

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF NOVEMBER 2, 2016

BOARD MEMBERS IN ATTENDANCE: Douglas Stephens, Lola Beatlebrox, Puggy Holmgren, Cheryl Hewett, Jack Hodgkins

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

The Historic Preservation Board held site visits at 803 Norfolk Avenue, 336 Daly Avenue and 227 Main Street prior to this meeting.

David White was not in attendance this evening and Douglas Stephens conducted the meeting in his absence as the Chair Pro Tem.

ROLL CALL

Chair Pro Tem Stephens called the meeting to order at 5:00 p.m. and noted that all Board Members were present except David White who was excused.

ADOPTION OF MINUTES

October 5, 2016

Board Member Holmgren referred to page 7 of the Staff report, 6th paragraph last sentence and inserted the word not before “a Landmark” to reflect her actual statement that “She felt they were grasping at straws to keep it as a Significant listing; and certainly **not** a Landmark listing”.

MOTION: Board Member Hewett moved to ADOPT the Minutes of October 5, 2016 as corrected. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Director Erickson noted that the Budget Department had encouraged the Board members to do direct deposit for their stipends. If they had not made that change he encouraged them to do so.

Director Erickson reported that the Planning Department received an application for a Historic District grant. The Staff would come back to the HPB with recommendations on the Historic Grant program, which would give them insight on how to review this particular grant application. The Staff will reach out to others who have inquired about grants in the past few months.

CONTINUATIONS (Public Hearing and Continue to date specified.)

1. Legislative—Consideration of an ordinance amending the Land Management Code Section 15, Chapters 2.1, 2.2, 2.3, and 2.5 regarding roof pitches and limiting the use of flat roofs to 25% of the total roof structure.

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

MOTION: Board Member Beatlebrox moved to CONTINUE the Consideration of an ordinance amending the Land Management Code Section 15, Chapters 2.1, 2.2, 2.3 and 2.5 regarding roof pitches and limiting the use of flat roofs to 25% of the total roof structure to a date uncertain. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

REGULAR AGENDA – Discussion, Public Hearing and Possible Action

1. 227 Main Street (Star Hotel – Determination of Significance
(Application PL-16-03330)

The Board visited the site prior to the meeting.

Planner Anya Grahn reviewed the application for a Determination of Significance for 227 Main Street, the Star Hotel. The Board visited the site prior to this meeting and looked at the foundation, materials, elevations, and the different progressions of the building. They noted the stone foundation in the basement, the wood posts and the construction on the sun porch. In the back yard they looked at the rear elevation and how it was impacted by the 1976 rear elevation.

Planner Grahn noted that the Staff outlined a thorough history of the site as outlined in the Staff report. In 1889 The Huy's built a cross-wing house at 227 Main Street. In 1920 Frank Allende, a Spanish Immigrant, built a Spanish revival style addition to the front of the house, which served as the Star boarding house. From 1976 through 1977 another owner made additional alterations, which

included the remodel of the front double layer porch, and an addition off the rear of the building.

Planner Grahm reported that this building was looked at in the 1980s as part of the Ellen Beasley Reconnaissance Level Survey, which was looking for National Register eligible buildings. She noted that it was not Contributory due to the alterations of the front façade and the double story porch. Based on their knowledge of architectural surveys, the Staff assumed that Ms. Beasley noted that it was non-contributory because of the Spanish Revival style. Most of Main Street is more of a folk Victorian style. The building was surveyed again in 1985 by Alan Roberts, and it was included on the Historic Sites Inventory and deemed Significant. The HPB was now looking at this building to see if it meets the criteria for Significance.

Planner Grahm and Planner Turpen had prepared a presentation for the Board. Rich Novasio with the Building Department was present to answer questions regarding the construction.

Planner Grahm presented a photo of the 1907 cross-wing cottage. She had indicated in red the portion that added over the front of the cottage, which included the stone foundation, the arched arcade of window so the main level, and the rectangular windows on an open porch. Planner Grahm stated that by 1977 the Rixie's had remodeled the porch and enclosed two garage doors that would have led to either a carriage house or a garage below the building, and created commercial space with doors and windows. They also altered the arches and filled in the openings with glass. Planner Grahm indicated the 1976 addition in the back that added a fourth level to the building.

Planner Grahm presented a slide of the north elevation adjacent to TMI. In 1920 the Star Hotel addition was added to the east side of the building. She pointed out how the four-story addition from 1976 comes up and over the cross-wing house. She indicated the changes to the front of the building in terms of modifying the porch.

Planner Grahm reviewed a slide of the rear elevation. Due to the amount of materials that were removed in order to accommodate the 1977 addition, it was difficult to understand the original roof form. Two gable forms were evident; however, it was unclear how those gables were connected. Planner Grahm stated that it was the same in 1920 because the Star Hotel addition only impacted the front façade. It was built to the east side to connect the building to Main Street. She noted how in 1977 it was cut out and the addition was added up and over it.

Planner Grahm explained the changes to the roof form that occurred over time.

Planner Hannah Turpen referred to Exhibit A in the Staff report and reviewed the Staff's analysis on the front facade level by level. Starting with the basement she pointed out the historic stone material shown in photo C. The applicant had provided a laser scan of the building and the Staff had outlined the areas that still exist. A post still exists in the stucco. She pointed to an original window that was buried beneath the new stucco on the exterior. Planner Turpen noted that the Rixie's had covered it with stucco when their remodel was done.

The next analysis was the internal wall on the second and third level. Planner Turpen indicated a small hole showing the formerly external wall, which is now internal to the porch. She pointed to the posts on the third level, which she expected the applicant to reference in his presentation.

Planner Turpen stated during the site visit they were able to see the historic cross wing from the parking lot. In addition, the cornice structure still exists today, as well as a portion of the ornamental eve.

Planner Turpen noted that they were not able to go onto the fourth level due to the unsafe nature of the stairs. However, if they had, they would have seen into the attic. She pointed out that photo G was a part of the roof but the underneath side. Photo F shows the underneath portion of the roof where it meets the porch. Planner Turpen stated that in some of the opening that the applicant made, historic stucco could still be seen coming through where it was covered up. In that attic space, some of the historic roof form of the original house was still visible.

Planner Turpen moved to the sides of the structure. Because the renderings were done by laser, not all of the details were shown. She presented a historic photo that was taken from across canyon which showed more detail. Photo B was the lower level window. Photo C showed the windows that flank the chimney. Photo D showed the windows as they continue back on that façade. Photos D and C referenced windows that were actually on the historic cross-wing. The cross-wing feature extends to the chimney, and the Star hotel starts in front of the chimney.

Planner Turpen noted that the laser rendering of the north elevation had the detail. She had shaded all the areas that the Staff found still exists in the historic. It included the cornice and foundation area of the front enclosed porch. The Staff also found that all of the historic window openings still remain on this façade.

Planner Turpen reviewed the rear. She noted that the gables were cut in half when the Rixie addition was put on. The Staff believed some of the historic windows openings were enclosed. It appears that material was taken from somewhere else was used to cover the openings.

Chair Pro Tem Stephen understood that on the side of the Imperial it was stucco all the way back. He asked if the Staff believes that the original siding is underneath the stucco. Planner Turpen stated that an exploratory had not been done. However, in looking at the trim on southwest corner, the stucco goes flush with the trim, and for that reason she assumed the historic siding was covered. Mr. Stephens agreed that that appeared to be the case.

Planner Grahn clarified that the Staff was recommending that the building remain listed as Significant on the Historic Site Inventory. The Staff analysis was outlined on pages 35-38 of the Staff report. The Staff found that the structure did not meet the criteria to be listed as a Landmark site. The changes to the front façade because of the porch detracts from the historic integrity enough that the National Register would not consider this property. Planner Grahn noted that Park City has a lesser designation of Significant, which means that the historic form and materials have been maintained, and it is easy to recognize it as a historic building.

Director Erickson made clear that they were trying to retain the hotel function, not the cross-wing. He explained that the cross-wing house is not completely intact, but the hotel function tells the story of the Mature Mining Era. The HPB should focus their discussion and decision on the hotel function because the house itself is too far gone to be Significant.

Todd Cusick stated that he was representing the property owner, Westlake Land. He explained that three years ago Westlake Land purchased three properties on Main Street; 227 Main, 221 Main, and 205 Main. He noted that 205 Main was recently completed and they received the certificate of occupancy in August. The Imperial Hotel at 221 Main Street was sold two years ago to the people who own and run the Riverhorse Restaurant. The Star Hotel is the property at 227 Main.

Mr. Cusick clarified that he is not a developer by trade, and these were the first three developments he had ever owned. When he purchased the Star Hotel he met with former planner Ryan Wassum who gave him all the information he had. However, he quickly found that what Mr. Wassum had given him did not match what he was finding on site. Mr. Cusick enlisted the help of the Museum and met with Sarah Hill. Ms. Hill agreed to do further research because the Museum did not have a lot of information and what she had did not match up with what Mr. Wassum had provided. Mr. Cusick started digging through boxes at the hotel to try to find additional information. He found boxes of family photos that were left there when Ms. Rixie died and he started with those photos. Ms. Rixie's son met with him on several occasions to go through her personal effects. In the boxes of family photos, he found what appeared to be the actual tax photo, which was very different from the building. At that point Mr. Cusick realized he was unsure of what he had purchased and he started what ended up being three years of research. Over three years he met with the Rixie family and had discussions

with Willy Rixie, who became the family spokesman. Mr. Rixie offered to meet with the Historic Preservation Board if they wanted to hear from him directly.

Mr. Cusick stated that he focused on the physical characteristics of the structure that make it identifiable. He did his best to stay away from assumptions. He came to the conclusion that in order to identify something it must be seen. Therefore, he focused on what other people saw, what the records indicate they saw, and what can be seen today. Mr. Cusick read an affidavit written by Will Rixie after meeting with Mr. Cusick the second time. "In July 1976 my family removed and replaced the façade of the Star Hotel with the currently existing façade. The architectural features that exist today, although similar to the building that existed when my parents purchased it in 1975, are not the same. The architectural features of today's building are a creation of my father, William Rixie. The architectural features such as the window openings, door openings, building materials, etc., that can be seen today are from 1975 and 1977. In 1976 and 1977 my family added a fourth story, the highest level of the building. Prior to that time the third floor was the highest level of the building. The photo of the chimney is the only visible architectural feature that exists today from the time my parents purchased the building that can be seen". Mr. Cusick stated that Mr. Rixie's testimony is that the identifiable physical characteristics of the Star Hotel that can be seen today are 40 years old.

Mr. Cusick stated that in his conversation with Willy Rixie earlier today, he asked him why some of the boards look old in the Star Hotel. Mr. Rixie told him that his dad owned several buildings and most were torn down and rebuilt. He believed a good portion of the materials used on the Star Hotel were recycled from the Bloom building on lower Main Street. Mr. Cusick commented on the rock in the front and noted that Mr. Rixie had helped him pinpoint when the rock was actually put on. He would address that later in his presentation.

Mr. Cusick stated that in 1982 the survey worksheet indicated a post-1930 structure form. He felt like what Ellen Beasley put down was unfairly dismissed in the Staff report. Ms. Beasley had checked the non-contributory box. She also stated that new façade put on in depression has been changed again. Treat it as new. Mr. Cusick believed that after his presentation the Board members would see that everything Ms. Beasley wrote is correct. Mr. Cusick read from the Staff report, "The Staff believes that the Beasley determination was due in part because of the changes in façade, and also because the Spanish revival style contrasts with the folk Victorian style and western mining town feel of Park City's Main Street". He thought the Staff report assumes that the Staff knew what Ms. Beasley was thinking at the time, and he was trying hard not to base conclusions on assumptions. He pointed out that Ms. Beasley conducted her survey 34 years earlier and her comments were actually true.

Mr. Cusick noted that the 2015 Historical Site Form done by CRSA Architecture says the historic façade was covered over by a non-historic 1976 alteration which yields the appearance that remains today. He contacted the person with CRSA Architecture who had written that comment, and asked why he had used the term “covered over”. He admitted that it was an assumption because he was not able to go into the building to verify that it was covered over. However, in looking at the Sanborn maps it was easy to see that the original building was completely covered over. Mr. Cusick noted that the Staff report indicates that in 1995 Allen Roberts had done a reconnaissance survey. He pointed out that Mr. Roberts had marked Category C with a question mark, and Category D with a question mark. Category C is an altered form. Mr. Cusick referred to the February 4, 2009 Staff report, which asked if this was a Significant site. He thought it was important to consider what this Board was looking at the time. He read from the meeting minutes, “It retains an essential historical form, meaning there are no major alterations that have destroyed the essential historical form. The major alterations that destroyed the essential historical form include addition of upper stories or the removal of additional upper stories put on after the period of historical significance. It also includes additions that significantly obscures the essential historical form when viewed from the primary public right-of-way”. Mr. Cusick stated that in his opinion, if an intensive level survey had been done prior to the Significant designation, this property would have been excluded.

Mr. Cusick read from page 37 of the current Staff report, “Staff finds that despite the 1976-1977 conversion of the two-story porch on the façade into an enclosed porch and the fourth story addition in the rear of the building, the c.1920 Star Hotel largely maintains its Historical Form”. He further read, “Though the Rixies converted the two-story porch in 1976 to an enclosed porch, it largely retained the original dimensions and footprint of the original porch”. Mr. Cusick stated that he would not characterize it as a conversion. A photo in the Park Record in the summer of 1976 as the conversion of the Star Hotel started, shows that the level of the arches had been completely dismantled. Four or eight vertical posts remained but everything else was in the process of being removed. Mr. Cusick believed it was a demolition and not a conversion. Mr. Cusick presented another photo towards the end of the remodel. He pointed out that it was more than just placing stucco over the existing siding. The structure was completely reframed. Mr. Cusick stated that the front porch was not just covered up. Based on the photo, he believed the entire front façade was completely rebuilt and constructed. He noted that the Staff report takes the position that two of the eight original posts are intact. He stated that the two southernmost posts on the upper part of the structure were the ones he had measured during the site visit and asked the Board if they were painted, what color they were, and to estimate the size. He remarked that the post in picture E was actually not a post. It was the equivalent of a standard 2 x 4, which at that time was slightly smaller.

Mr. Cusick referred to a Park Record article in 1956 which said the Star Hotel had a brand new red and white paint job. He presented a slide of the red and white building and noted that the two posts in question were red. Based on their size they were posts, not 2 x 4s. Mr. Cusick presented a close-up of the northern of those two posts. One was 5-1/8" x 3-7/8". It was not painted and it was not red. It was a standard 2 x 4 that had been recycled either from the site or from another site. Mr. Cusick thought the best photo of the southernmost posts was picture D of the Staff report, and he explained why he did not believe those were the original posts.

Mr. Cusick referred to a photo in the Staff report showing the rock on level one. He pointed out what the Staff believed was the original rock versus what he believed was the original rock. He presented photos and explained why he disputed the Staff's conclusion. Mr. Cusick stated that in his conversations with Will Rixie, Mr. Rixie believes there was a deal between his family and TMI to put in the rock because the same rock is also on the TMI building. The same rock is above the stairway and on the Imperial as well. He did not want to get into assumptions, but Mr. Cusick thought he could show with certainty that the rock was put in sometime after the 1973 International Scout shown in the photo was manufactured.

Mr. Cusick concluded that there was nothing visible on Levels 1, 2 or 3 that is historic or original in any way; and the Rixie affidavit supports his conclusion. Mr. Cusick summarized that Level 1 may have two rock panels behind the stucco. Level 2 is all new framing and materials. Level 3 is all new framing with some recycle pieces. Level 4 was added by the Rixie's in 1977, as reflected in the Staff report and in the affidavit of Will Rixie.

Mr. Cusick referred to Finding #17 on page 42 of the Staff report which states that the original roof form has remained largely unchanged. He remarked that Level 4 is the top floor and it creates the highest roof line. Mr. Cusick pointed out that Level 4 was added by the Rixie's in 1977. Mr. Cusick walked through an aerial drawing he had prepared showing that Level 4 was more than a third of the roof form and it has a rubber membrane. He reiterated that the roof area was very changed and new; not unchanged as stated in the Staff report. Mr. Cusick pointed to Level 3 on the aerial and east-west lines that he had drawn. Using photo G in the Staff report he indicated the roof plywood going one direction, and the roof trusses going the other direction. Mr. Rixie had confirmed that all of those were replaced by his family when they added the fourth level. Mr. Cusick referred to photo J and noted that the material was oriented strand board, which did not exist in the United States until the mid-1970s. He believed it was clear that parts of the roof had been updated and repaired. It is a modern asphalt roof. He thought it was inaccurate to say that the roof form had remained unchanged. Mr. Cusick identified other areas of the roof that were altered after the 1976.

Mr. Cusick disputed the Staff's position on the west elevation as reflected in the Staff report. He noted that Staff's position is that the west elevation is historic from 1889, but that could not be true unless the Sanborn maps were incorrect. In the Sanborn map from 1907, the westernmost edge of the structure is east of the northern neighbor. In the Sanborn map from 1929, the westernmost edge of the structure is west of the northern neighbor. Therefore, the cross-wing form could not be what they were looking at today because it was engulfed inside the building. Mr. Cusick concluded that the east-west elevation could not be the 1889 structure unless the Sanborn maps are incorrect.

Mr. Cusick believed Ellen Beasley was correct on the 1982 survey. Ms. Beasley said that a new façade that was put on in the depression had been changed again in 1976 and treated as new. Mr. Cusick believed that would explain the problem. When the new façade was put on in the depression the Sanborn map did not change because the outline remained the same. Mr. Cusick remarked that the west elevation seen today was put on in the depression, and the Rixie's removed and replaced that depression era structure.

Mr. Cusick commented on the north and south elevations. He referred to photo A in the Staff report which showed the chimney and the window or door opening to the right. Comparing photo A to photo B, Mr. Cusick thought it was evident that the shape of the window or door opening in photo B was a different shape. He assumed it was originally a door for a coal chute and it was removed and replaced. In one photo the opening was a square and in the other it was a flat rectangle.

Regarding the historic form, Mr. Cusick thought all of the sources indicate that the Star Hotel as it exists today has lost its historic integrity and is not historic. He summarized that Will Rixie was an eyewitness and he gave sworn testimony that all the architectural features were created by his father. In 1982 Ellen Beasley called the structure non-contributory and indicated that a new façade was put on in the depression. In 1976 there was another new façade. In 1995 Alan Roberts said it was altered. Another report in 2015 called it a non-historic 1976 alteration.

Mr. Cusick stated that in reading past meetings Minutes dating back to 2007, a common issue is visually compatible. In the report there were 440 structures and photos and not one was visually compatible with the Star Hotel because the architecture is so different. In addition, there were two major alterations away from the historic period. Mr. Cusick presented additional slides showing the progression of changes to the building. He thought a better option would be to have a Victorian structure that blends in and gives a nod to the historic period. Mr. Cusick anticipated a long process for getting the architecture approved, but that was his suggestion. He emphasized that the building that exists today is not historic.

Board Member Hodgkins wanted to know if there was anything besides the 1982 report that says the façade was put on in the 1930s. He noted that the Sanborn maps moved from the early 1920s into the 1930s without any change, and he questioned why they were assuming that it changed from 1921 to 1941. Mr. Cusick replied that there was no other evidence except the Beasley survey from 1982. Mr. Hodgkins clarified that there was no other reason or evidence to support Ms. Beasley's comments about the façade. Mr. Cusick replied that he was correct.

Chair Pro Tem Stephens pointed out that the tax photo was from the late 1930s. Mr. Cusick noted that the Huy home was not the Spanish mission style and he asked which period was being considered. Mr. Stephens understood that the Planning Director had directed them towards the Spanish revival period. Mr. Cusick noted that the portion of the Staff report that ties historic significance to people, ties back to the people who lived in the house.

Planner Grahn noted that in his presentation, Mr. Cusick had mentioned Joe Grover. She clarified that the Staff report talks about Mr. Grover but the Staff never said that Joe Grover lived in the house. He owned a different house and he owned 60 to 80 properties in Park City. She pointed out that the Staff was saying that based on the tax records they know that Joe Grove owned the property when the Spanish revival style was introduced, which was circa 1920. The Allende's purchased the property much later. She was unsure of the form of ownership, but if they were to pinpoint someone who built the structure she would assume it was the Allende's because they were running a boarding house and had 11 boarders at the time. Even though the Allende's may not have owned the land and might have had a contract with Joe Grove, Mr. Grover was associated with the property.

Mr. Cusick believed Joe Grover died in 1926 and the Staff had suggested that the structure was built in 1920. There was definitely an overlap and Mr. Grover could have built it.

Chair Pro Tem Stephens asked if the Staff report questioned whether or not a façade was put on in the depression. Planner Grahn replied that there is no evidence to suggest that it was, and the Staff was unsure why Ms. Beasley would suggest a Depression era façade. Mr. Stephens stated that when he read the Staff report he assumed that the Spanish revival was a façade to the original home. Mr. Cusick noted that the Staff report specifically said that there was no evidence to support Ms. Beasley's statement.

Planner Grahn pointed out that they were basing their position off of an inspection sheet. Ms. Beasley said that what she saw in 1982 was a new façade compared to what she thought was a façade put on in the 1930s or during the

Great Depression. The question is when she said façade whether she was referring to the two-story porch or the entire building.

Board Member Hodgkins asked how façade is currently defined. Planner Grahn replied that façade is defined in the Design Guidelines as, “The front and principle face of a building that is exposed to the weather. Any side of a building that faces the street or other open space”. Based on the definition, Mr. Hodgkins assumed the 1920s façade was the inner wall as you enter on the left. Planner Grahn replied that he was correct. Planner Turpen clarified that it was the current internal wall of the enclosed porch.

Chair Pro Tem Stephens referred to photo D on analysis 1 of the first level, which showed the constructing occurring in the 1970s. He did not believe there was any construction going on behind the very front wall at the Main Street level elevation. He noted that walking on to the porch there was a door with a couple of angled windows; but there did not appear to be any type of construction going on at that wall. The window had been changed but the center door that was the original entrance to the property was still intact at the bottom of the stairs.

Mr. Cusick agreed that there may not have been construction behind the wall at that time, but eventually it was all reframed. The windows are now an arched doorway and the metal door was reframed as well. Mr. Stephen thought the front door looked newer, but the two windows to the side and the general entrance looked like the original configuration.

Board Member Holmgren asked if Mr. Cusick was saying that the Star Hotel was not historically significant. Mr. Cusick clarified that he was suggesting that the form is not historically significant because it has been changed so radically over a period of time. Ms. Holmgren stated that using the tax photo from the 1940s, the building is 76 years old. She believed it was significant. Mr. Cusick stated that he determined the age from 1976 when it was radically altered, which makes it 40 years old.

Chair Pro Tem Stephens opened the public hearing.

Sandra Morrison from the Park City Historical Society and Museum thought it was amazing how far they have come in doing research. The Park Record is online and the Museum has a collection of 50,000 images to help with research. She thanked the Staff for all the work they did researching the history of the Star Hotel building. Ms. Morrison commented on the 1982 survey and stated that she has personally spoken with Ellen Beasley over the years. Ms. Morrison stated that when she started working at the Historical Society, the assumption was that all of Main Street burned to the ground, including the subject site, and everything was rebuilt in 1900. She noted that the tax records from the 1940s indicated that a number of buildings on Main Street were built in 1900 or 1901.

However, now that so much information is readily available and key word searchable, significant progress has been made on the amount of research available for these historic buildings. Ms. Morrison believed that Ellen Beasley's report was based on the assumption that the structure burned to the ground in the great fire and a hotel was built on the site. That was Ms. Beasley's reason for thinking that the front was remodeled into the new style of architecture that was popular at the time. Ms. Morrison thought her assumption of a new façade was unusual because no one had money in the Great Depression, and how would Joe Grover get money in the Great Depression given that he lost a lot of his properties because he was unable to pay his property taxes. She stated that her research has found that Mr. Grover was a landlord in town and he did not want to evict people because they were unable to pay so he let them stay. Mr. Grover ended up moving to Wyoming where he died mining because he had lost all of his money. Ms. Morrison believed that Ms. Beasley had added another whole construction to this building that did not actually occur. The building survived the great fire as a T-cottage and the hotel was built. Ms. Morrison stated that this research was done in the 2000s when the top of Main Street was put on the Historic Homes Tour. She remarked that the Museum thinks this is a great historic building and it is featured on the Main Street Historic Walking Tour. It was also listed as a historic site on a report from 2006 that was done by the City but never adopted. Ms. Morrison reminded the HPB that they are the Board appointed to represent the residents of Park City. After the Staff was on the radio that morning the phone at the Museum would not stop ringing. Everyone loves this building, and they all think it is historically significant and want to see it preserved.

Chair Pro Tem Stephens closed the public hearing.

Chair Pro Tem Stephens asked Planner Turpen to review Exhibit F for the Board, which was the report that was done by Dina Blaes. Planner Turpen stated that Exhibit F were the supplemental worksheets to the current inventory when Ms. Blaes was doing her research. It was the work sheet that Ms. Blaes filled out as she looked at each building with the criteria at the time that was used to base their designations.

Board Member Beatlebrox asked Planner Turpen to review each criteria. Mr. Stephen agreed that it was important. He noted that there has been a lot of discussion about the different surveys that have taken place, and he believed this was the most recent and extensive survey.

Planner Turpen stated that the first criteria was whether it was associated with an era, and Ms. Blaes had marked yes, the Mining Era. The next was whether it embodied distinctive characteristics with a type, period or method of construction. Ms. Blaes said yes, the structure embodies the distinctive characteristics of the Spanish Colonial Revival elements such as stucco, plaster, arched windows, and

the exterior. Planner Turpen clarified that the Staff took the position that the historic form is still there. Some of it may have changed, but most of the form still remains with the arches and other elements.

Planner Turpen stated that the next criteria was whether the architectural and historic value or significance of the building structure or site contributes to the historic value of the property. Ms. Blaes had said yes, the architectural and historical value of the structure contributes to the significance of the property or area. Planner Turpen pointed out that the Staff did not disagree with that assessment.

On the question of whether the structure is at least 50 years old, Ms. Blaes had indicated circa 1925. In terms of the relation of historic or architectural features found on the building structure or site to other structures or features within the surrounding area, Mr. Blaes had written no, the architectural and historic features were not comparable with other significant structures in area only because of the lack of Spanish Colonial Revival styles. Planner Turpen stated that the Staff believes the style makes it more special because is a unique type of architecture that is not typically seen in Park City.

Planner Turpen noted that the last criteria asked if there were any other factors, including aesthetic, which may be relevant to the historical or architectural aspects of the building. Ms. Blaes had written that the structure was typical in scale and size to commercial buildings.

Board Member Beatlebrox stated that the word iconic comes to mind when she thinks of this buildings. In her opinion, it was iconic because it has been here for more than 50 years. They also learned that it was there before the great fire and it obviously survived the great fire. An addition was added to the front that was part of the mining history because it was a boarding house. Ms. Beatlebrox pointed out that it was a boarding house in recent history as well. She recalled skiers and ski clubs coming in. It is part of the 1960s which is becoming part of the 50-year period.

Ms. Beatlebrox understood why so many people called the Park City Museum. If she had heard the Staff on the radio and she was not a Board member, she would have probably called the Museum herself. Ms. Beatlebrox remarked that they were losing the fabric of the town in many ways and people are afraid to lose more of it. That is why the criteria has become more stringent. She stated that if she sounded impassioned it was because she was impassioned about this building and upper Main Street with its very historic buildings that have now become neighbors to modern buildings. To think of the façade being preserved makes her very passionate. However, to see the interior of the building as decrepit and degraded as it is, makes her feel compassionate for the owner

because it is not a viable building inside. Ms. Beatlebrox believed this was a very significant building to Park City and its citizens.

Board Member Holmgren stated that the tax photo in question, even if it was from the 1940s and not the 1930s, is still over 70 years ago. She has been a full time resident in Park City for more than 26 years and she agreed with Ms. Beatlebrox that the Star Hotel is iconic. This building is part of their history quilt and going back to the original cottage makes no sense. Ms. Holmgren stated that personally she would hate to see anything done to it except be improved.

Board Member Hodgkins thought the discussion had become about the façade piece, but it should be about the building itself. The building has a lot of history, it has had several additions, and its look has changed. Like most buildings in Park City it speaks to the history of the City because of the changes that occurred. Mr. Hodgkins reiterated that it was about more than just the façade. It was about the volume of one addition in front of an older addition, and whether or not it was lost to fire and rebuilt.

Mr. Hodgkins stated that when they consider buildings in general and place them in categories, the question is how they treat porches that have been rebuilt or porches that have been enclosed. He asked if that would be enough to would make a structure not significant. He asked if the Staff had examples of structures where the porches had been enclosed and the building was determined to be no longer significant because it lost its character.

Planner Grahn stated that overall they tend to look at the progression of the changes and it impacted the overall shape and volume. Assistant City Attorney thought it was important to refer back to the criteria and determine whether the specific situation goes to each of those criteria. Planner Grahn noted that the criteria were listed on pages 36-37. The Board needs to look at the historical form and determine whether the criteria have been met in spite of the changes.

Board Member Hodgkins thought the difficulty was that there were basically two facades. Volumetrically, he believed the side facades speak to the Spanish style. He recalled reading in the Staff report above the eave and eave lines that were visible on the sides and the fronts, and how it was copied onto the front piece. Mr. Hodgkins did not believe it was completely a 1976 building. There is clearly another building that they tried to honor and emulate the design of, while adding additional space. Mr. Hodgkins thought it still speaks as though it was the same building as the 1940 photo.

Board Member Hewett concurred with Board Member Hodgkins.

Chair Pro Tem Stephens believed there was consensus that this was not a Landmark Site. The Board agreed. He pointed out that the Board was only

looking at the criteria for a Significant Site. Mr. Stephen stated in the Historic District if any part of a building has gone through changes over time, it has been porches and additions. Historically they were not as well built and not well attached. He noted that if it was not that, the other criteria would be trying to increase the square footage in the residence or commercial building. He believed that was what they were seeing in this case. Mr. Stephens remarked that the front wall, having been redone, did not significantly alter the Spanish Revival addition that was done sometime in the 1920s or 1930s. He pointed out that it was not uncommon for porches and other additions to be taken back to where it was during that historic period. Mr. Stephens agreed with the Staff's opinion in the Staff report, "that despite the 1976/1977 conversion of the two-story porch on the façade and the fourth story addition in the rear, the overall shape, mass, volume and structure has not changed".

Chair Pro Tem Stephens noted that a lot of time was spent on the stone, but without further knowledge, he assumed the stucco was put over the rock walls. He did not disagree with Mr. Cusick about the addition of the rock wall because there was a different kind of rock wall behind the stair in the photograph compared to what was shown in earlier photos. He assumed the rock wall going around the corner to TMI was not the original stone work, and it was primarily there to handle drainage issues. Mr. Stephen commented on the posts and noted that it was more consistent with the photographs. He pointed out that wrapping structural posts in the 1920s and 1930 was also a common construction method. Just because the posts were not visibly painted red, he did not believe they could draw the conclusion that it was all new. Mr. Stephens stated that with his somewhat limited knowledge of construction, he was unsure why they would pull out those posts to stucco and enclose it. He thought the posts would have been retained to keep the roof from falling down. Mr. Stephens remarked that the windows on the original house behind it were consistent with the original windows. He referred to the siding on the side and the back of the house that was not covered with stucco. Mr. Stephen thought Mr. Cusick had raised an interesting point with the Sanborn maps. He suggested that the Sanborn maps might be wrong because it was consistent siding and looked as weathered as it should have looked after that period of time. The original structure and forms of the building were still intact. Mr. Stephens thought it was difficult to tell from the Sanborn maps why the west elevation was in a different location.

Chair Pro Tem Stephens stated that in listening to the presentations and going through the Staff report, this building is not a Landmark building, but it does comply, per the LMC, with the criteria for determination of a Significant building. Mr. Stephens recognized that this was a difficult building and it has gone through many alterations. However, it is not within the purview of the HPB to address economic issues and what goes on inside the building. He clarified that the purview of the HPB is limited to specific criteria stated in the LMC, and just

because the building has had alterations in a non-historic period, it does not deem the structure to be a non-significant building. In looking at this particular building, other than the improvements and the enclosed porch that was done in the 1970's, Mr. Stephens could still see the same building that was done in the 1930s.

Mr. Cusick asked questions about process and whether he could come back with additional information for the Board to consider.

Assistant City Attorney thought it was important for Mr. Cusick to understand that the Board has to look at the criteria and determine whether the historic form has been retained and whether it reflects the historical or architectural character of the site or district. She pointed out that it would not be reflective of the photos of the 1976 additions; and that the Board was looking at prior to 1976 to determine whether or not it is Significant. They could not direct Mr. Cusick to bring it back, but they could find that the criteria are met in such a way that Mr. Cusick could retain it as it is, but it could not be demolished. Ms. McLean stated that if Mr. Cusick had specific questions about material deconstruction, that would be a separate process in terms of how the building could be renovated or rehabilitated.

Mr. Cusick asked if it was within the Board's purview to tell him what historical form they were determining to be Significant. He asked if it was the historical form from the 1940s or the 1970s. In reading the criteria, he thought they needed to identify which historical form they were talking about.

Assistant City Attorney McLean suggested that Mr. Cusick allow the Board to vote so he would know what decision they made. She explained that the 1970s building is not historic because it is not 50 years old. Ms. McLean understood from the comments that the Board members were relying on the historic form shown in the tax photo from the 1940s.

Board Member Hewett believed there was a difference between the façade and the building itself. She clarified that it was not just about the façade. Board Member Beatlebrox noted that 2C for a Significant Site reads, "it retains its historic scale, context, and materials in a manner and degree which can be restored to its essential historic form, and it reflects the historical character of the site or district". Based on that language, she looks at the historical form in the tax photo, and then looks at the historical form of the façade as the Rixie's redesigned it. She thought the form was pretty much still there, and the mass and scale had hardly changed at all. Ms. Beatlebrox interpreted that as being a Significant site.

Director Erickson read Conclusions of Law #1a, "The building is at least 50 years old", which would preclude the 1976 facade. Director Erickson explained that it

was a Finding of Fact that the determination of Significant in 2009 was correct and the building has not changed and needs to remain on the Historic Sites Inventory as Significant.

Mr. Stephen reiterated that their purview is to determine if the structure is still significant and should remain on the Historic Sites Inventory. Once that determination is made and the vote is to keep it on the HSI, Mr. Cusick could go through a separate design review process with the Planning Department if he wanted to pursue doing something different with the building. As Ms. McLean pointed out, Mr. Cusick could choose to leave the building as it is.

Matt Hutchinson, the applicant, remarked that the criterion requires the HPB to identify the Historical Form. The proposed Conclusions of Law say that it complies with 2C1 and 2. However, his understanding was that the determination of significance was being made without first identifying the scope of the historical form, which is the basis of the Findings. Mr. Hutchinson believed it was within the HPB's purview to tell the applicant which of the criteria is met; whether it is C1 and 2, and if so, what historical form that is.

Chair Pro Tem Stephens stated that the form has not changed with the exception that the front porch was enclosed in the 1970s and a fourth level was added in the back. He believed the Board members were primarily focused on the front porch. It was enclosed, but that was not unlike the sleeping porches that were enclosed. Mr. Stephens pointed out that the enclosure did not destroy the original form of the building.

Board Member Hodgkins agreed. The size of the porch is the same and the fenestration is very similar. The roof structure stayed in the same place over the porch.

Director Erickson referred to Findings of Fact #10 and #12 which identified the forms that are consistent with a Significant Determination. The Planning Department was asking the HPB to ratify in those Findings in their action.

To clear up confusion, Planner Grahn suggested adding language to Finding #12 to explain that references to the historic essential form means the volume, mass, and overall shape of the building. Mr. Stephens was comfortable with the Finding as written.

MOTION: Board Member Holmgren moved to find that the building at 227 Main Street, also known as the Star Hotel, is "Significant" and should remain on the Park City Historic Sites Inventory according to the Findings of Fact, and Conclusions of Law as outlined in the Staff report. Lola Beatlebrox seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 227 Main Street

1. The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites.
2. The property at 227 Main Street is located in the Historic Commercial Business (HCB) District.
3. The boarding house at 227 Main Street was listed as “Significant” on the Park City Historic Sites Inventory in 2009.
4. In December 2015, City Council amended the Land Management Code to expand the criteria for what structures qualify to be landmark and significant sites.
5. In 1871, the Townsite Company secured title to four quarter sections, the area that was to become Park City. John and Sarah Huy (sometimes Huey) had built a house on this property, but the title to the land was not legally transferred to Sarah Huy until 1916.
6. Sarah Huy sold the house to D.L.H.D “Joe” Grover in 1920, a prominent Chinese businessman who owned over 60 rental properties in Park City. It is not believed that Grover ever resided at the property, but probably used it as a rental property.
7. Joe Grover did not sell the property to the Allende family until 1937; however, the Allendes had constructed the boarding house by 1929 and census records showed that they had eleven boarders by 1930.
8. The Sanborn Fire Insurance maps of 1889, 1907, 1929, and 1941 substantiate that the boarding house was built prior to 1929.
9. At least three alterations occurred on this site following construction of the original cross-wing. A Spanish Revival-style three-story addition was constructed to the east (Main Street) façade of the cross wing c.1920. The Rixie family converted the main and upper level stories of the front porch element into an enclosed porch in 1976 and constructed a fourth story addition at the rear of the cross-wing in 1976-1977.
10. The Spanish Revival style elements evident in the construction of the c.1920 addition include the rectangular plan, low-pitched hip roof, white stucco walls and

the arcade on the second level above Main Street.

11. The original cross-wing house was constructed c.1889 and the Spanish-revival addition was constructed to the east façade of the cross-wing c.1920. Portions of this building are between 96 and 127 years old.

12. The historic building at this site contributes the Settlement and Mining Boom Era (1894-1930) and largely retains its Essential Historical Form.

13. The Spanish Revival-style addition to create boarding house was built during an era of Historic Importance to the community, the Mature Mining Boom Era (1894-1930). It is associated with the lives of persons of Historic importance to the community, Joe Grover and Frank Allende. Moreover, the haphazard construction of the Spanish Revival-style addition to a cross-wing in order to meet changing demands, the sites use as a boarding house, and the Spanish Revival style are all noteworthy methods of construction, materials, and craftsmanship.

14. The original basement/garage area was covered with stucco by the Rixies during the 1976 remodel; however, the stucco could be removed to expose the original stone foundation.

15. The original metal railing for the Star Hotel entrance is still present in the structure of the new solid stucco railing.

16. Due to the location of the now internal walls of the existing enclosed porch, staff has concluded that this is the historic exterior wall plane of the Star Hotel prior to the enclosure of the porch. The original entrance opening now includes a non-historic entrance door with sidelights and the window openings have been converted into archways; however, staff has concluded that the historic exterior wall plane of the Star Hotel still exists. Staff found physical evidence on the Third Level Enclosed Porch of the existence of two (2) historic porch posts.

17. The original roof form has remained largely unchanged. The ca. 1889 Crosswing cottage roof form is still visible as are the hipped roof form of the main structure and the flat roof form formed above the porch projection.

18. There is physical evidence of the historic internal structure of the flat roof form above the porch and the hipped-roof form in the attic, the cornice structure and historic stucco on the interior of the Third Level enclosed porch.

19. The north and south elevations remain largely unchanged due to the existence of the historic window openings, historic windows, unadorned eave structure of the ca. 1889 cross-wing cottage, ornamental arched eave of the Star

Hotel addition, and presence of historic materials. The historic chimney is located on the south elevation.

20. The rear (west) elevation still retains the northern and southern gabled-ends of the ca. 1889 Cross-wing which were cut in half (vertically) to accommodate the 1976-1977 Rixie addition, historic wood and stucco siding, and historic trim. The addition could be removed to restore the gabled-ends.

21. The c.1889 double-hung two-over-two windows of the original cross-wing house are still visible from the north and south elevations.

22. Beyond the front wall of the original cross-wing, the windows on the side elevations change to more rectangular, horizontal-oriented openings which reflect the era of the Spanish-revival style addition that was built to the front (east) of the cross-wing c.1920.

23. On the rear (west) elevation, there are ghost lines of original window openings on the two gable ends of the cross wing, beneath the c.1976 fourth-story addition constructed by the Rixies.

24. Staff finds that there is a substantial amount of historic materials and form still extant on the building which include, but are not limited to the following list organized by elevation: the East Elevation contains portions of the basement level stone foundation, historic exterior wall plane of the now enclosed porch, two (2) porch posts on the third level, door and window openings, ornamental eave structure, etc. The South Elevation contains the ornamental eave structure, chimney, windows, etc. The North Elevation contains the ornamental eave structure, windows, etc. The West Elevation contains portions of the historic gabled ends (ca. 1889), etc. Additional materials present on all elevations include roof form and cornice, historic wood siding and trim materials, portions of the historic stucco, etc.

25. A second National Register reconnaissance-level inventory survey was conducted by Allen Roberts in 1995 and found that the building at 227 Main Street should be evaluated as C or B. C represented buildings over 50 years old that had been altered and were not eligible for the National Register of Historic Places. B represented buildings that were potentially eligible but slightly less significant and/or intact.

26. A National Register architectural survey of Park City's historic resources was completed in April 1982 and found the building to be non-contributory. Staff finds that this designation was due to the changes in the façade and also because the Spanish revival style contrasts with the folk Victorian style and western mining town feel of Park City's Main Street.

27. In 2007, the Historic Preservation Board passed Resolution 07-01 which established a Historic Building Inventory. 227 Main Street was identified as historic on this inventory.
28. On January 22, 2009, City Council passed Ordinance 09-05 amending the LMC criteria for designating sites to the HSI.
29. On February 4, 2009, the HPB approved Resolution 09-01 adopting the Historic Sites Inventory. 227 Main Street was designated as a Significant site as part of this inventory.
30. No Historic District Grant has ever been awarded to this property.
31. The boarding house at 227 Main Street does not meet the standards for “Landmark” designation due to the material changes and alterations to the façade in 1976 that have detracted from the building’s historic integrity and made it ineligible for the National Register of Historic Places.
32. On September 29, 2016, the Planning Department received an application for a Determination of Significance; it was deemed complete on October 6, 2016.

Conclusions of Law – 227 Main Street

1. The structure located at 227 Main Street does not meet all of the criteria for designating sites to the Park City Historic Sites Inventory as a Landmark Site including:
 - a. It is at least fifty (50) years old or has achieved Significance or if the Site is of exceptional importance to the community; and Complies.
 - b. It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and Does Not Comply.
 - c. It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:
 - i. An era that has made a significant contribution to the broad patterns of our history;
 - ii. The lives of Persons significant in the history of the community, state, region, or nation; or
 - iii. The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman. Complies.
2. The structure located at 227 Main Street does meet all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:

- (a) It is at least fifty (50) years old or the Site is of exceptional importance to the community; and Complies.
 - (b) It retains its Historical Form as may be demonstrated but not limited by any of the following:
 - (i) It previously received a historic grant from the City; or
 - (ii) It was previously listed on the Historic Sites Inventory; or
 - (iii) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; or Complies.
 - (c) It has one (1) or more of the following:
 - (i) It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; and
 - (ii) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; or Complies.
 - (d) It is important in local or regional history architecture, engineering, or culture associated with at least one (1) of the following:
 - (i) An era of Historic Importance to the community, or
 - (ii) Lives of Persons who were of Historic importance to the community, or
 - (iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period. Complies.
2. **803 Norfolk Avenue – Reconstruction and Material Deconstruction Review – Reconstruction of a historic garage structure along Crescent Tram and Material Deconstruction of stacked stone retaining walls, historic roof and dormers, chimney, demolition of historic and non-historic foundation elements, historic and non-historic porch elements on the front and side porches, historic doors, replacement of historic and non-historic windows; removal of portions of historic walls in order to accommodate a new addition on the northwest corner of the historic house.**
(Application PL-15-02923)

The Board sited the site prior to the meeting.

Planner Grahn noted that Jim Hewitson was the applicant and owner and he had grown up in the home. Jonathan DeGray was the project architect.

Planner Grahn provided a brief history of the home as outlined in the Staff report. She noted that there had not been significant changes to the building. In 1886 a

four-square pyramid roof cottage was constructed on the site. It was expanded in 1891 and it is unclear whether the expansion was to put in a basement addition or if the expansion occurred off the back on the west end. However, it is evident from the photographs that the basement addition existed by 1900. After 1941 a number of modifications were made. The coal shed on the west side of the back porch was removed and a portion of the porch became more enclosed. Planner Grahn pointed out that the porch always had a solid railing and a partition wall on the east side of the porch. There was also a sleeping porch on the northwest corner that was demolished. The porch roof over the basement level was built, but it was unclear whether it always existed and was rebuilt in the 1940s, or whether it was first introduced in the 1940s. Planner Grahn stated that 1968 was the first time that the tax card showed one additional dormer on the north side of the building, which was later covered by asbestos cement shingle siding, and aluminum railings on the porch.

Planner Grahn reviewed the proposal beginning on page 235 of the Staff report. The applicant was asking the HPB to approve the reconstruction of the garage. During the site visit it was evident that the garage was settling in different directions. The garage is on a dirt floor with wood posts resting on dirt. Planner Grahn stated that because of the shifting, a number of the metal panels that were used to construct the garage are warped and rusted from sitting in the dirt and being exposed to moisture.

Planner Grahn reported that the applicant was proposing to totally reconstruct the garage; however, he would like to introduce new materials that would match the corroded look of the garage roof as well as the walls. Rather than a shiny galvanized steel it would have an antique finish. Planner Grahn noted that the Staff added conditions of approval regarding salvaging and reusing any metals possible. However, they understand that it might not be possible given the amount of settlement and warping.

Regarding the material deconstruction, Planner Grahn reported that the applicant was proposing to reconstruct the retaining walls on the site. The engineer found that the walls were unstable and needed to be rebuilt. It was unclear when the walls were put in but they were likely over 50 years old.

Planner Grahn stated that the applicant was also proposing to completely reconstruct the roof and the dormers. The roof currently does not meet Code and the structural levels necessary to support the snow load. Based on the photographic analysis, the chimney was shortened at some point. A chimney is no longer needed; however, the applicant intends to reconstruct the existing one to be a non-function chimney, using the existing bricks on-site and within the chimney.

Planner Grahn commented on the exterior walls. One wall on the north elevation, which had been the transition between the house and the sleeping porch, was rotted and had settled and warped in different directions. The applicant was proposing to remove the wall and make it the entrance to the new sleeping porch addition. Planner Grahn noted that the sleeping porch would not be an accurate reconstruction because there is not enough physical and photo evidence to do so. Also, due to required setbacks, it would be a modern interpretation of a sleeping porch.

Planner Grahn stated that the foundation has to be completely removed. The foundation is the only portion of the house that currently has stud wall construction or framed construction. The applicant was proposing to remove the lower walls of the historic house in order to pour the foundation. As seen during the site visit, the porches have deteriorated and the boards are rotted and unsafe. The applicant was proposing to reconstruct the lower level and the upper level of the porch, as well as the porch as it wraps around the north side and has its own roof overhang. The applicant would like to enclose the side porch and the Staff found that it was beyond the mid-point. The porch has always been partially enclosed and solid compared to an open-railing porch. The Staff found the request to be appropriate but would like input from the HPB.

Planner Grahn remarked that the applicant was proposing to replace the four existing doors with wood doors. There were 16 window openings, 14 of which have either historic windows that were original to the building, or historic windows that were salvaged from somewhere else and put in. The applicant would like to replace the windows with new wood windows. The applicant was also proposing to alter the windows on the elevation shown on page 249 of the Staff report. The two small rectangular windows would be replaced with two double-hung windows. The small basement size window would be enlarged and a double-hung window. Planner Grahn stated that the style of the windows was in keeping with the look and feel of the historic building, and the Staff found that the proposed changes would not damage or destroy the architectural and exterior features of the building.

Board Member Beatlebrox was pleased that the applicant wanted to preserve as much as possible. She noticed old wood and hardware on the front of the garage around the door and asked if any of that could be saved.

Jonathan DeGray stated that they had looked at it but there was no support. It was only corrugated panels hanging where the track was mounted. If any of the panels are salvageable and can be reused they would try to reuse them. Board Member Beatlebrox clarified that she was not talking about the panels. Her question was about the actual track. Mr. DeGray replied that after looking at the condition of the existing garage door, the intent is to replicate the operable sliding door with new materials.

Board Member Beatlebrox referred to wavy windows on the front of the house, which looked like original glass. She asked if an attempt could be made to keep them rather than to replace those windows. Planner Grahn clarified that Ms. Beatlebrox was referring to the windows on the front façade. Mr. DeGray stated that the condition of those windows were determined to be poor and unserviceable, but he would look at the possibility of reusing the glass.

Chair Pro Tem Stephens commented on a tax photograph that was taken from the southwest corner shown on page 234 of the Staff report. He was surprised that the window configuration was on the lower level and different from what was typically seen during that period.

Board Member Hodgkins asked about the structure behind the bicycle. Planner Grahn believed it was a wood coal shed that was better identified in the photograph provided by the applicant. The coal shed was eventually removed.

Chair Pro Tem Stephens asked if the siding on the lower level that would be removed for the footings and foundations. Mr. DeGray replied that they would try to pull those as panels to see how much, if anything, could be saved. The issue is that the walls cannot stay. The intent is to brace the upper portion of the main floor of the house, remove the panels, and use that as the access point to the foundation. Mr. Stephens stated that typically he does not like siding to be removed because it is usually dry and brittle. However, the the siding he saw during the site visit appeared to be in fairly good condition and he thought it could be removed easily. Mr. DeGray pointed out that it was from the main floor down.

Chair Pro Tem Stephens opened the public hearing.

There were no comments.

Chair Pro Tem Stephens closed the public hearing.

MOTION: Board Member Beatlebrox moved to approve the reconstruction of the historic garage and material deconstruction of the non-historic and non-contributory materials at 803 Norfolk Avenue pursuant to the following Findings of Fact, Conclusions of Law, and Conditions of Approval found in the Staff report. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

Finding of Fact – 803 Norfolk Avenue

1. The property is located at 823 Norfolk Avenue.

2. The site is designated as Significant on the Historic Sites Inventory.
3. Based on Sanborn Fire Insurance map analysis, the house was constructed between 1886 and 1889 as a four-square or pyramid-roof cottage. Following its initial construction, an addition was constructed off the west (rear) elevation c.1900. A basement addition was also added prior to 1891 as is evident by historic photographs. The existing historic garage, located on the northwest corner of the site was constructed c.1938 and first appears in the 1941 Sanborn Fire Insurance map.
4. On August 15, 2016, the Planning Department received a Historic District Design Review (HDDR) application for the renovation of the historic house and reconstruction of the historic garage at 803 Norfolk Avenue; the application was deemed complete on September 6, 2016. The HDDR application is still under review by the Planning Department.
5. The applicant proposes to reconstruct the historic c.1938 corrugated metal garage located on the northwest corner of the site.
6. The proposal to reconstruct the c.1938 garage complies with LMC 15-11-15 Reconstruction of a Historic Building or Historic Structure. Chief Building Official Chad Root inspected the site on September 29, 2016, and found the structure to be hazardous or dangerous based on its visible leaning, failing foundation, and deterioration of its materials. 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 garage in its original location based on documentation and physical evidence to facilitate an accurate re-creation.
7. The applicant intends to remove existing stone retaining walls along the east and north property lines. These walls are in poor condition and the Engineer's report notes that they are moving 5 to 12 inches horizontally at the top of the walls, creating a dangerous situation. It is unclear when these walls were constructed; however, based on their construction and composition, staff estimates they are at least 50 years old and were likely built c.1930. The proposed work to reconstruct the retaining walls mitigates any impact that will occur to the visual character of the neighborhood and any impact to the architectural integrity of the site's buildings. The existing historic roof form is a truncated hip above the original four-square house and a truncated hip above the c.1900 addition to the west. There is an original east-facing dormer and a north-facing shed dormer that is first mentioned in the 1968 tax card. The entire roof structure consists of 1x4 and 2x4 framing. The Engineer's Report finds that the existing roof is not structurally sound as is evident by the lack of shear diaphragm value. The applicant is proposing to reconstruct the entire roof structure. The reconstruction of the roof is necessary for the rehabilitation of the structure and

the proposed work to accurately reconstruct the roof mitigates any impact to the architectural integrity to the building to ensure the structural stability of the building.

8. The applicant proposes to construct two (2) new shed dormers on the north and south sides of the house. The new dormers are exterior changes that will not damage or destroy the exterior architectural features of the subject property that are compatible with the character of the historic site. The brick chimney is likely original to the historic four-square house. The chimney may have been shortened after 1940 based on photographic evidence and has been repaired with Portland Cement. The applicant is proposing to remove the entire chimney stack and reconstruct it. The proposed material deconstruction is necessary for the restoration and reconstruction of the chimney.

9. The post-1940 asbestos cement siding has been removed and the applicant has found that the original and historic drop-novelty wood siding is in place. The applicant proposes to restore the original siding. The proposed siding restoration is routine maintenance and does not require Historic Preservation Board Review. The applicant is also proposing to remove an exterior wall on the northwest corner of the house. The wall consists of painted vertical boards that sit directly on the dirt and the wall was previously an interior wall separating the house from a sleeping porch. The alterations to the exterior siding to accommodate the new sleeping porch addition shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site.

10. The Engineer's Report finds that the existing building has sandstone footings but the footings are so deteriorated that they can be removed by hand and are no longer holding up the house. The applicant is proposing to raise the house two feet (2') in order to pour a new concrete foundation beneath the house and the garage. The proposed material deconstruction is required for the rehabilitation of the building. Further, the proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site.

11. The house was originally constructed with a two-story, partial-width, hipped-roof porch that extended across the Norfolk façade. The upper level of the porch was accessible from stairs facing 8th Street. As depicted by the c.1940 tax photograph, the porch consisted of roughly three bays separated by posts and railings that were added in the 1960s. Due to the amount of material deterioration on the porch, the applicant proposes to reconstruct the porch. The reconstruction of the porch and the entailed material deconstruction is necessary for the restoration and rehabilitation of the building and the reconstruction of this element.

12. The lower level of the porch was constructed at the same time as the upper level; however, the porch was extended to wrap around the north elevation of the house sometime after 1907. There is a failing poured concrete wall along the north side that retains the soil and supports the simple wood posts holding up the shed roof along the north side of the house. Due to the settling of the concrete wall, the porch posts have become detached from the roof and concrete wall. The applicant is proposing to reconstruct this porch. The reconstruction of the porch and the entailed material deconstruction is necessary for the restoration and rehabilitation of the building and the reconstruction of this element.

13. There is also a side porch on the south elevation of the c. 1891 rear addition. In the c.1940 tax photograph, the west wall of the porch is closed in by a wood shed structure and the east half of the porch appears to be boarded. The porch has since been covered with painted plywood so that only the west bay of the house is open to access the kitchen door. The applicant is proposing to reconstruct this side porch as an enclosed porch. The proposed enclosure of the porch will not impact the architectural integrity of the house.

14. Per the applicant's Physical Conditions Report, there are four doors on the historic house. These doors are all over 50 years old and in fair to poor condition. The applicant is proposing to replace all of the doors with new wood doors. The proposed scope of work for material deconstruction mitigates any impacts that will occur to the visual character of the neighborhood and any impacts that will occur to the historical significance of the buildings, structures, or objects located on the property.

15. There are sixteen (16) existing window openings on the exterior of the structure. Of these, fourteen of the existing windows are believed to be historic wood windows and two non-historic aluminum windows. The historic wood windows vary from fair to poor condition. The proposed scope of work for material deconstruction mitigates any impacts that will occur to the visual character of the neighborhood and any impacts that will occur to the historical significance of the buildings, structures, or objects located on the property.

16. the applicant is proposing to expand one window on the main level of the historic c.1887 house with new side-by-side double-hung windows and expand a lower level basement window beneath this window with a new window that will match the size of the historic windows to the east. these proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site.

Conclusions of Law – 803 Norfolk

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 – 803 Norfolk Avenue

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on October 14, 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 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.
4. Any corrugated metal wall panel that can be made safe and serviceable through repair shall be salvaged and reused on the reconstructed garage. The applicant shall replace any deteriorated wall panels in-kind with new corrugated steel panels that match the existing in design, dimension, texture, material, and finish. The new corrugated metal panels shall resemble the corroded appearance of the historic panels in order to not detract from the historic materials.
5. Any corroded steel roof panels that can be made safe and serviceable through repair shall be salvaged and reused on the reconstructed garage. The applicant shall replace any deteriorated roof panels in-kind with new steel panels that match the existing in design, dimension, texture, material, and finish. The new metal roof panels shall resemble the corroded appearance of the historic panels in order to not detract from the historic materials. These panels shall not be reflective. Special attention shall be paid to duplicate the architectural detailing of the ridge cap.

6. The new dormers on the north and south sides of the historic west addition will be constructed a minimum of 6 inches below the ridgeline.

7. 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 removing and replacing historic materials, the applicant shall demonstrate to the Planning Director and Project Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No historic materials may be disposed of prior to advance approval by the Planning Director and Project Planner.

3. **Design Guideline Revisions- Staff recommends that the Historic Preservation Board take public comment, discuss and consider the proposed changes to the Design Guidelines for Park City's Historic Districts and Historically Significant Buildings. Sections include Guidelines for Determining Era of Restoration; Guidelines for Relocation, Panelization, and Reconstruction; Recommendations for Sustainability in Historic Buildings; and Treatment of Historic Building Materials. (Application GI-13-0022)**

Planner Turpen commented on the amendments to the Historic Guidelines. She noted that the HPB has seen material deconstructions where there were several historic additions to a house. The Staff recommended adding criteria to identify which historic period is the most significant to a structure.

Planner Turpen briefly reviewed the suggested criteria. The first is relative importance in history, such as what year the structure is important to as a whole building. Second is physical condition, and whether materials from that important historic period are still present. The third is evidence of earlier appearance. For example, if the historic period is later, whether there is any earlier evidence of previous periods. The fourth was existing alterations, such as less historic alterations that may have impacted the historic era. Last, is whether the new use will impact the period of historic significance.

Planner Turpen asked the Board if the new criteria would help them in making their determinations. Board Member Hewett thought it would have been helpful this evening. Chair Pro Tem Stephens believed the additional criteria would give the Board more direction on how to evaluate the additions and existing historic materials. Board Member Holmgren stated that she had read the criteria for discussion in the Staff report and it was difficult not to bring it up during their discussion earlier this evening.

Planner Grahn commented on relocation, panelization, and reconstruction. She noted that clarity was added to the existing language. She explained stated that a question the Staff consistently hears from people is why they cannot move their

house. As reflected in the redlines on page 328 of the Staff report, a paragraph was added explaining why the National Register frowns on relocation. Planner Grahn noted that relocation loses some of the integrity of the site, as well as the history, depending on where the structure is moved. Planner Grahn stated that the redlined language added on page 329 of the Staff report related to trying to move the building in one piece whenever possible; protecting them from damage; making sure it is put in a compatible spot and position, as well as other things that were more Guideline issues rather than LMC issues. The same clarity was added for panelization. Planner Grahn noted that reassembly was putting the structure back together after panelization, and reconstruction was what was proposed this evening for the garage 803 Norfolk.

Chair Pro Tem Stephens clarified that relocating was not raising. Planner Grahn replied that relocating would be moving it to a new location either on the site or off-site. She stated that the HPB now has the responsibility of reviewing and approval panelization, relocation, and reconstruction.

Chair Pro Tem Stephens stated that his concern with panelization are the details when the structure is put back together. He provided examples of various problems and asked if it needed to be clarified in the LMC. Mr. Stephens thought the expectation needed to be clear to the applicant, such as the size of the trim boards, the eaves, etc. Planner Grahn agreed. She believed that some of the work done prior in this section would also help. One of the added sections addressed architectural trim and ornamentation. Since the HPB would be reviewing these applications, they can focus on compliance with the new Guidelines.

Planner Turpen noted that the Staff has seen an increased interest in adding sustainable type features to buildings. Instead of being reactive, the Staff researched the Secretary of the Interior Guidelines for Sustainability and the National Trust recommendation about how to approach these requests. The Staff made a draft and sent it to the City's in-house sustainability expert and the City Engineer for further input. The changes in the Staff report regarding sustainability had been reviewed by three different departments.

Planner Turpen stated that the goal was to add guidelines to address sustainability and historic structures, which includes maintenance and addressing windows to increase efficiency without losing historic materials or form. She noted that the historic windows are not always efficient and the intent is to encourage people to modify the windows and not discard them.

Planner Turpen remarked that the next section was Weatherization and Insulation. She commented on the single-wall construction buildings where newspaper was used for insulation. Planner Turpen stated that insulation is

always evolving, and sometimes new insulation ends up damaging the historic material and house. The Staff was trying to address that issue.

Planner Turpen stated that the existing guidelines address solar, but the revised language makes it more clear on what should be seen. It should not be on the front roof form, making it less visible from the primary public right-of-way. Planner Turpen noted that currently the LMC allows for cool roofs and green roofs but it was not specifically addressed in the Design Guidelines. The purpose is to guide people in the right direction so it does not detract from the historic structure.

Planner Turpen stated that Site Features and Water Efficiency was a “moving target” within Sustainability in terms of how people can gather water and not let it run off. The Staff tried to address that issue and talk about surface materials, since some materials do not contribute to the Historic District as a whole. The last issue was Daylighting. Planner Turpen noted that skylights are addressed in the Guidelines, and the language was strengthened to add those without impeding on the historic character of the building.

Planner Grahn referred to the section regarding heating, ventilating, HVAC, air-conditioning, etc. on page 334, and noted that the last item was a geo-thermal heat pump. They had talked to Engineering about it because currently there are areas of Park City where a geo-thermal heat pump could be installed, and other areas where it would not be possible because of the water table. Planner Grahn read the existing language, “Whether a geo-thermal heat pump will enhance the heating and cooling efficiency of a building should be investigated before considering installation”. She added a clarifying sentence to read, “Contact the Park City Engineering Department to determine if you are in an area that allows for the use of geo-thermal systems”.

Planner Grahn commented on the Treatment of Historic Building Materials. She stated that this was an area where the Guidelines were helpful but very broad. They looked to the Secretary of the Interior on how to treat different materials that are commonly found in the District. The Staff had created a table of do’s and don’ts for wood, masonry, and architectural metals.

Planner Grahn provided the Board members with two emails she had received related to the Design Guideline Revisions as public comment.

Board Member Beatlebrox asked Planner Grahn to respond to the last bullet point in the email from Sean Kelleher talking about expensive tests. Planner Grahn explained that the goal with the Sustainability guidelines are not to make everyone who comes in for a remodel go through a number of high-efficiency tests to come up with a new system for their house. The goal is to provide a section in the Guidelines that allows people to see what can be done with the

historic houses and whether or not they apply. She pointed out that the Guidelines would not mandate, but she believed it would help guide the discussion. Ms. Beatlebrox understood that Mr. Kelleher was talking about not being able to put foam inside the walls. Planner Grahn agreed that Mr. Kelleher had expressed that concern. She responded and explained that the Secretary of the Interior frowns upon the foam insulation because it is permanent. It is not reversible. The goal in preservation is to make changes that are reversible to be able to take advantage of new technology and advancements because the historic material is not damaged.

Chair Pro Tem Stephens stated that if a historic home has siding on the outside that will not be removed and panelization is not done, the difference between the home that was built in the early 1900s and the home today is that there was no insulation and the homes would breathe. All the water vapor inside the home would escape through the siding. Now that the homes are airtight the water vapor gets into the insulation and ruins the insulation, and there is no way for it to migrate. What they see now is a membrane that lets the water vapor breathe. Mr. Stephens explained that the foam creates a water vapor barrier, which is why they were being used in Park City. He believed it was a double-edged sword for historic homes.

Planner Grahn agreed. Whether or not to use foam or blown-in insulation is up to the homeowner. The Guidelines only makes a suggestion to help guide the process.

Chair Pro Tem Stephens opened the public hearing.

Mary Wintzer, a resident at 320 McHenry, thanked the Staff for trying to add more clarity. Starting in 2002 the City lost or softened their intent to preserve many of the historic structures. She was pleased that there appears to be a shift, especially since the historic nature of the community is one of the four core values. Ms. Wintzer was unable to pull up the Staff report before she came this evening, and she noticed that Mr. Kelleher had mentioned the green roofs being spot on with her previous comments. She was unsure if the green roofs were synonymous with the active party decks. Ms. Wintzer noted that it was never the intent of a green roof and it was passed without any thought that it would be an active party deck. Otherwise, many people in Old Town would have spoken to that issue.

Director Erickson stated that another round of LMC changes would be coming forward that will address the difference between a green roof and a party roof in terms of the area of a flat roof of a total building in the Historic Districts.

Chair Pro Tem Stephens closed the public hearing.

Historic Preservation Board Meeting
November 2, 2016

MOTION: Board Member Hewett moved to forward a POSITIVE recommendation to the City Council for the Staff's proposed changes to the Park City Design Guidelines for Historic Districts and Historic Sites as amended. Board Member Hodgkins seconded the motion.

VOTE: The motion passed unanimously.

The meeting adjourned at 7:12 p.m.

Approved by _____
David White, Chair
Historic Preservation Board



Essential Historical Form

“The physical characteristics of a Structure that make it identifiable.”
(Staff Report, page 35, PCMC Land Management Code)

1. To identify something you should be able to see it.
2. What did other people see? What do we see now?

Significant Site?

- Must meet ALL criteria:
- (a) *It is at least fifty (50) years old or the Site is of exceptional importance to the community; and*
- (b) *It retains its Historical Form as may be demonstrated but not limited by any of the following:*
 - (i) *It previously received a historic grant from the City; or*
 - (ii) *It was previously listed on the Historic Sites Inventory; or*
 - (iii) *It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; or*
- (c) *It has one (1) or more of the following:*
 - (i) *It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; and*
 - (ii) *It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; or*
- (d) *It is important in local or regional history architecture, engineering, or culture associated with at least one (1) of the following:*
 - (i) *An era of Historic Importance to the community, or*
 - (ii) *Lives of Persons who were of Historic importance to the community, or*
 - (iii) *Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.*

50 Years old? William (Bill) Rixey, sworn testimony, 7/7/16

- “In July of 1976 my family removed and replaced the façade of the Star Hotel with the currently existing façade. The architectural features that exists today, although similar to the the building that existed when my parents purchased it in 1975, are not the same. The architectural features of today’s building are a creation of my father William Rixey.”
- “The architectural features such as the window openings, door openings, building materials, etc., that can be seen today are from 1975 to 1977.”
- “In 1976 and 1977 my family added the 4th story (highest level) of the building. Prior to that time the 3rd floor was the highest floor of the building.”
- “In this photo the chimney, which is the only visible architectural feature that exists today from the time my parents purchased the building, can be seen.”
- The identifiable physical characteristics of the Star Hotel are 40 years old.

PCMC 1982 Survey Worksheet

PARK CITY SURVEY WORKSHEET FOR POST-1930 STRUCTURE - PARK CITY, UTAH -- HISTORIC BUILDINGS
MAIN STREET File 2

Name of site Star Hotel Subdivision _____
Address 227 Main Block _____ Lot(s) _____
Owner _____ Present Zoning HCB
Owner Address _____ Use Hotel

PRIMARY STRUCTURE



View northwest oblique

Date of photo 2/82
Negative File 10/33

SIGNIFICANCE OF SITE TO DISTRICT: Non-Contributory x Contributory _____
NOTE: Most post-1930 buildings are categorized as non-contributory.
Comment: Star Hotel covers home of Joe Grover, Chinese entrepreneur; new facade put on in Depression; has been changed again. Treated as new.

Form completed by: Ellen Beasley Date: April, 1982
Beasley/February 1982

- “Non-Contributory”
- “New Façade put on in Depression; has been changed again”
- “Treated as new”

Staff's Report

- “...staff believes that Beasley’s determination was due in part because of the changes to the facade and also because the Spanish revival style contrasts with the folk Victorian style and western mining town feel of Park City’s Main Street.”
- This assumes what Ms. Beasley was thinking.
- Ms. Beasley was 34 years closer to the situation than we are.
- We will find that everything Ms. Beasley wrote is accurate.
 1. New Façade put on in Depression.
 2. Has been changed again (1976).

2015 Historical Site Form – CRSA Architecture

- “The historic facade was covered over in a non-historic 1976 alteration which yielded the appearance that remains today.”
 - John Ewanowski, CRSA Architecture, January 2015
- “covered over”, phone conversation July 2016
- Today’s “appearance” (Identifiable Physical Characteristics) is 40 years old
- **Conclusion: What we see was 37 years old when this process started and is now 40 years old.**

1995 Reconnaissance Survey

UHCS RECONNAISSANCE SURVEY FORM -- Utah State Historic Preservation Office

STREET: DALY? ? City PARK CITY County SUMMIT Survey Date 04/95

1. HOUSE NO. 100 DIR. B EVAL. 1915 HT. (S) 01 MAT.#1 BD MAT.#2 STYLE#1 TB STYLE#2 OV TYPE RE ORG. USE R1 FCB CON#7 COMMENTS C-2 METAL ROOF

2. HOUSE NO. 109 DIR. N EVAL. 1900 HT. (S) 01 MAT.#1 BD MAT.#2 STYLE#1 OV STYLE#2 RZ TYPE RX ORG. USE R1 FCB CON#7 COMMENTS C-2

3. HOUSE NO. 115 DIR. N EVAL. 1895 HT. (S) 01 MAT.#1 BD MAT.#2 STYLE#1 OV STYLE#2 RE TYPE RZ ORG. USE R1 FCB CON#7 COMMENTS C-2 110#84003978

4. HOUSE NO. 125 DIR. N EVAL. 1970 HT. (S) 02 MAT.#1 BD MAT.#2 STYLE#1 OV STYLE#2 RE TYPE RX ORG. USE R4 FCB CON#7 COMMENTS C-2

5. HOUSE NO. 139 DIR. N EVAL. 1885 HT. (S) 01 MAT.#1 EG MAT.#2 BD STYLE#1 OV STYLE#2 TYPE RZ ORG. USE R1 FCB CON#7 COMMENTS C-3 110#84002250

6. HOUSE NO. 151 DIR. N EVAL. 1925 HT. (S) 03 MAT.#1 CD MAT.#2 STYLE#1 OV STYLE#2 TYPE AL ORG. USE RZ FCB CON#7 COMMENTS C-2

7. HOUSE NO. 221 DIR. N EVAL. 1907 HT. (S) 03 MAT.#1 CD MAT.#2 STYLE#1 OV STYLE#2 TYPE AL ORG. USE R4 FCB CON#7 COMMENTS C-1 IMPERIAL HOTEL

8. HOUSE NO. 227 DIR. N EVAL. 1925 HT. (S) 02 MAT.#1 EA MAT.#2 STYLE#1 OV STYLE#2 RS TYPE AL ORG. USE R2 FCB CON#7 COMMENTS C-2 STAR HOTEL

9. HOUSE NO. 256 DIR. N EVAL. 1970 HT. (S) MAT.#1 MAT.#2 STYLE#1 STYLE#2 TYPE ORG. USE FCB CON#7 COMMENTS C-1 TREASURE MTN.

10. HOUSE NO. 305 DIR. N EVAL. 1899 HT. (S) 01 MAT.#1 EA MAT.#2 STYLE#1 VE STYLE#2 TYPE C1 ORG. USE CB FCB CON#7 COMMENTS C-2 LUDWIG MYER GAL

11. HOUSE NO. 309 DIR. N EVAL. 1925 HT. (S) 02 MAT.#1 CD MAT.#2 STYLE#1 OV STYLE#2 TYPE C2 ORG. USE C1 FCB CON#7 COMMENTS C-1 BARDISLEY BLDG.

12. HOUSE NO. 317 DIR. N EVAL. 1970 HT. (S) 01 MAT.#1 MAT.#2 STYLE#1 STYLE#2 TYPE ORG. USE FCB CON#7 COMMENTS C-1 BEATING EST.

13. HOUSE NO. 317 DIR. N EVAL. 1970 HT. (S) MAT.#1 MAT.#2 STYLE#1 STYLE#2 TYPE ORG. USE FCB CON#7 COMMENTS C-1

14. HOUSE NO. 323 DIR. N EVAL. 1993 HT. (S) MAT.#1 MAT.#2 STYLE#1 STYLE#2 TYPE ORG. USE FCB CON#7 COMMENTS C-1

15. HOUSE NO. 333 DIR. N EVAL. 1985 HT. (S) MAT.#1 MAT.#2 STYLE#1 STYLE#2 TYPE ORG. USE FCB CON#7 COMMENTS C-1 MAIN ST. MALL

10. WAS FIRST NAT'L BANK

SURVEYOR A. ROBERTS 8 and 12-00 B.9

1995 Reconnaissance Survey

uBOZT8-HPBPacket11216Part2.pdf

Q Search

uBOZT8-HPBPacket11216Part2...

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D. FINDINGS

1. EVALUATION RATINGS

Approximately 850 buildings were recorded. The number is an estimate because some of the large buildings which run the entire length of a block and have more than one primary facade, were recorded twice, once for each street they faced. A few corner buildings were also recorded twice where it was not clear initially which way they faced.

Of these, the buildings were rated as follows (revised, Dec. 1995 list):

Rating	#	%
"A" sites (potentially eligible/architecturally significant and intact):	171	19.5
"B" sites (potentially eligible/slightly less significant and/or intact):	131	15.0
"C" sites (over 50 years old but <u>altered</u> and not presently eligible):	103	11.7
"D" sites (less than 50 years old and therefore register ineligible):	472	53.8

Historic Preservation Board November 2, 2016

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Historical Form?

- Grant? No
- Previously listed? 2009 Historical Sites Inventory

2009 Historical Sites Inventory

- February 4, 2009 Staff Report, HPB, Significant Site?
- “(b) It retains its essential historical form; meaning there are no major alterations that have destroyed the essential historical form. Major alterations that destroy the essential historical form include:”
- “(ii) Addition of upper stories or the removal of original upper stories occurred after the period of historic significance”
- “(iv) Addition(s) that significantly obscures the essential historical form when viewed from the primary public right-of- way.”
- If an Intensive Level Survey would have been done in 2009 Star Hotel would have been excluded from the listing as it was in 1982 and “treated it as new.”

Staff's Report, page 37

- “Staff finds that despite the 1976-1977 conversion of the two-story porch on the facade into an enclosed porch and the fourth story addition in the rear of the building, the c.1920 Star Hotel largely maintains its Historical Form.”
- “Though the Rixies converted the two-story porch in 1976 to an enclosed porch, it largely retained the original dimensions and footprint of the original porch.”
- “Converted”?

Park Record: Summer of 1976 article

Historic Preservation Board November 2, 2016

Beautification Awards

Through the efforts of many hard working, Main Street business people, the town's busy commercial district for the most part sparkles under fresh paint with many bright new facades adding life to the City center.

A visitor to the Record office this week who hadn't been in town for over a year said she hardly recognized the place remarking "It looks like everyone's finally gotten it together".

Although, Main Street retains somewhat of a toothless grin appearance due to the vacant lots, the recent renovation of many

older buildings will probably act as a catalyst in stimulating new building.

Most of the beautifiers will receive their rewards in terms of increased business stimulated by an attractive shop; but just in case, the Chamber will give special awards to all merchants who substantially renovated their Main Street buildings during the last year. Those awards will be presented at the Annual Winter Kick Off Banquet November 13.

Those receiving a token of public appreciation for their

beautification efforts will be; Pete Toly, for the Red Banjo, Bill & Carol Rixey for the Star Hotel, John & Jennifer Sharp, for the Sharp Gallery, Pete Alvarez, for The Gypsy's Arm, Mat and Helen Alvarez, for the Timberhaus, Otto Mileti, for Cafe Ritz, Mayor Leon Uriarte for his Balcony, Bill & Carolyn Bloom for their Balcony, and Alan Crooks Et. Al for the Kimball Art Center. An award will be also given to the Pink Haus.

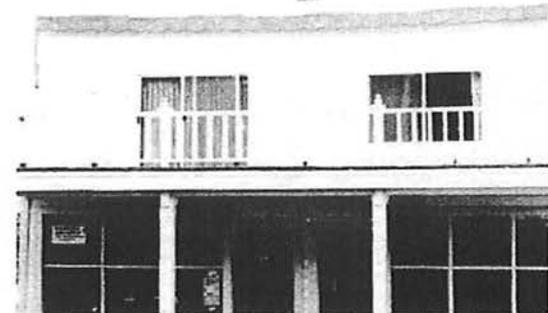
All of these people are to be congratulated for their efforts towards making Park City a better and more prosperous community.



Star Hotel



Bloom's



The Mayor's

Charles Mast Construction Crew, 1976



Close up of newly framed upper north window



2016 Photos of 1976 framing



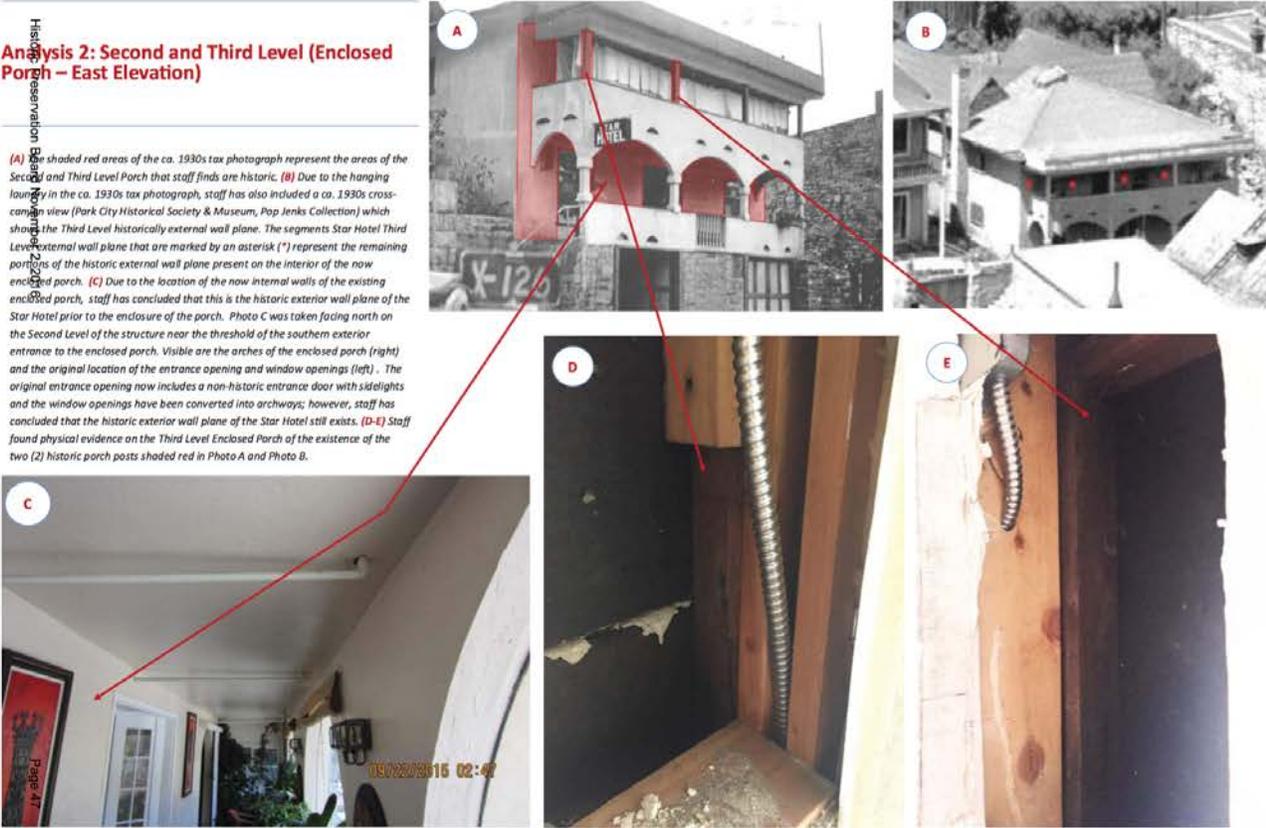
Staff's Report: 2 of 8 original posts intact

- Exhibit A, Analysis 2

Historic Preservation Board

Analysis 2: Second and Third Level (Enclosed Porch – East Elevation)

(A) The shaded red areas of the ca. 1930s tax photograph represent the areas of the Second and Third Level Porch that staff finds are historic. (B) Due to the hanging laundry in the ca. 1930s tax photograph, staff has also included a ca. 1930s cross-camera view (Park City Historical Society & Museum, Pop Jenks Collection) which shows the Third Level historically external wall plane. The segments Star Hotel Third Level external wall plane that are marked by an asterisk (*) represent the remaining portions of the historic external wall plane present on the interior of the now enclosed porch. (C) Due to the location of the now internal walls of the existing enclosed porch, staff has concluded that this is the historic exterior wall plane of the Star Hotel prior to the enclosure of the porch. Photo C was taken facing north on the Second Level of the structure near the threshold of the southern exterior entrance to the enclosed porch. Visible are the arches of the enclosed porch (right) and the original location of the entrance opening and window openings (left). The original entrance opening now includes a non-historic entrance door with sidelights and the window openings have been converted into archways; however, staff has concluded that the historic exterior wall plane of the Star Hotel still exists. (D-E) Staff found physical evidence on the Third Level Enclosed Porch of the existence of the two (2) historic porch posts shaded red in Photo A and Photo B.



05/22/2015 02:47

1956 Park Record Article – Star Hotel recognized for new Red and White Paint job

Improvements Please Parkites

Several striking improvements are being made around town and are very pleasing to Parkites. One is the bright red trimming added to the Star Hotel on Main street, another is the new gray and green paint job on the Grill Tavern.

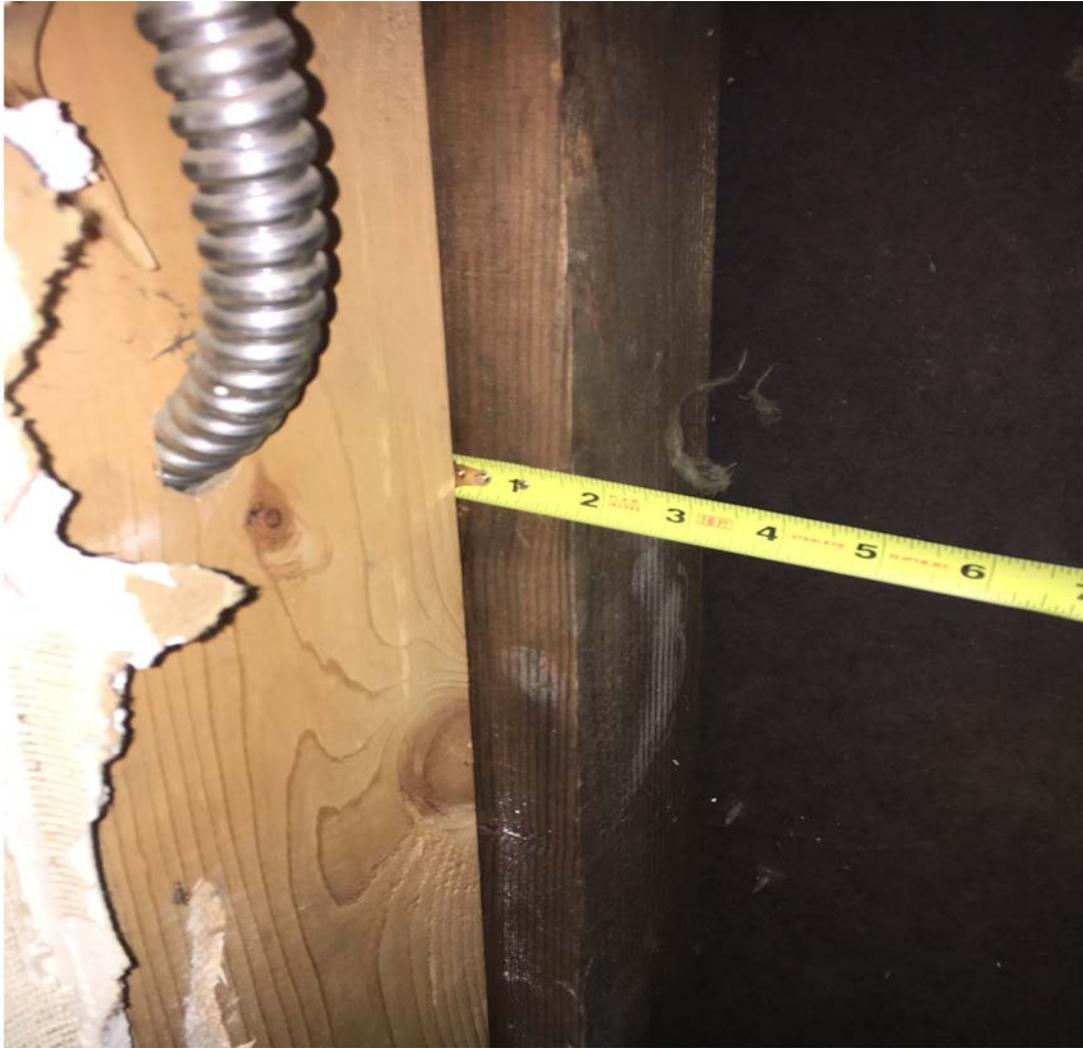
Mr. and Mrs. Ken Ryan are remodeling their home on Main street in a beautiful soft pink siding.

1956-09-27

6"x6" posts are Red



Northernmost post, (Photo E) Analysis A: never-painted, 2x4 (1 ½" x 3 7/8"), "recycled" (Bill Rixey)



Southern-most post (photo D): never-painted 2"x4" or 4"x4", newer in appearance

Preview File Edit View Go Tools Window Help

Untitled (HPBPacket11216Part1 copy) (page 47 of 113) — Edited

HPBPacket11216Part1 copy

Analysis 2: Second and Third Level (Enclosed Porch – East Elevation)

(A) The shaded red areas of the ca. 1930s tax photograph represent the areas of the Second and Third Level Porch that staff finds are historic. **(B)** Due to the hanging laundry in the ca. 1930s tax photograph, staff has also included a ca. 1930s cross-section view (Park City Historical Society & Museum, Pop Jenks Collection) which shows the Third Level historically external wall plane. The segments Star Hotel Third Level external wall plane that are marked by an asterisk (*) represent the remaining portions of the historic external wall plane present on the interior of the now enclosed porch. **(C)** Due to the location of the now internal walls of the existing enclosed porch, staff has concluded that this is the historic exterior wall plane of the Star Hotel prior to the enclosure of the porch. Photo C was taken facing north on the Second Level of the structure near the threshold of the southern exterior entrance to the enclosed porch. Visible are the arches of the enclosed porch (right) and the original location of the entrance opening and window openings (left). The original entrance opening now includes a non-historic entrance door with sidelights and the window openings have been converted into archways; however, staff has concluded that the historic exterior wall plane of the Star Hotel still exists. **(D-E)** Staff found physical evidence on the Third Level Enclosed Porch of the existence of the two (2) historic porch posts shaded red in Photo A and Photo B.

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10/22/2015 02:47

qb

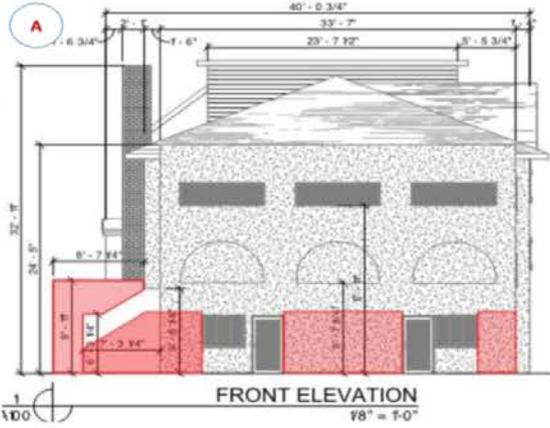
W X S P

Staff's Report: Analysis 1, 1st Level

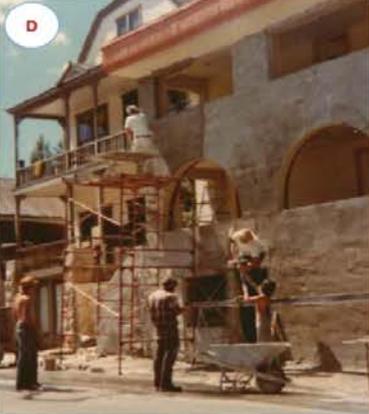
HPBPacket11216Part1 copy

Analysis 1: First Level (Basement/Foundation — East Elevation)

(A-B) The shaded red areas of the rendering and current photo represent the areas of the structure that staff finds are historic. *(C)* The red shaded areas of the ca. 1930s tax photograph show the original appearance of the basement/foundation. *(D)* While these areas were covered with stucco by the Rikies during the 1976 remodel, the stucco could be removed to expose the original stone foundation. *(E)* In addition, Senior Building Inspector Rich Novasio conducted a detailed inspection of the building on September 22, 2015. The inspection produced documentation of the stone foundation from the interior of the building and small window just left of the north garage entrance. Note the pipe penetrating the upper left pane of the historic window in Photo E and the pipe visible in Photo B (identified by a small red square) exiting the front (east) façade. *(F)* Also, staff has found evidence of the historic stair railing in the now solid stucco railing.



FRONT ELEVATION
1/8" = 1'-0"



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1973 International Scout



Mr. Rixey's 1973 International Scout in front of the Star Hotel



**NO
ROCK**

Conclusion

- There is nothing visible on levels 1, 2, or 3 that is historic and/or original (Rixey Affidavit)
- Level 1: may have 2 rock panels behind stucco
- Level 2: all new framing and materials
- Level 3: all new framing (few recycled pieces) and construction
- Level 4: Added by Rixey's is 1977 (See Rixey Affidavit, Staff Report, page 37)

Staff's Report: Page 42

- “The original roof form has remained largely unchanged.”
- Level 4 is top floor and creates the highest roof line.
- Level 4 was added by Rixey's in 1977 (Staff's Report, Westlake Report)

Aerial Image of Roof



Staffs' Report: page 49, Analysis 3, Roof Form

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LJav21-HPBPacket11216Part1 c...

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Page 4

Analysis 3: Roof Form and East Cornice Continued...

Historic Preservation

(F) Photo F (facing east) shows the flat roof form above the porch where it meets the hipped-roof form of the main building. (G) Staff has found physical evidence of the historic internal structure of the flat roof form above the porch and the hipped-roof form in the attic. Visible in Photo G (facing east) are the historic knob-and-tube wiring, historic structural members of the hipped-roof form where it meets the flat roof form above the porch, and non-historic vertical posts likely installed in an effort to add further structural support for the hipped-roof form. (H) Staff has also found physical evidence of the Historic cornice structure and historic stucco on the interior of the Third Level enclosed porch. (I) The Cross-wing Cottage roof form is visible on the exterior of the structure. (J) In addition, visible in the attic space of the Star Hotel is further evidence of the Cross-wing cottage roof form.



08/22/2015 02:35

08/22/2015 02:35

08/22/2015 02:20

08/22/2015 02:08

Conclusion: Roof Form

- About 1/3 of roof is 1977; flat membrane covered roof
- About ½ of roof trusses and some roof deck has been replaced on section with roof hips
- Remainder is unknown

Staff's Report: Portion of West Elevation is historic from 1889

- Sanborn Maps: 1907 map vs. 1929 Map
- 1907: Western-most edge of structure is EAST of northern neighbor
- 1929: Western-most edge of structure is WEST of northern neighbor
- Conclusion: Today's West Elevation cannot be the 1889 structure or the Sanborn maps are incorrect
- Consideration: PCMC 1982 Survey, Ms. Ellen Beasley, "new façade put on in Depression; has been changed again. Treated as new."
- Today's West Elevation was put on in Depression. Sanborn maps would not show this because of no change in outline.
- Consideration: What the Rixey's removed and replaced was the Depression era structure referred to by Ms. Ellen Beasley.

Sanborn Maps

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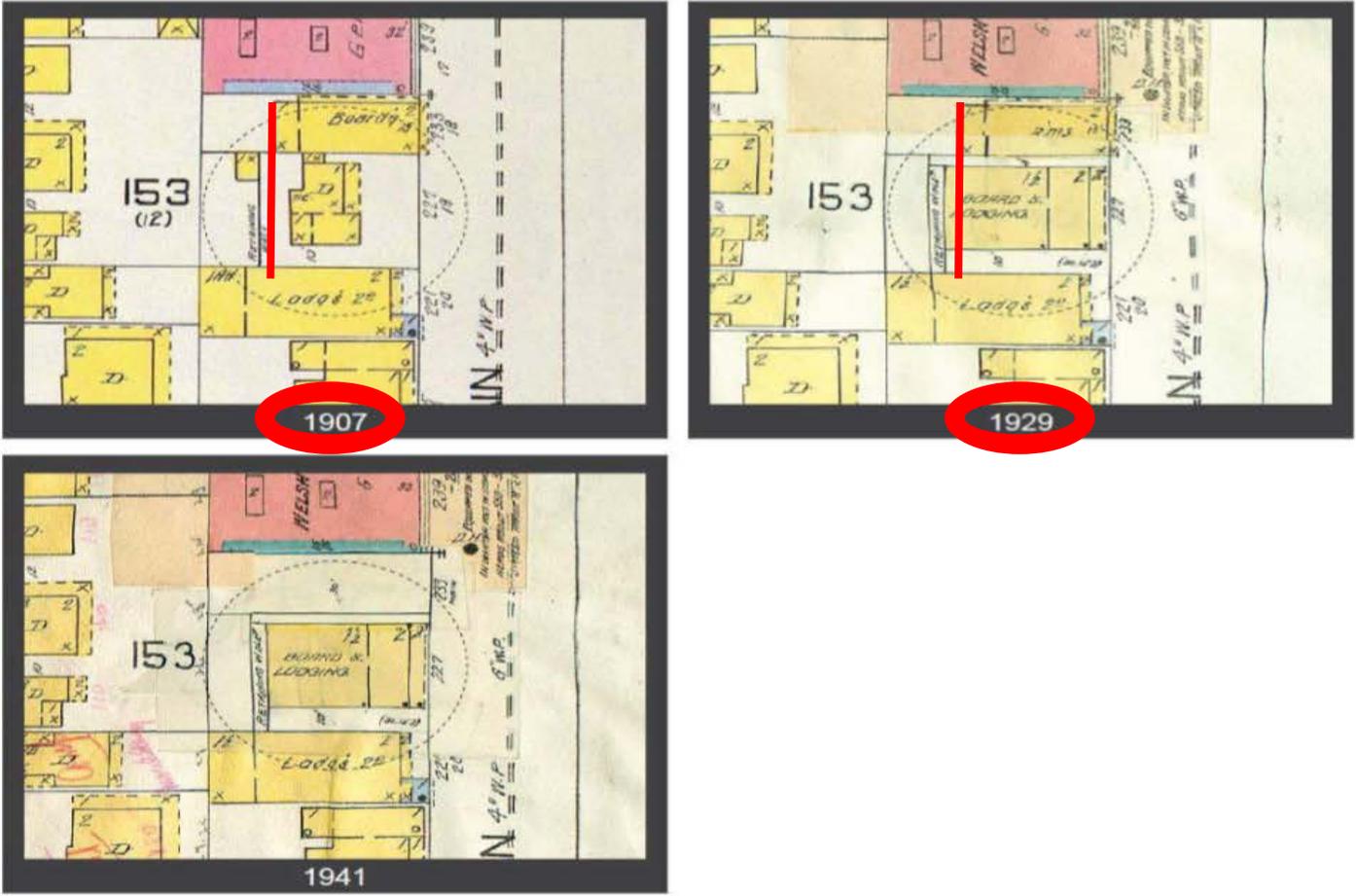
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29

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31

32



153 (12)

1907

1929

1941

The Sanborn Fire Insurance maps show that the Boarding & Lodging house had replaced the L-shaped cross-wing cottage by 1929.

North and South Elevations?

- North: no photos
- South: only one window can be seen well enough to compare

South Elevation

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Historic Preservation Board Meeting

Analysis 4: South Elevation

(A) The ca. 1930s cross-canyon view photograph (Park City Historical Society & Museum, Pop Jenks Collection) shows the south elevation including the historic window openings, chimney, and masonry structure. This photo shows more of the south elevation than the ca. 1930s tax photograph. (B) The rendering provided by the applicant does not accurately represent the south elevation as features are not depicted such as window openings, trims, decorative elements, etc. Therefore, staff has provided a series of photographs identifying the historic elements of the façade that still remain. Photo B identifies the Second Level historic window just east of the chimney—also visible in Photo A. (C) Photo C identifies the Third Level historic windows which flank the historic chimney—also visible in Photo A. The historic window to the left (west) of the chimney is original to the ca. 1889 Cross-wing cottage; whereas the historic window to the right (east) of the chimney is a part of the Star Hotel addition to the ca. 1889 Cross-wing cottage. Note the ornamental arched eave to the right (east) of the chimney which is original to the Star Hotel and characteristic of the Spanish Revival style. The left (west) side of the chimney contains the original eave of the ca. 1889 Cross-wing cottage which is why there is no ornamentation, rather this is a simple unadorned eave characteristic of the single-family dwellings throughout Park City. (D) Photo D identifies three (3) historic windows, all of which are original to the ca. 1889 Cross-wing cottage. The window on the right of the photo is visible in Photo C and Photo A.



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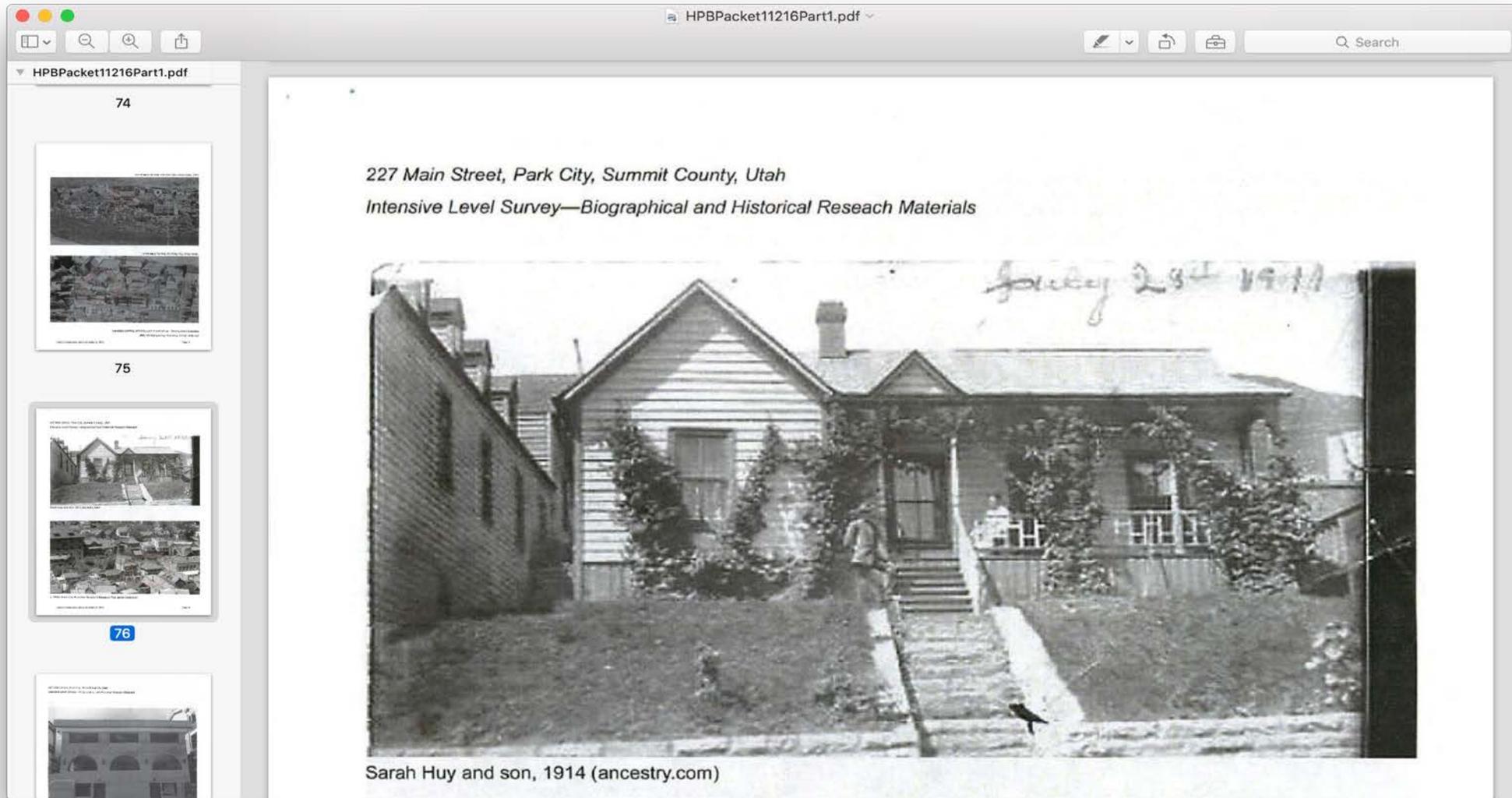
51

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Historic Form?

- All of the following sources indicate that today's Star Hotel has lost its historic integrity and is non-historic
 - William (Bill) Rixey: eyewitness, sworn testimony, "all architectural features are a creation of William R. Rixey from 1975 to 1977"
 - PCMC: 1982, Ms. Ellen Beasley survey, "Non-Contributory," and "New Façade put on in Depression; has been changed again. Treated as new."
 - PCMC: 1995, Mr. Allen Roberts, "altered"
 - CRSA: 2015: Mr. John Ewanowski, "non-historic 1976 alteration"
 - Although the shape and size are reflective of the historic form the appearance has been altered to a massive extent
 - See Staff's Report photos pages 54-97: Out of 440 structures the Star Hotel is "Visually Compatible" with no other structure
 - Historic Mining Period....New Façade in Depression....New Façade in 1976.
 - Conclusion: Today's Star Hotel is two Major Alterations away from the historic period of the 1920's.

Historic Form: Mr. Grover's House



Star Hotel: Mr. Grover never lived here



Today's Star Hotel: Mr. Grover never lived here

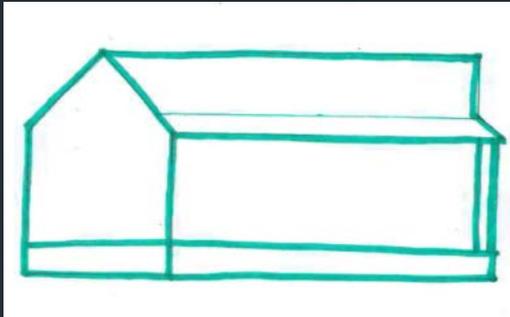




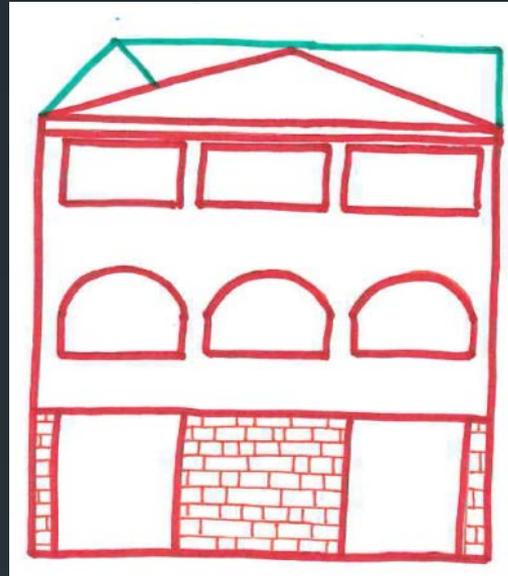
Progression of Development: 227 Main Street

Historic Preservation Board—11.2.16

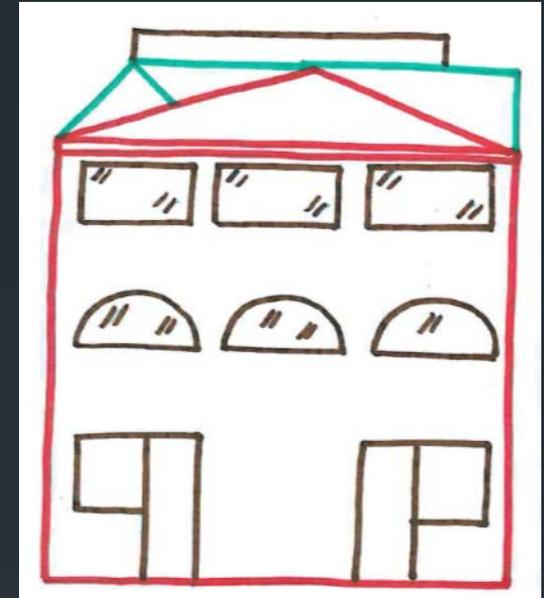
Main Street (East) Façade



c. 1907
Cross-Wing Cottage



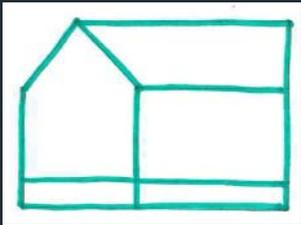
c. 1920
Star Hotel Boarding
House



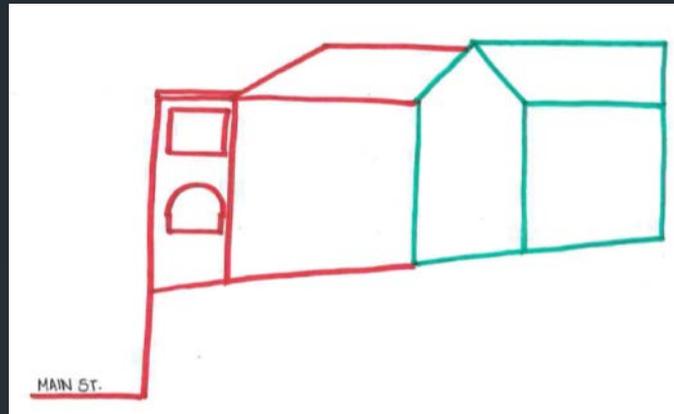
c. 1977
Star Hotel with Rixie
Alterations

Green: 1907 conditions, Red: 1920 addition, Brown: 1976-77 alterations

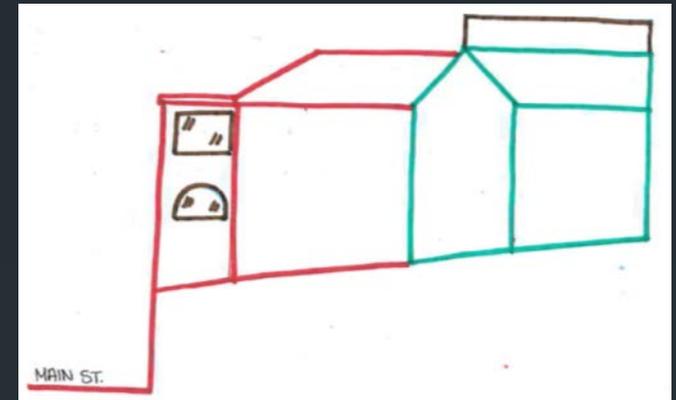
North Elevation (adjacent to TMI)



c. 1907
Cross-Wing
Cottage



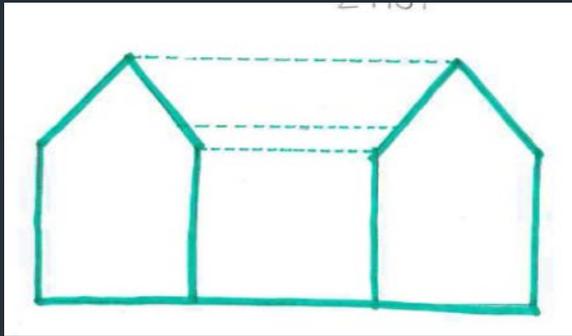
c. 1920
Star Hotel Boarding
House



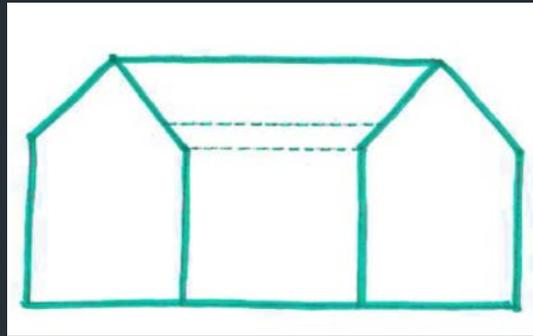
c. 1977
Star Hotel with Rixie
Alterations

Green: 1907 conditions, Red: 1920 addition, Brown: 1976-77 alterations

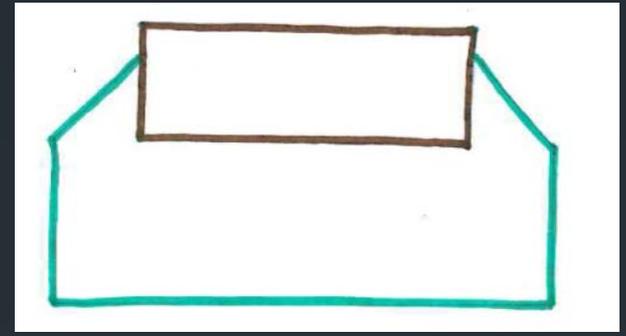
West (Rear) Elevation



c. 1907
Cross-Wing
Cottage



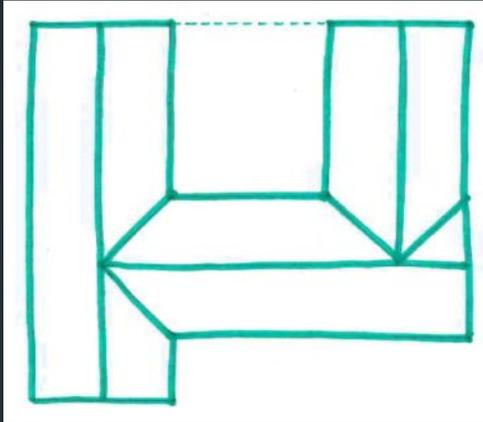
c. 1920
Star Hotel Boarding
House



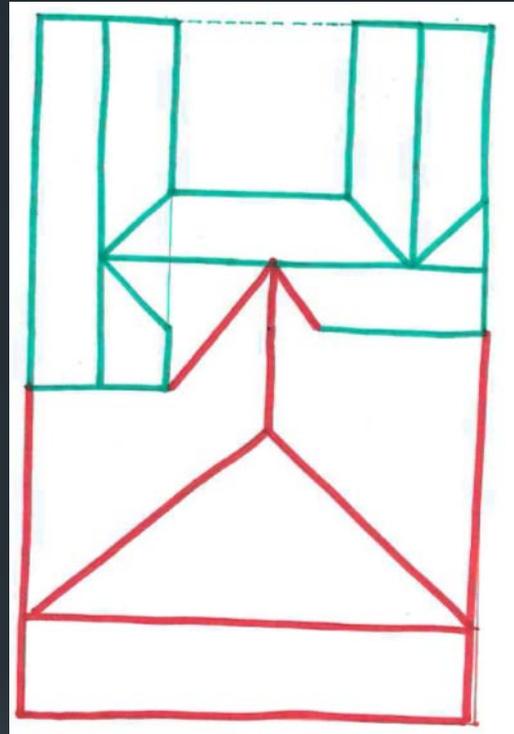
c. 1977
Star Hotel with Rixie
Alterations

Green: 1907 conditions, Red: 1920 addition, Brown: 1976-77 alterations

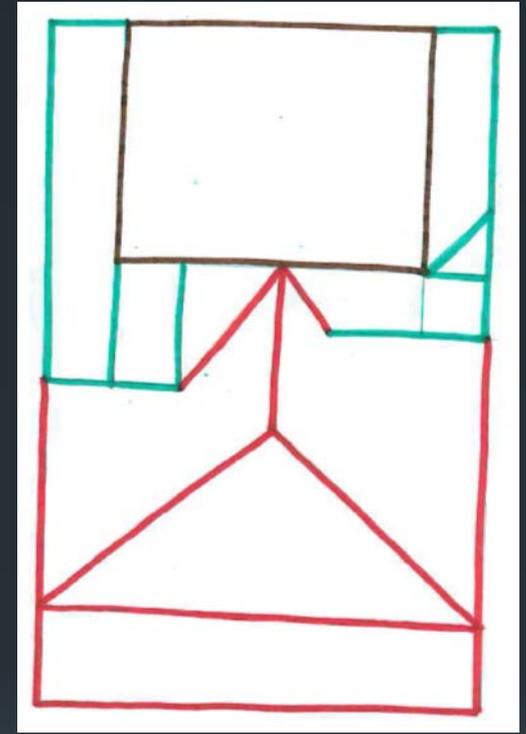
Roof Plan



c. 1907
Cross-Wing
Cottage



c. 1920
Star Hotel Boarding
House



c. 1977
Star Hotel with Rixie
Alterations

Green: 1907 conditions, Red: 1920 addition, Brown: 1976-77 alterations



Analysis of Historic Materials