

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF APRIL 17, 2019

BOARD MEMBERS IN ATTENDANCE: Douglas Stephens, Puggy Holmgren, John Hutchings, Jack Hodgkins

EX OFFICIO: Bruce Erickson, Hannah Tyler, Mark Harrington, Liz Jackson, Caitlyn Barhorst, Leah Langan

ROLL CALL

Chair Doug Stephens called the meeting to order at 5:01 p.m. and noted that all Board Members were present except for Randy Scott, Jordan Brody, and Lola Beatlebrox, who were excused.

ADOPTION OF MINUTES

March 6, 2019

Chair Stephens noted that Board Member Beatlebrox had sent him a correction to the Minutes. For clarity, she revised the second paragraph on page 5 of the Minutes to read, "Board Member Beatlebrox was excited about the project because it was very different from the original intent to demolish the entire building and **erect something that didn't tell the building's story.**"

MOTION: Board Member Holmgren moved to APPROVE the minutes of March 6, 2019 as corrected. Board Member Hutchings seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Board Member Holmgren questioned why she received a letter in the mail from Douglas Lee regarding the affordable housing project. Director Erickson assumed it was because she was within 300 feet of the Woodside II project. Planner Tyler was not aware of the letter or the distance that Mr. Lee had chosen for noticing. Director Erickson stated that if Ms. Holmgren wanted to comment she could submit written comments to Planner Tyler to be part of the record for the project.

Director Erickson reported that the next HPB meeting on May 1st was cancelled.

Planner Tyler noted that on May 16th the Staff will go to the City Council with the Historic Preservation Award. The Council will unveil the painting that the HPB voted to award to the Cemetery. She invited the Board members to attend the Council Meeting on May 16th if anyone was interested.

Planner Tyler announced that the Glenwood Cemetery was also awarded a Heritage award from Preservation Utah for Stewardship. She stated that this award was a celebration of the work done by previous committees and by Sandra Morrison and her team from the Museum. She believed the Heritage award would be presented to the Museum and that committee.

Planner Tyler introduced Caitlyn Barhorst, the new Historic Preservation Planner. She has two masters from Ball State in architecture and historic preservation; as well as an undergraduate degree from Texas Tech in architecture. Ms. Barhorst will be an asset to the Planning Department.

Planner Tyler announced the launch of the character zone self-guided tour as a way for the public to view a building and provide input. She stated that there have been many discussions through the Design Guideline process regarding character zones. Planner Tyler remarked that there are historic districts and within each historic district are the unique characteristics of each street. As part of the contract with SWCA, the preservation consultant and her team help define what character zones make up all of the historic districts. Planner Tyler scrolled through a document that will be provided to the public made at the public engagement launch next week. The goal is to help describe and explain character zones. She presented a slide showing eleven character zones that SWCA had defined. The public would review the first three; Lower Main, Upper Main, and Upper Park, which is the entire section south of Heber Avenue. She presented a color-coded map identifying those three character zones. SWCA identified several buildings within each of those zones and they will be asking for feedback from the public on those buildings. Planner Tyler provided an example of how the public process will work. The goal is to get input on how a specific building fits into the context of the street to help the Staff and the consultant understand whether or not they are characterizing each character zone properly.

Planner Tyler stated that the public will have six weeks to complete the input process, after which SWCA will document the comments and come back to the HPB with their analysis.

Planner Liz Jackson introduced Leah Langan, an employee in the Executive Department. Ms. Jackson stated that since she and many others in the Planning Department were taking on different projects, Ms. Langan will be taking notes for the minutes at each meeting.

Director Erickson stated that there have been several conversations about character zones, and the fact that millworkers and mechanics all had garages on Daly Avenue. Those are the types of things they will begin to look for in the character zones. He noted that Liz Jackson was working on a plant list that fits in with the character zone. It is coalescing into an organized ability to tell the story moving forward.

Chair Stephen understood that the intent is to ultimately have the ability within the Design Guidelines to fine tune based on character zones and what is and is not acceptable. Planner Tyler agreed. She thought a good example was Daly Avenue. They typically do not allow putting a garage in the front yard; however, historically there were garages in the front yard on Daly. The intent is to make the Guidelines flexible enough to recognize specific locations within the historic districts.

Board Member Holmgren asked how the information would be provided to the public. Planner Tyler stated that hard copies would be available and it will also be online in digital form. The Planning Department will work with the Public Engagement team because they are the experts on how to get information out to the citizens.

Director Erickson reported that Jordan Brody had resigned from the HPB. He was doing a graduate program back east and was not able to fulfill his obligation. The Board will be short one Board Member until his replacement is recruited.

REGULAR AGENDA

1. 540 Main Street - Historic District Design Review –Material Deconstruction Review of a Landmark Site. The applicant is proposing to deconstruct (remove) a portion of the rear (east) wall to accommodate a new window opening (facing Swede Alley).

Planner Tyler reported that the HPB reviewed this item at their last meeting on March 6th, at which time and the Staff provided a neutral recommendation and outlined the facts. The Board directed the Staff to come back with Findings for Approval. She noted that the Findings for Approval were contained in the Staff report, as well as the findings reflecting their discussion.

The Staff recommended that the HPB conduct a public hearing and approve this application based on the comments and the direction given at the last meeting.

Chair Stephens opened the public hearing.

There were no comments.

Chair Stephens closed the public hearing.

MOTION: Board Member Hutchings moved to APPROVE the Material Deconstruction of a portion of the Swede Alley façade of the Landmark structure located at 540 Main Street, pursuant to the Findings of Fact, Conclusions of Law, and Conditions of Approval found in the Staff report. Board Member Hodgkins seconded the motion.

VOTE: The motion passed unanimously.

Chair Stephens pointed out that at the last meeting they looked at this building specifically. In reading the Minutes and the Staff Report, his impression from the discussion was that this was an issue along Swede Alley of how to take and keep the design guidelines open enough to promote the connection between the parking structures, the Transit Center and Swede Alley. With the self-guided tour, he thought that would be a way to fine-tune the Guidelines to Swede Alley so the Board could be less concerned about setting a precedent when making decisions on the rear of historic buildings.

Planner Tyler stated that based on the feedback and the SWCA analysis, this could be a great opportunity to have Supplemental Design Guidelines, based on an individual character zone. She pointed out that some people are not in a character zone. Planner Tyler stated that the Staff was taking the formal Design Guidelines to the City Council on May 2nd. She believed those would be adopted and they could supplement with additional information based on the character zones.

Findings of Fact – 540 Main Street

1. The site is located at 540 Main Street in the Historic Commercial Business (HCB) zoning District.
2. The site has been designated as “Landmark” on the City’s Historic Sites Inventory.
3. The building is significant to the Mature Mining Era (1894-1930).
4. On February 1, 2019, the Historic District Design Review (HDDR) application for the property at 540 Main Street was deemed complete.
5. The existing yellow building shown in the photographs of the “current” Swede Alley façade is an infill addition that was approved in 1990 through the HDDR process. In 1995, a plat amendment was approved which resolved a lot line issue on the property Hall. This 1995 plat amendment allowed for the construction of the addition after the 1990 HDDR approval as it removed interior lot lines.
6. This two story commercial building is clad in drop wood siding and topped with a wood cornice that comes to a point in the center. The ground floor features a central, fixed casement window flanked by two glazed double doors with large

transoms.

7. A small, corniced overhang runs the full width of the building and lies a few feet above the tops of the first floor window and transom. Second floor fenestration consists of two adjacent double-hung windows with fixed transoms on center, flanked by two distinct diamond-shaped windows.

8. The appearance of the building is similar to its original design, although the front façade was altered at some point in the middle of the last century. This renovation involved the erection of an outer façade which covered most of the windows on the original façade. A 1983 restoration project removed this outer skin and restored the original façade to its original appearance.

9. A large Masonic insignia sign that once hung on the upper part of the façade has been removed.

10. This rear (east) façade has already been altered by a new window on the upper level and the 1995 infill addition (yellow building).

11. Overall, the current appearance of the building is similar to the original design, and it is a significant contribution to the Main Street Historic District."

12. The applicant is proposing Material Deconstruction of the existing siding on the Swede Alley façade (east elevation) to accommodate a new window.

13. The Historic Preservation Board finds that the removal of the existing siding on the Swede Alley façade to accommodate a new window will not compromise the overall historic integrity because it will not damage the overall architectural features.

14. The HPB found compliance with the following applicable Design Guidelines:

- a. The proposed work complies with Universal Design Guideline #7 as the site will still be recognized as a physical record of its time, place, and use. The Main Street façade will remain intact and the proposed alteration to the rear (east) façade will not impact the overall architectural integrity of the site.
- b. The proposed work complies with Universal Design Guideline #9 as the exterior alteration will not impact the spatial relationship in the rear (east) that characterizes the building.
- c. The proposed work complies with Universal Design Guideline #10 as if the window were installed, it could be removed at a future date to restore the rear wall. The same could be said for the 1990s alterations as well.
- d. The proposed work complies with Design Guideline B.2.1 as the new window will not impact any of the existing windows or doors on the rear (east) façade.
- e. The proposed work complies with Design Guideline B.2.7 as none of the existing windows and doors will be impacted by the proposed window addition. The new window will be installed within the existing window banding of the Building,
- f. The proposed work complies with Main Street National Register Specific Design Guideline #1 as the proposed window addition will not result in the removal of the Building from the National Register of Historic Places.

- g. The proposed work complies with Swede Alley Specific Design Guideline #3 as the proposed alteration is simple in detail.
 - h. The proposed work complies with Swede Alley Specific Design Guideline #4 as because the rear façade is Historic, the façade already utilizes materials that reinforce the cohesive design of the building. The 1990s addition accomplished this as well.
 - i. The proposed work complies with Swede Alley Specific Design Guideline #5 as the proposed window is subordinate to and proportional to the Historic windows on the Building.
15. The HPB made the following findings with respect to the Material Deconstruction Review Checklist Criterion:
- a) Criterion 1: The proposed work is not Routine Maintenance.
 - b) Criterion 2: The proposed window is a part of an interior remodel, but would not be considered mandatory (for Building Code reasons).
 - c) Criterion 3: There have already been alterations made to this façade also damaging it. The Physical Conditions Report states “The building is stick frame. The exterior walls are 2”x4” wood 16” o.c. with 1”x6” beveled lap cedar siding.” This is consistent with the available Historic photographs.
 - d) Criterion 4: The proposed work will not compromise the structural stability of the structure. The visual character and architectural integrity of the Swede Alley façade will not be altered.
 - e) Criterion 5: The proposed work will not impact the architectural integrity of the rear (east) façade.
 - f) Criterion 6: Not applicable as a new addition is not proposed.
16. On March 6, 2019, the Historic Preservation Board directed staff to prepare findings for approval.
17. On February 16, 2019 and April 3, 2019, Legal Notice of this public hearing was published in the Park Record and posted in the required public spaces. Staff sent a courtesy mailing notice to property owners within 100 feet on and posted the property on February 20, 2019 and April 3, 2019.

Conclusions of Law – 540 Main Street

1. The proposal complies with the Land Management Code requirements pursuant to the HCB District and regarding material deconstruction.
2. The proposal complies with Land Management Code 15-11-12.5 Historic Preservation Board Review For Material Deconstruction.

Conditions of Approval – 540 Main Street

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on January 10, 2019. Any changes, modifications, or deviations from the approved design that have not

been approved by the Planning and Building Departments may result in a stop work order.

2. The applicant shall salvage and reuse any and all serviceable Historic Materials. The applicant shall demonstrate the severity of deterioration or existence of defects by showing the Planning Department that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition prior to disposal.

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

4. Any deviation from approved Material Deconstruction scope of work will require review by the Historic Preservation Board.

The Meeting adjourned at 5:16 p.m.

Approved by _____

Douglas Stephens, Chair
Historic Preservation Board