

PARK CITY MUNICIPAL CORPORATION  
HISTORIC PRESERVATION BOARD  
MINUTES OF APRIL 4, 2012

BOARD MEMBERS IN ATTENDANCE: Dave McFawn, Puggy Holmgren, David White, Alex Natt, Judy McKie

EX OFFICIO: Thomas Eddington, Kayla Sintz, Polly Samuels McLean, Patricia Abdullah

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MOTION: Board Member Natt made a motion for Dave McFawn to be the Ad Hoc Chair for this meeting since Sara Werbelow was absent. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

ROLL CALL

Chair McFawn called the meeting to order at 5:11 p.m. and noted that all Board Members were present except for Sara Werbelow and Kathryn Matsumoto-Gray, who were excused.

APPROVAL OF MINUTES – March 7, 2012

MOTION: Board Member Natt moved to APPROVE the minutes of March 7, 2012. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There were no comments.

WORK SESSION

Discussion of May Preservation Month

Director Eddington reported that May was Historic Preservation Month. He asked if the HPB was interested in doing something related to historic preservation. The Staff had discussed the idea of combining with the Historic Society to bring in a speaker and sponsor some type of event. Another suggestion was to present the HPB preservation award during May. He asked if the Board had other suggestions for Historic Preservation Month that would promote public involvement with regard to Historic Preservation.

Board Member Holmgren stated that she has been listening to public comment about plants and other things in Park City. She had attended a Community Garden meeting and she wanted to know if the HPB was interested in supporting a small community garden, starting with the six ugly planters on Park Avenue. Another location for historical site planting was the City property behind the former Cattleman Brand X along the Poison Creek Trail. Board Member Holmgren pointed out that many of the fruit and nut trees and the roses in Park City have gone by the wayside.

Director Eddington stated that the Staff was open to any ideas. He believed there had been missed opportunities in the past for the HPB to be involved with community relations.

Board Member McKie agreed that the planters on Park Avenue look dead. In terms of a community garden, she did not think it was a good idea to grow food close to the road. For planting flowers, she asked if Park City had a gardening association that they could partner with and combine their efforts. Board Member Holmgren was unsure if there was an actual gardening association. She clarified that she was not suggesting that they plant food in the planters on Park Avenue. She was thinking of lavender, thyme, and other perennial plants. She thought vegetables would be a good choice along the poison creek trail because there is water.

Board Member Natt stated that he was in a leadership class that started a community garden. The growing season is short and they had to keep moving fruits and vegetables out of garages and into the yard. He liked the idea of repopulating some portion of Park City with historical plants. Board Member Natt was curious to know if the climate changes that have occurred over time would impact the plants that historically grew in Park City in the past. He asked if Park City has an Urban Forester or someone with that expertise to offer their opinion. Board Member Natt favored the idea of sprucing up Park Avenue.

Director Eddington stated that the Staff could work with the Maria Brandt, who does Park City Plant Maintenance primarily on Main Street. He also suggested that they contact Alison with Summit Community Gardens for her opinion on the best plants. Board Member McKie thought Summit Community Gardens would be excited to participate in a combined effort for a community garden in Old Town.

Board Member Holmgren had counted more than 18 City properties in Old Town that would be good locations for a community garden. Board Member McKie commented on a property on Upper Park Avenue. The lot is overgrown and she would be willing to contact the owner to see if they would rent it or allow it to be used for a community garden. The lot is flat enough to use growing containers.

Board Member McKie stated that she had spoken with Director Eddington about hosting a luncheon in May. The preservation conference that is held by the Utah Heritage Foundation is scheduled for May 3-5. She had called the Heritage Foundation to see if they had ideas for speakers that the HPB could use if they hosted a luncheon. They provided her with a few names. Board Member McKie remarked that one person from Washington, DC was head of Historic Sites for the National Trust for Historic Preservation. He is speaking at the Heritage Foundation Conference and he may be available to speak at an HPB sponsored luncheon. She spoke with his assistant and Board Member McKie expected to hear back from her the next day.

Board Member McKie suggested that the HPB could hold a luncheon at the High West Distillery, since they were the award recipient last year, and the public could purchase tickets to attend. She had contacted High West Distillery and they could accommodate approximately 80 people. If they could get a minimum of 50 people the cost would be

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\$30 per person. A cash bar would also be available. Board Member McKie believed this was a good way to get the community excited about preservation. Director Eddington or the Board could provide the speaker with information specific to Park City that could be tied into his experience and expertise in historic preservation. Board Member Holmgren thought it was a great idea.

Director Eddington reported that he had spoken with Denise at the McPolin Farm. If the luncheon was not held at High West Distillery, another option would be to combine their efforts with Friends of the Farm and the Historical Society and hold an event at the McPolin Farm. It would be a more casual event and not a fund raiser. Director Eddington pointed out that it would be a good way to reinforce the HPB relations with the Historical Society and Friends of the Farm. Board Member McKie liked the idea of using the Farm.

Chair McFawn was concerned about weather in terms of planning an outdoor event in May. He suggested that they invite the Friends of the Farm and the Historical Society to attend the event at High West Distillery to help increase the likelihood of getting 50 people. Board Member McKie was not concerned about bringing in 50 people. The luncheon would be highly publicized. She noted that it was not a fundraiser. The \$30 charge was only covering costs. Board Member McKie remarked that the Museum could also help draw people if they coordinate with them.

Director Eddington noted that they would have use of the building at the McPolin Farm so weather should not be a concern. It believed the capacity was 50-60 people.

Board Member Holmgren preferred to pay \$30 to be waited on versus a potluck at the farm. Director Eddington stated that another option would be a catered event at the Farm. Board Member McKie pointed out that it was Preservation Month, not Day, and they could do more than one event. Board Member White favored the idea of having a speaker.

Board Member McKie stated that the speaker she was trying to get was Estephan Galvez, and she provided a brief background of his qualifications. He does not charge a speaker fee, but it is customary to give the speakers \$200-\$300 for their time. If Mr. Galvez was unavailable during the time of their luncheon, she had other names to contact. Susan Cooke was another speaker who specializes in barns. Board Member McKie suggested that Ms. Cooke would be a good choice to speak at another event at the McPolin Barn.

Board Member McKie recalled a previous discussion about a behind-the-scenes tour of renovation work. They also mentioned doing a behind-the-scenes tour at Claim Jumper and making it public. She also suggested that Director Eddington could dress up in his miner costume and walk the streets of Main Street.

Director Eddington pointed out that events do not need to be limited to Historic Preservation Month. He would like the HPB to get in the habit of combining efforts with other entities throughout the year. Friends of the Farm, the Historic Society and the HPB are the three primary historic groups in Park City, and they should be doing more together.

Board Member Natt asked if the HPB had a budget independent of the City budget. Director Eddington replied that there was not a separate budget; however, budget money is available that could be utilized for the HPB.

Board Member Holmgren asked about a joint visioning with the Friends of the Farm and the Historic Society. Director Eddington and Board Member McKie favored that idea.

Board Member Natt stated that he would like to sponsor a barn dance in the McPolin Barn, but he understood that it was deed restricted and could not be used. Planner Sintz replied that the Barn is structurally unsafe. Director Eddington remarked that the Barn could not be used, but the Friends of the Farm are allowed 12 events per year in the area behind the barn. It cannot be rented out for personal events and, therefore, the 12 events are not used every year.

Director Eddington stated that if the HPB has other ideas on how to publicize and communicate events, they should email him or Planner Sintz with their ideas.

On the issue of planting, Board Member Natt suggested a way to educate the homeowners on which plants they should buy to make their historic structures look more historic, which plants grow at this altitude and native plants that require low water. Planner Sintz thought it would be applicable to have a separate historic section when they rewrite the City Landscape Ordinance.

Board Member McFawn was interested in having Board Member McKie follow up with Mr. Galvez. He asked if it needed to be the first week in May. Board Member McKie replied that Mr. Galvez would only be in Utah for the Historic Foundation Conference. She understood that May 4<sup>th</sup> was the only day he would be available to speak at their luncheon. High West Distillery could accommodate the May 4<sup>th</sup> date and she was waiting to hear back from Mr. Galvez's assistant. If Mr. Galvez was not able to attend, she would contact other potential speakers. Board Member McKie asked if she could email the Board with updates or if they needed to meet to plan the luncheon.

Assistant City Attorney McLean commented on a recent case in Texas where they prosecuted an open meetings violation because someone on the City Council emailed other Council members about putting an item on the agenda. She preferred that the HPB stay away from individual emails. Ms. McLean suggested that they use the Staff as a conduit for coordinating their event.

Board Member McKie pointed out that if May 4<sup>th</sup> ends up not being a good date, they would have the rest of the month to plan something.

City Council Member, Dick Peek, suggested that Board Member McKie contact Sandra Morrison at the Museum. Mr. Galvez sounded familiar to him and he thought it could possibly be the same person who did an exhibit at the Museum.

Board Member White did not believe that getting 50 people to attend would be as daunting as it sounds. Chair Pro Tem McFawn still had concerns and he hoped the rest were right about it not being a problem.

Director Eddington stated that he could work with Board Member McKie on coordinating the event. He asked if the Board wanted to form a subcommittee to plan it. He indicated the short time frame. The Board discussed the logistics and where tickets could be sold. Assistant City Attorney McLean noted that the subcommittee should be two people to do the behind the scenes work to move things along. Chair Pro Tem McFawn would be gone the week of the luncheon, but he was willing to help as much as possible. He and Board Member McKie would be the subcommittee of two. If they needed more help they could use the Staff to reach out to see if anyone else was available.

Board Member McKie suggested another event at the end of the month, such as a potluck at the McPolin Farm. Chair Pro Tem McFawn favored holding an event at the Farm, and he also liked the idea of a barn dance. Director Eddington noted that a barn dance could be a summer event.

Director Eddington would work with Board Members McFawn and Natt and keep the other members updated as things progress.

The Board moved into the regular meeting.

#### STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

##### Open Appointments – Historic Preservation Board

Planner Sintz reported that through April the City Council would be conducting interviews for open seats on the Historic Preservation Board. The Planning Department received five applications and four seats were open. Terms would expire in July for Board Members McFawn, Werbelow, White and Natt.

Board Member Natt announced that he was not seeking reappointment. He enjoyed his time on the Board but he needed to focus on other commitments. The Board members thanked Board Member Natt for his service on the Board.

It was noted that Sara Werbelow had not reapplied and she would be leaving the Board. Patricia Abdullah stated that two applications were for reappointment and three candidates would be interviewed for the two open seats.

##### Informational Update from Planning Director regarding demolition of non-historic structure at 920 Empire Avenue.

Director Eddington stated that originally two structures sat on the site at 920 Empire. The blue garage on the upper end of the site is a significant structure. The yellow structure at the lower end was not on the Historic Site Inventory.

When the applicant came in for a pre-application for HDDR, the Staff asked the applicant to do an intensive level survey to confirm the non-historic status to address concerns that it may be a historic structure. Director Eddington reported that the applicant returned with the requested survey, which confirmed that the blue structure was historic and the yellow structure was not.

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As the applicant moved closer to pulling a building permit, the Planning Department requested that the Staff be allowed to do another intensive level survey. The applicant agreed and allowed time for Dina Blaes to do the equivalent of an intensive level survey on the site. Ms. Blaes confirmed that the structure did not meet the three criteria necessary to be on the HSI; one of which is age. The structure is 50 years old, but it did not meet the criteria of maintaining essential historic form. The yellow structure was originally built in 1930 with a gable roof. Over the years it had evolved with structures and additions surrounding the original structure. It was an amalgamation of different buildings that had been added. The roof structure had been changed from a gable structure to a hip roof. The alterations also changed the primary façade. The structure also did not qualify for the third criteria of significant local importance because it did not carry the significance mandated by Code to be locally significant. For those reasons, the structure at 920 Empire qualified for demolition and the applicants pulled a demolition permit.

Director Eddington noted that the applicants made a good faith effort to panelize the historic facades that remained. They were wrapped and stored on site. The applicant is not required to reuse them in any new construction. Currently, new construction is not proposed on the site; however, something would be built in the future. If a proposal is submitted, Director Eddington would keep the HPB updated on whether the panelized facades would be incorporated into the new building.

Board Member McKie asked if the blue historic structure was built at the same time as the yellow house. Director Eddington recalled that the blue structure was built five to eight years later. He reiterated that the blue structure is protected because it is on the HSI.

Board Member Natt asked if public noticing was required prior to the demolition. Director Eddington replied that if a structure is not on the HIS, noticing is not required. He emphasized the amount of research that was done on the structure before it was finally determined to be non-historic. Board Member Natt asked if the structure would have been saved if the City Council had adopted the amendments that were proposed earlier last year. Director Eddington answered no, because it was not a historic structure.

Board Member McKie clarified that the yellow house was a historic structure. The issue was that it did not meet the criteria to be listed on the HSI. In her opinion, the irony was that it was built prior to the blue structure that is on the Historic Inventory list. She asked if it would have been possible to restore the structure to its original form. Director Eddington replied that anything can possibly be restored to its original form. He wanted it clear that the Staff went inside the structure and took a number of photos. They also took down drywall to look at the studs and where the new portion of the building started. The original front of that building no longer existed because the original front was actually inside the new building. The few sidewalls that had some historic fabric were the ones the applicant panelized.

Chair Pro Tem McFawn appreciated the communications and emails he received regarding the demolition and he found them to be helpful. He shared Board Member McKie's sentiment that the structure was still historic even though it did not qualify for the

HSI. He suggested that the City find another word or category for structures that are historic but cannot be deemed significant or landmark status. Director Eddington noted that the Department of Interior Standards deals with buildings based on real data and criterion, and not anything that is arbitrary or capricious.

Director Eddington discussed the benefits of moving from the mining era into the recreation era for historic preservation. He believed the HPB should have that discussion in the near future.

#### Spring Walking Tour

Chair Pro Tem McFawn asked if the Board would be interested in doing a walking tour of some of the A-frame structures or other early recreation structures. He thought it would be beneficial when they begin to discuss the recreation era if they have an idea of some of the structures. He preferred to wait until June to schedule the walking tour. Director Eddington would schedule a walking tour in late June or early July.

#### REGULAR AGENDA – Discussion, Public Hearing and Possible Action

##### 1. Annual Historic Preservation Award

Planner Sintz provided an update of what the subcommittee discussed regarding the Historic Preservation Award. The Staff report outlined the different categories and criteria for selecting the recipient. She outlined a time frame for the HPB to make a decision so they would have time to commission an artist and for the artist to do his work.

Board Member Natt stated that he and Board Member McKie were the subcommittee. They met for coffee at the Kimball Arts Center and later walked up to the Washington School Inn. It was a Sunday morning and they were able to tour the interior. They discussed the Washington School Inn and 1101 Norfolk as potential recipients. Board Member Matsumoto-Gray had told them about another structure on Empire. They were able to bring up a picture on the computer, but they had not seen the actual structure. Board Member Natt noted that he and Board Member McKie had not come to a conclusion on which structure they would prefer.

Board Member Natt stated that he was very impressed with the work that was done at the Washington School Inn and he would support that as a nomination. He has been inside 1101 Norfolk, which was also a quality project. Since Park City is primarily a tourist based economy, the Washington School Inn could promote themselves by marketing the fact that they were recognized by the HPB. Attracting people who are interested in skiing and staying in a historic property might be useful for the tourism based economy.

Assistant City Attorney McLean pointed out that the Washington School Inn is not yet in compliance and has not received a Certificate of Occupancy. It is not one of the selection criteria, but it should be considered.

Planner Sintz clarified that Washington School Inn has a temporary Certificate of Occupancy, which is good for 180 days and could be extended by the Chief Building Official. She explained that there were numerous issues; one being that they were not

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currently in compliance with a CUP that they were coming back for. The Staff was still waiting on information. Planner Sintz suggested that the Washington School Inn would be an incredible candidate to consider for the next season. Another option was to delay this award until later in the summer to allow time for the Washington School Inn to come into compliance. She was confident that the issues could be resolved.

Board Member McKie noted that the last award was given out in August. She thought it would be nice if they could announce the award recipient at the luncheon in May. She understood that the Utah Heritage Foundation was giving the Washington School Inn a heritage award at their conference in early May. Ten sites in Utah were receiving awards and the Washington School Inn was the only recipient from Park City.

Planner Sintz remarked that there is a façade easement on the property with the State, and it would be appropriate for the State to give them an award. However, the issues with the City are based on local guidelines and a local conditional use permit.

After further discussion, Board Member McKie stated that the subcommittee would meet again and come to some consensus. They could present their ideas to the HPB on May 2<sup>nd</sup> and if the Board made a selection, it could still be announced at the luncheon on May 4<sup>th</sup>.

Board Member Natt was surprised that the list of properties the subcommittee was given to consider was not only short, but most were considered minor structural alterations. At the last meeting he had raised the question of whether the HPB needed to recognize a structure every year if they struggle to find something that meets the criteria. He felt it was more important to seek out the gems where people have taken real steps to preserve historic properties.

Board Member McKie believed the gems were there and they needed to make a greater effort to find them. The Board discussed various properties that were not on the list for consideration. Director Eddington assumed that anything listed on the HSI would qualify. Board Member McKie thought the subcommittee needed to spend more time researching properties. Board Member Natt clarified that he had misunderstood and thought they were constrained to the properties on the list. He agreed that the subcommittee should do more research and come back with additional information.

Chair Pro Tem McFawn thought 1101 Norfolk had a wonderful story. Planner Sintz noted that 1101 Norfolk was the first application for a TDR. She explained that the City issued their development credit letter. From that point, the applicant would shop that TDR to a developer. If and when that would be transferred as a TDR, a conservation easement would be placed on the property.

The Board would meet on May 2<sup>nd</sup> to discuss potential candidates, even if there were no other items on the agenda.

The meeting adjourned at 6:10 p.m.

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Approved by \_\_\_\_\_  
Sara Werbelow, Chair  
Historic Preservation Board