



**PARK CITY HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
September 1, 2021**

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Department of Park City, Utah will hold its Historic Preservation Board Meeting at the City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 for the purposes and at the times as described below on Wednesday, September 1, 2021.

MEETING CALLED TO ORDER AT 5:00 PM.

Notice of Electronic Meeting and How to Comment Virtually

The Chair issued a written determination that because of the public health emergency, conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may attend in person. This determination is based on the ongoing risks and infection rates statewide and in Summit County. For these reasons, this meeting will be an electronic meeting without an anchor location. Planning Commission members will connect electronically. Public comments will be accepted virtually. To comment virtually, use eComment or raise your hand on Zoom. Written comments submitted before or during the meeting will be entered into the public record but will not be read aloud. For more information on attending virtually and to listen live, please go to www.parkcity.org.

1.ROLL CALL

2.MINUTES APPROVAL

- 2.A. Consideration to Approve the Historic Preservation Board Meeting Minutes from June 2, 2021.
- Consideration to Approve the Historic Preservation Board Meeting Minutes from July 7, 2021.
- Consideration to Approve the Historic Preservation Board Meeting Minutes from August 4, 2021.
- [06.02.2021 PC HPB Meeting Minutes - Pending Approval](#)
- [07.07.2021 PC HPB Meeting Minutes - Pending Approval](#)
- [08.04.2021 PC HPB Meeting Minutes - Pending Approval](#)

3.PUBLIC COMMUNICATIONS

4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

- 4.A. Landscaping in the Historic Districts
[Staff Communication](#)

5.CONTINUATIONS

6.WORK SESSION

- 6.A. Woodside Phase II -- Work Session -- The City Proposes to Deconstruct an Early 1900's Shed to Construct Affordable Housing on 1302 Norfolk Avenue.

[Staff Report](#)

[Exhibit A: Asbestos, Lead, and Hazardous Materials Survey](#)

7.REGULAR AGENDA

- 7.A. 1002.5 Norfolk Avenue – Historic District Design Review – The Applicant Proposes Disassembly and Reassembly and Temporary Relocation to Accommodate a New Addition to a Landmark Historic Structure. PL-21-04761
(A) Public Hearing; (B) Continuation to October 6, 2021

[Staff Report](#)

- 7.B. Land Management Code Amendments - Park City Historic Sites Inventory - The Historic Preservation Board Will Consider Amendments to Land Management Code Section 15-11-10, the Park City Historic Sites Inventory, to Update Address Changes to the Landmark Historic Sites on Rossie Hill Drive, and to Update the Status of 1302 Norfolk Avenue, which was Formerly Under Appeal. PL-21-04939
(A) Public Hearing; (B) Possible Recommendation for Planning Commission Review on September 22, 2021, and City Council Review on October 28, 2021

[Staff Report](#)

[Exhibit A: Draft Ordinance No. 2021-XX](#)

[Exhibit B: Lilac Hill East Subdivision](#)

[Exhibit C: June 7, 2017 HPB Staff Report](#)

[Exhibit D: June 7, 2017 HPB Meeting Minutes](#)

[Exhibit E: Historic Site Form](#)

[Exhibit F: August 3, 2017 City Council Staff Report](#)

[Exhibit G: August 3, 2017 City Council Meeting Minutes](#)

8.ADJOURN

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or planning@parkcity.org at least 24 hours prior to the meeting.

***Parking validations will be provided for meeting attendees that park in the China Bridge parking structure.**



**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF JUNE 2, 2021**

BOARD MEMBERS IN ATTENDANCE: Chair Randy Scott, Puggy Holmgren, Jack Hodgkins, John Hutchings, Douglas Stephens, Tana Toly

EX OFFICIO MEMBERS: Gretchen Milliken, Planning Director; Rebecca Ward, City Planner; Brendan Conboy, City Planner; Aiden Lillie, City Planner; Mark Harrington, City Attorney; Jessica Nelson, Planning Analyst

The Historic Preservation Board meeting was conducted virtually via Zoom.

The public was able to submit eComments during the meeting.

The Board Chair has determined that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. This determination is based on the ongoing risks and infection rates statewide and in Summit County. For these reasons, this meeting will be an electronic meeting without an anchor location.

The Historic Preservation Board Members will connect electronically. Public comments will be accepted virtually as described. To comment virtually, raise your hand on Zoom. Written comments submitted before or during the meeting will be entered into the public record but not read aloud. For more information on participating virtually and to listen live, please go to www.parkcity.org/public-meetings

Dated June 2, 2021.

1. ROLL CALL

Chair Scott called the meeting to order at 5:10 p.m. and conducted a roll call. Chair Scott noted that there was a quorum.

2. MINUTES APPROVAL

A. Consideration to Approve the Historic Preservation Board Meeting Minutes from May 5, 2021.

MOTION: Board Member Holmgren moved to APPROVE the Minutes of May 5, 2021, as written. Board Member Stephens seconded the motion. The motion passed

unanimously. Board Members Toly and Hodgkins abstained as they were not present at the May 5 meeting.

3. PUBLIC COMMUNICATIONS

No ecomments were submitted and no hands were raised on Zoom.

4. STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Planning Director, Gretchen Milliken raised the subject of conducting hybrid meetings going forward. She recalled from the last meeting that the Board was in favor of going to a hybrid format and proposed the hybrid format be instituted at the next meeting on July 7, 2021.

Planning Analyst, Jessica Nelson reported that the hybrid format means that the Members who are able will meet in person in the Council chambers. Members who are not able to attend personally can attend virtually. They can allow the public to see both the in-person members and those that attend virtually. The intent behind this model is that if a Board Member can attend in person, they will do so.

Each Board Member expressed their approval of proceeding with the hybrid meetings beginning at the next meeting on July 7, 2021.

A question was raised regarding the status of looking for a new Historic Preservation Planner. Director Milliken stated that they have not received any qualified applicants for the position. City Planner, Aiden Lillie, who has a lot of historic preservation experience, had taken on that role for the time being. She has been taking the lead with the grants program, the awards program, and many of the historic preservation planning projects.

Director Milliken stated that Ms. Lillie is learning quickly and may be moved into the role of Historic Preservation Planner. The job was not currently posted.

5. CONTINUATIONS

There were no continuations from the prior meeting.

6. WORK SESSION

A. Discussion on Meeting Format Moving Forward.

Chair Scott noted that they addressed the above agenda with the Staff Communications.

7. REGULAR AGENDA

A. 1129 Park Avenue – Historic District Design Review Historic Preservation Board Review for Material Deconstruction of a Significant Historic Site – The Applicant is Proposing Material Deconstruction Consisting of Removal of Historic Material for the Proposed Restoration of the Hall-Parlor House and Construction of a New Addition. PL-21-04817.

City Planner, Rebecca Ward presented photographs of the two historic homes on the agenda. She noted that the homes share a common wall. The home located at 1129 Park Avenue is the smaller home to the north and is a hall-parlor type home built sometime before 1901. It is designated a Significant Historic Structure.

Planner Ward reported that the original structure was built on stacked stone and has no foundation. There is also a non-functioning masonry chimney. Sometime after 1949, there was a rear addition to the home that included a concrete foundation, as well as the addition of a covered entry porch on the front façade.

The applicant is proposing to construct a duplex addition. The address at 1129 Park Avenue will be accessed from Park Avenue and the rear duplex addition will be accessed off of Woodside Avenue.

She reported that on May 13, 2021, the City Council approved a plat amendment that created the larger lot to accommodate the duplex use. The applicant has also applied for a Conditional Use Permit (“CUP”), which is required for approval of the duplex. The Planning Commission was scheduled to review the application for the CUP on June 9, 2021. Approval of the application by the Historic Preservation Board would be contingent upon the approval of the CUP by the Planning Commission.

Planner Ward stated that the applicant is proposing to lift the structure to accommodate the new foundation and remove the 1949 addition. The applicant wants to retain the front entry porch constructed after 1949. She presented maps showing that the overall footprint of the building over the years has remained consistent. The applicant’s proposal seeks to remove the 1949 additions and return the site to the smaller footprint from 1941.

Planner Ward highlighted the historical material that will remain and what was proposed for removal. She noted that the applicant seeks to keep the front entry porch. She explained that the standards for a “contributing object” include a portion of the building that contributes to the historical significance of the building if it reflects the architectural character of the site as designated by the Board. She stated that the historic integrity of the site is based on the ability of the site to retain its identity and convey its significance based on seven qualities outlined in the staff report.

She noted that the qualities relative to the porch include the design, workmanship, and feeling of the home. She presented photographs of the home in context with other historic properties in the neighborhood. Many of the other homes have porches of a different design. Staff recommended that the Board conduct a public hearing and consider approving the request to lift the structure for the new foundation, the material deconstruction of the rear façade, and make a determination on whether the applicant could retain the non-historic covered front entry porch.

Planner Ward introduced the applicant, Wendy Smith, and the Architect, Jonathan DeGray, AIA. Mr. DeGray reported that the summary provided by Planner Ward adequately reflects the applicant's request. He recalled a walk-through with the Board during a prior work session to obtain clarity on the material deconstruction. They would like to remove the rear addition and bring the structure back into its original form. He stated that the front porch adds a greater sense of entry to the home. The interior walls of the front cabin remain, so once the addition is demolished, they will restore the interior walls. Planner Ward stated in response to an inquiry that the next agenda item will address the 1929 addition to the 1125 Park Avenue home and whether it can be removed. The removal of that addition would result in a separation of the two homes.

Chair Scott referenced the minutes from the November 4, 2020 work meeting and site walk-through.

Board Member Hodgkins objected to retaining the front porch, citing the removal of the rear addition to bring the property back into a historic condition. Mr. DeGray recalled discussions about the home across the street that settled on bringing the property to a time period on the recorded Sanborn Insurance Map. Board Member Hodgkins recalled that discussion as being related to the adjacent property but noted that the same discussion could apply to any property. Board Member Hodgkins objected to keeping different styles simply because it is convenient for the proposed addition.

There was discussion on photographs depicting the home at varying times. The current home not only has the front porch but windows that are more mid-Century in appearance. Board Member Hodgkins stated that he does not dislike the mid-Century look but objected to combining the two historical looks of the home.

The Board discussed the windows proposed by the applicant. Mr. DeGray stated that the intent was to bring back windows that are more historically accurate. In response to an inquiry, Mr. DeGray stated that the photographs show windows with two divided lights. It was noted that the applicant proposed a double window on the left-hand side, which Mr. DeGray explained had to do with the width of the opening from the 1929 form. In response to an inquiry from Board Member Hodgkins about the original configuration of the windows, Mr. DeGray stated that since they have not yet done an interior demo, the window sizes and locations would ultimately be subject to what they would verify during the interior demolition.

Board Member Stephens inquired about horizontal siding. Mr. DeGray stated that during limited demolition of the addition, they determined that the rear wall was clad with siding. Board Member Stephens added that on the front, they could install one window on each side and use salvaged material from the rear of the property to correct the opening at the front. Mr. DeGray confirmed that would be a potential option.

Chair Scott commented that the photograph showing the window located on the right side has a siding patch and appears to be consistent with the size being proposed, which is a ratio of 2:1. It was noted that the proposal includes a more appropriate design for the door than what exists currently.

Chair Scott opened the matter up for public comment. As there was no public comment or input. The public comment period was closed.

Board Member Hutchings agreed with prior comments about the varying historical time periods proposed in this application. He noted that if the applicant wanted to return the house to pre-1940's architecture, the addition on the back could be removed. If the intent was to keep a similar window structure in the front and the awning, the rear addition from the same era should be restored.

Board Member Stephens echoed the comments from other Board Members and noted that if the front porch was retained it would need to be able to read differently from the rest of the home so that there is no question that it is a more recent addition. He stated that to be consistent, if they approve the removal of the back porch, the front porch should also be removed to keep it consistent in design and time period.

Board Member Holmgren did not realize that the porch was not part of the original. She agreed with the prior comments but also stated it is a good-looking home as it currently exists. Board Member Hodgkins agreed that he likes the mid-Century look but disagreed with prior comments about needing to remove the front porch if the back porch is removed because the house is so close to the adjoining house and property lines. He stated that he could go either way on the rear addition. It was recommended that the front and back porch additions were likely built at or around the same time because they are of similar mid-Century design.

Board Member Toly agreed with the comments of the other Board Members. She addressed the Sanborn Insurance Maps, which Board Member Hodgkins stated confirms that the additions were not present in the late-1930's. He also pointed out the inaccuracy of the Sanborn Maps and the variances they saw in the maps as they considered the home across the street. It was suggested by Board Member Hutchings that there might have been page issues that appear as variances in the maps, however, he commented that there are likely variances caused by different artistic interpretations as they moved from period to period.

Chair Scott agreed with the comments of the Board. He liked the look of a front porch; however, it is all about consistency and not their personal preferences.

Mr. DeGray commented that their focus is on the addition off the back; so removing the post-1949 addition is paramount. If approval was based on bringing the front porch back to a pre-1949 appearance, the applicant would be willing to move forward with that condition.

Chair Scott stated that the draft included as Exhibit F would need to be modified to include the front porch as discussed. City Attorney, Mark Harrington confirmed that he sent a recommendation for a motion. Planner Ward read the revised recommendation, stating that the recommendation is that the Findings of Fact be amended to reflect that the front covered porch is inconsistent with Historic District guidelines contained in Land Management Code Section 15-13-2(b)2(G)(6) and an additional condition of approval would include the removal of the front porch in conjunction with the material deconstruction of the rear addition.

Chair Scott confirmed that they are looking at approving lifting the historic structure located at 1125 Park Avenue for a new foundation, approving the material deconstruction of the rear façade to accommodate the addition of the garage, and approving the removal of the non-historic front. It was confirmed by Mr. DeGray that they would be lifting the structure 12 inches.

MOTION: Board Member John Hudgins moved to APPROVE the proposed Material Deconstruction Consisting of Removal of Historic Material for the Proposed Restoration of the Hall-Parlor House and Construction of a New Addition, PL-21-04817, subject to the changes as read by Planner Ward and the following:

Findings of Fact

1. 1129 Park Avenue was built sometime before 1901 and appears on the 1889 Sanborn Insurance map, which was the first map for this area.
2. On May 13, 2021, the City Council enacted Ordinance No. 2021-23, approving the Jupiter Moons Plat Amendment to create a 4,699.50-square-foot Lot for 1129 Park Avenue to accommodate a Duplex, with access from Woodside Avenue.
3. A Duplex is a Conditional Use in the Historic Residential – 1 Zoning District. The Planning Commission is scheduled to conduct a public hearing on the Conditional Use Application on June 9, 2021.
4. The Applicant submitted a Historic District Design Review (HDDR) application to lift the Significant Historic Structure to accommodate a new

foundation, to remove a portion of the rear façade for an addition, and to retain the covered front entry porch, constructed after 1949.

5. Based on the Historic Site Form, 1129 Park is a hall-parlor type house with minor changes. The hall parlor is one of the main three house types built during the historic Park City mining era, and was the earliest of those three, usually occurring towards the beginning of that time period. The side gable roof is sheathed with standing seam metal, which replaced the aluminum material mentioned on the tax cards. A gabled porch extends from the center of the roof; this element was not present in the c. 1940 tax photo and does not appear on any Sanborn maps up to 1941. The house is clad with drop-novelty wood siding. The windows on the front façade were originally two six-over-six double-hung sash windows arranged symmetrically with the door in the center as shown on the c. 1940 tax photo, but are currently aluminum picture windows, with the window on the left being wider than the nearly square window on the right. The door is an out-of-period wood door with several lites and has a metal screen door in front of it. The foundation is not visible and its material is unknown. The lot is very narrow, with the house touching its neighbor to the left. Although the form remains legible, the cumulative formal and material changes have diminished its historic value.
6. The house appears on the 1889 Sanborn Insurance map, which was the first map for this area.
7. The following summarizes the features of 1129 Park Avenue:
 - a. It is estimated the Historic hall-parlor form with a simple 10:12 pitch gable roof was built in 1895.
 - i. The Significant Historic Structure was built on stacked stone and soil and has no foundation.
 - ii. An original masonry chimney no longer functions as a smoke flue and terminates before the roof.
 - b. A rear addition with a concrete foundation was built after 1949.
 - c. A covered entry porch was added to the front façade after 1949.
 - d. The windows are aluminum framed with insulated glass and the exterior trim and entry door were replaced after 1949.
 - e. The front door was replaced after 1949.

- f. The mechanical and electrical systems are not code compliant.
- 8. The Historic Preservation Board reviews Material Deconstruction to remove Historic Material to accommodate new additions, new construction, and structural upgrades.
- 9. Additions to Historic Structures shall be considered only on non-character defining facades, usually tertiary facades.
- 10. The Applicant will be required to comply with LMC § 15-11-9, Preservation Policy before the City issues a building permit.
- 11. The Applicant proposes removing all construction post-1949, except for the covered front entry porch.
- 12. The Design Guidelines For Historic Residential Sites states that changes to a building that have acquired historic significance in their own right should be retained and preserved.
- 13. A Contributing object is a “portion of an existing building, an Accessory Building, Structure, or object . . . considered contributory to the historical significance of a Building or Site if it reflects the Historical architectural character of the site or district as designated by the Historic Preservation Board.”
- 14. The Land Management Code defines Historic Integrity as the ability of a Site to retain its identity and, therefore, convey its Significance in the history of Park City. Within the concept of Historic Integrity, Park City Municipal Corporation recognizes seven (7) aspects or qualities as defined by the National Park Service, that in various combinations define integrity.
- 15. The qualities relevant to the porch include:
 - a. Design. The combination of physical elements that create the form, plan, space, structure, and style of a Site. Design includes such considerations as the structural system, massing, arrangement of spaces, pattern of fenestration, textures, and colors of surface materials, type, amount, and style of ornamental detailing, and arrangement and type of plantings in the designed landscape.
 - b. Workmanship. The physical evidence of the crafts of a particular culture or people during any given period of history, including methods of construction, plain or decorative finishes, painting, carving, joinery, tooling, and turning.

- c. Feeling. A Site's expression of the aesthetic of Historic sense of a particular period of time. Feeling results from the presence of physical features that, taken together, convey the Property's Historic character.
16. Additions like porches to Historic Structures were sometimes added over time as property owners were able to afford new construction.
17. The Design Guidelines for new residential infill in the Historic Districts encourages porches to define front entrances that are respectful of the scale and proportions found on Historic Structures in the area "in a way that follows the predominant pattern of historic porches along the street, maintaining traditional setbacks, the orientation of entrances, and alignment along the Streetscape or character area to reinforce the visual rhythm of the buildings and site elements."
18. The three Historic Structures to the north and the two Historic Structures to the south have covered front entry porches.
19. The front covered porch is inconsistent with Historic District guidelines contained in Land Management Code Section 15-13-2(b)2(G)(6).

Conclusions of Law

1. The proposal complies with Land Management Code § 15-11-12.5, Historic Preservation Board Review For Material Deconstruction; § 15-11-9, Preservation Policy; and § 15-13-2, Design Guidelines For Historic Residential Sites.

Conditions of Approval

1. The applicant is responsible for notifying the Building Department prior to proposing any changes to this approval. LMC § 15-15-1.
2. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning Director review and approval/denial in accordance with the applicable standards prior to construction.
3. Where the Historic exterior materials cannot be repaired, they shall 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 Historic Preservation 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 Historic Preservation Planner.

4. An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
5. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
6. The Historic Structure shall be returned to original grade following construction of a foundation.
7. When the original grade cannot be achieved, generally no more than six inches (6") of the new foundation shall be visible above final grade on the primary and secondary facades.
8. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation. A plinth, or trim board at the base of the Historic Structure, shall be added to visually anchor the Historic Structure to the new foundation.
9. A plinth or trim board at the base of the Historic Structure shall be added to visually anchor the Historic Structure to the new foundation.
10. The form, material, and detailing of a new foundation shall be similar to foundations of nearby historic structures.
11. Historic foundations shall not be concealed with masonry, block, plywood panels, corrugated metal, or wood shingles.
12. The applicant shall submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer-specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.
13. Historic Structures which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.

14. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, he determines that it is necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties. The applicant is responsible for notifying the Building Department if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during the construction of the foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to re-inspect and approve the cribbing and/or shoring alterations within five (5) days of any relocation or alteration to the cribbing and/or shoring.
15. The applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the Historic Preservation Financial Guarantee or ACE could take place.
16. The applicant shall remove the front porch in conjunction with the material deconstruction of the rear addition.
17. The Applicant shall complete a Historic Preservation Plan—subject to Chief Building Official and Planning Director approval—prior to issuance of a building permit.
18. The Applicant shall provide the City with a financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan prior to issuance of a building permit.
19. The addition shall be undertaken in such a manner that if removed in the future the essential form and integrity of the Landmark Historic Structure could be restored.
20. The addition shall be visually subordinate to Historic Structures when viewed from the Right-of-Way.
21. The Applicant shall complete Historic District Design Review and approval prior to issuance of a building permit.
22. Where the addition abuts the Historic Structure, a clear transitional element between the old and new should be designed and constructed.

23. In-line additions shall be avoided.
24. If the Landmark Historic Structure requires panelization, the Applicant shall return to the Historic Preservation Board for an amendment to this approval.
25. This approval is contingent upon Planning Commission approval of a Conditional Use Permit for a Duplex Use.

Board Member Holmgren seconded the motion. The motion passed with the unanimous consent of the Board.

B. 1125 Park Avenue – Historic District Review Historic Preservation Board Review for Material Deconstruction of a Significant Historic Site – The Applicant is Proposing Material Deconstruction Consisting of Removal of Historic Material for the Proposed Restoration of the Original T-Footprint and Construction of a New Addition. PL-20-04689.

Planner Ward presented the staff report and state that the structure is a cross-wing home built that was around 1901 and is a designated landmark. There was an addition of a kitchen in 1907 and a rear addition in 1929. The 1929 addition created a common wall with 1129 Park Avenue to the north. On May 13, 2021, the City Council approved a plat amendment for the lots that subdivides them so that their unique configuration can be preserved while addressing Building Code requirements. The applicant seeks to restore the home to the early 1900 cross-wing footprint. The Board previously conducted a work session and site visit to evaluate the additions. She stated that restoring the home to the 1900 cross-wing footprint accommodates a garage addition at the back and removes the 1929 addition that created the common wall.

She reported that during the prior work session, the Board requested information on whether anyone of historical significance had lived in the home. Planner Ward explained that under the Land Management Code, property can be designated if persons significant to the history of the community lived in the home. The National Register criteria also establishes that the Board could look at major achievements of an individual, the role of the individual in promoting distinctive culture, religion, or philosophy throughout the area, or the entirety of the individual's career is reflected in the historic property. The record of ownership for this home demonstrates that while prior owners have been important contributing members to Park City, they would not meet the requirements outlined above.

Planner Ward presented the applicant's proposal to the Board. The applicant proposes to restore the structure to the 1900 building footprint. In response to an inquiry, she expressed her understanding that the building was constructed before 1901, although there are contradictory timelines in the historical records. Board Member Hodgkins

noted that this home seems old for the area but recalled that they learned that the home across the street was built in the 1880s as well. Planner Ward presented an image showing the footprint the applicant would like to achieve. She highlighted the 1907 kitchen addition that juts out approximately four feet to the south of the property. The issue before the Board is whether the additions contribute to the landmark historic structure. She highlighted the evergreen in the images presented to the Board and stated that it is the most significant feature at the front of the property.

Planner Ward referenced the seven qualities defined by the National Park Service that show that little alteration to the form of this structure is evident from photographic evidence. She also referenced that the materials, workmanship, and feeling are specific to the cross-wing structure, which was one of the three most common house types built in Park City during the mining era.

Staff recommended that the Board conduct a public hearing and determine the contributory status of the property, including the lifting of the structure and the material deconstruction to accommodate the rear addition.

Board Member Hodgkins asked if there was anyone of significance living in the home after 1907. Board Member Holmgren identified a prior resident named Mabel who she described as a wonderful addition to the neighborhood. She further commented that the 1907 addition did not touch the smaller home and expressed her belief that it was the 1929 addition that did that. Planner Ward confirmed that to be correct. Board Member Holmgren clarified that the 1907 addition was a small addition that extended out the south side. It was noted that popular additions at the time were the addition of kitchens.

Mr. DeGray commented that they would like to bring the home back to the 1900 footprint and unlike the home at 1129 Park Avenue, there are no aspects of this that they are trying to preserve or dilute with other period architecture. The 1900 footprint works well as far as the definition of the true historic contributory cross-wing form as viewed from the public way, and it helps with the development of the addition and separation of the addition from the historic form. Board Member Hodgkins was supportive of the 1890s restoration, provided that the transitional element lets it read as such.

Board Member Toly asked about the evergreen tree. It was noted that if the tree were removed, they would have to mitigate the loss of the tree under the Code. Board Member Holmgren suggested that the applicant could bring in something more in line with Old Town Park City such as apple or plum trees. Board Member Toly referenced some trees next to her home that were planted in 1915 and referenced the historic nature of the planting of such trees. There was further discussion regarding the potential age of the tree on the subject property.

Chair Scott opened the matter up for public comment. There was no public comment or input. The public comment period was closed.

Board Member Hodgkins asked if the transitional element is set back. Mr. DeGray responded that the transitional element is attached to the area that would remain as part of the Historic form so that the area where the kitchen currently exists would become a courtyard. It was also noted that there is a setback from the addition on both the north and west walls.

It was confirmed that the applicant owns the lot behind the property. The applicant, Wendy Smith, reported that she owns these properties with a group of female investors. They have worked with the architect and utilized the Sanborn Maps to arrive at a creative solution for the properties. She stated that they were excited about what they can eventually do with the barn.

The Board expressed support for the application. Chair Scott remarked that the design makes the home stand out nicely.

Planner Ward commented that staff recommended that the Board determine that the 1907 and 1929 additions do not contribute to the landmark status and can be removed. They also recommended that the Board approve lifting the structure for a new foundation and the material deconstruction of the rear façade to accommodate the addition, subject to the standard conditions of approval set forth in the draft Final Action Letter. They will update the draft Final Action Letter to reflect the determination that the 1907 and 1929 additions do not contribute to the historic significance of the site.

MOTION: Board Member Holmgren moved to APPROVE the proposed material deconstruction consisting of removal of historic material for the proposed restoration of the original T-footprint and construction of a new addition, PL-20-04689, subject to the following:

Findings of Fact

1. 1125 Park Avenue is a cross-wing Landmark Historic Structure constructed circa 1901.
2. On November 3, 2020, the Historic Preservation Board visited 1125 Park Avenue.
3. On November 4, 2020, the Historic Preservation Board conducted a work session to discuss the contributing status of the 1907 and 1929 rear additions to 1125 Park Avenue.
4. Based on the meeting minutes, the Project Architect:
 - a. Views the circa 1900 footprint as the original Historic form.

- b. Notes that the 1929 addition abuts the adjacent home at 1129 Park Avenue and this creates issues, including building code concerns.
 - c. Removal of the 1907 addition will accommodate a garage at the back of the lot
5. Based on the Historic Site Form, 1125 Park Avenue is a cross-wing home with few modifications. The cross-wing Structure is one of the three main house types built during the historic Park City mining era. The rear section of the house extends past the main part of the stem wing, but this appears to be original and shows up on the 1907 Sanborn map. The cross-gable roof is sheathed with standing seam metal, which replaced the shingle material shown in the circa 1940 photo. A brick chimney is on the rear of the roof and is tall enough to be seen from the front of the house. The walls are clad with drop-novelty wood siding. There is a pair of one-over-one double-hung sash windows in the front gable end and a single window of the same type is next to the door in the porch area. The door is a wood door with an upper lite and a screen door is present as well. The porch is in the L of the house and is covered by a shed-roofed extension of the main roof. The porch is supported by lathe-turned wood posts. A decorative trim surrounds both the door and the windows. The foundation is not visible and its materials are unknown. A wood picket fence surrounds the yard. The overall form and materiality of the building remains intact and the building retains its historic value.
6. The house was built between 1900 and 1907 and was owned by mine promoter Edwin Kidder until 1902, W.H. Richardson from 1902 – 1904, and blacksmith Charles Workman from 1904 – 1921.
7. Silvermine machinist Alexander Gibson, his wife, and their three children lived in the home through the 1940s and the family sold the property to Russell and Ruth Green upon Gibson's death in 1964. In 1976, Josef Buehler purchased the property and retained ownership until the current Applicant.
8. The Applicant completed exploratory interior demolition in 2020.
9. There are two (2) Historic additions, documented in the Sanborn maps. The first addition appears in the 1907 Sanborn map, where the kitchen is currently located. The second addition appears in the 1929 map where a rear bedroom is currently located.
10. While the 1907 kitchen addition preliminarily qualifies as historically contributing due to its age, the essential physical feature for this overall property in the context of Park Avenue is the original T-shape which forms

the frontage that faces Park Ave including the original front door, the porch, the windows, the roofline, and shape. The Applicant proposes restoring to the pre-1907 original form. Viewed from Park Avenue, the kitchen addition bumps out four feet to the south of the building, and it is not a predominant feature. The Board [agrees/disagrees] with the owner's assertion that the property retains its identity and integrity better without the four-foot bump out.

11. Land Management Code (LMC) § 15-15-1 defines a Contributing Building, Structure, Site/Area or Object as Contributing Building, Structure, Site/Area Or Object as a portion of an existing building may also be considered contributory to the Historical significance of a Building or Site if it reflects the Historical or architectural character of the Site or District as designated by the Historic Preservation Board.
12. LMC § 15-15-1 defines Historic Integrity as the ability of a Site to retain its identity and, therefore, convey its Significance in the history of Park City. Within the concept of Historic Integrity, Park City Municipal Corporation recognizes seven (7) aspects or qualities as defined by the National Park Service, that in various combinations define integrity. They are as follows and are discussed below: location; design; setting; materials; workmanship; feeling; and association.
13. Pursuant to the seven (7) aspects or qualities defined by the National Park Service, that in various combinations define integrity, the italics below show the analysis from the Park City Historic Site Form – Historic Sites Inventory:
 - a. Location. The place where the Historic Site was constructed or the Historical event took place.
 - i. Original location.
 - b. Design. The combination of physical elements that create the form, plan, space, structure, and style of a Site. Design includes such considerations as the structural system, massing, arrangement of spaces, pattern of fenestration, textures, and colors of surface materials, type, amount, and style of ornamental detailing, and arrangement and type of plantings in the designed landscape.
 - i. Little alteration is evident to the form of this structure based on photographic evidence provided, other than roofing materials and paint color. The changes are minor and do not affect the site's historic character.

- c. Setting. The physical environment, either natural or manmade, of a Historic Site, including vegetation, topographic features, manmade features (paths, fences, walls), and the relationship between Structures and other features or open space.
 - i. Narrow building lot on fairly flat terrain. House is recessed 15 – 20 feet from city roadway separated by a white picket fence directly abutting the property line. A prominent evergreen tree on the right of the front elevation, and other grasses and shrubs cover the well-managed landscape.
- d. Materials. The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration to form a Historic Site.
 - i. Wooden picket fence; drop-novelty wood siding and trim; metal roof; double-hung windows with wood casings.
- e. Workmanship. The physical evidence of the crafts of a particular culture or people during any given period of history, including methods of construction, plain or decorative finishes, painting, carving, joinery, tooling, and turning.
 - i. The distinctive elements that define this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.
- f. Feeling. A Site's expression of the aesthetic of Historic sense of a particular period of time. Feeling results from the presence of physical features that, taken together, convey the Property's Historic character.
 - i. The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.
- g. Association. The direct link between an important historic era or Person and a Historic Site. A Site retains association if it is in the place where the activity occurred and is sufficiently intact to convey that relationship to an observer.

- i. The “T” or “L” cottage (also known as a “cross-wing”) is one of the earliest and one of the three most common house types built in Park City during the mining era.
14. The Park City Historic Site Form – Historic Sites Inventory evaluates the Landmark Historic Structure holistically. However, it is the cross-wing form that categorizes this as one of the three most common house types, and not the 1907 addition.
15. The 1907 kitchen addition [does/does not] contribute to the Historic Integrity of the Landmark Historic Structure.
16. The 1929 rear addition [does/does not] contribute to the Historic Integrity of the Landmark Historic Structure.

Conclusions of Law

1. The proposal complies with Land Management Code § 15-11-12.5, Historic Preservation Board Review For Material Deconstruction; § 15-11-9, Preservation Policy; and § 15-13-2, Design Guidelines For Historic Residential Sites.

Conditions of Approval

1. The applicant is responsible for notifying the Building Department prior to proposing any changes to this approval.
2. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning Director review and approval/denial in accordance with the applicable standards prior to construction.
3. Where the Historic exterior materials cannot be repaired, they shall 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 Historic Preservation 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 Historic Preservation Planner.

4. An encroachment agreement may be required prior to the issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
5. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
6. The Historic Structure shall be returned to original grade following construction of a foundation.
7. When the original grade cannot be achieved, generally no more than six inches (6") of the new foundation shall be visible above final grade on the primary and secondary facades.
8. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation. A plinth, or trim board at the base of the Historic Structure, shall be added to visually anchor the Historic Structure to the new foundation.
9. A plinth or trim board at the base of the Historic Structure shall be added to visually anchor the Historic Structure to the new foundation.
10. The form, material, and detailing of a new foundation shall be similar to foundations of nearby historic structures.
11. Historic foundations shall not be concealed with masonry, block, plywood panels, corrugated metal, or wood shingles.
12. The applicant shall submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer-specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.
13. Historic Structures which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.
14. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, he determines that it is necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific site

conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties. The applicant is responsible for notifying the Building Department if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during the construction of the foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to re-inspect and approve the cribbing and/or shoring alterations within five (5) days of any relocation or alteration to the cribbing and/or shoring.

15. The applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the Historic Preservation Financial Guarantee or ACE could take place.
16. The Applicant shall complete a Historic Preservation Plan—subject to Chief Building Official and Planning Director approval—prior to issuance of a building permit.
17. The Applicant shall provide the City with a financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan prior to issuance of a building permit.
18. The addition shall be undertaken in such a manner that if removed in the future the essential form and integrity of the Landmark Historic Structure could be restored.
19. The addition shall be visually subordinate to Historic Structures when viewed from the Right-of-Way.
20. The Applicant shall complete Historic District Design Review and approval prior to issuance of a building permit.
21. Where the addition abuts the Historic Structure, a clear transitional element between the old and new should be designed and constructed.
22. In-line additions shall be avoided.
23. If the Landmark Historic Structure requires panelization, the Applicant shall return to the Historic Preservation Board for an amendment to this approval.
24. This approval is contingent upon Planning Commission approval of a Conditional Use Permit for a Duplex Use.

Board Member Hodgkins seconded the motion. The motion passed with the unanimous consent of the Board.

8. ADJOURN

Board Member Hutchings requested a photograph of his son with the property prior to demolition as he is the sixth generation of the Gibson family that owned this home.

MOTION: Board Member Hodgkins moved to ADJOURN. Board Member Hudgins seconded the motion. The motion passed with the unanimous consent of the Board.

The Historic Preservation Board Meeting adjourned at 6:25 p.m.

Approved by _____
Randy Scott, Chair
Historic Preservation Board



**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF JULY 7, 2021**

BOARD MEMBERS IN ATTENDANCE: Chair Randy Scott, Lola Beatlebrox, Puggy Holmgren, Douglas Stephens

EX OFFICIO MEMBERS: Gretchen Milliken, Planning Director; Aiden Lillie, Planner; Mark Harrington, City Attorney

The Historic Preservation Board meeting was conducted virtually via Zoom. The public was able to submit eComments during the meeting.

1. ROLL CALL

Chair Scott called the meeting to order at 5:00 p.m. and identified the Board Members present as listed above.

2. PUBLIC COMMUNICATIONS

No electronic comments were submitted and no hands were raised on Zoom.

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Planning Director, Gretchen Milliken, stated that it is staff's ambition to conduct the August meeting in person in the Council Chambers.

4. REGULAR AGENDA

- A. 9101.5 Marsac Avenue, Daly West Mine – Relocation – The Applicant Proposes Temporary Relocation to Accommodate Structural Upgrades for the Fire Hydrant Shacks that are part of Daly West Mining Site, Designated Historic on the Park City Historic Sites Inventory. PL-21-04859.**

City Planner, Aiden Lillie, presented the staff report and stated that approval involves the temporary relocation of the fire hydrant shacks located on the site. She reported that the Daly West Mine was incorporated in 1893 by John J. Daly. The original site was a rather large complex of wooden structures built over a 20-year period. In December of 1913, a fire spread through the mine site and burnt a significant portion of the structures. The site was rebuilt in May of 1914.

Three hose houses, which are now referred to as the Daly West Fire Hydrant Shacks, were built circa 1914. The six square-foot structures stored 2 ½-inch fire hoses. They had wood singled roofs that are now partially covered by metal, and one door opening on each structure. In 1915 the Headframe fell on the site and in August 2020 the HPB approved the relocation of the Headframe. The Headframe will be relocated and erected on a stable foundation in August of 2021. The new foundation for the Headframe is directly adjacent to the Fire Hydrant Shacks #2 and #3's current location.

Images of the shacks were displayed. Fire Hydrant Shack #1 is not proposed to be relocated. Fire Hydrant Shacks #2 and #3 were proposed to be temporarily relocated. The applicant is requesting the temporary relocation of these significant structures to prepare for the Daly West Headframe relocation and to accommodate structural upgrades to the Daly West Fire Hydrant Shacks. The temporary relocation of #2 and #3 will protect them during the repair, relocation, and interaction of the Daly West Headframe. Once it is relocated later this summer, the Fire Hydrant Shacks are proposed to be returned to their current location.

The applicant concluded that the Fire Hydrant Shacks can be successfully relocated, however, the first condition of approval specifies that the applicant is required to submit a written letter from a licensed Structural Engineer concluding this. The temporary relocation will allow the applicant to regrade the original sites for positive drainage and construct a crib foundation for each and replace the heavily damaged roofs with a new fire-treated roof. The door to Shack #2 is intact and only requires minor repairs. The door to Shack #3, which originally had two glass panels, is proposed to have wire mesh panels installed and allow the public to view the interior.

Planner Lillie reported that staff received no public comment.

Board Member Stephens referenced relocation item number five on page nine of the staff report regarding moving the shacks in one piece, if possible. He commented that they always use disassembly as a last resort and he questioned the need to do so since the structures are so small. If disassembly is pursued he would like to have the matter reviewed by the Board again.

Board Member Stephens next referenced page 10 of the staff report where the heavily damaged corrugated steel cedar roof is to be replaced with fire-treated cedar shingle roof over ice and water shield membrane. He stated that this is a difficult process even though the structures are not very large. He stressed that they must be hand sawn shingles rather than hand-split shingles. Board Member Stephens commented that hand-split singles are more common if they are fire retardant. Hand-sawn singles are more problematic if they are to be fire retardant. They will be thicker but will look similar to what is on the shacks currently. Hand split shingles have a rustic look. Additionally, he stated that they should not be installed over the ice and water shield directly or they

will fail. Air must be able to circulate underneath the shingles for them to be long-lasting. He acknowledged that they are difficult to find.

The applicant, Douglas Ogilvy, clarified that the original crib foundation is intact on Shack #1 and does not need any work other than a new roof. Shack #2 has over one foot of dirt against it and will need to be taken down and put on a new foundation. Shack #3 also needs a new foundation. Shack #2 is in its original location and the fire hydrant can still be seen inside it. Shack #3 was relocated over 20 years ago. The location will be verified and then it will be moved back.

Chair Scott opened the meeting to public comment. There were no public comments. The public hearing was closed.

Potential motion language was discussed. It was the matter of the location of Shack #3 needs to be resolved. It was relocated over 20 years ago with its original location believed to be in the middle of what is now a ski trail. A suitable location may need to be identified.

MOTION: Board Member Holmgren moved to approve the temporary relocation of the Significant and Historic Structures subject to the following:

Findings of Fact

1. The property is located at 9100 Marsac Avenue.
2. The legal description of the property is Lot B Empire Village Subdivision Parcel B-2. Parcel Number EV-B-2-B.
3. The property is located in Flagstaff Mountain Resort Master Planned Development.
4. The Daly West Mine Headframe and Fire Hydrant Shacks located at 9100 Marsac Avenue is designated as Significant on the Park City Historic Sites Inventory.
5. On July 20, 2020, the Planning Department received a complete Historic District Design Review application.
6. The Applicant is proposing the Relocation of the Daly-West Mine Headframe approximately 150 feet southwest from the Historic Site.
7. The 2019 SWCA Historic Preservation Plan Update for Flagstaff Mountain Resort highlights recommended work to be done to the Daly-West Mine Headframe in addition to the 2001 recommendation to install interpretive

signage. This includes re-erecting the structure to the original upright configuration.

8. The proposal complies with the Land Management Code requirements pursuant to LMC §15-11-13(B) Relocation and/or Reorientation of a Historic Building or Historic Structure, including:
 - LMC §15-11-13(B)(1)(a). Per Exhibit D, Paul W. McMullin, a licensed structural engineer, states the following: “After observing the Daly Headframe and reviewing the geotechnical recommendations, it is my opinion that it is necessary to relocate the headframe from the existing site. This will allow a new foundation to be poured that will adequately support the headframe and eliminate potential problems from the mine shaft. Lifting the structure with the crane will be feasible, and can be done by a qualified crane and rigging company, without causing undue distress.” Staff finds this structural engineer report, along with the other analyses done for the site (Exhibit D) demonstrates, along with the fact that the structure was temporarily moved from the site while the mine shaft closures were taking place in 2015, that the headframe structure can successfully be relocated to the proposed new site.
 - LMC §15-11-13(B)(1)(b). The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure; The headframe was temporarily relocated in 2015 while the mine shaft was closed and set back to where it is currently. No further structural damage was incurred during this process; the structural members were damaged during the collapse in 2015 as seen in Images 4 and 5. The new site will allow the necessary structure/foundation to be installed for the headframe to be re-erected and repaired.
 - LMC § 15-11-13(B)(3)(b). The collapsed mine shaft was closed in 2015 using a combination of polyurethane foam, a concrete cap, and a corrugated metal pipe (CMP) to allow airflow to the Park City water supply tunnel located in the Ontario tunnel below the shaft. The structural stability of the closed shaft at the current site was not designed to incur the load of the re-erected structure (estimated weight of 80,000 pounds). The proposed Relocation is necessary in order to re-erect the Structure with proper structural foundations that will not compromise the mine shaft. Per Exhibit E, the Planning Director and Chief Building Official find the proposed site does not negatively impact the historic character or context of the Structure, as the proposed site is within the Historic context of the Daly-West Mine complex.

9. The proposal complies with the Land Management Code pursuant to LMC § 15-13-4 Design Guidelines for Relocation and/or Reorientation of Intact Building Or Structures.

A. Protection for the Historic Building and Site	Analysis of Proposal
1. Relocation and/or reorientation of a historic building shall be considered only after it has been determined by the Historic Preservation Board that the integrity and significance of the historic building will not be diminished by such action.	<i>Under review by the Historic Preservation Board with this application.</i>
2. Relocation and/or reorientation of a historic building shall be considered only after it has been determined that the structural soundness of the building will not be negatively impacted. A professional structural analysis shall be conducted in order to minimize any damage that may occur during the relocation/reorientation of a historic structure.	<i>Complies; The structural soundness of the headframe structure will not be negatively impacted upon relocation. A professional structural analysis shall be required upon Building Permit review. Condition of Approval (COA) #4.</i>
3. Hire licensed professional building movers to relocate a historic building.	<i>Complies as conditioned. COA #5.</i>
4. A historic structure shall be secured and protected from adverse weather conditions, water infiltration, and vandalism before, during, and after the relocation/ reorientation process.	<i>Complies as conditioned. COA #6.</i>
5. When rehabilitation of the historic structure is delayed, temporary improvements, such as roof repairs, secured and/or covered windows and doors, and adequate ventilation shall be made to the structure to protect the historic fabric until rehabilitation can be accomplished.	<i>Complies as conditioned. COA #7.</i>
6. A written plan detailing the steps and procedures for relocation or reorientation of a historic building shall be completed and approved by the Planning and Building Departments. This plan shall outline, step by step, the proposed work to relocate and/or reorient the building to ensure that the least destructive method of moving the building will be employed.	<i>Complies as conditioned. COA #8.</i>
7. Relocating and/or reorienting a historic building of which the location contributes to the character of the Historic District shall be avoided.	<i>The Structure is not located within the Historic District.</i>
8. A historic building shall be moved in one piece whenever possible. When problematic structural or relocation route conditions preclude moving a building as a single unit, then partial disassembly into large sections may be acceptable. Total disassembly of building components shall be avoided except under extreme situations.	<i>Complies as conditioned. COA #9.</i>
9. Buildings and their components shall be protected from damage during the moving process by adding bracing, strapping, and by temporarily infilling door and window openings for structural rigidity.	<i>Complies as conditioned. COA #10.</i>

10. The setting for a relocated historic building shall be selected for compatibility with the character of the structure and with the character of the original site.	<i>Complies: The proposed new site is compatible with the character of the structure and the character of the original site, as the site 150 feet south west of the historic location still remains within the historic Daly-West Mine context of which the headframe structure contributed to.</i>
11. A relocated/reoriented historic building shall be sited in a position similar to its historic orientation. The relocated/reoriented historic building shall maintain its relationship with the street and shall have a relatively similar setback. Relocating a historic structure to the rear of a parcel to accommodate a new building in front of it is not appropriate.	<i>Complies: The proposed orientation of the headframe will be sited in a position similar to the historic orientation on the original site. COA #11.</i>
12. When a historic building is relocated to a new site, the building shall be placed on the new lot with the same orientation and (if consistent to the District) with the same setbacks to the street as the placement on the original site.	<i>Complies: the headframe will maintain the same orientation as the historic site upon placement on the new site. COA #11.</i>

10. Per LMC § 15-11-12.5(A)(1) Historic Preservation Board Review for Material Deconstruction, the Planning Director or their designee shall review the proposed Routine Maintenance of the repair of the Historic Structure.
11. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on July 22, 2020. Staff mailed courtesy notice to property owners within 100 feet on July 22, 2020. *The Park Record* published notice on July 22, 2020.
12. The Design Review Committee, Development Review Committee, and Planning and Legal Departments reviewed this application.
13. Staff did not receive any public input at the time this report was published.

Conclusions of Law

1. The proposal complies with the Land Management Code (LMC) pursuant to LMC § 15-11-13(B) Relocation and/or Reorientation of a Historic Building or Historic Structure.
2. The proposal complies with the Land Management Code (LMC) pursuant to LMC § 15-13-4 Design Guidelines for Relocation and/or Reorientation of Intact Building Or Structures.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the Relocation site plans approved August 5, 2020, by the Historic Preservation Board.
2. The applicant is responsible for notifying the Building Department prior to making any changes to the approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or his/her designee prior to construction. Any changes, modifications, or deviations from the approved Relocation that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
4. In order to minimize any damage that may occur during the relocation/reorientation of a historic structure, a professional structural analysis shall be conducted and submitted for review and approval by the Planning Director and Chief Building Official upon submittal of the Building Permit.
5. The applicant shall hire licensed professional building movers to relocate the Historic Structure.
6. The historic structure shall be secured and protected from adverse weather conditions, water infiltration, and vandalism before, during, and after the relocation/ reorientation process.
7. When rehabilitation of the historic structure is delayed, temporary improvements, such as roof repairs, secured and/or covered windows and doors, and adequate ventilation shall be made to the structure to protect the historic fabric until rehabilitation can be accomplished.
8. A written plan detailing the steps and procedures for relocation or reorientation shall be completed and approved by the Planning and Building Departments upon submittal of the Building Permit. This plan shall outline, step by step, the proposed work to relocate and/or reorient the building to ensure that the least destructive method of moving the building will be employed.
9. The Historic Structure shall be moved in one piece whenever possible. When problematic structural or relocation route conditions preclude moving a building as a single unit, then partial disassembly into large sections may be acceptable. Total disassembly of building components shall be avoided except under extreme situations.

10. The Historic Structure and its components shall be protected from damage during the moving process by adding bracing, strapping, and by temporarily infilling door and window openings for structural rigidity.
11. The relocated structure shall be sited in a position similar to its historic orientation.
12. When a historic building is relocated to a new site, the building shall be placed on the new lot with the same orientation as the placement on the original site.
13. The applicant shall submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.
14. Per LMC § 15-11-9 Preservation Policy, the Planning Department is authorized to require that the Applicant provide the City with a Financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan.
15. The roofing material shall include hand-sawn shingles rather than hand-split shingles.
16. Any disassembly will require additional review by the HPB.

Board Member Stephens seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

5. OTHER BUSINESS

City Attorney, Mark Harrington reported that Woodside Project is scheduled to return to the City Council on July 15 for a remand of the Conditional Use Permit for the driveway encroachment. When the HPB saw the Material Deconstruction Request Amendment, they directed staff to look carefully at the corners and edges of the front porchway and the compatibility as a whole. The neighbors also requested that staff formally revisit the compatibility issue and look at moving the driveway access back to the north side under the bay window. That still requires a Conditional Use Permit for excavation in the side yard setback to the north. It will not, however, return to the HPB. Any Board Members with concern were invited to contact Mr. Harrington or Rebecca Ward.

Board Member Holmgren asked about the status of applications for additional terms for those whose terms are expiring. Director Milliken stated that good applications have been received from existing Board Members as well as new applications. Expertise is

needed since the HPB Board is unique and requires specific qualifications. She expected interviews to be conducted in the near future. Planner Lillie thanked the Board Members and thanked those that reapplied. She enjoys working with the Board and was enthusiastic to see the process move forward. The process was expected to be finalized over the next few months.

Chair Scott inquired about the Historic Preservation Awards that are presented each year. Planner Lillie reported that the timeline began in January and they plan to pursue that process and recommend a budget for compensation. Grant applications were currently open and will remain so for the next month. Awards were on track to be presented in the winter.

6. ADJOURN

MOTION: Board Member Stephens moved to adjourn. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

The Historic Preservation Board Meeting adjourned at 5:30 p.m.

Approved by _____
Randy Scott, Chair
Historic Preservation Board



**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF AUGUST 4, 2021**

THE AUDIO EQUIPMENT IN COUNCIL CHAMBERS MALFUNCTIONED AND DID NOT CAPTURE THE ENTIRETY OF THE MEETING. AREAS HIGHLIGHTED BELOW WERE NOT AUDIBLE.

BOARD MEMBERS IN ATTENDANCE: Chair Randy Scott, Lola Beatlebrox, Puggy Holmgren, Jack Hodgkins, John Hutchings, Douglas Stephens, Tana Toly

EX OFFICIO MEMBERS: Rebecca Ward, Assistant Planning Director; Spencer Cawley, Planner; Aiden Lillie, Planner; Tricia Lake, Attorney

1. ROLL CALL

Chair Randy Scott called the meeting to order at 5:00 p.m. and noted that all Board Members were present.

2. MINUTES APPROVAL

A. Consideration to Approve the Historic Preservation Board Meeting Minutes from June 2, 2021.

MOTION: Board Member [REDACTED] moved to APPROVE the Minutes of June 2, 2021, as written. Board Member [REDACTED] seconded the motion. The motion passed unanimously.

3. PUBLIC COMMUNICATIONS

No ecomments were submitted and no hands were raised on Zoom.

4. STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Board Member Puggy Holmgren requested staff provide an update on landscaping requirements for historic sites.

Chair Randy Scott inquired about the barn associated with 1125 Park Avenue and staff responded the barn had not been designated a historic site. Staff is working to prepare a work session on accessory structures to

5. REGULAR AGENDA

A. 1060 Park Avenue – Historic District Design Review – The Applicant Proposes Removal of Historic Material to Accommodate a New Addition to the Rear of a Significant Historic Structure in the Historic Residential medium (HRM) Zoning District. PL-21-04866.

Planner Cawley reported 1060 Park Avenue is a one-story WWII Era cottage built circa 1946 and is designated a significant historic site in Park City's Historic Sites Inventory. The applicant requests Board approval for the material deconstruction of a portion of the rear façade to accommodate an addition.

The applicant proposes stabilizing the structure by reinforcing the concrete masonry units and replacing the roof to meet code. The applicant's Engineer's Report concludes the exterior walls and interior bearing walls are built with concrete masonry units and are not reinforced and recommends removing the existing roof to expose the hollow sections of the concrete masonry units to reinforce the walls, install rebar, and grout the masonry cells.

The applicant also plans to install straps to connect the corners of the concrete masonry unit walls to concrete foundation walls to strengthen the lateral capacity.

The roof is to be reframed to match existing conditions and designed at 100% capacity to meet code.

Condition of Approval 3 requires the applicant to provide the City with a financial guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan. Condition of Approval 5 requires the applicant to complete a Historic Preservation Plan, subject to Chief Building Official and Planning Director approval, prior to issuance of a building permit.

Planner Cawley further outlined Conditions of Approval required for the addition to conform with the Historic District Design Guidelines.

Chair Scott opened the public hearing. There were no public comments. The public hearing was closed.

MOTION: Board Member X moved to APPROVE the material deconstruction of 1060 Park Avenue, PL-21-04866, based on the following:

Findings of Fact

Background

1. 1060 Park Avenue is a one-story World War II era cottage built around 1946

- during the Mining Decline & Emergence of Recreation Industry Era (1931-1962).
2. 1060 Park Avenue is a designated Significant Historic Structure on the Park City Historic Sites Inventory.
 3. On August 1, 2000, an application for the Determination of Historical Significance was submitted for 1060 Park Avenue. The application was withdrawn on September 8, 2000.
 4. On April 16, 2019, the Applicant submitted a Determination of Historical Significance Application to remove 1060 Park Avenue as a Significant Site from the Park City Historic Sites Inventory. The City Council Denied the application on June 27, 2019.
 5. On May 13, 2021, the City Council adopted [Ordinance No. 2021-22](#), approving the Gasparac Plat Amendment. 1060 Park Avenue is Lot A of the Subdivision. This plat amendment assigned a new address to Park Avenue Lot B. The Applicant indicates Lot B is set aside for the purpose of constructing a future Single-Family Dwelling. The Applicant has not yet recorded the plat with Summit County.
 6. On June 25, 2021, the Applicant submitted a Historic District Design Review (HDDR) Application. The Applicant proposes to stabilize the Significant Historic Structure by reinforcing the concrete masonry units and then replacing the roof. The Historic Structure will meet code, salvaging and using as much historic material as possible. The Applicant also proposes the Material Deconstruction of 47.5 square feet of the rear façade to accommodate a rear addition.
 7. The deconstruction is on a non-character-defining façade.
 8. The Analysis section of the Staff Report dated August 4, 2021, is incorporated herein.

Conclusions of Law

1. The proposal complies with Land Management Code § 15-11.12.5, *Historic Preservation Board Review for Material Deconstruction*; § 15-11-9, *Preservation Policy*; and § 15-13-2, *Design Guidelines for Historic Residential Sites*.

Conditions of Approval

1. The Applicant is responsible for notifying the Building Department prior to proposing any changes to this approval.
2. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning Director review and approval/denial in accordance with the applicable standards prior to construction.
3. The Applicant shall provide the City with a Financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan prior to issuance of a building permit.
4. The Applicant shall complete Historic District Design Review and approval prior to issuance of a building permit.
5. The Applicant shall complete a Historic Preservation Plan—subject to Chief Building Official and Planning Director approval—prior to issuance of a building permit.

6. Where the Historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material, and finish. The replacement of existing historic material is allowed only when it can be shown that all historic material is no longer safe and/or serviceable and cannot be repaired to safe and/or serviceable condition.
7. The Applicant shall submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer specified materials.
8. The Applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the Historic Preservation Final Guarantee or ACE could take place.
9. An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soils that encroach onto neighboring properties.
10. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
11. Re-grade the Site so that all water drains away from the Structure and does not enter the foundation.
12. Any re-grading of the site shall blend with the grade of adjacent sites and shall not create the need for incompatible retaining walls.
13. Historic foundations shall not be concealed with masonry block, plywood panels, corrugated metal, or wood shingles. Masonry foundations shall be cleaned, repaired, or re-pointed according to masonry guidelines.
14. The addition shall be undertaken in such a manner that if removed in the future the essential form and integrity of the Significant Historic Structure could be restored.
15. The addition shall be visually subordinate to the Historic Structure when viewed from the Right-of-Way.
16. Where the addition abuts the Historic Structure, a clear transitional element between the old and new should be designated and constructed.
17. In-line additions shall be avoided.
18. If the Significant Historic Structure requires penalization, the Applicant shall return to the Historic Preservation Board for an amendment to this approval.

Board Member X seconded the motion. The motion passed with the unanimous consent of the Board.

B. 909 Woodside Avenue – Disassembly and Reassembly – The Applicant Proposes Disassembly and Reassembly to Accommodate new Additions and Structural Upgrades to a Significant Historic Structure. PL-21-04753.

Planner Lillie reported that the property at 909 Woodside Avenue is a significant historic site in Park City's Historic Sites Inventory. This application previously received Board approval for material deconstruction and lifting of the structure; however, as the applicant began construction, it was determined that the structure would not survive lifting. As a result, the applicant is now proposing that the structure be disassembled and reassembled to accommodate a basement garage and new foundation.

Planner Lillie stated that staff recommends approval of panelization for this project, and showed images of the proposed panels to the Board. Planner Lillie commented that staff has not received any public input on the proposal.

In response to an inquiry, Planner Lillie clarified that there are two panels, identified as Panels A and B. It was confirmed that the front and south side of the structure were deemed historic. The non-historic portions of the structure were deemed non-historic based on the construction methods.

Planner Lillie also confirmed that this structure first appeared in the 1889 Sanborn Map. A Board Member commented that the Sanborn Maps do not specify when the second story was added but acknowledged that this does not matter since the footprint was not altered.

It was noted that there are only 18 inches between the south wall and the neighboring property. A question was raised regarding current easements. Pursuant to the guidelines, the structure must be put back to where it was with a fire-rated assembly for a wall-less than three feet from the property line. Board Member Holmgren noted that because the wall is directly on the concrete, it must be panelized since there is no way the structure can be raised.

Chair Scott opened the public hearing. There were no public comments. The public hearing was closed.

Board Member Stephens commented that they have been seeing more panelization in general and stated that they should not be using panelization and historic restoration in the same terms. He agreed that the best way to preserve the home is to remove the walls in panels due to the unusual construction methods used. These comments were echoed and it was noted that if the Board is being asked to approve panelization for three sides, that would present a different issue. They have seen creative ways to keep a structure sound but it was agreed that the construction methods compromise the integrity of the structure and panelization is the only solution.

It was noted by Board Member Holmgren that she has seen the terms "disassembly and reassembly" more than the term panelization. Planner Lillie commented that the Land Management Code uses the terms "disassembly and reassembly."

MOTION: Board Member Beatlebrox moved to APPROVE the Disassembly and Reassembly of the Significant Historic Structure at 909 Woodside Avenue, PL-21-04753, based on the following:

Findings of Fact

Background

1. 909 Woodside Avenue is a 1 ½ story frame side passage type house built circa 1889.
2. 909 Woodside Avenue is a Significant Historic Structure on the Park City Historic Sites Inventory.
3. On March 3, 2021, the Historic Preservation Board approved Material Deconstruction of a rear portion of the façade to accommodate an addition and lifting the structure to accommodate a basement addition.
4. As the Applicant began construction, they discovered the walls were detached from the floor joists, the Structure was in poorer condition than initially determined, and lifting or moving the Structure would result in failure of the Structure.
5. As a result, on June 10, 2021, the Applicant submitted a Historic District Design Review (HDDR) Application for panelization of the Significant Historic Structure.

Panelization

6. On July 27, 2021, Shen Engineers, Inc. submitted an updated report outlining the condition of the Historic Structure upon further investigation.
7. The report determined that the home was remodeled at some point, probably when the concrete foundation was poured. At that time, the walls were cut above the floor at different elevations, and then concrete walls were poured under the wall. The result is that the exterior walls are disconnected from the floor system. Also, the main floor is overbuilt with a second floor, probably to adjust the floor height or to level the floor.
8. On June 28, 2021, the Chief Building Official, Planning Director, and Building and Planning staff visited 909 Woodside Avenue and determined that due to the detachment of the walls from the floor joists and the considerably poor condition of the building, to lift or move the Structure would cause it to fail and collapse.

9. The Chief Building Official and Planning Director determined the panelization of the Historic Structure can only be made safe and/or serviceable through panelization of the existing historic structure and rebuilding the house.
10. The Analysis section of the Staff Report dated August 4, 2021, is incorporated herein.

Conclusions of Law

1. The proposal complies with Land Management Code Disassembly And Reassembly Of A Historic Building Or Historic Structure; § 15-11-9, Preservation Policy; § 15-13- 2; and Design Guidelines For Historic Residential Sites; and § 15-11-14.

Conditions of Approval

1. The applicant is responsible for notifying the Building Department prior to proposing any changes to this approval.
2. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning Director review and approval/denial in accordance with the applicable standards prior to construction.
3. Where the Historic exterior materials cannot be repaired, they shall 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 Historic Preservation 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 Historic Preservation Planner.
4. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
5. The Historic Structure shall be returned to the original grade following the construction of a foundation. When the original grade cannot be achieved, generally no more than six inches (6") of the new foundation shall be visible above final grade on the primary and secondary facades. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation. A plinth, or trim board at the base of the

Historic Structure, shall be added to visually anchor the Historic Structure to the new foundation.

6. The Applicant shall complete a Historic Preservation Plan, subject to Chief Building Official and Planning Director approval prior to issuance of a building permit.
7. The Applicant shall provide the City with a financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan prior to issuance of a building permit.
8. The addition shall be undertaken in such a manner that if removed in the future the essential form and integrity of the Landmark Historic Structure could be restored.
9. The addition shall be visually subordinate to Historic Structures when viewed from the Right-of-Way.
10. The Applicant shall complete Historic District Design Review and approval prior to issuance of a building permit.
11. Where the addition abuts the Historic Structure, a clear transitional element between the old and new should be designed and constructed.
12. In-line additions shall be avoided.
13. Panelization shall be done using recognized preservation methods.
14. The Applicant shall complete measured drawings of the structure or element to be disassembled/reassembled.
15. The Applicant shall submit a thorough photographic survey of the interior and exterior elevations as well as architectural details of the structure, including site and location views from all compass points, exterior elevations, and interior elevations of each room.
16. Written plans detailing the disassembly and reassembly steps and procedures shall be completed and approved by the Planning and Building Departments.
17. Structures shall be disassembled in the largest workable pieces possible.
18. To ensure accurate reassembly, all parts of the Building, Structure, or element shall be marked as they are systematically separated from the Structure. Contrasting colors of paint or carpenter wax crayons shall be

used to establish a marking code for each component. The markings shall be removable and shall be made on surfaces that will be hidden from view when the Structure is reassembled.

19. Important architectural features of a Historic Building or Structure shall be removed, marked, and stored before the Structure or element of the Structure is disassembled.
20. The process of disassembly of a Historic Structure shall be recorded through photographic, still, or video.
21. Wall panels and roof surfaces shall be protected with rigid materials, such as sheets of plywood when there is a risk of damage during the disassembly/storage/reassembly process.
22. Disassembled components—trim, windows, doors, wall panels, roof elements, etc.— shall be securely stored on-site in a storage trailer or off-site in a garage/warehouse/trailer until needed for reassembly.
23. The original orientation and siting shall be replicated as closely as possible.
24. New foundations and additions shall follow the Design Guidelines.
25. The Landmark Historic Structure must be reassembled in the original form, location, placement, and orientation.

Board Member Hutchings seconded the motion. The motion passed with the unanimous consent of the Board.

C. **1002.5 Norfolk Avenue – Disassembly and Reassembly – The Applicant Proposes Disassembly and Reassembly and Material Deconstruction to Accommodate New Additions to a Landmark Historic Structure. PL-21-04761.**

Planner Lillie reported that the proposal for the above application would allow for the accommodation of structural upgrades in the rear addition of this structure. She presented a photograph of the property and noted that it was constructed circa 1893. The most recent image of the subject property was shown and Planner Lillie explained that staff's first recommendation is that the Board approves material deconstruction of a portion of the rear façade to accommodate an addition that would extend the living area.

Planner Lillie explained that approval by the Board would include several conditions, including the completion of a Historic Preservation Plan by the applicant, as well as a financial guarantee that the addition shall be undertaken in such a manner that if

removed in the future, the essential form and integrity of the structure could be restored. Another condition of approval was that the addition be officially subordinate to the historic structure. The applicant must also complete the Historic District Design Review and approval prior to issuance of a Building Permit.

Planner Lillie explained that a clear transitional element must be included as part of the design and inline additions shall be avoided.

Staff's second recommendation was to approve lifting and potentially a temporary shifting of the structure. She reported that staff recommended denying the application for disassembly and reassembly of the structure. Planner Lillie presented an image illustrating the tight lot lines, which formed the basis for the request for disassembly and reassembly. She reported that the Chief Building Official, the Planning Director, and staff visited the property in February 2021 and determined that panelization would be unnecessary since the structure is neither hazardous nor dangerous pursuant to the International Building Code. They also determined that site and structural conditions would not preclude lifting or moving the structure.

Planner Lillie reported that the lot size constraints were discussed during the site visit and it was determined that the structure would need to be lifted higher and for a longer period to allow for construction of the addition. As such, staff recommended that the Board consider either approving lifting the structure higher for a longer period, temporarily shifting the structure to one side of the lot or panelization. She presented drawings prepared by the applicant that demonstrate the panelization plan.

Planner Lillie reported that staff had not received public input on the application.

In response to an inquiry from Board Member Toly regarding restrictions behind the structure, it was noted that the lot is surrounded by homes. Planner Lillie presented a diagram of the lot.

Board Member Hutchings asked about power lines in front of the home and requested information regarding the type of equipment being proposed for the excavation work. Jonathan DeGray, on behalf of the applicant, reported that they will use a track hoe. He stated that a full-size track hoe would be preferable. He further stated that they have tried to come up with a plan where the builder does not have to work in tight quarters. He estimated that the building will have to be lifted 15 to 18 feet so that a track hoe can maneuver beneath it. It was noted that by Board Member Holmgren that 18 feet would likely be the minimum to accommodate the track hoe.

Mr. DeGray stated that the primary access issue is width and the current configuration of the structure on the lot creates logistics concerns for the safety of the structure. A question was raised regarding other equipment options so that they would not have to be so aggressive with lifting the structure. Mr. DeGray offered that with a reasonable lift and current side yard dimensions, they would probably be limited to a mini-hoe, which

would slow the project down considerably. He stated that the elevation of the addition would be equal to the area seen during the site walk-through. With the half-level below that, he opined that the excavation would be approximately 6 to 8 feet from the foundation.

In response to a question regarding the plan to move the structure, Mr. DeGray stated that the building will likely have to move to the left, which would increase the width of the side yard on the right from approximately six feet to nine feet. He commented that the structure will still be elevated and be three feet closer to the adjacent structure. It was noted that engineering will be required to stabilize the house.

Board Member Stephens suggested removing the front porch only, which would allow them to minimally raise the structure and move it to the west. This could allow a mini track-hoe to access the back by the east side of the property. Mr. DeGray stated that if the Board was amenable to allowing the removal of the roof on the west side, that would give them an additional four feet. Board Member Hutchings acknowledged that this might be an easier option since this section is back and away from the front of the home and would be easier to reconstruct.

The Board discussed other options, including removing the porch and panelizing the section on the west side, then moving the structure four feet towards the west. It was noted by Terrence Scheckter, the homeowner, that due to the steepness of the street, the builder would like to be able to pull their trucks onto the property to offload onto a level grade. Chair Scott noted that the Board's purview is to find the best way to preserve this historic structure. He stated that panelization is not the best way to accomplish that.

It was noted that in balancing construction logistics with preservation, the option of removing the porch and panelizing a section would serve the purpose of providing additional access to the builder while avoiding the lifting of the home for an extended period of time.

Mr. DeGray agreed with this approach and noted that the panels are already identified in the plans. It was requested that the Board approve a motion allowing the house to be lifted with the additional condition that the applicant could panelize the portion on the west side as discussed. It was suggested that approval include the removal of the rear porch from its 1907 position and reconstructing it to the 1900 footprint.

In response to an inquiry from Board Member Toly regarding moving the location of the house, it was confirmed that the home will ultimately be returned to its current location. It was noted that the applicant would like to include the ability to move the house temporarily to the west during construction, with the idea that the house would then be replaced in its original location.

Board Member Toly raised the issue of the impact of construction on 10th Street. Mr. DeGray stated that those issues will be addressed in their Construction Mitigation Plan, however, he expected that some type of full closure of the street would be required if they could not get a truck off the street. The primary goal would be to have trucks backed into the lot.

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

Board Member Toly stated that she would not agree to panelization. There was discussion regarding whether the applicant would be required to submit a new proposal in line with the prior discussions. Attorney Lake suggested that it might be best to have the Planning Department provide an updated recommendation based on the discussions presented at this meeting. The Board could vote on the existing recommendations for approving the material deconstruction and deny disassembly and reassembly. The Planning Department could then come back with the updated recommendation for consideration.

Planner Lillie stated that in the past they have had the Board approve conditions that were not recommended, such as lifting a structure as opposed to panelization. She expressed confidence that the Board could approve this item with updated Conditions of Approval.

Chair Scott recognized a member of the public, *David Weinberg*, who stated that he and his wife, Christine Lane are the owners of 1002 Norfolk, which is the home to the left of the house in question. He stated that they will be impacted by the reconstruction but recognized that reconstruction is inevitable to improve the appearance of the home, which they strongly favor. Mr. Weinberg asked about the impact of the construction process on their property and their lives. He expressed the feeling that there is not three feet between the existing home at 1002.5 and the property line and opined that it is more likely not more than 1.5 feet. He stressed that they are not trying to stand in the way of this project, but want to ensure that their property is not damaged and any impact on their quality of life is minimized.

Chair Scott thanked Mr. Weinberg for his comments and stated that the Board was focused on the preservation and restoration of the historical structure. Construction issues and lot lines would be best addressed to the Building Department.

Board Member Stephens commented that if there is confusion regarding the location of the property line, the proposed solution might not be appropriate. It was clarified that the home would not be any closer to the adjacent home because the width of the panel would determine how far the home would be moved.

It was noted by Planner Lillie that the Board should entertain two different motions. The first would be to approve the material deconstruction and deny the proposed

disassembly and reassembly. The second motion would be to approve temporary relocation and panelization of a portion of the structure at 1002.5 Norfolk subject to the Findings of Fact and Conclusions of Law set forth in the staff report.

MOTION: Board Member John Hutchings moved to APPROVE the Material Deconstruction of the Landmark Historic Structure at 1002.5 Norfolk Avenue, PL-21-04761, in accordance subject to the following:

Findings of Fact

Background

1. 1002.5 Norfolk Avenue is a one-story cross-wing house built around 1893.
2. 1002.5 Norfolk Avenue is a Landmark Historic Structure on the Park City Historic Sites Inventory.
3. On May 12, 2021, the Applicant submitted a Historic District Design Review (HDDR) Application.

Material Deconstruction

4. The Applicant proposes the Material Deconstruction of a portion of the rear façade to accommodate an addition to the rear of the Landmark Historic Structure to expand the living area.
5. Additions to Historic Structures shall be considered only on non-character-defining facades, usually tertiary facades. The proposed Material Deconstruction is for the rear façade.
6. Where the Historic exterior materials cannot be repaired, they shall 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 Historic Preservation 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 Historic Preservation Planner.
7. The Historic Preservation Board approved the Material Deconstruction to accommodate an addition, subject to the Conditions of Approval below.

Conclusions of Law

1. The proposal complies with Land Management Code § 15-11-12.5, Historic Preservation Board Review For Material Deconstruction; and § 15-11-9, Preservation Policy; § 15-13-2; and Design Guidelines For Historic Residential Sites.

Conditions of Approval

1. The applicant is responsible for notifying the Building Department prior to proposing any changes to this approval.
2. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning Director review and approval/denial in accordance with the applicable standards prior to construction.
3. Where the Historic exterior materials cannot be repaired, they shall 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 Historic Preservation 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 Historic Preservation Planner.
4. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
5. The Historic Structure shall be returned to original grade following construction of a foundation. When the original grade cannot be achieved, generally no more than six inches (6") of the new foundation shall be visible above final grade on the primary and secondary facades. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation. A plinth, or trim board at the base of the Historic Structure, shall be added to visually anchor the Historic Structure to the new foundation.
6. The Applicant shall complete a Historic Preservation Plan, subject to Chief Building Official and Planning Director approval prior to issuance of a building permit.
7. The Applicant shall provide the City with a financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan prior to submission of a building permit.

8. The addition shall be undertaken in such a manner that if removed in the future the essential form and integrity of the Landmark Historic Structure could be restored.
9. The addition shall be visually subordinate to Historic Structures when viewed from the Right-of-Way.
10. The Applicant shall complete Historic District Design Review and approval prior to issuance of a building permit.
11. Where the addition abuts the Historic Structure, a clear transitional element between the old and new should be designed and constructed.
12. In-line additions shall be avoided.

Board Member Beatebrox seconded the motion. The motion passed with the unanimous consent of the Board.

There was further discussion regarding whether the Board could vote to approve panelization and temporary relocation of the structure or if the Planning Department should submit a new recommendation. It was noted that the Land Management Code requires a Structural Engineering Report that specifies that temporary relocation can be accomplished. It was agreed that the Board's further action on this matter would be addressed at the September 1, 2021 meeting.

MOTION: Board Member Holmgren moved to CONTINUE consideration of staff's recommendations regarding lifting and temporary relocation, PL-21-04761, to September 1, 2021. Board Member Hodgkins seconded the motion. The motion passed with the unanimous consent of the Board.

6. ADJOURN

The Historic Preservation Board Meeting adjourned at 7:15 p.m.

Approved by _____
Randy Scott, Chair
Historic Preservation Board

Historic Preservation Board Staff Communication

Subject: Landscaping in the Historic Districts
Author: Planning Department
Date: September 1, 2021
Type of Item: Informational



On August 4, 2021, the Historic Preservation Board requested an update on landscaping requirements in the Historic Districts. This staff communication provides an outline of the Land Management Code landscaping requirements and identifies opportunities to improve preservation of landscaping for Historic Sites.

Landscaping Requirements in the Historic Districts

Land Management Code [Chapter 15-13](#), *Design Guidelines For Historic Districts And Historic Sites*, requires the following for landscaping:

- The character of a historic site shall not be significantly altered by substantially changing the proportion of built and/or paved area to open space.
- Existing landscape features that contribute to the character of a historic site and/or existing landscape features that provide environmental sustainability benefits shall be preserved and maintained.
- Established on-site native plantings shall be maintained. During construction, established vegetation shall be protected to avoid damage. Damaged, aged, or diseased trees shall be replaced as necessary. ***Vegetation that may encroach upon or damage a new building may be removed but shall be replaced with similar vegetation near the original location.***
- A detailed landscape plan, particularly for areas viewable from the primary public right-of-way, which respects the manner and materials traditionally used in the Historic Districts, shall be provided. When planning for the long-term sustainability of a landscape system, all landscape relationships on the site, including those between plantings and between the site and its structure(s) shall be considered.
- Landscape plans shall balance water-efficient irrigation methods, drought-tolerant plants with existing plant material and site features that contribute to the historic character of the site. Where irrigation is necessary, systems that minimize water loss, such as drip irrigation, shall be used.
- Use to advantage storm water management features such as gutters, downspouts, site topography, and vegetation that can improve the environmental sustainability of a site.
- The use of Water Wise Landscaping or permaculture strategies for landscape design shall be considered in order to maximize water efficiency. Where watering systems are necessary, systems that minimize water loss, such as drip irrigation,

shall be used. These systems shall be designed to minimize their appearance from areas viewable from the primary public right-of-way.

- Along public rights of way, landscaped areas, street trees, and seasonal plantings shall be designed to enhance the pedestrian experience, complement architectural features, mitigate against Urban Heat Island effect, and/or screen utility areas.
- Installing plantings in areas like medians, divider strips, and traffic islands shall be considered.
- Commercial properties typically have no setbacks along the principal facade. However, when front yard setbacks exist, landscaped areas (including patios) shall be of a small scale and design such that they do not disrupt the normal volume and flow of pedestrian traffic along the street.
- Provide a detailed landscape plan that respects, particularly for areas visible from adjacent public rights-of-way the manner and materials historically used in the Historic Districts. When planning for the long-term sustainability of a landscape system, consider all landscape relationships on the site, the relationship between the site and its structure(s), as well as the relationship between plants and other plants on site. See LMC § 15-5-5(N) for Water Wise Landscaping with existing plant materials and site features that contribute to the historic significance of the site.
- Landscape plans should balance water efficient irrigation methods and Water Wise Landscaping with existing plant materials and site features that contribute to the historic significance of the site.
- Use to advantage storm water management features, such as gutters and downspouts as well as site topography and vegetation, that contribute to water retention and permeability of the historic site.
- Where watering systems are necessary, use systems that minimize water loss, such as drip irrigation. Consider the use of Water Wise Landscaping or permaculture strategies for landscape design to maximize water efficiency and soil productivity; these systems should be designed to maintain the historic character of areas viewable from adjacent public rights-of-way.

The Historic District Provides Protections for Significant Vegetation

The Land Management Code offers protection for Significant Vegetation beyond historic landscaping. Land Management Code [§ 15-15-1](#) defines Significant Vegetation as all large trees six inches in diameter or greater measured four and one-half feet above ground, groves of small trees, and clumps of oaks or maple covering an area 50 square feet or more, measured at the drip line. Each Historic District requires protection of Significant Vegetation during development activity:

The Property Owner must protect Significant Vegetation during any Development activity. Significant Vegetation includes large trees six inches (6") in diameter or greater measured four and one-half feet (4½') above the ground, groves of smaller trees, or clumps of oak and maple covering an Area fifty square feet (50 sq. ft.) or more measured at the drip line.

Development plans must show all Significant Vegetation within twenty feet (20') of a proposed Development. The Property Owner must demonstrate the health and viability of all large trees through a certified arborist. The Planning Director shall determine the Limits of Disturbance and may require mitigation for loss of Significant Vegetation consistent with Landscape Criteria in Section 15-3-3 and Title 14.

Significant Vegetation may be Removed when it is Replaced in Type and Size

Land Management Code [§ 15-5-5\(N\)](#) *Architectural Design Guidelines* provides for removal of Significant Vegetation as part of a Historic District Design Review, subject to replacement of the Significant Vegetation with equivalent landscaping in type and size. The Planning Director may grant exceptions if the Director determines equivalent replacement is impossible or would be detrimental to the site's existing and/or proposed vegetation.

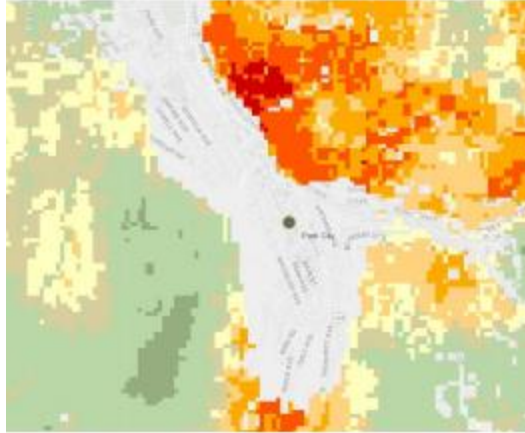
Landscaping in the Historic Districts Requires Balance with the Wildland-Urban Interface Code

On July 9, 2020, the City Council enacted [Ordinance No. 2020-35](#), adopting the 2006 Utah Wildland-Urban Interface Code (WUI) for Park City, codified in [Municipal Code Chapter 11-21](#). The WUI Code establishes an immediate ignition zone of five feet from a structure, an intermediate ignition zone within 30 feet from a structure, and an extended ignition zone within 100 feet of a structure.

Vegetation in the immediate and intermediate ignition zones must be on an approved fire wise list and no tree cluster may exceed five trees or cover more than 15% of the intermediate ignition zone, whichever is less.

As the [July 9 Staff Report](#) noted, the Historic Districts are considered an urban area and are not classified as at-risk for a wildfire. However, “[a] wildfire could also have immense impacts on the Historic District, should a traveling ember from a fire land on a Structure.”

The image below, included in the [July 9 Staff Report](#), is taken from the Utah Department of Natural Resources Wildfire Risk Assessment Portal. The green indicates low risk, the red extreme risk. The map indicates the proximity of locations in the Historic District that could be impacted by a wildfire where additional landscaping requirements may be beneficial.



While WUI-compliant landscaping is recommended and there may be impacts to historic landscaping, there are exceptions for some Historic Sites. Municipal Code [§ 11-21-1\(C\)\(1\)](#) states that “[a]ny building, structure, landscape, streetscape or site may be exempted from [the WUI Code] if a structure is listed on or officially determined eligible for the Register of Historic Places or is located within a Historic District and it is determined by the Planning Director, and approved by the Fire Code Official, that the exemption of said structure/property or resource will not create an additional fire hazard in the immediate vicinity of the structure/property or resource.”

Recommendations to Improve Preservation of Historic Landscaping

- The [current recommended plant list](#) provided to applicants outlines fire wise and waterwise plants that are known to thrive in the Park City climate. The list could be updated to include fruit trees and other historic landscaping features prominent in Old Town.
- The details of landscaping review are often worked out at the building permit stage – the end of the review process. Staff can prepare a more thorough analysis of landscaping when presenting items to the Historic Preservation Board and during the staff-level Historic District Design Review to shape Conditions of Approval that protect historic landscaping.
- Few Historic Site Forms reference historic landscaping features. As these forms are updated, the next round could include an analysis of historic landscaping features. For example:
 - the National Park Service (NPS) defines Historic landscapes as “residential gardens and community parks, scenic highways, rural communities, institutional grounds, [and] cemeteries.... [t]hey are composed of a number of character-defining features which, individually or collectively contribute to the landscapes physical appearance as they evolve over time.” In the NPS “Protecting Cultural Landscapes”

Preservation brief, they recommend conducting a Cultural Landscape Report (CLR). A CLR can be a useful tool to protect the landscape's character-defining features from undue wear, alteration, or loss. Their next recommendation is developing a Historic Preservation approach and Treatment Plan. Treatment can be defined as work carried out to achieve a historic preservation goal.

- Salt Lake City has policies and actions relating to Historic Landscapes. Their policies address Formal City Open Space, Private Open Spaces, and Historic Landscapes. Their adopted policies include Policy 6.2b: "[t]he City will work to ensure that historic features of all its historic landscapes remain for future generations through responsible stewardship and careful maintenance practices." This policy is accompanied by two actions. "Action 1: Survey the City's Historic Landscapes and create historic landscape design guidelines where appropriate," and "Action 2: Identify and Pursue Listing for Additional Historic Parks and Historic Landscapes."

Staff will continue to explore updates to preserving historic landscaping and will return in the fall for a work session with the Historic Preservation Board.

Historic Preservation Board Staff Report



Subject: Historic Accessory Structures
Address: 1302 Norfolk Avenue and Adjacent City-Owned Properties - Woodside Park Phase II
Author: Aiden Lillie, Planner I
Date: September 1, 2021
Type of Item: Work Session

PLANNING DEPARTMENT

Summary Recommendation

Staff recommends the Historic Preservation Board discuss the City's proposal to deconstruct and store two early 1900s Sheds to later be incorporated into the Affordable Housing Building proposed for the Affordable Housing Development, Woodside Park Phase II.

Description

Applicant: Park City Municipal Corporation
Location: 1302 Norfolk Avenue and Adjacent Property
Zoning District: Recreation Commercial Zoning District

Acronyms

HPB Historic Preservation Board
HSI Historic Sites Inventory
LMC Land Management Code
RC Recreation Commercial

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § [15-15-1](#).

Executive Summary

The Applicant, Park City Municipal Corporation, proposes to deconstruct two early 1900s sheds that are not designated on Park City's Historic Sites Inventory. The Applicant proposes to store the material from the sheds and later incorporate the material into the Woodside Park Phase II development, an Affordable Housing Project proposed for the site. The updated project is in the early conceptual stages.

Background

On May 17, 2016, the Planning Department applied for a Determination of Significance for 1302 Norfolk Avenue and recommended designating the Structure a Significant Historic Structure on the Park City Historic Sites Inventory.

On June 6, 2017 the Historic Preservation Board voted unanimously to designate 1302 Norfolk to the Historic Sites Inventory as Significant ([Staff Report](#); [Minutes, pages 4-14](#)).

On August 19, 2021, the Sheds underwent an Asbestos, Lead, and Universal Hazardous Materials Survey (Exhibit A). Lead-containing coatings were detected in the paint of one of the two sheds. No asbestos or universal hazardous materials were detected.

History of Development on the Site

The first structure on this site was a hall-parlor house that was constructed on the edge of the northeast corner of the intersection at 13th Street and Norfolk Avenue. According to the 1927 Sanborn Fire Insurance Map, the house had a wood-frame shed located within the platted Norfolk Avenue right-of-way. The historic photograph from c.1927 shows the original house and the shed on this property. The lot is enclosed by a wire fence, also represented on the 1927 Sanborn Map. All evidence suggests that the original house was demolished before the current house was constructed.



Historic Photograph of 1302 Norfolk

The existing house at 1302 Norfolk Avenue was constructed in 1932 at the beginning of the Mining Decline & Emergence of Recreation Industry Era (1931-1962). It is possible the sheds were constructed at the same time or soon after the construction of current house. The 1941 Ariel Photograph shows the Sheds in relation to the existing home at 1302 Norfolk Avenue.



1941 Ariel Photograph



Shed #1 and Shed #2 August 2021



Shed #1



Shed #2



South Side of Shed #1 facing the house at 1302 Norfolk Avenue



East Side of Shed #1 and Shed #2



View Facing South. Historic Road is visible.

Analysis

On August 24, 2021, Terracon Consultants, Inc. prepared an Asbestos, Lead, and Hazardous Materials Survey on Two Outbuildings at 1302 Norfolk Avenue for Park City Municipal Corporation (Exhibit A). Terracon Consultants, Inc. concluded that lead-containing coatings were identified during the assessment that took place on August 19, 2021. Asbestos-containing materials, universal waste, or other hazardous materials were not identified during the assessment.

In the Asbestos, Lead, and Hazardous Materials Survey, the structures are described as two sheds that are constructed with wood framing and siding. A portion of the exterior of the north shed is covered with green asphaltic rolled sheeting and a portion of the exterior of the south shed is covered with a faux-brick-pattern asphaltic wood fiber sheeting. The roofs consist of rolled asphalt roofing covered with metal on the south shed and metal only on the north shed. The interiors include wood and plastic sheeting, and both sheds have white fibrous glass insulation in the walls.

The lead-containing coats were located on the South Shed (Shed #1). The beige paint on the wood wall exterior and the beige paint around the door, both interior and exterior, has lead concentrations greater than or equal to 0.04 mg/cm². The XRF indicated very low lead concentrations in some other measured surfaces.

Staff concludes that the Shed materials are historic and requests Historic Preservation Board recommendation on whether these materials should be preserved and incorporated into the Woodside Park Phase II project.

Department Review

The Design Review Team, and Planning and Legal Departments reviewed this application.

Notice

Staff published notice to the property, to the City website, and City Hall on August 16, 2021. Staff mailed courtesy notice to property owners within 100 feet on August 18, 2021. The Park Record published notice on August 18, 2021. LMC § 15-1-21.

Public Input

Staff did not receive any public input at the time this report was published.

Exhibits

Exhibit A: Asbestos, Lead, and Hazardous Materials Survey

Asbestos, Lead, and Hazardous Materials Survey

Two Outbuildings
1302 Norfolk Avenue
Park City, Utah 84060

August 25, 2021

Terracon Project No. 61217331



Prepared for:
Park City Municipal Corporation
Park City, Utah

Prepared by:
Terracon Consultants, Inc.
Midvale, Utah
Utah Asbestos Company: ASBC-28

terracon.com

Terracon

Environmental



Facilities



Geotechnical



Materials

August 25, 2021

Park City Municipal Corporation
Affordable Housing Program
PO Box 1480
Park City, Utah 84060

Attn: Ms. Rhoda J. Stauffer
P: (435) 615-5152
E: Rhoda.stauffer@parkcity.org

RE: Pre-Demolition Hazardous Materials Inspections
Two Outbuildings
1302 Norfolk Avenue
Park City, Utah
Terracon Project No. P61217331

Dear Ms. Stauffer:

The purpose of this report is to present the results of the pre-demolition asbestos, lead, and universal hazardous materials survey performed on August 19, 2021, at 1302 Norfolk Avenue in Park City, Utah. We understand that this survey was requested in preparation for the future demolition of two old outbuilding structures at the site and that, due to the historic nature of these structures, PCMC is planning to salvage the exterior wood siding on the structures for re-use in the new construction.

Lead-containing coatings were identified during the assessment. Asbestos-containing materials and universal waste or other hazardous materials were not identified during the assessment. Terracon appreciates the opportunity to provide this service to you.

If you have any questions regarding this report, or if you need any further assistance, please contact John Murphy at (801) 545-8500.

Sincerely,

Terracon Consultants, Inc.

for

Tyler Koch
Field Scientist
Utah Asbestos Certification: 7211

J. Rush Bowers, CIH, CSP
Senior Industrial Hygiene Consultant
Utah Asbestos Certification 0208

Terracon Consultants, Inc. 6949 South High Tech Drive Midvale, Utah 84047
P (801) 545-8500 F (801) 545-8600 terracon.com

EXECUTIVE SUMMARY

Terracon Consultants, Inc. (Terracon) conducted a pre-demolition asbestos, lead, and hazardous materials survey of two outbuildings at 1302 Norfolk Avenue in Park City, Utah. The survey was conducted on August 19, 2021, by a State of Utah-certified Asbestos Inspector and a registered Salt Lake County Health Department Pre-Demolition Building Inspector.

Samples of suspect asbestos-containing materials (ACM) were collected to determine asbestos content. The samples were delivered to EMLab P&K in Phoenix, Arizona for analysis by polarized light microscopy (PLM), using EPA Method 600/R-93/116. Asbestos was not detected in any of the samples submitted to the laboratory.

Measurements for lead in paint were made using a Delta Premium X-ray Fluorescence (XRF) Analyzer. Lead was detected on the painted surfaces on the exterior of the south shed. Contractors performing the demolition work should be informed of the presence of lead so that they can take measures to protect their employees from potential lead exposure during demolition or during treatment/refurbishment of the wood for reuse in the new construction.

Universal Wastes and other hazardous materials were not identified at the time of this inspection.

The report that follows this Executive Summary should be read in its entirety because it includes important information, such as more specific details about findings, regulatory requirements, and recommendations.

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APPENDICES

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ASBESTOS, LEAD, AND HAZARDOUS MATERIALS SURVEY

**Two Outbuildings
1302 Norfolk Avenue
Park City, Utah
Terracon Project No. 61217331
August 24, 2021**

1.0 INTRODUCTION

Terracon Consultants, Inc. (Terracon) conducted a pre-demolition asbestos, lead, and hazardous materials survey of two outbuilding structures (sheds) located at 1302 Norfolk Avenue in Park City, Utah. The survey was conducted on August 19, 2021, by a State of Utah-certified Asbestos Inspector and a registered Salt Lake County Health Department Pre-Demolition Building Inspector. All observed materials were surveyed and homogeneous areas of suspect asbestos-containing materials (ACM) were visually identified and documented. Although reasonable effort was made to survey accessible suspect materials, additional suspect but un-sampled materials could be present in walls, in voids or in other concealed areas.

Samples of suspect ACM were collected to determine asbestos content. Sampling was performed in compliance with protocols outlined in United States Environmental Protection Agency (EPA) regulation 40 CFR 763, Asbestos Hazard Emergency Response Act (AHERA), and in accordance with the provisions of the Federal National Emission Standards for Hazardous Air Pollutants (NESHAP; 40 CFR 61, Subpart M). Upon collection, the samples were delivered to EMLab P&K in Phoenix, Arizona (National Voluntary Laboratory Accreditation Program (NVLAP) #500031-0), for analysis by polarized light microscopy (PLM), using EPA Method 600/R-93/116.

Measurements for lead in paint were made using a Delta Premium X-ray Fluorescence (XRF) Analyzer (Serial Number 510179) with an X-ray tube source. The Delta XRF non-destructively measures lead concentrations in painted surfaces, regardless of the number of paint layers present.

The structures were inspected for the presence of Universal Wastes and other hazardous materials that may require special handling prior to demolition.

1.1 Project Objective

The objective of this project was to identify the presence of asbestos, lead-containing coatings, universal waste, and other hazardous materials on the interior and exterior spaces of the structures.

EPA regulation 40 CFR 61, Subpart M, NESHAP prohibits the release of asbestos fibers to the atmosphere during renovation or demolition activities. The asbestos NESHAP requires that regulated ACM be identified, classified and quantified prior to planned disturbances or demolition activities.

The OSHA Lead in Construction Standard (29 CFR 1926.62) must be followed for work involving coated surfaces with any measurable concentration of lead.

Although the properties are not located in Salt Lake County, Terracon visually identified and quantified the following materials per the Salt Lake County Health Department Solid Waste Management and Permitting Regulation #1:

- Mercury-vapor-containing fluorescent light bulbs
- PCB-containing ballasts or transformers
- Refrigeration units containing chlorofluorocarbons
- Containers of liquid or hazardous waste
- Suspect CFC-containing HVAC units
- Air conditioning units
- Compact fluorescent light bulbs (CFL)

If present, these materials must be properly disposed of or recycled prior to building demolition.

2.0 BUILDING DESCRIPTION

The two sheds are constructed with wood framing and siding. A good portion of the exterior of the north shed is covered with green asphaltic rolled sheeting. A good portion of the exterior of the south shed is covered with a faux-brick-pattern asphaltic wood fiber sheeting. The roofs consist of rolled asphalt roofing covered with metal on the south shed and metal only on the north shed. The interiors include wood and plastic sheeting, and both sheds have white fibrous glass insulation in the walls.

3.0 FIELD ACTIVITIES

The asbestos, lead, and hazardous materials survey for the buildings was conducted on August 19, 2021, by Mr. John Murphy. Mr. Murphy is a Utah-certified Asbestos Inspector and registered Salt Lake County Health Department Pre-Demolition Building Inspector. A copy of Mr. Murphy's Asbestos Inspector certification along with Terracon company certifications and others involved are attached as Appendix F.

3.1 Visual Assessment

Terracon began the asbestos sampling activities with a visual assessment and the identification and inventory of readily visible and accessible homogeneous areas of suspect ACM. A homogeneous area consists of materials that appear similar throughout in terms of color, texture and date of application. The assessment was conducted throughout visually accessible areas of the site. Materials identified as glass, wood, masonry, metal, plastic, or rubber were not considered suspect ACM.

3.2 Physical Assessment

A physical assessment of each homogeneous area of suspect ACM was conducted to assess the friability and condition of the materials. A friable material is defined by the EPA as a material that can be crumbled, pulverized or reduced to powder by hand pressure when dry. Friability was assessed by physically touching suspect materials.

3.3 Sample Collection

3.3.1 Asbestos

Based on results of the visual observation, bulk samples of suspect ACM were collected from the accessible interior and exterior building spaces and roofs of the buildings. Bulk samples of suspect ACM were collected in accordance with AHERA sampling protocols, using wet methods as applicable to reduce the potential for fiber release. Samples were placed in sealable containers and labeled with unique sample numbers using an indelible marker. Terracon collected 15 samples from 5 homogeneous areas of suspect ACM. Sampling location drawings are provided in Appendix B. Descriptions of the suspect materials, sample locations, and laboratory results are summarized in Table 1 located in Appendix A. Although reasonable effort was made to survey accessible suspect materials, additional suspect but un-sampled materials could be in walls, in voids, or in other concealed areas.

3.3.2 Lead-Containing Coatings

Measurements for lead in paint were made using a Delta Premium X-ray Fluorescence (XRF) Analyzer (Serial Number 510179) with an X-ray tube source. The Delta XRF non-destructively measures lead concentrations in painted surfaces, regardless of the number of paint layers present. According to Delta, the lower limit of reliable quantitation for this instrument is 0.0001 milligrams of lead per square centimeter of surface area (mg/cm²) using the Delta tube-based Silicon Drift Detector (SDD) technology on surface coatings and materials based on a 120-second test time. The lower limit of quantitation on a 10-second test time is listed as 0.04 mg/cm².

3.4 Sample Analysis

3.4.1 Asbestos

Samples of suspect ACM were delivered under standard chain-of-custody protocol to EMLab P&K (NVLAP #500031-0) in Phoenix, Arizona, for analysis by PLM, using EPA Method 600/R-93/116. The asbestos content, where applicable, was determined by microscopic visual estimation. Copies of the analytical reports and chain-of-custody forms are provided in Appendix C.

3.4.2 Lead-Containing Coatings

Before and after the testing, the internal calibration of the XRF was checked by taking a minimum of two consecutive measurements on a red (1.0 to 1.2-mg/cm²) National Institute for Standards and Technology (NIST #2573) standard paint film. These calibration checks are performed to detect changes in the instrument's performance over time. The calibration values obtained were compared to the calibration check tolerance values to ensure that the XRF was operating within the stated tolerance limits.

For this screening, lead measurements below 0.04 mg/cm² were not reported as lead-containing; however, these materials may still contain measurable lead by laboratory analysis and, as such, would be regulated by the Occupational Safety and Health Administration (OSHA) Lead in Construction Standard (29 CFR 1926.62).

4.0 REGULATORY OVERVIEW

4.1 Asbestos

The Utah Division of Air Quality (UDAQ) enforces the Asbestos NESHAP adopted by reference in Section 214-1, Utah Air Conservation Rules. The owner or operator must provide UDAQ with written notification at least 10 working days prior to the commencement of asbestos abatement activities that will disturb regulated asbestos-containing material (RACM) in amounts greater than or equal to 3 square feet or 3 linear feet.

The asbestos NESHAP (40 CFR Part 61, Subpart M) regulates asbestos fiber emissions and asbestos waste disposal practices. The asbestos NESHAP regulation also requires the identification and classification of existing ACM according to friability prior to demolition or renovation activity. Friable ACM is a material containing more than 1% asbestos that, when dry, can be crumbled, pulverized or reduced to powder by hand pressure. All friable ACM is considered RACM.

The asbestos NESHAP regulation classifies ACM as either RACM, Category I non-friable ACM or Category II non-friable ACM. RACM includes all friable ACM, along with Category I and Category II non-friable ACM that has become friable, will be or has been subjected to sanding, grinding, cutting

or abrading, or ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder in the course of renovation or demolition activity. Category I non-friable ACM are exclusively asbestos-containing packings, gaskets, resilient floor coverings, resilient floor covering mastics and asphalt roofing products that contain more than 1% asbestos. Category II non-friable ACM are all other non-friable materials other than Category I non-friable ACM that contain more than 1% asbestos. Category II non-friable ACM generally includes but is not limited to cementitious material such as cement pipes, cement siding, cement panels, glazing, mortar and grouts.

The OSHA asbestos standard for construction (29 CFR 1926.1101) regulates workplace exposure to asbestos. The standard establishes permissible exposure limits (PELs) and an Action Level (AL) for exposure to airborne asbestos. The OSHA standard classifies construction and maintenance activities that could disturb ACM and specifies work practices and precautions that employers must follow when engaging in each class of regulated work. The standard also specifies requirements for disturbing and handling materials with asbestos concentrations less than or equal to one percent.

4.2 Lead-Containing Coatings

According to the Utah Division of Air Quality, even though there is measurable lead in coated surfaces within a building, as long as the express purpose of future renovation work is not to “remove or abate lead,” the renovation work need not be treated as a lead abatement project. However, OSHA states that coatings having any measurable level of lead may pose a substantial exposure hazard during renovation or demolition work, depending upon the work performed. Contractors and sub-contractors involved in future renovation or demolition work in the building should be informed of the presence of low levels of lead in coated surfaces and be required to follow applicable OSHA regulations.

The OSHA Lead in Construction Standard (29 CFR 1926.62) must be followed for work involving coated surfaces with any measurable concentration of lead. The standard requires, among other things, the following:

- Initial worker training on the hazards of lead exposure, proper work practices, respiratory protection, and other topics;
- An initial exposure assessment, by air monitoring;
- Hand-washing facilities, designated clean change areas, and designated eating areas.

The standard establishes a permissible exposure limit (PEL) and an Action Level (AL) for exposure to airborne lead. The standard was written to require initial exposure monitoring or the use of historical or objective data to ensure that employee exposures do not exceed the Action Level. Depending on the specific construction activities being performed (e.g., manual demolition, sanding, grinding, welding, cutting), employers must assume their employees are overexposed

to lead and must provide personal protective equipment – including respiratory protection – until an exposure assessment proves otherwise.¹

The presence of lead in demolition debris from non-residential buildings has the potential to impose limitations on where and how the debris may be disposed. The Resource Conservation and Recovery Act (RCRA) requires each waste generator to determine if his wastes are hazardous. This can be determined either through generator knowledge or by testing. Toxicity Characteristic Leaching Procedure (TCLP) testing is the preferred method for determining if wastes are hazardous. The demolition wastes, if any, from this project should undergo TCLP testing prior to disposal to determine if they are hazardous.

4.3 Hazardous Materials

According to the Environmental Protection Agency, the following materials should be identified and quantified so that they can be removed and properly disposed of or recycled prior to demolition:

- Mercury-vapor-containing fluorescent light bulbs
- PCB-containing ballasts or transformers
- Refrigeration units containing chlorofluorocarbons
- Containers of liquid or hazardous waste
- Suspect CFC-containing HVAC units
- Air conditioning units
- Compact fluorescent light bulbs (CFL)

5.0 FINDINGS AND RECOMMENDATIONS

5.1 Asbestos

Terracon collected 15 bulk samples from the structures; based on the laboratory analytical reporting, no asbestos was detected in any of the samples collected from the two structures. Material descriptions, locations, and sample results are summarized in Table 1 – Asbestos Bulk Sampling Summary in Appendix A. Asbestos sampling and material location drawings are provided in Appendix B. Laboratory analytical reports are included in Appendix C.

5.2 Lead-containing Coatings

Results of surface coatings tested for lead are provided in Table 2 – Lead Coating Summary in Appendix E. The following surfaces had measured lead concentrations greater than or equal to 0.04 mg/cm²:

¹ See 29 CFR 1926(d) (2) Protection of employees during assessment of exposure.

South Shed

- Beige paint on the wood wall exterior of south shed
- Beige paint around the door both interior and exterior of south shed

The XRF indicated very low lead concentrations in some other measured surfaces. It is understood that these components will be disturbed during demolition.

Although the quantity of lead-containing paint is minimal, and the lead concentrations in the paint are low, the demolition contractor should be informed of the presence of lead so that they may make appropriate decisions with regard to protecting their workers from potential lead exposure during demolition or during treatment/refurbishment of the wood for reuse in the new construction.

5.3 Hazardous Materials

Universal wastes and other hazardous materials were not identified during this assessment.

5.4 Inaccessible Areas

Although reasonable effort was made to survey accessible suspect materials, additional suspect but unsampled materials could be in walls, in voids, or in other concealed areas.

6.0 GENERAL COMMENTS

This survey was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. The results, findings, conclusions and recommendations expressed in this report are based on conditions observed during our survey of the building. The information contained in this report is relevant to the date on which this survey was performed and should not be relied upon to represent conditions at a later date. This report has been prepared on behalf of and exclusively for use by Park City Municipal Corporation for specific application to their project as discussed. This report is not a bidding document. Contractors or consultants reviewing this report must draw their own conclusions regarding further investigation or remediation deemed necessary. Terracon does not warrant the work of regulatory agencies, laboratories or other third parties supplying information which may have been used in the preparation of this report. No warranty, express or implied, is made.

APPENDIX A

TABLE 1 - ASBESTOS TESTING SUMMARY

APPENDIX B

ASBESTOS SAMPLE LOCATION DRAWING(S)

APPENDIX C

ASBESTOS LABORATORY ANALYTICAL REPORTS

APPENDIX D

PHOTO LOG

APPENDIX E

TABLE 2 - XRF LEAD COATING TESTING SUMMARY

APPENDIX F
CERTIFICATION(S)

APPENDIX A

TABLE 1 - ASBESTOS TESTING SUMMARY

APPENDIX A
ASBESTOS SURVEY SAMPLE LOCATION SUMMARY
Park City, Utah

South Shed

Homogeneous Area (HA)	Description	Sample No.	Sample Location	Estimated Quantity	Lab Results
M01	Tan Brick Pattern Tar Paper with Wood Fiber Backing	331-01	Center of N side	150 SF	ND
		331-02	Center of W side		ND
		331-03	NE corner		ND
M02	Green Asphalt Rolled Roofing	331-04	Center of S side under metal roof	375 SF	ND
		331-05	Center of N side under metal roof		ND
		331-06	NE corner		ND
M03	White Fiberglass Insulation	331-07	SE corner	50 SF	ND
		331-08	NW corner		ND
		331-09	NE corner		ND

North Shed

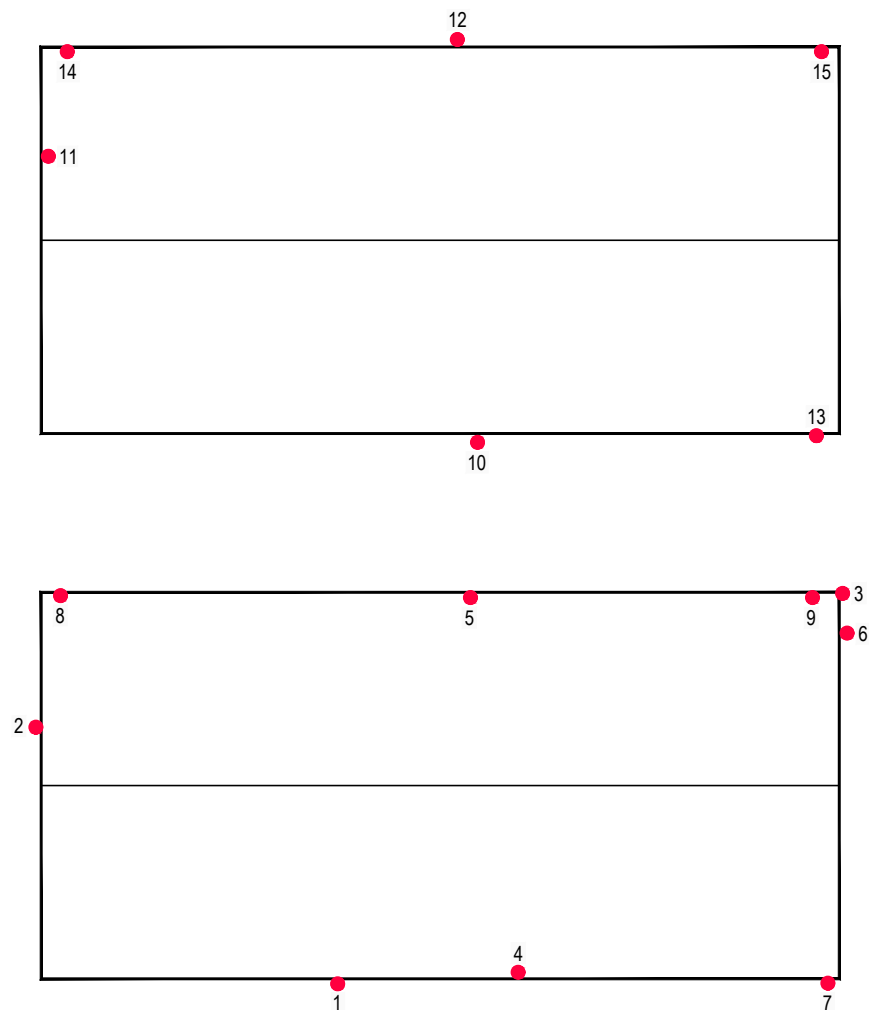
Homogeneous Area (HA)	Description	Sample No.	Sample Location	Estimated Quantity	Lab Results
M04	Green Asphalt Rolled Sheeting	331-10	Center of S side	375 SF	ND
		331-11	W side of shed		ND
		331-12	Center of N side		ND
M05	White Fiberglass Insulation	331-13	SE of interior	50 SF	ND
		331-14	SW of interior		ND
		331-15	NE of interior		ND

Key:

ND = none detected	NWC = northwest corner etc.	SF = square feet
--------------------	-----------------------------	------------------

APPENDIX B

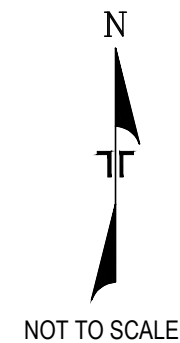
ASBESTOS SAMPLE LOCATION DRAWING(S)



LEGEND



SAMPLE LOCATION



THIS DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Mngr: JM	Project No. 61217331	 6949 S. High Tech Drive, Ste. 100 Midvale, UT 84047 (801) 545-8500 (801) 545-8600	SAMPLE DIAGRAM ASBESTOS INSPECTION PARK CITY MINERS HOMES GARAGES - TWO HISTORIC SHEDS 1302 NORFOLK AVENUE PARK CITY, UT	EXHIBIT 1
Drawn By: RLW	Scale: AS SHOWN			
Checked By: JM/MRF	File No. 61217331-1			
Approved By: JM	Date: AUG. 2021			

APPENDIX C

ASBESTOS LABORATORY ANALYTICAL REPORTS

Report for:

John Murphy
Terracon Consultants, Inc. - Utah
6949 S. High Tech Drive, Suite 100
Midvale, UT 84047

Regarding: Project: Park City Municipal 2 Sheds; Hazmat Survey
EML ID: 2714441

Approved by:

Dates of Analysis:
Asbestos PLM: 08-20-2021



Approved Signatory
Renee Luna-Trepczynski

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EM-AS-S-1267)
NVLAP Lab Code 500031-0

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the samples as received and tested. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

Eurofins EMLab P&K ("the Company") shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Client: Terracon Consultants, Inc. - Utah
C/O: John Murphy
Re: Park City Municipal 2 Sheds; Hazmat Survey

Date of Sampling: 08-19-2021
Date of Receipt: 08-20-2021
Date of Report: 08-20-2021

ASBESTOS PLM REPORT

Total Samples Submitted: 15

Total Samples Analyzed: 15

Total Samples with Layer Asbestos Content > 1%: 0

Location: 331-01, Tan Brick Pattern Tar Paper w/ Wood Fiber Backing

Lab ID-Version‡: 12983317-1

Sample Layers	Asbestos Content
Black Roofing Tar Paper with Multicolored Pebbles	ND
Brown Fibrous Material	ND
Composite Non-Asbestos Content:	60% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 331-02, Tan Brick Pattern Tar Paper w/ Wood Fiber Backing

Lab ID-Version‡: 12983318-1

Sample Layers	Asbestos Content
Black Roofing Tar Paper with Multicolored Pebbles	ND
Brown Fibrous Material	ND
Composite Non-Asbestos Content:	60% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 331-03, Tan Brick Pattern Tar Paper w/ Wood Fiber Backing

Lab ID-Version‡: 12983319-1

Sample Layers	Asbestos Content
Black Roofing Tar Paper with Multicolored Pebbles	ND
Brown Fibrous Material	ND
Composite Non-Asbestos Content:	60% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 331-04, Green Rolled Asphalt Sheetting

Lab ID-Version‡: 12983320-1

Sample Layers	Asbestos Content
Black Roofing Shingle with Green Pebbles	ND
Composite Non-Asbestos Content:	30% Cellulose
Sample Composite Homogeneity:	Good

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by any agency of the federal government. Eurofins EMLab P&K reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: Terracon Consultants, Inc. - Utah
C/O: John Murphy
Re: Park City Municipal 2 Sheds; Hazmat Survey

Date of Sampling: 08-19-2021
Date of Receipt: 08-20-2021
Date of Report: 08-20-2021

ASBESTOS PLM REPORT

Location: 331-05, Green Rolled Asphalt Sheetting

Lab ID-Version‡: 12983321-1

Sample Layers	Asbestos Content
Black Roofing Shingle with Green Pebbles	ND
Composite Non-Asbestos Content:	30% Cellulose
Sample Composite Homogeneity:	Good

Location: 331-06, Green Rolled Asphalt Sheetting

Lab ID-Version‡: 12983322-1

Sample Layers	Asbestos Content
Black Roofing Shingle with Green Pebbles	ND
Composite Non-Asbestos Content:	30% Cellulose
Sample Composite Homogeneity:	Good

Location: 331-07, Fiberglass Insulation

Lab ID-Version‡: 12983323-1

Sample Layers	Asbestos Content
Yellow Insulation	ND
Composite Non-Asbestos Content:	99% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 331-08, Fiberglass Insulation

Lab ID-Version‡: 12983324-1

Sample Layers	Asbestos Content
White Insulation	ND
Composite Non-Asbestos Content:	99% Glass Fibers
Sample Composite Homogeneity:	Good

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Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: Terracon Consultants, Inc. - Utah
 C/O: John Murphy
 Re: Park City Municipal 2 Sheds; Hazmat Survey

Date of Sampling: 08-19-2021
 Date of Receipt: 08-20-2021
 Date of Report: 08-20-2021

ASBESTOS PLM REPORT**Location: 331-09, Fiberglass Insulation**

Lab ID-Version‡: 12983325-1

Sample Layers	Asbestos Content
White Insulation	ND
Composite Non-Asbestos Content:	99% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 331-10, Green Rolled Asphalt Sheeting

Lab ID-Version‡: 12983326-1

Sample Layers	Asbestos Content
Black Roofing Shingle with Green Pebbles	ND
Composite Non-Asbestos Content:	30% Cellulose
Sample Composite Homogeneity:	Good

Location: 331-11, Green Rolled Asphalt Sheeting

Lab ID-Version‡: 12983327-1

Sample Layers	Asbestos Content
Black Roofing Shingle with Green Pebbles	ND
Composite Non-Asbestos Content:	30% Cellulose
Sample Composite Homogeneity:	Good

Location: 331-12, Green Rolled Asphalt Roofing

Lab ID-Version‡: 12983328-1

Sample Layers	Asbestos Content
Black Roofing Shingle with Green Pebbles	ND
Composite Non-Asbestos Content:	30% Cellulose
Sample Composite Homogeneity:	Good

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by any agency of the federal government. Eurofins EMLab P&K reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: Terracon Consultants, Inc. - Utah
 C/O: John Murphy
 Re: Park City Municipal 2 Sheds; Hazmat Survey

Date of Sampling: 08-19-2021
 Date of Receipt: 08-20-2021
 Date of Report: 08-20-2021

ASBESTOS PLM REPORT**Location: 331-13, White Fiberglass Insulation**

Lab ID-Version‡: 12983329-1

Sample Layers	Asbestos Content
White Insulation	ND
Composite Non-Asbestos Content:	99% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 331-14, White Fiberglass Insulation

Lab ID-Version‡: 12983330-1

Sample Layers	Asbestos Content
White Insulation	ND
Composite Non-Asbestos Content:	99% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 331-15, White Fiberglass Insulation

Lab ID-Version‡: 12983331-1

Sample Layers	Asbestos Content
White Insulation	ND
Composite Non-Asbestos Content:	99% Glass Fibers
Sample Composite Homogeneity:	Good

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by any agency of the federal government. Eurofins EMLab P&K reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

APPENDIX D

PHOTO LOG

Pre-Demolition Asbestos, Lead, and Universal Wastes Survey
 Site Name: Two Outbuildings - 1302 Norfolk Avenue, Park City, Utah
 Terracon Project No. 61217331
 Date Taken: August 19, 2021



Photo #1 Sample 331-01. Tan brick pattern tar paper with wood fiber backing; south shed – not asbestos containing.



Photo #2 Sample 331-04. Green asphalt rolled roofing; south shed – not asbestos containing.

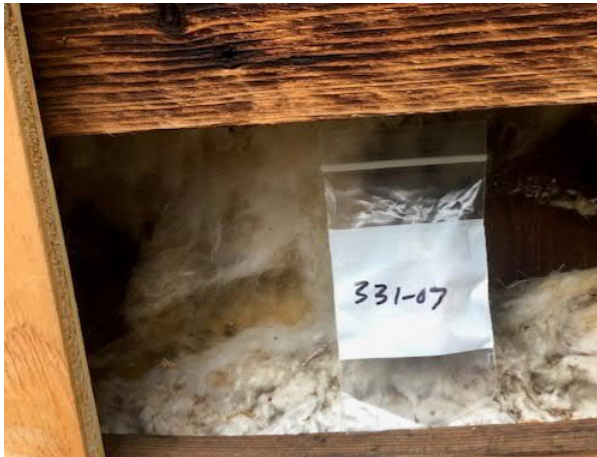


Photo #3 Sample 331-07. White fiberglass insulation; south shed – not asbestos-containing.



Photo #4 Sample 331-10. Green asphalt rolled sheeting; north shed – not asbestos-containing.



Photo #5 Sample 331-13 White fiberglass insulation; north shed – not asbestos-containing.



Photo #6 View of east side of both sheds.

Pre-Demolition Asbestos, Lead, and Universal Wastes Survey
Site Name: Two Outbuildings - 1302 Norfolk Avenue, Park City, Utah
Terracon Project No. 61217331
Date Taken: August 19, 2021



Photo #7 Lead-containing paint on the west side of the south shed.

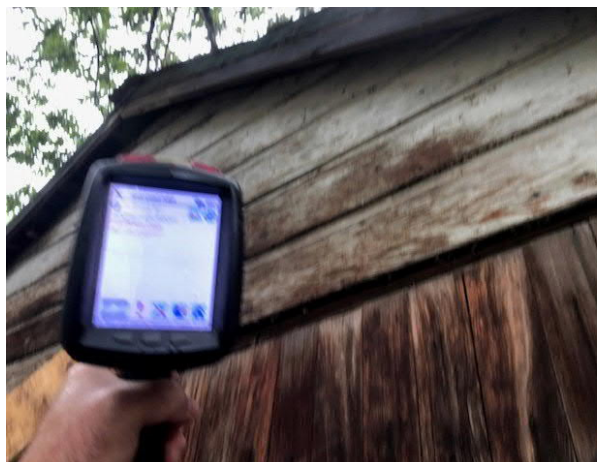


Photo #8 Lead-containing paint on the east side of the south shed.

APPENDIX E

TABLE 2 - XRF LEAD COATING TESTING SUMMARY

**APPENDIX E – TABLE 2
LEAD-BASED PAINT SUMMARY**

South Shed

READING	ROOM	COMPONENT	SUBSTRATE	COLOR	SIDE	Lead (mg/cm ²)
1	Calibration	-	-	White	-	0.00
2	Calibration	-	-	White	-	0.00
3	Calibration	-	-	White	-	0.00
4	Calibration	-	-	Red	-	1.05
5	Calibration	-	-	Red	-	1.01
6	Calibration	-	-	Red	-	1.07
7	Exterior	Wall	Wood	Beige	D	1.86
8	Interior	Wall	Wood	White	A	0.00
9	Interior	Wall	Wood	White	C	0.00
10	Interior	Door	Wood	Beige	B	0.03
11	Interior	Door Bracing	Wood	Beige	B	0.81

North Shed

READING	ROOM	COMPONENT	SUBSTRATE	COLOR	SIDE	Lead (mg/cm ²)
12	Interior	Wall	Wood	White	C	0.00
13	Calibration	-	-	White	-	0.00
14	Calibration	-	-	White	-	0.00
15	Calibration	-	-	White	-	0.00
16	Calibration	-	-	Red	-	1.03
17	Calibration	-	-	Red	-	1.02
18	Calibration	-	-	Red	-	1.03

KEY:

NESW = ABCD

PbC = Lead concentration

APPENDIX F
CERTIFICATION(S)



State of Utah

GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Department of
Environmental Quality

L. Scott Baird
Executive Director

DIVISION OF AIR QUALITY
Bryce C. Bird
Director



March 19, 2020

DAQA-003-20

John Murphy
Terracon Consultants
6949 South High Tech Drive
Midvale, UT 84047

Dear Mr. Murphy:

Re: Utah Asbestos Company Certification Card

The Utah Division of Air Quality (DAQ) has received your Certification Application for Asbestos Company and we are pleased to inform you that your application has been approved. Your new Asbestos company certification card is enclosed with this letter and this card is the sole method of Asbestos company certification documentation that you will receive from the DAQ. Please check the information on your asbestos company certification card carefully and please confirm that the company name and certification expiration date are correct.

Please be aware that your company is certified to perform asbestos projects in accordance with applicable state and federal rules and the use of Utah certified individuals is mandatory. Also, your certification may be revoked or suspended if the Utah certified individual or company are found to be in violation of the asbestos certification and work practices standards found in Utah Administrative Code R307-801 or the National Emission Standard for Asbestos found in Title 40 Code of Federal Regulations Part 61 Subpart M.

Please contact Tamie Call at (801) 536-4007 or at twcall@utah.gov if you have any questions about this letter or the enclosed asbestos company certification card.

Sincerely,

Leonard Wright, Manager
Air Toxics, Lead-Based Paint, and Asbestos Section

LW:TC:lr



State of Utah

GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Department of
Environmental Quality

L. Scott Baird
Executive Director

DIVISION OF AIR QUALITY
Bryce C. Bird
Director



April 2, 2020

DAQA-004-20

Kent Wheeler
Terracon Consultants
6949 South High Tech Drive
Midvale, UT 84047

Dear Mr. Wheeler:

Re: Utah Lead-Based Paint Firm Certification Card

The Utah Division of Air Quality (DAQ) has received your Lead-Based Paint (LBP) Certification Application for Firms and we are pleased to inform you that your application has been approved. Your new LBP firm certification card is enclosed with this letter and this card is the sole method of LBP firm certification documentation that you will receive from the DAQ. Please check the information on your LBP firm certification card carefully and please confirm that the LBP firm name and certification expiration date are correct.

Please be aware that your LBP firm is certified to perform regulated LBP projects in accordance with applicable state administrative rules and federal regulations and the use of Utah certified individuals is mandatory. Also, your LBP firm certification may be revoked or suspended if the Utah certified individual or LBP firm are found to be in violation of the LBP certification and work practice standards found in Utah Administrative Code R307-841 and R307-842 or the federal LBP regulations found in Title 40 Code of Federal Regulations Part 745.

Please contact Tamie Call at (801) 536-4007 or at twcall@utah.gov if you have any questions regarding this letter or the enclosed LBP firm certification card.

Sincerely,

Leonard Wright, Manager
Air Toxics, Lead-Based Paint, and Asbestos Section

LW:TC:lr



State of Utah

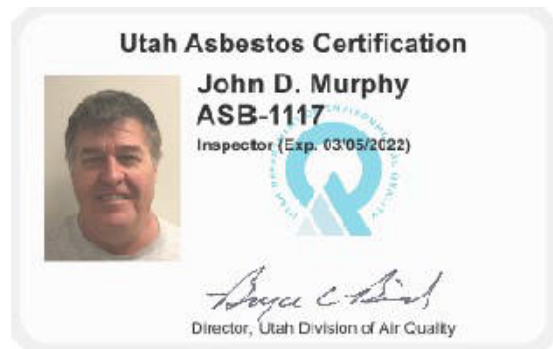
SPENCER J. COX
Governor

DEIDRE HENDERSON
Lieutenant Governor

Department of Environmental Quality

Kimberly D. Shelley
Executive Director

DIVISION OF AIR QUALITY
Bryce C. Bird
Director



March 16, 2021

DAQA-001-21

John Murphy
Terracon Consultants
6949 South High Tech Drive
Midvale, UT 84047

Dear Mr. Murphy:

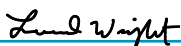
Re: Utah Asbestos Program Individual Certification Card

The Utah Division of Air Quality (DAQ) has reviewed your Utah Asbestos Program Certification Application for Individuals and we are pleased to inform you that your application has been approved. Your new asbestos program individual certification card is enclosed with this letter and this card is the sole method of individual certification documentation that you will receive from the DAQ. Please note that if a physical card is not attached, it will be forthcoming. Please keep this letter as proof of current certification.

Please check the information on your asbestos program certification card carefully. Please confirm that the photograph, name, and certification discipline(s) are correct. Also, please remember to keep your current asbestos program certification card with you at all times when you are performing regulated asbestos work activities.

Please contact Tamie Call at (385) 227-1055 or at twcall@utah.gov if you have any questions regarding this letter or the enclosed asbestos program certification card.

Sincerely,


Leonard Wright (Mar 11, 2021 13:28 MST)

Leonard Wright, Manager
Air Toxics, Lead-Based Paint, and Asbestos Section

LW:TC:lr



State of Utah

SPENCER J. COX
Governor

DEIDRE HENDERSON
Lieutenant Governor

Department of
Environmental Quality

Kimberly D. Shelley
Interim Executive Director

DIVISION OF AIR QUALITY
Bryce C. Bird
Director

Utah Asbestos Certification



Tyler Koch
ASB-7211

Inspector (Exp. 01/08/2022)



Director, Utah Division of Air Quality

January 27, 2021

DAQA-001-21

Tyler Koch
Terracon Consultants
6949 South High Tech Drive, Suite 100
Midvale, UT 84047

Dear Mr. Koch:

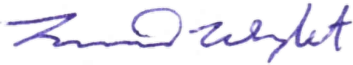
Re: Utah Asbestos Program Individual Certification Card

The Utah Division of Air Quality (DAQ) has reviewed your Utah Asbestos Program Certification Application for Individuals and we are pleased to inform you that your application has been approved. Your new asbestos program individual certification card is enclosed with this letter and this card is the sole method of individual certification documentation that you will receive from the DAQ.

Please check the information on your asbestos program certification card carefully. Please confirm that the photograph, name, and certification discipline(s) are correct. Also, please remember to keep your current asbestos program certification card with you at all times when you are performing regulated asbestos work activities.

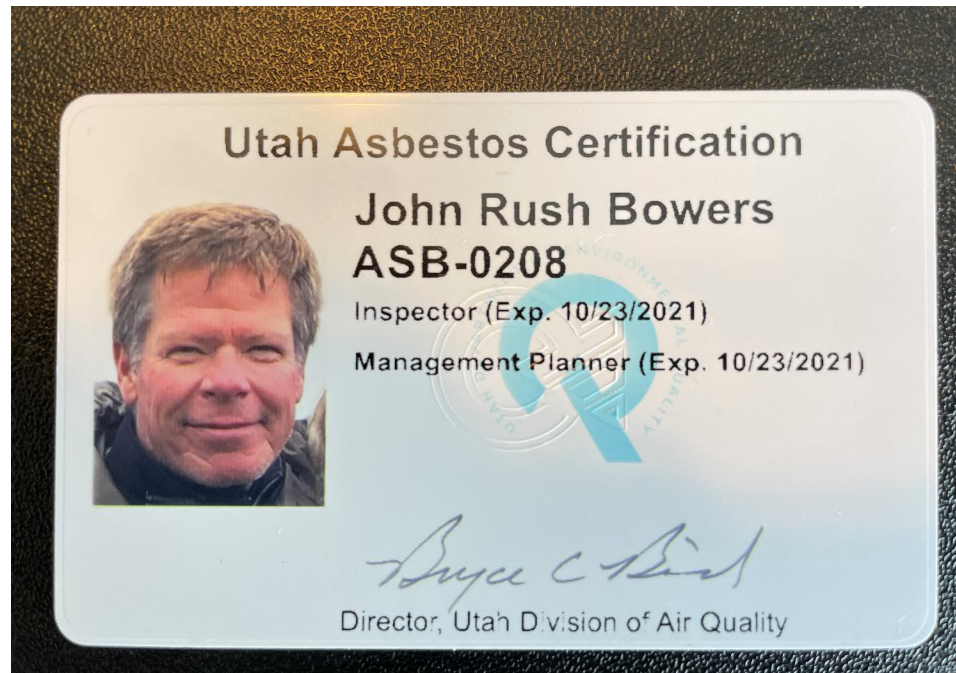
Please contact Tamie Call at (385) 227-1055 or at twcall@utah.gov if you have any questions regarding this letter or the enclosed asbestos program certification card.

Sincerely,



Leonard Wright, Manager
Air Toxics, Lead-Based Paint, and Asbestos Section

LW:TC:lr



Historic Preservation Board Staff Report

Subject: 1002.5 Norfolk Avenue
Application: PL-21-04761
Author: Aiden Lillie
Date: August 31, 2021
Type of Item: Administrative



Recommendation

Open a public hearing and continue the item to October 6, 2021.

Description

Applicant:	Terence Scheckter, represented by Jonathan DeGray
Location:	1002.5 Norfolk Avenue
Zoning District:	Historic Residential – 1 Zoning District
Adjacent Land Uses:	Residential
Reason for Review:	Land Management Code (LMC) § 15-11-14 Disassembly and Reassembly of a Historic Building

Summary

The Applicant is proposing Material Deconstruction and Temporary Relocation and Disassembly and Reassembly for the Landmark Historic Site to accommodate structural upgrades and a rear addition.

The reason for the continuation is to allow for enough time to obtain a Licensed Structural Engineer's Report certifying that the Historic Building can be successfully relocated per [LMC 15-11-13](#).

Historic Preservation Board Staff Report

Subject: Historic Sites Inventory Update
Application: PL-21-04939
Author: Rebecca Ward
Date: September 1, 2021
Type of Item: Legislative - Land Management Code Amendment



Recommendation

(I) Review the proposed Land Management Code Amendments to make technical updates to existing listings on the Park City Historic Sites Inventory; (II) conduct a public hearing; and (III) consider forwarding a positive recommendation for the Planning Commission's consideration on September 22, 2021, and the City Council's consideration on October 28, 2021, of the Draft Ordinance No. 2021-XX (Exhibit A).

Description

Applicant: Planning Department
Reason for Review: The Historic Preservation Board makes recommendations to the Planning Commission and City Council regarding ordinances that may encourage Historic preservation

Background

The Rossie Hill Drive Landmark Historic Sites

The proposed Land Management Code amendments update the Historic Sites Inventory to reflect the new Landmark Rossie Hill addresses. No change to the Landmark Status of the Sites is proposed.

The Park City Historic Sites Inventory designates three Rossie Hill Drive properties Landmark Historic Sites. To further protect the Rossie Hill Landmark properties, in 2017, the City Council adopted [Ordinance No. 2017-05](#), rezoning these properties from Residential – Medium to Historic Residential Low – Density to reduce density from potentially as many as 24 units to five Single-Family Lots, and to create a Recreation Open Space buffer between Deer Valley Drive and Rossie Hill Drive.

On January 9, 2020, the City Council adopted [Ordinance No. 2020-02](#), approving the Lilac Hill East Subdivision, creating three Lots for the Landmark Historic Structures, and two Lots for new Single-Family Dwelling development (Exhibit B). As part of the Subdivision process, the Summit County GIS Specialist assigned new addresses to the Landmark Historic Sites to accommodate two new Lots behind the Historic Sites accessed by a new private driveway.

Staff highlighted features of the recorded Lilac Hill East Subdivision plat below, showing the three Landmark Historic Sites in green, the newly created Lots in orange, Rossie Hill Drive in grey, and the private driveway that will access the five Lots in white:



Formerly 622, now
755 Rossie Hill Drive
(Exhibit C)



Formerly 652, now
729 Rossie Hill Drive
(Exhibit D)



Formerly 660, now
741 Rossie Hill Drive
(Exhibit E)

On May 5, 2021, the Historic Preservation Board approved panelization and material deconstruction for 755 Rossie Hill Drive ([Staff Report](#)), denied panelization but approved material deconstruction for 729 Rossie Hill Drive ([Staff Report](#)), and approved material deconstruction of 741 Rossie Hill Drive ([Staff Report](#)) for the rehabilitation of the Landmark Historic Structures, and to accommodate rear additions ([Meeting Minutes](#)). The Rossie Hill projects are now entering the building permit phase. The proposed Land Management Code amendments update the Historic Sites Inventory to reflect the new Landmark Rossie Hill addresses.

1302 Norfolk Avenue – A Significant Historic Site

In 2016, Planning Department staff submitted a Determination of Significance application to nominate 1302 Norfolk Avenue to the Historic Sites Inventory. On January 24, 2017, the property owner applied to demolish the Structure. Staff denied the demolition permit, pending the Historic Preservation Board action on the Determination of Significance application. The property owner appealed the denial of the demolition permit.

The property owner requested review by the Utah Property Rights Ombudsman to determine whether the Structure could be demolished. On March 7, 2017, the Utah Property Rights Ombudsman issued Advisory Opinion 181, finding the demolition permit application was entitled to approval.

On June 7, 2017, the Historic Preservation Board designated 1302 Norfolk Avenue a Significant Historic Site on the Historic Sites Inventory (Exhibit C, 2017 Staff Report; Exhibit D, Meeting Minutes). On June 17, 2017, the property owner appealed the Historic Preservation Board designation.

To prevent demolition of the Structure, the City purchased the property. The Historic Preservation Board's 2017 determination that 1302 Norfolk Avenue is a Significant Historic Site remains valid (Exhibit E, Historic Site Form). However, the Historic Sites Inventory lists 1302 Norfolk Avenue as a Significant Historic Site, pending an appeal. Staff recommends the proposed Land Management Code amendments to clarify that the Historic status of 1302 Norfolk Avenue is no longer under an appeal.

Analysis

The Planning Department maintains the inventory of Historic Sites listed on the Park City Historic Sites Inventory, pursuant to Land Management Code [§ 15-11-10\(B\)](#). The Historic Sites Inventory lists over 400 sites the City Council designated Landmark or Significant, based on the age of the structure, its importance to the community, its Historic Integrity or Essential Historic Form, and its significance in local, regional, or national history, architecture, engineering, or culture associated with the Settlement & Mining Boom Era (1868 – 1893), the Mature Mining Era (1894 – 1930), or the Mining Decline & Emergence of Recreation Industry (1931 – 1962). Consideration of the lives of significant people in Park City, Utah, the region, or nation, the distinctive characteristics of the type, period, or method of construction, and the work of a notable architect, or of a master craftsman are also factors that may contribute to the designation of a Landmark or Significant Historic Site.¹

To further protect designated Landmark and Significant Historic Sites, on August 3, 2017, the City Council enacted [Ordinance No. 2017-42](#), codifying the Historic Sites Inventory in Land Management Code [§ 15-11-10](#) (Exhibit F, 2017 Staff Report and Exhibit G, Meeting Minutes).

The Historic Preservation Board recommends to the Planning Commission and City Council Land Management Code amendments that encourage Historic preservation.² The proposed amendments update the Historic Sites Inventory to reflect the change to the Rossie Hill Drive properties and the status of 1302 Norfolk Avenue, as follows, to clarify the Historic designation for the properties:

[Section 15-11-10\(D\)\(1\):](#)

....

fc. [755 Rossie Hill Drive, formerly](#) 622 Rossie Hill Drive

fd. [729 Rossie Hill Drive, formerly](#) 652 Rossie Hill Drive

fe. [741 Rossie Hill Drive, formerly](#) 660 Rossie Hill Drive

....

and

Section [15-11-10\(D\)\(2\):](#)

....

cr. 1302 Norfolk Avenue* [\[removal of asterisk\]](#)

....

**These properties are currently under appeal for Determination of Significance.*

¹ LMC [§ 15-11-10](#).

² LMC [§ 15-11-5\(D\)](#).

Department Review

The Planning, Engineering, and Legal Departments reviewed this application.

Notice

Staff published notice on the City's website and the Utah Public Notice website on August 18, 2021. The *Park Record* published notice on August 18, 2021.³

Public Input

Staff did not receive any public input at the time this report was published.

Alternatives

- The Historic Preservation Board may forward a positive recommendation for the Planning Commission's consideration on September 22, 2021, and the City Council's consideration on October 28, 2021;
- The Historic Preservation Board may forward a negative recommendation for the Planning Commission's consideration on September 22, 2021, and the City Council's consideration on October 28, 2021, and direct staff to make findings for the denial; or
- The Historic Preservation Board may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Ordinance No. 2021-XX

Exhibit B: Lilac Hill East Subdivision

Exhibit C: June 7, 2017 HPB Staff Report

Exhibit D: June 7, 2017 HPB Meeting Minutes

Exhibit E: 1302 Norfolk Avenue Historic Site Form

Exhibit F: August 3, 2017 City Council Staff Report

Exhibit G: August 3, 2017 City Council Meeting Minutes

³ LMC [§ 15-1-21](#).

DRAFT ORDINANCE 2021-XX

**AN ORDINANCE AMENDING LAND MANAGEMENT CODE § 15-11-10,
PARK CITY HISTORIC SITES INVENTORY TO UPDATE
THE ROSSIE HILL DRIVE LANDMARK HISTORIC SITE ADDRESSES AND
THE STATUS OF 1302 NORFOLK AVENUE**

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

WHEREAS, the Land Management Code implements the goals, objectives, and policies of the Park City General Plan to maintain the quality of life and experiences for City residents and visitors;

WHEREAS, Goal 15 of the Park City General Plan is to preserve the integrity, mass, scale, compatibility, and historic fabric of the nationally and locally designated historic resources and districts for future generations;

WHEREAS, the purposes of the Land Management Code include protecting and enhancing the Historic character of the community and allowing development that encourages preservation of Historic Structures and the integrity of Historic Districts;

WHEREAS, the Park City Historic Sites Inventory lists over 400 sites the City Council designated Landmark or Significant;

WHEREAS, the Historic Preservation Board makes recommendations to the Planning Commission and City Council regarding Land Management Code amendments that encourage Historic preservation;

WHEREAS, the proposed amendments update the Historic Sites Inventory to reflect the address change to the Rossie Hill Drive properties and the status of 1302 Norfolk Avenue;

WHEREAS, on September 1, 2021, the Historic Preservation Board duly noticed and conducted a public hearing on the proposed updates to the Historic Sites Inventory and forwarded a _____ recommendation to the Planning Commission and City Council;

WHEREAS, on September 22, 2021, the Planning Commission duly noticed and conducted a public hearing on the proposed updates to the Historic Sites Inventory and forwarded a _____ recommendation to the City Council;

WHEREAS, on October 28, 2021, the City Council duly noticed and conducted a public hearing on the updates to the Historic Sites Inventory.

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

SECTION 1. MUNICIPAL CODE OF PARK CITY, LAND MANAGEMENT CODE TITLE 15. The recitals above are incorporated herein as findings of fact. Section 15-11-10 is hereby amended as outlined in Attachment 1.

SECTION 2. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

PASSED AND ADOPTED this 28th day of October, 2021

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, Mayor

Attest:

City Recorder

Approved as to form:

City Attorney's Office

1 **15-11-10 Park City Historic Sites Inventory**

2 The City Council may designate Sites to the Historic Sites Inventory as a means of
3 providing recognition to and encouraging the Preservation of Historic Sites in the
4 community. City Council shall make the final determination on all Determination of
5 Significance applications considering the criteria below, with the recommendation of the
6 Historic Preservation Board.

7 **A. CRITERIA FOR DESIGNATING SITES TO THE PARK CITY HISTORIC SITES**
8 **INVENTORY.**

9 1. **LANDMARK SITE.** Any Buildings (main, attached, detached, or public),
10 Accessory Buildings, and/or Structures may be designated to the Historic
11 Sites Inventory as a Landmark Site if the City Council, with a
12 recommendation from the Historic Preservation Board, considers all the
13 criteria listed below:

- 14 a. It is at least fifty (50) years old or if the Site is of exceptional
15 importance to the community; and
16 b. It retains its Historic Integrity in terms of location, design, setting,
17 materials, workmanship, feeling and association as defined by the
18 National Park Service for the National Register of Historic Places;
19 and
20 c. It is significant in local, regional or national history, architecture,
21 engineering or culture associated with at least one (1) of the
22 following:
23

1. An era that has made a significant contribution to the broad patterns of our history; or
2. The lives of Persons significant in the history of the community, state, region, or nation; or
3. The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman.

2. **SIGNIFICANT SITE.** Any Buildings (main, attached, detached or public), Accessory Buildings and/or Structures may be designated to the Historic Sites Inventory as a Significant Site if the City Council, with a recommendation from the Historic Preservation Board, considers all the criteria listed below:

- a. It is at least fifty (50) years old or the Site is of exceptional importance to the community; and
- b. It retains its Essential Historic Form as may be demonstrated but not limited by any of the following:
 1. It previously received a historic grant from the City; or
 2. It was previously listed on the Historic Sites Inventory; or
 3. It was listed as Significant on any reconnaissance or intensive level survey of historic resources; and
- c. It has one (1) or more of the following:

1. It retains its historic scale, context, materials in a manner and degree which can be restored to its Essential Historic Form even if it has non-historic additions; or
2. 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; and
- d. It is important in local or regional history architecture, engineering, or culture associated with at least one (1) of the following:
 1. An era of Historic Importance to the community, or
 2. Lives of Persons who were of Historic importance to the community, or
 3. Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.
3. **CONTRIBUTORY SITE.** Any Buildings (main, attached, detached or public), Accessory Buildings and/or Structures may be designated to the Historic Sites Inventory as a Contributory Site if the City Council, with a recommendation from the Planning Department, considers all the criteria listed below:

- 67 a. The structure is forty (40) years old or older (this includes buildings
68 not historic to Park City that were relocated to prevent demolition);
69 and
70 b. Meets one of the following:
- 71 1. Expresses design characteristics such as mass, scale,
72 composition, materials, treatment, cornice, and/or other
73 architectural features as are Visually Compatible to the
74 Mining Era Residences National Register District; or
75 2. It is important in local or regional history, architecture,
76 engineering, or culture associated with at least one (1) of the
77 following:
- 78 A. An era of Historic importance to the community; or
79 B. Lives of Persons who were of Historic importance to
80 the community, or
81 C. Noteworthy methods of construction, materials, or
82 craftsmanship used during the Historic Period
- 83 c. Contributory structures may be eligible for Historic District Grant
84 funding. Contributory structures are eligible for demolition.
- 85 4. Any Development involving the Reassembly or Reconstruction of a
86 Landmark Site or a Significant Site that is executed pursuant to Sections
87 15-11-14 or 15-11-15 of this code shall remain on the Park City Historic
88 Sites Inventory. Following Reassembly or Reconstruction, the City
89 Council, with a recommendation from the Historic Preservation Board, will

review the project to determine if the work has required a change in the site or structure's historic designation from Landmark to Significant.

B. PROCEDURE FOR DESIGNATING SITES TO THE PARK CITY HISTORIC

SITES INVENTORY. The Planning Department shall maintain an inventory of Historic Sites which reflects the Historic Sites Inventory adopted herein. It is hereby declared that all Buildings (main, attached, detached or public), Accessory Buildings, and/or Structures within Park City, which City Council considers to be in compliance with the criteria found in Sections 15-11-10(A)(1) or 15-11-10(A)(2) are determined to be on the Park City Historic Sites Inventory. Any Owner of a Building (main, attached, detached or public), Accessory Building, and/or Structure, may nominate it for listing in the Park City Historic Sites Inventory. The Planning Department may nominate a Building (main, attached, detached or public), Accessory Building, and/or Structure for listing in the Park City Historic Sites Inventory. The nomination and designation procedures are as follows:

1. **COMPLETE APPLICATION.** The Application shall be on forms as prescribed by the City and shall be filed with the Planning Department. Upon receiving a Complete Application for designation, the Planning staff shall schedule a hearing before the Historic Preservation Board within ninety (90) days.
2. **NOTICE.** Prior to taking action on the Application, the Planning staff shall provide public notice pursuant to Section 15-1-21 of this Code.

112 **3. HEARING AND DECISION.** The Historic Preservation Board will hold a
113 public hearing and will review the Application for compliance with the
114 “Criteria for Designating Historic Sites to the Park City Historic Sites
115 Inventory.” If the Historic Preservation Board finds that the Application
116 complies with the criteria set forth in Section 15-11-10(A)(1) or Section 15-
117 11-10(A)(2), the Building (main, attached, detached or public), Accessory
118 Building, and/or Structure will be recommended to the City Council to be
119 added to the Historic Sites Inventory.

120 **C. REMOVAL OF A SITE FROM THE PARK CITY HISTORIC SITES INVENTORY.**

121 The City Council, with a recommendation from the Historic Preservation Board,
122 may remove a Site from the Historic Sites Inventory. Any Owner of a Site listed
123 on the Park City Historic Sites Inventory may submit an Application for the
124 removal of his/her Site from the Park City Historic Sites Inventory. The Planning
125 Department may submit an Application for the removal of a Site from the Park
126 City Historic Sites Inventory. The criteria and procedures for removing a Site from
127 the Park City Historic Sites Inventory are as follows:

128 **1. CRITERIA FOR REMOVAL.**

- 129 a. The Site no longer meets the criteria set forth in Section 15-11-
130 10(A)(1) or 15-11-10(A)(2) because the qualities that caused it to
131 be originally designated have been lost or destroyed; or
- 132 b. The Building (main, attached, detached, or public) Accessory
133 Building, and/or Structure on the Site has been demolished and will
134 not be reconstructed; or

- c. Additional information indicates that the Building, Accessory Building, and/or Structure on the Site do not comply with the criteria set forth in Section 15-11-10(A)(1) or 15-11-10(A)(2).

2. PROCEDURE FOR REMOVAL.

- a. **Complete Application.** The Application shall be on forms as prescribed by the City and shall be filed with the Planning Department. Upon receiving a Complete Application for removal, the Planning staff shall schedule a hearing before the Historic Preservation Board within ninety (90) days.
- b. **Notice.** Prior to taking action on the Application, the Planning staff shall provide public notice pursuant to Section 15-1-21 of this Code.
- c. **Hearing and Decision.** The Historic Preservation Board will hear testimony from the Applicant and public and will review the Application for compliance with the “Criteria for Designating Historic Sites to the Park City Historic Sites Inventory.” The HPB shall review the Application “de novo” giving no deference to the prior determination. The Applicant has the burden of proof in removing the Site from the inventory. The HPB will make a recommendation to City Council. The City Council will consider and determine whether the proposal complies with the criteria set forth in Section 15-11-10(A)(1) or Section 15-11-10(A)(2), the Building (main, attached, detached, or public) Accessory Building, and/or Structure will be removed from the Historic Sties Inventory.

D. Properties identified on the Historic Sites Inventory are hereby designated by Ordinance as Landmark or Significant. These properties include:

1. Landmark

.....

a. 755 Rossie Hill Drive, formerly 622 Rossie Hill Drive

b. 729 Rossie Hill Drive, formerly 652 Rossie Hill Drive

c. 741 Rossie Hill Drive, formerly 660 Rossie Hill Drive

....

2. Significant

....

a. 1302 Norfolk Avenue* [removal of asterisk]

....



Historic Preservation Board Staff Report

Planning Department

Author: Anya Grahn, Historic Preservation Planner
Subject: Historic Sites Inventory
Address: 1302 Norfolk Avenue
Project Number: PL-16-03181
Date: June 7, 2017
Type of Item: Administrative – Determination of Significance for House

Summary Recommendation:

Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and designate the house at 1302 Norfolk as a Significant structure on the Park City Historic Sites Inventory (HSI) in accordance with the attached findings of fact and conclusions of law.

Topic:

Project Name: 1302 Norfolk Avenue
Applicant: Park City Planning Department
Owners: 418 Centennial Circle LLC
Proposal: Determination of Significance

Background:

The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, currently 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. Since 2009, according to LMC 15-11-10(B), staff has reviewed Determination of Significance (DOS) applications with the HPB on a case-by-case basis in order to keep the Historic Sites Inventory (HSI) current.

Staff has been reviewing Summit County Tax Records and working with our consultant, CRSA with input from the Park City Historical Society and Museum to identify those sites that may be designated as Landmark or Significant on the City's Historic Sites Inventory (HSI), but were not included on prior reconnaissance and intensive level surveys. The 1982 Historic District Architectural Survey only surveyed properties on Norfolk Avenue to 12th Street, and this property was outside that survey's boundaries. It was also not reviewed as part of the 2008-2009 reconnaissance level survey that created our adopted Historic Sites Inventory.

On May 17, 2016, the Planning Department submitted an application for a Determination of Significance for this site. Per [LMC 15-11-10\(B\)](#), any Owner of a Building (main, attached, detached or public), Accessory Building, and/or Structure, may nominate it for listing in the Park City Historic Sites Inventory. The Planning Department may nominate a Building (main, attached, detached or public), Accessory Building, and/or Structure for listing in the Park City Historic Sites Inventory. Staff sent a notification letter to the owner on May 19, 2016 (Exhibit B), informing them that we were

reviewing the property for historical significance; the letter was mailed to the owner's address identified on the Summit County Recorder's website.

Per LMC 15-11-10, the Historic Preservation Board (HPB) may designate Sites to the Historic Sites Inventory as a means of providing recognition to and encouraging the Preservation of Historic Sites in the community. Staff scheduled the DOS application for 1302 Norfolk for the July 20, 2016, HPB meeting.

We did not initially have the contact information of the owner, Zelda Marzec, and had to communicate to her through her tenant, Ed Parigian. Through these communications, we offered to continue the item to the August 4, 2016, HPB meeting in an effort to have additional time to meet with the owner. By July 27, 2017, we were in communication with owner Zelda Marzec, attorney Jodi Hoffman, and architect Rick Brighton. Based on their request, we agreed to continue the DOS to the September 7, 2016, HPB meeting so that we could meet and discuss the historic designation and development opportunities of this site further with the owner's representatives. We did so on August 4, 2016.

Due to a lack of quorum, the September 7th HPB meeting was cancelled. On August 25, 2017, Jodi Hoffman emailed staff to request that we continue the item to a date uncertain. We did so at that October 5, 2016, HPB meeting. Staff has not moved forward with this application as the owners were exploring development opportunities and sale of the property.

On January 24, 2017, the Building Department received a demolition permit to demolish the house at 1302 Norfolk Avenue. On January 31, 2017, staff emailed the owners to inform them that we could not sign off on the demolition permit until the DOS had been heard by the HPB. On February 7, 2017, Jodi Hoffman emailed Community Development Director Anne Laurent protesting staff's email and requesting the Planning Department to sign off on the building permit.

On February 16, 2017, Anne Laurent emailed Jodi Hoffman that the DOS application pre-dated the demolition request and therefore, the demolition permit could not be issued until the DOS had been heard. Ms. Laurent denied the demolition permit and informed the applicant that we would be moving forward with the DOS application at the next available HPB meeting.

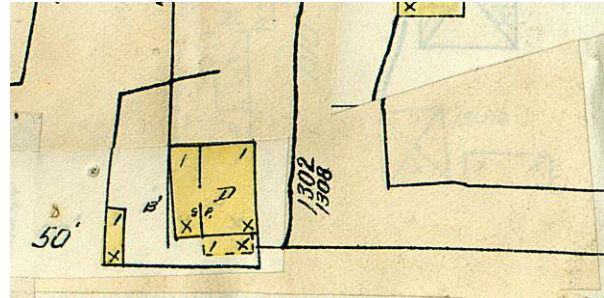
The ten (10) day appeal period of the Community Development Director's determination expired on February 26; however, because February 26 was a Sunday, the final appeal date was Monday, February 27th. On February 27th, the Planning Department received an appeal of the Community Development Director's determination to deny the demolition permit for 1302 Norfolk Avenue. This appeal is scheduled for review by the Planning Commission on June 14, 2017.

History of the Structure:

Originally, this site was occupied by a hall-parlor house that sat at the very edge of the northeast corner of the intersection at 13th Street and Norfolk Avenue. The road was not constructed in the right-of-way, according to the 1927 Sanborn Fire Insurance Map, and the house had an associated wood-frame shed located within the platted Norfolk Avenue right-of-way. The historic photograph from c.1927 shows the original house and the shed on this property. The lot is enclosed by a wire fence, also represented on the 1927 Sanborn Map. All evidence suggests that the original house was demolished before the current house was constructed.



Historic Photograph of 1302 Norfolk



1927 Sanborn Map

According to the Summit County Recorder's Office, the existing house at 1302 Norfolk was constructed in 1932 at the beginning of the Mining Decline & Emergence of Recreation Industry Era (1931-1962). At this time, the land belonged to the Ontario Mining Company. It is unclear whether the house was built by squatters on the Ontario Mining Company-owned land, or if the house was constructed by the mining company.

Gordon E. Tessman purchased the property which included the house from the Ontario Mining Company in 1935. Tessman (1899-1962) served in the US Navy during World War I; letters sent home to his mother during this period document his military tour of Italy, Austria, and Greece and the letters were published in the Park Record in 1919. He married Mirian Gibson (sometimes "Miriam") in 1922 when he returned home from the Great War. Tessman also served at least two terms as a Park City Councilman from approximately 1933-1937. The 1940 census shows Tessman and his wife Miriam living in Park City with their three children: Margaret, Earl, and Barbara. In addition to serving as the commander of the Park City Post of the Veterans of Foreign Wars, Tessman also worked as a radio service and repairman in 1947. At the time of his death in 1962, he was the custodian at the Park City Post Office.

Tessman sold the property to Ernest De Jonghe in 1937. De Jonghe (1904-1970) was born in Rouler, Belgium, but immigrated with his family to the United States in 1906. He came to Park City in 1908 and spent most of his life here. In addition to attending the Park City schools, De Jonghe was also a miner at the Spiro Tunnel, stationary engineer at the west end shaft of the Spiro Tunnel, and shift boss at the Silver King over the course of his mining career. He later moved to Los Angeles, California, and retired as a plumber there in 1968. He died in 1970 of lung cancer.

Frank and Dorothy Carpenter purchased the property from Ernest De Jonghe in June 1944. Frank Carpenter (1923-1972) was a member of the LDS Church, World War II Veteran, and owner and operator of Bill's Inc. Dorothy Carpenter was the Field Director for the Girl Scouts in 1957. They sold the house to Julian M. and Alice E. Hibbert in January 1945. It is unclear if the Carpenters ever lived in the house.

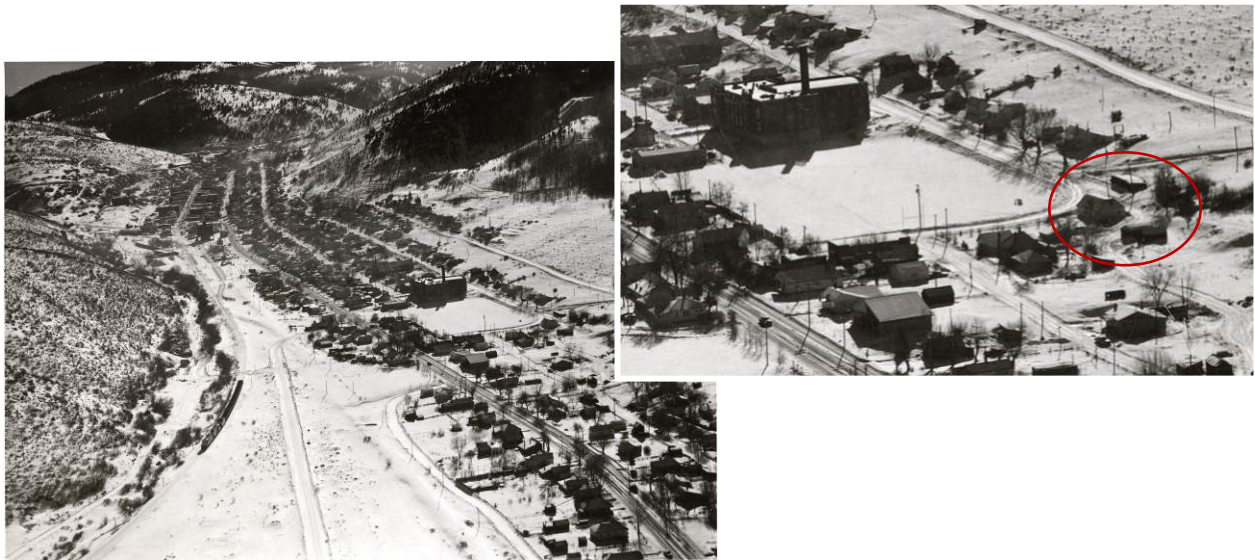
Julian Hibbert (1909-1990) had a long career with the Park City School District. In 1940, he was in the English Department at the Park City High School. He taught eighth grade in 1941, and was principal at the Marsac School in 1943. He married Alice Hibbert (1914-1991) in 1940. The couple had four children: Wynn Hibbert, Kim Hibbert, Phillip Hibbert, and Clinton Hibbert. The couple was residing in Idaho at the time of their deaths. The Hibberts sold the house at 1302 Norfolk to Harold Taylor, a single man, in May 1950.

From 1950 until 1984, the ownership of the house is unclear. The tax cards do not show Harold Taylor as the owner; however, the handwritten owner's name is not legible on the 1968 tax card. In October 1981, Western Savings and Loan sold the property to Lowell A. Brown, Jr., Dan Clark, and Brent Gold. The house was then owned by Park City Municipal Corporation from April 1982 until it was sold to Edwin and Zelda Marzec in 1984. The Marzecs sold the property to the current owner, 418 Centennial Circle, in 2013.

Historic 1940s photograph of students from the Park City High School depict the house in the background:



1947 Photograph courtesy of the Park City Museum & Historical Society.



This aerial photograph from the 1940s also depicts the house. Photo courtesy of the Park City Historical Society & Museum.

The house was constructed as an early interpretation of the Colonial style ranch that was popularized as post-war housing after World War II. The house is one-story in height with a low-pitch roof and it is nearly square in form with a length-to-width ratio of less than 2:1. The gable on the façade (east) elevation was shallow and the house has clipped gables on the side elevations. The house is characterized by its picture windows and front bay window. The siding materials are consistent with those typical of the era—wide horizontal siding and wide vertical siding on the gables.

The house was photographed as part of the c.1968 tax assessment and appears largely as it does today. The tax card notes that the house had been remodeled in 1967 and a new addition was constructed on the north elevation. Shingle shakes had been installed over the siding and the building had a metal roof. A patio and garage had also been constructed by this time. This is consistent with the tax photo from this period:



c.1968 Tax Photo. Photo courtesy of the Park City Museum & Historical Society.

The house has remained largely unchanged since this time. Historically, the house faced the road to the east. Since the 1960s, however, Norfolk Avenue has been shifted and built on its platted right-of-way. The rear of the house now faces Norfolk Avenue. The window and door openings appear to be largely unchanged since the 1940s photographs as well as the 1968 tax photo above. The original gable over the front entrance was modified to a shed dormer sometime after 1967. The siding appears to be the same as that shown in the c.1968 photograph. A re-roof was approved in 1998, and a business license was approved in 2012 for the “Green Machine.” There have been no previous DOS applications for this site.



Current photograph of the east elevation of the house (formerly the façade)



Google Maps image of the property showing the façade (east elevation) and side (south) elevation.

It is not unusual for sites developed during Park City’s historic periods to be located outside of the H-zoning districts. The historic mine sites are generally located in the Recreation Open Space (ROS) District, and staff has found a total of 23 designated

historic residential sites that are outside of the H-Districts. These include:

- 555 Deer Valley Drive
- 560 Deer Valley Drive
- 577 Deer Valley Drive
- 595 Deer Valley Loop Road
- 632 Deer Valley Loop Road
- 2465 Doc Holliday Drive
- 3000 Highway 224
- 2780 Kearns Boulevard
- 1400 Lucky John Drive
- 2245 Monitor Drive
- 2414 Monitor Drive
- 1259 Norfolk Avenue (listed in 2016)
- 1255 Park Avenue
- 1354 Park Avenue
- 1503 Park Avenue
- 622 Rossie Hill Drive
- 652 Rossie Hill Drive
- 660 Rossie Hill Drive
- 601 Sunnyside Drive
- 1895 Three Kings Drive
- 1323 Woodside Avenue
- 1439 Woodside Avenue
- 1445 Woodside Avenue
- 1455 Woodside Avenue
- Glenwood Cemetery
- Mine sites

(A total list of 25 sites is available on page 55 of the [Design Guidelines](#); the properties at 622, 652, and 660 Rossie Hill Drive were recently rezoned Historic Residential Low-Density (HRL).)

The City has found that it is in the public's interest to preserve Park City's past by designating sites to the City's Historic Sites Inventory (HSI). The Historic District Commission was established in 1981 and reorganized as the HPB with a revised role in 2009. Reconnaissance level surveys to identify National Register-eligible historic resources in Park City were completed in April 1982 by Ellen Beasley and in 1995 by Allen Roberts. In 2009, a new reconnaissance level survey was completed by Preservation Solutions which led to the development of the current Historic Sites Inventory (HSI), and most recently, CRSA completed an intensive level survey in 2015. The Main Street Historic District was listed on the National Register of Historic Places in 1979 and the Mining Boom Era Residences Thematic District in 1984.

Analysis and Discussion:

The Historic Preservation Board is authorized by Title 15-11-5(I) to review and take action on the designation of sites within the Historic Sites Inventory (HSI). The Historic Preservation Board may designate sites to the Historic Sites Inventory as a means of providing recognition to and encouraging the preservation of historic sites in the community (LMC 15-11-10). Land Management Code Section 15-11-10(A) sets forth the criteria for designating sites to the Park City Historic Sites Inventory (HSI). The structure is currently identified as "Landmark" on the Historic Site Form.

Staff finds that the site would not meet the criteria for Landmark designation, based on the following:

LANDMARK SITE. Any Buildings (main, attached, detached, or public), Accessory Buildings, and/or Structures may be designated to the Historic Sites Inventory as a Landmark Site if the Planning Department finds it meets all the criteria listed below:

(a) It is at least fifty (50) years old or has achieved Significance or if the Site is of exceptional importance to the community; and

Complies. Per the Summit County Recorder's Office, the building was constructed in 1932, making the structure 84 years old.

(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. Historically, this house had a projecting gable over the bay window and entry door on the east façade. Sometime after 1968, this gable was modified to create a shed-roof dormer. While minor, this change to the original roof form does detract from the historic integrity of the structure as the change was made to the character-defining façade outside of the period of significance. Staff finds that this minor alteration would generally preclude the site from being individually listed on the National Register of Historic Places.

Further, the Mining Boom Era Residences Thematic District, listed on the National Register of Historic Places in 1984, includes residential structures throughout Park City built during the mining boom period (1872-1929) that were found to be both architecturally and historically significant. Built after 1929 in a more contemporary style consistent with World War II-era architecture, the historic house at 1302 Norfolk does not contribute to the significance of the City's Mining Boom Era Residences Thematic District.

(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. The historic house at this site contributes to the Mining Decline and Emergence of the Recreation Industry (1931-1962) as the house was constructed in 1932. This is one of only two houses constructed during this era, the other being located at [1060 Park Avenue](#). The Depression Era cottage was constructed in a style commonly seen throughout Utah in the mid-20th Century and in a style typical of World War II-era housing; it is significant as it predated the trend to construct ranch style houses that came after the war. Additionally, the house was owned by prominent Park City residents, such as former City Councilman Gordon Tessman; Ernest DeJonge, a miner at the Silver King; local businessman Frank Carpenter; and former Marsac School principal Julian Hibbert.

In order to be included on the HSI, the Historic Preservation Board will need to determine that the building meets the criteria for Significant, as outlined below:

SIGNIFICANT SITE. Any Buildings (main, attached, detached or public), Accessory Buildings and/or Structures may be designated to the Historic Sites Inventory as a Significant Site if the Planning Department finds it meets all the criteria listed below:

(a) It is at least fifty (50) years old or the Site is of exceptional importance to the community; and

Complies. The house was constructed in 1932 and is 84 years old.

(b) It retains its Essential 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. With the exception of the non-historic dormer on the east (façade) elevation, the house retains its Essential Historical Form. There have been only minor alterations to the Essential Historical Form, such as the modification of the projecting gable to a shed dormer on the façade (west elevation) of the historic house and the construction of an addition on the north elevation c.1967.

The house has not previously received a historic grant from the City. It had not been listed on the Historic Sites Inventory, originally adopted in 2009, nor was it identified on any previous reconnaissance or intensive level survey of historic resources.

(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. As previously outlined, the Essential Historical Form of the building has been largely preserved. There have been only minor changes to the original windows, including the replacement of two (2) attic windows with new vinyl sliding windows on the north and south elevations. Sometime after 1967, the original projecting gable above the front door was replaced with a shed dormer and an addition was constructed on the north elevation. These modifications are reversible, and the house retains its historic scale, context, and materials in a manner and degree which can be restored to its Essential Historical Form. The house also reflects the Historical and Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, and treatment. It is Visually Compatible to the Mining Era residences National Register District, though its period of significance is the Mining Decline and Emergence of the Recreation Industry (1931-1962).

(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. The historic house at this site contributes to the Mining Decline and Emergence of the Recreation Industry (1931-1962). After World War I, labor strikes were common in Park City and the mining industry began to decline. Park City's economy struggled during the Great Depression, and it was uncommon throughout the country for new housing to be built. This house was constructed in the midst of the Great Depression in 1932. The house contributes to Park City's history during the era of mining decline and is also noteworthy for its methods of construction, materials, and craftsmanship as the house as an early interpretation of the Colonial style ranch that was popularized in post-war housing after World War II. Finally, the house was owned by prominent Park City residents, such as former City Councilman Gordon Tessman; Ernest DeJonge, a miner at the Silver King; local businessman Frank Carpenter; and former Marsac School principal Julian Hibbert.

Process:

The HPB may hear testimony from the applicant and the public and will review the Application for compliance with the "Criteria for Designating Historic Sites to the Park

City Historic Sites Inventory.” The HPB shall forward a copy of its written findings to the Owner and/or Applicant.

The Applicant or any party participating in the hearing may appeal the Historic Preservation Board decision to the Board of Adjustment. Appeal requests shall be submitted to the Planning Department ten (10) days of the Historic Preservation Board decision. Appeals shall be reviewed de novo (anew).

Notice:

On July 18, 2016, Legal Notice of this public hearing was published in the Park Record, according to the requirements of the Land Management Code. Staff also sent a mailing notice to the property owner and property owners within 100 feet on July 6, 2016 and posted the property on July 6, 2016.

Public Input:

A public hearing, conducted by the Historic Preservation Board, is required prior to adding sites to or removing sites from the Historic Sites Inventory. The public hearing for the recommended action was properly and legally noticed as required by the Land Management Code. No public input was received at the time of writing this report.

Alternatives:

- Conduct a public hearing on the Site described herein and designate the Site as historic on the Historic Sites Inventory based on the findings of fact and conclusions of law set forth in the staff report.
- Conduct a public hearing and reject inclusion of the Site on the Historic Sites Inventory, providing specific findings of fact and conclusions of law for the action.
- Continue the action to a date certain.

Significant Impacts:

The house is currently not designated as historic on the City’s Historic Sites Inventory. If the site is designated as “Significant” on the HSI, any alterations must comply with the Design Guidelines for Historic Sites; the site will be eligible for the Historic District Grant Program. Should the structure not be listed on the HSI, the structure will be eligible for demolition. The owners have submitted for a demolition permit.

Countervailing public interest

Historic character is one of four core Park City values. Park City protects historic buildings to “[p]reserve a strong sense of place, character and heritage.” (General Plan 2014, p. 104). The Park City Land Management Code 15-11-9 .states that “It is deemed to be in the interest of the citizens of Park City, as well as the State of Utah, to encourage the preservation of Buildings, Structures, and Sites of Historic Significance in Park City. These Buildings, Structures, and Sites are among the City’s most important cultural, educational, and economic assets. In order that they are not lost through neglect, Demolition, expansion or change within the City, the preservation of Historic Sites, Buildings, and Structures is required.” Therefore, if this structure is found to be a

significant site then prohibiting its demolition (except for under a Certificate of Demolition process) would be a compelling countervailing public interest.

Recommendation:

Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and designated the house at 1302 Norfolk as a Significant structure on the Park City Historic Sites Inventory (HSI) in accordance with the attached findings of fact and conclusions of law.

Finding of Fact:

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. Historic character is one of four core Park City values. Park City protects historic buildings to “[p]reserve a strong sense of place, character and heritage.” (General Plan 2014, p. 104).
3. The Park City Land Management Code 15-11-9 .states that “It is deemed to be in the interest of the citizens of Park City, as well as the State of Utah, to encourage the preservation of Buildings, Structures, and Sites of Historic Significance in Park City. These Buildings, Structures, and Sites are among the City’s most important cultural, educational, and economic assets. In order that they are not lost through neglect, Demolition, expansion or change within the City, the preservation of Historic Sites, Buildings, and Structures is required.”
4. The house at 1302 Norfolk is within the Recreation Commercial (RC) zoning district.
5. In December 2015, City Council amended the Land Management Code to expand the criteria for what structures qualify to be landmark and significant sites.
6. On May 17, 2016, the Planning Department submitted an application for a Determination of Significance for this site pursuant to [LMC 15-11-10\(B\)](#),
7. On January 24, 2017, the Building Department received a demolition permit to demolish the house at 1302 Norfolk Avenue.
8. There is a wood-frame house located at 1302 Norfolk Avenue.
9. According to the Summit County Recorder’s Office, the current house was constructed in 1932.
10. Originally, there was a wood-frame hall-parlor house at this site that is documented by the 1927 Sanborn Fire Insurance Map; however, this house was demolished after 1927 and before the present house was constructed in 1932.
11. The 1932 retains its Essential Historical Form. The house was constructed in an early interpretation of the Colonial style ranch form that was popularized in post-World War II housing. The house is characterized by its low, one-story height, its nearly square form with a length-to-width ratio of less than 2:1, clipped gables on the side elevations, corner window openings, and wide vertical and horizontal siding.

12. Only minor alterations have occurred to the house. The house was renovated in 1967 and a new addition was constructed to the north elevation. Sometime after 1967, the shallow gable dormer above the front door was replaced with a new shed-roof dormer. The two (2) attic windows on the north and south elevations were replaced with vinyl windows sometime after 1967 and the house was re-roofed in 1998.
13. The house was constructed in 1932 and is 84 years old.
14. The historic house at this site contributes the Mining Decline and Emergence of the Recreation Industry (1931-1962).
15. The house retains its Essential Historic Form as there have been only minor alterations to the original form such as the 1967 addition on the north elevation and the change to the original gable dormer after 1967.
16. The house retains its historic scale, context, materials in a manner and degree which can be restored to the Essential Historical Form even if it has non-historic additions; the shed dormer on the east elevation could be removed the gable dormer restored.
17. The house reflects the Historical and Architectural character of the site and district through its mass, scale, composition, materials, treatment, and other architectural features that are Visually Compatible to the Mining Era Residences National Register District. The Depression Era cottage was constructed in a style commonly seen throughout Utah in the mid-20th Century and in a style typical of World War II-era housing.
18. The house was owned by prominent Park City residents, such as former City Councilman Gordon Tessman; Ernest DeJonge, a miner at the Silver King; local businessman Frank Carpenter; and former Marsac School principal Julian Hibbert.
19. The modification of the gable to a shed dormer on the façade have made the structure ineligible for an individual listing on the National Register of Historic Places.
20. Although the house meets the criteria for a Significant site, the house at 1302 Norfolk does not meet the standards for "Landmark" designation as it is not eligible for the National Register of Historic Places; however, it does meet the criteria for "Significant" due to its age; retention of its Essential Historical Form; reflection of the Historical and Architectural character of the site and district through design characteristics such as its mass, scale, composition, materials, treatment, and other architectural features that are Visually Compatible to the Mining Era Residences National Register District; and its importance in local and regional history, architecture, and culture.

Conclusions of Law:

1. The existing house located at 1302 Norfolk Avenue 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 existing house at 1302 Norfolk meets 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; and **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; or*
 - (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; and **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.***
3. As a significant site, prevention of the demolition of the structure is a compelling countervailing public interest

Exhibits:

Exhibit A – Proposed Historic Site Form

Exhibit B – Notice Letter to Property Owner

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Planner Grahm had emailed the Board members asking for their availability on July 19th. The July meeting had to be moved from July 5th due to the holiday schedule. She asked anyone who had not responded to let her know whether or not they would be able to attend to make sure they would have a quorum.

Planner Grahm stated that in the past the Staff committed to sharing event information with the Board regarding the unveiling of the McPolin Barn and interior tours. She noted that the Friends of the Farm was hosting the "Your Barn Door is Open" event on June 24th from 5:30 to 8:30. Tickets could be purchased online.

Planner Grahm thanked everyone who participated in the Vernacular Architecture Forum Conference last Thursday. It was very helpful to have them as volunteers, opening up their houses and buildings. Everyone appreciated the efforts and had a good time.

Director Erickson believed they were close to having a quorum on July 19th. He suggested that the Board put that date in their calendar; however, if they lack a quorum the meeting would be postponed to the regular meeting in August. He pointed out that the August agenda was already full and it would be best if they could plan to meet in July.

Director Erickson announced that the City Council had postponed the quarterly update with the HPB to June 29th.

Director Erickson reported that there were nine candidates for the Historic Preservation Board. Seven candidates would be interviewed and two current Board members would be reappointed. The interviews may not be scheduled until the end of July.

REGULAR AGENDA – Discussion, Public Hearing and Possible Action

1. 1302 Norfolk Avenue – Determination of Significance
(Application PL-16-03181)

Planner Grahm introduced Jodi Hoffman and Rick Brighton, who were representing the owner this evening.

Planner Grahm reported that the Staff has been working with CRSA and the Park City Museum, as well as doing their own research on the Summit County Recorder's website, to make sure they were capturing all the historic sites in Park City and creating as complete an inventory as possible. Planner Grahm stated

that the Planning Department initially filed an application for determination of Significance in May of 2016, and they have been working with the owner to continue that as they look at development opportunities.

Planner Grahm provided a brief history of the building. It was initially constructed as a hall-parlor during the mining era. She presented a photo showing a fence around the structure in the 1927 Sanborn map. They know from the photograph which direction the house was facing. The location of Norfolk was actually platted, however; Planner Grahm assumed that when the house was built the road was in a different location, which is why the house was oriented as it was. She thought it was important to note that there was a previous house on the site. According to the Summit County Recorder, the existing house on the site was built in 1932. She presented a 1940's photo showing the house in the background of the Park City High School.

Planner Grahm stated that the house was built during the mining decline and the emergence of the recreation industry, which was the historic period from 1931 to 1962. Because it was built on Ontario Mining Claims, they had to piece together a title search at the Summit County Recorder's Office. Planner Grahm reported that their research found that it was either built on land owned by the Ontario Mining Company at the time, or possibly squatters had built on it, or it may have been constructed by the Mining Company itself.

Planner Grahm presented a tax photo from 1968 showing what the house looked like at that time. It is a typical ranch home that was been seen in post-war housing. This house is unique because being in 1932, it was built during the Great Depression, but it was also built at a time when no one was investing in Park City because of the Depression and the Mining Decline. Planner Grahm outlined the features of post-war housing, such as the low profile of the house, the rectangular to square shape, modern windows compare to the traditional double-hung windows previously seen, an attic feature that later became a second story for the house. She pointed out that the house has modified over the years. In 1967 the dormer above the door actually became a shed, and the living space and the upstairs was either added or expanded. Planner Grahm remarked that the house historically faced east, evidenced by the primary front entrance, even though the entrance is now in the back yard and Norfolk had been relocated to where it was built.

Planner Grahm stated that it was not unusual for houses to be located outside of the Historic Zoning Districts. Currently, there are approximately 25, not including the mine sites. She noted that a house constructed in 1946 at 1060 Park Avenue constructed in 1946 is listed on the HSI and designated as part of the mining decline and the emergence of the recreation industry era.

Planner Grahn reported that the Staff did not believe this house meets the criteria to be a Landmark site. Changes have occurred to the exterior of the building and it is not in its original state. She noted that the National Register of Historic Places, nominations for the Mining Boom Era and Thematic Residences District was initiated in 1984 and had a final date of 1929. This came after that. The house differs in architecture from what was typically seen during the Vernacular Victorian Housing Era in Park City. It is more contemporary in form and represents a style of architecture that became more popular after World War II.

Planner Grahn stated that the Staff believed the house met the criteria for a Significant structure. The house was constructed in 1932, which is over 50 years old. Its essential overall form has not been modified significantly. An addition was added in 1967, but the historic form is still evident. The house was never listed on the HSI in the past, and it was overlooked in the reconnaissance level and intensive level surveys. In addition to retaining its essential historic form and only having minor changes, the Staff found that some persons of interest within Park City lived in the home. They were not famous or noteworthy in the grand scheme of State or National history, but they were everyday people in Park City, reflecting the people who were building these houses. She reiterated that it also reflects the mining decline and the emergence of the recreation industry.

Planner Grahn remarked that Jodi Hoffman had prepared an outline of her response to the Staff report that was distributed to the Board just prior to this meeting.

Jodi Hoffman, legal counsel representing the applicant, introduced Rick Brighton, the architect. Ms. Hoffman remarked that years ago she was the City Attorney for Park City, and Rick Brighton has practiced as an architect in Park City for nearly 40 years. Because they both understand Park City, and based on their connection with this site, they would not be here if they had any concerns about this being was a historically Significant home.

Ms. Hoffman remarked that the house is definitely old and no one was contesting that the house did not exist. However, the form of the house did not fit into any kind of categorization. She did not believe it was the colonial ranch style as indicated in the Staff report. It is a two-story structure. The Staff report says that it has a low pitched roof. Ms. Hoffman noted that it was actually a 12:12 pitch roof, which is very steep on the front façade. She stated that the Staff report characterizes this particular house as having a gable on the east elevation that was shallow. Ms. Hoffman remarked that there was not a gable on that corner of the house. It was a tiny pitched roof over the door. In looking at a blown-up photograph, it intersects very low on the front façade of the roof.

Ms. Hoffman clarified that there is evidence that the house was substantially changed as a result of a fire in 1967, and a remodel in 1967 or 1968. She

presented a 1968 photograph showing the result of the remodel and how the house had changed. Ms. Hoffman remarked that the Staff's assessment of this photo was that the change in the original roof form detracts from the historic integrity of the structure as a change to make the character defining façade outside the period of significance. She noted that less than 50 years ago, the historic integrity of the building was changed.

Ms. Hoffman stated that at the same time the historic fabric was replaced with shake shingles. The house has had a metal roof and aluminum windows since 1968. Ms. Hoffman presented a slide showing how the house looks today, and pointed out items that were substantially different from what they saw in the photo from 1968. The dormers are larger, the upper windows are different, and a good sized addition was added. The home sits at least three feet below the rights-of-way and faces inward to the property. It does not face the street. The house is surrounded by very mature landscaping and it has almost no historic fabric. It also has a flat roof. Ms. Hoffman stated that she had researched the Utah Historic Sites data base, and there is no style in Utah in that data base that describes it as anything that meets the historic standard.

Ms. Hoffman stated that the current owner purchased the house in 1976 and remodeled it again. The metal roof was replaced with asphalt shingles. A variety of other materials were replaced as necessary to keep the house sound.

Mr. Hoffman remarked that the Staff report implies that there has been an inexplicable delay or that something was going on. She explained that the owner had commissioned Rick Brighton to design a home for her in Deer Valley. She called Mr. Brighton when she heard that the City was trying to designate her house at 1302 Norfolk as Significant on the Historic Sites Inventory. Since the owner lives in California, Mr. Brighton contacted the Planning Department to find out about it. He was told that there was a thin file and the Staff was interested in having the house considered for designation, but the historic sites had not yet been completed. There was some mention that a carpenter owned the house, and she was unsure whether it was intended to mean Otto Carpenter, who would be a significant historic figure for the emergence of the recreation industry in Park City. Board Member Beatlebrox clarified that Ms. Hoffman was talking about the Otto Carpenter who started Deer Valley. Ms. Hoffman answered yes. That the structure itself was not as important as an association with Otto Carpenter. Ms. Hoffman stated that she had researched everything associated with the house and Otto Carpenter never owned the house or lived there. She later learned from Staff that it was a Frank Carpenter who owned the house for a year. Ms. Hoffman remarked that they would understand the reason for the designation if there was an association with Otto Carpenter. However, since that was not the case, she believed the house was less significant.

Ms. Hoffman later learned that a lot of property surrounding this home was being considered for a very large affordable housing project. Phase I was still on the table and Phase II was upcoming. Ms. Hoffman showed photos of the three-story stacked flats immediately adjacent to this house. She also indicated two and three story homes on the hill immediately above the house. Ms. Hoffman showed the historic context of the house compared to the current context of the house. It is surrounded by stacked flats, hotels, and very large imposing structures. The site is surrounded by the RC zone and the house is in the RC zone. The house is hidden by landscaping and the historic context is gone.

Board Member Beatlebrox referred to the slide showing the affordable housing plan and asked where 1302 Norfolk was located on the scheme. Ms. Hoffman pointed to the house and noted that it was in the midst of an apartment complex with three-story houses on the hillside above it.

Ms. Hoffman stated that after talking with the Staff about the number of projects in the area and the City's assessment of value, it was determined that the value in that area is so high that it was probably not the best use of City funds for affordable housing. The City came back and offered to purchase the house at 1302 Norfolk if the owner was willing to donate 50% of the value. The owner actually looked into it and decided that it was not in her best interest. Ms. Hoffman stated that the owner approached Mr. Brighton years ago to see what she could do with her property. He laid out subdivision plans because aside from the house, there were four fragment parcels that could be subdivided and the lot lines removed to create four 25' x 75' traditional Old Town lots for four homes. The owner was not interested in doing that at the time, but kept it as a future option. Now she does not want her development options precluded by having the house designated as historic, particularly when the house is really not historic and there is no historic context or fabric, or a particular architectural style. In addition, it will be overshadowed by a fairly significant affordable housing project.

Ms. Hoffman remarked that 1302 Norfolk has never been on the HIS nor should it be. However, the City has disassembled properties in the same area that are listed on the HSI to build this affordable housing project, and those structures will be reassembled in another location. The rationale was that the historic context was gone and the structures no longer belonged in their current location.

Ms. Hoffman reviewed the criteria and explained why she disputed the Staff's interpretation of the criteria. She agreed that the house was 50 years old but its current form was not 50 years old due to the number of significant changes. On whether it retained its essential historic form, Ms. Hoffman read the definition of essential historic form, and noted that there was nothing in particular about this home that suggests mining decline era. The house does not retain its historic scale, context, or materials in a manner and degree. The context is gone and the fabric is gone. The essential form is gone. There are no architectural

characteristics of the site, and there is no mining decline ambience left. It is not similar to mining era residences, and it is not appropriate for the National Register District. Regarding its association to local or regional history, architecture, engineering or culture, Ms. Hoffman noted that the structure was built in 1932. Without disparaging people who actually lived there, Ms. Hoffman did not believe they were of significant importance to the community or to this house.

Ms. Hoffman did not believe this house met any of the criteria for Significance other than the fact that it was constructed over 50 years ago.

Board Member Scott referred to page 2 of Ms. Hoffman's response, and asked about the picture showing the gable above the front door. He could not see a difference between that picture and the first picture showing the original structure in the field.

Mr. Brighton pointed out that there was no gable on the original structure shown in the field. There was a bay window on the first story on the south facing part of the house. Ms. Hoffman noted that originally there was a small A-frame over the door probably to stop snow shedding when you walked out the door. However, it did not come up high on the roof as shown in the second picture, which means that the gable was less than 50 years old. Mr. Brighton stated that it was called a clipped gable, but it was actually a flat roof and did not fit the category of a clipped gable. Mr. Brighton could see from the windows on the end that it was always a two-story structure. In his opinion, it was never a one-story ranch style. The colonial style was cottage and not defined as ranch-style. He was unsure where the definitions were coming from. He felt that someone was trying to make this home fit into something that was not representative of what it actually was.

Board Member Beatlebrox noted that according to the Staff report, the Project Planner thought it could be brought back to its original form. Planner Grahm explained that she compared two photographs and noted that the major alterations were the addition that was added after the 1960s, as well as the expansion of the dormer. She believed the dormer could be altered to create the shape that was more consistent with what was alluded to in the picture.

Chair Stephens noted that the picture from 1968 did not have a flat roof. Mr. Brighton thought it did have a flat roof. Ms. Hoffman was not certain. Chair Stephens clarified that if it was a flat roof there would not be a clip with a ridge. With a flat roof the profile where it is clipped on the end would be flat across, but it appears to go right to the ridge. Mr. Brighton referred to the original photo, which showed a flat roof. Ms. Hoffman and the Board thought it was difficult to say for sure. Mr. Brighton could not understand why, if there was a gable, it would be clipped off.

Chair Stephens questioned why it was now considered a 12:12 pitch when before it was a shallow pitch. Ms. Hoffman replied that it was always a 12:12 pitch. Planner Grahm explained that Ms. Hoffman was correct in saying that the pitch is 12:12. When she mentioned the shallow roof forms, she was intending to show that it was characteristic of these homes. It tends to be sunken low on the ends and sits low to the ground. It is not a full second story because you can stand up in the center but not on the ends. Chair Stephens asked if everyone was consistent on the pitch of the roof and that it has not changed. It has always been a two-story since it was built. Mr. Brighton and Ms. Hoffman were only saying that there was not a gable over the front porch in the 1930 version but by 1968 there was a gable. Ms. Hoffman remarked that the Staff's position in the Staff report is that the gable constituted a change that lost the historic integrity of the front façade. Mr. Stephens recalled from the Staff report that it was the gable and an addition that kept the house from Landmark status, but it still met the criteria for Significant. Planner Grahm replied that he was correct.

Chair Stephens understood that at some shingles were put on the exterior. He asked if they were put over the existing material, or if the existing exterior fabric was removed before the shingles were put on. Ms. Hoffman could not answer that question, but she knew for sure that there was a fire and a good portion of the burned material was removed. Ms. Hoffman clarified that it was a fire that led to the 1968 remodel. Chair Stephens asked if she knew the extent of the fire and whether it was an exterior or interior fire. Ms. Hoffman was unsure of the extent, but there were still charred roof members inside the house.

Chair Stephens remarked that the problem is that this house is outside of the traditional historic district; and any time they do a historic home outside of the historic district it does lose its context. Mr. Stephens asked if there were many of these structures left. Planner Grahm did not believe there were many left. There was not a lot of building during the Mining Decline Era, and she thought they had captured everything that was built during the Mining Era. If they move forward they would be looking at ski era buildings, that was another topic for another time.

Board Member Holmgren commented on the status of how to consider people of importance. Not everyone was an Otto Carpenter or a Leland Wilde, and she finds that taking title back is very important. She did it on her house. Including herself, the people who lived in that house they were not well-known names, but they are very important to the history of Park City. Ms. Holmgren thought it was disrespectful to dismiss their importance.

Ms. Hoffman apologized for her previous comment and it was not her intent to be disrespectful. She was trying to say that the people who are listed were listed as found within the primary resources within the City. They are in title, but they are

not tied to the home itself. She stated that Dee Marzec, the current owner, has owned this property for nearly 40 years, but she never lived there. Ms. Hoffman believed there was a difference between someone living there, making it their home, and associating the house with their personality and good works versus just owning it.

Board Member Holmgren believed that owning it and/or living there are important to the history of their fabric. She pointed that that before her, many renters lived in the house she now owns and lives in, and several of them made significant contributions to Park City; yet they are not on the title. She emphasized her concern that they should not be dismissed or shown disrespect so easily. Ms. Hoffman reiterated that it was not her intent.

Chair Stephens asked if the current windows were placed into the same openings. Planner Grahn thought it was difficult to say because of the quality of the photo. Chair Stephens thought they appeared to be the same shape. He asked if the Staff found any evidence when they visited the site. Planner Grahn replied that they viewed the building standing in the right-of-way, so they were not close to the building. Mr. Brighton stated that there is a mish-mash of windows but the size of the window opening size appeared to be the same.

Chair Stephens opened the public hearing.

Ruth Meintsma, a resident at 305 Woodside, addressed context. She referred to the photo of the house in the field that was presented by the applicant. Before she sees anything else, she sees the field. She referred to page 6 of the same presentation, showing the house in the next context surrounded by larger buildings, but the first thing they see is the historic field. Ms. Meintsma stated that the historic field is so important to this community that there was a recent fight to save it. It is valuable property. The context of the field in front of the house disputes the applicant's claim that the context has been lost.

Ms. Meintsma presented an image she had prepared showing the historic structures around the field that were currently on the Historic Sites Inventory. She pointed out that it was a neighborhood around the historic field. Ms. Meintsma read from the proposed revised guidelines that have not yet been adopted, as a way to understand context. "The specific context of each block is an important feature of the historic district. The context of each block shall be considered in its entirety."

Ms. Meintsma referred to the applicant's comment about there not being a particular architectural type or style. The house was built in 1932 and she believed it was vernacular, which means a common man's structure. She thought everyone recognizes how important vernacular is in town, because a forum was held last week to celebrate vernacular. Ms. Meintsma was surprised

by the discussion regarding the flat roof. She noted that there are a few historic flat roofs in town, which are the pyramid roofs that do not come to a point at the top. She thought maybe that was the roof being described for this house.

Ms. Meintsma referred to Criteria C, and noted that the essential historic form of the building has been largely preserved, and the modifications are reversible. She referred to a comment about a moved structure and noted that it was 1323 Woodside. That structure was further in and separated from the field, and the house was moved to the affordable housing section. The house at 1302 is right on the field. Ms. Meintsma disagreed about the importance of people that lived at this house.

Chair Stephens closed the public hearing.

Board Member Hodgkins thought Ms. Meintsma made excellent comments about the field. If the trees were taken down in the corner, they would have a similar view of the house as shown in the 1940s photograph. He thought the façade was important and believed he was seeing a similar façade image in the bottom photograph on page 40 of the Staff report. In his opinion, the house is still there. Another point is that not many structures were built during the 1932-time period, and that is important.

Board Member Scott echoed Board Member Hodgkins. As he walked by the home and then read the Staff report, he found it to be historic because nothing else was being built at the time. He thought the house represented an interesting time period in Park City, and the style and construction of the house was different from the mining shacks. He commented on a handful of other structures in Old Town that were designated Significant that have bays windows and other elements that are represented in the house at 1302 Norfolk.

Mr. Scott understood that the role of the HPB is to determine whether the structure is historic and not so much about the context. Assistant City Attorney replied that context is part of the criteria listed in the Code for a Significant structure. Mr. Scott that he was comfortable with his opinion that this structure is historic.

Board Member Beatlebrox believed that context is important; however, she commented on recent decisions the Board has made about context. Ms. Meintsma had pointed out that very recently the HPB had designated the smaller house in between Chateau Après and the large condos to be on the HSI. She recalled that it was an older house. Planner Grahn stated that it was built during the Mining Era, it was constructed, panelized, and reconstructed. Ms. Beatlebrox noted that there had been a fire in that house and it had been restored with new materials. Since restoration is part of the historic fabric, the HPB deemed it appropriate to be on the HSI list.

Ms. Hoffman commented on the house Ms. Beatlebrox mentioned in her comments, and noted that the owner had applied for and received a historic district grant. Usually, with a historic district grant the applicant signs a façade easement where they agree to have restrictions placed on their home to preserve the historic significance of the home. It was owner initiated rules that must be complied with. Ms. Hoffman pointed out that it was not the case with the house at 1302 Norfolk. No one has asked for a historic grant, nor have they been given a façade easement. She understood the decision that was made for the other house, but in her mind the rationale was that the applicant had availed themselves of the protection of the historic system in Park City to encourage historic preservation. That house was also in a historic zone, as opposed to the RC zone.

Board Member Beatlebrox noted that in the 1400 block of Park Avenue the HPB looked at a house where its essential form had been changed and could not be put back to its original form, and the Board did not put it on the HSI. She recalled another house where the context had changed and they allowed two historic houses to be moved five to eight feet. Those houses remained on the HSI and they cannot be demolished. Ms. Beatlebrox was concerned about the house at 1302 Norfolk being demolished. She noted that the HPB had saved a house on Park Avenue that had an application for a demolition permit. Ms. Beatlebrox thought it was important to be concerned about these historic houses.

Board Member Holmgren was surprised by the comments presented by Jodi Hoffman. She did not see this as a flat roof, and she never has. It looks like it has a flat point on top, but it is not a flat roof. Chair Stephens believed Ms. Holmgren was correct. Mr. Brighton argued that the roof is not a clipped gable by definition.

Board Member Holmgren stated that she walks by this house often and he sees a lot of the old house that can be pulled back out. She agreed with her fellow Board members that the house should be designated as Significant on the HSI.

Chair Stephens stated that Park City has shown a pattern over decades where a property outside of the Historic District has been deemed historic. He believed that in most of those instances it would have lost its context based on what was built around it. There is precedence of deeming something Significant in this type of situation. Chair Stephens believed that they look at properties inside the Historic District a little different than properties outside of the District. He assumed, based on the presentations and the Staff report, that the shingles on the exterior were probably placed over the existing siding. With that in mind, other than the gable, he could still the original form and he believed there was probably historic material underneath. Chair Stephens stated that most of the homes in the Historic District have all had substantial modifications with regards

to windows and doors, sizes and shapes. In this case he thought the windows and doors were consistent even though the materials have been changed. The fact that the roof trusses are chard tells him that the original structure on the outside is still there, because they would not put up a new structure and leave the chard roof members in place. Without any evidence to the contrary, he would keep with that assumption.

Chair Stephens agreed with his fellow Board members that this home is Significant. He could understand why the applicant felt that it was no longer part of the context of the neighborhood, and they continually wrestle with that problem in Park City because of what is built around it. However, it is the purview of the HPB and what they have to look at, and he thought the Staff made a compelling argument that this structure meets the requirements for a Significant designation.

MOTION: Board Member Holmgren moved to designate the house at 1302 Norfolk as a Significant Structure on the Park City Historic Sites Inventory, in accordance with the Findings of Fact and Conclusions of Law found in the Staff report. Randy Scott seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 1302 Norfolk Avenue

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. Historic character is one of four core Park City values. Park City protects historic buildings to “[p]reserve a strong sense of place, character and heritage.” (General Plan 2014, p. 104).
3. The Park City Land Management Code 15-11-9 .states that “It is deemed to be in the interest of the citizens of Park City, as well as the State of Utah, to encourage the preservation of Buildings, Structures, and Sites of Historic Significance in Park City. These Buildings, Structures, and Sites are among the City’s most important cultural, educational, and economic assets. In order that they are not lost through neglect, Demolition, expansion or change within the City, the preservation of Historic Sites, Buildings, and Structures is required.”
4. The house at 1302 Norfolk is within the Recreation Commercial (RC) zoning district.
5. In December 2015, City Council amended the Land Management Code to expand the criteria for what structures qualify to be landmark and significant sites.
6. On May 17, 2016, the Planning Department submitted an application for a Determination of Significance for this site pursuant to LMC 15-11-10(B),
7. On January 24, 2017, the Building Department received a demolition permit to

demolish the house at 1302 Norfolk Avenue.

8. There is a wood-frame house located at 1302 Norfolk Avenue.

9. According to the Summit County Recorder's Office, the current house was constructed in 1932.

10. Originally, there was a wood-frame hall-parlor house at this site that is documented by the 1927 Sanborn Fire Insurance Map; however, this house was demolished after 1927 and before the present house was constructed in 1932.

11. The 1932 retains its Essential Historical Form. The house was constructed in an early interpretation of the Colonial style ranch form that was popularized in post- World War II housing. The house is characterized by its low, one-story height, its nearly square form with a length-to-width ratio of less than 2:1, clipped gables on the side elevations, corner window openings, and wide vertical and horizontal siding.

12. Only minor alterations have occurred to the house. The house was renovated in 1967 and a new addition was constructed to the north elevation. Sometime after 1967, the shallow gable dormer above the front door was replaced with a new shed-roof dormer. The two (2) attic windows on the north and south elevations were replaced with vinyl windows sometime after 1967 and the house was reroofed in 1998.

13. The house was constructed in 1932 and is 84 years old.

14. The historic house at this site contributes the Mining Decline and Emergence of the Recreation Industry (1931-1962).

15. The house retains its Essential Historic Form as there have been only minor alterations to the original form such as the 1967 addition on the north elevation and the change to the original gable dormer after 1967.

16. The house retains its historic scale, context, materials in a manner and degree which can be restored to the Essential Historical Form even if it has non-historic additions; the shed dormer on the east elevation could be removed the gable dormer restored.

17. The house reflects the Historical and Architectural character of the site and district through its mass, scale, composition, materials, treatment, and other architectural features that are Visually Compatible to the Mining Era Residences National Register District. The Depression Era cottage was constructed in a style commonly seen throughout Utah in the mid-20th Century and in a style typical of World War II-era housing.

18. The house was owned by prominent Park City residents, such as former City Councilman Gordon Tessman; Ernest DeJonge, a miner at the Silver King; local businessman Frank Carpenter; and former Marsac School principal Julian Hibbert.

19. The modification of the gable to a shed dormer on the façade have made the structure ineligible for an individual listing on the National Register of Historic Places.

20. Although the house meets the criteria for a Significant site, the house at 1302 Norfolk does not meet the standards for "Landmark" designation as it is not eligible for the National Register of Historic Places; however, it does meet the

criteria for “Significant” due to its age; retention of its Essential Historical Form; reflection of the Historical and Architectural character of the site and district through design characteristics such as its mass, scale, composition, materials, treatment, and other architectural features that are Visually Compatible to the Mining Era Residences National Register District; and its importance in local and regional history, architecture, and culture.

Conclusions of Law – 1302 Norfolk

1. The existing house located at 1302 Norfolk Avenue 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 existing house at 1302 Norfolk meets 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; and 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; or
 - (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; and 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.
3. As a significant site, prevention of the demolition of the structure is a compelling countervailing public interest.
2. Design Guideline Revisions – Staff recommends that the Historic Preservation Board take public comment on the proposed changes to the Design Guidelines for New Construction in Park City’s Historic Districts. Universal and Specific Guidelines will be reviewed for: Universal Guidelines; Site Design; Setback & Orientation; Topography & Grading; Landscaping & Vegetation; Retaining Walls; Fences; Paths, Steps, Handrails, & Railings (Not Associated With Porches); Gazebos, Pergolas, and Other Shade Structures; Parking Areas & Driveways; Mass, Scale & Height; Foundation; Doors; Windows; Roofs; Dormers; Gutters & Downspouts; Chimneys & Stovepipes; Porches; Architectural Features; Mechanical Systems, Utility Systems; & Service Equipment; Materials; Paint & Color; Garages; New Accessory Structures; Additions to Existing Non-Historic Structures; Reconstruction of Non-Surviving Structures; Compatibility & Complementary; Masonry Retaining Walls; and Fencing. (Application GI-13-00222)

It was noted that Planner Tyler had left the meeting. Planner Grahn was prepared to continue unless the Board preferred to continue the item to the next meeting.

Planner Grahn remarked that at the last meeting the HPB provided significant input on the design guidelines for new infill residential structures.

Universal Design Guidelines

Board Member Holmgren read the language, “Styles that never appeared before in Park City shall be avoided”. She noted that there were a few styles that they would like to avoid, such as the dome home that burned down. Planner Grahn stated that if the dome home were to come back, the LMC would have to be changed because it currently prohibits domes.

Foundations

HISTORIC SITE FORM
PARK CITY MUNICIPAL CORPORATION (07-15)

1 IDENTIFICATION

Name of Property: **House at 1302 Norfolk Avenue**

Address: **1302 Norfolk Avenue**

Alternative Address:

City, County: **Park City, Summit, Utah**

Tax Number: **SA-283**

Current Owner Name: **418 Centennial Circle LLC**

Current Owner Address: **11610 Bellagio Rd**

Los Angeles, CA 90049

Legal Description (include acreage): **BEG AT SE COR BLK 24 SNYDERS ADDITION TO PARK CITY TH N 54*01' E 45 FT; N 35*59' W 80 FT; S 54*01' W 45 FT; S 35*59' E 80 FT TO BEG 1302 NORFOLK CONT**

2 STATUS/USE

Property Category

☒ building(s), main
☐ building(s), attached
☐ building(s), detached
☐ building(s), public
☐ building(s), accessory
☐ structure(s)

Evaluation

☐ Landmark Site
☒ Significant Site
☐ Not Historic

Use

Original Use: **single dwelling**

Current Use: **single dwelling**

National Register of Historic Places: ☒ Ineligible ☐ Eligible ☐ listed (date:)

3 DOCUMENTATION

Photos: Dates

☒ digital: **June 2016**
☒ prints: **1968 tax photo**
☐ historic:

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

☒ abstract of title
☐ tax card & photo
☐ building permit
☐ sewer permit
☒ Sanborn Maps
☐ obituary index
☐ city directories/gazetteers
☐ census records
☐ biographical encyclopedias
☒ newspapers
☒ city/county histories
☐ personal interviews
☐ USHS History Research Center
☒ USHS Preservation Files
☐ USHS Architects File
☐ LDS Family History Library
☒ local library: **Park City Museum**
☐ university library(ies):

Drawings and Plans

☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans available at:
☒ other: **survey, 7/26/2006**

Bibliographical References (books, articles, interviews, etc.)

Attach copies of all research notes, title searches, obituaries, and so forth.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: **other residential type / vernacular style** No. Stories: **1**

Foundation Material: **concrete** Wall Material(s): **wood siding**

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

Number of associated outbuildings **0** and/or structures **0**.

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.

The house was constructed as an early interpretation of the Colonial style ranch during the Great Depression. The house is one-story in height with a low-pitch roof and it is nearly square in form with a length-to-width ratio of less than 2:1. The gable on the façade (east) elevation was shallow and the house has clipped gables on the side elevations. The house is characterized by its picture windows and front bay window. The siding materials are consistent with those typical of the era—wide horizontal siding and wide vertical siding on the gables. According to the tax cards, an addition was constructed on the north elevation of the house c.1967. Sometime after 1967, the original shallow-gable dormer above the front door on the east elevation was replaced with a larger shed dormer.

5 HISTORY

Architect/Builder: **unknown**

Date of Construction: **1932**

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing).

(see instructions for details)

☐ Agriculture	☐ Economics	☐ Industry	☐ Politics/
☒ Architecture	☐ Education	☐ Invention	☐ Government
☐ Archeology	☐ Engineering	☐ Landscape	☐ Religion
☐ Art	☐ Entertainment/	☐ Architecture	☐ Science
☐ Commerce	☐ Recreation	☐ Law	☐ Social History
☐ Communications	☐ Ethnic Heritage	☐ Literature	☐ Transportation
☐ Community Planning	☐ Exploration/	☐ Maritime History	☒ Other: Mining
☐ & Development	☐ Settlement	☐ Military	
☐ Conservation	☐ Health/Medicine	☐ Performing Arts	

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

6 SIGNIFICANCE

Architect: ☐ Not Known ☐ Known: (source:)

Date of Construction: c. 1932¹

Builder: ☐ Not Known ☐ Known: (source:)

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

1. Historic Era:

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

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries. However, by the mid-twentieth century, most mines in Park City had closed, the population had dwindled, and building activity nearly ceased. Though the few houses built during this period generally reflect the types and styles used in communities throughout Utah, they were constructed in a way that reinforces the settlement patterns of Park City's significant mining era. They are both modest in scale and tightly packed on the hillsides, contributing to the overall character of the community. This is one of the few extant houses to be constructed during the Great Depression.

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

Gordon Tessman (1899-1962) was a US Navy veteran of World War I; Park City Councilman from 1933-1937; commander of the Park City Post of the Veterans of Foreign Wars; a radio service and repairman; and custodian at the Park City Post Office in 1962.

Ernest De Jonghe (1904-1970) was born in Rouler, Belgium, but immigrated with his family to the United States in 1906. He was raised in Park City, beginning in 1908, attending local schools. He was a miner at the Spiro Tunnel, stationary engineer at the west end shaft of the Spiro Tunnel, and shift boss at the Silver King over the course of his mining career.

Frank Carpenter (1923-1972) was a member of the LDS Church, World War II Veteran, and owner and operator of Bill's Inc.

Julian Hibbert (1909-1990) had a long career with the Park City School District. In 1940, he was in the English Department at the Park City High School. He taught eighth grade in 1941, and was principal at the Marsac School in 1943.

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

At the time of this house's construction, Park City was suffering through the Great Depression and no construction was occurring, yet this house was built in the Colonial ranch style that was popularized after World War II. The style evolved from the more Traditional Cape Cod style homes. This style is epitomized by its one-story square or rectangular plan with a clipped side gable roof form. Colonial Revival Ranch styles are typically clad in brick or wood siding, and this house uses a wide-plank horizontal siding on the walls and vertical siding in the gables which was a typical treatment of the time period. The main entrance is located beneath a projecting gable dormer on the center of the roof. The bay window directly south of the main entrance highlights the location of the front door. Large rectangular divided-light windows are located on the corners of the house, typical of this era as well.

1302 Norfolk, Park City, Summit County, Utah

Historic Site Form—continuation sheet



1302 Norfolk Avenue. West Elevation. June 2016.



1302 Norfolk Avenue. Northwest oblique. June 2016.



1302 Norfolk Avenue. East Elevation. June 2016.



1302 Norfolk Avenue. South Elevation. June 2016.

Owners Name Park City
Location _____
Kind of Bldg Res St. No. 1302 Norfolk Ave
Class 4 Type 1 2 3 4. Cost \$ 5158 X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1042	495	\$ 5158	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <u>✓</u> Sills _____		
Ext. Walls <u>Sho Shake over Siding</u>		
Roof Type <u>Clap Gable</u> Mtl. <u>Pat</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small <u>1</u> Med _____ Large <u>4</u>		
Porches—Front <u>5x5 25</u> @ <u>100</u>		
Rear <u>4x3 12</u> @ <u>300</u>		
Porch <u>12x5</u> @ <u>300</u>		
Planters _____ @ _____		
Ext. Base, Entry _____ @ _____		
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{4}$ Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. <u>3</u> Unfin. _____		
Plumbing { Class <u>1</u> Tub <u>1</u> Trays _____ Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____		
Heat—Stove _____ H.A. _____ FA <u>✓</u> HW _____ Stkr _____ Elec. _____		
Oil _____ Gas <u>✓</u> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. _____ Hd. Wd. <u>1</u> Panel _____		
Floor—Fir. _____ Hd. Wd. _____ Other _____		
Cabinets _____ Mantels. <u>1</u> <u>el 6</u>		
Tile—Walls _____ Wainscot <u>clv</u> Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. <u>2</u> S. _____		
Awnings — Metal _____ Fiberglass _____		

Total Additions	1941	2209
Year Built <u>1932</u>	Avg. 1 <u>1941</u>	Replacement Cost <u>7347</u>
Age 2. <u>67</u>	Obsolence	
Inf. by <u>Owner</u> Tenant - _____	Adj. Bld. Value	
Neighbor - Record - Est.	Conv. Factor	x.47
Replacement Cost—1940 Base		
Depreciation Column <u>1</u> 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side <u>Value 4 gar</u>		223
Total Building Value		

Appraised ① 11-4 19 68 By 1587-6411
Appraised ② _____ 19 _____ By _____

JUL 11 1969
1328



Beg at SE Cor Blk 24 Snyders Addition
to Park City th N. $54^{\circ}01'$ E 45 ft; N.
 $35^{\circ}59'$ W. 80 ft; S. $54^{\circ}01'$ W. 45 ft; S.
 $35^{\circ}59'$ E. 80 ft to Beg 1302 Norfolk
M80-506

PARCEL NO.	FRONTAGE OR AREA	DEPTH FACTOR	RATE	CORNER INFLU- ENCE	RATE	VALUE
	Net		net			1880
TOTAL						1880
ASSESSED VALUE						375

Mr. Rydman Serial No. 5A 283
Bob Richardson

Location Block 24 SA

Kind of Bldg. RES. St. No. 1302, Norfolk Ave.

Class (4) Type 1 2 3 4. Cost \$ 2043 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		900		\$ 2043
	x x				
	x x		900	521	4689

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

Description of Buildings	Additions
Foundation—Stone <u>—</u> Conc. <u>✓</u> None <u>—</u>	
Ext. Walls <u>Shy Shakes on Siding</u>	
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>✓</u>	90 90
Roof Type <u>Asph/Gble</u> Mtl. <u>Rat</u>	
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>2x4</u> @ <u>4x1</u>	
Rear <u>—</u> @ <u>—</u>	
Porch <u>—</u> @ <u>—</u>	
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>	
Basement Entr. <u>—</u> @ <u>—</u>	
Planters <u>—</u> @ <u>—</u>	
Cellar-Bsmt. — ¼ ½ ¾ Full <u>—</u> Floor <u>—</u>	
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Attic Rooms Fin. <u>(3)</u> Unfin. <u>—</u>	483 725
Plumbing { Class <u>(1)</u> Tub <u>—</u> Trays <u>—</u> Basin <u>(1)</u> Sink <u>—</u> Toilet <u>—</u> Wtr. Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u> Dishwasher <u>—</u> Garbage Disp. <u>—</u>	350 550
Built-in-Appliances <u>—</u>	
Heat—Stove <u>H.A.</u> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>(✓)</u>	283 606
Oil <u>—</u> Gas <u>✓</u> Coal <u>—</u> Pipeless <u>—</u> Radiant <u>—</u>	
Air Cond. <u>—</u>	
Finish—Fir <u>✓</u> Hd. Wd. <u>—</u>	
Floor—Fir <u>—</u> Hd. Wd. <u>—</u> Other <u>—</u>	30 20
Cabinets <u>—</u> Mantels <u>—</u> C. <u>—</u>	140 390
Tile—Walls <u>—</u> Wainseot <u>—</u> Floors <u>—</u>	
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>2</u> S. <u>—</u>	35 60
Total Additions	1351

Year Built <u>—</u>	Avg. Age <u>26</u>	Current Value	\$ 3394
Inf. by <u>Owner - Tenant -</u>	Age <u>26</u>	Commission Adj.	%
<u>Neighbor - Record - Est.</u>		Bldg. Value	
Remodel Year <u>—</u>	Est. Cost <u>—</u>	Depr. Col. 1 2 3 4 5 6 <u>61</u>	%
		Current Value Minus Depr.	\$ 2070

Garage—Class — Depr. 2% 3% Carport—Factor —

Cars — Floor — Walls — Roof RR Doors —

Size—14 x 20 Age 25 Cost 150 x 30 % 42

Other 101 4/168

Total Building Value \$ —

Appraised 4-21-58 By 1302

KIND OF BUILDING	1958	1959	1960	1961	1962	19	19	19	19	19
GARAGE	42	42	42	42	42					
RESIDENCE	2070	2036	2002	1969	1935					
TOTAL	2112	2078	2044	2011	1977					
ASSESSED VALUE	845	830	820	805	790					
KIND OF BUILDING	19	19	19	19	19	19	19	19	19	19
GARAGE										
RESIDENCE										
TOTAL										
ASSESSED VALUE										

RECORD OF ASSESSMENT OF IMPROVEMENTS

Summit COUNTY SERIAL NO SA-283

Form TC-74-B Rev. 12-57 30M
State Tax Commission of Utah

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 1302 Norfolk Avenue

Tax Number: SA-283

City: Park City, UT

Current Owner: 418 Centennial Circle, LLC

Address: 11610 Bellagio Road, Los Angeles, CA 90049

Legal Description (include acreage): BEG AT SE COR BLK 24 SNYDERS ADDITION TO PARK CITY TH N 54*01' E 45 FT; N 35*59' W 80 FT; S 54*01' W 45 FT; S 35*59' E 80 FT TO BEG 1302 NORFOLK CONT

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
8/7/2013	Zelda A. Marzec	418 Centennial Circle	Quit Claim	\$10.00	
12/21/2012	Edwin Marzec	Zelda A. Marzec	Quit Claim	\$10.00	
2/9/1984	PCMC	Edwin & Zelda Marzec	Warranty Deed		Book 290 Page 269
4/27/1982	Lowell A. Brown, Jr., Dan Clark, & Brent Gold	PCMC			
10/27/1981	Western Savings & Loan	Brown, Clark, & Gold			Entry No. 79742
5.31.1950	Julian & Alice Hibbert	Harold Taylor	Quit Claim	\$10.00	
1/13/1945	Frank & Dorothy Carpenter	Julian & Alice Hibbert	Quit Claim	\$10.00	
6/26/1944	Ernest De Jonghe	Frank Carpenter	Quit Claim		
8/31/1937	Gordon E. Tessman	Ernest De Jonghe			
8/14/1935	Ontario Silver Mining Co.	Gordon E. Tessman			



City Council Staff Report

Subject: LMC Amendments
Author: Anya Grahn, Historic Preservation Planner
Hannah Tyler, Planner II
Bruce Erickson, AICP, Planning Director
Department: Planning Department
Date: August 3, 2017
Type of Item: Legislative—Land Management Code Amendment

Summary Recommendation

Staff recommends City Council hold a public hearing and consider approving the proposed administrative and substantive amendments to the Land Management Code (LMC) regarding LMC Section 15-1-18 Appeals and Reconsideration Process, Title 15 Chapter 11 Section 10 Park City Historic Sites Inventory; LMC 15-11-11 Design Guidelines for Park City's Historic Districts and Historic Sites, and LMC 15-13 Design Guidelines.

Description

Project Name: LMC Amendments
Location: Citywide
Proposal: Administrative and substantive amendments to the Park City Development Code regarding Land Management Code Chapter 15 Section 1-18 Appeals and Reconsideration Process; Chapter 15 Section 11-10 Park City Historic Sites Inventory (legislatively adopting the list of designated properties on the Historic Inventory); Chapter 15 Section 11-11 Design Guidelines for Park City's Historic Districts and Historic Sites; and Chapter 15-13 Design Guidelines (adopting new chapter in the Land Management Code which codifies the existing guidelines)
Reason for Review: LMC Amendments require Planning Commission review and City Council review and action.

Executive Summary

Due to recent changes in the state law that went into effect on May 9, 2017, staff is proposing to amend the LMC in order to comply with State Code.

Acronyms

HPB Historic Preservation Board
HSI Historic Sites Inventory
LMC Land Management Code

Background

Due to recent changes in the state law that went into effect on May 9, 2017, staff is proposing to amend the LMC in order to comply with State Code. Staff is proposing to:

- **Amend Section 15-1-18 Appeals and Reconsideration Process** as the appellant now has the ability to choose for appeals on Historic Preservation related applications to be reviewed by either the Board of Adjustment (current appeal body) or City Council.
- **Amend Section 15-11-10 Park City Historic Sites Inventory**
- **Amend Section 15-11-11 Design Guidelines for Park City's Historic Districts and Historic Sites**
- **Adopt Chapter 15-13 Design Guidelines** as we propose inserting new chapter for the existing guidelines specifically into the Land Management Code

The Park City Planning Commission reviewed the LMC revisions on June 28, 2017. The Planning Commission unanimously forwarded a positive recommendation to City Council for the LMC changes with a four-to-zero vote; the Planning Commission Chair does not vote. [See [Planning Commission Report](#) (starting page 395) and [Minutes](#) (starting page 40).]

Analysis

1. Section 15-1-18 Appeals and Reconsideration Process

Based on the current state legislation which amended Utah Code 10-9a-701 that came into effect on May 9, 2017, the appellant now has the option to appeal any administrative decisions related to application of historic preservation regulations to either the Board of Adjustment (BOA) or the City Council. Thus, appeals of staff decisions on Historic District Design Review (HDDR) application for compliance with the Design Guidelines for Historic Districts and Historic Sites) and appeals of Historic Preservation Board decisions shall now go either to the BOA or City Council. In addition, Utah Code 10-9a-704 was amended which allows for 30 days to appeal Historic Preservation Board decisions. Lastly, Utah Code 10-9a-707 added language regarding interpretation of land use regulations by the appeal authority. Staff is proposing the following revisions to LMC 15-1-18:

15-1-18 Appeals And Reconsideration Process

- STAFF.** Any decision by either the Planning Director or Planning Staff regarding Application of this LMC to a Property may be appealed to the Planning Commission. Appeals of decisions regarding the Design Guidelines for Historic Districts and Historic Sites shall be reviewed by the Board of Adjustment or City Council at the request of the appellant. If the appellant chooses to have the City Council hear the appeal, the appellant must do so in writing at the time the appellant submits the appeal.
- HISTORIC PRESERVATION BOARD (HPB).** The City or any Person with standing adversely affected by any decision of the Historic Preservation Board

may be appealed to the Board of Adjustment or City Council at the request of the appellant.

...

- E. **TIMING.** All appeals must be made within ten (10) calendar days of the Final Action except for an appeal from a decision by the historic preservation authority which is Staff regarding the Design Guidelines for Historic Districts and Historic Sites or a decision by the Historic Preservation Board regarding a land use application, the applicant may appeal the decision within 30 days after the day on which the historic preservation authority issues a written decision. The reviewing body, with the consultation of the appellant, shall set a date for the appeal. All appeals shall be heard by the reviewing body within forty-five (45) days of the date that the appellant files an appeal unless all parties, including the City, stipulate otherwise.

...

- G. **BURDEN OF PROOF AND STANDARD OF REVIEW.** The appeal authority shall act in a quasi-judicial manner even if the appeal authority is the City Council. The appellant has the burden of proving that the land use authority erred. The appeal authority shall review factual matters de novo, without deference to the land use authority's determination of factual matters, and it The appeal authority shall determine the correctness of the decision of the land use authority in its interpretation and application of the land use ordinance land use authority's interpretation and application of the plain meaning of the land use regulations, and interpret and apply a land use regulation to favor a land use application unless the land use regulation plainly restricts the land use application. All appeals must be made in writing. Review of petitions of appeal shall include a public hearing and shall be limited to consideration of only those matters raised by the petition(s), unless the appeal authority grants either party approval to enlarge the scope of the appeal to accept information on other matters. New evidence may be received so long as it relates to the scope of the appeal. City Council, when acting as an appeal body for appeals of Historic Preservation decisions may exercise only administrative authority.

2. Chapter 15-11-10 Park City Historic Sites Inventory

Staff is proposing to codify the adoption of properties designated on the Historic Sites Inventory and the process by which determinations of significance are made. Staff is proposing the following revisions:

15-11-10 Park City Historic Sites Inventory

The ~~Historic Preservation Board~~ City Council may designate Sites to the Historic Sites Inventory as a means of providing recognition to and encouraging the Preservation of Historic Sites in the community. City Council shall make the final determination on all Determination of Significance applications considering the criteria below, with the recommendation of the Historic Preservation Board.

A. CRITERIA FOR DESIGNATING SITES TO THE PARK CITY HISTORIC SITES INVENTORY.

1. **LANDMARK SITE.** Any Buildings (main, attached, detached, or public), Accessory Buildings, and/or Structures may be designated to the Historic Sites Inventory as a Landmark Site if the City Council, with a recommendation from the Historic Preservation Board, finds it meets considers all the criteria listed below:

- a. It is at least fifty (50) years old or if the Site is of exceptional importance to the community; and
- 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
- c. It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:
 - 1. An era that has made a significant contribution to the broad patterns of our history; or
 - 2. The lives of Persons significant in the history of the community, state, region, or nation; or
 - 3. The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman.

2. **SIGNIFICANT SITE.** Any Buildings (main, attached, detached or public), Accessory Buildings and/or Structures may be designated to the Historic Sites Inventory as a Significant Site if the City Council, with a recommendation from the Historic Preservation Board ~~finds it meets~~ considers all the criteria listed below:

- a. It is at least fifty (50) years old or the Site is of exceptional importance to the community; and
- b. It retains its Essential Historic Form as may be demonstrated but not limited by any of the following:
 - 1. It previously received a historic grant from the City; or
 - 2. It was previously listed on the Historic Sites Inventory; or
 - 3. It was listed as Significant on any reconnaissance or intensive level survey of historic resources; and
- c. It has one (1) or more of the following:
 - 1. It retains its historic scale, context, materials in a manner and degree which can be restored to its Essential Historic Form even if it has non-historic additions; or

2. 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; and
- d. It is important in local or regional history architecture, engineering, or culture associated with at least one (1) of the following:
 1. An era of Historic Importance to the community, or
 2. Lives of Persons who were of Historic importance to the community, or
 3. Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.
3. **CONTRIBUTORY SITE.** Any Buildings (main, attached, detached or public), Accessory Buildings and/or Structures may be designated to the Historic Sites Inventory as a Contributory Site if the City Council, with a recommendation from the Planning Department ~~finds it meets~~ considers all the criteria listed below:
 - a. The structure is forty (40) years old or older (this includes buildings not historic to Park City that were relocated to prevent demolition); and
 - b. Meets one of the following:
 1. Expresses 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; or
 2. It is important in local or regional history, architecture, engineering, or culture associated with at least one (1) of the following:
 1. An era of Historic importance to the community; or
 2. Lives of Persons who were of Historic importance to the community, or
 3. Noteworthy methods of construction, materials, or craftsmanship used during the Historic Period
 - c. Contributory structures may be eligible for Historic District Grant funding. Contributory structures are eligible for demolition.
4. Any Development involving the Reassembly or Reconstruction of a Landmark Site or a Significant Site that is executed pursuant to Sections 15-11-14 or 15-11-15 of this code shall remain on the Park City Historic Sites Inventory. Following Reassembly or Reconstruction, the City Council, with a recommendation from the Historic Preservation Board will review the project to determine if the work has required a change in the site or structure's historic designation from Landmark to Significant.

B. PROCEDURE FOR DESIGNATING SITES TO THE PARK CITY HISTORIC SITES INVENTORY.

The Planning Department shall maintain an inventory of Historic Sites which reflects the Historic Sites Inventory adopted herein. It is hereby declared that all Buildings (main, attached, detached or public), Accessory Buildings, and/or Structures within Park City, which City Council considers to be in compliance with ~~comply with~~ the criteria found in Sections 15-11-10(A)(1) or 15-11-10(A)(2) are determined to be on the Park City Historic Sites Inventory.

Any Owner of a Building (main, attached, detached or public), Accessory Building, and/or Structure, may nominate it for listing in the Park City Historic Sites Inventory. The Planning Department may nominate a Building (main, attached, detached or public), Accessory Building, and/or Structure for listing in the Park City Historic Sites Inventory. The nomination and designation procedures are as follows:

1. **COMPLETE APPLICATION.** The Application shall be on forms as prescribed by the City and shall be filed with the Planning Department. Upon receiving a Complete Application for designation, the Planning staff shall schedule a hearing before the Historic Preservation Board within ninety (90) days.
2. **NOTICE.** Prior to taking action on the Application, the Planning staff shall provide public notice pursuant to Section 15-1-21 of this Code.
3. **HEARING AND DECISION.** The Historic Preservation Board will hold a public hearing and will review the Application for compliance with the "Criteria for Designating Historic Sites to the Park City Historic Sites Inventory." If the Historic Preservation Board finds that the Application complies with the criteria set forth in Section 15-11-10(A)(1) or Section 15-11-10(A)(2), the Building (main, attached, detached or public), Accessory Building, and/or Structure will be recommended to the City Council to be added to the Historic Sites Inventory.
~~a. The HPB shall forward a copy of its written findings to the Owner and/or Applicant.~~

C. REMOVAL OF A SITE FROM THE PARK CITY HISTORIC SITES INVENTORY.

The City Council, with a recommendation from the Historic Preservation Board may remove a Site from the Historic Sites Inventory. Any Owner of a Site listed on the Park City Historic Sites Inventory may submit an Application for the removal of his/her Site from the Park City Historic Sites Inventory. The Planning Department may submit an Application for the removal of a Site from the Park City Historic Sites Inventory. The criteria and procedures for removing a Site from the Park City Historic Sites Inventory are as follows:

1. **CRITERIA FOR REMOVAL.**

- a. The Site no longer meets the criteria set forth in Section 15-11-10(A)(1) or 15-11-10(A)(2) because the qualities that caused it to be originally designated have been lost or destroyed; or
- b. The Building (main, attached, detached, or public) Accessory Building, and/or Structure on the Site has been demolished and will not be reconstructed; or
- c. Additional information indicates that the Building, Accessory Building, and/or Structure on the Site do not comply with the criteria set forth in Section 15-11-10(A)(1) or 15-11-10(A)(2).

2. PROCEDURE FOR REMOVAL.

- a. **Complete Application.** The Application shall be on forms as prescribed by the City and shall be filed with the Planning Department. Upon receiving a Complete Application for removal, the Planning staff shall schedule a hearing before the Historic Preservation Board within ninety (90) days.
- b. **Notice.** Prior to taking action on the Application, the Planning staff shall provide public notice pursuant to Section 15-1-21 of this Code.
- c. **Hearing and Decision.** The Historic Preservation Board will hear testimony from the Applicant and public and will review the Application for compliance with the “Criteria for Designating Historic Sites to the Park City Historic Sites Inventory.” The HPB shall review the Application “de novo” giving no deference to the prior determination. The Applicant has the burden of proof in removing the Site from the inventory. The HPB will make a recommendation to City Council, #The HPB City Council will consider and determine whether the proposal complies ~~finds that the Application does not comply~~ with the criteria set forth in Section 15-11-10(A)(1) or Section 15-11-10(A)(2), the Building (main, attached, detached, or public) Accessory Building, and/or Structure to be removed from the Historic Sites Inventory. ~~The HPB shall forward a copy of its written findings to the Owner and/or Applicant.~~

D. Properties identified on the Historic Sites Inventory are hereby designated by Ordinance as Landmark or Significant. These properties include:
(Staff has included the full list of Landmark, Significant, and Contributory properties as part of Exhibit A—Attachment 2 .)

3. Chapter 15-11-11 Design Guidelines for Park City’s Historic Districts and Historic Sites

The state legislature has amended the State Code (10-9a-103 (28)) to clarify the definition of a “land use regulation” to includes any “rule that governs the use or development of land.” The State Code (10-9a-501) also now requires that only the City Council may enact a land use regulation. Therefore, staff has proposed

codifying the Design Guidelines in order to strengthen their enforceability through the land use code. Currently, the Design Guidelines for Historic Sites (Design Guidelines) are described generally in LMC 15-11-11. Staff is proposing relocating the Design Guidelines to Chapter 15-13, a new chapter that will specifically outline and adopt by Ordinance the Design Guidelines. The existing Design Guidelines were adopted by Resolution (23-09) by City Council in 2009.

Staff has been working with the Historic Preservation Board since 2016 to revise and reorganize the Design Guidelines, and bringing those changes to City Council for approval. At this time, the HPB has only reviewed and revised the Historic District Design Guidelines for Historic Commercial and Historic Residential Buildings. Staff began working on revisions to the Design Guidelines for new Infill Commercial and Infill Residential Buildings starting in 2017.

Staff proposes adopting the existing 2009 Design Guidelines as part of the LMC. Staff anticipates repealing and replacing these guidelines, based on the feedback of the HPB, Planning Commission, and City Council starting in fall 2017.

For now, staff recommends the following amendments to LMC 15-11-11:

15-11-11 Design Guidelines For Park City's Historic Districts And Historic Sites

The HPB shall promulgate and update as necessary Design Guidelines for Use in the Historic District zones and for Historic Sites which shall be reviewed by the City Council. These guidelines shall, upon adoption of the City Council, be used by the Planning Department staff in reviewing Historic District/Site design review Applications. The Design Guidelines for Park City's Historic Districts and Historic Sites shall address rehabilitation of existing Structures, additions to existing Structures, and the construction of new Structures. The Design Guidelines are incorporated into this Code **by reference in Chapter 15-13**. From time to time, the HPB may recommend changes in the Design Guidelines for Park City's Historic Districts and Historic Sites to Council, provided that no changes in the guidelines shall take effect until adopted by **a resolution an ordinance** of the City Council.

4. Chapter 15-13 Design Guidelines

This is also a new chapter proposed for the LMC. In response to changes in the State Code, staff proposes creating a new chapter that will specifically outline the Design Guidelines. Staff has been working with the HPB since January 2016 to update and revise the Design Guidelines. Staff anticipates completing this review in late-summer 2017. Staff will then repeal and replace this section with the new Design Guidelines.

Because the existing Design Guidelines were meant to be guidelines and not code, there may be some difficulties that occur when the guidelines become mandated as code. Staff has worked to revise these in our Design Guideline revisions; however,

in the meantime, staff finds that it would be appropriate for the Planning Director to make minor adjustments when issues arise.

Staff is proposing the following be included in this chapter:

15-13 Design Guidelines for Historic Districts and Historic Sites

15-13-1 Purpose and Policy

15-13-2 Design Guidelines for Historic Districts and Historic Sites

15-13-1 Policy and Purpose

The Design Guidelines for Park City's Historic Districts and Historic Sites (referred to throughout the document as the "Design Guidelines") is intended to fulfill the policy directives provided in the General Plan and the Land Management Code.

The goal of the Design Guidelines is to meet the needs of various interests in the community by providing guidance in determining the suitability and architectural compatibility of proposed projects, while at the same time allowing for reasonable changes to individual buildings to meet current needs. For property owners, design professionals, and contractors, it provides guidance in planning projects sympathetic to the unique architectural and cultural qualities of Park City. For the Planning Department staff and the Historic Preservation Board, it offers a framework for evaluating proposed projects to ensure that decisions are not arbitrary or based on personal taste. Finally, it affords residents the benefit of knowing what to expect when a project is proposed in their neighborhood.

The Design Guidelines are not intended to be used as a technical manual for rehabilitating or building a structure, nor are they an instruction booklet for completing the Historic District/Site Design Review Application. Instead, they provide applicants, staff, and the Historic Preservation Board with a foundation for making decisions and a framework for ensuring consistent procedures and fair deliberations.

15-2.25-2 Design Guidelines for Historic Districts and Historic Sites

The Design Guidelines for Historic Districts and Historic Sites are hereby adopted and incorporated herein.

Process

LMC amendments are processed according to LMC § 15-1-7. Amendments to the LMC require Planning Commission review and recommendation and City Council review and adoption. City Council final action may be appealed to a court of competent jurisdiction per LMC § 15-1-18. A public hearing is required by both the Planning Commission and City Council, with proper notice.

Notice

On Saturday, June 9, 2017 a legal notice was published in the Park Record and placed on the City's website as well as on the Utah Public Notice website.

Public Input

No public input has been received at the time of writing this report.

Alternatives

- The City Council may approve Amendments related to LMC Section 15-1-18 Appeals and Reconsideration Process, Title 15 Chapter 11 Section 10 Park City Historic Sites Inventory; LMC 15-11-11 Design Guidelines for Park City's Historic Districts and Historic Sites, and LMC 15-13 Design Guidelines; or
- The City Council may deny these Amendments; or
- The City Council may continue the public hearing and discussion to a date certain.

Significant Impacts

There are no significant fiscal or environmental impacts from this application.

Consequences of Not Taking Recommended Action

The Land Management Code would not reflect the changes made by the

Summary Recommendation

Staff recommends City Council hold a public hearing and consider approving the proposed administrative and substantive amendments to the Land Management Code (LMC) regarding LMC Section 15-1-18 Appeals and Reconsideration Process, Title 15 Chapter 11 Section 10 Park City Historic Sites Inventory; LMC 15-11-11 Design Guidelines for Park City's Historic Districts and Historic Sites, and LMC 15-13 Design Guidelines.

Exhibits

Exhibit A – Draft Ordinance with corresponding Attachments

Attachment 1 – LMC Chapter 15-1-18 Appeals and Reconsideration Process

Attachment 2 – LMC Chapter 15-11-10 Park City Historic Sites Inventory

Attachment 3 – LMC Chapter 15-11-11 Design Guidelines for Park City's Historic Districts and Historic Sites

Attachment 4 – LMC Chapter 15-13 Design Guidelines

agreed that this item should be continued and they should bring back options for the site.

Council Member Matsumoto asked if other lots that faced Rossie Hill would request access. Grahn stated the BLM owned a major part of the land there. Council Member Henney stated this lot could have access from either Deer Valley Loop or Rossie Hill Drive. Harrington stated that Council approved the 2016 ordinance on this subdivision with access minimized for Rossie Hill. If continuance was desired, clarification should be obtained from the Planning Department on the circumstances around the subdivision approval last fall. A lot that met the requirements should be allowed to develop. Council should be more specific and couldn't ignore what was approved in 2016. If Council prohibited access to Rossie Hill Drive, then it would be necessary to revoke the former ordinance.

Council Member Henney moved to continue Ordinance No. 2017-41, an ordinance approving the Lilac Hill Subdivision-First Amended at 632 Deer Valley Loop pursuant to findings of fact, conclusions of law, and conditions of approval in a form approved by the City Attorney to a date uncertain and that a hyperlink be provided to the City Council minutes from 2016 when the original ordinance approving the subdivision was passed, with the hope of coming to a resolution that addresses the concerns of the neighbors, the Council and the applicant. Council Member Worel seconded the motion.

Council Member Matsumoto asked that neighbors on Deer Valley Loop be notified prior to the Council meeting so they would have a say on the proposed additional traffic on their street.

RESULT: CONTINUED TO A DATE UNCERTAIN

AYES: Council Members Beerman, Gerber, Henney, Matsumoto, and Worel

3. Consideration to Approve Ordinance 2017-42, an Ordinance Amending Park City Land Management Code (LMC) Title 15 Chapter 1, Section 18 Appeals and Reconsideration Process; Title 15 Chapter 11 Section 10 Park City Historic Sites Inventory; Title 15 Chapter 11, Section 11 Design Guidelines for Park City's Historic Districts and Historic Sites; and Title 15- Chapter 13 Design Guidelines:

Anya Grahn and Hannah Tyler, Planning Department, presented this item. Grahn stated this code amendment reflected historic preservation changes that were made to the State Code. They included giving an appellant the choice of appealing to the Board of Adjustment or to the City Council, the City Council would make the final determination on which sites to list on the Historic Site Inventory, with the recommendation of the HPB, and the Design Guidelines were now being codified.

Council Member Matsumoto asked if the State gave the appellant the choice and if the 30 day limit to appeal was longer than it used to be. Tyler stated these amendments

were all State mandated, and noted the appeal timeline used to be 10-14 days. Grahn clarified that if staff denied the request to remove the historic significance, the applicant could appeal to the Board of Adjustment or to the City Council. The decision could be appealed to the court from there.

Mayor Thomas opened the public hearing. No comments were given. Mayor Thomas closed the public hearing.

Council Member Beerman moved to approve Ordinance 2017-42, an ordinance amending Park City Land Management Code (LMC) Title 15 Chapter 1, Section 18 Appeals and Reconsideration Process; Title 15, Chapter 11 Section 10 Park City Historic Sites Inventory; Title 15 Chapter 11, Section 11 Design Guidelines for Park City's Historic Districts and Historic Sites; and Title 15- Chapter 13 Design Guidelines. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Beerman, Gerber, Henney, Matsumoto, and Worel

4. Consideration to Approve Park City Shot Ski Event – a Level Three Special Event, on Saturday, October 14, 2017:

Tommy Youngblood, Special Events, noted the event date was changed to October 14 since the following weekend was UEA weekend. He stated the Sunrise Chamber of Commerce requested to sponsor the activity and make it an annual event. HPCA recommended having more crossings on Main Street for pedestrians. It was noted that last year the event had 1091 participants. Youngblood stated the footprint would not be larger than last year since the route would include a U Turn.

Mayor Thomas opened the public hearing. No comments were given. Mayor Thomas closed the public hearing.

Council Member Matsumoto moved to approve Park City Shot Ski Event – a Level Three Special Event, on Saturday, October 14, 2017. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Beerman, Gerber, Henney, Matsumoto, and Worel

5. Consideration to Continue an Ordinance Approving Woodside Park Subdivision - Phase I, Located at 1333 Park Avenue, 1353 Park Avenue, and 1364 Woodside Avenue to a Date Uncertain:

Mayor Thomas opened the public hearing. No comments were given. Mayor Thomas closed the public hearing.