



**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 for 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