

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF MAY 4, 2016

BOARD MEMBERS IN ATTENDANCE: David White, Cheryl Hewett, Puggy Holmgren, Doug Stephens

EX OFFICIO: Bruce Erickson, Anya Grahn, Hannah Turpen, Ashley Scarff, Polly Samuels Mclean, Louis Rodriguez

ROLL CALL

Chair White called the meeting to order at 5:06 p.m. and noted that all Board Members were present except for Jack Hodgkins and Lola Beatlebrox who were excused.

APPROVAL OF MINUTES

April 6, 2016

MOTION: Board Member Holmgren moved to APPROVE the minutes of April 6, 2016 as written. Board Member Stephens seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/BOARD COMMUNICATIONS

Planning Director Bruce Erickson reported that Hope Melville had resigned from the Historic Preservation Board. Two Board Members, Lola Beatlebrox and Jack Hodgkins were absent this evening; however, per the LMC the HPB still had a quorum.

Director Erickson noted that May is Historic Preservation Month and he expressed appreciation to Anya Grahn and Hannah Turpen, the Historic Preservation Team, for their time and effort.

CONTINUATIONS – (Public Hearing and continue to date specified)

1259 Norfolk Avenue – Determination of Significance (Application PL-15-02645)

Planner Turpen reported that the Staff and the property owner were requesting a continuance to August 3rd; not June 1st and stated on the agenda.

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

MOTION: Board Member Holmgren moved to CONTINUE the determination of Significance of 1259 Norfolk Avenue to August 3, 2016. Board Member Stephens seconded the motion.

VOTE: The motion passed unanimously.

REGULAR AGENDA – Discussion, Public Hearing and Possible Action

1. 823 Norfolk – Reconstruction and Material Deconstruction—Landmark Site. The applicant is proposing to reconstruct the historic shed. In addition, the applicant will be removing non-historic shed, removing non-historic retaining walls, removing the roof for structural upgrades, removing non-historic windows and doors, removing two historic chimneys, removing non-historic foundation, and removing non-historic porch elements and historic porch roof. (Application PL-15-02909)

Planner Anya Grahn introduced Jonathan DeGray, the project architect, and the homeowner, Jeremy Sheppe.

Planner Grahn noted that the HPB would be looking at this project in two phases. The first is reconstruction, which is to be reviewed per the Land Management Code requirements of 15-11-15 as outlined in the Staff report. The second review is the typical material deconstruction review.

Planner Grahn stated that the owner would like to remove a non-historic shed on the site that was most likely built in the 1980s or 1990s. She asked if the HPB needed to discuss whether or not to allow the shed to be removed.

Assistant City Attorney McLean clarified that a site visit was noticed but only two HPB members attended. Therefore, it was not considered a site visit because there was not a quorum present. However, the two Board members who did attend were given a tour of the house. It was open to the public and no discussion took place. Ms. McLean stated that the Members who were there could update the Board on what they saw.

Board Member Holmgren was not opposed to removing the non-historic barn. Board Member Stephens concurred.

Planner Grahn remarked that the second issue for discussion was reconstructing the historic barn along Crescent Tram. It was built in 1907 and is very poor condition. Michelle Downer, the Deputy Building Official, had looked at the

structure and found it to be dangerous and behind repair. The Staff had looked at panelization, but due to the amount of racking that is going on and the walls settling in different directions, Ms. Downard found that it was behind panelization. Another reason was due to the condition of the siding, which is fairly rotted.

Planner Grahn explained that the HPB has to find that the proposed reconstruction meets LMC 15-11-15. The Staff analysis could be found on page 43 of the Staff report. The HPB must find that the historic building and/or structures were found by the Chief Building Official to be hazard and dangerous. Planner Grahn noted that Michelle Downard is the Chief Building Officials designee. Ms. Downard had submitted a letter stating that she found the structure to be hazardous and dangerous. Planner Grahn stated that the HPB must also find that the structure cannot be made safe and/or serviceable through repair.

Planner Grahn reported that the applicant had provided a physical conditions report showing the decaying condition of the building, as well as a structural engineer's note describing the amount of racking and uneven settling of the barn.

Planner Grahn noted that third criteria is that the form features, detailing, placement, orientation and location of the historic building and/or structure will be accurately depicted by means of new construction, based on as-built measured drawings, historical records and/or current or historic photographs. The plans were included in the Staff report. Planner Grahn stated that the applicant was proposing to reconstruct the barn with new materials and any materials that can be salvaged.

The Staff found that this would be an accurate reconstruction based on the plans submitted. Mr. DeGray was available to answer questions.

Director Erickson asked back to which era the barn would be restored. Planner Grahn replied that it would how it currently exists, which is pretty much untouched as it was in 1907. Unlike other sheds and barns around town, this barn has not been altered or improved.

Jonathan DeGray, project architect, stated that the intent of the plan would be to replicate the building as it exists today in terms of form; not changing any of the elevations of the building and matching all of the siding material and fenestrations of the structure as they exist today. The barn would look like it does now but in a form that has an actual structural foundation and meets the Code in terms of a safe, habitable building.

Mr. DeGray stated that the problem with the structure as it currently exists is that portions of the building are in fairly good shape; however other portions are in terrible condition and mainly below the floor line. In the Crescent Tram location

the building has been sitting in the dirt since the time Crescent Tram was elevated to the elevation that it is now, which adjoins the building at approximately three feet up the rear wall of the structure. Mr. DeGray stated that, combined with the supporting structure below the floor, the twisting of the building, and the condition of the siding all led to the direction for how this was proposed.

Chair White opened the public hearing.

There were no comments.

Chair White closed the public hearing.

Board Member Hewett noted that the barn was currently sitting on the dirt and she asked if would be on a basement and whether it would attach into the house. Mr. DeGray replied that it currently attaches into the house and that would remain. It would put on a full foundation. Ms. Hewett asked if it would be a room of the house. Mr. DeGray answered yes. Chair White clarified that it would be a room below the main floor. He understood that the barn has two levels. Mr. DeGray stated that it has two levels currently; one at the roof level and one up in the gable. Planner Grahn referred to page 90 of the Staff report which showed that the new basement below the barn would be living space. It will have patio doors and a window, and that would be discussed as part of the materials deconstruction rather than the reconstruction of the barn.

Board Member Stephens read from page 44 of the Staff report, "The exterior walls consist of 2 x 4 non-historic framing covered with 1" thick wood plank". That language indicates that the construction of the building is different from what he thought when he was inside the building. Mr. DeGray stated that the 12" planking material is on the inside, and then the exterior siding. Mr. Stephens thought the materials used on the outside were historic. Mr. DeGray replied that it was 2 x 4 construction which is historic siding that was typically used.

Board Member Stephens stated that he struggles with the idea of tearing down structures and recreating them. The main issue on this particular building was not the interior construction; but rather deterioration of the siding on the outside. Mr. Stephens was concerned that it was so deteriorated that when they try to pull it off it would split and could not be reused. He understood that the new siding would be a replica of the old siding. Mr. Stephen stated that aside from this particular building, he was concerned about going down a path where people from the Building Department and the engineers deem buildings to be unsafe and not able to be repaired, and the solution is to tear down and replicate. Mr. Stephens preferred not to see replications taking place.

Mr. Stephens was unsure how to address his concerns with this particular structure. He was not sure what the advantage would be for this building. The siding on the south side and the west side is so far gone there is no choice but to replace it. Once they start replacing all the siding on the building they end up with a new building. If they have a new building, he questioned the point of saving the 2 x 4 framing inside. Mr. Stephens was uncomfortable with the fact that an engineer has said this building is unsafe because it has been sitting there for years and years and it has been carrying the snow load. He believed that for every expert that says the building is unsafe, he could find one who thinks the building could be made safe. Mr. Stephens clarified that his issue is how to replace the siding on this building and avoid tearing down the entire building, because he worried about setting this precedent for the future. He pointed out that if this truly was an unsafe building it would have been red tagged as being unsafe to enter.

Mr. Stephens pointed out that all of the historic buildings are difficult to work with. He asked if there was some way to maneuver the direction more subtly down that path as opposed to the answer being to tear down and build a new one. Mr. Stephens understood that the City Council has given that option but it was not one he would like to use often.

Planner Grahn understood Mr. Stephen's concern. However, they have to make sure that the decision, either pro-reconstruction or against it, has to meet the criteria of the LMC and the findings have to be made. Mr. DeGray agreed that siding was an issue, and there are framework elements that could be save. However, he questioned the integrity of the floor they were standing on as it went into Crescent Tram. From that level down as the supporting elements go into the dirt, he did not believe any of that material was salvageable. Mr. Stephens did not disagree, but there are few historic homes in town where it is adequate and meets current Code. Mr. Stephens clarified that he was not questioning the best way to approach this situation in terms of construction or demolition. His concern was more from the standpoint of precedent because whatever they decide for this proposal will be used by other architects to argue in favor of their proposals.

Director Erickson suggested that they look at the Findings of Fact and Conditions of Approval for this reconstruction and craft the findings strong enough to suggest that this is the right approach for this barn specifically, and it should not be generally applied going forward except as the LMC allows. Mr. Stephens asked if there was something specific about this building that is different from others. Director Erickson stated that one difference is the proximity to Crescent Tram. The second is the fact that it is a barn rather than a house, and there are not many barns left. He recalled a statement in the Staff report about reusing as much material as possible, and Planner Grahn had drafted a condition of approval requiring that.

Planner Grahn read Finding of Fact #6 on page 61 of the Staff report, “The proposal to reconstruct complies with LMC 15-11-15, reconstruction of a historic building or historic structure. Deputy Chief Building Official Michelle Downard inspected the site on April 14, 2016, and found the structure to be hazardous or dangerous based on its visible leaning, failing foundation, and overall poor condition. The applicant’s structural engineer has also found that the building cannot be made safe and/or serviceable through repair due to the significant racking of the building and the stress on existing materials. Finally, the applicant proposes to reconstruct the barn based on documentation and physical evidence to facilitate an accurate re-creation”.

Planner Grahn read from Condition of Approval #2 on page 63, which applies not only to the barn, but also the rest of the site. “Where the historic exterior materials cannot be repaired, they will be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to replacement, the applicant shall demonstrate to the Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition”.

Planner Grahn stated that if they were looking at just the barn, they would want to modify Condition of Approval #2 and Finding of Fact #6.

Board Member Stephens asked if the interior floor level on the barn would remain the same or whether it would be moved up. Mr. DeGray stated that the intention is to leave the interior floor level as it exists. It is slightly over 8 feet. Mr. Stephens assumed there would be a drop from the road down to that floor level. Mr. DeGray stated that the proposal is to take out the existing door, bring the foundation up to street level and then replicate the door as a non-functional door. He noted that currently the door opens directly on to the street and their proposal would eliminate that fall-off.

Planner Grahn noted that the exhibit on page 91 showed the relationship with the street. She stated that the street has been raised significantly from its original height and only about half of the barn door is visible from the street. The window opens up nearly at street level.

Board Member Stephens was not opposed to following Director Erickson’s suggestion; but his concern was with findings of fact and conclusions of law where they ask the applicant to save the material. He has had to remove that type of siding that was unprotected for years and it is very dry. He looked at the siding closely when they visited the site and he would not be surprised if during the construction process the applicant realizes that none of the material can be saved. If that occurs, that would change the specifics particular to this project.

Assistant City Attorney McLean stated that it was difficult to resolve the concern with a condition of approval because the applicant is asking for reconstruction. She understood from the comments that Mr. Stephens was not convinced that the second criteria, “the historic building or structure cannot be made safe and/or serviceable through repair”, might not apply; because there is a possibility that it could be made safe. Ms. Mclean stated that if panelization is a potential option, that would be a different application with its own findings. Ms. McLean suggested that the applicant could move forward with the panelization and if there is evidence that those materials could not be saved, the HPB could re-look at it at that point.

Board Member Stephen thought panelization was less likely because the siding is destroyed on the outside. The issue is once you start removing the siding where do you stop. Director Erickson understood that Mr. Stephens was saying that this particular barn could not be found to be repairable and it would have to be reconstructed. However, these same criteria could not be applied across all the buildings. Mr. Stephens stated that it was very clear that the siding could not be repaired and it needs to be replaced. He clarified that his concern was not about this particular barn. He was concerned about other applications in the future where an engineer makes the judgment that a structure is unsafe and cannot be repaired. Mr. Stephens reiterated that his primary concern was setting a precedent.

Chair White noted that the official from the Building Department and a structural engineer made the same determination. He asked if Mr. Stephens was asking for another opinion. Board Member Stephens answered no. He has personally been in homes with Chair White that were more unsafe than this barn, but that was not his issue.

Assistant City Attorney McLean commented on the issue of precedent. She stated that Codes are living documents and they can always be changed to better reflect certain standards. For this particular application she suggested adding a condition of approval indicating that it is clear that such a large portion of the building will have to be destroyed, but whatever portions can be saved shall be saved.

Board Member Stephens stated that he would feel more comfortable if the Findings did not refer to the engineer’s opinion or to Michelle Downard’s inspection of the property. In this particular situation, because the siding was not maintained at all for decades and decades, the siding is not salvageable. Once that siding is removed there is no historic fabric left on the house. He agreed that the applicant should be able to replicate the building only because the siding is not salvageable at all. However, the reason it is not salvageable is because no one maintained it over the years. He believed that was a narrow situation in Old

Town because most of the buildings have been painted or protected in some way.

Assistant City Attorney McLean stated that very specific in the Code must be met to allow for reconstruction. She noted that the first criteria explicitly states that the structure has to be found to be hazardous or dangerous by the Chief Building Official pursuant to this specific Chapter of the LMC, as well as parts of the International Building Code. Board Member Stephens understood and was comfortable with the reference to Michelle Downard remaining in the Finding. Ms. McLean thought there might be different pieces of evidence that may support Criteria two, that the building cannot be made safe and/or serviceable through repair and is not salvageable. Mr. Stephens remarked that serviceable was the key word because they were not dealing with safety. It cannot be serviceable because they could not not create a membrane on the outside.

Assistant City Attorney McLean suggested that Mr. Stephens craft a Finding of Fact based on his own personal observation of the condition of the materials and what the project architect has reflected. That would eliminate the concern of only relying on an opinion by a structural engineer.

Director Erickson stated that if Board Member Stephens was comfortable with Ms. McLean's suggestion, the Board could move forward with their discussion and he would draft a Finding to reflect Mr. Stephen's assessment of why the building could not be made serviceable. Mr. Stephens believed that if the concern was not about the building being safe there was no reason to reference the structural engineer's report.

Planner Grahn asked if there was consensus among the Board to favor reconstruction and adding a finding of fact as suggested. The Board concurred.

Planner Grahn moved the discussion to material deconstruction. The request is to remove and reconstruct the stone and concrete retaining walls along the site. She noted that observed during the site visit and as indicated on the physical conditions report, the walls are shifting and moving. Planner Grahn stated that the roof structure has been found to be inadequate and the applicant proposes to reconstruct the roof. She explained that wherever possible they would sister the existing beams with new material so the whole structure will not have to be removed. However, if they find through selective demolition that the roof is beyond repair, Condition of Approval #2 was added to state, "Should the applicant's structural engineer find that existing roof structure of the house cannot be sistered with new structural members following additional interior demolition, the applicant shall provide a structural engineer's report to the Planning and Building Departments for review prior to completing any demolition and reconstruction of the historic roof". Planner Grahn stated that the rear additions are very short and do not meet ceiling height. Since it is on the rear the

applicant was proposing to increase the height of the walls of the back addition in order to raise the ceiling height in that area. She did not believe doing so would have an impact on the historic value of the house because it is on the rear and would only be visible from Crescent Tram. The integrity of the house is from the Norfolk Avenue façade. Planner Grahn noted that the applicant was proposing to maintain the primary chimney on the main north/south ridge of the cross wing house. The applicant was proposing to remove another chimney on the rear of the house. Planner Grahn stated that for the most part all of the exterior walls are going to be sistered with new lumber from the interior. The exterior walls themselves will not be changed, except for the portion of the rear addition where the walls will be lifted to create the additional ceiling height.

Planner Grahn noted that this house historically had a box bay window on the façade. The applicant is proposing to remove the existing bay windows that were likely installed in the 1940s or 1950s, and to restore the box bay window which will bring back some integrity to the house. Planner Grahn stated that the foundation will also need to be replaced. Concrete blocks that hold up the house are located in an existing crawl space; however, it is in poor condition and will need to be replaced. Planner Grahn referred to the porch noted that the applicant was proposing to remove the 1940s and 1950s steel columns and railing, as well as the concrete block that holds up the porch, and replace it with wood columns and wood railings as it was historically.

Planner Grahn indicated where the applicant was proposing to change some windows on the house. Two ribbon windows on the south elevation will be replaced with two double-hung windows. There is also a non-historic enclosed porch on that elevation. The 1950s wood windows will be replaced with double-hung windows to give it the appearance of a sleeping porch. On the north elevation three windows are located beyond the midpoint and towards the back of the house. Since that wall is right up against the property line the applicant proposes to remove those windows and cover it with matching siding. The streets are not visible from the street and removing them would not have an impact.

Planner Grahn stated that the front door of the house is not original and the applicant was proposing to put in a new door based on historic photographs. They were also proposing to remove a door to the enclosed porch and replace it with a window. That porch would no longer have an exterior access.

Planner Grahn stated that the final changes were on the barn. Because the barn is currently not habitable and it will be turned into living space, the windows will be modified. The first window is where the barn door exists now on the second level. The applicant was proposing to remove the barn door but reconstruct it to look like a sliding door that has been pulled open. There will be a window in that opening. The lower window will remain blocked in as it currently is now because

it is at street level. On the new foundation the applicant will put in a window and patio doors.

Board Member Stephens asked if the front door replacement would be the same size. Mr. DeGray replied that it would be in the same opening. Mr. Stephens understood that the structure was actually a barn at one point in time. Planner Grahn believed it was. Mr. Stephens asked if the siding and the rough-cut 2 x 4s were added while it was a barn or whether it might have been done when it was converted to housing. He had observed that the rough cut 2 x 4s were old. Mr. DeGray had no idea when it was modified. Mr. Stephen stated that there was no evidence that the siding had ever been painted, which is typical for an old barn. He asked how that would be handled in the process.

Planner Grahn stated that she and Mr. DeGray had a discussion about this because there is concern in the community that when these buildings get reconstructed they lose their integrity because they do not look old or look historic. They had talked about using cedar siding with an acid wash that would turn it gray. Mr. DeGray stated that the pink house behind the No Name was actually corn blasted, and that was another technique that could be used to rough up the siding. Mr. Stephens clarified that the intent is to do some technique that would keep the same character as a barn. He suggested that it be included as a condition of approval.

Director Erickson asked if the findings or conditions state that the barn will not be painted. Planner Grahn offered to add a condition of approval stating that the barn shall be corn blasted and have an antique look to it. Mr. Stephens advised against naming a specific technique. He only wanted to make sure that the structure retains its barn-like character. Director Erickson agreed that the condition only needed to restrict painting. Planner Grahn and Mr. DeGray could work together to find the best technique. Mr. DeGray suggested that the condition could specify stain and a treatment to maintain the rustic appearance of the structure and its barn-like quality. Director Erickson pointed out that this was a reconstruction as opposed to a materials deconstruction. He clarified that they could not be this precise on a deconstruction.

After further discussion, the Condition #7 was drafted as follows: "The siding on the barn shall not be painted. The final treatment of the siding shall retain its rustic quality to the satisfaction of the Historic Preservation Planner and Planning Director". The Board was comfortable with that language.

Chair White opened the public hearing on the materials deconstruction on the house.

There were no comments.

Chair White closed the public hearing.

Director Erickson referred to the earlier discussion for a finding of fact related to the reconstruction of the barn. He inserted the following sentence after the second sentence in Finding of Fact #6, "Based on personal observation by a member of the Historic Preservation Board, the exterior siding has not been painted or maintained for a number of years; therefore the barn cannot be made serviceable". The Board was comfortable with that language.

MOTION: Board Member Stephens moved APPROVE the reconstruction of the historic barn and material deconstruction of the non-historic materials at 823 Norfolk Avenue, pursuant to the Findings of Fact, Conclusions of Law and Conditions of Approval as amended. Board Member Hewett seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 823 Norfolk Avenue

1. The property is located at 823 Norfolk Avenue.
2. The site is designated as Landmark on the Historic Sites Inventory.
3. Based on Sanborn Fire Map analysis, the house was constructed c.1900. Following its initial construction, several additions were constructed on the rear elevation of the original cross-wing form. The existing historic barn, located at the northwest corner of the property and adjacent to Crescent Tram, was constructed c.1907.
4. On February 16, 2016, the Planning Department received a Historic District Design Review (HDDR) application for the renovation of the historic house and reconstruction of the historic barn at 823 Norfolk Avenue; the application was deemed complete on February 22, 2016. The HDDR application is still under review by the Planning Department.
5. The applicant proposes to reconstruct the historic c.1907 wood barn located on the northwest corner of the site.
6. The proposal to relocate complies with LMC 15-11-15 Reconstruction of a Historic Building or Historic Structure. Deputy Chief Building Official Michelle Downard inspected the site on April 14, 2016, and found the structure to be hazardous or dangerous based on its visible leaning, failing foundation, and overall poor condition. Based on personal observation by a member of the Historic Preservation Board, the exterior siding has not been painted or maintained for a number of years; therefore the barn cannot be made

serviceable. The applicant's structural engineer has also found that the building cannot be made safe and/or serviceable through repair due to the significant racking of the building and the stress on existing materials. Finally, the applicant proposes to reconstruct the barn based on documentation and physical evidence to facilitate an accurate recreation.

7. The applicant intends to remove existing stacked stone retaining walls that frame the north, east, and south edges of the front yard as well as the concrete retaining walls along the west and south property lines of the rear yard. The structural engineer has found that these walls are shifting significantly, sometimes as much as 5 to 12 inches horizontally. The proposed material deconstruction is required for the renovation of the site and the proposed exterior changes will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.

8. The applicant proposes to maintain the original roof form on the historic house, but re-evaluate the roof structure with the structural engineer following further interior demolition. The applicant also proposes to raise the roof on the c.1907 and post-1927 rear additions of the house. The proposed scope of work mitigates any impact to the visual character of the neighborhood as this modification to the west elevation is not visible from the primary right-of-way, Norfolk Avenue. Further, the proposed restructuring of the roof will not impact the architectural integrity or historical significance of the building as viewed from Norfolk Avenue.

9. The applicant is proposing to remove and reconstruct the historic brick chimney on the north-south stem wing and remove a brick chimney constructed on an early rear addition. The proposed scope of work for restoring the historic chimney will mitigate any impacts that will occur to the structural integrity of the object. The demolition of the second chimney is acceptable as this chimney is non-contributory to the historic integrity and historic significance of the structure or site to be removed.

10. The applicant will remove and reconstruct the walls on the west and south elevation in order to increase the height of the roof on the c.1907 and post-1927 rear additions. The proposed scope of work mitigates any impacts that will occur to the historical significance of the building,; any impact that will occur to the architectural integrity of the building; and any impact that will compromise the structural stability of the historic building.

11. The applicant will remove a portion of the front Norfolk façade of the historic house's original east-west cross wing in order to reconstruct the box bay window that was removed after 1930. The partial demolition of this existing wall is necessary to construct the box bay and is required as part of the restoration of this key feature.

12. The existing c.1940 foundation of the historic houses is comprised of stacked stone and timbers and unreinforced masonry. The applicant will remove this foundation and replace it with a new poured concrete foundation. The proposed foundation work will not damage or destroy the exterior architectural features of the subject property.

13. The existing porch on the Norfolk façade consists of an elevated concrete deck and unreinforced masonry block foundation, ornamental iron columns, iron railing, and concrete steps that were constructed c.1940. The historic roof dates from c.1900. The applicant will restructure the roof and remove the c.1940 improvements. The partial demolition of the c.1940s improvements is necessary in order to restore the original porch. The existing porch is non-contributory

14. The applicant is proposing to remove and replace the wood windows on the sunporch. Staff finds that this porch was building c.1930, but enclosed in the 1950s. The proposed changes will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site.

15. The applicant will remove two (2) existing non-historic doors on the house—the wood front door and a wood door on the sunporch. The proposed demolition of the front door is necessary to restore the original door and the removal of the door on the sunporch will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site. There are no historic windows remaining on the house. The applicant proposes to remove the existing non-historic vinyl, wood, and glassblock windows as well as the wood windows on the c.1950 sunporch. Staff finds that the removal of the existing non-historic windows are necessary in order to restore the original wood windows on the c.1900 house. The new windows on the c.1950 sunporch will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site.

16. The applicant will maintain the boarded appearance of the window openings on the Crescent Tram façade of the barn. On the upper level, the applicant will replace the existing second story door with a new window opening. New window openings will be constructed on the south elevation of the reconstruction barn, beyond the midpoint and below the street level of Crescent Tram. Staff finds that the proposed changes will not damage or destroy the exterior features of the subject property which are compatible with the character of the site, nor will they detract from the historic structure or its historical significance.

17. The applicant will remove the historic barn door on the Crescent Tram façade of the barn and the historic four-panel wood service door on the south elevation;

these will be restored as a veneer on the reconstructed barn. On the lower level of the south elevation, the applicant will be installing a new French door, located beneath the street level of Crescent Tram. The partial demolition of the two historic doors is necessary for the renovation and reconstruction of the c.1907 barn. The new French doors will not impact the historical significance of the barn or its architectural integrity.

18. The applicant will replace the existing rubble stone foundation of the c.1907 barn with a new concrete foundation. The partial demolition is required for the renovation and reconstruction of the c.1907 barn.

Conclusions of Law – 823 Norfolk Avenue

1. The proposal complies with the Land Management Code requirements pursuant to the HR-M District and regarding historic structure deconstruction and reconstruction.
2. The proposal meets the criteria for relocation pursuant to LMC 15-11-15. Reconstruction of the Historic Building and/or Structure on a Landmark Site.

Conditions of Approval – 823 Norfolk Avenue

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on April 12, 2016. 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. Where the historic exterior materials cannot be repaired, they will be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to replacement, the applicant shall demonstrate to the Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.
3. Should the applicant's structural engineer find that the existing roof structure of the house cannot be sistered with new structural members following additional interior demolition, the applicant shall provide a structural engineering report to the Planning and Building Departments for review prior to completing any demolition and reconstruction of the historic roof.
4. Should the applicant's structural engineer find that the existing roof structure of the porch cannot be sistered with new structural members following additional interior demolition, the applicant shall provide a structural engineering report to the Planning and Building Departments for review prior to completing any demolition and reconstruction of the historic roof.

5. Should the applicant uncover historic window and door openings that were not documented at the time of the Historic Preservation Board's review, the applicant shall schedule a site visit with the Planning Department and determine if the window or door opening should be restored. Any physical evidence of lost historic window and door openings shall be documented to the satisfaction of the Preservation Planner, regardless of plans for restoration.

6. Should the applicant find that the severity of the deterioration or material defects require replacement of the barn door, the door shall be reconstructed as a veneer and match the existing in design, dimension, texture, material, and finish.

7. The siding on the barn shall not be painted. The final treatment of the siding shall retain its rustic quality to the satisfaction of the Historic Preservation Planner and Planning Director.

WORK SESSION – Discussion item only, no action taken

Discussion as requested by the Historic Preservation Board of Historic Preservation Terms used in the application of the Historic District Guidelines for projects: Compatibility, Subordinate, Complementary, as defined in the General Plan, Land Management Code and/or the Historic District Guidelines.

Planner Grahn reported that in meetings when the HPB was discussing the Design Guidelines there was concern over words such as compatible, subordinate, complementary in terms of what they mean and whether the definitions were clear. She noted that Planning Tech, Ashley Scarff, had researched other cities to find out what they say about those terms and whether or not Park City needs to amend the definitions.

Planning Tech Scarff reviewed the information she had researched on compatible, subordinate and complimentary.

Compatibility – Ms. Scarff stated that she first looked at how Park City currently defines Compatibility. The General Plan defines it as a relationship between the historic structure and its possible additions or infill development in the surrounding area.

The Staff report contained a list of specific aspects of compatibility. Ms. Scarff stressed that the new addition or infill development should be seen as a product of their own time and not mimic the historic construction. Ms. Scarff stated that the LMC defines visual compatibility, which is separate and does not necessarily relate to historic structures or historic districts. It is defined as a function of

maintaining and enhancing the surrounding contexts by applying designs that relate to one another.

Ms. Scarff stated that she had looked for other definitions of Compatibility. The APA's Planner Dictionary highlights Compatibility as meaning that the development fits in with its surrounding context. Savannah's definition said Compatibility is measured by consistent application of accepted guidelines and standards. Denver uses strong language when speaking to the function of Compatibility, saying that the purpose is to prevent adverse effects on the area with non-compatible development.

Ms. Scarff referred to a table on page 206 of the Staff report that showed the indicators of compatibility she found from Breckenridge, Aspen, Savannah and Denver by looking through their Historic District Design Guidelines. Ms. Scarff requested that the HPB discuss whether the HPB finds that any of these additional indicators of compatibility should be added to Park City's definitions. Planner Grahn stated that if the Board decided to add it to the definitions it would come back as an item on the regular agenda with amended definitions for their review.

Director Erickson asked Planning Tech Scarff to re-read Denver's definition of Compatibility. Ms. Scarff read, "The ability of alterations and new designs to be located in or near historic properties and districts without adverse effect. Director Erickson thought the key clause was "without adverse effect". He noted that the Staff liked that definition because it help to describe what it is not as well as what it is.

Board Member Stephens asked if the Planning Department encounters situations where they do not have enough teeth when plans are submitted. He could see how "not having adverse effect" would provide a broad statement to help in reviewing designs. Planner Grahn stated that as they revise the Design Guidelines it would be helpful if they could create a term for Compatibility that could be referenced in the Guidelines. At the same time, as they revise the Guidelines they are looking for way to achieve compatible design that would not have an adverse effect.

Director Erickson remarked that finding compatibility is particularly difficult to apply compatibility to new construction and the ongoing debate of how far away new architecture should move from the historic structures. Mr. Erickson noted that the Denver definition goes on to say that "Compatibility refers to the sensitivity of the development proposal in maintaining the character and context of historic properties and districts". He thought that language might be farther than they wanted to go, but it would help the Staff in dealing with contemporary design in historic neighborhoods.

Board Member Stephens stated that he would not want to push the design community towards duplicating. Director Erickson agreed, noting that the Planning Department pushes hard against that. Mr. Stephen believed there was a balance between something being totally compatible and having adverse effect, but still bring in characteristics of the historic neighborhood, along with contemporary interpretations. Director Erickson stated that they want the new buildings to be true to themselves without destroying the compatibility of the new building with the old buildings. He noted that all four of the cities Ms. Scarff benchmarked in her report have the same story about neighborhood character, mass and scale, location, height, rhythm, rhythm of windows and other things. It is consistent with the photographic exercise the HPB went through a few months earlier where they looked at various buildings and discussed which ones appeared to fit the guidelines and which ones did not.

Board Member Stephens used the example of three or four adjacent lots with the same architect. Each design on its own meets the definitions and the guidelines but all of them together do not pick up the rhythm and differences of the architecture that was built in Old Town. He asked if changing the definition would help address that issue. Planner Grahn replied that the Guidelines for new construction helps prevent the duplication. They have been working with the architects to make sure that does not happen. She did not believe that strengthening the definition would address that issue.

Planner Turpen stated that historically all the houses were not identical and the Staff uses the streetscape to show that identical designs are not compatible with the rhythm of the street.

Board Member Stephens liked the suggestion to at least add the ability of alterations and new designs to be located in or near historic properties and districts without adverse effect. At a minimum, he could see where that language would be helpful.

Planner Grahn asked if there was Board consensus for Denver's definition and to include that language to strengthen Park City's definition. Board Member Hewett liked the definition. Board Member Holmgren noted that it was the only definition that mentioned parking.

Subordinate – Planning Tech Scarff noted that the General Plan refers to subordinate design as “additions or new construction that is visually contiguous to a historic structure yet reinforces the visual dominance of the historic structure”. She stated that the only direct measurement in the General Plan is square footage. Ms. Scarff stated that definitions from other communities were similar to Park City. Breckenridge discusses building height and building length. Aspen mentions mass and scale. Savannah says that additions should not obscure or remove significant character defining features from the historic

structure. Denver mentions height, degree of setback, simplicity of design, and that the historic structure should be perceived as the prominent feature.

Ms. Scarff asked if the HPB finds that any of these additional indicators of subordinate should be considered in the Design Guidelines.

Board Member Stephens asked what issue the Planning Department has encountered with the current definition in trying to encourage good historic design and good infill. Planner Grahn stated that the challenge are the large lots that can accommodate a large footprint and the massive additions on smaller historic houses. One of the biggest complaints from the public is how the addition is subordinate. She stated that while the Guidelines cannot control how much square footage someone can add to their house, the mass of the structure can be broken up so it is perceived to be smaller and more consistent with the historic building and it makes the addition more complementary and compatible. Planner Grahn stated that one of the struggles with subordinate is how to keep the addition from overwhelming the historic house.

Director Erickson stated that if the Staff would offer a rigorous way to handle those situation, they would combine bullet point #2 of Aspen with the only bullet point of Savannah in the table on page 208. He thought that combination would give the most power between the two. Director Erickson noted that the approval authority for the Design Guidelines comes through the HPB and then goes to the City Council.

Assistant City Attorney McLean advised that the more concrete they make the language the easier it is to enforce. The Guidelines should be definitive enough that the owners have a clear expectation of what they can and cannot do.

Board Member Hewett also liked the third bullet from Aspen, "Historic resource must be visually dominant". Director Erickson agreed.

Board Member Stephens questioned the second bullet point for Aspen. Park City has very small houses and there is an expectation that people should be able to make them livable. Director Erickson understood his point. Because the houses are small, "a modest addition" might not be the correct wording. Mr. Stephens used the earlier item for reconstruction at 823 Norfolk to explain his point.

Mr. Stephens believed the first line of the General Plan was better language than any of the others. He read, "Subordinate design refers to additions of new constructions that are visually contiguous to a historic structure yet reinforces the visual dominance of the historic structure". He was comfortable with the current definition. Director Erickson stated that the language from the General Plan

should be added into the Design Guidelines to make sure it has the regulatory teeth they needed. The Board concurred.

Complementary – Planner Tech Scarff noted that the Design Guidelines use the work Complementary but it is not defined. She found this similar situation in all the other cities that were surveyed. They use the word complement but it is not directly defined. Ms. Scarff stated that complementary design is a result of compatible design. Therefore, most of the indicators are the same.

Planner Grahn noted that the diagram on page 208 of the Staff report that was taken from a book on how to write Design Guidelines. Director Erickson asked if the diagram was helpful in the discussion about Complementary. He noted that the diagram could be added into the Design Guidelines.

Board Member Hewett did not understand the diagram for inappropriate because there is no way to avoid the extra space between structures. Planner Grahn believed it was for cities that do not maximize their footprint. It could also be where the house is located on the lot. She thought the diagram showed an example of intentionally creating a gap by pushing the structure to one side.

Planner Grahn stated that as they look at sidebars to include in the Design Guideline revisions, she suggested a sidebar about what it means to be complementary or indicators of compatible; listing out mass and scale, rhythm and patterning. She thought it might be helpful to applicants.

Board Member Hewett thought showing diagram examples would also be helpful.

Chair White suggested that they address the fact that a new addition or a new house should not take the focus away from the existing historic structures. Board Member Hewett thought it was addressed in the language, “Historic resource must be visually dominant”. Chair White thought the new addition should stand on its own but not detract from the historic. Director Erickson believed it went back to the term of differential. Board Member Stephens stated that it also goes back to compatibility if they add the sentence that it does not create adverse effect. Chair White agreed that they were all connected. Director Erickson suggested that the Staff could craft language for Complementary that included the definition of subordinate and compatible.

Planner Grahn stated that the Staff would discuss it and come back with definitions, sidebars, or some other way to present this information in the Guidelines for the HPB to review.

Board Member Hewett liked the diagram examples from Denver; however, she suggested that they use the examples from the Utah Preservation book to the examples are more Utah oriented.

Chair White closed the work session and returned to the regular agenda.

2. Design Guideline Revisions- Staff recommends that the Historic Preservation Board take public comment on the proposed changes to the Design Guidelines for Park City's Historic Districts and Historically Significant Buildings. Specific Guidelines B. Primary Structures will be reviewed for: Roofs, Exterior Walls, Foundation, Doors, Windows, Gutters and Downspouts, Chimneys and Stovepipes, Porches, Architectural Features, Mechanical Systems, Utility Systems, and Service Equipment, Paint and Color; Additions to Primary Structures will be reviewed for: Protection for Historic Structures and Sites, Transitional Elements, General Compatibility, Scenario 1: Basement Addition Without a Garage, Scenario 2: Basement Addition with a Garage, Decks, Balconies and Roof Decks; H. Accessory Structures; Sidebars will be reviewed for: Fencing in Old Town, How to Case a Window, Why Preserving Historic Siding is Recommended, Why Preserving Original Siding is Recommended, Why Preserving Original Windows is Recommended. The Board will provide specific amendments to be made to the document if necessary; and make a recommendation to City Council (Council review will be after the entire Guidelines are reviewed by the HPB) (Application GI-13-00222)

Planner Grahn noted that the discussion this evening would be primary structures, additions to primary structures, and accessory buildings, both new and historic. She noted that last Fall the HPB discussed what it meant to be compatible. They did a visual analysis and looked at pictures of existing structures in terms of what works and what does not. From that feedback and the Guidelines proposed at that time, the Staff crafted the Design Guidelines being presented this evening.

Planner Grahn stated that based on past comments the Staff decided to include picture to show some of their challenges. She asked if the Board found that helpful. The Board liked the idea and wanted the Staff to keep including pictures.

Planner Grahn commented on roofs. The major issue and downfall with the current guidelines is that there is not enough was being done to address cricket, saddle, snow guard devices, which are common roof features in Park City. Another challenge they often see are dormers. She referred to photos on page 170 of the Staff report. Planner Grahn stated that an over-sized dormer detracts from a historic building and they do not want to be encouraging adding cupolas.

Board Member Stephens noted that on shed dormers there is pressure to have the shed go right up to the very pitch of the roof. He thought it was awkward and did not look subordinate. He thought all dormers should be less than the main

ridge. He used an example of a house on Swede Alley where the dormer goes out almost past the wall plane. He suggested requiring the dormer to be at least 12" below the roof pitch or some other requirement to keep it subordinate.

Planner Grahn drafted a proposed Guideline. "New dormers shall at a minimum be one foot lower than the main ridge line of the structure and shall not extend to the wall plane of the level below." Mr. Stephens was unsure whether that would work in terms of construction. Planner Grahn offered to work on the language for their review. Chair White thought the dormers should not come out farther than at least the main wall. Mr. Stephens agreed.

Board Member Stephens referred to the solar panels and asked what they meant by "flush". Planner Grahn clarified that it should not be flush with the surface but they do not want it stacked up so high that it is visible. Director Erickson suggested "parallel to the roof plane". Planner Turpen noted that the term flush already exists in the language and the Staff has been successful enforcing it as stated. Planner Grahn clarified that the red underlines and cross outs was new language. Everything else was existing language.

Board Member Holmgren asked if metal roofs are prohibited. Planner Grahn replied that metal roofs are allowed but they cannot be reflective. Board Member Hewett had the same thought because metal roofs were not included. Planner Grahn offered to add language stating that asphalt shingles and metal roofs are encouraged. She noted that the current language says that metal roofs should be neutral and muted and the material should not be reflective. The intent was to clarify that language.

Board Member Stephens stated that on historic homes they are very methodical about making sure everyone does the windows a certain way, keeping the front doors and door openings the same, and the siding. However, there is no consistency for the roofing material. Planner Grahn stated that the Staff had that discussion with the preservation consultant because historically wood shingles were used. An asphalt shield tries to depict a wood shingle but it lacks the thickness and texture. Another option is a metal roof. Planner Grahn noted that roofing lasts 20 or 30 years, but these materials do get replaced because of the wear and tear.

Board Member Stephens questioned why they would not encourage cedar shingles on new additions and new construction. Chair White noted that the Building Department does not allow cedar shingles. Mr. Stephens stated that it is allowed, but the Building Department requires a fire retardant cedar shingle. Chair White pointed out that cedar shingles are discouraged in subdivisions. Mr. Stephens clarified that he was talking about historic homes; not subdivisions.

Director Erickson offered to pursue the issue with the Building Department. He suggested adding language stating that wood shingles in the historic context may be used as approved by the Building Official. If the Building Department and the Fire Department are comfortable with it, it could be included in the Design Guidelines. The Board agreed.

Planner Grahn commented on exterior walls. She stated that this section already exists in the Design Guidelines and language was added for clarification. Current loopholes make it hard for the Staff to defend. Specifically, they added clarification for the maintenance of existing historic materials and talked more about appropriate replacement materials.

The Board had no comments or further discussion on exterior walls.

Planner Grahn commented on foundations and an issue that occurs frequently that the Staff would like to avoid. She explained that when new foundations are added the concrete should not extend beyond the wall plane of the historic house. Planner Grahn noted that even though the house can be raised to feet to put in the foundation, two feet of concrete is a lot to look at. It helps when it is regraded and the visibility of concrete is minimal because it keeps the relationship of when the historic house was sitting directly on the dirt. Planner Grahn stated that the Staff had made changes as reflected in the redlines beginning on page 173 of the Staff report, to help explain that the grade needs to be returned to an approximate location to maintain that relationship.

Board Member Stephens asked if this was where in the Guidelines they talk about raising the structure no more than two-feet for a foundation. Planner Grahn answered yes, and noted that it was addressed in the crossed out B3.1 on page 173. Mr. Stephens asked if there were exceptions to that rule. Planner Grahn replied that the Staff had discussed a solid two-feet; however, it was pointed out that there may be circumstances when it might be necessary to raise it a few inches more. With that in mind, they did not want to require a variance or put the Staff in the position of having to measure it. For that reason, the inserted the word “generally” in case there are exception circumstances.

Board Member Stephens used the example of the Barn. There is no relationship to the barn and the road because the road was raised up. It was not a result of anything that the property owner did. He provided other examples to explain his point and asked how those situations would fit with the Guidelines. Planner Grahn agreed that some houses are buried in holes because the grade of the road was changed significantly. However, there is also the concern about National Register eligibility. On Landmark structures if the foundation raises it to the road and there is three or four feet of foundation showing, it would be an issue for the National Register. Planner Turpen stated that she dealt with houses on Norfolk where the road was raised six feet and the house was buried. It was

before raising of a structure was approved by the HPB. Under the current process, it is now approved by the HPB based on conditions presented by the applicant. She assumed that a condition to go over two feet would be considered a unique circumstance.

Director Erickson believed the anomalies would come from modern time road reconstruction. He thought the Staff could draft the language for conditions where roads have been raised or lowered. Director Erickson thought it should be clear that no more than two feet of wall should be exposed except in those situations, and the appropriate material must be used. Director Erickson reported that the HPB would be seeing a Code change for historic homes that are further below the existing road than the 35 feet allows. He noted that some house on Ontario are 45 feet below the road and there is no way to do historic restoration or new additions on those homes without varying that height. He thought they could come up with other anomalies besides roads, but they should be specific.

Board Member Stephens agreed that they needed a way to handle those circumstances where the two feet does not work. He thought two feet of visible foundation was still significant.

Chair White stated that he did not like the look of concrete, but sometimes it is necessary. He asked if they could adjust the final grade reduce the amount of concrete.

Planner Grahn stated that according to the LMC the existing grade around the periphery of the structure can be changed up to four feet. That was the reason for adding Guidelines that address regrading the site to minimize the amount of visible concrete.

Board Member Stephens recalled a requirement of six inches away from grade for any wood that is not treated. In his opinion, that means six inches of concrete. Chair White remarked that grading was the best way to resolve that issue. Board Member Stephens referred to the visual anchor around the bottom of the house that is missing when a house is set on a slab of concrete. It needs to feel like the house is anchored and he suggested that they include that in the Design Guidelines because it makes the concrete subservient to the rest of the house.

Planner Turpen commented on door. She stated that Staff upgraded the existing Guidelines to add clarity and consistency throughout the document. They also added additional Guidelines specifically related to appropriate restoration of historic door openings, paying particular attention to determining what the historic door configuration might have been; when it is appropriate to replace a door;

maintaining historic doors even if they are no longer functional; and adding new door openings on secondary facades.

The Board has no comments or further discussion regarding doors.

Planner Grahn commented on windows. She stated that the Staff has been diligent about making sure when windows are removed on a historic house that wood windows go back in their place. Planner Grahn thought it was important to be clear about making sure they are true divided glass. The shadow lines created by the window adds a lot to the historic integrity of the house. This was the reason for having detailed Guidelines about keeping the same number of glass panes, the inappropriateness of snap-in muntins, and where to put new window openings.

Board Member Stephens understood that they were allowing an aluminum clad wood window. Planner Grahn clarified that they allow aluminum clad on the additions and a basement foundation, but the window must be wood on the historic house.

Chair White asked if the simulated divided lights are acceptable because they have a bar in between the glass with wood on either side. Planner Grahn thought it would be acceptable as long as the wood is on the exterior of the glass and not within the interior. Chair White clarified that he was not talking about a snap-in grid. She stated that the issue is with the flat surface of the muntin.

Board Member Hewett asked when stained glass came about and whether they need to go back prior to that time for historic houses. Planner Grahn explained that Park City is unusual because there were leaded glass windows on the front windows of the more ornate houses. However, she did not believe the churches generally had stained glass. Planner Grahn stated that the stained glass on the blue Church on Park Avenue was added in the 1980s. Most of the stained glass they see around town was added later. There is very little historic stained glass, if any.

Planner Turpen commented on gutters and downspouts. She noted that this was a new section with only one Guideline. They have been getting different interpretations of gutters and it has been difficult for the Staff to tell people what they should look like. The Staff drafted a Guideline regarding the architectural details of gutters and also that they need to drain away from the historic house.

Board Member Holmgren recalled a previous issue about rain barrels. Director Erickson stated that the Staff was looking at addressing rain barrels, but not related to gutters and downspout. People are asking to do rain barrels and the City is not regulating them at this point unless they are placed in the side yard setbacks. Planner Turpen remarked that rain barrels would probably be

addressed in the mechanical and utilities systems and service equipment section. Planner Grahn stated that the Secretary of Interior compiled a list of sustainable guidelines that encourage rain barrels, native vegetation, etc. Since the Guidelines apply to both new construction and historic houses, she suggested adding a chapter that specifically addresses those issues.

Planner Grahn commented on chimneys and stovepipes, which was also a new section. The Staff has noticed that a of the structures have either lost their historic chimney, it is in disrepair, it has been covered up with Portland cement which breaks apart any historic brick, or new chimneys are being added that are out of scale and not the right material. Planner Grahn stated that this new chapter focuses on preserving chimneys and, wherever possible, replacing or reusing the historic stovepipes.

The Board had no comments or further discussion on chimneys and stovepipes.

Planner Turpen commented on porches. She noted that currently there are no Guidelines for porches which makes it difficult for the Staff to enforce. The Staff recommended adding Guidelines related to the importance of maintaining porches, restoration of porches despite their poor condition, materials of porches, reconstruction of porches that have been lost, safety upgrades, and ornamentation details.

Board Member Stephens asked if this section addresses materials for decking on a porch. Planner Turpen replied that the language talks about substitute decking materials. It allows fiber cement or similar materials as long as it retains a minimum of 50% recycled material. A requirement is that it would not be seen from the public right-of-way. Mr. Stephens was not comfortable with what they were proposing for a historic front porch of a historic house. Mr. Stephens was unsure how they could allow plastic materials on a visible front porch and prohibit it on the hand railings. Planner Turpen was willing to delete that language if there was Board consensus.

Planner Grahn stated that Architectural Features was also a new section. The intent is to make sure they do not lose the eaves, the brackets, cornices. There is very little architectural ornamentation on most of the historic houses, but when it does exist they need to be cognizant to make sure it is retained because it adds character to the historic sites.

The Board had no comments or further discussion regarding architectural features.

Planner Turpen commented on mechanical systems. This section already exists and language was added for clarification. She thought rain barrels could be regulated under old B.6.2 in this section.

Board Member Hewett referred to the language, “roof mounted mechanical and/or utility equipment shall be screened and minimally visualized from the primary public right-of-way.” She thought they should put the period after visualized and delete the rest of the sentence because it should also be minimized for the people up above and not just from the right-of-way.

Director Erickson suggested adding language stating that rooftop mechanical equipment is generally discouraged on historic houses. If it is a necessity it needs to be screened in all three dimensions. The Board was comfortable with that language.

Planner Grahn commented on paint color, and noted that it was a contentious issue. She stated that paint color is not regulated by the Design Guidelines. When the HPB did the visual analysis, they noticed that the historic house stood out when the addition to the house was painted a different color. That was the reason for adding suggestions to be considered. Planner Grahn remarked that the trend of using barn wood was becoming popular, but it does not belong on a historic house. The intent is to make sure people are not painting stone, brick or other materials that should not be painted.

The Board had no comments or discussion regarding paint color.

Planner Turpen commented on additions to primary structures. She noted that these Guidelines came before the HPB in October and November, and what was presented the Staff report were the revisions the Board had suggested. Planner Turpen stated that a lot of times additions are overpowering. As they went through the Guidelines they talked about ways to make the addition separate from the historic house. Planner Turpen noted that clarification was added to the existing Guidelines, as well as quantified how they design the scale of an addition and its transitional element. The goal is to scale down the transition element to make it compatible in terms of smaller modules that are consistent with the scale of the historic structure.

Chair White referred to the yellow house at 1119 Park Avenue and noted that the addition appears to be quite a bit forward of the historic house. Planner Turpen stated that it was an existing non-conforming garage. The garage was maintained and the owner was able to keep it. She pointed out that if the owner proposed a garage in that location today, it would not be allowed. Chair White believed everything above it appeared to be forward of the historic house. Planner Turpen offered to drive by and look at it.

Planner Turpen commented on general compatibility and noted that Guidelines were added to address the fact that additions should be subordinate and compatible.

Planner Turpen commented on basement additions without a garage. She noted that clarification was added and some of the words were changed to be consistent with other altered words throughout the document. She noted that the same applied to basement additions with a garage.

Planner Grahn noted that decks was also a new section. They looked at other cities to see how they handled decks. Planner Grahn stated that the intent is to make sure the whole front yard does not become a deck. How the deck is attached is important so it does not damage the historic structure. The deck needs to stay subordinate. She noted that fiber cement or plastic wood composite is allowed because it is a new addition. She was willing to remove it from this section if the Board wanted. Board Member Stephens was not opposed because per the Guidelines the deck could not be visible from the street.

Planner Turpen commented on roof decks and balconies. They only added clarification on the design and location to make sure they are subordinate to the historic structure. Planner Grahn explained that the Staff has had a lot of requests for a transition element that goes almost to the ridge of the historic house roof, but they also want a balcony on top. The railing looks like a widow's walk on top of the roof ridge and that is not appropriate.

Planner Grahn commented on historic accessory structures. The language was revised to say they should be preserved. Additional language gives direction to look towards the primary structure for specific guidelines. Planner Grahn referred to new accessory structures and noted that the intent is to make sure they stay subordinate and do not overwhelm the historic house.

The Board had no further questions or discussion. Planner Grahn stated that edits would be made to these proposed Guidelines based on the comments this evening. She asked if the HPB wanted to see the final version before the Staff forwards a recommendation to the City Council. The Board preferred to see the final version before it goes to City Council.

Director Erickson stated that the Planning and Preservation team have had discussion and these Guidelines were mainly designed for historic residential structures. The reason was to make sure they maintain the integrity of the existing historic structures before they move on with issues of new construction. Director Erickson noted that new construction is more impactful to the neighborhood, but they need to protect the historic structures first.

Director Erickson asked where they were in this year-long process. Planner Grahn replied that it was slightly off schedule but not significant. She explained that currently the Design Guidelines are broken up for either historic sites or new construction, which was not helpful to the Staff. Since the Guidelines were being revised, the Staff thought it was better to do the Design Guidelines for historic

residential and for historic commercial and send it to the City Council to approve those Guidelines through a resolution. As the Council conducts that review, the Staff and HPB could work on Guidelines for new construction for residential infill and commercial infill, and recommend that the City Council adopt those through a second resolution.

Planner Grahn outlined the time frame moving forward. In June they will review the last edits with the HPB as well as any sidebars to be incorporated. They should be ready to review and edit the commercial guidelines in July. The goal is to go to the City Council in August or September with the Guidelines for historic buildings. They should be done revising the Guidelines for new construction by the end of the year.

Boards Member Stephens asked for an update on the barn construction. Planner Grahn replied that they were moving forward with a building permit. Planner Turpen reported that she was assigned to their building permit this week and timing would depend on when they can get approvals. Mr. Stephens asked if there was any resolution on the materials they were using for the trusses inside. Planner Grahn understood that they decided on using steel. Planner Turpen whether Mr. Stephen's comments from the last meeting had been taken to the City Council or whether that meeting was still pending.

Assistant City Attorney McLean recalled that a Staff report went to the City Council requesting the funding and there was a lot of discussion about steel work that would create flames work near the barn. Planner Turpen would ask Matt Twombly if the HPB's comments had been conveyed to the City Council. Ms. McLean stated that the Staff would follow up and if there is a Staff report and minutes from a City Council meeting they could send those to the Board for discussion at the next meeting.

Chair White opened the public hearing on the Design Guidelines.

There were no comments.

Chair White closed the public hearing.

Planner Grahn outlined the various ways the Staff has made themselves available to the public and the public outreach they have done to keep the public informed. However, they have had very little public response. Board Member Holmgren asked if it was published in the paper. Planner Grahn answered no, and offered to look into it. Director Erickson noted that it has been announced on the radio during their interviews. He asked the Board members to tell people if they have the opportunity.

Historic Preservation Board Meeting
May 4, 2016

The meeting adjourned at 7:38 p.m.

Approved by _____
David White, Chair
Historic Preservation Board



Anya Grahn <pcdesignguidelines@gmail.com>

Garage additions on Historic Properties

Sean Kelleher <sskelle@gmail.com>

Tue, Mar 29, 2016 at 8:39 AM

To: pcdesignguidelines@gmail.com

I'd like to suggest that the HPB consider providing additional guidance in regards to the addition of an attached garage onto a historic property. Specifically, homeowners should be required minimize the spatial displacement of the physical home to accomodate a garage addition. For example, there are a number of homes that are sited significantly above the nearest road and lack garages (Ontario Ave is a good example). The displacement of these homes should be limited if it is feasible (from an engineering perspective) to place a garage underneath the existing home, thereby minimizing the change in existing height & footprint of the historic property.

—

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HERITAGE

THE UTAH HERITAGE FOUNDATION NEWSLETTER

SPRING 2016

NEW! Affinity Groups
Salt Lake Modern,
Backcountry Buildings &
Pioneering Design
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Infill on South Temple

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Tenth Ward Square: Mixing New Construction with Historic Preservation Along a Transportation Corridor

Over the past several years, Salt Lake City has seen a transformation in transportation and housing along 400 South. A large contributing factor to this is the implementation of new zoning regulations that allow for higher population density and taller construction to make the 400 South corridor very attractive for transit-oriented development. One block that is in the process of redevelopment is located between 700 and 800 East and between 400 and 500 South, historically known as the Tenth Ward Square. This block is home to several historic places as well as places that are undeniably unique to Utah.

A large portion of the block will remain the same with the exception of the Wonder Bread and Hostess factory and store front - a 80,891 square foot brick structure that served until 2013 as a large-scale bakery, distribution center, retail shop, and vehicle maintenance building. A small plant was constructed ca. 1909 but the building you see now is significantly larger due to the construction of approximately eight additions built from 1920 through 1973. The entire structure is slated for demolition, and a local developer, Cowboy Partners, is planning a residential complex. The housing will be apartment units as there has been a rise in the number of residents in Salt Lake City who choose to rent instead of own homes.

But what makes this block special is that it is the site of not only historic homes, churches, and businesses, but it is also the location of Utah's only visionary art environment, Gilgal Garden. The following is a brief history of some of the interesting places you will find here at the Tenth Ward Square.



In the picture above, the outline shows the parcel of land available for new development. Image taken from Google Maps.

Hires Big H and Litza's Pizza - 425 South 700 East

Don Hale was born in Grantsville, Utah and moved to Idaho with his family to farm. After only a few years, the family moved to Salt Lake and a ten-year-old Don began working at his parents' grocery store. After working with butchers, bakers, and farmers for years at the grocery store, Don Hale decided to open Hires in 1959. Within a decade, the block became what Don Hale called a "culinary corner." In 1965, he opened Litza's Pizza, and in the 1970s, opened a steakhouse to the south. Less than a block to the east, Alva Greene opened the original Chuck-A-Rama in 1966, which has become another Utah tradition.

(continued on page 4)



Keep the past alive, not only for preservation, but to inspire and provoke a more creative present and sustainable future.

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- Kay Sundberg, Salt Lake City
- Christopher Von Maack, Salt Lake City

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- Mary Ann Garner, Centerville

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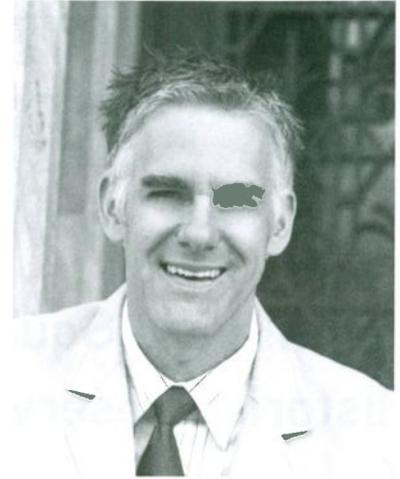
- Chris Hansen

Staff

- Kirk Huffaker, Executive Director
- Elizabeth Bradley-Wilson, Assistant Director
- Chet Cannon, Development Associate
- Alison Flanders, Public Outreach Director
- Jada Lindblom, Historic Sites Manager
- Kathy Nielsen, Volunteer Director
- Liz Joerger, Executive Assistant

First Word in Preservation

This year, 2016, marks the golden anniversary for Utah Heritage Foundation. I believe that for any organization, the 50th anniversary is a major milestone. While we can ironically joke with ourselves about becoming "historic" in our own right, the milestone clearly says that Utah's communities have felt that historic preservation is an endeavor and value that is worth consistent support year after year. You, our members and supporters, helped us get here. That's worthy of a celebration and we've planned many special activities and events this year to mark the anniversary. Many of them are free.



So we hope to see you more this year than ever before. One exciting way we are tracing our history is that week-by-week for the entire year, we are documenting the major milestones of Utah Heritage Foundation on our Facebook page. Every week we will pick a milestone, talk about how many of our programs are still relevant today, and tell the story through some fun photographs from our archives. We call it #50in50 – fifty years in fifty weeks. The culmination of the project will be collecting these memories into an anniversary remembrance book.

Of course we plan to leverage this occasion to raise more public awareness about Utah Heritage Foundation's work, as well as historic preservation in general, and position the organization with a solid base of financial support for the next fifty years. We've been challenged by the George S. and Dolores Doré Eccles Foundation with a \$45,000 challenge match gift for our anniversary year. We've made some great progress toward this match thus far, but you'll see more opportunities to help us meet the challenge match through different occasions and we hope you will participate. One of the components of the match will be a membership campaign to double our numbers starting March 31. All new memberships will count toward the match so we'd appreciate you bringing a friend, family member, or colleague into our preservation family of support.

I'm excited about the year ahead and it starts with a great 10th Annual Utah Preservation Conference on March 31. Hope to see you there!

Sincerely,

Kirk Huffaker
Executive Director

Building on the success of Salt Lake Modern (founded way back in 2008), we are introducing two new programs to highlight additional niche architectural interests – Backcountry Buildings and Pioneering Design. Salt Lake Modern has created a baseline of understanding and appreciation for mid-century modern design. We are confident that building constituencies for specific types of architecture will advocate for the buildings that make Utah unique.

All three groups will be a part of the broader initiative of our Affinity Groups along with a new membership structure. All members can join one or more Affinity Groups for an additional \$25 per group, per year after regular membership dues at any level.



You might ask, “why the additional \$25?” We are going to provide benefits through a variety of events to each specific group. During 2016, all three Affinity Groups will host free events to build enthusiasm and encourage people to join. After the launch events, these events will be exclusively available to Affinity Group members. As a member, you will directly receive invitations to these events, which may include site visits, mini-tours, presentations and speakers, and can include access to additional research or information. Here’s a quick summary of our Affinity Groups:

Backcountry Buildings - Frank Lloyd Wright has said, “Study nature, love nature, stay close to nature. It will never fail you.” Utahns have always valued the state’s scenic and natural environment. An overlay of historic and cultural landscapes for over 150 years has made these environments richer places to study, understand, and enjoy.

Pioneering Design - Based on the era between 1847-1896, the Pioneering Design Affinity Group will serve as the foremost group to explore places of importance associated with the earliest period of design in Utah.

Salt Lake Modern - The Salt Lake Modern Affinity Group, provides a base of research, documentation, public education and awareness, and advocacy for mid-twentieth century design in Utah after 1949.

We’ll be forming new committees for Backcountry Buildings and Pioneering Design that will help guide the formation, feel and cost structure of these events. A limited number of open slots are available. If you’re interested in participating in this formative stage and beyond, please contact us at (801) 533-0858 or send an email to liz@utahheritagefoundation.org and we’ll add you to the group.

Meet Chet Cannon: The Newest Member of the UHF Team



We are happy to welcome Chet Cannon as the Development Associate. Chet has spent the better part of a decade fundraising for local non-profit organizations. His personal approach to fundraising is something he calls “friend-raising.” Developing friendships and deepening those relationships around a shared passion for worthy causes, especially historic preservation, is one of his loves. As a Utah native, Chet enjoys learning and sharing the unique history and stories that contribute to the culture and character of our community. His appreciation for historic buildings led him and his husband to make their home in the Marmalade Historic District. When not connecting with donors and supporters of Utah Heritage Foundation he can be found rehabilitating his home, biking, hiking, traveling, daydreaming and being a proud doggie daddy to his one-and-a-half-year-old Tibetan Terrier, Bruce.

Tenth Ward Square (cont.)



When Don Hale opened Hires almost sixty years ago, a deluxe burger with lettuce, tomato and onions was forty cents. Today, you'll pay \$4.95 for a Hires Big H. According to the Hires website, Don Hale's favorite lunch was a hamburger with a pineapple malt. It continues to be owned and operated by the Hale Family.

LDS Tenth Ward - 420 South 800 East

When the Mormon pioneers arrived in Salt Lake City they officially organized the LDS church by dividing the city into nineteen ward squares, or blocks, on which the public buildings for each ward were constructed. Of the original wards, the Tenth Ward is the only one that retains the original structures including the chapel, store, and school.



The 1873 chapel building was used for Sunday services and now serves as a large

classroom or activity center. In 1880 the ward store was constructed and later connected to a home for the Store's proprietor, who was also the ward Bishop. The 1887 school house is on the north side of the block, facing 400 South, and is one of the earliest known designs of architect Richard Kletting. The newer chapel, a Gothic Revival style building, was built in 1909. The original chapel, school house, and 1909 chapel have now been connected as one larger meetinghouse.



Thomas Battersby Child, Jr. House - 452 South 800 East

This is the home that Thomas Child lived in while he created Gilgal Garden. The home features river rock masonry around the porch foundation, and similar rocks were used by Child to build a decorative wall along the north side of the property.

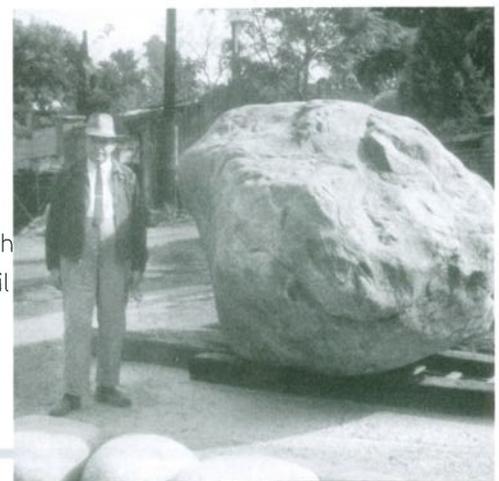
Seventh Day Adventist Church - 460 South 800 East

In 1975 the Liberty Park Seventh Day Adventist congregation had out-grown their building at 820 South 300 East and purchased the land at this location for a new building. The grand opening of this church building was September 27, 1975 and approximately 450 members from the local Adventist Churches attended the service that Sabbath Day.



Gilgal Garden - 749 East 500 South

Gilgal Sculpture Garden contains twelve original sculptures and over seventy stones engraved with scriptures, poems, and literary texts. It is the creative collection from Thomas Child, Jr. Child (pictured below) began work on Gilgal Garden in 1945 when he was fifty-seven years old. By then, he had already had a successful career as a masonry contractor, married and raised a family, been a leader in community affairs, and served as a bishop of the LDS Tenth Ward for over nineteen years. Child's passion for his garden consumed much of his time and money until his death in 1963.



(continued on next page)

Tenth Ward Sqaure (cont.)



Palace Meat Company - 715 East 500 South

Palace Meat Company was established in Salt Lake City in 1893. They have been family owned and operated ever since. Palace Meat Company is a wholesale meat provider serving many fine restaurants and businesses in Utah. Their current location was constructed in 1955.

Phillips Congregational Church / InsideOUT Office Interiors - 479 South 500 East

By 1878 Cpngrationalists began their crusade to win over Mormon children by providing superior education with the establishment of the Salt Lake Academy. Of the forty-two Congregational teachers in Utah in 1887, thirty-seven were



women. The Phillips Congregational Church had services on this block as early as 1887 and built this Victorian Eclectic chapel in 1905. Portions of that building are being used today by InsideOUT Office Interiors.

Sources for this article include:

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Goins, Maxine. "History of the SLC Central SDA Church." Salt Lake City Central Seventh-day Adventist Church, July 2008. Web. Jan 2016.

"About." Gilgal Sculpture Garden. Friends of Gilgal Garden, n.d. Web. 03 Mar 2016.

House, Dawn. "National and Regional Acclaim." Hires Big H Founder Known For Work Ethic: The Salt Lake Tribune. *Salt Lake Tribune*, 31 Jan. 2001: Web. 03 Mar 2016.

John Lambert to Give Keynote Address at Preservation Conference



2016 Preservation Works Conference ■ March 31 - April 1

Thursday, March 31 - Historic Windows Rehab Workshop with Bob Yapp

Heritage Awards Dinner

Friday, April 1 - Education Sessions

Keynote Speaker - John Lambert, Owner, Abstract Masonry Restoration

Utah Heritage Foundation Annual Membership Meeting

John Lambert will use his personal philosophy of preservation and speak to his role as lead concrete and stone restoration trainer/consultant on one of America's most-esteemed architectural landmarks – Fallingwater – and how physical challenges at the property can also challenge personal preservation philosophy.

Preservation Issues: South Temple, SLC

In January and February Utah Heritage Foundation appeared before the Salt Lake City Historic Landmarks Commission with comments about a new construction infill project at the corner of 500 East and South Temple. Currently the site is a vacant lot, where in the late 1990s/early 2000s two historic buildings burned. Importantly, the vacant lot is also the southern terminal vista of E Street in the Avenues.

The developer of the project, Garbett Homes, proposed a mixed use structure of six stories (along South Temple) and nine stories on the south side that would include 20,000 square feet of commercial use on the ground floor, over 200 parking spaces below grade, and 166 apartment units of various sizes. CRSA of Salt Lake City has designed a contemporary building in a traditional H-shaped form to provide natural light to the internal apartment units.

Utah Heritage Foundation took the position that a residential structure on South Temple would be of benefit to the neighborhood and the city. Unfortunately, we believe that the project represented a missed opportunity in terms of its design and did not meet the city's design guidelines for the South Temple Historic District. In our comments to the commission, architect, and developer we have expressed the following specific concerns:

Setback – The building is set right at the sidewalk line. We believe this does not match the historic character of South Temple, which exhibits buildings of all uses with the common design element that includes a generous setback. This is accomplished with a public or semi-public plaza, or with just a stepped back entrance.

Height – While a few buildings on South Temple approach six stories on the street, none of them do it with nearly zero set-

back. The result is an overwhelming presence that reduces the aesthetic of the street, rather than stitching the neighborhood together. Additionally, increasing the height on the south side next to the historic Picadilly Apartments creates a towering effect by the new infill.

Form – More than any other area of design, we believe that the proposal did not take advantage of its key location characteristics – prominent city corner and terminus at E Street – in the design. We remarked that this was a missed opportunity and that considering another form rather than an H-shape might lend itself better to the location.

Material palette – A generous amount of brick was proposed for the construction, and that was increased in the second design review. However, the project used vinyl sliding windows and patio doors, which are prohibited materials in the historic district because it is important to visually compliment the original palette of the neighborhood to create continuity.

Though the proposal was revised, our opinion is that the building still does not fit the context of historic South Temple Street. Designated as one of America's Great Streets by the American Planning Association, South Temple deserves a community-centric approach that respects the scale (height) and the setback that gives the street its elegance. The Salt Lake City Historic Landmarks Commission listened to input from the community regarding the design and agreed that Garbett Homes' proposal is not consistent with the built environment of South Temple and thus denied the applications.

We understand infill projects, in addition to this project, are being considered on and near South Temple. Drawing a parallel to Utah Heritage Foundation's origins fifty years ago, there appears to be heavy consideration for high density redevelopment projects on the street which could again threaten the historic character of South Temple Street.

Utah Heritage Foundation will be working to ensure that South Temple continues as one of the great historic places in Utah and we invite you to participate in the advocacy efforts by signing up for our free newsletter or visiting our website for updates.

For more information about the project and proposed design, visit the Salt Lake City Historic Landmarks Commission website and access the staff reports from January 7 and February 4.

Rendering of the proposed project by Garbett Homes.



Utah's Preservation Heroes

Through generous contributions from our donors and sponsors Utah Heritage Foundation is able to fulfill our mission and bring historic preservation to the public. The Board of Trustees, volunteers and staff sincerely thank these Preservation Heroes.

\$10,000+

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 Martha Bradley-Evans & Rimini Coffee, *SLC*
 George S. & Dolores Doré Eccles Foundation, *SLC*
 Salt Lake County Zoo, Arts & Parks Fund, *SLC*
 Utah Division of State History, *SLC*

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* Denotes in-kind donation.

Save the Date for 2016 Events

**2016 Preservation Conference
 And Heritage Awards**
 March 31- April 1, 2016

**Historic Windows Rehab
 Workshop With Bob Yapp**
 March 31, 2016

Historic Pub Crawl
 First Thursdays starting in April

Charles Phoenix in Utah
 May 19-20, 2016

Modernism on the U of U Campus
 Third Saturday - June, July & August

Summer Tours - Starting in June
 Kearns' (Utah Governor's) Mansion
 Meditation Chapel and Memorial House
 Salt Lake City & County Building

Fall Fundraiser
 Friday, September 16, 2016

Donut Dash 5K
 Saturday, November 12, 2016

More 50th Anniversary events will be announced throughout the year so keep checking our website!

Check our website for times and additional information.

www.utahheritagefoundation.org