



AGENDA

MEETING CALLED TO ORDER AT 5:00 PM

ROLL CALL

ADOPTION OF MINUTES OF August 5, 2015

ADOPTION OF MINUTES OF August 13, 2015

ELECTION OF CHAIR AND VICE CHAIR

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Historic Preservation Updates of Staff Activities

- 3040 N. Highway 224 – proposed work is to stabilize the poles supporting the roof structure and the building siding as well as provide additional drainage on the east side of the structure. *PL-15-02899 27
Planner
Turpen*

WORK SESSION – *Discussion items only, no action taken*

Historic Preservation Updates 31

Comments of Historic Preservation Member Lola Beatlebrox. 67

REGULAR AGENDA – *Discussion and possible action as outlined below*

Electronic participation resolution.

CONSIDERATION OF AN ORDINANCE AMENDING THE LAND MANAGEMENT CODE SECTION 15, CHAPTER 11 AND ALL HISTORIC ZONES TO EXPAND THE HISTORIC SITES INVENTORY AND REQUIRE REVIEW BY THE HISTORIC PRESERVATION BOARD OF ANY DEMOLITION PERMIT IN A HISTORIC DISTRICT AND ASSOCIATED DEFINITIONS IN CHAPTER 15-15. 69

Recommended modifications to pending ordinance for staff to forward to Planning Commission and City Council.

Review of demolition permits for the following Buildings and Structures to be considered under the pending ordinance:

- 539 Park Avenue - removal of the non-historic wood material from the rear deck and replace it with similar wood material as well as additional footings and supports to the deck. *PL-15-02891 75
Planner
Alexander*
- 115 Main Street - removal of the non-historic wood lattice porch skirting and replacement with vertical wood boards and installation of a new metal railing for the existing non-historic natural stacked stone steps. *PL-15-02900 95
Planner
Turpen*

ADJOURN

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Park City Planning Department at (435) 615-5060 24 hours prior to the meeting.

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF AUGUST 5, 2015

BOARD MEMBERS IN ATTENDANCE: Lola Beatlebrox, Cheryl Hewett, Hope Melville, Doug Stephens, David White

EX OFFICIO: Bruce Erickson; Anya Grahn, Polly Samuels McLean, Louis Rodriguez

ROLL CALL

Chair Pro Tem White called the meeting to order at 5:05 p.m. and noted that all Board Members were present except for Puggy Holmgren and Hodgkins who were excused.

APPROVAL OF MINUTES

March 4, 2015

MOTION: Board Member Beatlebrox moved to APPROVE the minutes of March 4, 2015 as written. The motion was not seconded before the Board voted.

VOTE: The motion passed.

April 1, 2015

MOTION: Board Member Beatlebrox moved to APPROVE the minutes of April 1, 2015. The motion was not seconded before the Board voted.

VOTE: The motion passed. Board Member Hewett abstained

PUBLIC COMMUNICATIONS

Ruth Meintsma, a resident at 305 Woodside Avenue, stated that she attended the City Council meeting last week and heard a discussion regarding grants. The Council talked about approving the grant funding for the two properties the HPB had reviewed on Park Avenue and Ontario. Ms. Meintsma noted that one property was an RDA and the other was City-wide. She noted that the City Council discussed the extra money beyond the \$30,000; however, there was still some confusion. Ms. Meintsma stated that the house Park Avenue was City-wide and the total amount in City-wide is \$47,000. She reviewed the RDA map showing the two RDA in two different colors. The green was the lower Park RDA and the gold was the Main Street RDA. Ms. Meintsma remarked that the General Fund is any historic structure that does not fall in those two areas. She

indicated a pocket on the map that was not covered by the RDA and would be considered City-wide. Ms. Meintsma pointed out Daly Avenue, Ontario and other streets that do not fall into the RDA. She presented a list of properties that were not covered by either RDAs. Ms. Meintsma explained that she compiled the list by going through the Historic Sites Inventory and using the map to find out which of those addresses were not in the RDA. The addresses on the list were City-wide. She identified structures on the list that had already been redeveloped or added on. However, they were still on the list and were eligible to apply for a grant for the historic portion of the structure. Ms. Meintsma stated all there was only \$47,000 per year to be split among all of the addresses on the list. She noted that during the City Council meeting all \$47,000 was given to the one Park Avenue address. Consequently, there was no grant money left in the General Fund for other City-wide properties for the rest of the year. Ms. Meintsma remarked that there would be another \$47,000 available next year; but if two of the same type of projects were in the City-wide area, they would have to split the \$47,000, which is not enough to do what the grant is intended to do. Ms. Meintsma intended to present this to the City Council but she wanted the HPB to see it first.

Board Member Beatlebrox thought it was clear that there was not enough money in the grant program for multiple grant applications over the course of a year.

Ms. Meintsma believed there was enough money in the two RDAs. The lack in funding was for the city-wide properties.

Planner Grahn explained that RDAs are kept as a line item. If they go above the line item then the City Council has to reallocate funds, which would shift funds away from another potential project, depending on the RDA. Board Member Beatlebrox understood that Nate Rockwood had approved the \$67,000 funding and she asked if that was correct. Planner Grahn stated Kirsten Whetstone was the planner on that application. She would follow-up with Planner Whetstone and notify the Board as to whether or not it was approved. Chair Pro Tem White stated that he also understood that it had been approved, but the Council left it was left up to Nate Rockwood to find the funds.

Ms. Meintsma stated that she was at that meeting and Mr. Rockwood stated that the money was available and it just needed to be moved.

Assistant City Attorney McLean asked Planner Grahn to update the Board on what occurred at the last City Council meeting regarding the two grants. Planner Grahn reported that the City Council reviewed both of the grant applications. For 943 Park Avenue they decided to fund the basement and everything the HPB had agreed, minus the railings, which the HPB had recommended not adding because it was self-imposed since the owner lifted the house. Planner Grahn noted that the grant for 943 Park Avenue was coming from the General Fund.

Because that fund is limited to \$47,000, the grant was maxed out at \$47,000. The City Council also reviewed 264 Ontario. The applicant had brought forward new information as far as new costs because they were further along in the construction and had received some of the bills. Planner Grahn stated that \$30,000 was allocated for the Main Street RDA grant fund; however the City Council wanted to award more than \$30,000 for this project and awarded up to \$63,000 with the Budget Manager's approval and a minimum of \$30,000.

Assistant City Attorney McLean remarked that the Grant Program is currently being discussed and input from the HPB is key to those discussions. She noted that a joint meeting with the City Council and the HPB was scheduled for September 3, 2015. Planner Grahn explained that the Staff had recommended changes to the Grant Program to either make them more need based or to focus on specific projects. The City Council thought it was important to keep grant funds open for everyone because the renovations are expensive and they want to support them. Planner Grahn assumed they would be relooking at the budget in the future.

Ms. Meintsma explained why she felt there was inequity within the Grant Program. She intended to present this same information to the City Council the following evening.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES.

Board Member Melville had questions regarding the grant program. She understood from their discussion in March that the grant applications would come back to the HPB and then go on to the City Council. She asked why that did not occur this time with the properties on Park Avenue and Ontario.

Planner Grahn stated that when the Staff met with the HPB some of their questions raised good talking points about the grant program. The Staff tried to work through those issues and determine the best solutions to bring back to the HPB. However, it took a long time for the Staff to work through the issues, and because 264 Ontario was nearing completion and 943 Park Avenue had been put on hold for starting construction, the City Council directed the Staff to bring it to them first in order to move these applications forward so they could continue to look at the Grant Program and revise it if necessary.

Board Member Stephens asked if the decision made at the City Council boxed in the HPB with regards to the Grant Program in the future. Assistant City Attorney McLean stated that the Grant Program is not legislatively based. It is policy and not part of the LMC. Therefore the process is easier to change. Ms. McLean noted that because the program involves money the City Council has the discretion on what to delegate to the HPB and which guidelines to delegate. She believed it was still an open dialogue. Ms. McLean had not attended the City

Council meeting, but she understood that the Grant Program came up in relation to the two properties in question. She was certain that the City Council would like to hear input from the HPB in terms of how the Grant Program moves forward, and that should be part of their discussion at the joint meeting in September.

Board Member Beatlebrox suggested that the Staff include the Minutes from that City Council meeting in the next packet so the Board could review and better understand the discussion that took place. Ms. Beatlebrox thought it would be helpful to have a work session ahead of the joint meeting because the HPB minutes from April and March have a number of issues that have not been resolved. However, the City Council resolved the issues and talked about sending it back to the HPB. She believed the minutes from the City Council meeting would explain what those issues were that they wanted to send back, and what their own ideas were on those issues. Ms. Beatlebrox reiterated the benefit of being able to talk those out in a work session. Planner Grahn offered to schedule a work session for their September 4th, which is the day before their joint meeting with the Council on September 5th.

Board Member Melville asked if the HPB would get an update on what happened with the Rio Grande Building, and whether there were other things the Board should consider or do differently. Planner Grahn replied that the City Council had also asked for an update and she would prepare a full detailed update. She explained that the project was issued a stop work order. The applicant had asked to restructure the roof because it was failing, but when they did that they also took the gables with it. As the Staff worked with the applicant, they found other discrepancies between the work being done and the Preservation Plan. They spent most of May and June going through the project in detail to make sure the Staff understood the proposed changes and how to resolve it. Ms. McLean thought it would be appropriate for the Staff to schedule a work session to give the update.

On behalf of the Board, Chair Pro Tem White welcomed Bruce Erickson as the interim Planning Director. On behalf of the Staff, Assistant City Attorney McLean congratulated David White and Hope Melville for being reappointed to the HPB, and she welcomed Doug Stephens and Jack Hodgkins as the new Board members and congratulated them for being appointed. As Chair Pro Tem, Mr. White echoed the congratulations. Ms. McLean stated that election of a new Board Chair would be scheduled for the next meeting.

WORK SESSION

Assistant City Attorney McLean provided annual legal training on the Open Public Meetings Act as required by State Code. She commented on the importance of acting in the open and being transparent. They should deliberate

openly and so the public has the benefit of seeing their thought process. The HPB falls under the Open Public Meetings Act and it is a broad requirement and all City Boards fall under it. Ms. McLean clarified the definition of a meeting and what constitutes a meeting. A meeting occurs anytime there is quorum. In the case of the HPB four members constitutes a quorum. No business of any kind can be conducted without a quorum. Subcommittees are different and do not require a quorum. Ms. McLean stated that in the event of chance meetings with other Board members or at an event, they should not discuss HPB business, particularly if there are four or more Board members present. She explained that they could talk one on one, but she reminded them of the intent of the law and the importance of having open discussions. When private conversations occur, neither the public nor the other Board members have the benefit of hearing their thought process. Ms. McLean advised the Board not to continue to discuss the issues once the meeting is adjourned.

Assistant City Attorney McLean cautioned the Board members to be careful about what they put in emails because those can be subject to GRAMA requests. She noted that the City has a provision for electronic meetings; but the HPB would have to adopt rules to allow it. If the Board members were interested in having the ability to participate electronically, the Staff could schedule that discussion on a future agenda. Ms. McLean reviewed the noticing requirements of the Open Public Meetings Act. She explained the process for public hearings per State Law and noted that a public hearing is not always required; however, in Park City if people are interested enough to attend a meeting they generally are given the opportunity to comment.

Assistant City Attorney McLean stated that all HPB meetings are recorded from the time the meeting is opened until it is adjourned, and written minutes are prepared for all meetings. The recordings and the written minutes are available to the public. Ms. McLean commented on the importance of the minutes because they are the official record of the meeting. The Board members should carefully read the minutes and correct anything that is inaccurate before the minutes are approved.

Ms. McLean remarked that the purpose of the annual legal training is to remind the Board members of the rules and requirements. She remarked that most violations do not happen intentionally, but there could still be consequences if the requirements of the Open Public Meetings Act are violated.

Ms. McLean reviewed the purpose of the HPB. She suggested that the Board Members consider their role as the Historic Preservation Board prior to the joint City Council meeting. If they would like the Council to change their role that would be a good time to petition them to do so.

Board Member Melville thought the Board needed to be more familiar with the Design Guidelines. Planner Grahn recalled a previous work session where the Staff reviewed the Design Review process with the HPB. She agreed that the Board only has to apply the Design Guidelines when they hear an appeal and it would be helpful if they were more familiar with them. Planner Grahn offered to schedule a work session and prepare an exercise where the Board would have to apply the Guidelines in different scenarios.

Walking Tour of the McPolin Farm

Planner Grayn reported that she and Planner Turpen have been working on a Preservation Plan for the McPolin Farm since May of last year. The City Council has been talking about what improvements should be made to the Farm and how it can be stabilized. This was a good opportunity for the HPB to walk through the buildings to see their condition and to hear some of the history of the Farm and the condition the buildings were in when the City purchased it in the 1990s.

The HPB adjourned the meeting and left for the site-visit to the McPolin Farm.

The meeting adjourned at 5:48 p.m.

Approved by _____
David White, Chair Pro Tem
Historic Preservation Board

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF AUGUST 13, 2015

BOARD MEMBERS IN ATTENDANCE: Lola Beatlebrox, Cheryl Hewett, Hope Melville, Douglas Stephens, David White

EX OFFICIO: Bruce Erickson, Anya Grahn, Polly Samuels McLean, Louis Rodriquez

ROLL CALL

The meeting was called to order at 3:00 p.m. and noted that all Board Members were present except Jack Hodgkins and Puggy Holmgren who were excused.

Since two of the Board members were absent, the Board tabled the election of a Chair to the next meeting.

MOTION: Board Member Stephens made a motion to elect David White as the temporary Chair. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed unanimously.

Chair Pro Tem White assumed the Chair.

WORK SESSION

Discussion Of Pending Ordinance Amending The Land Management Code Section 15, Chapter 11 and All Historic Zones To Expand The Historic Sites Inventory and Require Review By The Historic Preservation Board Of Any Demolition Permit In The Historic District.

Interim Planning Director, Bruce Erickson, thanked the Board members for taking time in the middle of the day to attend the meeting to discuss this pending ordinance. He noted that the City Council had given the Historic Preservation Board a challenge with confidence that the Board had the capability to do it.

Mr. Erickson stated that the pending ordinance has two parts. The first is that the definition of the area that the HPB has purview over was expanded. The Historic District boundary has not moved; but, the sites inside the boundary were expanded to include buildings that 1) previously received historic grants; 2) structures that were previously listed on the HSI Inventory and were later taken off the inventory, or structures that appeared on any reconnaissance study in the past; and 3) structures that, despite non-historic additions, retain its historic scale, context, and materials in a manner to which it could be restored to its

original historic form. Mr. Erickson pointed out that if the pending ordinance is adopted by the City Council as written, the new criteria would expand the number of structures and sites that should be protected.

Mr. Erickson stated that the second part of the pending ordinance is that the City Council wants to make sure nothing slips through the cracks on buildings that would either be reconstructed, panelized or demolished. The pending ordinance also amends the Land Management Code to require demolition permits for all structures in a Historic District to be reviewed by the Historic Preservation Board to make sure they are done correctly.

Mr. Erickson read from the pending ordinance which states that any allocation for demolition, including reconstruction, disassembly, and panelization for any building, accessory building, or structure constructed before 1975 needs to be reviewed by the Historic Preservation Board.

Mr. Erickson thought it was important for all the Board members to be aware of the criteria and the process for when they review projects on the expanded list. He commented on one application for panelization that was vested before this ordinance was pending and would not be reviewed by the HPB.

Planner Grahn explained that going forward, any building permits for panelization or reconstruction would be reviewed by the HPB. If it comes in under a planning application it would be reviewed at that time. However, if the structure was captured in the expansion and it was approved as an HDDR but had not obtained a building permit, the HPB would review it at the building permit stage.

Board Member Melville asked about the process for identifying the sites that were potentially on a Historic Sites Inventory and what would occur once they have been identified. Mr. Erickson replied that the City Council and the Staff would be discussing three items to accomplish. The first is the intent to preserve the integrity of the National Parks Service status for the Landmark and Significant sites in Park City. Second is to make sure they create a third list of all the structures that do not rise to the level of Landmark or Significant and make sure they maintain their historic integrity. The third is to compile a list of other sites that should be protected. Mr. Erickson noted that the Staff has been reviewing other Municipalities to look at their process of how to effectively regulate these lists.

Mr. Erickson explained that if the ordinance passes, the criteria would automatically be listed. The Staff would then write an accurate list so they could track what happens with each of the historic structures.

Board Member Melville asked about the interim status of each of the buildings that were not on the current Historic Sites Inventory but might be added under

the new ordinance. Assistant City Attorney McLean remarked that due to the pending ordinance those structures could not be demolished in the interim. Currently, the scope of the definition protects those structures as if they were on the HSI. Ms. McLean stated that another major change with the ordinance is that the HPB would review all of the demolition requests. She clarified that structures that do not meet the criteria of the new ordinance could move forward. Ms. McLean explained that the Board would not be doing any determination of significance until the ordinance is adopted. Therefore, structures that fall under the pending ordinance would be on hold until then. She noted that per State Code, if the ordinance is not adopted within six months, the applicants could move forward at that point.

Mr. Erickson commented on some of the exemptions in the pending ordinance. One was the exemption for 1975. He stated that certain internal remodels would continue to take place, as well as exploratory work on the building interior so architects and engineers can assess the historic structure. The Planning Staff would review the interior requests before they take place.

Assistant City Attorney clarified that the exemptions referred to the demolitions. She referred to page 6 of the Staff report which explained the process and the criteria for review if someone applies for a demolition permit in an historic district. The applications would primarily be reviewed by the HPB; however, there are some exemptions that allow for a Staff review of interior demolitions and the exploratory work. Ms. McLean stated that the intent of the ordinance is to have all panelizations and reconstruction applications to be reviewed by the HPB before any type of dismantling could occur. Under the Code reconstruction or panelization is not defined by the word "demolition". Ms. McLean noted that the HPB review is subject to the pending ordinance. The Planning Commission would begin evaluating the ordinance and the LMC on September 9th.

Mr. Erickson remarked that it was important for the Board members to speak with the Staff now and in the future. They are the leading representatives in the community in protecting the historic neighborhoods, and having the HPB talk about it makes it easier for the public to understand it.

Board Member Melville commented on the exemption of the scope of the work of the exploratory demolition. She asked if there was a mechanism to ensure that there would not be a miscommunication that would result in the exploratory demolition going beyond what was approved or expected. Planner Anya Grahn replied that they would have to rely on the Code Enforcement Officers to make sure that it does not go beyond the interior demolition as approved.

Board Member Melville commented on the 543 Woodside issue where they saw more of a demolition than what was anticipated. She asked if that resulted from a miscommunication. Planner Grahn answered yes. She noted that Planner

Whetstone was the project planner and the Board members should contact her if they had specific questions. However, Planner Grahn understood that the wood frame house had been on a stone foundation and the applicant intended to put a garage underneath the stone foundation. In doing the work they got far enough along that they realized that a stone foundation could not be lifted, and if they lifted the wood structure it would be 22 feet in the air, which was more dangerous and hazardous than what is typically recommended. At that point the applicant decided to panelize. They met with the Building Department and scheduled a meeting with the Planning Department. Planner Grahn stated that when an applicant changes their plans they need to update the Preservation Plan and re-record it. Once it was started, the applicant realized that they had started panelization without having the proper approvals in place. That was the reason for issuing the Stop Work Order. Planner Grahn noted that the Stop Work Order was issued on a Friday and on Monday the gable was still sitting there. However, due to weather and the fact that there was nothing to hold the gable in place, the Building Department allowed them to take down the final gable. Ms. Planner stated that to her knowledge the gables were being stored on site. A lot of the stone was salvaged to be used on the new foundation, and they were also salvaging pieces of walls that would be re-used. The applicant was working with the applicant to make sure it is done properly.

Board Member Melville explained that she mentioned 543 Woodside because a similar situation occurred with 1015 Park Avenue and that was also due to a miscommunication. Ms. Melville was certain that the Staff was addressing the issues, but she was concerned that the mistake of miscommunication kept being repeated. Mr. Erickson agreed with Ms. Melville. He stated that once the Planning Department makes their presentation to the City Council next week, they would be able to talk more about the details of the plan. Mr. Erickson had prepared a report for the City Council regarding several matters; and one was finding ways to avoid miscommunication.

Mr. Erickson noted that the Staff had discussed several situations, particularly the exploratory, and they decided that it made more sense to move forward with it. He stated that Planner Grahn and Planner Turpen were very careful about making sure that the exploratory work would not affect the windows, doors, and other historic elements.

Board Member Stephens asked if 543 Woodside and 1015 Park Avenue would have come before the HPB under the pending ordinance. Mr. Erickson answered yes.

Board Member Melville asked if an approval to lift a house would come under the definition of demolition. Planner Grahn explained how the Building Department defines demolition. She noted that per the International Building Code a demolition could be remodeling a kitchen and moving the cabinets, it also could

be removing a window or asphaltting a roof. Under the ordinance, if someone wants to lift the house to put in a basement foundation and anything beneath the house has to be demolished to lift it, it would require an HPB review. Planner Grahn stated that the HPB would always look at a proposal for panelization, and they would have to act quickly if changed from panelization to a reconstruction. The Staff had not yet defined the steps to accomplish that, but she assumed they would have the HPB look at it a second time for verification.

In the case of 543 Woodside, Board Member Melville questioned whether a plan was in place to determine that the structure could actually be lifted. She asked if the Staff would be reviewing those types of plans to make sure that if a structure is lifted that everything necessary would be done to lift it properly. Mr. Erickson stated that the City requires a report from an engineer and an architect regarding the feasibility of the plan. The required reports were obtained on 543 Woodside; however, they had not done enough exploratory work to verify that the walls were strong enough to do a reconstruction. For that reason, they elected to move forward with panelization. Mr. Erickson remarked that the intent is to make sure the ordinance covers those types of situations.

Board Member Hewett asked who had drafted the ordinance language outlined on page 6 of the Staff report. Assistant City Attorney McLean replied that it was written by the Staff. Ms. Hewett wanted to know if they Board members were allowed to ask questions about the language this evening, or whether the discussion was only on whether or not the HPB was willing to take on this responsibility.

Assistant City Attorney McLean requested that the HPB have a general discussion of the ordinance at this point in the meeting. As part of the regular agenda, the HPB would be looking at modifications to the pending ordinance for the Staff to forward to the Planning Commission and the City Council. Ms. McLean explained the process for LMC amendments. She noted that after a two week public noticing period, the Planning Commission reviews the pending ordinance and conducts a public hearing and forwards a recommendation to the City Council. The City Council makes the final decision. Ms. McLean stated that under State Code does not have a role in the process; however any comments or recommendation to the Planning Commission would be considered and helpful.

Mr. Erickson pointed out that if a Board member has further comments or suggestions prior to the scheduled Planning Commission meeting, they could send those to the Planning Department and the Staff would forward it to the Planning Commission. Mr. Erickson stated that drafting the pending ordinance was a joint effort between the Legal Department, the Planning Department and the Historic Preservation team.

Board Member Stephens thought panelization and demolition were clear. For clarity to the public, he thought they should also include whether someone intended to lift a home. Mr. Erickson stated that in the Historic District a home can only be raised two feet. All the garages they were seeing were actually excavations below the house. Once the house leaves the historic topographical context, it affects its ability to be historic as well. He pointed out that excavating or digging down was more of an issue than lifting.

Assistant City Attorney McLean understood that Board Member Stephens was talking about demolition in conjunction with reconstruction. If the house, as part of the Preservation Plan, needs to be lifted, that should be included as an item that the HPB reviews under the Review of Demolition. Mr. Stephens replied that she was correct. He explained that the reason for suggesting it was to give the Planning Department a second set of eyes to make sure the building is structurally sound and that there would not be an unintended consequence from lifting the home.

Mr. Erickson stated that part of the ongoing task is to find a way to better inform the public so they can also be the eyes and ears on these projects. He mentioned a new sign at 1102 Norfolk that explains to the public that panelization is occurring on the site. Planner Grahn stated that it is a corrugated plastic sign that should help protect against graffiti and vandalism. She noted that a sign was also posted at 1021 Park Avenue.

Board Member Stephens stated that depending on the structure of the home and whether work is done to reinforce the structure; in some cases lifting two feet can be just as dangerous to the home as lifting ten feet.

REGULAR AGENDA – Discussion, Public Hearing and Possible Action

Recommended modifications to pending ordinance for Staff to forward to Planning Commission and City Council

Board Member Hewett asked for an explanation of construction before 1975. Mr. Erickson explained that in order to be classified as historic, a site must meet a 50 year old threshold. He pointed out that 1975 is only 40 years old, but the Staff wanted a ten year gap between pure historic and a reasonable cut-off date on construction. Mr. Erickson remarked that they picked 1975 because it was near the end of the mining decline and the start of the skiing boom. Using 1975 allows another ten years for review. Mr. Erickson stated that the original draft ordinance had an error in the language and that has since been corrected. It should read, “anything after 1975 is exempt”.

Board Member Beatlebrox referred to the three criteria bulleted in the Staff report for expanding the Historic Sites Inventory. She agreed with the first criteria because in her opinion, if a structure received a historic grant it means the City had already invested in that particular site both financially and in time spent. She thought it made more sense to have those buildings on the HIS. She favored the change in language reflected in the first bullet point.

Board Member Beatlebrox referred to the second criteria; has previously been on the Historic Site Inventory or listed as significant or contributory on any recognizant or other historic survey. If a site was previously on the HSI but was taken off for whatever reason, she thought they needed to look at the reason why it was removed before putting it back on the HSI. She pointed out that some sites may have been removed for good reason.

Board Member Beatlebrox commented on the third criteria; despite non-historic additions, retain its historic scale, context, materials in a manner and degree which can reasonably be restored to historic form. She believed it is important to keep a site on the HSI if it has the potential to be restored.

Ms. Beatlebrox commended those who drafted the pending ordinance because the three criteria are commonsensical and understandable. She would like the City Council to move forward with the ordinance.

Board Member Hewett referred to the language on page 6 of the Staff report which talks about the structures that must be reviewed by the HPB, including structures that were constructed before 1975 in the historic district zones. Ms. Hewett suggested language stating before 1965 or 50 years old. She could not understand why they would not use the criteria that made the site eligible for the HSI listing. She asked if it was difficult to go back to the raw data. Board Member Beatlebrox agreed and questioned why the City needed a 10 year buffer zone. Board Member Hewett believed it was two separate issues. She was only suggesting that they use the data as the criteria instead of lists that could have human error.

Assistant City Attorney McLean asked if Ms. Hewett was talking about the HPB review for demolition, or which sites should be on the inventory. Ms. Hewett replied that if the purpose of the pending ordinance is to expand the Historic Sites Inventory criteria to include the three criteria in the Staff report, she wanted to know why they would not just say "50 years old within this boundary." Ms. McLean stated that some items are viewed as non-contributory. For example, a cinder block building built in 1965 would have the same protection as a home built in 1700 because it is 50 years old.

Board Member Stephens understood that 1975 is a fixed date that carries forward. Therefore, 20 years from now the date would still be 1975. Ms. McLean

replied that this was correct; however, at some point in the future that date may change.

Assistant City Attorney McLean pointed out that there were two different issues. Page 5 talks about items that would be put on the HSI, and page 6 talks about the items that would come to the HPB for review to make sure a demolition meets all the requirements of the Code. Ms. McLean stated that the discretion of the HPB is limited in terms of the demolition. It is clear that nothing in the section adds additional criteria or standards to existing Land Management Code or IBC sections governing the issuance of a permit. Ms. McLean explained that the HPB could not arbitrarily decide that a site should not be demolished. However, the ordinance enables the HPB to be a second set of eyes to make sure that the demolition request is viewed critically and closely.

Board Member Melville asked if during the review the affected property owner would have the opportunity to attend the HPB meeting and discuss the demolition with the Board. Ms. McLean answered yes.

Assistant City Attorney McLean remarked that if the HPB is the second set of eyes on demolitions, as a matter of due process they would have to meet more frequently because it is not fair to make an applicant wait a month to move forward with their project. It was particularly critical to schedule more meetings now when the ordinance is first being announced. After a while they would have a better understanding of how frequently meetings should be held.

Mr. Erickson stated that it also includes making sure that proper noticing is done in a timely manner.

Chair Pro Tem White noted that the HPB typically meets once a month. He asked if the Board members were willing to commit to meeting more frequently. Mr. White wanted to know whether the HPB would have to meet weekly or bi-weekly. Mr. Erickson stated that when the City Council gave their direction to the Staff the list was long and overwhelming. As the preservation team reviewed the list it was reduced to a manageable level. Mr. Erickson stated that as they move forward the HPB would want to see how the list of important structures is created. He noted that many of the sites will not be Landmark or Significant, but they are very important to the community and the City's historic core. Mr. Erickson anticipated that the HPB would be involved with that process. He also thought the HPB would be involved as the Staff obtains public feedback in terms of how to regulate the changes to these buildings. The HPB would also be involved in discussing some of the procedural matters. In addition to the list of sites, other work needed to be accomplished.

Mr. Erickson stated that the Staff initially thought that weekly HPB meetings might be necessary for at least one month; but that was no longer certain.

Board Member Hewett recalled that the HPB previously talked about the potential of using video conferencing for meetings, and she wanted to pursue that conversation as part of this discussion.

Board Member Stephens wanted to know if he needed to make a motion if he wanted to recommend that lifting a home should also be part of the HPB review. Planner Grahn stated that the Staff could include Lifting without the procedure of a motion.

Assistant City Attorney McLean asked if there was consensus among the Board to add Lifting. Board Member Melville stated that because lifting comes into demolition so quickly she agreed that it should be included. Chair Pro Tem White stated that in his opinion, lifting was already part of the demolition. Board Member Stephens agreed based on the term Demolition in the International Building Code. However, he felt that it needed to be clarified in the ordinance for the public so everyone understands the process and what is expected.

Board Member Beatlebrox asked if that would be an onerous process for an owner to have to go before another Board in order to lift their house. Board Member Stephens pointed out that the owner would have to perform the drawings and the engineering for lifting. It would only be the added function of coming before the HPB. If the Board meets more often and conducts their review in a timely manner it should not be onerous at all.

Mr. Erickson understood that Mr. Stephens was only suggesting that they add the word "lifting" in front of panelization and reconstruction. Board Member Beatlebrox wanted to know to what extent the Building Department may not be able to make the call on whether or not a building could withstand the lifting process.

Michelle Downard, a representative from the Building Department, explained that the Building Department would look at the condition of the existing structure. She stated that the primary goal would be to keep the structure intact and lifted, and all of the materials would be salvaged as much as possible. If that is not the case, the Building Department would not only look at the communication from the applicant, but also that it was certified and justified with an engineer stamped document. In addition, Staff visits the site and does a visual assessment to confirm the conditions.

Board Member Beatlebrox pointed out that the Building Department has a good process and only one building has been unsuccessful. She questioned why the HPB needed to review something that the professionals have already looked at based on their expertise in lifting a structure and putting it back down; and it has worked.

Chair Pro Tem White stated that it usually works. He noted that lifting the structure, working underneath it and putting it back down is typically done with a structure that is too large to lift and move over. He recalled one lifting that had problems because of the weather and high winds, but it still worked out and the structure was saved.

Mr. Erickson stated that one of the directives from the City Council is to do everything possible to make sure that these structures survive. Lifting the structure is a good method and the intent is to make sure it is listed and that the public understands the process. He agreed that failures rarely happen and that engineers stamp their certification; but the most important aspect is for the public to know the City is watching out for them.

Board Member Melville pointed out that the most recent lifting on Woodside did not exactly work because it did not go as planned. She asked if the Building Department analyzes the plans for lifting to assess whether the structure is adequately reinforced for lifting. Ms. Downard replied that the Building Department does look at the plans, but most of the reliance is on the third party professional.

Board Member Beatlebrox favored having the HPB look at the demolitions because once a demolition is approved the structure is gone. She felt the same about panelization because wood might be lost that could be saved.

Board Member Stephens clarified that he was not suggesting that the Historic Preservation Board has more expertise than a civil or structural engineer. However, there is a credibility issue with the community regarding whether or not the Planning and Building Departments are letting things slip through the cracks. His goal is to draw on the experience of the HPB in terms of restoration, architecture, and construction. Board Member Stephens believed there was a benefit in having a citizen public board raise issues that help reinforce the positions of the Planning and Building Department or question whether some things were considered. He pointed out that things unintentionally slip through the Building and Planning Department processes. Having a review by the HPB could alleviate some of the concerns and begin to rebuild credibility. Mr. Stephens emphasized that the HPB would not be questioning the engineers calculations.

Mr. Erickson remarked that demolition is a terrible word but it includes more than just scrapping a building. There is always a second word such as demolishing to lift a building or demolishing to increase interiors, etc.

Chair Pro Tem White called for public input.

John Plunkett a 24 year resident of Park City, stated that he lifted, and in one moved and lifted four historic homes and rebuilt them. Some of it was preservation and some was replication based on tax photos. Mr. Plunkett was pleased to see the pendulum swinging back in favor of greater preservation, and he liked what the HPB was discussing. Mr. Plunkett believed that the current notification process was insufficient. He gets letters in the mail if a neighbor wants to add a hot tub 300 feet away, but if his neighbor wants to demolish his house he may or may not see a public notice. Mr. Plunkett suggested that for demolition should be serious notification. He used Aspen as an example of notification for demolitions; which is a 30 day notice with letters to all residents within 300 feet. Mr. Plunkett thought it would be helpful if there was a regular schedule for HPB meetings; particularly since second homeowners have to travel a great distance to attend a meeting. He requested more notice and a regular schedule.

Sandra Morrison from the Park City Historical Society and Museum applauded the efforts to expand the Historic Sites Inventory. Ms. Morrison noted that currently the LMC says that the owner or the Planning Staff can nominate a site for the HSI. She requested that the Historical Society should also be able to nominate structures to the Historic Site Inventory. The Society has a lot of research and resources but those resources were not used on a number of historic houses that have been lost. No one requested the information even though it was readily available.

Board Member Melville understood that other parts of the Code specify who can nominate to the HSI, but it was not part of this ordinance. Planner Grahn replied that this was correct. She stated that other parts of the Code also talk about notification. She thought they could look at notification as part of this process. Ms. Melville believed it was necessary. She pointed out that the Historical Society has all the resources and they could be another set of eyes to nominate. Ms. Melville stated that noticing was another important issue. She noted that there was an HDDR review a month ago for the property adjacent behind her house but she was not noticed. She happened to see the property sign but they were not on the list to get noticed.

Mr. Erickson thought the comments from the public and the Board members regarding noticing were valid. He agreed that it was important to get clear information out to the public in a timely manner. The Staff would be reviewing the noticing requirements to make sure they are consistent. Mr. Erickson remarked that noticing within 300 feet is not the burden that it was in the past because it is much easier to obtain the addresses. Ms. Melville pointed out that in the case of the property adjacent to her house, the list was generated but it was inaccurate. Mr. Erickson assured Ms. Melville that noticing was on the list of things to consider. They did benchmark against downtown Denver in terms of

noticing, and the HPB and the Planning Commission would discuss it further as this moves forward.

Mr. Erickson anticipated that it would take two Planning Commission meetings to consider the ordinance, work out the details, and take public input before it goes to City Council.

Assistant City Attorney McLean assumed there was consensus among the HPB in terms of what they wanted the Staff to consider. Board Member Melville stated for the record that she was fully in favor of the proposed ordinance.

427 Main Street (Memorial Building)– demolition of a portion of the post-1982 wall to create patio access. Building constructed in 1939, Landmark Site (Application PL-15-02821)

Planner Grahn reported that the Planning Department received an application for 427 Main Street in June. The structure is the Memorial Building and the retaining wall that goes around it. The applicant was proposing to build a platform deck and a gate that would be underneath the awning to enter their patio area.

To help orient the Board members, Planner Grahn showed the Main Street view and the steps, as well as the awning cover to the entry door to go upstairs to Rock and Reilly's. She reviewed the site plan showing the door into the side entrance. Planner Grahn indicated the portion of the retaining wall that the applicant was proposing to remove to put in the gate. The deck would be a temporary deck design with a railing to meet building code. She indicated the area where the deck would be built in order to access the patio area for outdoor dining. Planner Grahn presented a photo of what the space currently looks like and the portion of the wall that would be cut out to install a gate that matches the railing.

Board Member Melville asked if the wall that is adjacent to the sidewalk on Main Street would be removed. Planner Grahn believed that portion remained the same. The only portion of the wall that would be impacted was where the awning projects out. The Staff asked the applicant to keep the new gate under the awning so it would not be visible walking up and down Main Street.

Chair Pro Tem White asked if the entry door behind the metal railing would remain. Planner Grahn answered yes. He asked about the metal railing. Planner Grahn believed the metal railing would remain in order to meet building code because of the stairs.

Board Member Melville did not believe the Main Street elevation was accurate. Planner Grahn explained that they were past approvals of what was approved in

the 1990s. It gives a perspective of what the entire building looks like and a perspective of the awning location and the signage.

Chair Pro Tem White clarified that nothing was being proposed for the building itself. Planner Grahn replied that it was only the retaining wall.

Board Member Stephens understood that the role of the HPB was not to look at the design and whether or not they would approve it. The purpose of their review is to look at whether or not it is appropriate to demolish the portion of the wall that the applicant has proposed, and whether it is a non-historic wall. He believed that was the limit of their purview. Mr. Erickson replied that he was correct.

Assistant City Attorney McLean stated that public input was not mandatory at this point, but the HPB has the purview to take public input.

Chair Pro Tem White opened the public hearing.

Ruth Meintsma, a resident at 305 Woodside, noted that where the gate is proposed is an access from Main Street to Park Avenue. She asked if that was a City easement.

Planner Grahn was unsure and would have to research whether it was a private easement or City easement.

Ms. Meintsma thought the gate might increase the use of that access, and the back of the building is always dirty. She suggested that the gate might provide a visual opening. If it is a City easement, she thought that should be addressed in terms of making it welcoming and usable for the public if it is a public access. Planner Grahn stated that if it is owned by the City and because it is a dark alley and collects clutter, she would notify the appropriate person and bring it to their attention.

Chair Pro Tem White closed the public hearing.

MOTION: Board Member Hewett moved to allow the demolition for 427 Main Street as presented. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed unanimously.

52 Prospect Avenue – demolition of 1980s rear deck, replacing post-1929 stone retaining wall, repairing c.1904 historic porch, replacing post-1929 stone veneer below the porch on the east and north elevations
(Application PL-15-02837)

Planner Grahn stated that 52 Prospect Avenue has been under renovation for a while. The owner was trying to update and restore it as much as possible. The owner applied for a Historic District Design Review pre-application and Planner Turpen issued a waiver. Planner Grahn outlined the work that the project entails which should be used in reviewing the appropriateness of demolition.

Planner Grahn explained that the applicant has to remove an existing rear deck per the Building Department. Therefore, the rear deck needs to be demolished in order to rebuild the rear deck. Planner Grahn indicated a historic porch and noted that the porch boards and the structural members have been removed because they were deteriorated and failing. The owners planned to restore and rebuild the existing historic porch and to replace the historic boards and porch posts. She presented the materials proposed for the porch.

Planner Grahn pointed out that the HSI form indicates that prior to 1960 a stone veneer was applied to the lower level of the porch. It was also used to construct a retaining wall. At the applicant's request, the Staff visited the site. Planner Grahn stated that there are historic retaining walls on Prospect as noted on the Sanborn Fire Insurance maps; however, the Staff believes the stone veneer and the stone retaining wall were built about the same time in the 1960s and are not historic. Because it is not original to the building, and according to the HSI form it detracts from the historic house, the owner would like to replace the stone veneer below the porch with vertical wood, which is very typical in Park City as a porch skirt.

Board Member Melville asked if Planner Grahn was referring to the north porch. Planner Grahn stated that the original porch is a wrap-around porch and was shown on two elevations, with a deck in the back. Ms. Melville noted that the front porch was still there. Planner Grahn agreed, noting that a portion of the porch had been removed and the owner planned to reconstruct the removed portion. She indicated the stone that would be removed and replaced with vertical wood siding. Planner Grahn remarked that the stone retaining wall goes with the house at 52 Prospect even though it was built on the neighbor's property. She pointed out that it was not the typical historic stone retaining wall seen in Park City that were constructed from stacked stone and more square in nature. This retaining wall was constructed of larger boulders and a lot of concrete and cement.

Planner Grahn stated that the owners plan to put in a new concrete retaining wall and clad it in stacked stone veneer. The veneer will be real stone because the Code does not allow synthetic stone. Planner Grahn showed the back portion of the house where the deck was already removed and would be reconstructed.

Chair Pro Tem White understood that everything would be reconstructed to match how it was historically as documented and photographed. Planner Grahn answered yes.

Board Member Beatlebrox asked if there were tax photos of the property. Planner Grahn replied that there were no tax photos. For the stone the Staff relied on the Sites Inventory Form. For the skirting they relied on what is commonly seen in Park City on other homes of the same age. Board Member Beatlebrox asked about the year of the deck that was removed. Planner Grahn recalled that the Staff predicted that it was from the 1980s. Board Member Melville asked if what was being rebuilt was being done as consistent as it could be with what was there originally. Planner Grahn answered yes.

Board Member Stephens reminded the Board that they were only being asked to vote on a demolition. However, he was unclear on whether they were also being asked to vote on what was already removed, as well as the additional rock work. He asked Planner Grahn which areas the HPB should be looking at specifically. Planner Grahn explained that the applicant was requesting approval to demolish the stone veneer, the porch, and the stone retaining wall. She was unsure why the deck and the porch were removed, which is why she added it even though it was already removed. Board Member Stephens understood that the Staff established from their research that the deck was built post 1975. Planner Grahn reiterated that they believe it was built in the 1980's, and that the stone work was from the 1960's. Planner Grahn clarified that she did not know the history of this project or whether a stop work order had been issued.

Board Member Melville asked if the owner had removed the side and back decks without a permit. Michelle Downard reported that there have been multiple building permits for this site over several years spanning in scope from remodels to different intensities. Ms. Downard stated that a permit was obtained for replacing the deck and some windows. However, prior to that the owners were written up and a complaint was filed for work without a permit. Ms. Downard noted that currently a permit was issued for removal of the deck. Board Member Melville wanted to know why the HPB was being asked to look at the deck since it was already removed. Planner Grahn stated that a waiver was issued to rebuild the deck and it was included with the stone veneer work and porch skirting. Board Member Melville asked if a permit was issued for removal of the side porch. Planner Grahn assumed it was included in a previous permit. She pointed out that the work has been done piecemeal.

Board Member Melville clarified that her question was why they were looking at a deck that had already been removed and whether it was a matter of procedure that should or should not be reinforced. Mr. Erickson stated that it was the complexity of the process of what everyone has been dealing with in the past. It involves the Building Department, the Planning Department, and an owner who

may not be paying attention to the regulations. Mr. Erickson explained that he had signed a waiver to replace the non-historic stone with a more appropriate stone veneer. The porch was already gone but there were plans to restore the porch in accordance with the building permit. The Staff wanted to make sure the HPB saw everything that was caught in the transition of the pending ordinance. Mr. Erickson stated that they were re-establishing the protocol of the Building Department. In the future the HPB would see a request for demolition before the Building Department issues a permit and before the Planning Departments signs off on it.

Board Member Beatlebrox thought it was going to be replaced with siding. Planner Grahn explained that there were two parts regarding the stone work. The stone wall will be replaced with a concrete wall clad in new stone veneer and have a stacked stone appearance. The stone that was applied as a veneer below the porch will be removed and replaced with wood deck skirting.

Mr. Erickson stated that it was one application with several parts. The deck that was removed was not historic and did not affect the historic integrity of the buildings. That was the reason for the waiver. They were also bringing forward the change to the rock walls. He pointed out that because of the waiver the HPB did not have to consider the deck. However, they needed to consider approving the demolition of the rock walls in accordance with the plan proposed.

Planner Grahn believed the demolition reviews would be clearer as they move forward because the first few are ones that were caught in the transition of the ordinance. Board Member Stephens clarified that the HPB was only recognizing that it was a non-historic rock wall and approving its demolition. What takes the place of the non-historic wall is still under the purview of the Planning Department and the HDDR. Mr. Erickson confirmed that the HPB was only making a decision on the non-historic wall and that Mr. Stephens had made an important distinction. He pointed out that the Planning Department would still rely on the eyes and ears of the HPB on the other matters, which is why they were given more information than what was needed to make their decision.

Assistant City Attorney McLean reminded the HPB that they were the appeal authority on the HDDR. If they stray too far from their mandate under the pending ordinance, it could corrupt their ability to review an appeal. There is no mechanism under the LMC for an appeal to go to the Board of Adjustment. The Board could ask the City Council to take away their appeal authority on Historic District Design Reviews and grant it to another body, but no other body has the historic expertise that the HPB has on historic matters. Mr. Erickson preferred to keep the Historic Preservation Board as the appeal board of HDDR. If the HPB starts to get more involved in reviewing the designs, the City Council may have to look at changing the appeal authority.

Chair Pro Tem White opened the public hearing. There were no comments. Chair Pro Tem White closed the public hearing.

MOTION: Board Member Melville moved to approve the demolition of the stone veneer on the porch on the east and north elevations and the stone retaining wall as submitted. Board Member Stephens seconded the motion.

VOTE: The motion passed unanimously.

Consideration of meeting dates and times.

Planner Grahn asked the Board to discuss a set schedule for their meetings. Board Member Melville asked if they could start with the first Wednesday of every month as the base, and schedule additional meetings if needed to review the demolition permits. Assistant City Attorney McLean stated that the Board could review the demolition permits during their regular HPB meeting. However, it would be helpful to be able to schedule a set time for special meetings if a special meeting is necessary as the demolition permits come in. Ms. McLean remarked that a meeting needs to be noticed 24 hours prior to the meeting, so the Board would know a few days beforehand if they would be meeting.

Planner Grahn explained the application process and time frame. Since they were adding the extra step of the HPB review, she thought it would be helpful to have a set meeting date so the Staff could tell the applicant what to expect in terms of timing.

Assistant City Attorney McLean stated that under State Law, the demolition review meetings were subject to the Open Public Meetings Act requirement which requires a minimum of 24 hour notice. However, she felt it was better for everyone to give more notice. A change in noticing could be addressed as part of the adopted ordinance, but under the pending ordinance there was no additional noticing requirement.

The Board discussed times and days that were most convenient for the Board Members. Commissioner Erickson stated that in an effort to have consistency for the public, he suggested scheduling the first and third Wednesday of each month, which would not interfere with the second and fourth Wednesday Planning Commission meetings. Board Member Hewett reiterated her earlier request for using technology to attend a meeting. Assistant City Attorney McLean noted that the Staff had talked about scheduling technology discussion on the agenda for the next regular meeting.

Ms. McLean commented on meetings times. She noted that most of the City Staff are not around after 5:00 p.m. unless they are specifically asked to stay for

a meeting. She noted that a 5:00 p.m. meeting is better for the public to attend but it might be harder to have Staff available.

Planner Grahn noted that September 2nd was the regularly scheduled HPB meeting. September 16th would be the third Wednesday, and September 30th would be the fifth Wednesday and they could meet on that day also if necessary. She pointed out that the HPB also has a joint meeting with the City Council scheduled on September 3rd. Mr. Erickson stated that the Staff would put together a tentative calendar and send it to the HPB. Unless there was significant public comment he did not think the special meetings should be longer than an hour.

Mr. Erickson told the Board to plan on the first and third Wednesdays and the Staff would set the schedule. It was important to make sure they have a quorum for each meeting.

The meeting adjourned at 4:40 p.m.

Approved by _____
David White, Chair Pro Tem
Historic Preservation Board



Planning Department

Historic Preservation Board Staff Memo

Subject: McPolin Pole Barn
Address: 3040 N. Highway 224
Project Number: PL-15-02899
Date: September 2, 2015
Type of Item: HPB Update

Background:

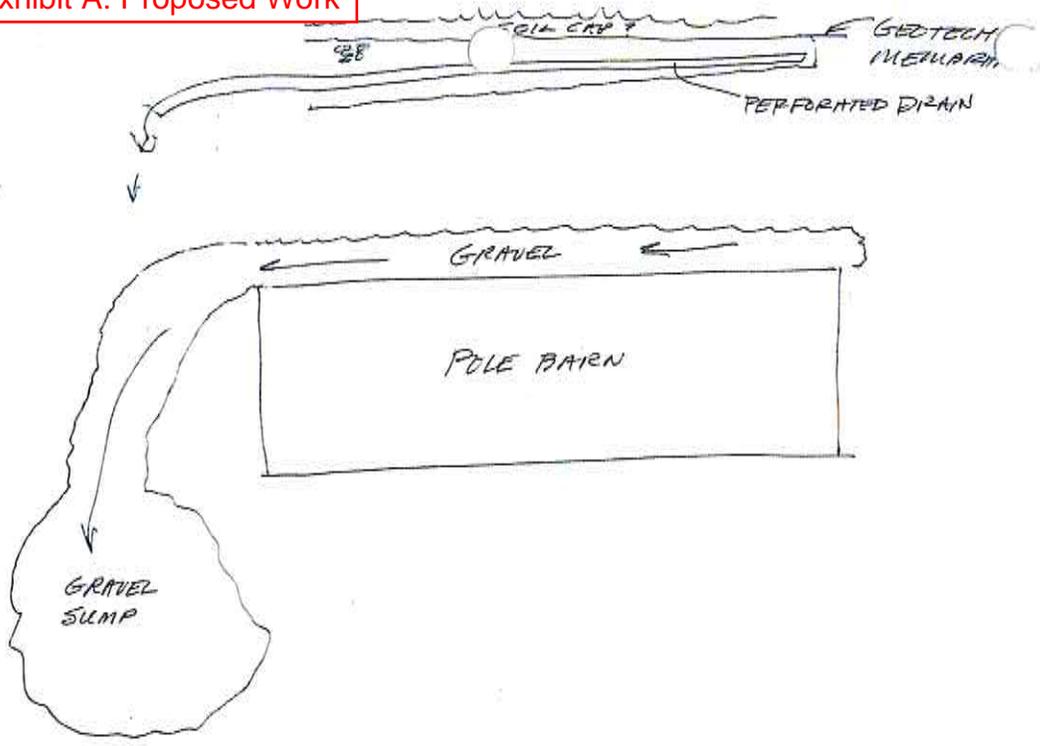
On August 13, 2015 the Planning Department received a Historic District Design Review Pre-application (HDDR-Pre) for upgrades to the McPolin Pole Barn. The proposed work is to stabilize the poles supporting the roof structure and the building siding as well as provide additional drainage on the east side of the structure. Small brackets (see Exhibit A) will be installed from the inside. Existing nails that are pulling loose will be removed and the areas repainted. There will be no negative impact to the exterior of the structure. The Pending Ordinance changes relating to Historic Structures allows the Planning Staff to make determinations on this type of work if (1) the work has no impact on the exterior of the building; (2) the work is not structural in nature; or (3) the scope of the work is limited to exploratory demolition. The proposed work is consistent with the recommendations of the City's structural engineering consultant as stated in the pending Historic Preservation Plan for the McPolin Farm Site.

Planning Staff is providing this HPB Update in order to keep the HPB informed about construction actions related to our Historic Structures.

Exhibits:

Exhibit A: Proposed Plans

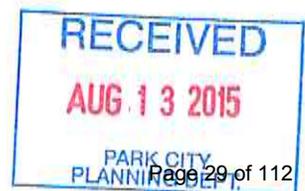
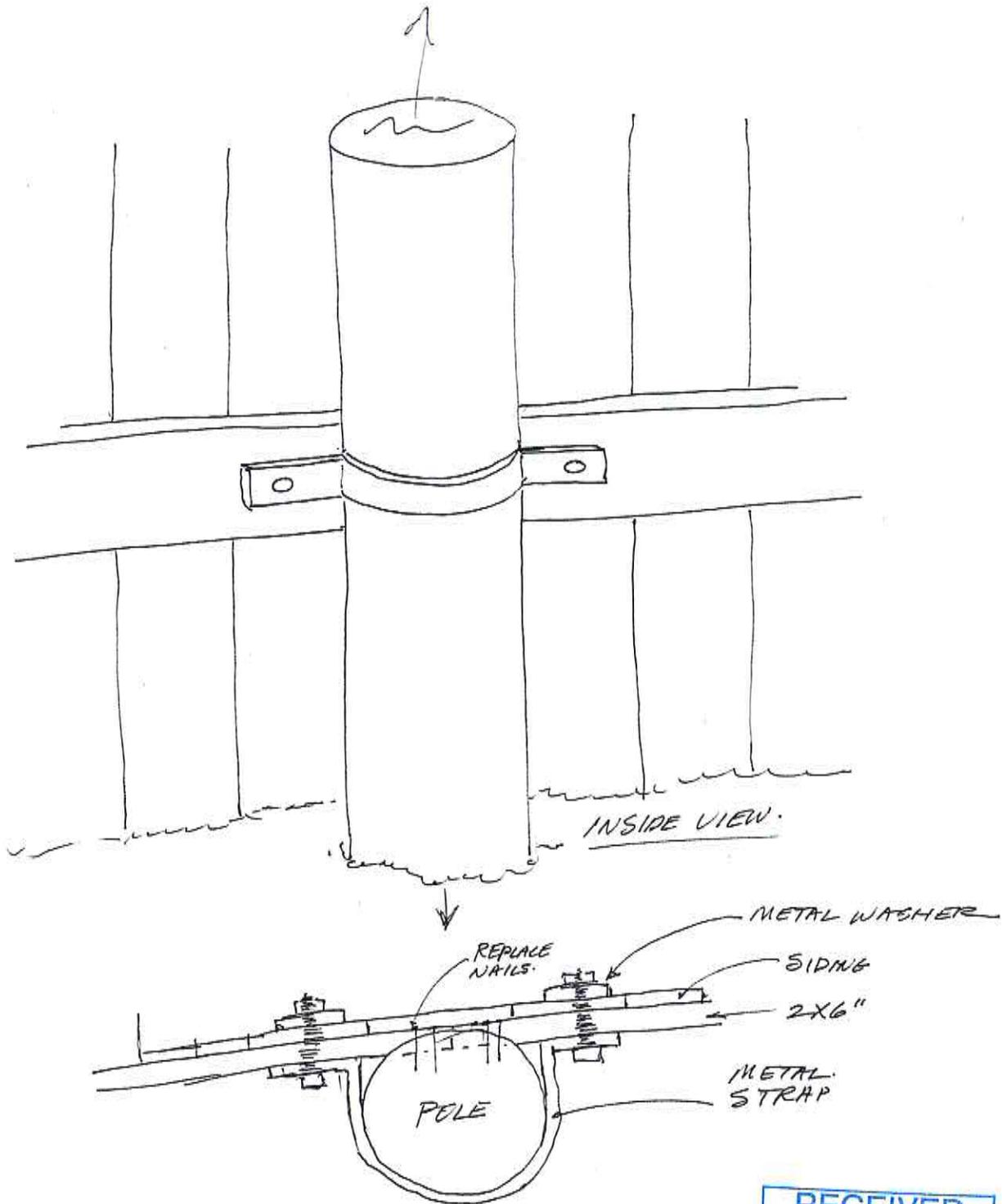
Exhibit A: Proposed Work



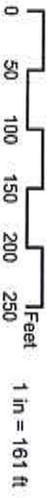
RECEIVED
AUG 13 2015
PARK CITY
PLANNING DEPT.

PCMC POLE BARN.

STRAP & BOLT TO EXISTING 2X6 PURLINS & POLE COLUMNS.



The Farm



Pole Barn/Shed

PCMC
PCA-18-C-X
5.11 Acres

RECEIVED
AUG 13 2015
PARK COUNTY
SALMON, ID

Historic Preservation Board Staff Report



Subject: Historic Preservation Updates
Author: Anya Grahn, Planner
Date: September 2, 2015
Type of Item: Work Session

Summary Recommendations

During the August 5, 2015, Historic Preservation Board (HPB) meeting, the HPB requested an opportunity to review preservation efforts as a board prior to the September 3, 2015, joint City Council-Historic Preservation Board meeting. Staff requests that the Historic Preservation Board (HPB) discuss and provide input on the following:

- Historic Preservation Consultant & Historic District Design Review Process
- Role of the Historic Preservation Board
- [Historic District Grant Program](#)
- CRSA's Intensive Level Survey
- Historic Sites Inventory (HSI) Updates
- Endangered Buildings & Abatement Challenges
- Mine Sites

Background

On July 30, 2015, staff met with City Council during work session to review staff's current preservation efforts and to receive feedback from City Council on future efforts. The review included the topics outlined above. (See Exhibit A—7.30.15 City Council Work Session Report + Draft Minutes.)

Following the work session on July 30th, HPB was to meet with City Council to discuss HPB-related items, which include:

- Purposes and Duties of the Historic Preservation Board (HPB)
- Current Ongoing Projects
- Historic District Grant Program
- CRSA's Intensive Level Survey (ILS)
- 2017 Vernacular Architecture Forum (VAF) Conference
- Mine Sites
- Annual Historic Preservation Board (HPB) Award
- Updates to the Design Guidelines
- Updates to the Historic Sites Inventory (HSI)
- We ♥ Our Historic District Open House

(See Exhibit B—7.30.15 Agenda)

Due to a miscommunication on the meeting date, the work session was continued to September 3rd so that more HPB members could meet jointly with City Council.

During the August 5, 2015, Historic Preservation Board meeting, the HPB expressed interest in having the opportunity to discuss these issues as a board prior to meeting with City Council on September 3rd. The purpose of this work session is for the HPB to discuss their role and activities prior to meeting with City Council.

Discussion

1. Historic District Grant Program

In the past, the HPB has expressed concern about the following, and staff recommends that the HPB discuss the following reimbursable expenses of the grant program:

- Preservation and Physical Conditions Reports
- Roofing
- Exterior Painting
- Basement vs. slab foundations

Moving forward, staff is also proposing that the City identify and prioritize those historic properties most endanger of being lost, contact property owners and encourage them to apply for grant funds. This needs-based monetary approach may allow us to address the large monetary amounts awarded to some grant applicants in recent years and tackle smaller projects more in need of help. Is this an initiative that the HPB would like to pursue?

The past revisions to the grant program, which were adopted by City Council in January, also required a preservation easement in return for the disbursement of grant funds. (In the past, we had required a 5-year lien placed on the property; the owner was responsible for paying back a prorated amount of the grant if the property was sold in the 5-year period.) Is the HPB supportive of the preservation easements in exchange for grant funds?

2. CRSA's Intensive Level Survey (ILS)

CRSA expects to complete their ILS of the Main Street and Mining Boom Era Thematic National Register Historic Districts by fall 2015. Staff will be reviewing the results of the survey in order to update our Historic Site Inventory (HSI). In March 2015, staff began reviewing updates to the HSI with the help of the HPB. Thus far, staff has nominated three (3) additional houses and two (2) accessory structures to the HSI. Going forward, staff will continue to work with the HPB to amend the HSI in accordance with the pending ordinance.

CRSA is also nominating two (2) buildings to the National Register of Historic Places—the Marsac School (City Hall) and the Carl Winter School (Park City Library). The Marsac Elementary School was listed on the National Register of Historic Places in April 1985 as part of the Public Works Buildings Thematic Resources National Register Historic District, and CRSA updated our nomination to reflect the 2008-2009 renovation. The Keeper of the National Register of Historic Places approved our nomination in early July 2015. CRSA has also submitted a National Register nomination for the Carl Winter School (Park City Library); this will

be reviewed by the State Historic Preservation Review Board on October 15, 2015. The State historic Preservation Review Board will then forward a recommendation to the National Park Service.

3. Mine Sites

Staff has been collaborating with Vail, the Park City Historical Society and Museum, and other entities determine ways in which to stabilize and preserve the extant structures, buildings, and complexes representative of our Mining Era.

Would the HPB and City Council be interested in staff organizing a second tour of the mine sites with the Park City Museum and Utah State History?

Public Input

This is a work session for the HPB, and no action will be taken. The HPB may choose to take public input during this work session, but it is not required.

Recommendation

During the August 5, 2015, Historic Preservation Board (HPB) meeting, the HPB requested an opportunity to review preservation efforts as a board prior to the September 3, 2015, joint City Council-Historic Preservation Board meeting. Staff requests that the Historic Preservation Board (HPB) discuss and provide input on the following:

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- Historic Sites Inventory (HSI) Updates
- Endangered Buildings & Abatement Challenges
- Mine Sites

Exhibits

Exhibit A -- 7.30.15 City Council Work Session + Draft Minutes

Exhibit B -- 7.30.15 City Council-Historic Preservation Board Joint Meeting Agenda



DATE: July 30, 2015

TO HONORABLE MAYOR AND COUNCIL

Council has expressed interest in an update on existing and additional efforts geared towards preserving Park City's historic mine sites. This report attempts to identify some regulatory gaps and other opportunities to help protect known historic mine structures and sites.

Respectfully:

Anya Grahn, Planner II

City Council Staff Report



Subject: Historic Preservation Update
Author: Anya Grahn - Historic Preservation Planner
Department: Planning
Date: July 16, 2015
Type of Item: Work Session

Recommendation: The purpose of this work session is to review staff's current preservation efforts and to receive feedback from City Council on future efforts. Staff recommends Council review this staff report and make recommendations to staff with regard to which, if any, items Council would like to further explore in a future work session.

List of Acronyms

ALJ	Administrative Law Judge
CBO	Chief Building Official
CDD	Community Development Director
CRSA	Cooper Roberts Simonsen Associates, Inc.
CUP	Conditional Use Permit
DRT	Design Review Team
HDC	Historic District Commission
HDDR	Historic District Design Review
HPB	Historic Preservation Board
HSI	Historic Sites Inventory
ILS	Intensive Level Survey
JSSD	Jordanelle Special Services District
LMC	Land Management Code
MPD	Master Planned Development
NPS	National Park Service
PCMR	Park City Mountain Resort
Pre-app	Pre-Historic District Design Review Application
RDA	Redevelopment Agencies
RFP	Request for Proposals
TZO	Temporary zoning ordinance
UPK	United Park City Mines Company

Background

The development of the ski resorts (Snow Park Ski Area, 1946; Treasure Mountain, 1963; Park City West /Canyons Resort, 1968; and Deer Valley Resort, 1981) played a major role in transforming Park City from a mining ghost town into a year-round resort destination. Greater real estate demands and increased development spurred the historic preservation movement in Park City, which largely began in 1978 with the Main Street nomination for the National Register of Historic Places. A second thematic

National Register nomination recognized the historic significance of the Mining Boom Era residences in 1984. These two districts were focused on preserving historic buildings within Old Town.

Early on, the City recognized the need to assist property owners in order to encourage historic preservation. Initially, the City placed 180-day stay on demolition that provided an opportunity for the City to purchase or find a buyer for a historic property threatened by demolition. Further, the City purchased the Watts House and National Garage, put out a request for proposals (RFP) to rehabilitate the site, and then lobbied the Department of the Interior to keep the National Garage on the National Register of Historic Places after it had been panelized. Today, High West is one of the best examples of a historic rehabilitation project in Park City. The City's grant program, established in 1987, incentivized preservation efforts using RDA funds. Design Guidelines and the Land Management Code (LMC) also allowed the City to maintain the historic look and feel of its historic districts.

The City has been successful at developing regulations favoring historic preservation. We have created opportunities for mixed-use development, eliminated parking requirements for historic structures, and adopted provisions in the LMC and Design Guidelines all in an effort to encourage and make feasible historic preservation.

Historic preservation code provisions date back to approximately 1982. In the early 1990s, the City expanded regulations governing demolition of commercial properties, primarily on Main Street, and soon after extended protections to residential properties on the initial survey or over 50 years old, subject to a determination of significance hearing. In 2007, the City contracted with Preservation Solutions to conduct a reconnaissance level, or "windshield," survey of the historic district. This increased our current preservation program in which some 400 sites and structures were designated as historic on the City's Historic Sites Inventory (HSI) and the adoption of the 2009 *Design Guidelines for Historic Districts and Historic Sites*. Owners of properties on the HSI may not demolish buildings or structures designated as historic unless warranted by economic hardship; however, reconstruction and panelization may be deemed necessary and approved by the Chief Building Official (CBO) and Planning Director if specified criteria are met as defined in the LMC.

The City has been successful in encouraging historic preservation through a "carrot and stick" approach, which includes the Historic District Grant Program and LMC exceptions benefitting historic properties.

Historic Preservation Updates

1. Historic Preservation Consultant & Historic District Design Review Process

The Historic Preservation Consultant plays an important role in the Planning Department. As a consultant, he/she may provide additional insight and advice to Planning Staff regarding the scope of work for rehabilitation projects, the design of additions and infill projects, as well as construction methods. In the past, the consultant completed additional projects such as the 2008-09 reconnaissance level

survey and development of our Design Guidelines; in the future, the consultant will likely contribute to the revision of our Design Guidelines, but not necessarily be solely responsible for the revisions. During site visits, the preservation consultant provides expertise and insight on traditional building methods to Planning and Building staff as well as suggestions for appropriate repairs and restoration methods. The consultant also advises staff on National Register eligibility of projects as well as historic preservation grants. Moreover, the consultant serves as a sounding board as staff addresses issues pertaining to the historic district. This role was previously filled by Dina Blaes of Preservation Solutions from 2006 through 2013; however, it is currently filled by Anne Oliver of SWCA Environmental Consulting.

The preservation consultant, the preservation planner, and staff from the Building and Planning Departments comprise the Design Review Team (DRT). This team meets on a weekly basis and reviews Historic District Design Review Pre-applications (Pre-apps) for compliance with the Design Guidelines. The presence of the Building Department at these meetings allows staff to address building code issues prior to the applicant's building permit. Further, DRT supports staff members by conducting site visits, providing technical guidance, and researching property history. Though this meeting is not mandatory as part of the Historic District Design Review (HDDR) process, many applicants find it helpful to identify issues related to Design Guideline, Land Management Code, and International Building Code compliance prior to submitting for their full HDDR.

2. Historic Preservation Board

The City Council initiated amendments changing from a Historic District Commission (HDC) to a Historic Preservation Board (HPB) in 2003. The proponents put forth two primary reasons:

- a) The HDC had authority over several properties outside the official historic zoning districts, so the name was technically inaccurate; and
- b) Consistent with an overall approach that emphasized streamlined customer service for licensing, Building, Planning and Engineering, the Council decided to primarily confirm the HPB's role as an appeal body.

Historically, up to 2002, the LMC gave the Community Development Department the authority to "review and approve or deny all applications for Building permits to build, locate, demolish, construct, remodel, alter, or modify any façade on any structure or building or other visible element...located within the Park City Historic District." The HDC had the ability to review and approve design review applications in those cases where the Community Development Director (CDD) found the proposal did not comply or the CDD was unable to make a determination at all. However, past preservation planners' practice was to take nearly all applications to the HDC. In 2002, the HDC also reviewed demolition permits for locally designated historic buildings. As part of a stakeholder process leading up to the 2003 amendments, several designers requested that the Planning Department either follow the code and make the initial determination, using the HPB primarily as an appeal authority, or change the LMC to reflect the actual practice to take all applications to the HPB.

The Council chose to refine the LMC process but left staff as the primary design review authority.

Since 2006, the LMC and practice have been aligned in staff decision first with the HPB taking a different role. Their purpose is to review all appeals on action taken by the Planning Department regarding compliance with the Design Guidelines for Park City's Historic Districts and Historic Sites, designate sites to the HSI, and participate in the design review of any City-owned projects located within the Historic District at Council's direction, as outlined in the Land Management Code:

15-11-5. PURPOSES. The purposes of the HPB are:

(A) To preserve the City's unique Historic character and to encourage compatible design and construction through the creation, and periodic update of comprehensive Design Guidelines for Park City's Historic Districts and Historic Sites;

(B) To identify as early as possible and resolve conflicts between the preservation of cultural resources and alternative land Uses;

(C) To provide input to staff, the Planning Commission and City Council towards safeguarding the heritage of the City in protecting Historic Sites, Buildings, and/or Structures;

(D) To recommend to the Planning Commission and City Council ordinances that may encourage Historic preservation;

(E) To communicate the benefits of Historic preservation for the education, prosperity, and general welfare of residents, visitors and tourists;

(F) To recommend to the City Council Development of incentive programs, either public or private, to encourage the preservation of the City's Historic resources;

(G) To administer all City-sponsored preservation incentive programs;

(H) To review all appeals on action taken by the Planning Department regarding compliance with the Design Guidelines for Park City's Historic Districts and Historic Sites; and

(I) To review and take action on all designation of Sites to the Historic Sites Inventory Applications submitted to the City.

15-11-6. ADDITIONAL DUTIES. In addition to the powers set forth in Section 15-11-5, the HPB may, at the direction of the City Council:

(A) Participate in the design review of any City-owned projects located within the designated Historic District.

(B) Recommend to the City Council the purchase of interests in Property for purposes of preserving the City's cultural resources.

(C) Recommend to the Planning Commission and the City Council zoning boundary changes for the district to preserve the historical integrity of the Area. Subdivision, Conditional Uses and planned unit Development Applications must continue to be acted upon by the Planning Commission.

(D) Provide advice and guidance on request of the Property Owner or occupant on the construction, restoration, alteration, decoration, landscaping, or maintenance of any cultural resource, Historic Site, and Property within the Historic District, or neighboring Property within a two (2) block radius of the Historic District.

Staff has maintained their authority in reviewing and approving or denying design review and building permit applications. In the past, staff has approached City

Council and the HPB to give HPB the authority to review and approve or deny applications for panelization and reconstruction; however, City Council and the HPB believed that the authority should remain at a staff level.

DOES CITY COUNCIL WISH TO RECONSIDER THE PURPOSE AND DUTIES OF THE HISTORIC PRESERVATION BOARD?

3. [Historic District Grant Program](#) *(please click on the text to the left for a link to the program)*
Staff is working on a proposal for City Council to consider that would restructure the grant program for a needs-based monetary approach. In recent years applicants have requested large monetary amounts which the HPB has awarded utilizing the funds earmarked for that purpose. Instead, staff recommends that the City identify and prioritize those historic properties that are most endangered of being lost. Staff proposes that the City reach out to owners of endangered properties and encourage them to apply for the Historic District Grant Program. Under the current program, the HPB can grant awards up to a maximum of \$25,000; however, applicants can be awarded larger grant funds with City Council approval based on the proposed scope of work. The intent to restructure the grant program is to allow the program to fund smaller, isolated projects rather than total renovations of historic houses.

Initially, the grant program required a recorded easement in exchange for grant funds. As a result, the city obtained preservation and façade easements on the following:

660 Main St.	430 Main St.
221 Main St.	442 Main St.
301 Main St.	540 Main St.
312 Main St.	562 Main St.
408 Main St.	97 Daly Ave.
440 Main St.	225 Daly Ave.
434 Main St.	543 Park Ave.
436 Main St.	690 Park Ave.
427 Main St.	698 Park Ave.

The advantage of the easement is that it runs with the land in perpetuity, thus saving the structure from the threat of demolition. Further, City Council must approve any changes or alterations to the building prior to the start of construction, as was done for the reconstruction of 562 Main Street. The disadvantage of the easement program is that since the Planning Department moved away from centralized responsibilities in one preservation planner, the City has not actively monitored our easement properties on a regular basis. Routine monitoring is vital to ensure that these properties do not suffer from deferred maintenance that will later jeopardize the structure. Going forward, staff will work on identifying all existing easements, create a cohesive filing system for recorded easements, and strive to monitor easements on an annual basis.

Later changes to the grant program removed the preservation easement requirement and led to a five (5) year lien on the grant recipient's property, which was a condition of the grant program through 2014. If the owner sold the property within five (5) years of receiving grant funds, they were required to pay back a prorated amount of the grant. The advantage of this policy was that it was unfavorable for owners to "flip" their historic properties with the help of the City's grant program. The disadvantage of the lien is that it protected only the amount of the loan for 5 years, or until the lien is reconveyed.

IS CITY COUNCIL INTERESTED IN BRINGING BACK THE REQUIREMENT TO PAY BACK A PRORATED AMOUNT IF THE PROPERTY IS SOLD WITHIN FIVE YEARS?

Currently, the grant program is funded through the Main Street and Lower Park Avenue Redevelopment Agencies (RDAs). We currently have allocated these amounts on an annual basis:

Main Street RDA:	\$30,000 or as adjusted by City Council
Lower Park RDA:	\$50,000 or as adjusted by City Council
General Fund:	\$47,136

Staff finds that the current allocation of funds for the grant program is acceptable if City Council supports staff's proposed changes to the Historic District Grant Program.

Any additional funding would require Council to approve a budget adjustment and complete a budget amendment or adoption process including public noticing and a public hearing. This is typically completed as part of the budget process at the end of the fiscal year, but it depends on the nature and size of the adjustment and the fund which is being adjusted. Allocating additional funds to the grant program may impact the availability of funds for other City projects.

DOES CITY COUNCIL AGREE CONCEPTUALLY WITH STAFF'S PROPOSED CHANGES TO THE HISTORIC DISTRICT GRANT PROGRAM? If so, staff will return to Council at a later date with proposed language to modify the Historic District Grant Program.

DOES CITY COUNCIL WISH TO DIRECT STAFF TO PROPOSE METHODS BY WHICH ADDITIONAL FUNDING COULD BE ALLOCATED TO THE HISTORIC DISTRICT GRANT PROGRAM? If so, staff will return to Council at a later date with information about how this might be achieved and what impacts increased funding for historic grants might have on other programs.

4. Intensive Level Survey

Our local historic zoning districts, as designated by the LMC, extend beyond the boundaries of our two (2) National Register Historic Districts. Local districts are regulated by the LMC and the Design Guidelines. No additional restrictions are

placed on a property by the City due to its National Register listing. Substantial changes and additions to a historic building may result in a loss of the property's National Register listing; however, this is regulated by the federal government and not the City.

Changes to the district brought concerns that Park City's Main Street was in danger of losing its National Register designation. The City contracted Preservation Solutions to complete an initial overview of the district in 2011. The firm confirmed these concerns; however, Preservation Solutions analysis was based on an unwritten 50% rule which required that 50% of buildings in a district be individually significant or contributing to the National Register Historic District. This approach emphasizes architectural integrity rather than Criteria A of the National Register, association with past events or broad patterns of history.

The City contracted CRSA to complete an intensive level survey (ILS) of both the Main Street and Mining Era Residences Thematic National Register Historic Districts in 2013. CRSA disagrees with Preservation Solutions' initial finding largely due to the perceptions in the Preservation Community as a whole. CRSA finds that Preservation Solutions was too conservative in its initial approach and contends that the 50% rule is not recognized by the National Register of Historic Places. Though our district is not threatened by losing its National Register designation, CRSA supports the City's intent to expand the district south to the 100 and 200 blocks of Main Street. The expansion of the district to upper Main Street will only strengthen the concentration of historic buildings within the National Register District.

CRSA completed their analysis of the Main Street National Register District in early 2015. The expanded Main Street National Register District would incorporate 19 existing historic buildings. No additional local regulations will be placed on these properties due to their inclusion in the Main Street National Register Historic District. CRSA will be submitting this updated nomination on behalf of the City.

The intensive level survey includes approximately four-hundred (400) historic sites and structures. Staff is reviewing CRSA's completed ILSs of the Main Street National Register Historic District, and CRSA is currently working on the Mining Boom Era Residences Thematic National Register District.

CRSA is also nominating two (2) buildings to the National Register of Historic Places—the Marsac School (City Hall) and the Carl Winter School (Park City Library). The Marsac Elementary School was listed on the National Register of Historic Places in April 1985 as part of the Public Works Buildings Thematic Resources National Register Historic District, and CRSA updated our nomination to reflect the 2008-2009 renovation. The Keeper of the National Register of Historic Places approved our nomination in early July 2015. CRSA will begin crafting the nomination for the Historic Park City High School, also known as the Carl Winters' Middle School building, now that construction is completed on the Park City Library.

5. Historic Sites Inventory (HSI) Updates

One of the goals of the CRSA intensive level survey is to ensure that the Planning Department has a comprehensive list of all historic properties in Park City. Starting in March 2015, staff has been reviewing updates to the HSI with the help of the Historic Preservation Board (HPB). Thus far, staff has nominated three (3) additional houses and two (2) accessory structures to the HSI. Going forward, staff will continue to work with the HPB to amend the HSI to include changes in designation (significant to landmark, or vice versa), clarify the historic designation of accessory structures, and add any additional historic sites that may have not been included in the 2009 adopted Historic Sites Inventory.

6. Endangered Buildings & Abatement Challenges

The Planning and Building Departments have been working together to identify historic properties that are threatened by deferred maintenance and demolition by neglect. In such cases, Building and Planning staff conduct site visits to evaluate the structure and determine what must be done to meet the design guidelines. The departments look at the most cost effective way to secure and stabilize the structures to prevent demolition by neglect from occurring.

The Building Department can issue a Notice and Order to the property owner, citing the Dangerous Building Code to the property owner, or citing the specific IBC regulation in violation. Most of the time, staff is able to work with the owners to secure the structure from the elements and correct the violation. Should the owner not address the violation, the Building Department may then complete the necessary work to bring the property into compliance and lien the property for the cost of the work. If the owner wishes to appeal the Notice, depending on the appeal body indicated on the Notice it would be heard by either the Administrative Law Judge (ALJ) or the Board of Appeals. Currently, Building reviews which appeal body should be used on a case-by-case basis to select the best approach.

The benefit of this approach is that the City has the ability to remedy the situation in a timely manner. The disadvantage is that there currently are not sufficient allocation funds to address the number of projects. Mothballing and stabilizing historic structures requires funds to be used from the Abatement of Dangerous Building Fund which is limited and cannot be spent entirely on one structure. The ALJ gives the City the ability to make the structure habitable; however, in the past, the Building Department has chosen to mothball or brace the building temporarily so as not to exceed the allotted \$40,000 in the abatement fund.

Any additional funding would require Council to approve a budget adjustment and go through a budget amendment or adoption process including public noticing and a public hearing. Council typically does this as part of the budget process at the end of the fiscal year, but it depends on the nature and size of the adjustment and the fund which is being adjusted. Allocating additional funds to the grant program may impact the availability of funds for other City projects.

DOES CITY COUNCIL WISH TO CHANGE THE APPROACH TO ABATING DANGEROUS BUILDING CONDITIONS?

DOES CITY COUNCIL WISH TO ABATE DANGEROUS BUILDING CONDITIONS THROUGH THE USE OF ABATEMENT FUNDS? IF SO, IS CITY COUNCIL WILLING TO BUDGET FOR MORE ABATEMENT FUNDING? If Council would like to explore this option, staff recommends that this change be considered as part of next year's budget process; however, City Council may wish to direct staff to return sooner with options on how to increase this fund in this fiscal year.

In the past, boards and commissions have considered a demolition by neglect ordinance. In August 2008, City Council passed the 180-day temporary zoning [ordinance](#) (TZO) prohibiting the demolition of any buildings over 50 years old. At that time, the stay permitted the City to amend the Design Guidelines, LMC, and Historic Building Inventory, which later became our HSI. Some board and Council members voiced concerns that demolition by neglect would occur in an effort to reconstruct historic structures, rather than preserve them. Per the meeting [minutes](#), staff suggested adding a provision in the LMC to address demo by neglect in response to these concerns, but it was not followed up on by staff.

Demo by neglect ordinances have been successful in other historic communities. Such an ordinance would require affirmative maintenance and provide the City with adequate remedies and enforcement authority to prevent the continued decline and deterioration of historic structures. Currently, the LMC addresses the consideration of owner neglect in the economic hardship criteria only. The shift has been the increased use of LMC 15-11-14 (A) and 15 (A) which removed the effectiveness of the CAD section in considering owner neglect as part of a CAD. Said another way, the sections affirmatively permitting reconstruction, and reassembly do not provide for consideration of neglect where the CAD process does. The CAD process is now triggered much more infrequently.

Staff has been working on keeping City Council, the Historic Preservation Board, and the public better informed of determinations for reassembly, or panelization, and reconstruction projects. Staff has been installing a plastic sign on the construction fence outside of these projects, notifying passerbys that the building is historic and under panelization or reconstruction. Staff has also committed to sending out a notification email to City Council and the Historic Preservation Board. When possible, staff will also make the announcement during staff communication at the monthly HPB meeting.

IS CITY COUNCIL INTERESTED IN CONSIDERING A DEMOLITION BY NEGLECT ORDINANCE?

WOULD CITY COUNCIL BE INTERESTED IN GIVING THE HISTORIC PRESERVATION BOARD THE AUTHORITY TO REVIEW AND MAKE A DETERMINATION ON PANELIZATION AND RECONSTRUCTION PROJECTS?

7. Mine Sites

Staff has met with City Council to discuss the mine sites as recently as last April and October of 2014. This report attempts to identify some of the regulatory gaps in protecting known historic extant structures (extant structures are those that are still in existence). Staff recommends the City broaden protection of its mine structures and sites as well as increase our investment in these historically significant structures.

Where are our Mine Sites?

The City's Historic Sites Inventory (HSI) includes the majority of the extant structures that make up Park City's Mine Sites. The California Comstock was initially designated on the Historic Sites Inventory because at the time of the 2009 reconnaissance level survey, we believed it was within City limits, which it is not. Similarly, the reconnaissance level survey included the majority of buildings within these mine sites; however, some buildings were not identified likely due to their limited visibility. The mine structures included on the Historic Site Inventory are:

- California Comstock—mill structure, cabin
- Jupiter Mine Site—Ore bin and frame
- Daly-West Mine—Head frame and fire hydrant shacks
- Alliance—Office/dwelling, mine shed (change room), and power house
- Silver King Consolidated—Foundry Building, Ivers Tunnel Structure, Spiro Tunnel portal, machine shop building, sawmill building, Water Tank A, Coal Hopper/Boiler structure
- Judge Mine Site—Assay office and change room building, shed structure, explosives bunker, aerial tramway
- Little Bell Mine—Ore bin
- Silver King Mine Site(s)—aerial tramway towers, boarding house, boarding house vault, change house, hoist house, mill building, fire hose shacks and stone wall, stores department building, transformer house, water tanks, and ore bin
- Thaynes Mine Site—Mine conveyor gallery, hoist house, fire hydrant shack

In the past, City Council has stressed the importance of preserving the California Comstock mill building. Staff has found that the California Comstock structure is located outside of City limits, yet within the Park City Annexation Expansion Area, which limits our ability to regulate or expend City funds if desired.

Analysis to Date

Since April 2014, staff has been working diligently on tackling the issue of locating and assessing extant mining sites. We have completed the following:

1. On July 11, 2014, Planning, Building, and Engineering Department staff and Sandra Morrison of the Park City Museum, completed a reconnaissance level survey of all the known mine sites in the Flagstaff Preservation Plan and within the City's HSI. Overall, staff noted the following common conditions:

- Many of the buildings are suffering from neglect. In addition to boarded and missing doors and windows, many have significant roof damage exposing interiors to the elements.
 - Structural defects, particularly at the California Comstock, ore bins, and some smaller wood frame buildings.
 - Signs of vandalism and looting.
2. On July 16, 2014, staff met with Councilman Dick Peek and Sandra Morrison to discuss efforts to preserve the mine sites. Ms. Morrison was supportive of conducting the work, pending City approval and aided by grant and City funding. In discussing with Capital Budget, Debt & Grants Dept., they suggest entering into a Special Services Contract with the Museum to complete the work as the most viable alternative. The City cannot expend capital funding on assets not owned by the City.
 3. The Park City Museum also commissioned tree clearing around the Silver King Aerial Tramway towers last August. Staff inspected the work along with the Museum in late summer. Many of the towers sit on failing foundations. The City contributed \$6,000 to this effort.
 4. Staff added Conditions of Approval to Vail's Conditional Use Permit (CUP) in 2015 that required the resort to identify and stabilize extant mining structures within its leasable area. Vail has contracted SWCA to conduct a reconnaissance level survey of their property, completed in mid-July. Following the survey, Vail, SWCA, and the Planning Department will work together to create a prioritized list of endangered buildings. Vail has committed \$50,000 prior to October 2015 to stabilizing the initial list of structures.
 5. The collapse of the Daly-West Mine Shaft and Headframe in early May reminded us all of how precious and unpredictable our mining heritage is. The Daly-West structure, though inspected and deemed structurally sound in 2014, succumbed to the unpredictable environment of the vast and various underground mine shafts and tunnels. Staff continues to work diligently with the Jordanelle Special Services District (JSSD) and others to ensure the safe closure of the mine shaft and restoration, in some capacity, of the c.1913 Head Frame. Please see the Manager's Report included in the same packet as this report for the most recent update.

Current Tools

1. Historic Sites Inventory (HSI). The Land Management Code (LMC) encourages the preservation of Buildings, Structures, and Sites of Historic Significance in Park City. These buildings, structures, and sites are among the City's most important cultural, educational, and historic assets. The lend authenticity to our historic preservation efforts and are destinations for locals and heritage tourists. To ensure that they are not lost through neglect, demolition, expansion, or growth within the City, the preservation of Historic Sites, Buildings, and Structures is

required. Therefore, sites and structures identified on the HSI are provided greater protections.

2. Flagstaff Annexation Agreement. As part of the Flagstaff Annexation Agreement, UPK/DMB Associates, LLC, hired SWCA, Inc. Environmental Consultants to put together a Historic Preservation Plan for Flagstaff Mountain Resort—Summit County, Utah. Technical Reports, including the Historic Preservation Technical Report, were reviewed and approved by the Planning Commission on June 24, 1999.

The Preservation Plan describes in great depth the history of the area and the historic sites found within the Flagstaff Mountain Annexation Boundary, as well as documents the historical significance of the various sites and structures. Each site's function is described and followed up by a conditions assessment, safety hazard assessment, and recommendations for interpretation. The Phasing Plan shows that United Park City Mines Company (UPK) would fund signage at these historic sites through the Park City Museum and that restoration work would be completed on the Judge Mining Company Office, Daly West Fire Hydrant Shacks, and Little Bell Ore Bin. The Museum completed the signage for the mine sites between 2002 and 2005; however, only the Judge Mining Company Office was secured by boarded windows.

The Flagstaff Annexation Agreement was updated in 2007 as part of the Amended and Restated Development Agreement for Flagstaff Mountain, Bonanza Flats, Richardson Flats, the 20 Acre Quinns Junction Parcel and Iron Mountain. Further, the 2007 development agreement committed to donating preservation easements to the City to ensure the future preservation of historically significant structures; however, no preservation easements were donated. This development agreement did not have an enforceable timeline for completion.

The 2015 Master Planned Development (MPD) Amendment's Development Agreement provided conditions of approval with an enforceable timeline which includes:

- (a) Identifying historically significant structures within the PCMR Development Agreement Property by October 1, 2015;
- (b) Completing the inventory of historically significant structures and the preservation and restoration plans for such structures by March 25, 2016;
- (c) Dedicating and/or securing preservation easements for the historically significant structures for the City with respect to identified sites within the PCMR Development Property by March 25, 2016

Additionally, the developer has by October 1, 2015, to contribute a total of \$50,000 towards the prioritized list of historically significant structures on the PCMR Development Property as approved by the Planning Department/ Preservation Planner. They are also required to propose a five (5) year capital

fundraising plan dedicated towards restoration and/or stabilization of historically significant structures.

Preservation Efforts

There are a number of preservation efforts that could be considered in order to prolong the life of Park City's extant mining structures:

1. **HSI**—Planning Staff intends to update the HSI to include those mine structures and ruins identified by the Flagstaff Annexation Agreement. We would include those sites with visible structural ruins such as the Daly-Judge Mine Site (pictured); however, those mines only identifiable by a tailings pile would not be included in the HSI as they do not possess significant historic integrity on their own.
2. **Stabilization**—this would require the bare minimum intervention and preservation in order to keep the extant mining structures intact as they are.
3. **Notice and Order**—There has been discussion regarding the Building Department issuing Notice and Orders to Repair the historic structures identified on the HSI; however, this may prove to be challenging. United Park City Mines owns the land on many of these mine sites, though the resorts rent the property for skiing. Further, it may lead to the owners reconstructing the structures. Staff finds it would be more beneficial to stabilize the mining ruins as they are and provide limited intervention. If the Building Department were to complete the stabilization work, the City would then put a lien against the property. Staff recommends the most effective action is for the City to work with property owners to support their own stabilization work.
4. **National Register Nominations**—Mine sites are often overlooked for their National Register eligibility because of the lack of visible, above ground archeological content and the loss of historic structures; however, many historic preservationists argue that these sites should be viewed as a set of overlapping features and objects, rather than a collection of buildings or ruins. Many of Park City's mining sites, such as the Silver King, are unique in the number of extant historic resources, the size of the complexes, and their use of technology.

Because owner consent is required for the listings, ownership could make listing National Register-eligible structures difficult if the owner was unwilling to give their consent. Again, staff recommends the most effective action is to work with property owners to support National Register Nominations.

5. **Preservation Easements**—following documentation, it may be useful to work with owners to donate preservation easements for the extant mining structures or sites in order to ensure their future protection. The 2007 Amended and Restated Development Agreement for Flagstaff Mountain, Bonanza Flats, Richardson Flats, the 20 Acre Quinns Junction Parcel and Iron Mountain commits "to dedicating preservation easements to the City, with

respect to any such historically significant structures.” No preservation easements have been granted thus far.

As part of Vail’s Conditions of Approval to their Conditional Use Permit (CUP) in 2015, they are required to dedicate and/or secure preservation easements for the historically significant structures (or reasonably equivalent long-term rights satisfactory to the City if easements are unavailable) for the City with respect to the identified sites within the PCMR Development Agreement Property. This is to be completed no later than March 25, 2016.

6. **Archeology Ordinance**—communities such as St. George have benefited from archeology ordinances that seek to protect archeological sites, such as the mine sites. The ordinance could be geared to preserving above ground resources from looting and pillaging. Greater outreach and additional “no trespassing” signs may prevent looting of above ground artifacts and historic structures as well. The [Physical Mine Hazard Mitigation](#) ordinance sought to prevent access to the mine sites for protect human health and safety.

WHAT EFFORTS WOULD CITY COUNCIL RECOMMEND STAFF TO INVESTIGATE IN ORDER TO PRESERVE THE MINE SITES?

Department Review:

This report has been reviewed by the Building, Budget, and Legal Departments as well as the City Manager.

Significant Impacts:

	World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
Which Desired Outcomes might the Recommended Action Impact?	<ul style="list-style-type: none"> + Balance between tourism and local quality of life + Varied and extensive event offerings ~ Multi-seasonal destination for recreational opportunities + Every City employee is an ambassador of first-class service 	<ul style="list-style-type: none"> ~ Abundant preserved and publicly-accessible open space + Enhanced conservation efforts for new and rehabilitated buildings 	<ul style="list-style-type: none"> + Preserved and celebrated history; protected National Historic District + Preserved and celebrated history; protected National Historic District ~ Part-time residents that invest and engage in the community ~ Residents live and work locally + Shared use of Main Street by locals and visitors + Skilled, educated workforce + Vibrant arts and culture offerings 	<ul style="list-style-type: none"> + Fiscally and legally sound + Well-maintained assets and infrastructure + Engaged and informed citizenry ~ Streamlined and flexible operating processes
Assessment of Overall Impact on Council Priority (Quality of Life Impact)	Very Positive 	Positive 	Very Positive 	Positive 
Comments:				

Recommendation: The purpose of this work session is to review staff's current preservation efforts and to receive feedback from City Council on future efforts. Staff recommends Council review this staff report and make recommendations to staff with regard to which, if any, items Council would like to further explore in a future work session.



PARK CITY COUNCIL MEETING MINUTES - DRAFT
SUMMIT COUNTY, UTAH
July 30, 2015

CLOSED SESSION

To discuss Property, Personnel and Litigation

STUDY SESSION

Discussion regarding Vacation Rentals in Park City

Cherie Wellmon, Business License Inspector, recalled that Staff participated in the Colorado Association of Ski Towns (CAST) survey looking into practices and challenges with nightly rentals. Staff believes some of the concepts could be implemented in Park City. She noted that the Building Department will be working on enforcement of nightly rentals. She reported that VR Compliance, which is no longer in business, had saved the City a lot of time in identifying illegal nightly rentals. One of Staff's greatest concerns is the safety of nightly rentals, and they do not want negative publicity that could come from a safety incident. They also want a level playing field for those who do follow the law, and the City has a difficult time finding those who do not follow the law and getting them to comply.

The Council Members discussed the history of nightly rentals in Park City. City Manager Diane Foster explained that the City's revenue stream is well balanced, and they are not as concerned about tax revenue as some of the other resort communities, but health and safety is a big concern for the City. The Council Members discussed the importance of providing a level playing field for the owners.

Council Member Beerman confirmed with Ms. Wellmon that the 2,063 active nightly rental licenses include all nightly rentals. He asked how many units may be out of compliance, and Ms. Wellmon replied that it would be at least 500. Planning Director Bruce Erickson stated that they consider the Park City market to be hyper-efficient because of its proximity to the airport. They are also concerned about blended housing units where people sometimes let their friends stay, which is an unregulated activity, and at other times list them as nightly rentals. That makes it difficult to look at the actual number of units other than just a snapshot at a particular time. He did not believe they could get an accurate count, and he commented that it is not as much about counting the units as it is about developing a fair playing field.

Council Member Beerman asked which neighborhoods are not allowed to have nightly rentals by ordinance. Ms. Wellmon replied that they are prohibited in most of the Aerie and Park Meadows. Mr. Erickson explained that they are prohibited in the Residential Development (RD) Zone and the Historic Low Density (HRL) Zone, and almost the rest of the Historic District and within the resort. Council Member Simpson clarified that would include most of Park Meadows, most of the Aerie, Thayne's, Iron Canyon, and other pockets of clustered homes. Mr. Erickson noted that they have not accounted for the private agreements in the homeowners associations that allow for nightly rentals.

Council Member Matsumoto asked what laws are used in other communities that they could enact in Park City to help with this issue. Council Member Simpson commented that it was the threat of legislation more than the legislation itself in Portland that caused bed and breakfasts to come to the table and partner with the city. She also noted that Airbnb is also conducting training webinars for their hosts urging best practices.

Mr. Erickson stated that, in terms of land use regulation, the first concern is health and safety and making sure those who operate nightly rentals meet the minimum safety requirements. The second concern is minimizing impacts on residents who live in the vicinity of a nightly rental property. Third is the policy issue regarding how to deal with the loss of housing stock to nightly rentals versus delivery of services to a nightly rental guest who may spend \$500 a night compared to a resident who spends \$50 a night. He believed Planning would support destination activities as long as they do not disturb the neighborhoods.

Council Member Simpson suggested that a good place to start might be to concentrate on finding the listings in the zones where nightly rentals are prohibited. Mr. Erickson recalled that this was addressed during the Olympics, and he could look at what they did at that time. Council Member Matsumoto felt they need to address people who make a business of nightly rentals night after night or for long periods of time. Mayor Jack Thomas commented that nightly rentals change the daily nature of the neighborhoods where they occur. Council Member Beerman shared the CAST people's concern that nightly rentals are transforming the neighborhoods. He expressed concern about that bleeding out into surrounding areas, and he would like to focus on that now. Then they can talk about getting better compliance and making sure they collect the taxes. For him, the priority is how to preserve the neighborhoods.

Ms. Foster suggested that they explore with Staff what tools are available for changing this and if there are other tools that can be used to prohibit nightly rentals.

The Council Members agreed to have another study session after the CAST meeting.

WORK SESSION

Council Questions and Comments and Manager's Report

Council Member Beerman reported that he attended the Recycle Utah party. Monday is the ceremonial signing of the Mountain Accord, and he invited the Council Members to attend and sign a copy of the Accord. He reported that he attended the COSAC meeting, and they are working on recommendations for the Clark Ranch. He attended Vail's presentation on the resort merger yesterday. He noted that Jonathan Weidenhamer is working with a company called Avatech, which is developing technology to examine snow science and avalanche prevention, about relocating to Park City.

Council Member Matsumoto reported that she was in Rio de Janeiro, Brazil, a couple of weeks ago, and they are in the process of building a track system on their main street. She also saw a suspended bike path and commented that sidewalks in Rio de Janeiro are a tourist attraction. She reported that she met with some Old Town residents who brought up an issue she has heard from numerous people in Old Town regarding the number of flat roofs. She questioned whether they are getting what they wanted with "green" roofs and stated that they do not fit in well. Mr. Erickson explained that there have been some less than careful interpretations of the green roof provisions, and the Planning Department is committed to enforcing the roof design guidelines and the Code as currently written. Ms. Foster suggested that they have Mr. Erickson

address this issue in a work session. Council Member Henney stated that he would like to be very clear about the intent and whether they can meet that intent as the Code is currently written. Ms. Foster suggested that they talk about implementing a moratorium to allow them to amend the Code to clarify it.

Council Member Henney reported that he participated in the Silly Market on July 19, and it appears that the major concerns between the Silly Market and the Main Street Merchants have been resolved. He attended the Historic Park City Alliance (HPCA) Board meeting on July 21, and new concerns include the potential of driving offices off of Main Street, especially due to high lease rates. He attended the Planning Commission meeting on July 22, and the highlight was the Alice Claim. The Planning Commission directed Staff to prepare a negative recommendation. On July 24 he went to Blue Sky for Pioneer Day and their bottle-breaking celebration, and he commented that it is a beautiful facility.

Council Member Simpson reported that she attended a Wildland Policy Work Group meeting last week. They will meet two more times before the Utah League of Cities and Towns convention in September and hope to have something to present at the convention. She explained that they are trying to put together a list of things cities can do for fire prevention other than just contributing money to the insurance fund.

Mayor Jack Thomas reported that he attended the Board retreat for the Snyderville Basin Sewer District and found the discussion regarding the impact on trout interesting. He stated that they will work with the communities on getting pharmaceuticals out of the sewer system. He also attended the Quality Growth Commission meeting and field trip. A couple of neighbors complained about the noise level of the Texas Roadhouse function at the North 40 Park, and he would like to have a better understanding of the decibels. Ms. Foster offered to provide a link to the app on decibel readings. Mayor Thomas reported that he attended the branding function at Park City.

Council Member Beerman recalled that the Council Members received communication asking if they would like to sign on with the climate change project. Council Member Simpson stated that she would like to discuss it in work session first.

Mountain Accord Phase II Project Update

Ann Ober, Community Relations, reported that they are moving into Phase II of Mountain Accord. Staff and elected officials of the entities involved met today and agreed that an alternatives analysis is the correct path to use for determining how to move people from the airport to Park City. They also agreed to recommend that Summit County lead that process and manage the contract, which will be jointly managed by the seven partners and will include a public process. A second project will be the cross-connection economic and transportation study between Big Cottonwood Canyon and Park City, with the first meeting scheduled for August 10. Laynee Jones with Mountain Accord believes Park City should take the lead on that. A third project is an environmental dashboard that looks at migration patterns across the Wasatch Front and Wasatch Back and how the watersheds work together. As land is protected or developed, they will better understand the loss or gain for the environment. That project will be updated on an annual or bi-annual basis. The final project will be a trails master plan that looks at how to connect the trails from the Wasatch Front to the Wasatch Back. She verified for Council Member Simpson that the timing of the environmental dashboard project would be 18 months. Council Member Simpson suggested that Ms. Ober check with Charlie Sturgis to see if

he can find a previously created document that looked at a grand circle of trails in the surrounding area.

Presentation by the Design Team Lead by GSBS Architects on the Brew Pub Plaza

Jonathan Weidenhamer presented the staff report and explained that this item was placed on the consent agenda this evening. However, the scope of the project recently changed, and Staff recommended that they remove this item from the consent agenda and continue it to the next meeting. He stated that they want to have a process that engages the stakeholders, and this team was the best one that responded to the RFP. Mayor Thomas disclosed that he has known and worked with David Brems previously. Mr. Brems introduced the vision for the project and introduced the design team, which includes Brent Watts from Struck Design, Craig Bickers with Civitas, Clio Rayner with GSBS Architects, and Christine Richman with GSBS. He discussed the importance of this public project and stated that they want to partner with the Council in the design process and help them understand the stakeholders and all of the process involved. He explained that they want to create a great sense of identity with this project. Mr. Watts discussed the vision and process for creating the plaza and integrating the Park City brand into it. They will study who will use the plaza, how people will flow through the plaza, and how they will feel as they walk onto the plaza as they proceed with the design process. Ms. Richman explained that they will look at programming in the space in a very broad way to respond to the needs and wants of those who will come there on a daily basis. Ms. Rayner explained that they will work with stakeholders and check in with the City Council throughout the design process. She suggested that they meet with the Council again on August 20, October 22, and then review the three preferred concepts on December 17. Mr. Bickers stated that the process will be investigative and inclusive and will require a lot of dialogue to develop the project. He presented some initial ideas the design team has looked at and some of the factors they considered in developing those concepts.

Council Member Simpson believed they should involve the Public Art Advisory Board in this project early in the process. Mayor Thomas cautioned the design team to be aware of the scale of the community and understand the Code. It was suggested that the design team meet with the Council in a study session at the August 20 meeting. Council Member Simpson stated that she would be comfortable with approving the consent agenda item this evening.

Historic Preservation Quarterly Update and Mine Site Discussion

Historic Preservation Planner Anya Grahn presented the staff report and discussed the role of the Historic Preservation Consultant and the Historic Preservation Board. Council Member Simpson commented that they have previously asked the HPB if they want to be the review body or the appeal body, and each time they have strongly indicated that they want to be the appeal body. Council Member Matsumoto did not believe they strongly voted to be the appeal board, and it was her opinion that the HPB has a role in design review to provide a citizens' overlook. She also believes the citizens want that and that they can find another avenue for appeals. Ms. Foster explained that, in order to answer the question about the HPB's role, the Council probably needs a work session with additional information. The majority of the Council Members indicated that they would be interested in reconsidering the HPB's role and receiving more information.

Ms. Grahn discussed the historic district grant program and proposed changes in the program. Council Member Matsumoto commented that they cannot do much with the Historic District with the current budget, and she would like to reconsider the budget. Council Member Beerman

confirmed with Ms. Foster that it is possible for Staff to find people whose property needs to have work done and encourage them to apply for a grant. Council Member Simpson asked if they need a better flow-through between grant program money and the budgeted amount the Building Department has for building abatement. Council Member Beerman discussed using RDA funds to tackle some of the large historic preservation projects and was interested in looking at that. Council Member Simpson believe they need a philosophical discussion about spending more taxpayer dollars to do anything more than mothball a building to keep it from deteriorating further. Council Member Henney believed there is a bigger issue that needs to be explored, because he has a hard time reconciling what they are able to accomplish with the resources and Codes and ordinances in place and what they would like to accomplish. Ms. Grahn provided an update on the Intensive Level Survey of the Historic District.

Chief Building Official Chad Root explained that they have quite a few abatement challenges in the Historic District, such as homeowners throwing snow on the roof of abandoned buildings to make them collapse and a lack of caretaking of historic structures. When the Building Department gets a call about an abandoned building and tracks down the owner, if the owner has no interest in fixing up the structure, they start the process of getting them to correct the deficiencies. Ms. Grahn recalled that in 2009 Staff was directed to prepare a demolition by neglect ordinance but did not follow up with it and asked if the Council would like to direct Staff to pursue that. Council Member Beerman was supportive of that type of ordinance and would like to see an ordinance criminalizing the not-so-accidental demolitions. Council Member Simpson stated that she would like to know how many structures they are talking about. Mr. Root confirmed that there are quite a number of them. Mayor Thomas commented that, over the last several years, with lot combinations and grants, they have seen large buildings connected to smaller historic buildings and questioned whether they want that. He believed they should discuss that in terms of direction for the future.

After further discussion of historic preservation and how the Land Management Code relates to historic preservation, Council Member Simpson expressed an interest in seeing a list of priorities for historic preservation and what it would cost to stabilize the structures. Council Member Matsumoto commented that there are partners in the community who would probably be willing to help raise money and partner in that effort. Council Member Beerman agreed and noted that some of the structures are time sensitive. If something is not done, they will be gone, and he would like to understand which ones are at the greatest risk and address them. Ms. Foster explained that they need to have a funding discussion as well as a structure discussion, because right now, the City does not have enough funds to fix them all, and they need to figure out where to get the funds. Council Member Beerman recalled that in their retreat they talked about this, and historic preservation was a second tier goal. They talked about revising their grant program and protecting the historic structures, so this is nothing new. Ms. Foster replied that Staff has been working on that, and they will bring back specifics as they are developed in the future. Council Member Matsumoto asked if they have enough Staff to do all this. Ms. Foster replied that they may need to bring in outside help.

City Council-Historic Preservation Board Work Session

This item was postponed, as members of the Historic Preservation Board had not been given sufficient notice of the meeting.

REGULAR MEETING

I. ROLL CALL – Mayor Jack Thomas called the regular meeting of the City Council to order at 6:00 p.m. at the Marsac Municipal Building on Thursday, July 30, 2015. Members in attendance were Jack Thomas, Andy Beerman, Liza Simpson, Tim Henney, and Cindy Matsumoto. Dick Peek was excused. Starr members present were Diane Foster, City Manager; Matt Dias, Assistant City Manager; Mark Harrington, City Attorney; Jonathan Weidenhamer, Economic Development Manager; Bruce Erickson, Planning Director; Kirsten Whetstone, Senior Planner; Anya Grahn, Historic Preservation Planner; Roger McClain, Water Engineer; Michelle De Haan, Water Quality Program Manager; Brooke Moss, Human Resource Manager;

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

None.

III. NEW BUSINESS

1. Consideration of a Proclamation to Honor the 2015 Sister-City, Courchevel, France, Student Exchange Program

Mayor Thomas welcomed the exchange students, and each student was introduced individually. A representative of the exchange students expressed appreciation for the opportunity to participate in this program. Those who facilitated the program were also recognized.

**Council Member Simpson moved to approve New Business Item 1.
Council Member Beerman seconded.
Approved 4-0 Peek excused**

IV. PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

Sanford Melville provided background regarding the historic Dayton house and stated that he understands it is scheduled for demolition. He did not believe the Planning Department had all the information prior to approving the demolition, and he provided specific information regarding the process that led to the decision to de-list the house. He stated that the public deserves the opportunity to weigh in on that decision. He believed if the structure is demolished, it will show that Park City is not interested in historic preservation. He urged the Council to have a public hearing on the historic Dayton House, consider a moratorium on demolition in Park City, and stop the destruction in historic Park City. Mayor Thomas requested that this item come before the Council at the next meeting.

Justin Keys with Jones Waldo stated that he represents some of the neighbors of the Dayton house. He believed if there is the political will to stop the demolition, they could find the right mechanisms for that. He reviewed some of the issues regarding what occurred, especially related to the notice of the hearing not being posted seven days in advance.

Council Member Simpson commented that it is her understanding that no one has applied for a demolition permit for this house, and she would be willing to attend a special meeting if necessary to insure that no demolition occurs prior to the next Council meeting.

V. APPOINTMENTS AND RESIGNATIONS

1. Consideration of the Following Public Art Advisory Board Appointments: Kathy Kahn, Stephanie Chance Bass, and Holly Erickson, with Terms Expiring June 2017; Jocelyn Scudder, with a Term Expiring June of 2016; and Student Appointments of Samantha Bush and Jane Rider Tomlinson, with Terms Expiring June 2016
2. Consideration of the Following Recreation Advisory Board Appointments: Alisha Niswander and Sebe Zeisler, with Terms Expiring June 2018
3. Consideration of the Following Historic Preservation Board Appointments: Hope Melville, David White, Douglas Stephens, and Jack Hodgkins, with Terms Expiring July 2018

Council Member Simpson moved to approve the appointments shown in Agenda Items 1, 2, and 3.

**Council Member Matsumoto seconded.
Approved 4-0 Peek excused**

VI. CONSIDERATION OF MINUTES

1. Consideration of the Minutes for June 11, 18, and 25, 2015

Council Member Beerman moved to approve the minutes of June 11, 18, and 25, 2015.

**Council Member Henney seconded.
Approved 4-0 Peek excused**

VII. CONSENT AGENDA

1. Consideration of Authorization of the City Manager to Enter into a Professional Service Provider Agreement in a Form Approved by the City Attorney's Office with GSBS Architects in the Amount of One Hundred Ninety Nine Thousand Two Hundred Thirty-Five Dollars (\$199,235) for Phase 1 Conceptual Design
2. Consideration to Authorize the City Manager to Execute a Construction Agreement in a Form Approved by the City Attorney with MC Constructors for the 2015 Water Service Line Replacement Project in an Amount Not to Exceed \$109,500.
3. Consideration of the Horizontal Geothermal Easement for the Benefit of 2383 Lake View Court

Council Member Beerman moved to approve the consent agenda with the amended contract for Item 1.

**Council Member Simpson seconded.
Approved 4-0 Peek excused**

VIII. NEW BUSINESS – (Continued)

2. Consideration of a Resolution Authorizing the Submission of an Application for Designation as a Utah Enterprise Zone to the State of Utah Governor's Office of Economic Development

Economic Development Manager Jonathan Weidenhamer presented the staff report and recommended that the Council approve the resolution. He clarified that the zone would be placed on the Main Street and Lower Parkview Development Areas and the Bonanza Park Area, and the commercially zoned area of Prospector.

Council Member Simpson made a motion to approve the resolution authorizing the submission of an application for designation as a Utah Enterprise Zone to the State of Utah Governor's Office of Economic Development.

Council Member Beerman seconded.

Approved 4-0 Peek excused

3. Consideration to Authorize the City Manager to Execute the First Amendment to the Professional Services Agreement in a Form Approved by the City Attorney with CH2M Hill Engineers, Inc., for Judge and Spiro Tunnels Mining-Influenced-Water Treatment Evaluation Phase 1B-1 Engineering Services and for an Increase to the Agreement in an Amount Not to Exceed \$135,000; and Consideration to Authorize the City Manager to Execute the Second Amendment to the QJWTP Modifications – Water Treatment Advisory and Assistance Services Professional Services Agreement in a Form Approved by the City Attorney with Water Quality and Treatment Solutions, Inc., for Judge and Spiro Tunnels Mining-Influenced-Water Treatment Evaluation Phase 1B-1 and for an Increase to the Agreement in an Amount Not to Exceed \$55,000

Water Engineer Roger McClain presented the staff report and recommended that the Council approve the two contracts. He reported that they are still on schedule with Phase I of the project. He explained that they will proceed with the bench testing and will then come back to the Council for approval of the contract and addendum for pilot testing.

Paul Swaim with CH2M Hill reviewed the processes implemented to identify the best treatment options and the benefits of each of the seven options considered. They also looked at comparative costs of each treatment approach independent of the site location. He noted that the same alternatives are best for both drinking water and stream discharge treatment and for the Judge and Spiro tunnels.

Water Quality Program Manager Michelle De Haan explained that, as they get into bench testing and pilot testing, the costs will become more and more refined. She presented photographs of brown water coming from the Spiro mine tunnel which occurs from time to time. She described the bench testing process and explained that they will ship small quantities of water to QJWTP to determine the effectiveness of the treatment technologies. When they move on to pilot testing, they will need to either lease or procure equipment to do that testing on site.

Council Member Henney moved to approve Item 3 under New Business.

Council Member Simpson seconded.

Approved 4-0 Peek excused

4. Consideration to Authorize the City Manager to Enter into a Professional Service Provider Agreement in a Form Approved by the City Attorney's Office with Prothman in the Amount of Twenty Thousand Five Hundred Dollars (\$20,500) Plus Expenses for a Total Not to Exceed \$30,000

Human Resources Manager Brooke Moss presented the staff report and requested that the City Council approve the proposed agreement. She explained that the position is currently open and will close on August 3.

Council Member Simpson moved to authorize the City Manager to enter into a professional service provide agreement in a form approved by the City Attorney's Office with Prothman in the amount of \$20,500 plus expenses for a total not to exceed \$30,000.

Council Member Matsumoto seconded.

Approved 4-0 Peek excused

5. Consideration of a Historic District Grant for 943 Park Avenue

Ms. Grahn presented the staff report and explained that the grant program has been on hold since 2014 due to some changes in the government accounting rules. A policy was passed in January 2015, but there were questions and concerns about the program and the grant applications, so the grants were put on hold again. She requested that the Council review this grant application prior to the City modifying the grant program again. She explained that primary homeowners can get 50% reimbursable funds for the work that qualifies, a secondary homeowner can get up to 40%, and if it results in a significant upzone they get 10% more. This application is from a primary homeowner and qualifies for 50% reimbursement. She reviewed details of the grant request for this project and discussed reimbursement for a slab foundation compared to a full basement and explained that Staff recommends granting \$39,760 for this project.

Council Member Henney felt that some reimbursement should be provided for the excavation and house lifting, because that would be required regardless of the type of foundation. Council Member Beerman believed the Council would take new information on this, because they need documentation, and it should probably go back to the HPB if additional funding is requested. Mayor Thomas commented that the additional amount of excavation for a full basement is not much more than for a slab, and he believed the additional amount was reasonable. Council Member Simpson agreed with Council Member Henney and commented that she did not believe there should be a reduction just because they would gain living space. She would be willing to award the full amount without discussing it with the HPB but ask the HPB to look at the issue again and come up with a standard for a pro-rated contribution for a full basement. She would rather see someone put in a basement than put a large addition on a house. She believed they should reimburse 50% of the excavation, house lifting, and bracing the house lift. Council Member Beerman noted that only \$47,000 is currently in the fund, so they could not approve the full 50%

Council Member Beerman moved to approve the 943 Park Avenue grant request in the amount of \$47,000.

Council Member Matsumoto seconded.

Approved 4-0 Peek excused

6. Consideration of a Historic District Grant 264 Ontario Avenue

Senior Planner Kirsten Whetstone presented the staff report and explained that, when this application was made to the HPB, it was not clear where the funding would come from because of the changes in the accounting rules. The grant went to the HPB again in March, and they wanted grant reimbursement for the basement plus some additional items. When they got into the construction process they found other structural work that needed to be done, including additional work due to a roof fire, and the HPB believed that additional work should be included. It was determined that \$30,000 would be funded through the Main Street RDA, and additional funding would require a budget amendment.

The Council Members discussed the Main Street RDA funding, and Council Member Simpson suggested that they award the \$30,000 now and table the remainder of the request until they get clarity as to whether they can use additional funds. She did not want to re-open the budget for this grant. Council Member Henney agreed with Council Member Simpson. Council Member Matsumoto did not believe there was a precedent for giving a second grant and suggested that they delay this until they get information about additional funding. Ms. Whetstone explained the HPB's recommendation and the additional request based on the additional structural work which resulted in Staff's recommendation of \$67,928.

Council Member Simpson moved to approve a Historic District Grant for 264 Ontario Avenue in the amount of \$67,928 on the condition that the budget allows for more than \$30,000 to be spent without a budget amendment and with a condition that a preservation easement be recorded on the property.

Council Member Henney seconded.

Approved 4-0 Peek excused

7. Consideration of an Ordinance Amending the 940 Empire Avenue Plat Pursuant to Findings of Fact, Conclusions of Law, and Conditions of Approval in a Form Approved by the City Attorney

Planner Christy Alexander presented the staff report for the combination of one and a half existing lots into one lot of record. Staff recommended that the County Council approve the plat amendment.

Mayor Thomas opened the public hearing. There was no public comment. Mayor Thomas closed the public hearing.

Council Member Matsumoto moved to approve the 940 Empire Avenue Plat amendment based on the findings of fact, conclusions of law, and conditions of approval as found in the draft ordinance.

Council Member Beerman seconded.

Approved 4-0 Peek excused

8. Consideration of an Ordinance Amending the 222 Sandridge Avenue Plat Pursuant to Findings of Fact, Conclusions of Law, and Conditions of Approval in a Form Approved by the City Attorney

Ms. Whetstone presented the staff report for this request to remove the interior lot lines of the three lots that exist for this historic structure and create one lot of record so the owner can restore the house. Staff recommended that the Council approve the proposed plat amendment.

Mayor Thomas opened the public hearing. There was no public comment. Mayor Thomas closed the public hearing.

Council Member Beerman moved to approve an ordinance amending the 222 Sandridge Avenue Plat pursuant to the findings of fact, conclusions law, and conditions of approval.

**Council Member Henney seconded.
Approved 4-0 Peek excused**

9. Consideration of the 52 and 58 Silver Strike Seventh Supplemental Plat for Belles at Empire Pass Condominiums Pursuant to Findings of Fact, Conclusions of Law, and Conditions of Approval in a Form Approved by the City Attorney

Ms. Whetstone presented the staff report and explained that this was part of the Village at Empire Pass Master Planned Development which required a condominium plat. As they complete construction of the condominiums, they need to do a supplemental plat to memorialize the as-built conditions, which allows Staff and the developers to keep track of the unit equivalents. Staff recommended that the Council approve the proposed supplemental plat.

Mayor Thomas opened the public hearing. There was no public comment. Mayor Thomas closed the public hearing.

Council Member Matsumoto moved to approve the 52 and 58 Silver Strike Seventh Supplemental Plat for Belles at Empire Pass Condominiums pursuant to the findings of fact, conclusions of law and conditions of approval in a form approved by the City Attorney.

**Council Member Henney seconded.
Approved 4-0 Peek excused**

IX. ADJOURNMENT

**Council Member Henney moved to adjourn.
Council Member Simpson seconded.
Approved 4-0 Peek excused**



DATE: July 30, 2015

TO HONORABLE MAYOR AND COUNCIL

City Council has an interest in meeting with each Board and Commission for the purpose of meeting all of the individuals who serve as well as provide a forum to discuss issues and/or questions.

Because Planning staff needs to update City Council on historic preservation-related activities, staff thought it would be helpful to schedule the work session on staff-level historic preservation activities be followed by the Joint Meeting between the City Council and the Historic Preservation Board (HPB). The HPB is invited to attend for the work session, as they may find it interesting and relevant. Should City Council wish to change Council direction given in the worksession, based on input received from the Historic Preservation Board during the joint meeting, Council may do that either after the Joint Meeting or at a future City Council meeting.

Respectfully:

Anya Grahn, Planner II



City Council Staff Report

Subject: Joint Meeting of City Council & Historic Preservation Board
Author: Anya Grahn, Historic Preservation Planner
Department: Planning
Date: July 30, 2015
Type of Item: Work Session followed by a Joint Meeting

Executive Summary:

City Council has an interest in meeting with each Board and Commission for the purpose of meeting all of the individuals who serve as well as provide a forum to discuss issues and/or questions.

Because Planning staff needs to update City Council on historic preservation-related activities, staff thought it would be helpful to schedule the work session on staff-level historic preservation activities to be followed by the Joint Meeting between the City Council and the Historic Preservation Board (HPB). The HPB is invited to attend for the work session, as they may find it interesting and relevant. Should City Council wish to change Council direction given in the work session, based on input received from the Historic Preservation Board during the joint meeting, Council may do that either after the Joint Meeting or at a future City Council meeting.

Acronyms in this Report:

Historic Preservation Board	HPB
Cooper Roberts Simonsen Associates	CRSA
Intensive level survey	ILS
National Park Service	NPS
Vernacular Architecture Forum	VAF

Historic Preservation Board Members

Meet the Current Historic Preservation Board (HPB) members:

- Hope Melville (7/15-7/18)
- Puggy Holmgren (9/14-9/17)
- David White (7/15-7/18)
- Lola Beatlebrox (09/14 – 09/17)
- Cheryl Hewett (09/14 – 09/17)
- Douglas Stephens (7/15-7/18)
- Jack Hodgkins (7/15 -7/18)

Purposes and Duties of the Historic Preservation Board (HPB):

The purposes of the HPB are (LMC 15-11-5):

- (A) To preserve the City’s unique Historic character and to encourage compatible design and construction through the creation, and periodic update of

comprehensive Design Guidelines for Park City's Historic Districts and Historic Sites;

- (B) To identify as early as possible and resolve conflicts between the preservation of cultural resources and alternative land Uses;
- (C) To provide input to staff, the Planning Commission and City Council towards safeguarding the heritage of the City in protecting Historic Sites, Buildings, and/or Structures;
- (D) To recommend to the Planning Commission and City Council ordinances that may encourage Historic preservation;
- (E) To communicate the benefits of Historic preservation for the education, prosperity, and general welfare of residents, visitors and tourists;
- (F) To recommend to the City Council Development of incentive programs, either public or private, to encourage the preservation of the City's Historic resources;
- (G) To administer all City-sponsored preservation incentive programs;
- (H) To review all appeals on action taken by the Planning Department regarding compliance with the Design Guidelines for Park City's Historic Districts and Historic Sites; and
- (I) To review and take action on all designation of Sites to the Historic Sites Inventory Applications submitted to the City.

In addition to those listed above, the duties of the HPB also include (LMC 15-11-6):

- (A) Participate in the design review of any City-owned projects located within the designated Historic District.
- (B) Recommend to the City Council the purchase of interests in Property for purposes of preserving the City's cultural resources.
- (C) Recommend to the Planning Commission and the City Council zoning boundary changes for the district to preserve the historical integrity of the Area. Subdivision, Conditional Uses and planned unit Development Applications must continue to be acted upon by the Planning Commission.
- (D) Provide advice and guidance on request of the Property Owner or occupant on the construction, restoration, alteration, decoration, landscaping, or maintenance of any cultural resource, Historic Site, and Property within the Historic District, or neighboring Property within a two (2) block radius of the Historic District.

Planning Staff Current Ongoing Projects:

- ***Historic District Grant Program***

Staff is currently working on restructuring the grant program and is proposing a needs-based monetary approach. Such an approach will maximize the impact of the grant money. There have been for large monetary amounts awarded to some grant applicants in recent years. Staff is proposing that the City identify and prioritize those historic properties most endanger of being lost, contact property owners and encourage them to apply for grant funds. Staff predicts that this approach will allow the grant program to fund smaller, isolate projects rather than total renovations of historic house. Further, a preservation easement will be recorded against any property receiving grants and the easement will run with the land in perpetuity.

There are currently two (2) outstanding grants—943 Park Avenue and 264 Ontario—which have been on hold while we restructure the grant program. These grant requests will be reviewed by City Council at the July 30, 2015 meeting.

- ***CRSA's Intensive Level Survey (ILS)***

City Council authorized the City Manager to execute a contract with Cooper Roberts Simonsen Associates (CRSA) for consulting services for historic preservation and an intensive level survey (ILS) of the Main Street National Register district. CRSA completed their research for the Main Street ILSs this winter, and they are currently working on the Mining Era residential neighborhoods. They also updated the Marsac School's (City Hall) National Register nomination to reflect the 2008-2009 renovation, and the State Historic Preservation Review Board forwarded a positive nomination to the National Park Service (NPS) in Washington, D.C., on April 16, 2015. The Marsac School was re-reviewed in July 2015 and maintained its listing on the National Register.

- ***2017 Vernacular Architecture Forum (VAF) Conference***

Staff is working closely with University of Utah Professor Emeritus Tom Carter as well as representatives from Utah Heritage Foundation, SWCA, CRSA, the LDS Church, and other municipalities to plan the 2017 VAF Conference in Salt Lake City. As part of the conference, 100 conference attendees will be participating in a one-day tour to Park City on June 1, 2017. This conference attracts academics, professional preservationists, architects, and planners, as well as government representatives.

- ***Mine Sites***

Staff has been collaborating with Vail and other entities to determine ways in which to stabilize and preserve the extant structures, buildings, and complexes representative of our Mining Era. Staff will be providing a thorough update and asking for City Council input on this subject at today's work session. First tour to Daly-Judge Alliance and Silver King sites was in September 2013.

Would the HPB and City Council be interested in staff organizing a second tour of the mine sites with the Park City Museum and Utah State History?

- ***Annual Historic Preservation Board (HPB) Award***

Since 2011, the HPB has honored projects in the community for their exemplary historic preservation. The Board has agreed that the HPB Preservation Award should not compete with any of the Historical Society's awards, but complement the existing joint preservation efforts already taking place and highlight the *Design Guidelines for Historic Districts and Historic Sites* by which all development in the Historic Districts must comply. The 2014 award was granted to the restored garage at 101 Prospect Avenue in May.

- **Updates to the Design Guidelines**

Following the adoption of the 2009 Design Guidelines, staff committed to reviewing and evaluating the effectiveness of the guidelines on an annual basis. Staff reviewed a proposed outline for updating the Design Guidelines with the HPB in January 2015. Staff intends to begin reviewing specific guidelines and sections with the HPB during the fall of 2015.

- **Updates to the Historic Sites Inventory (HSI)**

One of the goals of the CRSA ILS is to ensure that the Planning Department has a comprehensive list of historic properties in Park City based upon an intensive level survey (the existing list is based on a 2009 reconnaissance level survey). Since March 2015, staff has been reviewing updates to the HSI with the help of the HPB. Thus far, staff has nominated three (3) additional houses and two (2) accessory structures to the HSI. Going forward, staff will continue recommend updates to the HPB to amend the HSI to include changes in designation (significant to landmark, or vice versa), clarify the historic designation of accessory structures, and add any additional historic sites that may not have been included in the 2009 adopted Historic Sites Inventory.

- **We ♥ Our Historic District Open House**

The Historic Preservation Board and staff hosted a “We ♥ the Historic District” open house on Wednesday, February 18th in City Council Chambers. As part of a series of meetings to kick-off the HPB’s review of the *Design Guidelines for Historic Districts and Historic Sites*, the purpose of this Valentine’s Day-themed event was to provide an opportunity for the public to:

- Provide input on the existing *Design Guidelines*
- Learn more about doing work in Old Town and application processes
- Meet the Historic Preservation Board
- Discuss their concerns and questions with staff
- Share their appreciation of the Historic District

More than 75 people attended the open house to meet with staff and members of the Historic Preservation Board.

Department Review:

This report has been reviewed by the City Manager and the Legal Department.

Issues to Discuss and Resolve

The meetings of March 4 and April 1, 2015 raised a number of unresolved issues that require discussion and resolution. Some issues seemed to raise confusion and require clarification. I have reviewed the minutes and developed list below. Since I will not be able to attend the next meetings, including the joint meeting of Council/Board, I would like these issues entered into the record for the purpose of seeking public input, Board/Council discussion and resolution:

Preservation plan and physical conditions report policy

- Reimbursement up to \$3000, \$1500 for each
- Not part of the grant
- Part of HDDR: Not required to be approved by HPB before grant funding because this work needs to be done prior to grant application

Position Statement: I would just like this clarified as my understanding. It seems like a reasonable policy to me.

Roofing—when is it warranted to cover roofing?

Position statement: The consensus of Board discussion for 264 Ontario was to cover the roofing expenses at 50% because of the historical fire damage. Are there other situations when roofing should also be covered?

Exterior Painting – when is it warranted to cover painting and when not?

Position statement: The consensus of Board discussion for 264 Ontario was to cover the roofing expenses at 50% in order to preserve historical siding. Are there other situations when painting should also be covered?

Basement vs. slab policy—Are they really the same price? Do we favor the full basement or not because it's more expensive? Or not because it's extra living space? Is there a Level Playing field concept at play here?

Position statement: I defer to the Board/Council decision on this.

Grant comparisons

When is it warranted to compare two grants with each other or contrast two grants against each other? When grant applications are examined separately because of the time they are submitted, their merits, costs, etc. are not compared with other grants point by point. However, the grants discussed in March and April were compared against each other. Is this a competitive award process? Or is this a merit process? Are we evaluating against standards (guidelines) or using two presentations as measurements against each other? Let's be sure of what we're doing here.

Position statement: I would like to see grants compared against a standard/guidelines, not each other.

FUNDING

How much money does the grant program have? City Councilors have implied that grant funding is open-ended – Here’s the budget but come to us if you think the grantee deserves more. But is this really a practical and practicable policy? Moreover there appear to be inequities in the “system” based on Ms. Meintsma’s public input on August 5th

There are certain RDAs that have more money than others and a “gap area in Old Town” that has no grant pool at all. We need to dial in on this issue with City Council.

Position statement: I defer to City Council decision on this.

Respectfully submitted,
Lola Beatlebrox
HPB Board member
8.7.2015



Historic Preservation Board Staff Memo

Subject: Pending H-District Ordinance
Author: Anya Grahn
Department: Planning Department
Date: September 2, 2015
Type of Item: HPB Update

Background:

On August 6, 2015, the City Council directed the Planning Department to move forward with a pending ordinance. The purpose of the pending ordinance is to expand the Historic Sites Inventory criteria to include the following terms:

- Any structure that has received a historic grant from the City;
- Has previously been on the Historic Site Inventory or listed as significant or contributory on any recognizant or other historic survey;
- Or despite non-historic additions retain its historic scale, context, materials in a manner and degree which can reasonably be restored to historic form.

In addition, the pending ordinance is also to amend Land Management Code to include demolition permits for all structures in a Historic District to be reviewed by the Historic Preservation Board.

Ordinance No. _____

**AN ORDINANCE AMENDING THE LAND MANAGEMENT CODE
SECTION 15, CHAPTER 11 AND ALL HISTORIC ZONES TO EXPAND THE
HISTORIC SITES INVENTORY AND REQUIRE REVIEW BY THE HISTORIC
PRESERVATION BOARD OF ANY DEMOLITION PERMIT IN A HISTORIC DISTRICT**

WHEREAS, the Land Management Code was adopted by the City Council of Park City, Utah to promote the health, safety and welfare of the residents of Park City; and

WHEREAS, it is in the best interest of the community to periodically amend the Land Management Code to reflect the goals and objectives of the City Council and to align the Code with the Park City General Plan; and

WHEREAS, the City Council finds that the proposed changes to the Land Management Code are necessary to supplement existing zoning regulations to protect Historic structures and the economic investment by owners of similarly situated property (currently Historic);

WHEREAS, Park City was originally developed as a mining community and much of the City's unique cultural identity is based on the historic character of its mining era buildings;

WHEREAS, these buildings are among the City's most important cultural, educational, and economic assets;

WHEREAS, the demolition of potentially historic buildings would permanently alter the character of a neighborhood, community and City;

WHEREAS, individual members of the Historic Preservation Board, ("HPB") the official body to review matters concerning the historical designation and design of buildings within the City, and several members of the public have requested that the Council reconsider the sufficiency of the Historic Building Inventory;

WHEREAS, the pending amendments to the Land Management Code ("LMC") and the Historic District Guidelines and any revisions to the Historic Building Inventory are expected to be completed within the next six months;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Park City, Utah, that:

SECTION 1. AMENDMENTS. The recitals above are incorporated herein as findings of fact. The Land Management Code, Title 15 of the Municipal Code of Park City, is hereby amended as follows:

- A. Amendment to Section 15-11-10(A) (2): **SIGNIFICANT SITE.** Any Buildings (main, attached, detached or public), Accessory Buildings and/or Structures

may be designated to the Historic Sites Inventory as a Significant Site if the Planning Department finds it meets all the criteria listed below:

- (a) It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and
 - (b) It retains its ~~Essential~~ Historical Form, ~~meaning there are no major alterations that have destroyed the Essential Historical Forms demonstrated by any of the following: it previously received a historic grant from the City; or it has previously been listed on the Historic Site Inventory; or it was listed as Significant or Contributory on any reconnaissance or other historic survey; or despite non-historic additions it retains its historic scale, context, materials in a manner and degree which can reasonably be restored to Essential Historical Form.~~ Major alterations that destroy the Essential Historical Form include:
 - ~~(i) — Changes in pitch of the main roof of the primary façade if 1) the change was made after the Period of Historic Significance; 2) the change is not due to any structural failure; or 3) the change is not due to collapse as a result of inadequate maintenance on the part of the Applicant or a previous Owner, or~~
 - ~~(ii) — Addition of upper stories or the removal of original upper stories occurred after the Period of Historic Significance, or~~
 - ~~(iii) — Moving it from its original location to a Dissimilar Location, or~~
 - ~~(iv) — Addition(s) that significantly obscures the Essential Historical Form when viewed from the primary public Right of Way.~~
 - (c) It is important in local or regional history, architecture, engineering, or culture associated with at least one (1) of the following:
 - (i) An era of Historic importance to the community, or
 - (ii) Lives of Persons who were of Historic importance to the community, or
 - (iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.
- (3) Any Development involving the Reconstruction of a Landmark Site or a Significant Site that is executed pursuant to Section 15-11-15 of this code shall remain on the Park City Historic Sites Inventory and shall be listed as a Significant Site.

B. New Section. The following section shall be added to Land Management

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Code Title 15, all Historic Zoning Districts Chapters 2.1, 2.2, 2.3, 2.4, 2.5, 2.6 and Chapter 11:

Final Review by Historic Preservation Board. Any application for any demolition permit as defined by the IBC, which includes reconstruction, disassembly, and panelization for demolition of any Building (main, attached, detached, or public), Accessory Building, and/or Structure in which any part of the structure was constructed before 1975 in a Historic District zone must be reviewed by the Historic Preservation Board. Nothing in this section adds any additional criteria or standards to existing Land Management Code or International Building Code sections governing the issuance of such permit. Review by the Board is limited to determination that demolition of such Building (main, attached, detached, or public), Accessory Building, and/or Structure is in conformance with applicable code. If non-compliance is determined, the application shall be remanded to the applicable authority. Planning staff shall review demolition applications of interior elements that (1) have no impact on the exterior of the structure; or (2) are not structural in nature; or (3) the scope of work is limited to exploratory demolition.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

SECTION 3. EFFECT ON EXISTING APPLICATIONS/PERMITS. Any Complete Application for any demolition permit or CAD received prior to Friday, August 7, 2015, shall not be affected by this amendment. Any currently valid permits or CAD which have been issued by the Building and Planning Departments prior to the adoption of this Ordinance shall not be affected by this amendment.

PASSED AND ADOPTED this ____ day of September, 2015.

PARK CITY MUNICIPAL CORPORATION

Mayor Jack Thomas

Attest:

City Recorder's Office

Approved as to form:

Mark D. Harrington, City Attorney



Planning Department

Historic Preservation Board Staff Report

Author: Christy Alexander, AICP, Planner II
Subject: Demolition Review
Address: 539 Park Ave
Project Number: PL-15-02891
Date: September 2, 2015
Type of Item: Administrative – Demolition Determination

Summary Recommendation:

Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and approve the demolition of non-historic material on a rear deck at 539 Park Ave.

Topic:

Address: 539 Park Avenue
Designation: Landmark Site
Applicant: Afkhani Nozar Trustee, owner/Jim Bergen, representative
Proposal: The applicant intends to remove non-historic wood from the rear deck and install new wood to repair the deck.

Background:

On August 6, 2015, the City Council directed the Planning Department to move forward with a pending ordinance. The purpose of the pending ordinance is to expand the Historic Sites Inventory criteria to include the following terms:

- Any structure that has received a historic grant from the City;
- Has previously been on the Historic Site Inventory or listed as significant or contributory on any recognizant or other historic survey;
- Or despite non-historic additions retain its historic scale, context, materials in a manner and degree which can reasonably be restored to historic form.

In addition, the pending ordinance is also to amend Land Management Code to include demolition permits for all structures in a Historic District to be reviewed by the Historic Preservation Board

On August 11, 2015 the applicant submitted a Historic District Design Review Pre-application (HDDR-Pre) for the removal of the non-historic wood material from the rear deck and replace it with similar wood material as well as additional footings and supports to the deck.

Analysis:

Staff finds that the proposed work is a minor alteration having little or no negative impact on the historic character of the surrounding neighborhood or the Historic District.

The wood material that is being removed from the rear deck is non-historic and is not visible from the streetscape.

Recommendation:

Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and approve the demolition of non-historic material on a rear deck at 539 Park Ave.

Finding of Fact:

1. The property is located at 539 Park Ave.
2. The historic house is listed as a Landmark Site on the Historic Sites Inventory.
3. On August 11, 2015 the applicant submitted a Historic District Design Review Pre-application (HDDR-Pre)
4. The applicant is proposing to remove the non-historic wood material from the rear deck and replace it with similar wood material as well as additional footings and supports to the deck.
5. No historic material will be removed.

Conclusions of Law:

1. The proposal complies with the 2009 Park City Design Guidelines for Historic Districts and Historic Sites as conditioned.
2. The proposed building meets the applicable Historic District Design Guidelines for Historic Sites as well as applicable Universal Design Guidelines.
3. The proposal complies with the Land Management Code requirements pursuant to the HR-1 District and the pending ordinance.

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the proposal stamped in on August 11, 2015. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
2. An HDDR review or a Waiver by the Planning Director is required for the approved design before a Building Permit can be issued by the Building Department.

Exhibits:

Exhibit A – Proposed Work

Exhibit B – Photographs of the non-historic rear deck

Exhibit C – Historic Sites Inventory Form

EXHIBIT A

Project Description

Re-enforcing the existing back deck
per structural engineering design
dated 7-28-15

Scope of Work

1. 2x8 support members sistered to existing 2x6's
2. 2x10 " " " " " 2x6's
3. Additional footing to support existing glulam beam





Tuesday, July 28, 2015

Nariman Afkhami
539 Park Ave
Park City, UT 84060

RE: DECK EVALUATION FOR 539 PARK AVE, PARK CITY, UT

As per your request I evaluated the deck for the residence located at 539 Park Ave, Park City, Utah. The existing deck framing consists of 2x6 joists at 16" o.c. The deck was evaluated using the following loads:

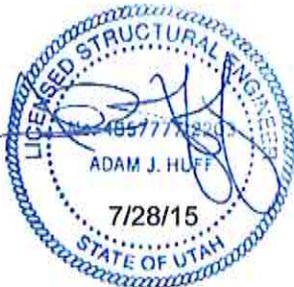
1. 119 psf snow load
2. 12 psf dead load
3. 185 psf hot tub load

It was found that the existing deck framing does not have adequate capacity to support the required loads. It is my recommendation that the following supports be added, according to sheets S1.2 and S5.3 in order for existing framing to safely and adequately support the new hot tub:

1. 2x8 support members sistered to existing 2x6's
2. 2x10 support members sistered to existing 2x6's
3. Additional footing to support existing glulam beam.

I can be reached at 435-654-6600 extension 123 with any questions.

Respectfully,



Adam Huff, S.E.
Epic Engineering P. C.



Heber City, UT 435-654-6600

West Valley, UT 801-955-5695

Williston, ND 701-774-5209

Rapid City, SD 605-791-7131

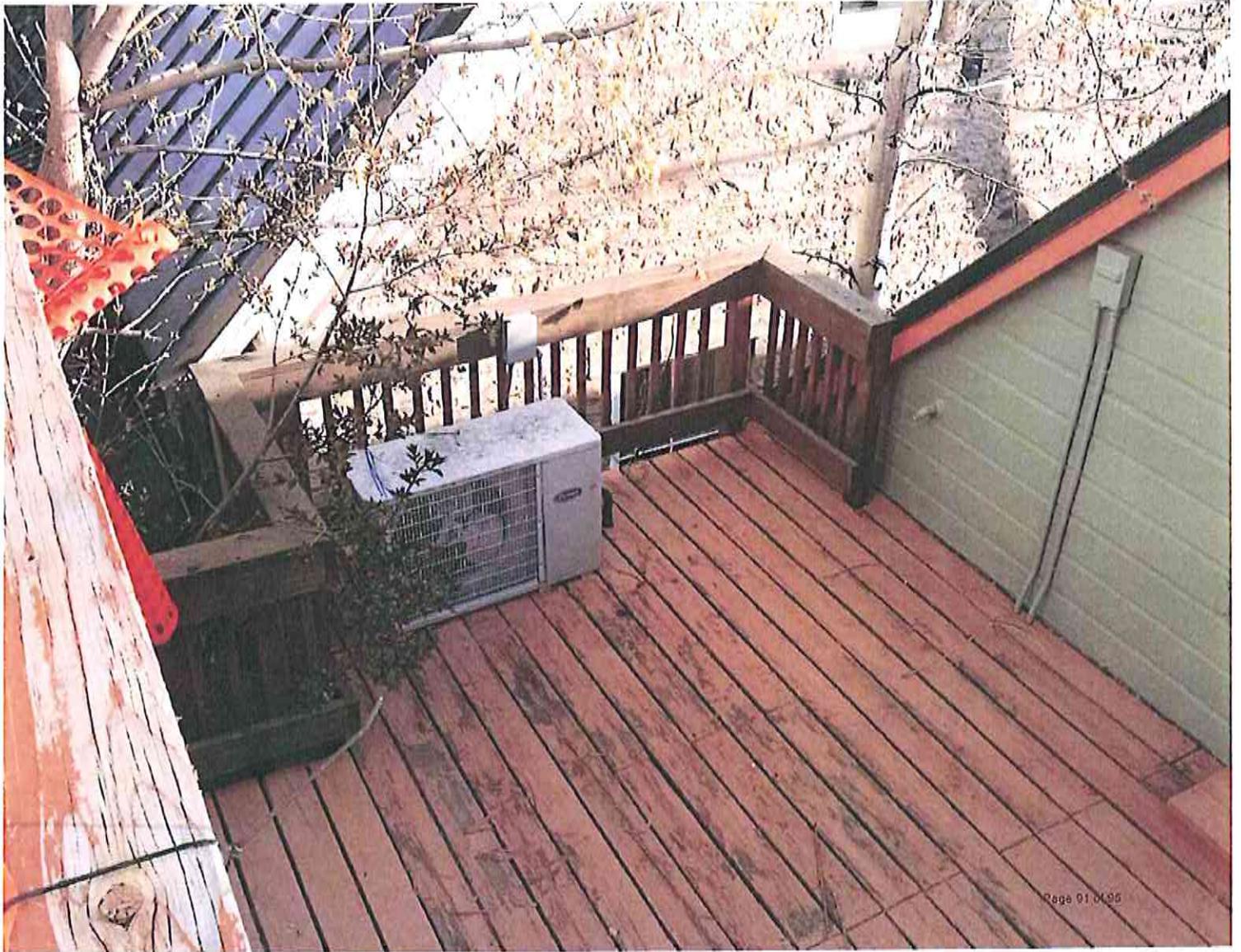
Vernal, UT 435-781-2113

Mesa, AZ 480-309-6501

www.epiceng.net



EXHIBIT B



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HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: Julius Frankel House

Address: 539 Park Ave

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-77

Current Owner Name: AFKHAMI NARIMAN TRUSTEE

Parent Parcel(s):

Current Owner Address: 15051 N KIERLAND BLVD STE 200, SCOTTSDALE, AZ 85254

Legal Description (include acreage): ALL LOTS 9 BLK 5 PARK CITY SURVEY CONT 0.04 AC

2 STATUS/USE

Property Category

- checkbox building(s), main
checkbox building(s), attached
checkbox building(s), detached
checkbox building(s), public
checkbox building(s), accessory
checkbox structure(s)

Evaluation*

- checkbox Landmark Site
checkbox Significant Site
checkbox Not Historic

Reconstruction

- Date:
Permit #:
checkbox Full checkbox Partial

Use

- Original Use: Residential
Current Use: Residential

*National Register of Historic Places: checkbox ineligible checkbox eligible
checkbox listed (date:)

3 DOCUMENTATION

Photos: Dates

- checkbox tax photo:
checkbox prints:
checkbox historic: c.

Research Sources (check all sources consulted, whether useful or not)

- checkbox abstract of title
checkbox tax card
checkbox original building permit
checkbox sewer permit
checkbox Sanborn Maps
checkbox obituary index
checkbox city directories/gazetteers
checkbox census records
checkbox biographical encyclopedias
checkbox newspapers
checkbox city/county histories
checkbox personal interviews
checkbox Utah Hist. Research Center
checkbox USHS Preservation Files
checkbox USHS Architects File
checkbox LDS Family History Library
checkbox Park City Hist. Soc/Museum
checkbox university library(ies):
checkbox other:

Drawings and Plans

- checkbox measured floor plans
checkbox site sketch map
checkbox Historic American Bldg. Survey
checkbox original plans:
checkbox other:

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.
Carter, Thomas and Goss, Peter. Utah's Historic Architecture, 1847-1940: a Guide. Salt Lake City, Utah: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.
McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1998.
Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.
Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.



4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Pyramid House

No. Stories: 1 1/2

Additions: checkbox none checkbox minor checkbox major (describe below) Alterations: checkbox none checkbox minor checkbox major (describe below)

Number of associated outbuildings and/or structures: checkbox accessory building(s), # ____; checkbox structure(s), # ____.

General Condition of Exterior Materials:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.):
- Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Site: Stone retaining wall runs the length of frontage with interruption for exterior steps.

Foundation: Tax cards-1949 & 1957—indicate no foundation; not verified.

Walls: Drop siding

Roof: Truncated gable roof form sheathed in standing seam metal.

Windows/Doors: Large casement with decorative fixed transom and paired double-hung sash type.

Essential Historical Form: Retains Does Not Retain, due to:

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates—known or estimated—when alterations were made): This 1 ½ story frame pyramid house remains as it was described in the 1983 National Register nomination (see Structure/Site Form, 1983). The roofing materials has been altered, but it is a minor alteration and does not affect the site's original character.

Setting (The physical environment—natural or manmade—of a historic site. Describe the setting and how it has changed over time.): The setting remains as it is seen in both the NR nomination and early photographs. A stone retaining wall extends the length of the frontage and is interrupted for center exterior steps.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The Pyramid house is one of the three most common house types built in Park City during the mining era.

This site was nominated to the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*, but was not listed because of the owner's objection. It was built within the historic period, defined as 1872 to 1929 in the district nomination. The site retains its historic integrity and would be considered eligible for the National Register as part of an updated or amended nomination. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1903¹

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:



¹ NR nomination.

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.²

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: Northeast elevation (primary façade). Camera facing southwest, 2006.

Photo No. 2: Northeast elevation (primary façade). Camera facing southwest, 1995.

Photo No. 3: North oblique. Camera facing south, 1983.

Photo No. 4: North oblique. Camera facing south, tax photo.

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.



**SERIAL NO.
RE-APPRAISAL CARD (1940 APPR. BASE)**

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building Res Street No. 539 Park Ave

Schedule	Class	Type	1-2-3-4	Cost \$	X	%
1	4			1296	\$ -	\$ 3092
					\$	\$
					\$	\$

No. of Rooms 6 Condition _____

Description of Building	Add	Deduct
Foundation—Stone <u>130 @ 115</u> Conc. <input checked="" type="checkbox"/> None <input checked="" type="checkbox"/>		159
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Cab.</u> Mat. <u>Shg</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>120' @ 1.75</u> <u>210</u>		
Rear _____ @ _____		
Cellar—Basmt'— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Dirt</u>		
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— Class _____ Tub _____ Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____		
Heat—Stove <input checked="" type="checkbox"/> H. A. <input checked="" type="checkbox"/> Steam <input checked="" type="checkbox"/> S. <input checked="" type="checkbox"/> Blr. <input checked="" type="checkbox"/> Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <input checked="" type="checkbox"/> Hd. Wd. <input checked="" type="checkbox"/> Conc. _____		
Cabinets <u>1</u> Mantels _____		125
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____ <u>1 br. direct 6 @ 15.00</u>		90
<u>CR 1 M ST DA</u>		
Total Additions and Deductions	210	394
Net Additions or Deductions	-210	3092

Ave Age <u>48</u> Yrs. by <input checked="" type="checkbox"/> Est. Owner <input checked="" type="checkbox"/> Tenant <input checked="" type="checkbox"/> Neighbors <input checked="" type="checkbox"/> Records	REPRODUCTION VALUE	\$ 2908
	Depr. <u>1-2-3-4-5-6</u> <u>61/79</u>	\$
	Reproduction Val. Minus Depr.	\$ 1134
Remodeled _____ Est. Cost _____	Remodeling Inc. _____	\$
Garage—S <u>8</u> C _____ Depr. 2% 3% _____	Obsolescence _____	\$
Cars _____ Walls _____	Out Bldgs. _____	\$
Roof _____ Size <u>x</u> Age _____		\$
Floor _____ Cost _____	Depreciated Value Garage _____	\$
Remarks <u>Built 1862 4000 Ave</u> <u>Used 1941</u>	Total Building Value	\$

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Appraised 10/1949 By CAC & AF

Serial No. PC 77

Location _____
 Kind of Bldg. Roa St. No. 529 Park Ave
 Class 4 Type 1 2 3 4 Cost \$ _____ X _____ %
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		1296		\$ 2629
	x x				
	x x				
 Gar.—Carport — x — Flr. — Walls — Cl. —
 Description of Buildings | Additions
 Foundation—Stone _____ Conc. _____ None
 Ext. Walls Siding
 Insulation—Floors _____ Walls _____ Clgs. _____
 Roof Type Asph Mtl. Shig
 Dormers—Small _____ Med. _____ Large _____
 Bays — Small _____ Med. _____ Large _____
 Porches—Front _____ @ 175 210
 Rear _____ @ _____
 Porch _____ @ _____
 Metal Awnings _____ Mtl. Rail _____
 Basement Entr. _____ @ _____
 Planters _____ @ _____
Cellar-Bamt. — ¼ ½ ¾ Full Floor dust 70
 Bamt. Apt. _____ Rooms Fin. _____ Unfin. _____
 Attic Rooms Fin. _____ Unfin. _____
 Plumbing { Class 1 Tub 1 Trays _____
 Basin 1 Sink 1 Toilet 1
 Wtr. Sfr. _____ Shr. St. _____ O.T. _____
 Dishwasher _____ Garbage Disp. _____ 350
 Built-in-Appliances _____
 Heat—Stove _____ H.A. Steam _____ Stkr. Flr.
 Oil _____ Gas Coal Pipeless _____ Radiant _____ 379
 Air Cond. _____
 Finish—Fir Hd. Wd. _____
 Floor—Fir Hd. Wd. _____ Other _____
 Cabinets 1 Mantels _____
 Tile — Walls _____ Wainseot _____ Floors _____
 Storm Sash—Wood D. _____ S. _____; Metal D. 1 S. _____ 45
 Total Additions 1054
 Year Built _____ Avg. Age 56 Current Value \$ 3683
 Commission Adj. _____ %
 Inf. by { Owner - Tenant - Neighbor - Record - Est. Bldg. Value
 Depr. Col. (1 2 3 4 5 6 31) %
 Remodel Year _____ Est. Cost _____ Current Value Minus Depr. \$ 1141
 Garage — Class _____ Depr. 2% 3% Carport — Factor _____
 Cars _____ Floor _____ Walls _____ Roof _____ Doors _____
 Size — x _____ Age _____ Cost _____ x _____ %
 Other _____
 Total Building Value \$ _____

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PL 77
Serial Number

OF
Card Number

Owners Name _____

Location _____

Kind of Bldg. Res St. No. 539 Park Ave

Class 4 Type 1 2 3 4. Cost \$ _____ X _____ %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	1296	4.60	\$ 5976	\$
	x x				
	x x				

Att. Gar.—C.P. Flr. _____ Walls _____ Cl. _____

Description of Buildings Additions Additions

Foundation—Stone _____ Conc. _____ Sills _____

Ext. Walls Sid (A)

Roof Type GAB Mtl. Shg.

Dormers—Small _____ Med. _____ Large _____

Bays—Small _____ Med _____ Large _____

Porches—Front 120 @ 125 150

Rear _____ @ _____

Porch _____ @ _____

Planters _____ @ _____

Ext. Base. Entry _____ @ _____

Cellar Bsmt. — 1/4 1/2 3/4 Full _____ Floor Part 30

Bsmt. Gar. _____

Basement—Apt. _____ Rms. _____ Fin. Rms. _____

Attic Rooms Fin. _____ Unfin. _____

Plumbing { Class 1 Tub. 1 Trays _____ 550

Basin 1 Sink 1 Toilet 1

Wtr. Sfr. _____ Shr. St. _____ O.T. _____

Dishwasher _____ Garbage Disp. _____

Heat—Stove _____ H.A. _____ FA X HW _____ Stkr _____ Elec. _____ 449

Oil _____ Gas X Coal _____ Pipeless _____ Radiant _____

Air Cond. — Full _____ Zone _____

Finish—Fir. ✓ Hd. Wd. _____ Panel _____

Floor—Fir. ✓ Hd. Wd _____ Other _____

Cabinets 1 Mantels _____

Tile—Walls _____ Wainscot _____ Floors _____

Storm Sash—Wood D. _____ S. _____; Metal D. 1 S. _____ 30

Awnings — Metal _____ Fiberglass _____

Total Additions 1259

Year Built 1901 Avg. 1901 Replacement Cost 7234

Age 2. Obsolescence _____
Adj. Bld. Value _____
Conv. Factor 1.15

Replacement Cost—1940 Base _____

Depreciation Column 2 3 4 5 6 _____

1940 Base Cost, Less Depreciation _____

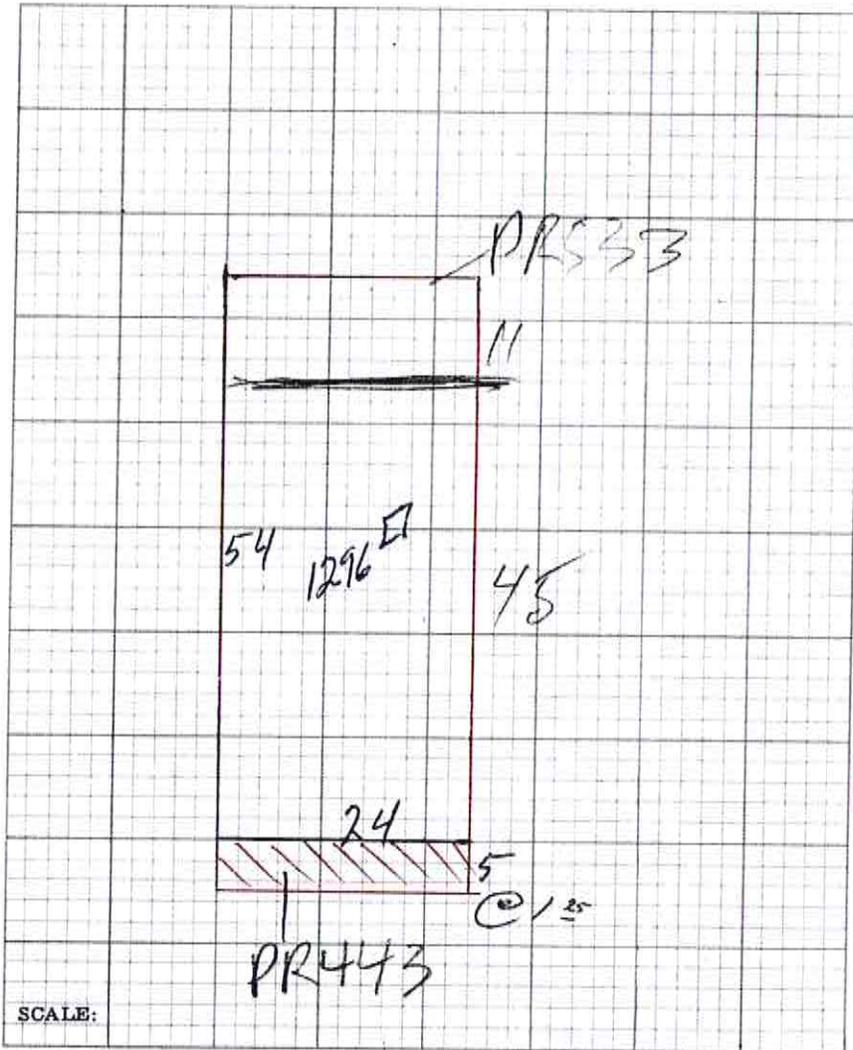
Total Value from reverse side _____

Total Building Value \$ _____

Appraised 10-17 19 62 By 1705 DEC 1 1962

Appraised _____ 19 _____ By _____ 1228

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RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

_____ 1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS _____

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Property Type: _____

Historic Preservation Research Office

Site No. _____

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 539 Park
Park City, Summit County, Utah

Name of Structure: Julius Frankel House

Present Owner: Beaker Street Development, c/o Don Peterson
1007 Fifth Avenue, Suite 700

Owner Address: San Diego, CA 92101

Year Built (Tax Record): _____ Effective Age: _____ Tax #: PC 77

Legal Description: _____ Kind of Building: _____

UTM: 12 458020 4499210
T. R. S.

All Lots 9, 38, 39, and North half Lot 40 Block 5, Park City Survey
Less than one acre.

STATUS/USE 2

Original Owner: probably Julius Frankel Construction Date: c. 1903 Demolition Date: _____

Original Use: Residence Present Use: _____

Building Condition: Integrity: Preliminary Evaluation: Final Register Status:

- | | | | | | | |
|--|--------------------------------|---|---|--|--|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input checked="" type="checkbox"/> Unaltered | <input checked="" type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory | <input type="checkbox"/> Historic Period | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

DOCUMENTATION 3

Photography: Date of Slides: 1983 Slide No.: _____ Date of Photographs: 1983 Photo No.: _____

Views: Front Side Rear Other Views: Front Side Rear Other

Research Sources:

- | | | | |
|---|---|--|--|
| <input checked="" type="checkbox"/> Abstract of Title | <input checked="" type="checkbox"/> Sanborn Maps | <input checked="" type="checkbox"/> Newspapers | <input type="checkbox"/> U of U Library |
| <input checked="" type="checkbox"/> Plat Records/Map | <input type="checkbox"/> City Directories | <input type="checkbox"/> Utah State Historical Society | <input type="checkbox"/> BYU Library |
| <input checked="" type="checkbox"/> Tax Card & Photo | <input type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Building Permit | <input checked="" type="checkbox"/> Obituary Index | <input type="checkbox"/> LDS Church Archives | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> Sewer Permit | <input checked="" type="checkbox"/> County & City Histories | <input type="checkbox"/> LDS Genealogical Society | <input checked="" type="checkbox"/> Other Census Records |

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

1900 Census Records. Summit County, Park City Precinct, p. 159-B.



4
ARCHITECTURE

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Pyramid House (variant)

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one and one half story variant of the pyramid house. Features of this house that are typical of the basic pyramid house are the generally symmetrical facade with a door set slightly off-center between two windows, and the low pitch hip roof porch spanning the facade. Broad single pane windows with transoms flank the door. Key characteristics of the variant include: a long rectangular form built deep on the lot, a truncated hip or gable roof with a clipped gable on the facade, and windows set into the gable section. This house fits that description, and has a truncated gable roof with a clipped gable on the facade. A pair of double hung sash one over one windows is centered in the gable end. The porch has lathe turned porch piers topped by decorative brackets, and a decorative jigsaw cut band between piers. The geometric pattern of the balustrade is a fairly common type from the 1890s into the first decade of the twentieth century, but few remain in Park City. There is a second entrance on the north side of the building. The building is essentially unaltered on the exterior, and therefore maintains its original integrity.

5
HISTORY

Statement of Historical Significance:

Construction Date: c. 190

Built c. 1903, the Julius Frankel House at 539 Park is architecturally significant as one of 69 extant pyramid houses in Park City, 28 of which are included in this nomination. Of the 28 being nominated, 11 are true pyramid houses and 17 are variants of the basic type. This house is one of the variants of the pyramid house. The pyramid house is one of the three most common house types built during the early period of Park City's mining boom era, and significantly contributes to the character of the residential area. It appeared early on, but continued to be built with variations longer than the other two types.

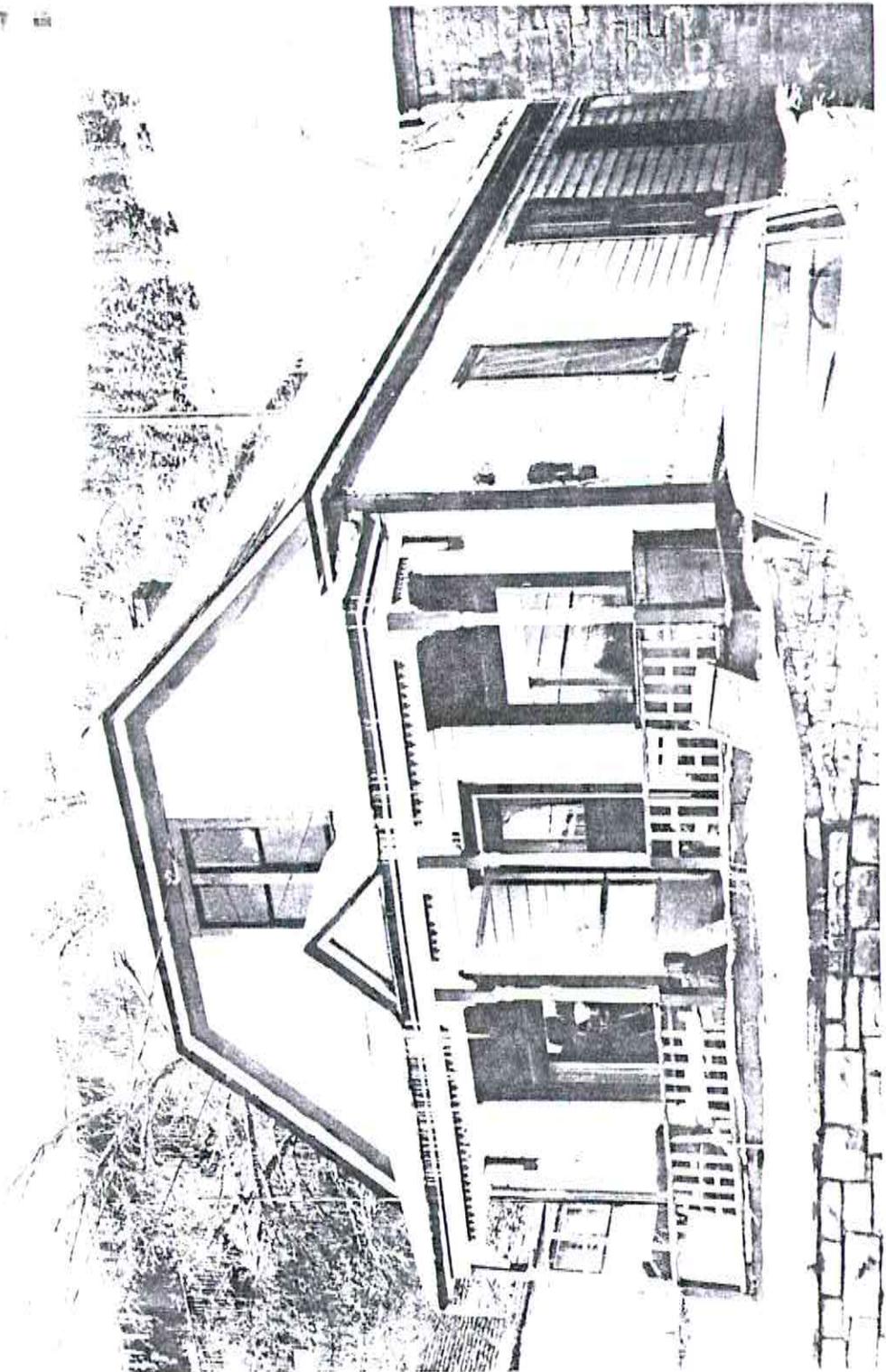
Julius Frankel bought this property in 1903, and probably had this house constructed that same year, replacing a smaller house which was already on the property. Frankel and his wife, Lena, had previously been living in a rented house on Park Avenue. Julius was born in Germany in 1868, and probably came to Park City soon after arriving in the U.S. in 1888. He worked for several years as head of the dry goods department at M.S. Ascheim's Mercantile, then, in 1895, established his own clothing business in Park City. Frankel was quite successful in his business, as evidenced by this relatively large and stylish house, and later served as superintendent of the Midnight Sun Mining Company. His wife, Lena, whom he married in 1894, was also a native of Germany (b. 1872).

The Frankels sold this house in 1916 to Thomas F. Kane, who owned it until 1924. Other owners include William P. Westfield (1924-33), George Clarke (1933-37), Elizabeth W. Egan (1937-45), and Webster R. and Elda Wright Bowden (1945-80).

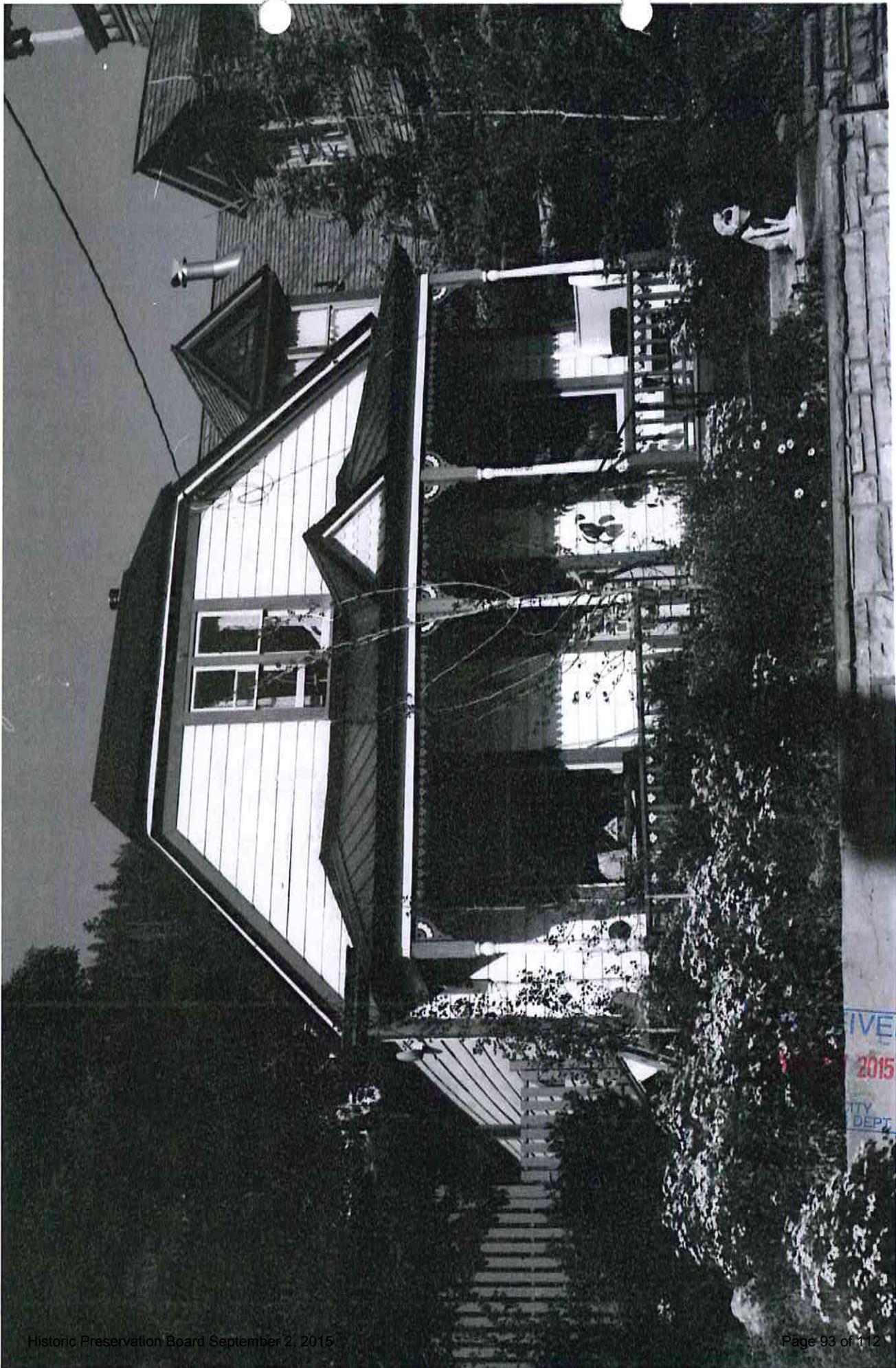
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Planning Department

Historic Preservation Board Staff Report

Author: Hannah Turpen, Planner
Subject: Demolition Review
Address: 115 Main Street
Project Number: PL-15-02900
Date: September 2, 2015
Type of Item: Administrative – Demolition Determination

Summary Recommendation:

Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and approve the demolition of non-historic material at 115 Main Street.

Topic:

Address: 115 Main Street
Designation: Significant
Applicant: Ralph and Nancy Santangelo
Proposal: The applicant intends to remove non-historic wood lattice from the porch skirt and install a metal railing for the existing natural stacked stone steps.

Background:

On August 6, 2015, the City Council directed the Planning Department to move forward with a pending ordinance. The purpose of the pending ordinance is to expand the Historic Sites Inventory criteria to include the following terms:

- Any structure that has received a historic grant from the City;
- Has previously been on the Historic Site Inventory or listed as significant or contributory on any recognizant or other historic survey;
- Or despite non-historic additions retain its historic scale, context, materials in a manner and degree which can reasonably be restored to historic form.

In addition, the pending ordinance is also to amend Land Management Code to include demolition permits for all structures in a Historic District to be reviewed by the Historic Preservation Board

On August 14, 2015 a Stop Work Order was issued by the Park City Planning Department for unapproved work related to the removal of the non-historic wood lattice porch skirting. The removal of the non-historic wood lattice porch skirting was not approved by the Planning Department. On August 17, 2015 the applicant submitted a Historic District Design Review Pre-application (HDDR-Pre) for the removal of the non-historic wood lattice porch skirting and replacement with vertical wood boards and installation of a new metal railing for the existing non-historic natural stacked stone steps.

Analysis:

Staff finds that the proposed work is a minor alteration having little or no negative impact on the historic character of the surrounding neighborhood or the Historic District. The material that is being removed from the porch skirting is non-historic and does not reflect the design of the porch skirt visible in the historic tax photograph. Minor demolition to the non-historic natural stacked stone steps will occur. The minor demolition to install the porch railing will have no negative impact any historic materials.

Recommendation:

Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and approve the demolition of non-historic material at 115 Main Street.

Finding of Fact:

1. The property is located at 115 Main Street.
2. The historic house is listed as Significant on the Historic Sites Inventory.
3. On August 14, 2015 a Stop Work Order was issued by the Park City Planning Department for unapproved work related to the removal of the non-historic wood lattice porch skirting.
4. The removal of the non-historic wood lattice porch skirting was not approved by the Planning Department.
5. On August 17, 2015 the applicant submitted a Historic District Design Review Pre-application (HDDR-Pre)
6. The applicant is proposing to remove the non-historic wood lattice porch skirting and replacement with vertical wood boards and installation of a new metal railing for the existing non-historic natural stacked stone steps.
7. No historic material will be removed.

Conclusions of Law:

1. The proposal complies with the 2009 Park City Design Guidelines for Historic Districts and Historic Sites as conditioned.
2. The proposed building meets the applicable Historic District Design Guidelines for Historic Sites as well as applicable Universal Design Guidelines.
3. The proposal complies with the Land Management Code requirements pursuant to the HCB District and the pending ordinance.

Conditions of Approval:

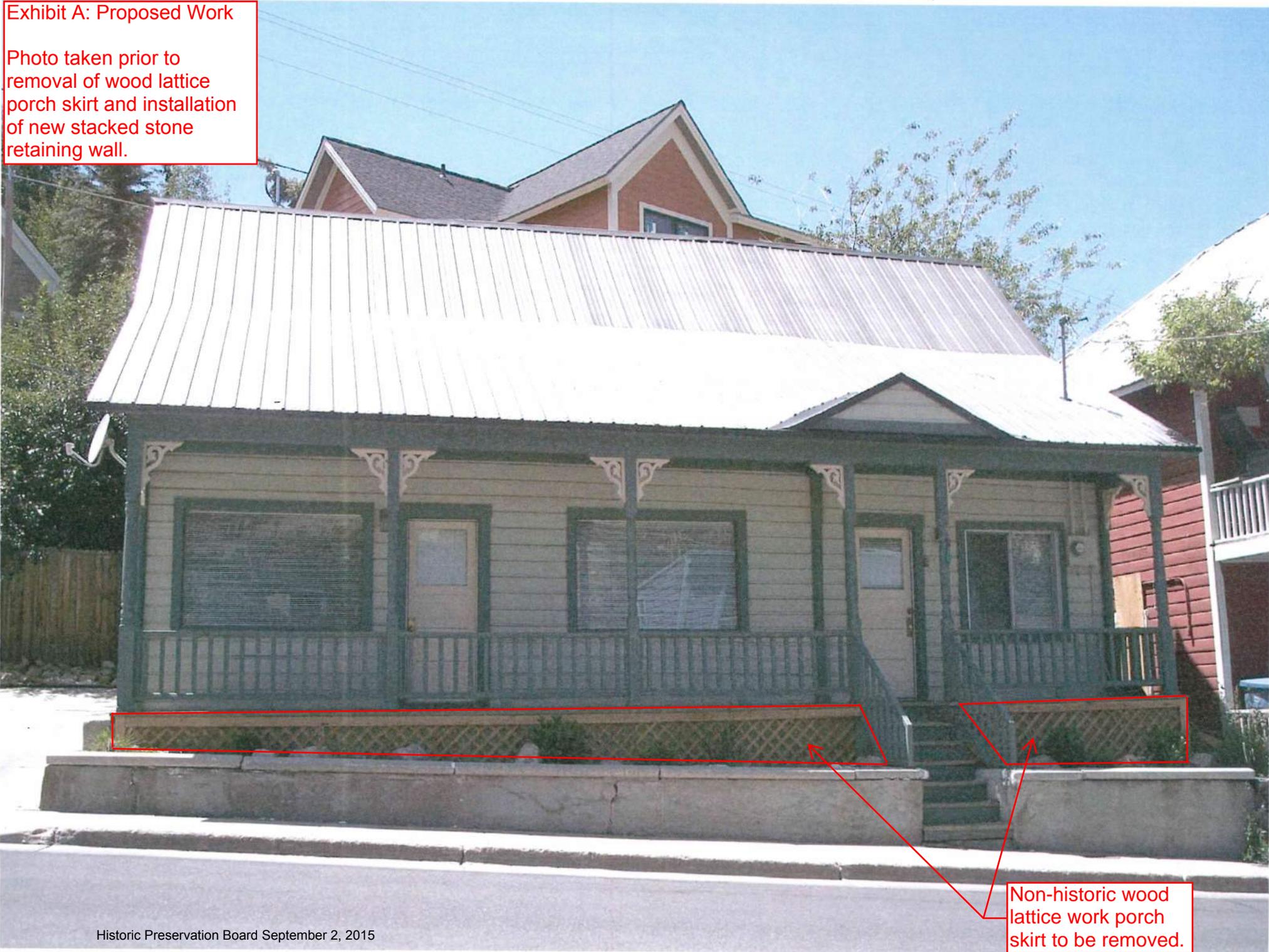
1. Final building plans and construction details shall reflect substantial compliance with the proposal stamped in on August 17, 2015. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
2. An HDDR review or a Waiver by the Planning Director is required for the approved design before a Building Permit can be issued by the Building Department.

Exhibits:

- Exhibit A – Proposed Work
- Exhibit B – Historic Tax photograph
- Exhibit C – Historic Sites Inventory Form

Exhibit A: Proposed Work

Photo taken prior to removal of wood lattice porch skirt and installation of new stacked stone retaining wall.



Non-historic wood lattice work porch skirt to be removed.

Photo taken after the removal of wood lattice porch skirt and installation of new stacked stone retaining wall.



New metal railing to be installed on non-historic stacked stone stairs



HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 115 MAIN ST

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-210

Current Owner Name: SANTANGELO RALPH & NANCY (JT)

Parent Parcel(s):

Current Owner Address: 51 HUNTER CT, ELMA, NY 14059-9221

Legal Description (include acreage): LOTS 4 & 5 BLK 13 PARK CITY SURVEY EXCEPTING THEREFROM THAT PORTION OF LOTS 4 & 5 BLK 13 LYING WITHIN THE FOLLOWING: PARCEL A: BEG AT THE NW COR OF LOT 22, BLK 13 PARK CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD IN OFFICE OF SUMMIT COUNTY RECORDER SUMMIT COUNTY UTAH: & RUN TH N 66°34'00" E 33.00 FT ALG THEN'LY PROPERTY LINE OF SD LOT 22 TO A PT ON W'LY WALL LINE OF AN EXISTING BLDG (NO 125 MAIN ST). TH S 6°15'55" W 13.43 FT TO THE SW COR OF SD EXISTING BLDG THS 83°20'10" E 5.78 FT ALG THE S'LY WALL LINE OF SD BLDG TO A PT ON THE E'LY LOTLINE LINE OF SD LOT 22, TH S 5°39'57" E 4.97 FT TO THE SE COR OF SD LOT 22, THS 7°25'44" W 35.66 FT ALG AN EXISTING RAILROAD TIE RETAINING WALL, TH S 66°06'00" W 11.13 TO A PT ON THE W'LY LINE OF SD BLK 13, TH N 23°54'00" W 50.00 ALG SD W'LY BLK LINE TO THE PT OF BEG ALSO EXCEPTING PARCEL B: BEG AT A PT ON THE W'LY LINE OF BLK 13 PARK CITY SURVEY S 23°54'00" E 50.00 FT FR THE NW COR OF LOT 22, SD BLK 13 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD IN OFFICE OF SUMMIT COUNTY RECORDER, & RUN TH N 66°06'00" E 11.13 TO A PT ON AN EXISTING RAILROAD TIE RETAINING WALL, TH S 7°25'44" W 16.48 FT ALG SD RAILROAD TIE RETAINING WALL & AN EXISTING ROCK RETAINING WALL TO A PT ON THE NW COR OF AN EXISTING BLDG (NO 109 MAIN ST) TH S 9°04'34" W 4.70 FT ALG THE W'LY WALL LINE OF SD BLDG TO A PT ON THE W'LY LINE OF SD BLK 13, TH N 23°54'00" W 18.02 ALG SD W'LY BLK LINE TO THE PT OF BEG; BAL 0.03 ACRES

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full
 - Partial

Use

Original Use: Residential
Current Use: Residential

*National Register of Historic Places: ineligible eligible
 listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo: c. 1940
- prints: 1995 & 2006
- historic: c.

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.
Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.
McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.
Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.
Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: double house / Victorian eclectic-vernacular style No. Stories: 1

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

- Good (Well maintained with no serious problems apparent.)
 Fair (Some problems are apparent. Describe the problems.):
 Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
 Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Site: A concrete retaining wall with concrete cap spans the frontage of the site that is broken by steps on the north end. A paved parking area is located adjacent to the house to the south.

Foundation: The foundation appears to be concrete.

Walls: The exterior walls are clad in non-beveled (drop-novelty) wood siding and corner boards. The front porch, with an extended shed roof, spans the full façade and is supported by turned posts with decorative brackets and a low balustrade. The porch skirt is made of a diamond lattice.

Roof: The roof is a gable form sheathed in metal material. The extended shed roof of the porch is also sheathed in metal material. The porch roof has a small pediment over the steps leading to the main entry. A brick chimney, visible in the tax photograph has been removed.

Windows: The windows are large vertically oriented openings with fixed casement units. The north end of the primary façade includes an aluminum side-slider.

Essential Historical Form: Retains Does Not Retain, due to:

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The one-story frame hall-parlor house appears to have been altered, but during the period of historic significance. The 1900 and 1907 Sanborn Insurance maps suggest a simple hall-parlor house without a full-width front porch, but by 1949 the tax card indicates to alterations were made; first, the house was extended to the north and a full-width front porch was constructed. Additional research should be conducted to determine when the alterations were made and to determine if the house ha been extensively rehabilitated or was reconstructed. If found to have undergone extensive rehabilitation, the site should be re-evaluated for designation as a Landmark Site.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has not been significantly altered from what is seen in early photographs.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Much of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The Hall-Parlor house form is the earliest type to be built in Park City and one of the three most common house types built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places. The site, however, retains its essential historical form and meets the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site. The site appears to have been reconstructed. If found to have been extensively rehabilitated rather than reconstructed, the site should be re-evaluated for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: 1895¹

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.²

2. **Persons** (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. **Architecture** (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: East elevation. Camera facing west, 2006.

¹ Structure appears on the 1900 Sanborn Insurance map.

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

Photo No. 2: Southeast oblique. Camera facing northwest, 1995.

Photo No. 3: Southeast oblique. Camera facing northwest, tax photo.

SERIAL NO.
RE-APPRAISAL CARD (1940 APPR. BASE)

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building Res Street No. _____
 Schedule 1 Class 3 Type 1-2-3-4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		864	\$ -	\$ 1558
	x x			\$	\$
	x x			\$	\$

No. of Rooms 5 Condition _____

Description of Building	Add	Deduct
Foundation—Stone <u>120' x 120'</u> Conc. <u>✓</u> None <u>✓</u>		120
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Gob.</u> Mat. <u>Shg.</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>144' @ 1.15</u>	166	
Rear _____ @ _____		
Cellar—Basm't— $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{8}$ full-floor <u>No</u>		40
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— Class <u>4</u> Tub <u>1</u> Trays _____ Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	350	
Heat—Stove <u>✓</u> H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal <u>✓</u>		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <u>✓</u> Conc. _____ Hd. Wd. _____ Fir. <u>✓</u> Conc. _____		
Cabinets <u>1</u> Mantels _____	40	
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <u>✓</u> Fix. _____ <u>Lbr. lined - 5 @ 15⁰⁰</u>		75
Total Additions and Deductions.	556	235
Net Additions or Deductions.	-235	\$ +321

*Occupied
good
cond*

Ave Age 45 Yrs. by Est. Owner Tenant Neighbors Records

REPRODUCTION VALUE \$ 1879
 Depr. 1-2-3-4-5-6 58/42 % \$ _____
 Reproduction Val. Minus Depr. \$ 789

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____
 Garage—S 8 C _____ Depr. 2% 3% _____ Obsolescence _____ \$ _____
 Cars _____ Walls _____ Out Bldgs. _____ \$ _____
 Roof _____ Size x Age _____ \$ _____
 Floor _____ Cost _____ Depreciated Value Garage _____ \$ _____

Remarks (37yr Ave Used - 1941) Total Building Value \$ _____

Serial No. FC 210

Location _____
 Kind of Bldg. RES St. No. _____
 Class 3 Type 1 2 3 4. Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		864		\$ 1656
	x x				
	x x				

Gar.—Carport x Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>	
Ext. Walls <u>Siding</u>	
Insulation—Floors _____ Walls _____ Clgs. _____	
Roof Type <u>gaf</u> Mtl. <u>slug</u>	
Dormers—Small _____ Med. _____ Large _____	
Bays—Small _____ Med. _____ Large _____	
Porches—Front <u>144</u> @ <u>125</u>	180
Rear _____ @ _____	
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar-Bsmt. — 1/4 1/3 1/2 3/4 Full _____ Floor _____	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. _____ Unfin. _____	
Plumbing { Class <u>B</u> Tub <u>B</u> Trays _____ Basin <u>B</u> Sink <u>B</u> Toilet <u>B</u> Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____	350
Built-in-Appliances _____	
Heat—Stove <input checked="" type="checkbox"/> H.A. _____ Steam _____ Stkr. _____ Blr. <input checked="" type="checkbox"/> Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____	
Air Cond. _____	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____	
Cabinets <u>1</u> Mantels _____	
Tile—Walls _____ Wainseot _____ Floors _____	
Storm Sash—Wood D. _____ S. _____; Metal D. <u>2</u> S. _____	
Total Additions	530

Year Built _____	Avg. Age <u>53</u>	Current Value	\$ <u>2186</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj.	%
Remodel Year _____	Est. Cost _____	Bldg. Value	
		Depr. Co. <u>1 2 3 4 5 6</u>	<u>34</u> %
		Current Value Minus Depr.	\$ <u>743</u>
Garage—Class _____	Depr. 2% 3%	Carport—Factor _____	
Cars _____	Floor _____	Walls _____	Roof _____
Size— _____ x _____	Age _____	Cost _____	x _____ %
Other _____			

Appraised 12-5 19 52 By 1331

Owners Name _____

Location _____

Kind of Bldg. Res St. No. _____

Class. 3 Type 1 2 3 4. Cost \$ _____ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	864		\$ 3652	\$
	x x				
	x x				

Att. Gar.—C.P. _____ x _____ Flr. _____ Walls _____ Cl. _____

Description of Buildings Additions Additions

Foundation—Stone _____ Conc. 1 Sills _____

Ext. Walls Sid (A)

Roof Type GAB Mtl. Pat

Dormers—Small _____ Med. _____ Large _____

Bays—Small _____ Med _____ Large _____

Porches—Front 144 @ 1.25 180

Rear _____ @

Porch _____ @

Planters _____ @

Ext. Base. Entry _____ @

Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full _____ Floor _____

Bsmt. Gar. _____

Basement-Apt. _____ Rms. _____ Fin. Rms. _____

Attic Rooms Fin. _____ Unfin. _____

Plumbing { Class 1 Tub. 1 Trays _____
Basin 1 Sink 1 Toilet 1 550
Wtr. Sfr. _____ Shr. St. _____ O.T. _____
Dishwasher _____ Garbage Disp. _____

Heat—Stove _____ H.A. _____ FA X HW _____ Stkr _____ Elec. _____ 354

Oil _____ Gas X Coal _____ Pipeless _____ Radiant _____

Air Cond. — Full _____ Zone _____

Finish—Fir. ✓ Hd. Wd. _____ Panel _____

Floor—Fir. ✓ Hd. Wd _____ Other _____

Cabinets 1 Mantels. _____

Tile—Walls _____ Wainscot _____ Floors _____

Storm Sash—Wood D. _____ S. _____; Metal D. 2 S. _____ 60

Awnings — Metal _____ Fiberglass _____

Total Additions 1144

Year Built <u>1904</u>	Avg. 1.	Replacement Cost	4796
	Age 2.	Obsolescence	

Inf. by Owner - Tenant - Neighbor - Record - Est. Adj. Bld. Value
Conv. Factor 1.13

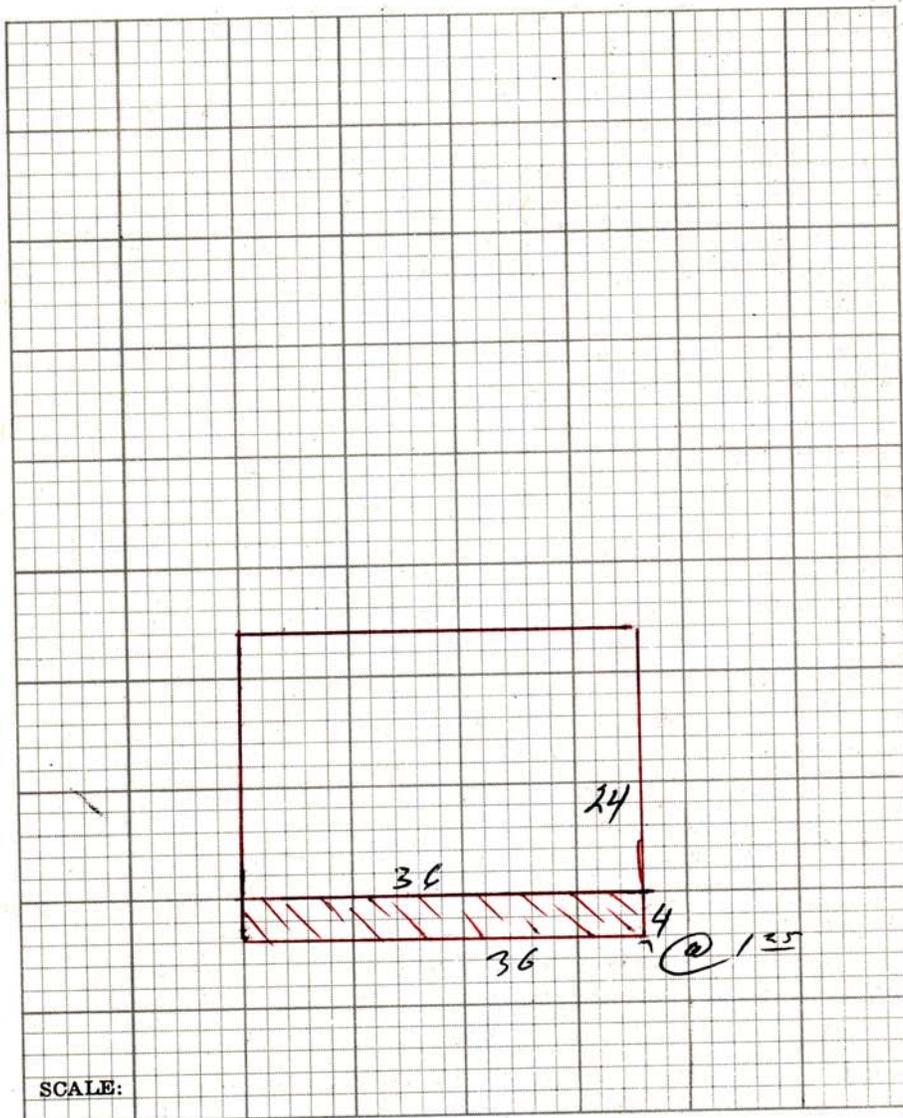
Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value \$



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

_____ 1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS _____





