



**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
MINUTES OF MARCH 13, 2023**

BOARD MEMBERS IN ATTENDANCE: Randy Scott-Chair, Lola Beattlebrox, John Hutchings, Alan Long

EX OFFICIO MEMBERS: Caitlyn Tubbs, Senior Historic Preservation Planner

1. ROLL CALL

Chair Randy Scott called the meeting to order at 5:00 p.m.

2. PUBLIC COMMUNICATIONS

There were no public communications.

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

There were no Staff or Board communications and disclosures.

4. REGULAR AGENDA

- A. 336/360 Daly Avenue - Relocation of a Significant Structure - Park City Municipal Corporation Proposes to Relocate a Significant Historic Structure, a Single-Car Garage, From Its Current Site at 336/360 Daly Avenue. PL-23- 05537.**

Senior Historic Preservation Planner, Caitlyn Tubbs, reported that this is a Special Meeting of the Park City Historic Preservation Board. She shared information about 336/360 Daly Avenue. The request was to relocate a single-car garage. The item had come before the Historic Preservation Board a few times in the past. Most recently, it was presented during a Work Session on November 2, 2022. At that time, there were discussions about whether there was support to relocate the structure to an alternative site to allow the neighboring property owner to develop.

Planner Tubbs shared an aerial view of one of the subject lots. The last parcel above Daly Avenue is 336 Daly Avenue, which is owned by someone who wants to develop the property. The adjoining property shown is owned by Park City Municipal Corporation. Currently, there is a Significant Historic Structure on the property line between the two properties, which is impacting the developability of the neighboring lot.

The City was asked to consider relocating the structure. When the Historic Preservation Board discussed the matter in November 2022, the Board Members felt strongly that it was most appropriate to relocate the structure to the other side of the single-cell cabin that is on the same lot. This would ensure that there is a minimal impact on the historic character or the integrity of the site.

A survey was shown. Planner Tubbs explained that it identifies the location of the existing single-car garage. A photograph was presented as well as a street view. She identified the existing site of the single-car garage and the approximate proposed site. The garage is approximately eight feet from the right of way. When the structure was relocated, the City proposed that it be approximately eight feet from the right-of-way on the new site as well to minimize any impact on the historic integrity of the structure and the site. The Land Management Code contains Relocation Standards pertaining to moving Historic Sites, which were as follows:

- The integrity and significance will not be diminished;
- The structural soundness will not be impacted;
- Secured and protected from weather, vandalism, etc.;
- The new setting shall be compatible with the original setting and the building will be oriented the same way; and
- The structure should be moved in one piece wherever possible.

Planner Tubbs reviewed the Relocation Standards. Staff did not believe relocation approximately 20 to 30 feet to the south would impact the historic integrity or significance of the structure or the Historic District. As for structural soundness, Planner Tubbs explained that it is a priority that the structure remains unharmed when being relocated. A copy of the 2016 Engineering Study was included in the packet. It was from when the homeowner originally applied to have the structure relocated. At that time, the engineer found that the structure was sound enough to be relocated in one piece. Before it was relocated, the City would have another survey done to ensure that nothing had changed since the last study. If the structure needed panelization, the item would return to the Historic Preservation Board for approval.

As for protecting the structure from weather and vandalism, a few years earlier, the City facilitated a project where a roof was added and the doors and windows were secured. This ensured that vandals were unable to access or damage the structure. Planner Tubbs noted that the new setting for the structure would be compatible because it is such a minor relocation. It would face the street as it does now, with the same or similar setbacks. The City would ensure that the structure could be relocated in one piece.

Due to the snow, a survey had not been done of the site recently. There was not an exact location for the building. However, there was a recommended Condition of Approval that required there be an updated Engineer's Report before the structure is relocated. There was also a Condition of Approval that there be a written plan to outline the procedures and final location. That plan would be reviewed by the Planning and

Building Departments. There was a requirement to obtain the services of a professional building mover to relocate the structure. Staff recommended that the Historic Preservation Board consider the relocation of a Significant Historic Structure at 336/360 Daly Avenue, hold a public hearing, and consider approval of the relocation.

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

Board Member Beatlebrox noted that the item had been discussed thoroughly in the past. She believed the relocation of the single-car garage should be approved. Board Member Hutchings struggled with the application and wondered if the Board would approve of the relocation if it was a home rather than a single-car garage. He felt that the garage was built there for a reason and the relocation will affect the historic integrity. That being said, he understood the practical reasons for the request. The location of the single-car garage made the lot difficult to build on. Chair Scott understood the concerns expressed. He struggled with the request when it was discussed in the fall but recognized that the single-car garage supports a home that no longer exists. He reiterated that it is not a primary structure.

Board Member Beatlebrox pointed out that the structure is encroaching on the property. It is actually over the lot line, which is a more unique issue. As a result, moving the single-car garage slightly makes sense. It is a very similar location. Board Member Hutchings understood the arguments presented by other Board Members.

MOTION: Board Member Beatlebrox moved that the Historic Preservation Board APPROVE the relocation of a single-car garage to 360 Daly Avenue, based on the following:

Findings of Fact

1. The subject properties are located at 336 Daly Avenue and 360 Daly Avenue.
2. The historic site is listed as Significant on the Historic Sites Inventory.
3. The applicant is proposing to relocate the historic single-car garage on the Significant Site.
4. The single-car garage straddles the property line between 336 Daly Avenue and 360 Daly Avenue.
5. Both subject properties are under different ownership.

6. Development on these properties occurred during the Mature Mining Era (1894-1930) and the Mining Decline and Emergence of Recreation Industry Era (1931-1962).
7. According to Summit County Tax Records, a historic cross-wing cottage located at 332 Daly Avenue was built c. 1896. The cross-wing cottage first appears on the 1900 Sanborn Fire Insurance Map. This historic cross-wing cottage was later demolished in 1984.
8. The single-car garage accessory structure does not appear on the Sanborn Fire Insurance Maps until 1941.
9. The owner of 336 Daly Avenue seeks to develop their property without the impediment of the single-car garage and has asked that the City relocate the garage.
10. The Engineer's Report by J.R. Richards of Calder Richards Consulting Engineers was drafted in 2016 and states the single-car garage can be relocated whole. The engineer recommends replacing deteriorated elements where lifting joints are anticipated, providing additional supports for stabilizing the roof and walls prior to lifting the structure, and incorporating additional engineering to ensure no further damage occurs during the move.
11. The Park City Building Department issued a Notice and Order to Repair the garage and a single-cell cabin on August 29, 2016. The Notice and Order outlines issues such as stress in materials due to dead and live loads; members or appurtenances that are likely to fail, become detached, or collapse; building not meeting window pressure; wracking, warping, and buckling of walls; the potential collapse of entire structure; as well as its poor condition as to constitute a public nuisance.
12. The proposed site to the south of the single-cell cabin conveys a character as similar to that of the building's original site as possible. The garage will remain surrounded by a wooded aspen grove facing east toward Daly Avenue.
13. The integrity and significance of the historic building will not be diminished by its relocation.
14. The building is being relocated to its existing site. The building currently sits largely on City-owned property and will remain on City-owned property following its relocation.

15. The proposed project complies with the Design Guidelines for Historic Districts and Historic Sites, specifically the Universal Design Guidelines:
 - a. A site should be used as it was historically or be given a new use that requires minimal change to the distinctive materials and features.
 - b. The historic exterior features of a building should be retained and preserved.
 - c. Distinctive materials, components, finishes, and examples of craftsmanship should be retained or preserved.
 - d. Deteriorated or damaged historic features and elements should be repaired rather than replaced.
 - e. Each site should be recognized as a physical record of its time, place, and use.
16. The proposed project complies with the Design Guidelines for Historic Districts and Historic Sites, specifically Guidelines for Relocation and/or Reorientation of Intact Buildings or Structures:
 - a. When a structure is permitted to be relocated and/or reoriented, every effort shall be made to reestablish its historic orientation, setting, and relationship to the environment.
 - b. Relocation and/or reorientation 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.
 - c. A historic building shall be moved in one piece wherever 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.
 - d. 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.
 - e. 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.

17. The HDDR application was submitted on January 25, 2023, and deemed complete that same day. A public hearing was held by the Historic Preservation Board on March 13, 2023.
18. The 30-day appeal period expires on Thursday, April 13, 2023.

Conclusions of Law

1. The proposal complies with the Historic District Design Guidelines outlined in Chapter 15-13 of the Land Management Code as conditioned.
2. The proposed work is consistent with the Park City General Plan.

Conditions of Approval

1. PCMC will obtain an updated engineer's report to determine the Structure's ability to be relocated in one piece prior to the issuance of a Building Permit. If the report finds the Structure is in need of repairs or stabilization to facilitate the relocation PCMC will coordinate with industry professionals to make necessary improvements.
2. If a complete building permit has not been obtained by March 13, 2024, this HDDR approval will expire, unless an extension is requested prior to the expiration date and granted by the Planning Department.
3. The City Engineer shall review and approve all appropriate grading, utility installation, public improvements, drainage plans, and floodplain issues, for compliance with City and Federal standards, and this is a condition precedent to Building Permit issuance.
4. Any areas disturbed during construction surrounding the proposed work shall be brought back to their original state.
5. Deteriorated or damaged historic features and elements shall be repaired rather than replaced. Where the severity of the deterioration or existence of structural or material defects requires replacement, the feature or element shall match the original in design, dimension, texture, material, and finish. The applicant shall demonstrate the severity of deterioration or existence of defects to the extent that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. This demonstration shall be made to the Planning Director and Historic Preservation Planner. The Planning Department

shall approve the replacement of the Historic Materials in writing prior to removal.

6. Chemical or physical treatments, if appropriate, shall be undertaken using recognized preservation methods and the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
7. The structure shall be protected from adverse weather conditions, water infiltration, and vandalism before, during, and after the relocation process.
8. A written plan detailing the steps and procedures shall be completed and approved by the Planning and Building Departments prior to the issuance of a Building Permit.
9. The final location shall be approved by the Planning and Building Departments.
10. A professional structural analysis shall be conducted prior to the relocation of the Historic Structure to ensure the garage is structurally sound and can be moved in one piece.
11. The Structure shall be moved by a licensed professional building mover.

Board Member Hutchings seconded the motion.

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

5. ADJOURN

MOTION: Board Member Beatlebrox moved to ADJOURN the Historic Preservation Board Meeting. Board Member Hutchings seconded the motion.

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

The Historic Preservation Board Meeting adjourned at 5:20 p.m.

Approved by _____
Randy Scott, Chair
Historic Preservation Board