



**PARK CITY HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
July 7, 2021**

PUBLIC NOTICE IS HEREBY GIVEN that the HISTORIC PRESERVATION BOARD 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, July 7, 2021.

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.

Historic Preservation Board 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.

MEETING CALLED TO ORDER AT 5:00 PM.

1.ROLL CALL

2.PUBLIC COMMUNICATIONS

3.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4.REGULAR AGENDA

- 4.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
(A) Public Hearing; (B) Action
[Staff Report](#)
[Exhibit A: Draft Final Action Letter](#)
[Exhibit B: Historic Sites Inventory Form](#)
[Exhibit C: Proposed Site Plan](#)
[Exhibit D: Daly Headframe Relocation Historic Preservation Board Staff Report](#)

5.ADJOURN

A majority of HISTORIC PRESERVATION BOARD members may meet socially after the meeting. If so, the location will be announced by the HISTORIC PRESERVATION BOARD Chair Person. City business will not be conducted. 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. Wireless internet service is available in the Marsac Building on Wednesdays and Thursdays from 4:00 p.m. to 9:00 p.m. Posted: See: www.parkcity.org

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

Historic Preservation Board Staff Report



Subject: Temporary Relocation and/or Reorientation
Application: PL-21-04859
Address: 9101.5 Marsac Avenue
Site: Daly West Mine Fire Hydrant Shacks
Designation: Significant Mine Site
Author: Aiden Lillie, Planner I
Date: July 7, 2021
Type of Item: Administrative

Summary Recommendation

Staff recommends the Historic Preservation Board review the Historic District Design Review Application for 9101.5 Marsac Avenue, conduct a public hearing, and approve the Temporary Relocation of the two Daly West Fire Hydrant Shacks subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Empire Pass MOA represented by Douglas Ogilvy
Location: 9101.5 Marsac Avenue
Zoning District: Recreation and Open Space
Historic Designation: Significant Mine Site
Historic Era: Mature Mining Era, 1894-1930
Reason for Review: The Historic Preservation Board reviews and approves the Relocation and/or Reorientation of a Historic Building or Historic Structure.¹

Acronyms

HDDR Historic District Design Review
HPB Historic Preservation Board
HSI Historic Sites Inventory
LMC Land Management Code
ROS Recreation and Open Space

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

Executive Summary

The Applicant proposes the temporary Relocation of two Daly West Fire Hydrant Shacks to protect the Significant Structures during the repair, relocation, and erection of the Daly West Headframe. After the Headframe is relocated in the late summer of 2021, the Fire Hydrant Shacks are proposed to be returned to their original location.

¹ Land Management Code [§ 15-11-13](#)

The Applicant is proposing:

- (1) Temporary Relocation of two Daly West Fire Hydrant Shacks to Prepare for the Daly-West Headframe Relocation; and
- (2) Structural Upgrades to the Daly-West Fire Hydrant Shacks.

Background

On June 26, 2021, the Planning Department received a complete Historic District Design Review application for 9101.5 Marsac Avenue. The property located at 9101.5 Marsac Avenue is designated as a Significant Mine Site on the Park City Historic Sites Inventory (HSI) (see Historic Site Form (Exhibit B). The subject property is located in the Recreation and Open Space (ROS) Zoning District.

The following is a list of Planning Department applications for the proposed project:

Permit Number	Application Type	Review Authority	Review Status
PL-20-04572	Historic District Design Review to relocate and rehabilitate the Daly West Headframe	Historic Preservation Board (Staff Report ; Minutes , p. 2) and Planning Department	Approved
PL-21-04859	Historic District Design Review for temporary relocation and structural upgrades to two	Planning Department Staff	Under Review*

*Staff is reviewing the design of the proposed addition for compliance with LMC [§ 15-13](#).

History of Development on the Site

According to the Historic Site Form, the Daly West Mine, which was one of the most prosperous mines in Utah, was incorporated in 1893 by John J. Daly. The original Daly West Mine was a vast complex of wood buildings built in Empire Canyon over a twenty-year period. A fire began in the boiler room of the mill on December 28, 1913, quickly spreading throughout the mill and hoist building. The Daly West was rebuilt in May 1914 by Erick Nielson. The rest of the mine was built through the summer of 1914 and reopened in October 1914.

Three hose houses, now referred to as the Daly West Fire Hydrant Shacks, were built in circa 1914. The 6 square foot structures stored 2 ½" fire hoses that were gravity-fed by a 50,000-gallon water tank south of the site. One of the proposed Fire Hydrant Shacks currently retains its original rubber-lined cotton fire hose. These structures are simple board-and-baton construction and had wood shingled roofs, now partly covered by metal, and one door opening on each structure.

A 1974 fire that was caused by faulty electronics destroyed the remainder of the wood frame structures and left the metal headframe exposed. The Fire Hydrant shacks survived this fire.

The area surrounding the former Daly West Mine became a part of Deer Valley Resort in the early 1980's. The Montage Deer Valley Hotel was built immediately north and east of the headframe and shacks in 2010.

The Daly West Headframe fell in the summer of 2015 due to instable ground conditions. On August 5, 2020, the Headframe was approved to be Relocated by the Historic Preservation Board, PL-20-04572 (Exhibit D). 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.



Daly-West Fire Hydrant Shacks, approx. 100 ft. Southwest of the headframe.



Daly West Fire Hydrant Shack #1 in its original location (will not be moved)



Daly West Fire Hydrant Shack #2, in its original location (proposed to be temporarily Relocated)



Daly West Fire Hydrant Shack #3, it was moved from its original location around 15 years ago (proposed to be temporarily Relocated and then moved to its original site)

(not shown on 1889 map)

1889



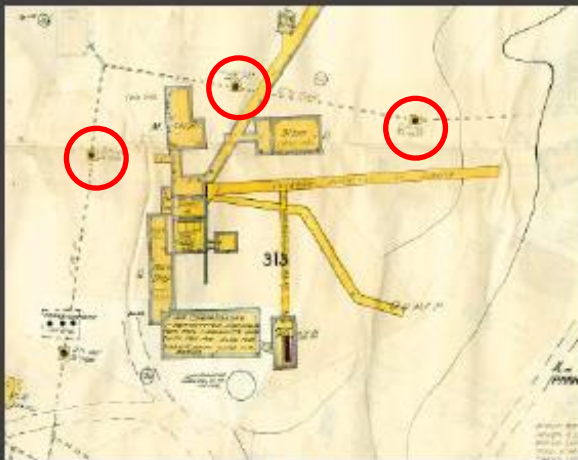
1900



1907

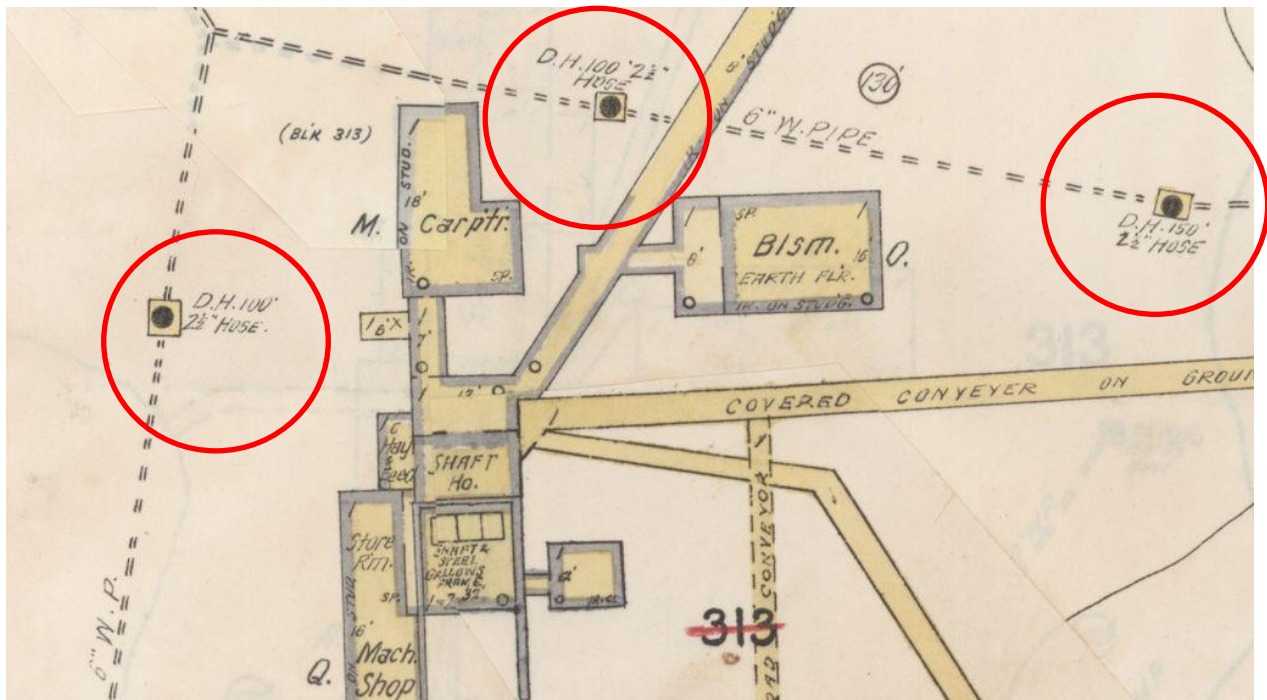


1929



1941

Daly West Mine, Sanborn Map History



Daly West Mine, 1929 Sanborn Map

Analysis

(I) Staff recommends the Historic Preservation Board approve the Temporary Relocation of Two Daly West Fire Hydrant Shacks to protect the Significant Historic Structures during the relocation of the Daly West Headframe.

The Historic Preservation Board reviews Relocation of Historic Structures on its existing Significant Site.² The Historic Preservation Board shall find that the project complies with the following criteria³:

- a) A licensed structural engineer has certified that the Historic Structures can successfully be relocated and the applicant has demonstrated that a professional building mover will move the building and protect it while being stored.**

The Applicant concluded that the Fire Hydrant Shacks can be successfully relocated. The Applicant has proposed that a professional building mover will internally brace the structures with an OSB panel that will be installed over the door opening and that a professional builder will move the building and protect it while it is being stored.

² LMC [§ 15-11-13\(A\)](#)

³ LMC [§ 15-11-13\(A\)\(1\)](#)

Condition of Approval 1 states that the Applicant must submit a written letter from a licensed Structural Engineer concluding that the structures can be successfully relocated prior to issuance of a building permit.

b) The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure.

The construction required to relocate the Daly West Headframe could potentially impact and damage the Fire Hydrant Shacks. Approval of the temporary Relocation of the Fire Hydrant Shacks will protect the Historic Structures and will not have a detrimental effect on the structural soundness of the Significant Structures.

Land Management Code [§ 15-13-4](#) outlines the standards required for Relocation of intact Historic Structures to ensure the Historic Integrity is preserved and the Significant Structure is protected. The following Conditions of Approvals 2 through 7 are required:

Relocation

- 2 The Fire Hydrant Shacks shall be secured and protected from adverse weather conditions, water infiltration, and vandalism before, during, and after the relocation process.
- 3 If relocation and rehabilitation is delayed, temporary improvements such as roof repairs, secured and/or covered windows and doors, and adequate ventilation shall be made to the Fire Hydrant Shacks to protect the historic fabric until rehabilitation is complete.
- 4 A written plan detailing the steps and procedures for relocation of the Fire Hydrant Shacks shall be completed and approved by the Planning and Building Departments prior to issuance of a building permit. The plan shall outline, step-by-step, the proposed work to relocate the Fire Hydrant Shacks to ensure that the least destructive method of moving the Structures will be employed.
- 5 The Fire Hydrant Shacks shall be moved in one piece if possible. If problematic structural or relocation route conditions preclude moving the Fire Hydrant Shacks 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.
- 6 The Fire Hydrant Shacks shall be protected from damage during the moving process by adding bracing, strapping, and by temporarily infilling door and window openings for structural rigidity.
- 7 The Fire Hydrant Shacks shall be sited in a position similar to its historic orientation.

Reassembly

- 8 The new foundations shall comply with Land Management Code [Chapter 15-13](#).
 - a. The new foundation shall not raise or lower the Fire Hydrant Shacks more than two feet from its original floor elevation.

- b. The Historic Site shall be returned to original grade following construction of the foundation. If the original grade cannot be achieved, generally no more than six inches of the new foundation shall be visible above final grade.
 - c. The Site shall be re-graded so that all water drains away from the Fire Hydrant Shacks and does not enter the foundation.
 - d. A plinth or trim board at the base of the Fire Hydrant Shacks shall be added to visually anchor the Shacks to the new foundation.
- 9 The form, material, and detailing of the new foundation shall be similar to the historic foundation.

c) The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site.

The relocation of the Daly West Headframe could damage the Fire Hydrant Shacks. Allowing for the temporary relocation of the Fire Hydrant Shacks will prevent potential lasting damage or destruction of the Significant Historic Structures.

(II) Staff recommends the Historic Preservation Board approve the Material Deconstruction of the Daly West Fire Hydrant Shacks to Accommodate Structural Upgrades to the Significant Structures.

The Historic Preservation Board reviews the removal of Historic Material to accommodate structural upgrades subject to Land Management Code Chapter 15-13, *Design Guidelines for Historic Districts and Historic Sites*.⁴

The temporary Relocation of the Fire Hydrant Shacks will allow the Applicant to regrade the original sites for positive drainage around the Shacks and foundation for the Structures will be constructed. The Applicant has proposed a crib foundation that will be at least 6" above finished grade.

Additionally, the Applicant has proposed to replace the heavily damaged corrugated steel/cedar shingle roof with a fire treated cedar shingle roof over Ice and Water Shield membrane.

The door to Shack #2 is intact and needs only minor repairs. The door to Shack #3, which once had two glass panels, is now proposed to have wire mesh panels installed.

Pursuant to Land Management Code [§ 15-11-9](#) requires the applicant to complete a Historic Preservation Plan and to provide a Financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan (Conditions of Approval 10 and 11).

⁴ LMC [§ 15-11-12.5](#).

Department Review

The Planning and Legal Departments reviewed this application.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice on the property on June 23, 2021. Staff mailed courtesy notice to property owners within 300 feet on June 23, 2021. The *Park Record* published notice on June 23, 2021. LMC [§ 15-1-21](#).

Public Input

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

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Historic Site Inventory Form

Exhibit C: Proposed Site Plan

Exhibit D: Daly Headframe Relocation Historic Preservation Board Staff Report



**HISTORIC PRESERVATION BOARD
PARK CITY, SUMMIT COUNTY, UTAH**

RE: TEMPORARY RELOCATION

The Historic Preservation Board of Park City, Utah, met on Wednesday, July 7, 2021 for a duly noticed meeting. The Board formed a quorum and conducted its scheduled business.

ACTION

Project Address: 9101.5 Marsac Avenue
Project Number: PL-21-04859
Type of Item: Administrative
Hearing Date: July 7, 2021

The Historic Preservation Board conducted a public hearing and approved the temporary Relocation of the Significant Historic Structure based on the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

Background

1. 9101.5 Marsac Avenue was formerly the Daly West Mine that was first opened in 1893.
2. 9101.5 Marsac Avenue is a Landmark Historic Structure on the Park City Historic Sites Inventory. It contains the Daly West Headframe and three Fire Hydrant Shacks.
3. The Property is located in the Recreation and Open Space (ROS) Zoning District.
4. On June 26, 2021 the Planning Department received at complete Historic District Design Review (HDDR) application.

Relocation

5. The Applicant proposes the temporary Relocation of two Fire Hydrant Shacks to accommodate the relocation of the Daly West Headframe and Structural Upgrades.
6. The Historic Preservation Board determined compliance in accordance with the Background and Analysis section of the July 7, 2021 Staff Report, which sections are incorporated herein as findings of fact, and approved the Relocation to accommodate the relocation of the Daly Headframe and Structural Upgrades, subject to the Conditions of Approval below.

Conclusions of Law

1. The proposal complies with Land Management Code § 15-11-13, *Relocation and/or Reorientation of a Historic Buildings or Historic Sites*; § 15-11-9, *Preservation Policy*; and § 15-13-2, *Design Guidelines for Historic Residential Sites*.

Conditions of Approval

1. The Applicant must provide a written statement from a licensed Structural Engineer certifying that the Historic Buildings can be successfully relocated and that a professional builder will move the buildings and protect them while being stored.
2. The Fire Hydrant Shacks shall be secured and protected from adverse weather conditions, water infiltration, and vandalism before, during, and after the relocation process.
3. If relocation and rehabilitation is delayed, temporary improvements such as roof repairs, secured and/or covered windows and doors, and adequate ventilation shall be made to the Fire Hydrant Shacks to protect the historic fabric until rehabilitation is complete.
4. A written plan detailing the steps and procedures for relocation of the Fire Hydrant Shacks shall be completed and approved by the Planning and Building Departments prior to issuance of a building permit. The plan shall outline, step-by-step, the proposed work to relocate the Fire Hydrant Shacks to ensure that the least destructive method of moving the Structures will be employed.
5. The Fire Hydrant Shacks shall be moved in one piece if possible. If problematic structural or relocation route conditions preclude moving the Fire Hydrant Shacks 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.
6. The Fire Hydrant Shacks shall be protected from damage during the moving process by adding bracing, strapping, and by temporarily infilling door and window openings for structural rigidity.
7. The Fire Hydrant Shacks shall be sited in a position similar to its historic orientation.
8. The new foundations shall comply with Land Management Code [Chapter 15-13](#).
 - The new foundation shall not raise or lower the Fire Hydrant Shacks more than two feet from its original floor elevation.
 - The Historic Site shall be returned to original grade following construction of the foundation. If the original grade cannot be achieved, generally no more than six inches of the new foundation shall be visible above final grade.
 - The Site shall be re-graded so that all water drains away from the Fire Hydrant Shacks and does not enter the foundation.
 - A plinth or trim board at the base of the Fire Hydrant Shacks shall be added to visually anchor the Shacks to the new foundation.

9. The form, material, and detailing of the new foundation shall be similar to the historic foundation.
10. The Applicant is responsible for notifying the Building Department prior to proposing any changes to this approval.
11. The Applicant is required to complete a Historic Preservation Plan.
12. The Applicant is required to provide a Financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan.
13. 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.
14. 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.
15. 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.
16. 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.
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 Applicant shall complete Historic District Design Review and approval prior to issuance of a building permit.
20. Relocation shall be done using recognized preservation methods.
21. 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.
22. The original orientation and siting shall be replicated as closely as possible.
23. New foundations and additions shall follow the Design Guidelines.
24. The Structure must be protected while it is stored.

If you have any questions, concerns, or comments regarding this letter, please email aiden.lillie@parkcity.org or call 435-615-5067.

Sincerely,

Randy Scott
Historic Preservation Board Chair

CC: Gretchen Milliken, Planning Director
Aiden Lillie, Project Planner

DRAFT

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Daly-West Mine Head Frame & Fire Hydrant Shacks

Address: 9100 Marsac Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: EV-B-2-C

Current Owner Name: Talisker Empire Pass Hotel, LLC

Parent Parcel(s): EVS-A, PCC-S-98-C &

Current Owner Address: PO Box 4349, Park City, UT 84060

PCA-S-98-FF

Legal Description (include acreage): 15.96 acres; Empire Village Subdivision Parcel B-2 Lot C.

2 STATUS/USE

Property Category

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

Evaluation*

- ☐ Landmark Site
- ☒ Significant Site
- ☐ Not Historic

Reconstruction

- Date:
- Permit #:
- ☐ Full ☐ Partial

Use

- Original Use: Industrial/Mining
- Current Use: Industrial/Mining

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

3 DOCUMENTATION

Photos: Dates

- ☐ tax photo:
- ☒ prints: 2009
- ☐ historic: c.

Drawings and Plans

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

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

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

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

- Boutwell, John Mason. Geology and Ore Deposits of the Park City District, Utah. United States. Department of the Interior. United States Geological Survey. Washington: GPO, 1912.
- "John J. Daly Dies." Park Record [Park City] 28 Oct. 1927: 4.
- Morrison, Sandra. 1999-2000 Reconnaissance Level Survey: Unincorporated Areas of Summit County (North Summit County, Snyderville Basin & Park City). Summit County: Summit County Historical Society, 2000.
- Noble, Bruce J. and Robert Spude. Guidelines for Identifying, Evaluating, and Registering Historic Mining Properties. Rev. ed. United States. Department of the Interior. National Park Service. National Register of Historic Places Bulletin 42. Washington: GPO, 1997.
- Park City, Utah. Aerial photograph from Google Earth. March 5, 2006. Google, 2009.
- "R.C. Chambers Dead." Park Record [Park City] 13 Apr. 1901: 2.
- Sanborn, D.A. "Sheet 11, Park City, Utah, 1889." Map. Sanborn Fire Insurance Maps. J. Willard Marriott Library. 15 Sept. 2009. <<http://www.lib.utah.edu/digital/sanborn/>>
- . "Sheet 12, Park City, Utah, 1900." Map. Sanborn Fire Insurance Maps. J. Willard Marriott Library. 15 Sept. 2009. <<http://www.lib.utah.edu/digital/sanborn/>>
- . "Sheet 13, Park City, Utah, 1900." Map. Sanborn Fire Insurance Maps. J. Willard Marriott Library. 15 Sept. 2009. <<http://www.lib.utah.edu/digital/sanborn/>>
- . "Sheet 19, Park City, Utah, 1907." Map. Sanborn Fire Insurance Maps. J. Willard Marriott Library. 15 Sept. 2009. <<http://www.lib.utah.edu/digital/sanborn/>>
- . "Sheet 19, Park City, Utah, 1907 (corrected to 1929)." Map. Sanborn Fire Insurance Maps. Hal Compton Research Library. Park City Historical Society & Museum. 13 Oct. 2009. Electronic.

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 10-2009

SWCA, Inc. Environmental Consultants. Flagstaff Mountain Resort: A Planned Resort Community at Deer Valley: Historic Preservation Plan. Salt Lake City: SWCA, 2001.
 Thompson, George A. and Fraser Buck. Treasure Mountain Home: Park City Revisited. 1968. Salt Lake City: Dream Garden Press, 1993.
 Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Structure-Head Frame / None No. Stories: 80'
 Additions: ☒ none ☐ minor ☐ major (describe below) Alterations: ☒ none ☐ minor ☐ major (describe below)
 Number of associated outbuildings and/or structures: ☐ accessory building(s), # ____; ☐ structure(s), # ____.
 General Condition of Exterior Materials:

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

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

Site: The head frame is located behind a new development on a level building pad above a shaft. The pad drops away from the base of the head frame to a road that winds around the back of the new development. The shacks are located uphill from the head frame.

Foundation: Unknown (Head frame assumed to be concrete).

Walls: N/A The head frame is steel; the shacks are clad in wood siding.

Roof: The gable roofs are sheathed in galvanized metal, though several panels appear to be missing.

Windows/Doors: N/A

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The steel gallows frame structure is approximately 85' tall was likely built after 1912. The shacks (date unknown) are small square structures that house a hydrant and various pipes and valves.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The structure is located behind a large hotel development at the base of a stand of trees that extends up the canyon. The ground to the north slopes away from the structure and a narrow road winds below. The structure is adjacent to a shed building and the entire site is fenced. The shacks are upslope from the head frame at the base of a stand of trees.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence of the mining era is the head frame, the hoist equipment, the small shacks, and the proximity to the shaft.

Feeling (Describe the property's historic character.): The physical elements of the site, even lacking all of the other mine-related structures, convey a sense of Western mining operations of the late nineteenth and early twentieth centuries. Though the lack of surrounding structures and the intrusion of the contemporary development significantly diminish the historic character.

Association (Describe the link between the important historic era or person and the property.): The site is linked to the active mining era in Park City. It is associated with the Daly-West Mine Company as well as with John Daly and R.C. Chambers; two prominent figures in the areas mining history.

5 SIGNIFICANCE

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

Date of Construction: c. 1912

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)

The Daly-West Mine was one of the richest mines in Park City, but also the site of one of the worst mining disasters in the City's history. Its ore production rivaled that of the Silver King Coalition and the Ontario mines. On July 15, 1902, thirty-four miners died from either explosion or asphyxiation (reports differ on the cause of death), which prompted a law to prohibit the storage of explosives underground.

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): This site is associated with John Daly and R.C. Chambers. These men were prominent not only in Utah mining, but also in regional and state politics, culture, economics, and business.

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

6 PHOTOS

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

Photo No. 1: Southeast view. Camera facing northwest, 2009.

Photo No. 2: Southeast view, context. Camera facing northwest, 2009.







(435) 649-9467

Alliance Engineering Inc.

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF:
MICHAEL DEMKOWICZ
CONNOR DINSMORE

DATE: 9/3/20

SITE & GRADING PLAN
DALY HEADFRAME AT EMPIRE PASS

FOR: EMPIRE PASS MOA

JOB NO.: 19-5-20

FILE: X:\Empire\dwg\Redus\Daly Head Frame\09-05-20 Daly headframe ephoa civil.dwg

SHEET
2
OF
3

Historic Preservation Board Staff Report



Subject: Historic Preservation Board Review for the Relocation of a Significant Historic Structure
Application: PL-20-04537
Author: Caitlyn Barhorst
Date: August 5, 2020
Type of Item: Administrative

Summary Recommendation

Staff recommends the Historic Preservation Board review the proposal, hold a public hearing, and consider approving the Relocation of the Daly-West Mine Headframe, a Significant Historic Site located at 9100 Marsac Avenue based on the Findings of Fact, Conclusions of Law, and Conditions of Approval.

Description

Applicant: Empire Pass Master Owner's Association, Represented by Douglas Ogilvy
Location: 9100 Marsac Avenue, Daly-West Mine Headframe
Zoning District: Current Site: Master Planned Development (MPD)
Proposed Site: Recreation Open Space (ROS)
Historic Designation: Significant
Historic Period: Mature Mining Era (1894-1930)
Reason for Review: Land Management Code (LMC) [§ 15-11-13](#) Relocation And/ Or Reorientation of A Historic Building Or Historic Structure

Acronyms

HPB Historic Preservation Board
LMC Land Management Code
HDDR Historic District Design Review
HSI Historic Sites Inventory

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

Executive Summary

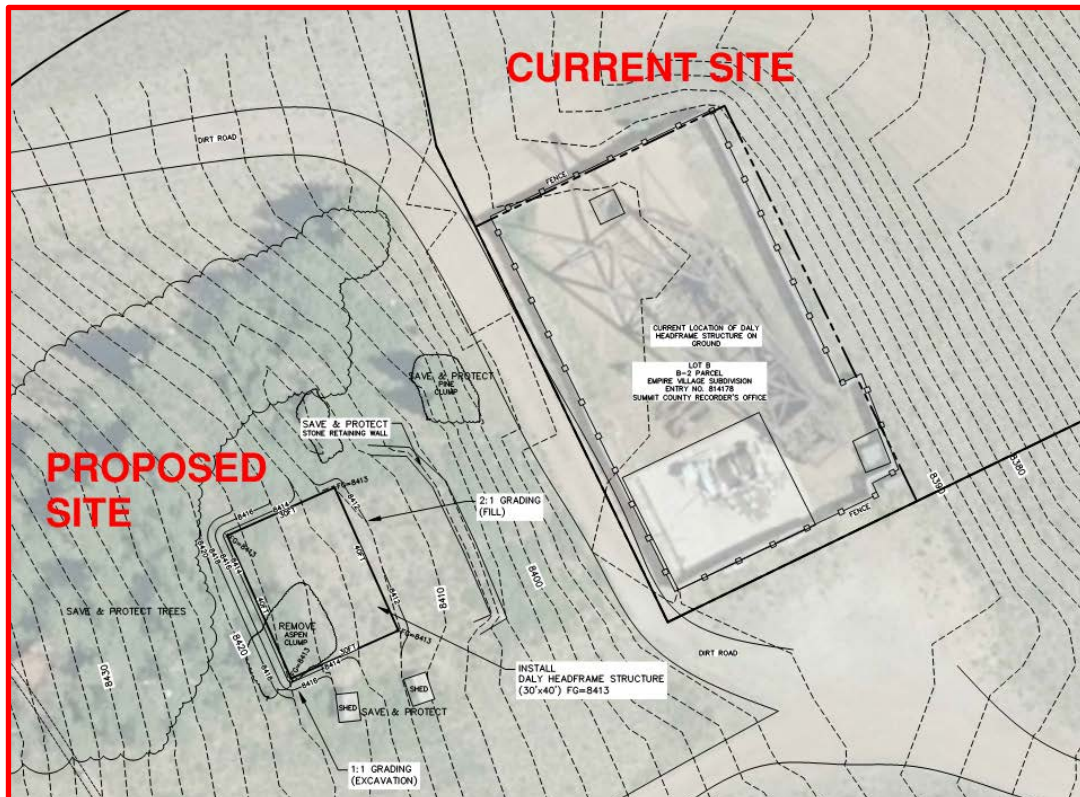
The Applicant is proposing the Relocation of the Daly-West Mine Headframe Structure approximately 150 feet south-west from the Historic Site.

Background

On July 20, 2020, the Planning Department received a complete Historic District Design Review (HDDR) application. 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 (HSI) (see [Historic Site Form](#)).

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 (**Exhibit F**, page 31-32). This includes re-erecting the structure to the original upright configuration.

Figure 1: Proposed Relocation Site Plan (**Exhibit A**)



History of Development on the Site

The steel headframe, used to hoist material from the mine shaft, was constructed in 1914 following a December 1913 fire that completely destroyed the first Daly West Mine. The entire mining complex was rebuilt and operational before October 1914, including the hoist headframe. The rebuilt buildings were of metal-clad frame construction, as illustrated on the 1929 Sanborn map (Figure 2) and seen in Image 2. The headframe base was enclosed in a shaft house, which also covered a 1600 foot deep mineshaft. The shaft house burned on Easter Sunday 1974, leaving only the steel headframe intact.

In May 2015, the Daly West headframe toppled after shifting due to the collapse of the shaft below (Image 4). In order to safely cap the shaft, 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 was installed the summer of 2015 following the collapse of the shaft.

Figure 2: Sanborn Fire Insurance Map, circ. 1900 and 1907, pre-fire



Figure 3: Sanborn Fire Insurance Map, circ. 1929 and 1941, post-fire

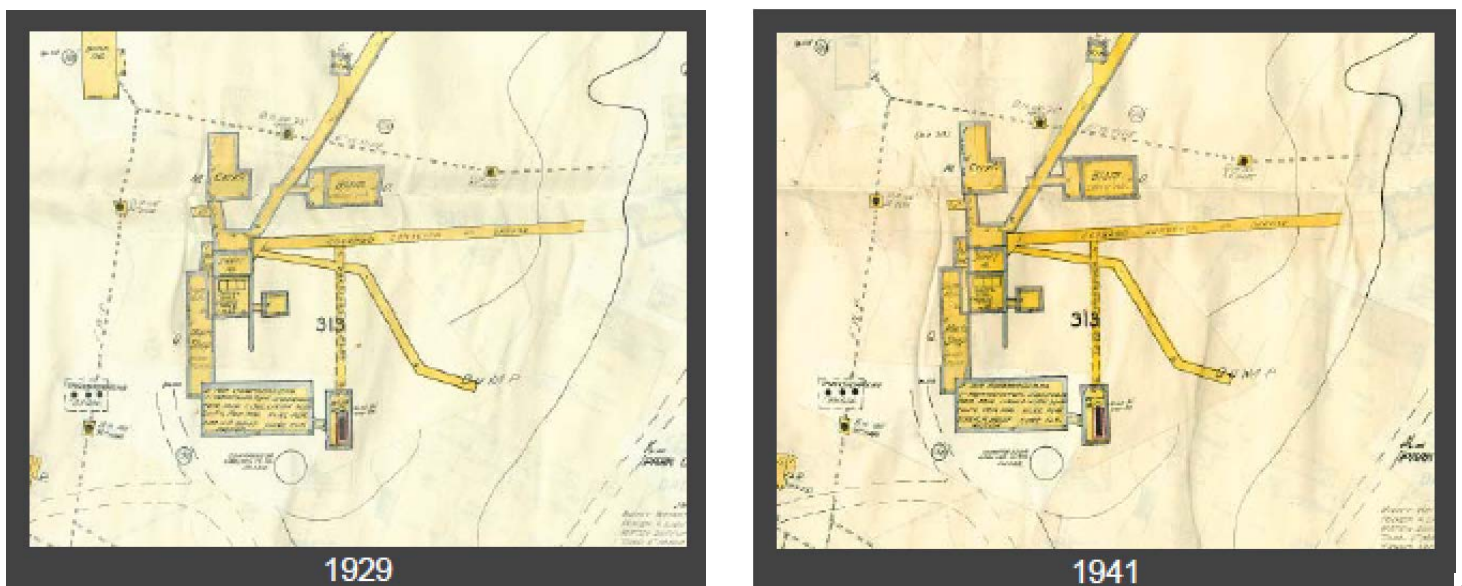


Image 1: Daly-West Mine, circ 1912 (pre-fire)

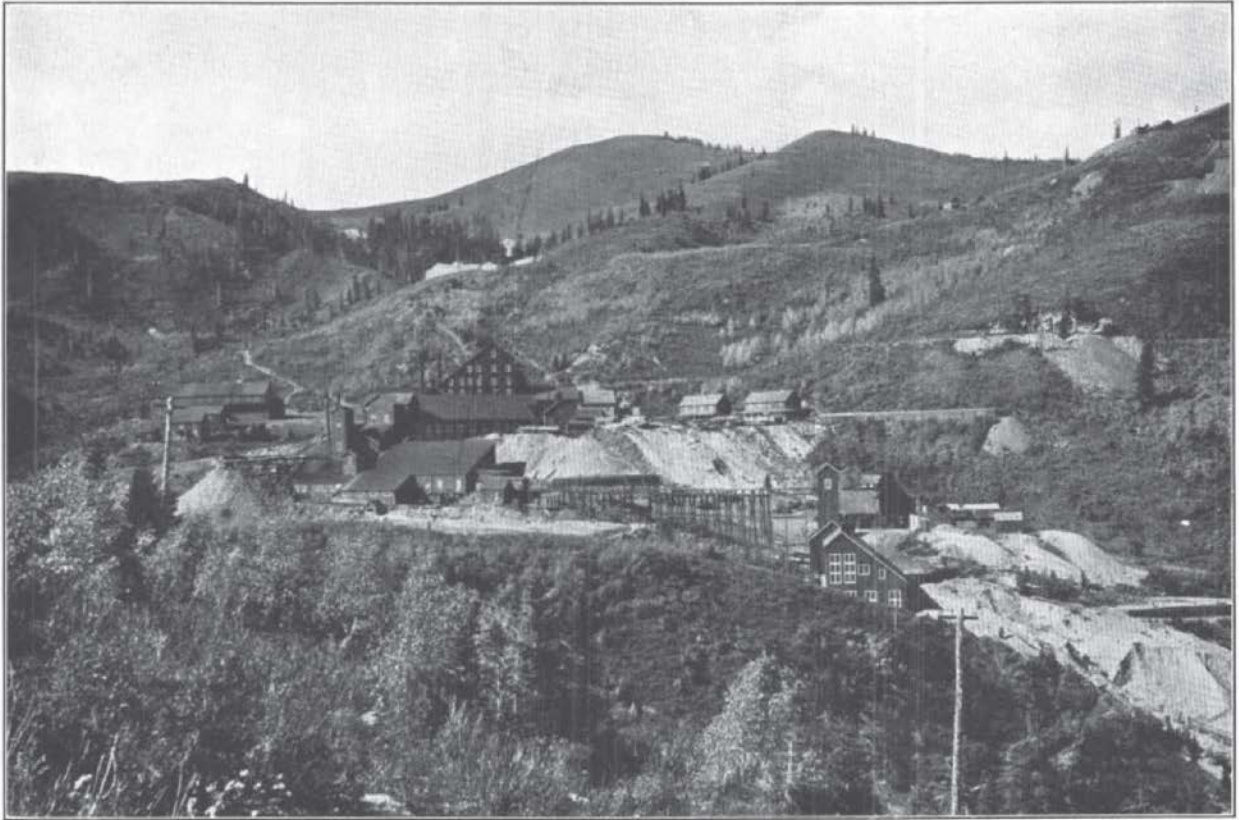


Image 2: Daly-West Mine, circ 1915 (post-fire)



Image 3: Daly-West Mine, circ. 2009, pre-shaft collapse



Image 4: Daly-West Mine, circ. 2015, post-shaft collapse



Image 5: Daly-West Mine, circ. 2015, post-shaft collapse



Image 6: Daly-West Mine, circ. 2020



Proposal

The applicant is proposing the Relocation of the Historic Mine Headframe Structure approximately 150 feet southwest of the Historic Site.

Figure 4: Proposed Relocation Site Plan (**Exhibit A**)

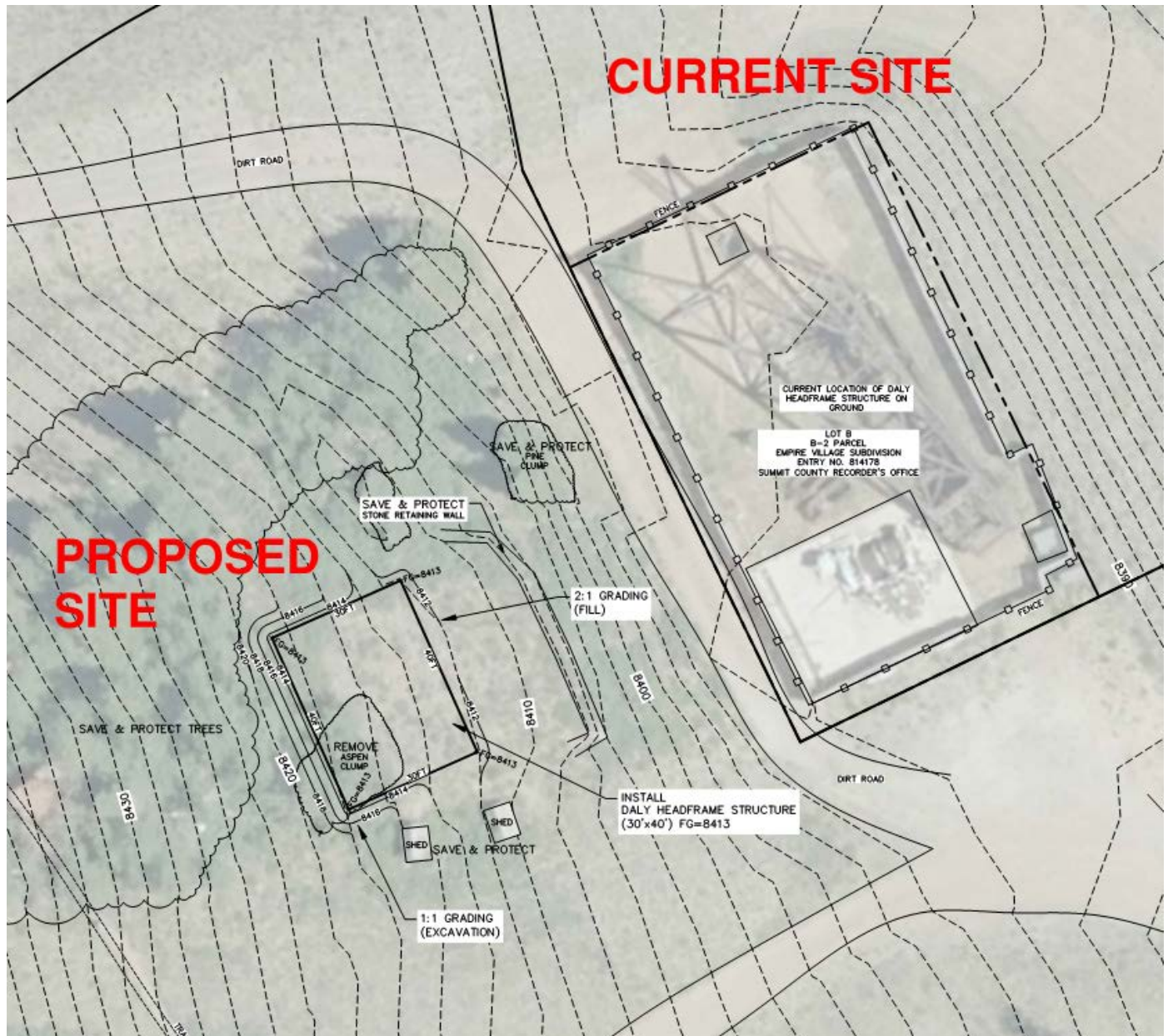
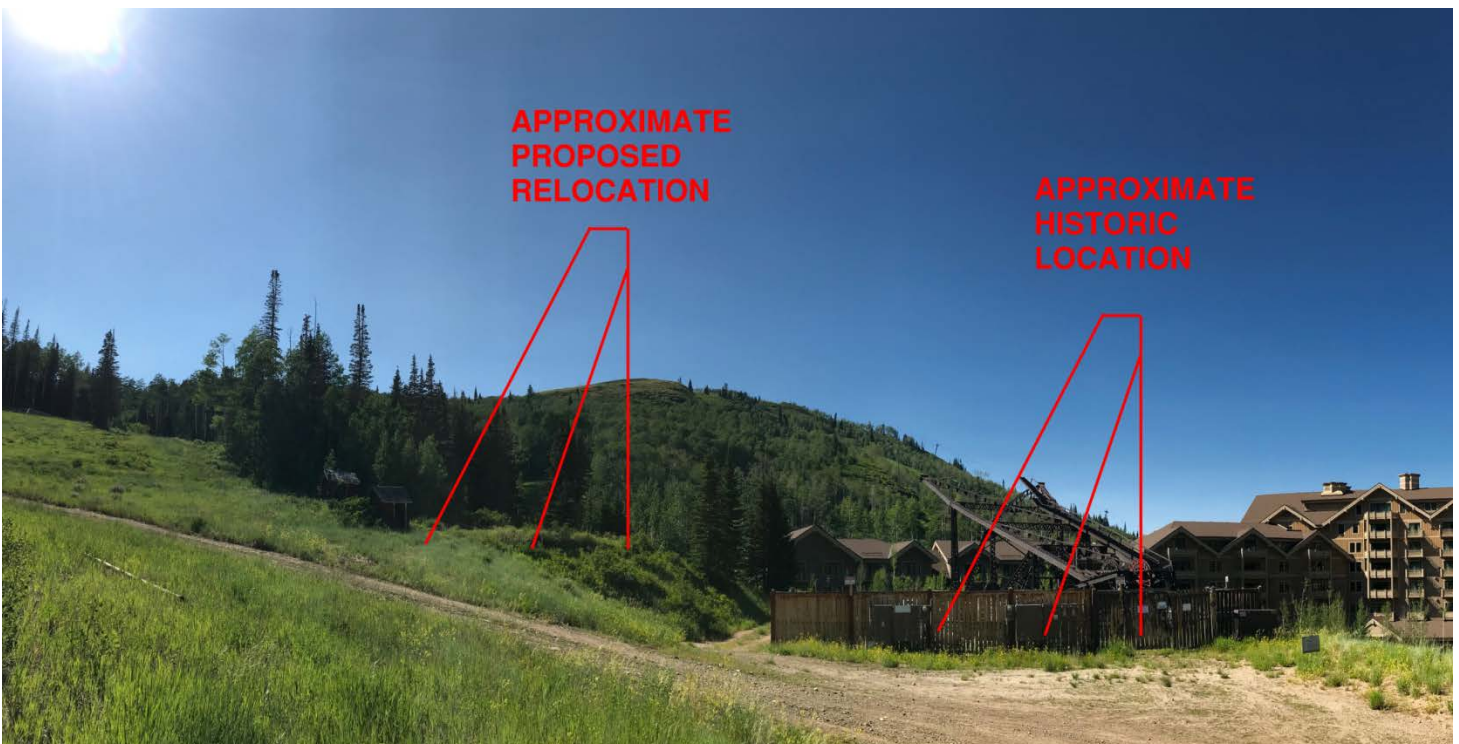


Image 5: Applicant's Submitted Proposed Headframe location shown in red.



Image 6: Staff Site Photograph with Historic and Proposed Site, dated July 20, 2020



Land Management Code (LMC) Sections of Review

1. LMC § 15-11-13(B) Relocation and/or Reorientation of a Historic Building or Historic Structure:

B. PROCEDURE FOR THE RELOCATION AND/OR REORIENTATION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) TO A PERMANENT NEW SITE.

To approve a Historic District or Historic Site design review Application involving relocation and/or reorientation of the Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site to a new site, the Historic Preservation Board shall find the project complies with the following criteria.

1. For either a Landmark or Significant Site, all of the following shall be met:
 - a. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) can successfully be relocated and the applicant has demonstrated that a professional building mover will move the building and protect it while being stored; and
 - b. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;
2. Landmark structures shall only be permitted to be relocated to a new site if the relocation will abate demolition and the Planning Director and Chief Building Official find that the relocation will abate a hazardous condition at the present setting and enhance the preservation of the structure.
3. For Significant Sites, at least one of the following must be met:
 - a. The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or
 - b. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or
 - c. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation to a new Site. This criterion is only available to Significant Sites. Unique conditions shall include all of the following:
 - (1) The relocation will not negatively affect the historic integrity of the Historic District, nor the area of receiving site; and
 - (2) One of the following must also be met:
 - (A) The historic building is located within the Historic districts, but its historic context and setting have become so radically altered that the building may be enhanced by its new setting if the receiving site is more similar to its historic setting in terms of architecture, style, period, height, mass, volume, scale, use and location of the structure on the lot as well as neighborhood features and uses; or
 - (B) The historic building is located outside of the Historic districts, and its historic context and setting have been so radically altered that the building may be enhanced by its new setting if the receiving site is more

similar to its historic setting in terms of architecture, style, period, height, mass, volume, scale, use, and location of the structure on the lot as well as neighborhood features and uses; or

- (C) City Council, with input from the Historic Preservation Board, Planning Director, and Chief Building Official, determines that the Historic Building(s) and/or Structure(s) is deterrent to a major improvement program outside of the Historic districts that will be of Substantial Benefit to the community, such as, but not limited to:
 - (a) The relocation of the Historic Building(s) and/or Structure(s) will result in the restoration of the house--both the interior and exterior—in compliance with the Secretary of the Interior's Standards and the relocation will aid in the interpretation of the history of the Historic Building(s) and/or Structure(s); or
 - (b) The relocation of the Historic Building(s) and/or Structure(s) will result in the revitalization of the receiving neighborhood due to the relocation; or
 - (c) The relocation of the Historic Building(s) and/or Structure(s) will result in a new affordable housing development on the original site that creates more units than currently provided on the existing site, and the rehabilitation of the Historic Building(s) and/or Structure(s) on the new receiving site.

2. LMC [§ 15-13-4](#) Design Guidelines for Relocation and/or Reorientation of Intact Building Or Structures.

3. LMC [§ 15-11.12.5\(A\)\(1\)](#) Historic Preservation Board Review for Material Deconstruction:

The Planning Director or his/her designee shall review Routine Maintenance.

Analysis

- 1. Staff has reviewed the proposed Relocation per LMC [§ 15-11-13\(B\)](#) Relocation and/or Reorientation of a Historic Building or Historic Structure, including:**

B. PROCEDURE FOR THE RELOCATION AND/OR REORIENTATION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) TO A PERMANENT NEW SITE.

To approve a Historic District or Historic Site design review Application involving relocation and/or reorientation of the Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site to a new site, the Historic Preservation Board shall find the project complies with the following criteria.

- 1. For either a Landmark or Significant Site, all of the following shall be met:
 - a. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) can successfully be relocated and the applicant has demonstrated that a professional building mover will move the building and protect it while being stored; and

- Complies. Per **Exhibit D**, a Paul W. McMullin, a licensed structural engineer, states the following:
*“After observing the Daly Head Frame, 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.

b. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;

- Complies. *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 Image 4 and 5. The new site will allow the necessary structure/ foundation to be installed for the headframe to be re-erected and repaired.*

2. For Landmark Sites (...)

3. For Significant Sites, at least one of the following must be met:

a. (...)

b. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or

- Complies. *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.*

c. (...)

2. Staff has reviewed the proposed Relocation for compliance with LMC [§ 15-13-4](#) Design Guidelines for Relocation and/or Reorientation of Intact Building Or Structures, including:

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.	<u>Complies</u> ; <i>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.	<u>Complies as conditioned.</u> COA #5.
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.	<u>Complies as conditioned.</u> COA #6.
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.	<u>Complies as conditioned.</u> COA #7.
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.	<u>Complies as conditioned.</u> COA #8.
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.	<u>Complies as conditioned.</u> COA #9.
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.	<u>Complies as conditioned.</u> COA #10.
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.	<u>Complies;</u> <i>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.	<u>Complies;</u> <i>The proposed orientation of the headframe will be sited in a position similar to the historic orientation on the original site.</i> COA #11.
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.	<u>Complies;</u> <i>the headframe will maintain the same orientation as the historic site upon placement on the new site.</i> COA #11.

3. Staff shall review the proposed repairs and re-erection of the Historic Structure per LMC [§ 15-11.12.5\(A\)\(1\)](#) Historic Preservation Board Review for Material Deconstruction.

Department Review

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

Notice

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. LMC [§ 15-1-21](#).

Public Input

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

Alternatives

- The Historic Preservation Board may approve the proposed Relocation of the Daly-West Mine Headframe;
- The Historic Preservation Board may deny the proposed Relocation of the Daly-West Mine Headframe; or
- The Historic Preservation Board may request additional information and continue the discussion to September 2, 2020.

Exhibits

Exhibit A: Proposed Relocation Site Plan

Exhibit B: Historic Preservation Plan

Exhibit C: Historic Site Inventory Form

Exhibit D: Applicant's Submitted Structural and Geotechnical Engineering Reports

Exhibit E: Planning Director and Chief Building Official Determination Letter

Exhibit F: 2019 SWCA Historic Preservation Plan Update for Flagstaff Mountain Resort

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 south west 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, a 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 Image 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, including:

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><u>Complies;</u> 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><u>Complies as conditioned.</u> 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><u>Complies as conditioned.</u> 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><u>Complies as conditioned.</u> 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><u>Complies as conditioned.</u> 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><u>Complies as conditioned.</u> 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	<i><u>Complies as conditioned.</u> COA #10.</i>

for structural rigidity.	
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><u>Complies;</u> 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><u>Complies;</u> 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><u>Complies;</u> 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.