



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH,
January 29, 2015**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, January 29, 2015.

Closed Session

2:45pm To discuss Property, Personnel and Litigation

Work Session

3:20pm Council Questions and Comments and Manager's Report	PG 3
3:40pm McPolin Barn Preservation and Structural Plan discussion	PG 5
4:40pm Renewable Energy Update	PG 197
5:00pm Ski Era Architecture	PG 200
5:35pm Bonanza Park/Lower Park Avenue Transportation and Parking Planning Request for Proposal	PG 271
5:55pm Break	

Regular Meeting

6:00 pm

I. ROLL CALL

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

III. PUBLIC INPUT *(Any matter of City business not scheduled on the agenda)*

IV. CONSIDERATION OF MINUTES FROM THE JANUARY 8, and 13, 2015 CITY COUNCIL MEETINGS

PG 275

V. NEW BUSINESS

1. Consideration of an Plat Amendment Extension for 1255 Park Avenue pursuant to findings of fact, conclusions of law and conditions of approval in a form approved by the City Attorney

PG 287

- (a) Public Hearing
- (b) Action

VI. ADJOURNMENT

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting. Wireless internet service is available in the Marsac Building on Wednesdays and Thursdays from 4 p.m. to 9 p.m. Posted: 01/26/2015 See:



January 9, 2015

Mayor Jack Thomas
Diane Foster
Park City Municipal Corporation
PO Box 1840
Park City, UT 84060

RE: Craig Sanchez – Community Engagement Liaison

Dear Jack and Diane:

The HPCA wants to acknowledge the exceptional work done by Craig Sanchez in regards to the Main Street Improvement Projects. Not only is the role of Community Engagement Liaison important to the success of the project, the qualities Craig brings to this role elevates the achievements seen. Craig's communication style has worked with the merchants and they are happy with the response time to their requests. Craig understands the importance of his relationship in relation to the project and even when the news is not good he understands the need for accurate information is just as important as pleasing the merchants.

The HPCA looks forward to the continued success of the Main Street Improvement Projects.

Best regards,

A handwritten signature in black ink, appearing to read "Alison Butz".

Alison Butz
Executive Director



MANAGER'S REPORT – January 29, 2015

Submitted by: Thomas E. Eddington Jr., Planning Director

Subject: “We ♥ the Historic District” Open House

The Historic Preservation Board and staff will be hosting a “We ♥ the Historic District” open house on Wednesday, February 18th from 4pm to 7pm in City Council Chambers. As part of a series of meetings to kick-off the HPB’s review of the *Design Guidelines for Historic Districts and Historic Sites*, the purpose of this Valentine’s Day-themed event is to provide an opportunity for the public to:

- Provide input on the existing *Design Guidelines*
- Learn more about doing work in Old Town
- Meet the Historic Preservation Board
- Discuss their concerns and questions with staff
- Share their appreciation of the Historic District

We hope that by sharing the love for the Historic District, we will be able to engage the public in a more meaningful dialogue as we address changes to the *Design Guidelines*.



City Council Staff Report

Subject: McPolin Farm Historic Preservation Plan
Author: Anya Grahn, Historic Preservation Planner
Denise Carey, McPolin Farm
Hannah Turpen, Planner
Department: Planning Department, Golf/McPolin Farm
Date: January 29, 2015
Type of Item: Work Session

Summary Recommendations:

For the McPolin Farm, staff recommends Council review the draft Historic Preservation Plan, Structural Report, and provide feedback regarding future uses of the farm.

Topic/Description:

The McPolin Farm Historic Preservation Plan, Structural Report, and potential future-use planning.

Background:

On February 6, 2014, the Friends of the Farm (Friends) and staff held a Council Study Session in order to update the community on the McPolin farm operations and structural conditions. Considerable discussion ensued regarding the administrative policies and conditional use permit that governs all activities at the farm (Exhibit A).

At that time, Council asked for staff to return with a complete Historic Preservation Plan that would help guide its future uses. Council also asked for additional engineering analysis, immediate fire suppression repair, and the Friends' recommendations regarding potential new uses.

Though staff has submitted several interim Manager Report's in order to keep Council apprised of the progress to date, this report will provide a comprehensive summary of the preservation plan, outlines completed tasks since the February 2014 Council meeting, and requests feedback regarding the Friends' recommendations for immediate, medium, and long-term goals for the farm site.

Historic Preservation Plan

Planning Department staff began working with Preservation Consultant Anne Oliver of SWCA in April to discuss the development of a historic preservation plan. As part of this work, staff procured AJC Architects to develop measured drawings and BHB Engineers to complete a structural analysis of the barn. These documents will be utilized by SWCA in order to address necessary upgrades to the farm based on future use. The draft plan is attached for your review.

Friends & Future Uses

Staff met with the Friends in November to discuss future uses of the farm in balance with the historic nature of the property given requests for more events and tours. Staff has provided the Friends with an overview of the Historic Preservation Plan and some components of the structural report. Staff asked the Friends to brainstorm their near-term (1-10 years), medium-term (10-20 years), and long-term (20-50 years) goals for the farm. There was consensus among the Friends for the following goals:

- Near-Term (1-10 years)
 - o Address all deterioration conditions noted in the Preservation Plan
 - o Implement structural stabilization measures for barn (remove cables) including restoring windows
 - o Allow staff-guided tours and provide means for self-guided tours in the barn
 - o Move current interpretive signs to meet current circulation patterns
 - o Consider using shed across the highway as a picnic pavilion/interpretive center for the later farming period (include photos of lost Osguthorpe buildings) and also to interpret vista of McPolin Farm across highway.
 - o Focus on tree preservation
 - o Maximize the number of community events allowed under the CUP
 - Increase staffing with one additional part-time year round staff and additional budget to fund the full 12 events per year.
 - Streamline the process for requesting and holding events
 - o Revise CUP to include the ability to hold PCMC staff meetings/retreats at the Farm.
 - o Investigate and facilitate ways for public to donate to the Farm without affecting the historical integrity.
- Medium-Term (10-20 years)
 - o Revisit administrative policy and CUP
 - o Add a permanent, on-site staff member
 - o Keep buildings as they are after the 1-10 year goals are met
 - o Continue to focus on preserving open space, community access and Park City history.
- Long-Term (20-50 years)
 - o Routinely revisit the administrative policy and CUP every 5-10 years, updating it to meet current needs.

Structural Engineer's Report

Brett Goodman of BHB Engineers completed a structural analysis of the barn in July 2014. Based on the recommended uses established by the Friends of the Farm, the following levels of structural upgrades with a cost estimate for the upgrade

recommended by the FOF. These upgrades were recommended in the Structural Engineers Report to permit different intensities of use:

1. No Changes

- Building should not be occupied when winds over 40 mph are expected.
- Building should not be occupied when there is snow on the roof.

2. Dangerous Building Use

- This level of upgrade allows for tours during the late spring, summer, and early autumn months. Building is occupied as a dangerous historic building by small groups of less than 50 people and is not occupied when snow is on the roof. Seismic upgrade is taken to the level of preventing collapse. Minimum retrofits would include:
 - o To address gravity load deficiencies, a) reinforce beam-to-column connections at the exterior walls by flanking timber columns with 2 x 6 studs and attaching correctly; b) replace modified column on the southwest side of the building and improve beam-to-column connection; c) add additional framing at the stair opening to reinforce the joists; and d) repair deteriorated masonry and wood elements.
 - o Remove cable bracing.
 - o To address lateral load deficiencies, a) add new steel brace frames at three locations, similar in shape to the historic framing; b) add sections of sheathing on the interior faces of the long exterior walls to create shear walls; c) overlay the existing hayloft floor with wood sheathing; and d) add large wood girts at each gable end to stiffen the walls under wind loads.
 - o Bolt unreinforced masonry walls to floor/roof diaphragm to strengthen connections.

3. Code Level Upgrade - Cost \$1,023,972.00

- This level of upgrade allows the barn to be occupied year-round by less than 50 people. Improved mechanical and electrical systems would be added and seismic upgrades would be taken to a life safety level. Minimum retrofits would include:
 - o All of those described under "Dangerous Building Use."
 - o Reinforcement of roof to meet snow loads, including a) adding wood trusses adjacent to each existing roof truss; b) adding 2 x 6 studs to support the roof beams; and c) adding 2 x 6 studs to reinforce diagonal roof-framing timbers.

4. Full Upgrade

- This level of upgrade allows the barn to be occupied year-round by fewer than 300 people. Improved mechanical and electrical systems would be added and seismic upgrades would be taken to a life safety level or higher. Minimum retrofits would include:

- o All of those described under “Code Level Upgrade.”
- o Finishing and insulating interior walls.
- o Further improving connections between unreinforced masonry walls and floors/ceilings.
- o Further improving beam-to-column connections.

Staff will receive cost estimates from the structural engineer prior to the work session with City Council.

Analysis:

The draft of the Historic Preservation Plan is attached as Exhibit A. The Building Department’s Code and Accessibility Review, as well as the Structural Engineer’s Report are included as Exhibits; these will be incorporated into the final report. The results of these studies and professional recommendations will dictate the amount of work that will need to be completed in order to meet the goals of the Friends and City Council. Given the Friends’ recommendations, no additional parking or traffic measures are being recommended at this time due to the information received from Engineering. Additional 25 spaces would create a whole parking area that because of its size, would require lighting, lots of asphalt and oil/water separators. All of this will be highly visible from SR-224. Parking can be further addressed in the future, based on Council’s recommendations for use.

Staff requests a feedback session from Council to discuss the proposed vision for the Farm in the near-term (1-10 years), medium-term (10-20 years), and long-term (20-50 years).

Depending on Council’s input, additional resources may be necessary. As a result, staff has met with the budget department and, if directed by Council, will make a capital request through the annual budgeting process to attempt to procure funding for capital improvements.

Department Review:

This report has been reviewed by the Planning, McPolin Farm, and Legal Departments.

Consequences of not taking the recommended action:

Staff will be unable to move forward with Part II of the Historic Preservation Plan if Council does not share their goals for the farm.

Recommendation:

Staff recommends City Council review the draft Historic Preservation Plan for the McPolin Farm and provide feedback regarding future uses of the farm.

Exhibits:

- Exhibit A – Notice of Planning Commission Action
- Exhibit B – Draft Historic Preservation Plan (narrative only)
- Exhibit C – Structural Engineer’s Report

Exhibit D – February 6, 2014 City Council Staff Report
Exhibit E – February 6, 2014 City Council Meeting Minutes
Exhibit F – Seismic Upgrade

March 8, 2006

Tom Bakaly
City Manager
445 Marsac Avenue
PO Box 1480
Park City, Utah 84060

NOTICE OF PLANNING COMMISSION ACTION

<u>Project Name</u>	McPolin Farm
<u>Project Description</u>	Amendment to Conditional Use Permit
<u>Date of Action</u>	March 1, 2006

Action Taken By Planning Commission: The Planning Commission APPROVED the proposed amendment to the McPolin Farm Conditional Use Permit based on the following:

Findings of Fact

1. The McPolin Farm is a 135 acre property located in the Recreation Open Space District. Eighty-five acres are located west of Hwy 224. Approximately 50 acres are located east of Hwy 224.
2. The Planning Commission has approved two year Conditional Use Permits for the use of the building on March 28, 2001 and May 14, 2003.
3. The purpose of the ROS District is to establish and preserve districts for land uses requiring substantial areas of open land covered with vegetation and substantially free from structures, streets and parking lots; permit recreational uses and preserve open space lands; encourage parks, trails, golf courses and other private or public recreational uses; and preserve and enhance environmentally sensitive lands, such as wetlands, streams, corridors, and forests.
4. The proposed special events will not be located within the Frontage Protection Zone (FPZ).
5. The property is owned by Park City Municipal Building Authority, a.k.a. The City.

6. On June 5, 2003 the City Council passed and adopted Resolution No. 15-03, which amends Resolution 19-95. Resolution 15-03 states that special events are to be limited as to not interfere with the open space character of the Farm, and provides a guideline of “not more than 150 people” for passive summer events.
7. The property includes several important historic structures which have been restored, rehabilitated, and/or reconstructed at considerable public expense.
8. As of June 5, 2003, the McPolin farm house and the barn are not approved for human occupancy; however plans are underway to bring the farm house into building code and ADA compliance.
9. Public trails are located on the property.
10. McLeod Creek meanders through the property.
11. Public restrooms are located in the reconstructed shed building.
12. The McPolin Farm property is highly visible open space area on the entry to Park City.
13. The McPolin Farm has been consistently used for open space and public trail use since its acquisition by the City.
14. The Conditional Use Permit allows up to twelve (12) one-day, City Council-sponsored special public events per year.
15. Special event permits will be processed by City staff and reviewed and approved/denied by City Council. Event specific issues such as transportation parking, vending, and health requirements are reviewed through a Master Festival License process.
16. The proposed conditional use permit allows for the use of the farm complex including the newly reconstructed McPolin shed and appurtenant outdoor areas, and the farm house, subject to the conditions of the approval herein.
17. Each Master Festival License application is to include a City-approved event transit plan to transport event patrons to and from the farm site.
18. No additional special event exterior lighting will be permitted.
19. Public trail use of the property is permitted, including cross-country ski events. A winter trail pass may be required.
20. The restroom facilities in reconstructed shed building are to be open to the public trail users.
21. The findings from the analysis section are incorporated herein.
22. The applicant stipulates to all conditions of approval.
23. The Park City Police Department has not received any complaints at the McPolin Farm since the Planning Commission approved the conditional use permit at their March 28, 2001 meeting.

Conclusions of Law

1. The application complies with all requirements of the Land Management Code, specifically Section 15-1-10.
2. The use, as conditioned is compatible with surrounding structures in use, scale, mass, and circulation.
3. Any negative effects of the project have been mitigated through careful planning and conditions of approval.
4. The proposal is consistent with the Park City General Plan.

Conditions of Approval

1. Up to twelve (12) one-day, City Council-sponsored, special public events per year are permitted. Special event permits shall be processed by staff under a Master Festival License and reviewed and approved/denied by the City Council.
2. Use of the farm complex may include the newly reconstructed McPolin shed and appurtenant outdoor areas. Use of the McPolin Barn is not permitted under this conditional use permit. Use of the Farm house shall be allowed only if the structure is brought into building code and ADA compliance for public occupancy, subject to approval and occupancy limits set by the Chief Building Official.
3. No single event shall exceed 150 persons maximum per event.
4. Each special event shall include a City-approved event transit plan to transport event patrons to and from the farm site. No event patron parking will be permitted on the Farm property, including the east side of 224.
5. Parking along SR 224 during City-sponsored events is prohibited.
6. No additional exterior lighting shall be permitted for special events.
7. All special events must comply with the municipal noise ordinance.
8. Special events shall not preclude public trail use of the property. Use of the existing trail system for cross-country ski races shall not count towards the 12 permitted events.
9. The City's Special Events Department shall review all event components under a Master Festival License such as traffic, parking, transportation, signs, food service, attendance, lighting, and noise. Review of such items are coordinated with all City Departments as well as the Park City Fire District and Summit County Health Department.
10. Sales may be permitted if they are subordinate to the primary event, and no event shall be considered expressly for the purpose of selling merchandise for commercial enterprise.
11. Sale of merchandise shall be identified in the Master Festival License.
12. All standard conditions of approval apply.
13. All uses of the property shall comply with any deed restrictions the City Council places on the property.

Sincerely,

Ben Davis
Intern

McPolin Farm Historic Preservation Plan

Prepared for
Park City Municipal Corporation

Prepared by
**Park City Municipal Corporation
SWCA Environmental Consultants**

January 2015

MCPOLIN FARM HISTORIC PRESERVATION PLAN

Prepared for

Park City Municipal Corporation
445 Marsac Avenue
Park City, Utah 84060
Attn: Thomas Eddington, Planning Director
(435) 615-5007

Submitted to

Park City Municipal Corporation
445 Marsac Avenue
Park City, Utah 84060
Attn: Thomas Eddington, Planning Director
(435) 615-5007

Prepared by

Anya Grahn, Historic Preservation Planner, and Hannah Turpen, Planner
Park City Municipal Corporation
Anne Oliver, Project Manager
SWCA

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Salt Lake City, UT 84111
(801) 322-4307
www.swca.com

January xx, 2015

EXECUTIVE SUMMARY

To be written by PCMC/SWCA upon completion of document.

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FIGURES

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TABLES

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APPENDICES

Appendix A. National Register Nomination Form

Appendix B. Historic Photographs

Appendix C. Measured Drawings

Appendix D. Photographs of Current Conditions and Detailed Condition Reports

Appendix E. Structural Engineer’s Report, 2014

Appendix F. Structural Engineer’s Report, 2003

Appendix G. xx other reports, fire, accessibility?

PART I DEVELOPMENTAL HISTORY

CHAPTER 1. INTRODUCTION

In 1886, Harrison P. McLane and his wife obtained a homestead of 160 acres to the north of Park City, Utah, along what is now State Route (SR) 224. Eighty acres of this original homestead were sold to Dan McPolin and Patrick McAleeman for \$600 in 1897, following the death of McLane. McPolin purchased additional property for \$750 from the McLane estate in 1901 to support the cattle ranching operation he had established. Following Dan McPolin's death in 1922, the property passed to his son Patrick, who grew the farm substantially and specialized in dairying prior to selling the property to Dr. D.A. Osguthorpe for \$35,000 in 1947. Osguthorpe continued to expand the dairy and eventually relocated farm operations to the east side of the highway in 1960. Thirty years later, Osguthorpe sold the property at 3000 SR 224 to Park City Municipal Corporation (PCMC or "the City") for \$4.4 million. Since the 1990s, the City has used the farm property for trail development, agricultural uses, and special events (Figure 1.1 Site Plan). In the spring of 2014, when discussing its future use, PCMC's City Council requested the preparation of a preservation plan for the McPolin Farm.

The extant historic buildings and structures at the McPolin Farm were constructed between about 1920 and 1954 and include a large, gambrel-roofed dairy barn; a corral with an associated corrugated-metal animal shelter; a board-and-batten granary; a wood-framed tool shed; a three-person outhouse; a small bunkhouse; two concrete grain silos; and, on the opposite side of the highway, a wood-framed machinery shed. Two buildings were reconstructed in 1999: a one-story, pyramidal-roofed farmhouse and a shed-roofed machinery building, which is now used as a reception center (Table 1; Figures xx-xx).

Comment [A01]: Insert thumbnails of each building/structure on facing page?

Table 1. Buildings and structures at the McPolin Farm, with approximate dates of construction, reconstruction, and/or intensive restoration.

Building or Structure	Original construction year	Restoration or reconstruction year
Barn	ca.1920-22	-
Milk house addition	ca.1930s	-
Milking parlor addition	1954	-
Corral and Shelter	ca. 1920	-
Granary	ca. 1920	(restoration)*
Tool Shed	ca. 1920	2002 (restoration)
Outhouse	ca. 1920	2002 (reconstruction)
Bunkhouse	1932	2002 (restoration)
Silos	1953	-

Osguthorpe Shed	1954	-
Farmhouse	ca. 1900**	1999 (reconstruction)
Reception Center	1950	1999 (reconstruction)

*Date Unknown.

**Originally the assay office at the Grasselli Mine, move to farm in 1923.

The historic significance of the farm derives from its establishment and ownership under the McPolin family and the early years of Osguthorpe's tenure. After suffering from a mining accident in 1890, Irish immigrant Dan McPolin and his wife Isabelle became prosperous entrepreneurs in the Park City community. In addition to the cattle ranch, they owned a number of businesses including bars, restaurants, a bottling works, lumber yard, and even a meat market on Main Street. The shift from cattle ranching to dairy farming in the early 1920s by son Patrick McPolin was driven by the growing demand for dairy products in Summit County. Patrick McPolin's improvements to the farm prior to the 1940s reflect early standards for dairying, while later changes by Osguthorpe illustrate the advancing philosophy and availability of technology in the dairy industry during the mid-20th century. From the specificity of the site layout to the construction of the barn and later milk house additions, the McPolin Farm is a historic reminder of past trends in dairy agriculture as well as the demands of dairying on an individual farmer.

The McPolin Farm was listed on the National Register of Historic Places (NRHP) in 2004, when it was recognized for the integrity of its buildings, structures, and landscape features. The farmstead was deemed eligible for the NRHP under Criteria A and C because of its contributions to the broad pattern of Park City's development as well as its embodiment of the distinctive characteristics of agricultural buildings constructed during the twentieth century.

In 1992, immediately after purchase, the City implemented basic stabilization measures for the barn that included an internal cable bracing system, new collar ties, and a new roof; these modifications were not intended to allow for any public use of the building. PCMC then developed the "Entryway Corridor Master Plan" (adopted in 1995 and reissued in 1997). The emphasis of the plan is on the preservation of open space and its associated visual qualities and natural resources. Another major goal of the plan is to "protect the historic quality of the barn located on the Farm Parcel and the historic nature of the property as an agricultural setting for the barn" (PCMC 1995: 1). The plan acknowledges that the barn "has become a cultural icon representing the agricultural heritage of the area" but, during the plan development, no community consensus was reached about the long-term use of the building (PCMC 1995: 9). Thus it was recommended that the barn and farm buildings be used in a way that would preserve future options. Short-term use criteria for the farm and barn were developed, and these focused on passive recreational use of the property. Under the terms of the plan, the property currently serves as community resource that is open for public uses including:¹ Walking, jogging, and bike trails

- Interpretive trails
- Picnic areas and benches
- Cross-country skiing trails

¹ Park City Municipal Corporation, Planning Department. *Entryway Corridor Master Plan* (Park City, 1995, reprint 1997), 3.

- Community event venue spaces
- Fishing access
- Animal grazing
- Agricultural fields
- Public bathrooms and locker facilities

Today, an administrative policy guides the management of the farm. A PCMC Conditional Use Permit (CUP), first issued in 2001 and modified in 2001, 20013, 2006, and 2009, also allows up to 12 City-sponsored special events each year; these are limited in number and group size to prevent interference with the open-space character of the farm. The barn remains closed to the public. Criteria to guide long-term use of the buildings were also set forth in the plan; these are discussed further in Chapter 8.

The management of the property is supported by the Friends of the Farm (FOF), a City-sponsored volunteer board comprising mostly City employees (although open to public membership) that was formed in 2001 to foster community use of the McPolin Farm. The board organizes and staffs the City-sponsored events for Park City families allowed under the CUP. The admission collected from the events is used to fund improvements prioritized by the board, which has also applied for and received grants to help fund the preservation of the farm buildings.

The master plan provided a Capital Improvements Schedule to be implemented over a five-year period, and nearly all tasks have been accomplished. These include paving the access road, installing an alarm system and fire suppression system in the barn, constructing recreational trails through the property, and reconstructing the McPolin residence (originally intended to house a caretaker). Additional non-scheduled improvements have included repairing and restoring the granary, toolshed, outhouse, and bunkhouse; replacing the McPolin machinery shed with a reception center and restroom facility of similar design; and constructing a trailhead parking lot and highway underpass (xx see timeline?). Since the early 2000s additional work has been guided by the McPolin Farm Strategic Plan, prepared and updated semi-annually by the Farm Manager, Denise Carey, which itemizes recommended projects to be funded as capital improvements or as part of asset management. The approach has continued to be conservative, focusing on the passive recreational use of the property and the preservation and maintenance of the farm buildings.

With most short-term goals met and capital improvements made, the farm property and its buildings are in a stable and well-maintained condition. The provision of passive recreational opportunities and limited special events has solidified the perception and use of the property as a community resource among Park City residents. And as development continues apace in the greater Park City area, the barn and the surrounding open space become increasingly more iconic and valuable as an entry point and as a reminder of the city's history. However, the barn, which is clearly the most important building on the property in terms of monumentality, function, and historical interest, remains largely inaccessible, uninterpreted, and unused. The cable bracing system, while partially successful in improving structural stability, has a negative visual impact on important interior spaces and limits accessibility and most potential uses. Additional structural improvements to the roof are required to meet snow loads. Windows have not yet been restored and window openings remain boarded. And the property as a whole is underused from an events perspective due to staffing and financial limitations.

Without a vision for the long-term use of the barn and the property, it has been difficult for city staff and elected officials to decide upon the nature and extent of the remaining repairs and capital improvements, or to evaluate the administrative policy guiding the use and staffing of the McPolin Farm. To address these issues, the creation of a preservation plan was spearheaded by Ms. Carey with the support of the PCMC City Council; funding was provided by the Planning Department and McPolin Farm events revenue. The purpose of the plan is to provide a multi-disciplinary planning tool for the property, one which establishes a framework for the City to consider short-term and long-term alternative actions and associated physical treatments or alterations, and to enter into those actions with a sound understanding of how the proposed work will impact the historic fabric and character of the barn and the farm.

The plan is organized into three sections:

- Part I is a developmental history, which includes the historical background and historical context of the property, an architectural description, an existing conditions assessment, a code and accessibility review, a summary of the structural evaluation, and a summary of existing systems evaluations.
- Part II is a discussion of treatment and use, which includes the recommended treatment philosophy for the site, potential future uses and interpretation options, treatment recommendations for buildings and structures, cost estimates for those treatment options, and a maintenance plan.
- Appendices form the last section, and these include the NRHP nomination for the farm (Appendix A), copies of historic photographs (Appendix B), measured drawings (Appendix C), representative photographs of current conditions (Appendix D), and reports from several structural engineers (Appendices E and F).

The preservation plan was researched and written jointly by PCMC staff and SWCA Environmental Consultants (SWCA), the consulting historic preservationists. Specifically, Park City Planning Department staff members Anya Grahn, Historic Preservation Planner, and Hannah Turpen, intern and later Planner, prepared much of the written material in Part I, with contributions from the Park City Building Department and ongoing input from Ms. Carey. Anne Oliver, Historic Preservationist with SWCA, prepared much of the written material in Part II and SWCA's technical editing group provided editorial services. Architectural drawings were prepared by AJC Architects (AJC), while a structural engineering report was prepared by BHB Consulting Engineers, PC, (BHB). Two meetings were held to solicit input about the short- and long-term vision for the farm, one each with the FOF board and the PCMC City Council; this input was used to guide the development of the treatment philosophy and recommendations in Part II. The final document was formatted and produced by PCMC.

CHAPTER 2. HISTORICAL BACKGROUND AND CONTEXT

Mormon settler and church leader Parley Pratt discovered the “park-like” meadow for which Park City was later named in 1848.² Pratt believed that Emigration Canyon, the only entrance to Salt Lake City through the Wasatch Mountains, was too difficult a route for the increasing numbers of pioneers and gold seekers headed to California. Despite a failed petition to Salt Lake City for \$800 to construct a new road through Big Canyon Creek in 1848, Pratt obtained the deed to the canyon and began constructing his road the following year.³ The canyon became known as Parley’s Canyon, and the gold miners using the new road affectionately dubbed it the “Golden Pass.”

In addition to Pratt, Mormon settlers J.M. Grant, H.C. Kimball, and Samuel C. Snyder also grazed their cattle in the basin meadows. In 1849, Pratt sold his squatter’s rights to Snyder in exchange for a yoke of oxen.⁴ Snyder’s large polygamous family developed a sawmill, supplying lumber to the growing construction boom in Salt Lake City as well as timbering much of the old growth forests; the area was later named Snyderville.⁵ The establishment of the Weber Stage Station at Echo and the construction of the Kimball Hotel in 1862 in what was to become Kimball Junction drew stagecoach travelers, pioneers, and miners to the Snyderville Basin as well.⁶ Due to the short growing season, limited arable land, and variable stream flows, the Snyderville Basin was largely reserved for cattle grazing. Between 1870 and 1930, the number of cattle in Utah quadrupled, and by 1930, one-eighth of the state’s farms were dairy.⁷

Though federal troops were initially sent to Utah to suppress the Mormon Rebellion in 1858, Colonel Patrick Conner’s troops began prospecting in 1862 with the intent of attracting newcomers to Utah and diluting the Mormon population.⁸ In late October 1868, soldiers crossed over Big Cottonwood Canyon and discovered silver in the Park City area.⁹ A bandana on a stake marked the silver vein that was renamed the Flagstaff Mine upon their return in the spring. The Flagstaff Mine was the first to ship silver ore from the region; however, others would soon follow. The Ontario Mine, which opened in 1874, ignited the boomtown atmosphere of Park City. The Ontario Mine would become the region’s largest silver producer.

Unlike the other self-sufficient, cooperative, Mormon-established communities of the state, Park City grew out of a mine camp. The opening of the west with the completion of the Transcontinental Railroad at Promontory Point in May 1869 drew many Chinese railroad laborers, immigrants, and adventurers to Park City. To support and profit from the mining boom, many businessmen opened general stores, saloons, hotels and boarding

² Morrison, Sandra. *McPolin Farmstead: National Register of Historic Places Document*. Washington, D.C.: United States Department of the Interior-National Park Service, 1990.

³ The Church of Jesus Christ of Latter-Day Saints. “Golden Pass Road,” LDS Church History, <http://history.lds.org/place/pioneer-story-golden-pass-road?lang=eng> (accessed September 4, 2014).

⁴ Morrison, Sandra. *McPolin Farmstead: National Register of Historic Places Document*. Washington, D.C.: United States Department of the Interior-National Park Service, 1990.

⁵ Ibid.

⁶ Park City Museum. “Timeline of Park City History.” <http://www.parkcityhistory.org/research/timeline/> (accessed September 4, 2014).

⁷ Morrison, Sandra. *McPolin Farmstead: National Register of Historic Places Document*. Washington, D.C.: United States Department of the Interior-National Park Service, 1990.

⁸ Park City Museum. “Timeline of Park City History.” <http://www.parkcityhistory.org/research/timeline/> (accessed September 4, 2014).

⁹ Morrison, Sandra. *McPolin Farmstead: National Register of Historic Places Document*. Washington, D.C.: United States Department of the Interior-National Park Service, 1990.

houses, and other service shops to support the mining boom. Further, the expansion of railroads into Park City in 1890 provided greater access to markets in Salt Lake City and beyond due to the reduced transportation costs.

2.1 Farm Establishment and the Early Years, 1897-1921

Dan McPolin, born in Cork County, Ireland, c.1861, was one of the many immigrants who flocked to Park City with the hope of striking it rich in the mines; however, a mining accident in 1890 left him unable to continue his mining career.¹⁰ McPolin had likely profited from his work in the mines because he soon sent for his future wife and fellow Irish immigrant Isabelle Clark; during their courtship in the U.S., Isabelle worked for her brother, a Catholic priest in Eureka.¹¹

Like many hardworking immigrants, the McPolins became successful entrepreneurs. The couple owned and operated a number of businesses including the Bank Saloon on Main Street, a hotel and saloon (1893), a restaurant (1897), the Park City Bottling Works (1899), a confectionary (1903), lumber yard, coal yard, and a boarding house. The Boarding House Law of 1901 prohibited mining companies from requiring that their employees live in company-owned boarding houses, and the McPolin boarding house likely profited from this ruling.

In 1896, Dan McPolin also managed a meat market on Main Street, which may have prompted him to purchase 80 acres of land for \$600 in 1897 to raise livestock. This was half of the old Harrison P. McLane homestead, which was valued to have \$1,250 in improvements at the 1892 tax assessment; McPolin purchased additional property for \$750 from the McLane estate in 1901.¹² Until the 1920s, the family used the land to graze beef cattle and raise hogs. Historical accounts recall that the creek often ran red to Kimball Junction due to the number of animals butchered at the McPolin Slaughter Farm.¹³

2.2 The McPolins and the Move to Dairy Farming, 1922-1947

Park City's growing population and increased demands for dairy products may have encouraged the McPolins to abandon cattle ranching for dairying at the beginning of the 1920s. A granary as well as a combined corral and shelter were constructed in 1920, prior to Dan McPolin's death in September 1922 to gastrointestinal cancer. The dairy barn, one of the largest in Summit County, was completed in 1922 and incorporated the latest scientific methods that combined hay storage, livestock, and dairy operations under one roof. It was not uncommon for mines to sell their assets as technology advanced, mines consolidated, or mine claims were abandoned altogether, and the McPolin barn was constructed from salvaged mine timbers as well as lumber from Briggs Mill and McPolin's own lumberyard. The milk house on the northwest side of the barn was constructed after the dairy barn and by 1930. Similarly, the assay office of the Grasselli Mine is reported to have been moved in two pieces by

¹⁰ Morrison, Sandra. *McPolin Farmstead: National Register of Historic Places Document*. Washington, D.C.: United States Department of the Interior-National Park Service, 1990.

¹¹ Betty (McPolin) Burt recalls that her grandmother was a mail order bride from Ireland. (personal communication, December 9, 2015).

¹² Ibid.

¹³ Kathleen Shorr, "Ship in a Sea of Grass: The Story of Our Barn," *Lodestar*, Summer 1994, 15.

wagon to the farm in 1923; a lean-to addition and front porch were added as part of its renovation to a farmhouse.¹⁴ Patrick McPolin also constructed the outhouse at this time. Other upgrades included bringing electricity to the farm in 1928 and installing indoor plumbing in the farmhouse during the 1930s. Farmers typically viewed painting their buildings as frivolous; however, one 1917 agricultural publication endorsed the use of paint to protect wood surfaces and promote sanitation.¹⁵ The McPolin Barn received its first coat of paint in 1932. That same year, Patrick McPolin's son James constructed the bunkhouse next to the house; it was used to house seasonal workers on the farm.

2.3 The Osguthorpes and Continued Modernization, 1948-1990

The McPolins sold the farm and its twenty-two cows to Salt Lake veterinarian Dr. D.A. Osguthorpe in 1947 for \$35,000. Osguthorpe continued to expand operations and improve the farm's efficiency. A machine shed for large farm equipment was constructed near the barn in 1950. Demands of the growing dairy herd led to the construction of two new forty-foot tall concrete silos on the southwest side of the barn in 1953 as well as the new 1,500-square-foot, concrete-block milking parlor and milk house in 1954. Following a fire in 1955 that severely damaged the farmhouse, the Osguthorpes abandoned the McPolin Farm site and moved dairy operations to the east side of Highway 224. They constructed a new cinderblock farmhouse, grain silo, barn, and underground manure tanks. The McPolin Farm buildings sat empty and largely forgotten until PCMC purchased the site for \$4.4 million from the Osguthorpes in 1990. The City demolished the Osguthorpe farm structures, except for the open air shed on the east side of SR 224 in 1990.

2.4 The McPolin Farm in the Context of 20th Century Farming

Though initially most families kept a cow during Utah's settlement period, the growth of cities at the turn of the last century created greater demands for milk and allowed for the specialization of farming in the 1890s. The founding of the Agricultural College of Utah in 1888 and the creation of the Utah Agricultural Experiment Station further promoted specialized farming practices and soon led to the creation and distribution of agriculture-related publications through the Utah Cooperative Extension Service. These publications covered topics such as barn construction, manufacturing of milk and dairy products, as well as the grain-to-corn ratios to feed livestock. Though many Utah farmers pursued cattle ranching due to the state's topography and climate, a number concentrated on dairying. At the end of the nineteenth century, creameries had been established in the Summit County towns of Marion, Francis, Hoytsville, Oakley, and Henefer. As an indicator of their success, Summit County dairies sold 1.14 million gallons of milk in 1919.¹⁶

Unlike raising beef cattle, modern dairy farming required greater demands on the farmer. Much more temperamental than beef cattle, dairy cows required a strict schedule of regular milking and feeding as any upset to their routine could lower milk production. Sanitation was also of the

¹⁴ Ibid.

¹⁵ Walker, Percy. "Use of Paint on the Farm." *Farmers Bulletin* 474 (July 1917).

¹⁶ David Hampshire, Martha Sonntag Bradley, and Allen Roberts. *A History of Summit County, Utah Centennial County History Series*. Salt Lake City: Utah State Historical Society and Summit County Commission, 1998.

utmost importance as ferments and bacteria could contaminate the quality of the milk. In addition to regularly removing uneaten feed and manure from mangers and stables, the farmer regularly cleaned the concrete floors of the barn with lime and disinfected the milking parlor and milk house in order to prevent the milk from contamination. The layout of the farm site and buildings aided the farmer in maintaining the demanding schedule of dairying as well as the strict government health regulations adopted in the early 1900s regarding the production and handling of fluid milk.

Following the homesteading period, new farms were carefully laid out to maximize the efficiency and profitability of the dairy farm. In addition to choosing a site with sufficient natural drainage, the barnyard was often laid out on flat ground to prevent water from collecting and the cows from becoming muddy. Publications from the Agricultural Extension at the University of Wisconsin also promoted that the barn be a distance of at least 200 feet from the house in order to protect the house from barnyard odors and protect its views.¹⁷ Other buildings and structures such as the granary, machine shed, ice house, and well were also to be carefully located for the convenience of daily farm chores.

The Improvement Era (c. 1910-1940) illustrated the shift from sustenance farming providing for settlers to the specialization of farm products. The growth of urban areas prevented many from keeping their own cow, leading to a greater demand for dairy products in Utah by the early 1900s.¹⁸ While early barn designs were based upon European building traditions, dairy farming necessitated specificity in the design and construction of farm buildings and site planning. The second-story haymow was a typical feature of livestock barns as the hay acted as a heat insulator for animals below; however, the need to feed and house animals year-round in dairy barns increased demand for hay and hay storage. Unlike a traditional gable roof that provided limited hay storage, the dual-pitch roof shape of the gambrel roof became the dominant roof form of Improvement Era barns because of its increased hay storage capacity. Other key features of dairy barns were cupolas to provide ventilation, rows of regularly spaced windows, gable-end doors and hayloft openings with triangular hay hoods to load bails into upper story haymows, as well as silos to store the silage fed to cows during the winter months. Dairy operations also required the construction of milk houses, preferably adjacent to the barn so that all operations were under one roof. Agricultural publications promoted specific barn layouts to promote efficiency of the process and improve livestock comfort.

The McPolin Farm as it exists today embodies many of the trends occurring during the Improvement Era. As was previously noted, it was recommended that the barn (Figure #) be located subservient to the house (Figure #) so as to protect the views from the house and protect it from windblown odors. The McPolin farmhouse is located just southwest and uphill of the barn. Though the front porch overlooks the barn yard, the views from the house are largely protected and northerly breezes safeguard the house from strong smells. It was not uncommon for the bunkhouse (Figure #) and outhouse (Figure #) to be located near the farm house, and it appears that the outhouse has been relocated several times during its lifespan (See Appendix X). The tool shed (Figure #) was likely moved from the north side of the driveway to the north side of the house after 2002. Located directly west and behind the farmhouse, the granary would have stored grain harvested from the field to feed the livestock; this structure was also believed to have been first located to the northside of the driveway, closer to the barnyard.

A number of structures from the original McPolin farmstead were removed by Osguthope. . Betty (McPolin) Burt recalls a root cellar being located to the southwest of the house near the creek. The root cellar was used by her mother to store canned vegetables, jams, and winter

¹⁷ O.R. Zeasman, G.C. Humphrey, and L.M. Schindler. "Dairy Barns 325." Madison, WI: University of Wisconsin-Madison, 1921.

18 ADD COREY JENSEN BARN BOOK

vegetables. The root cellar has been lost and there are no physical remnants of its location. The farm also required an icehouse, constructed to the southeast of the house, was constructed on the creek. Ice was harvested annually from the creek and stored in this structure. The ice blocks were used to cool milk inside the barn prior to the installation of milk tanks in the 1940s. In addition to dairying, Patrick McPolin also raised hogs, sheep, and chickens. A hog shed was located to the southeast of the barn and Patrick McPolin had constructed a slaughterhouse in the north field that was used to butcher the hogs. The McPolins had also built a metal granary to the northeast of the barn, likely used to store corn cobs harvested from the surrounding fields. A woodshed was also constructed to the northeast of the house. No physical evidence of these structures remains today.¹⁹ (See Figure #).

The barn, in particular, emulates trends in building that were shaped by the demands of dairy farming. The orientation of the barn protected cattle from the prevailing wind, while hopper windows on the northwest and southeast elevations opened to cool the stable during warm weather and provided ample sunlight during the winter months. Sunlight was considered a disinfectant, and good ventilation was necessary to prevent the spread of disease among the herd as well. As a 1948 publication explained,

A hard working dairy cow breathes a large volume of air during the course of a day's time. Her work requires a large amount of oxygen which she must obtain through her respiratory organs (the lungs). This can only be adequately supplied when the cow has plenty of fresh, pure air. We need good ventilation in our cow stables. Ventilation should be provided as to avoid severe draughts of air on cows. A good ventilating system provides for the continual change of air in our stables without draughts.²⁰

Often, additional ventilators such as the cupolas atop the McPolin Barn provided fresh air to the interior of the barn while also cooling and drying the hay. (If hay is placed in the barn while it is still wet, the internal temperature of the hay will rise, the hay may combust, and the barn may catch fire.) The gaps between the vertical wall boards provided additional ventilation in the hay loft. Conversely, battens over the wall-board gaps on the lower level provided greater warmth for the animals, while the hay above provided ceiling insulation.

The rectangular shape of the barn encouraged efficiency in layout as well. Rows of stanchions faced the northwest and southeast walls of the barn; this arrangement was the most efficient and cost effective to construct. Allowing the cattle to face the outside wall prevented the cows from transmitting respiratory diseases and provided greater ventilation through exterior windows. It also prevented the cows from crowding when being herded in and out of the barn or milking pens. As important, it prevented the manure from collecting on whitewashed wall surfaces. Concrete floors further promoted sanitation and were durable under a regime of regular cleaning and disinfecting.

Agricultural publications recommended that the haymow store more than one year's supply of roughage and it appears that the McPolins' gambrel-roofed haymow had a very large storage capacity.²¹ A pulley system running the length of the barn could be used to load hay into the haymow through the sliding overhead doors on both gable ends. Hay chutes in the floor above the manger allowed the farmer to drop hay into the mangers below.

¹⁹ Personal communication with Betty (McPolin) Burt, January 9, 2015.

²⁰ Mark H. Keeney, *Cowphilosophy: The Art of Practical Dairy Practice*. Lacona: Holstein-Friesian World, 1948.

²¹ Zeasman.

Next to the farmhouse, the milk house was the most expensive structure on the farm.²² The original McPolin milk house is located on the northwest side of the barn. As was typical, the milk house was not located within the walls of the stable, but constructed on the exterior of the barn to prevent milk contamination. It is likely that during Patrick McPolin's time, the cows were milked in the stable or a milking pen. The milk was then transported to the milk storage room in the milk house which was separated from the stable by a small breezeway. The door to this breezeway opens out into the stable, rather than into the breezeway, to protect the stored milk from stable odors and dust. In the milk storage room, McPolin would have utilized a strainer composed of wire gauze and cheese cloth to prevent dirt and hair collected during the milking process from contaminating the milk. The cleaned milk would have been placed in milk cans. It was not uncommon for the milk cans to be placed in ice water baths, such as the poured concrete tub along the west wall of the milk house, to cool. In the early 1940s, modern milk tanks were installed in the milk house.

A second milk house and milking parlor were constructed to the northeast side of McPolin's barn by Osguthorpe in 1954. Unlike the previous simple, whitewashed, wood-framed milk house, the new milk house featured the latest in dairy trends. On the interior, the concrete milking parlor is illuminated through a combination of steel-framed hopper windows on three walls and overhead lamps. The concrete board walls are tiled up to a height of 46 inches and a coat of light-colored paint above promotes sanitation. Four milking stations surround a sunken floor, allowing the farmer to stand while milking the herd. The cement floors of the milking parlor are tiled for further cleanliness. A few steps down from the milking parlor, the milk house once held cooling tanks and other equipment for milk processing and short-term storage. This was also an area in which the farmer could wash up before milking, store a set of spare clothes, and prepare for milking chores.

On the second level of the Osguthorpe addition is a granary. Three large storage bins are parallel to the southeast wall. There is an automatic mixer in the south corner of the room used to mix grain and feed. This feed was then loaded into one of the six feeders that filtered the grain mixture through a chute to the milking parlor on the first level. Feeding the cows during milking is thought to improve milk production.

Osguthorpe's two concrete silos on the west side of the barn also reflect dairying trends of the mid-twentieth century. The regular feeding of dairy cows made it necessary to keep large amounts of feed available during winter months. Silage, typically made up of grasses such as alfalfa or maize, was dried and fermented to prevent spoilage. Once harvested, the silage was loaded loosely into the silo to ferment for preservation. This fermentation process of converting sugars to acids took approximately two weeks, after which the silage could be fed to the herd. Silage was typically combined with hay and other feeds to produce the best milk quality and quantities. At the McPolin Barn, silage could be loaded into wagons driven down the center alley and distributed to the mangers on either side of the stables by a cart or wheel barrow.

Oguthorpe also constructed two new open-air sheds to house farm machinery. The shed on the east side of SR 224 is all that remains of the Osguthorpe farm. The other machine shed had existed to the northwest of the McPolin Barn; however, this building was demolished c. 1990 and replaced by the 1992 reception center.

Finally, the modernization of the McPolin farm in 1954 included the construction of large manure pits on the east side of SR 224. Historically, the McPolins would have used a specially sized shovel, matching the width of the gutters along the central aisle of the barn, to shovel manure into a

²² "Improved Dairy Housing," *Logan-Extension Circular* 268 (1958).

wagon. The McPolins would have hauled manure out of the barn to fertilize the fields or perhaps even have stored piles of manure temporarily in the barnyard. During the winter months, however, it would have been difficult to transport the manure to the field. There is no evidence that the manure was stored beneath the barn, though this is a common practice in dairy farming. During Oguthorpe's ownership, a manure spreader would have transported the waste across the highway to be stored in a manure pit. The pit would have held the decomposing liquid and solid manure until the manure could be spread over the fields.

The changes to the farm during the McPolin and Osguthorpe ownerships reflect changes in farming technology during the twenty-first century. The specificity and demands of dairy farming required improvements not only to barn design but also to outbuildings such as silos, sheds, and animal shelters. These modifications document ever changing demands and advances in technology in order to produce quality dairy products for human consumption. The changes also signify favorable economic conditions for dairying in Park City and the surrounding area and are reflective of the growth and modernization of dairying in Utah as a whole.

CHAPTER 3. ARCHITECTURAL DESCRIPTION

3.1 Overview

The historic McPolin Farm is located along Utah SR 224 near the northwest boundary of Park City in Summit County, Utah, at an elevation of 6,700 ft. The 170-acre property is flanked by Quarry Mountain to the northeast and Iron Mountain to the southwest; the latter has a ski resort on its southwest and northwest faces. The farmstead fills the broad, pastoral valley between the two mountains, and the main cluster of farm buildings is surrounded by pastures and hay meadows that slope northeast toward McLeod Creek (see Figure # site plan). The highway parallels the opposite side of the creek and traverses the northeast section of the property, about 360 feet from the barn at its closest point. On the opposite side of the highway are the McCleod Creek Trail, a paved footpath and bike trail, as well as an associated parking lot for 24 cars, including two designated for handicapped parking, and one additional historic farm building. The farmstead, with its iconic barn and significant measure of open space, is a widely recognized landmark on the approach to Park City.

Most extant buildings and structures on the McPolin farm were constructed between about 1920 and 1954, including the barn, silos, corral and animal shelter, granary, bunkhouse, tool shed, and outhouse. Two structures were rebuilt in 1999, including the one-story, foursquare-type farmhouse and the one-story, wood-framed machinery shed. Most of the buildings are aligned on a north-northeast to south-southwest axis. For ease of discussion, an architectural north was established for use in this report and on the architectural drawings, which corresponds with true north-northwest. For example, the true north-northwest side of the barn (the long side with the original milk house) is described as the northwest side of the barn, while the short side of the barn facing the highway is described as northeast.

Comment [A02]: For each building and structure, I would include up to 8 photos showing exterior elevations, representative interiors, and important details.

According to the Entryway Corridor Master Plan, other important historic resources surrounding the McPolin Farm that hold significance to the site are:²³

- The former Union Lime and Stone Co. quarry
- A quarry hoist
- The site of the Harrison McLane Homestead
- A sawmill site
- Two railroad grades

These are considered archaeological resources and were not documented or evaluated for this report.

3.2 Site

SR 224 skirts the base of Quarry Mountain on the northeast side of the broad valley. The highway serves as the primary entry corridor for Park City. The McPolin Farm is a visual focal point when traveling on SR 224 because of its prominent location in the large open space. Residential and commercial developments border the 170 acre open space to the northwest, southwest, and southeast.

As detailed in the Entryway Corridor Master Plan, the open space is a wetland and stream corridor that is important to small mammals, birds, native vegetation, and naturally reproducing trout in the McLeod Creek.²⁴ There are several ecotones located on the property that make up the open space, including: forest, meadow, upland, wetland and riparian. Plant communities include aspen, mountain brush, cool desert shrub, and various riparian/wetland communities. The native vegetation on Iron Mountain consists of forest and upland communities that include Willow, Aspen, Narrow Leafed Cottonwood, River Birch, Alder, River Hawthorne, Bigtooth Maple, service berry, Gambel Oak, Mountain Mahogany, various grasses and forbs. The native vegetation on Quarry Mountain consists of the cool desert shrub community that includes sagebrush and dry grasses. The riparian/wetland communities that make up most of the “open space” consist of willows, river birch, various sedges and wet grasses. There are areas north and south of the farm that indicate evidence of previous pastoral uses based on the existence of non-native species of dry grasses.

McLeod Creek has an average width of 21’ and a drainage area of 8.78 miles. The creek has an average peak flow of 34.83 ft³/s in June, an average low flow of 7.18 ft³/s in September, and an annual average of 14.07 ft³/s.²⁵ McLeod Creek is part of the Weber River Watershed, which provides drinking water for much of the Wasatch Front. The creek is part of the Weber River Watershed Project, which is a larger environmental protection area to prevent non-point source pollution from affecting the drinking water source.²⁶ The farmstead buildings are surrounded on three

²³ Park City Municipal Corporation, Planning Department. *Entryway Corridor Master Plan* (Park City, 1995, reprint 1997), 8.

²⁴ Park City Municipal Corporation, Planning Department. *Entryway Corridor Master Plan* (Park City, 1995, reprint 1997), 13-15.

²⁵ U.S. Geological Survey, “USGS Daily Statistics 2014.” www.waterdata.usgs.gov/usa/nwis/dvstat/?site_no=10133600&por_10133600_2=448952.00060.2 (accessed July 28, 2014).

²⁶ Kamas Valley and Summit County Conservation District, *Summit County Resource Assessment*. 2013.

sides (east-southeast, west-northwest, and south-southwest) by open space and the north-northeast side is flanked by SR 224 and McLeod Creek. There is a bridge spanning McLeod Creek that was constructed in 1998 and just north of the McPolin Barn that connects the farmstead to Utah State Highway 224 (SR 224).

The asphalt interpretive trail system was graded in 1998 and completed in 1999. The network of concrete walkways connects the farm buildings to the concrete plaza west of the barn. The plaza serves as the centralized event/gathering space for the property. Historically, this area was the principal corral and barnyard for the farm. Picnic tables are scattered throughout the plaza and can be moved freely to accommodate site visitors. The concrete area meets the asphalt driveway leading to SS 224. On the east side of the creek, the trail system breaks away from the driveway, continues through an underpass beneath SR 224 constructed in 1998 and connects to a parking lot on the east side of SR 224. The entire trail system includes 1.22 miles of paved trails.

3.3 Barn

The McPolin barn is located 360' southwest of SR 224 and 45' northeast of the Reception Center. The primary entrance faces southwest. Construction on the barn was likely completed in 1922. Family stories explain that the materials used during construction were recycled from an old silver mill in Park City.²⁷ The theory is corroborated by notches in structural members unrelated to current construction. The method of construction mirrors that of many of the area's mining structures from the turn of the century, thus creating a valuable link between Park City's mining and farming pasts.²⁸

The Improvement-Era barn measures 100' northeast to southwest and 36 feet northwest to southeast. There is a concrete plaza southwest of the barn that measures 65' square; this area is used as a gathering space for large events but originally served as the barnyard and principal staging area for the farm. The wood-framed barn is constructed using recycled timbers and dimensional lumber. Cladding on the main level is vertical, board-and-batten siding of rough-sawn boards, while the upper level cladding is of vertical, rough-sawn boards without battens. Horizontal wood trim boards at the junction of the main level ceiling and upper level floor form a belt course that creates a visual delineation between floor levels. The barn's primary entrances are on the southwest façade and comprise a vertical-plank sliding door centered in the wall and a smaller, strap-hinged door at the northwest end. The smaller door has simple pull handles and plain board trim. A strap-hinged, cross-braced, wood-framed door is centered on the second level above the sliding door. In both gable ends are large, wood-framed, cross-braced doors that provided access for hay delivery; they operate on weighted pulley systems that allow the doors to slide down the exterior wall face. The weighted pulley system is supported by a pulley attached near the roof line at each gable end. A rectangular weight hangs on a steel cable from each pulley. Steel cables attach to the upper corners of each door.

www.uacd.org/pdfs/RA/32%20Summit%20County%202013%20Resource%20Assessment.pdf (accessed September 2, 2014).

²⁷ Compton, Hal. *McPolin Family Chronology*. Undated.

²⁸ Morrison, Sandra. *McPolin Farmstead: National Register of Historic Places Document*. Washington, D.C.: United States Department of the Interior-National Park Service, 1990.

With the exception of the first level windows on the southwest façade, the windows on the main and upper levels were originally six-pane divided-light sash hopper windows. All of the hopper windows have been removed, and the openings are currently boarded with plywood, painted black on the exterior. The window openings have plain board trim, sills, aprons, and standard casement locks. On the southwest façade, two window openings are located on the upper level. On the main level, five extant six-pane divided light wood windows flank the primary entrance sliding door; three are located between the sliding door and the south corner of the barn while the other two are located between the sliding door and the strap-hinged door. With the exception of two wood sashes stored in the second level granary of the barn, all of the original wood window sashes have been lost.

On the southeast side of the barn, ten boarded window openings are evenly spaced just below the belt course on the main level. On the upper level are six unevenly spaced window openings. The fenestration pattern on the northwest side was originally identical, although one of the main level openings has since been blocked by the addition of the original milk house. Two window openings remain on the northeast side, one each at the main and upper level; the other original openings have been blocked by the addition of the milking parlor.

The foundation of the barn is composed of coursed sandstone rubble, reportedly taken from a quarry on the site.²⁹ The barn is located on a light grade of 3.49%, thus the height of the foundation is approximately 4' on the northeast side of the barn and tapers to less than 6" on the southwest façade. A side-hinged, board-and-batten door in the foundation on the northeast side provides access to the crawl space. The gambrel roof ends have hay hood projections that provided protection for the end of the hay rack, track, and pulley system. Two matching cupolas stand on top of the roof, dividing the ridgeline into thirds. These have gable roofs and louvered sides. Open eaves are supported by the exposed rafter tails on the northwest and southeast facades. The gable ends are finished with fly rafters at the outside edge, and all eave elements are painted white.

In plan, the original portion of the barn is rectangular with a basement crawl space and two levels. The crawl space may have originally served as a stable, used to house horses.³⁰ The primary function of the main floor was for housing and milking cows. The main level floors comprise poured concrete with a central formed channel to transport waste.³¹ Underneath lays a horizontal rough-sawn wood floor supported by 2" x 10" floor joists that run the width of the barn. The ceiling joists are supported by two longitudinal girders that in turn are supported by two rows of 6" x 10" posts box jointed into the girders. The lapped girder joints are bolted together with mine bolts (Figure #). The interior is divided into three sections by two cattle stanchions that run the entire length of the building. The two parallel rows of stanchions were used to hold and feed cows while milking. The animals were housed in the large center aisle with their heads facing the outside aisles. The two outside sections functioned as mangers or feed stalls, while the central area was devoted to animal movement. This arrangement provided minimum obstruction for the animals while entering and leaving the barn and allowed for ease of their inspection. Two 18 inch wide and 5 inch deep gutters are located on either side of the center aisle. The gutters were equipped with a specially sized shovel to remove manure. Openings along the exterior wall through the ceiling allowed

²⁹ Morrison, Sandra. *McPolin Farmstead: National Register of Historic Places Document*. Washington, D.C.: United States Department of the Interior-National Park Service, 1990.

³⁰ Betty (McPolin) Burt remembers her father Patrick boarding horses for neighbors and friends. She recalls that he stabled the horses in the lower level of the barn. Personal Communication, December 9, 2015.

³¹ Grant, Fred M. "Clean Milk Production," *Farmer's Bulletin* 2017, no. 2 (January 1958): 5.

easy delivery of feed from above. A damaged four-paneled wood door in the northwest wall provides access to the stairs into the milk house from the interior of the barn. At the northeast end of the main level a doorway opens into the second level of the milking parlor.

The upper level of the barn was used as a loft for hay storage. The gambrel roof allowed for maximum hay storage because the roof structure uses no posts for support and the entire second floor is open, usable space. A set of steep wood stairs, without handrails, is located in the north corner of the barn and provides access between the main and upper levels. The upper level flooring comprises rough-sawn wood planks. The walls are of post-and-beam construction and are unfinished on the interior side. The ceiling is also unfinished, exposing a gable-roof truss system that comprises a double set of rafters joined at purlins and supported by purlin posts and diagonal bracing (Figure #). The rafters are sheathed with horizontal boards; these were originally covered with wood shingles, which have since been replaced with asphalt shingles.

Diagonal steel cables were installed on the interior of the barn in the early 1990s to help resist lateral loads. The cross-bracing cable system is anchored using large steel plates at the perimeter of the concrete floor on the main level, for a total of seven on each side of the barn floor. Two cables lead from each anchor, passing through the ceiling of the main floor through cutouts in the flooring of the hayloft. On the upper level, one of the two cables is attached to the roof plate and the other to the purlin. This cross-bracing system creates a series of two rows of seven “X’s” on either side of the hay loft. DESCRIPTION OF FIRE SUPPRESSION?

3.3.1 Milk House

The milk house is an addition to the barn that is roughly centered on the northwest side. The addition was built by the Patrick and Jim McPolin, in the 1930s. The one-story structure housed the main milking operations for the farm until the new milk house and milking parlor were built in the 1950s. The purpose of the milk house was clean, process, and store the milk that was then likely transported to Salt Lake City for processing at the Cloverleaf Dairy.³²

The milk house measures 14 feet by 16 feet and was constructed using reinforced poured concrete. The foundation is of board-formed, poured concrete and maintains a height of 3 feet on all facades. The foundation is also exposed on the interior because of the sanitary design of the milk house. There is a 10 inch poured concrete step on the exterior that provides access to the primary entrance on the northwest façade. The interior flooring is poured concrete with a series of drains to accommodate the cleaning process.³³ Two concrete steps provide access to the elevated vestibule.

The exterior walls of the milk house comprise reinforced concrete beneath wood frame walls covered in drop siding and finished with a frieze board at the gable end. A vent is centered in the gable above the window. A gable roof with asphalt shingles connects to the main barn just below

³² Kelly, Ernest. “Farm Dairy Houses,” *Farmers’ Bulletin* 1214 (1939): 1-12.

³³ The drains allowed the Milk House to be easily rinsed out.

the upper level windows. The gable end is finished with fly rafters, formed by the last board of the roof sheathing. A wood and concrete elements of the milk house are painted white. Disconnected remnants of the knob and tube electrical wiring are visible on the exterior walls.

The windows of the milk house were originally four-pane divided light wood sash, but the windows have been removed and the openings are currently boarded. Two casement windows flank the primary entrance on the northwest façade. A single fixed sash window is centered in the gable above the primary entrance door. Three divided light casement windows were located on the southwest wall, but have lost and the opening boarded. Another single divided light window was located on the northeast wall, but has also been removed and the opening boarded.

The main room has an alcove and there is an enclosed entryway on the southeast wall accessed by two concrete stairs; this forms an interior vestibule between the milk house and the barn. The entrance from the exterior is a single half-glazed paneled wood door. The vestibule is accessed through a damaged four-paneled wood door.

The concrete floor is elevated 6 inches on the northeast side of the room starting at the edge of the concrete steps, and a large 7 foot 6 inch by 2 feet 8 inch poured concrete cooling tank is built into this elevated section. On the southwest edge of the cooling tank is a 5" x ½" x 12'4" steel plate. The cooling tank was used to cool the milk after the milking process and before it was distributed.³⁴ The milk was kept in large drums and cooled using ice that was harvested from McLeod Creek in the winter.³⁵ It was common for dairy operations of this size to utilize cooling tanks because deliveries and pick-ups for distribution did not occur every day, so cooling tanks provided a method for preserving the milk and therefore allowing for increased production.³⁶

The alcove on the southeast corner of the milk house is thought to have been used for washing vats as a part of the sanitation of the milking process. Although the washing vats are no longer present, the layout of the room suggests that this area was used for washing vats because of sanitary regulations and typical milk house layouts that were encouraged by the government during the 1930s.³⁷ There is an opening in the ceiling above the alcove that has plain board trim; this provides attic access. The elevated vestibule was utilized as both a storage space and as an area to create a more sanitary barrier between the barn and the milk house. This area provided a space to change into clean/sanitary clothing and also aided in the prevention of contamination from particulate matter because both doors were never open at the same time. The vestibule walls are clad in wood drop-siding, the ceiling is clad in wood running west-northwest to east-southeast and there is simple board trim around the doors. The walls in the alcove of the milk house comprise horizontal painted wood plank cladding, the walls in the main room of the milk house comprise painted 4" x 4" rectangular patterned drywall sheathing, and the entire ceiling is clad in stripped wood running northwest to southeast.

³⁴ Harrington, W.C., and H.E. Bremer. "Milk Houses" *Vermont Department of Agriculture Bulletin* 40 (June 1932): 8-16.

³⁵ Compton, Hal. *History of the McPolin/Osguthorpe Farm*. Undated.

³⁶ Harrington, W.C., and H.E. Bremer. "Milk Houses" *Vermont Department of Agriculture Bulletin* 40 (June 1932): 8-16.

³⁷ Harrington, W.C., and H.E. Bremer. "Milk Houses" *Vermont Department of Agriculture Bulletin* 40 (June 1932): 8-16.

3.3.2 Milking Parlor

The L-shaped milking parlor addition comprises a two story stem-wing (the actual milking parlor) that extends northeast of the barn and a one and one-half story side wing (the new milk house) that extends northwest from the stem wing; the primary entrance is located in the northwest gable end.

The stem wing and side wing share their northeast façade, which measures 35' in length. The southeast side of the stem wing measures 35' long while the visible section of its northwest side measures 13'. The northwest façade of the side wing measures 21' long and the southwest side measures 16' long. The addition was constructed using an unreinforced, poured concrete foundation; unreinforced concrete-block masonry walls; and shiplap siding on the gable/gambrel ends.

The foundation is poured concrete and varies in height depending on the façade. On the southeast façade, the foundation is 9'6" on the southwest end and rises to 11' on the northeast end. On the gambrel end of the stem wing, the foundation is 10'8" high and extends to the base of the four evenly spaced windows on the main level. The foundation on the northeast façade of the side wing is 4'9". The foundation on the northwest façade is 2'7" on the southwest end and rises to 3'6" on the northeast end. The foundation on the southwest façade of the side wing is 2'7".

The milking parlor stem wing has a gambrel roof running northeast to southwest. The side wing has a gable roof running northwest to southeast. Both roofs have asphalt shingles. The rafter tails and wood board sheathing are visible in the open eaves, which are finished with fly rafters at the gable and gambrel ends. Disconnected remnants of the knob and tube wiring are visible on the exterior walls. The brick chimney from the interior of the side wing projects from the southwest side of the gable roof. Two metal air vents are located on the ridge of the gambrel roof of the stem wing. The gambrel roof end of the stem wing has a hay rack, track, and pulley system for loading feed into the upper level of the stem wing. Access to the basement level of this stem level was not achieved as part of this investigation.

The primary entrance is formed by a pair of six-paneled wood doors that are centered on the northwest façade of the side wing. The doors do not have any hardware and have simple board trim. The entrance is flanked by two hopper-style divided light-windows with a fixed divided lower sash. Secondary entrances are located on the gable end of the stem-wing and include a paneled wood door at ground level and two large, six-panel wood doors on the upper level.³⁸

The windows of the addition were originally steel single-sash hopper windows over a fixed lower sash, but the glazing has been removed and the openings are currently boarded. Three windows are evenly spaced on the northeast façade of the side wing and maintain the height of the windows that flank the primary entrance on the northwest façade. On the stem wing, two windows flank the double doors on the upper level. On the main-level floor below this, four windows are evenly spaced on the gambrel end and maintain the height of the eave. At the main level on the southeast side are four evenly spaced windows. The windows have plain board trim, sills, and aprons.

³⁸ The secondary entrances were primarily used to access interior grain storage facilities by delivery trucks.

Comment [A03]: Again, I would organize this section as described for the milk house so that it reads in logical order, exterior to interior, bottom to top.

The interior of the stem wing includes a single room on the main level that is accessed through a sliding barn door on the northeast end of the barn. A single room on the upper level is accessed through an open doorway on the northeast end of the hay loft in the barn. The main level has a tiled floor that leads around the perimeter of the room with bays created by tubular metal fencing for holding each cow. Drains in the tile floor allow for drainage during the sanitation and cleaning process. The electric milking equipment is still in place and the center of the room opens onto the lower level where workers attached the milking cups to each cow's udder. The circular pattern allowed the cows to flow around the room and exit back into the main level of the barn. The tile from the flooring continues to the base of the windows because of sanitation regulations; the walls above that are finished with plaster and paint. The hopper-type windows have metal hoods and wings that were part of creating a sanitary environment while allowing for air flow. Because the windows have a bottom hinge and side and top awnings, the likelihood of foreign particles from the exterior environment contaminating the milking process was greatly diminished. The ceiling is clad in bead board and the ceiling joists are finished with simple molding. Six industrial-style pendant lights are mounted in two rows of three. Rectangular heaters are also installed on the ceiling to comfort the cows during the milking process.

The upper level of the stem wing is accessed through a wood-paneled door in the northwest corner of the upper level of the barn. Two wood-paneled doors on the northeast wall provide access to the hay rack, track, and pulley system that aided in the delivery of hay to the upper level of the barn from the exterior. The space has wood plank flooring running northwest to southeast. The walls are exposed, unreinforced concrete blocks like those found on the exterior of the structure. The southwest wall is clad in horizontal wood planks above the height of the eave. The gambrel roof framing is exposed on the interior with two industrial-style pendant lights centered on the ridge. The room is separated into three different spaces of differing sizes by divider walls that maintain the height of the eave. The divider walls are stud walls that are clad in shiplap siding. The two smallest of the three grain bins are on the southeast 1/3 of the room and are accessed through open doorways that are framed with 2" x 4" pieces of wood. Six grain feeders, a fuel tank, and a large grain sifter are scattered throughout the largest space, although it is not known if these were original to the stem wing. The six grain feeders provide feed to the cows in the milking process through chutes in the floor. The members of the structural supports for the gambrel roof are covered in random splotches of white paint. Because the interior of the second level of the stem wing is mostly unpainted and unstained wood, it is unknown if the boards were reused from a previous structure or if they were scrap-wood from another part of the property, which could explain the evidence of foreign paint.

The interior of the side wing is accessed through a doorway in the northwest wall on the main floor of the stem wing. The single room is one and a half stories tall, and aligns with the basement and main levels of the stem wing. Once in the side wing, a small landing and a set of six concrete stairs with industrial steel handrails leads down into the room below. There is a closet on the northwest side of the southwest wall with a paneled door. The exterior walls of the closet are standard drywall and are finished with a wood board at the crown. The closet was added by PCMC to house fire suppression equipment. All of the doors in the side wing have plain board trim. A brick chimney or flue is exposed on the southeast wall. The ceiling is clad in wood planks running northwest to southeast and fire suppression sprinklers are centered on the ceiling running northeast to southwest. The floors comprise poured concrete and the walls are concrete blocks like those on the exterior. There is a simple molding at the crown on all of the concrete block walls. The windows on the northeast wall were originally hopper-type windows with metal hoods and wings like those found in the stem wing. The windows have been removed and replaced with boards.

3.4 Corral with Animal Shelter

The rectangular corral and its associated animal shelter are located 21' southeast of the barn; the structures were built c. 1920.³⁹ This area was used primarily to house a bull and cow during the breeding process. The wood-framed, gable-roofed, one-room animal shelter faces northeast and is clad in corrugated metal siding; it measures 15' by 12' and is located in the southwest end of the corral. The animal shelter has a rectangular plan with deteriorated concrete slab. It is unclear if the concrete was a foundation or remnants of a non-extant building. The interior walls are not finished so the structural wooden 2" x 4" framework and exterior 3' x 4' vertical corrugated metal cladding are visible on the interior. A large doorway provides access into the shelter from the corral on the southeast end of the northeast façade. There is a window opening on the northwestern end of the southwest façade. A sliding shutter with decorative t-hinges covers the opening. The ceiling has exposed wood rafters revealing the corrugated metal roofing material. Two pointed lighting rods are visible on the roof ridge.

Eaves are formed by the protruding exposed rafters tails on the northeast and southwest facades. The eaves are finished with a fascia nailed to the ends of the rafter tails. The gable ends are treated similarly and all elements are unpainted. The 3' x 4' vertical, corrugated metal cladding on the northwest and southeast gable ends is cut evenly and the bases have been lined up with the eave to mimic the height of the eave on the northeast and southwest façades. Lining up the bases of the 3' x 4' vertical corrugated metal cladding pieces even with the eave delineates the transition between the gable end and the lower wall.

The corral measures 20' northwest to southeast and 65' northeast to southwest. The fence rails are made of welded standard gauge railroad tracks probably salvaged from the nearby Denver & Rio Grande Western Railroad track north of the property.⁴⁰

A historic log fence extends 25' west-northwest to east-southeast from the southeast corner of the animal shelter. The log fence then runs 210' north-northeast to south-southwest. Historically, the log fence was the west-northwest boundary of a pastoral area that was located on the east-southeast portion of open space.

3.5 Granary

The granary is located 30' southwest of the farmhouse. The granary's primary entrance faces northeast. Based on McPolin family records, the structure was built c. 1920. Evidence shows that the structure may have been moved since it was built, however its exact original location on the property remains unknown. The granary was used to store feed and horse tack that supported the needs of the farm.⁴¹ It may have also been used as an animal shelter during different periods, perhaps to house sheep and chickens. This is evident not only by its proximity to the house, but also the shrunk size of its entrance doors, suggesting that a ramp may have led into the opening for animals to move in and out.

³⁹ Compton, Hal. *McPolin Family Chronology*. Undated.

⁴⁰ Morrison, Sandra. *McPolin Farmstead: National Register of Historic Places Document*. Washington, D.C.: United States Department of the Interior-National Park Service, 1990.

⁴¹ Compton, Hal. *History of the McPolin/Osguthorpe Farm*. Undated.

The granary measures 20'10" northwest to southeast and 13'6" northeast to southwest. The one-story structure has a single-cell plan with one rectangular room. The foundation is of poured concrete, which is a modern alteration. The walls comprise 2" x 4" wood framing clad in 12"-wide vertical boards and 3"-wide battens.

The room is divided in two by a half wall, which formed a storage bin for grain.⁴² The half wall is clad in horizontal wood planks and supported by a stud wall system. The interior has a concrete floor and exposed rafters in the ceiling. A cable bracing system has been installed at the eave on the interior running horizontally northeast to southwest. The cables are aided by several new collar ties and ceiling joists in the truss system. Also, the northeast and southwest walls have been reinforced with plywood sheathing, which hides all exterior openings except the reduced entrance doorway and transom window on the southwest façade. It is likely that this original doorway was replaced by a window opening that would have permitted the ingress and egress of chickens kept in the rehabilitated granary. Original horizontal planks clad the bottom half of the northwest wall and the northeast corner of the northeast wall.

The granary's primary entrance is centered on the building's northeast façade. Two boarded windows symmetrically flank the primary entrance. There is a secondary entrance on the southwest façade. The reduced height of the door suggests that it was perhaps used by sheep or another smaller farm animal that would have been temporarily housed in the granary. Two boarded windows cut the southwest façade into thirds. The sill of the northern window on the southwest façade is lined with metal to protect the wood while grain was shoveled through the opening; this is the only window with a sill. The doors on the northeast and southwest façades have both been boarded. The primary entrance door on the northeast façade, the entrance door on the south-southwest façade, and all four windows have plain board trim. No original doors or window sashes remain.

The northwest and southeast gable ends have a horizontal wood trim board at eave height that creates delineation between the roof gable and the lower wall. The trim is attached directly to the board-and-batten cladding. A 1" wood skirting board wraps the base of the structure and breaks at both doorways. Corner boards are used to finish all four corners. The structure has a gable roof with cedar shingles and two pointed lighting rods on the ends of the roof ridge. Eaves are formed by the exposed rafters tails on the northeast and southwest facades. The gable ends are finished with fly rafters, and all elements are painted white. Disconnected remnants of the knob and tube wiring are visible on the exterior walls.

3.6 Tool Shed

The tool shed is located 9' northwest of the outhouse and was built c. 1920.⁴³ This area was used for repairing or constructing farm machinery and equipment. The primary entrance faces east. PCMC restored and relocated the toolshed in 2002, but the exact original location remains unknown.

The tool shed measures about 12' square. The foundation is poured concrete and is a modern addition. The structure is formed by stud walls with board and batten siding that is also visible from the interior. The wood rafters, ceiling joists, and roof sheathing are visible from the interior. The structure is a single-cell square plan with a built in workbench, cupboard, and table. The interior consists of a rough-sawn wood plank floor. Small,

⁴² Morrison, Sandra. *McPolin Farmstead: National Register of Historic Places Document*. Washington, D.C.: United States Department of the Interior-National Park Service, 1990.

⁴³ Compton, Hal. *McPolin Family Chronology*. Undated.

3' x 1.5' cross-garnet-hinged wood doors with plain trim are located at the bases of the east and north walls; the original purpose of these doors is unclear. There is a workbench with wooden nail bins mounted above a cupboard for tool storage and a small table in the southwest corner of the interior.

The primary entrance is a strap-hinged wood door centered on the east façade with plain board trim. A small, four-pane fixed wood window with plain board trim is above the workbench on the south façade.

The east and west gable ends have a horizontal wood trim board that maintains the height of the eaves on the north and south façades. This creates delineation between the roof gable and the lower wall. The trim is attached to the board-and-batten cladding. A 1' high wood skirting board wraps the structure and breaks at the small doors on the north and east facades. Wood corner boards finish all four corners of the structure. A 4" x 12" vent on the east wall is covered with a small plywood awning and centered below the peak of the gable ends. A similar vent is located in the west gable end. The gable roof has cedar shingles and two pointed lighting rods at the ends of the roof ridge. The eaves comprise plain frieze boards and a canted soffit formed by the board roof sheathing. Fly rafters finish the gable ends and all elements are painted white. Disconnected remnants of the knob and tube wiring are visible on the exterior walls.

3.7 Outhouse

The three-hole outhouse is located 4.5' west of the bunkhouse. The date of construction is unknown, but it is presumed that it was built prior to the installation of indoor plumbing in the house in the 1930s.⁴⁴ The primary entrance faces northeast. PCMC found the outhouse against the southeast corner of the barn, moved, and restored the structure; however, its exact original location remains unknown.

The outhouse measures 6'8" northwest to southeast and 4'5" northeast to southwest. There is no foundation. The outhouse comprises a single rectangular room containing a wood bench along the southwest wall and wood plank flooring. The walls are of single-wall construction and the exterior is clad in narrow clapboard wood siding. The interior walls and ceiling are unfinished, which exposes the exterior wall sheathing and the roof sheathing. The three-hole, built-in wood bench in the outhouse is approximately 5'7" in width, 2.5' in height and 1.5' in depth. The three holes on the bench are of differing diameters, purportedly to allow for men, women, and children to comfortably utilize the outhouse. The northwest hole is the smallest in diameter and was intended for children, the middle hole with the median width was intended for women, and the southeast hole was the largest and intended for men.

The doorway is fitted with a butt-hinged, Z-braced door of vertical boards; it is centered on the northeast façade and has plain board trim. 3"-wide wood corner boards finish all four corners of the structure. The gable roof has cedar shakes. The eaves comprise plain frieze boards, a de facto soffit formed by the last board of the roof sheathing, and a canted fascia nailed to the ends of the rafters. The gable ends are finished with a frieze board and all elements are painted white.

⁴⁴ Ibid.

3.8 Bunkhouse

The bunkhouse is located 4.5' southeast of the outhouse and was built c. 1935.⁴⁵ The primary entrance faces northeast. McPolin family records state that the bunkhouse was built by James McPolin when he was 17 years old.⁴⁶ The bunkhouse could sleep 2-3 farmhands who would have been working on the farm on a seasonal basis. There was just enough room for 2 to 3 cots to fit next to the wood burning stove. PCMC restored and moved the bunkhouse in 2002; however, the exact original location remains unknown.

The bunkhouse measures about 10' northwest to southeast and 8' northeast to southwest. The structure has no foundation but sits on sandstone blocks that are visible on the corners of the structure. The structure was built using single-wall construction, with 12" boards and 3" battens on the exterior. The interior comprises a single rectangular room and has a wood plank floor covered with deteriorating, glued-on felt. A small woodstove is on the northwest wall of the interior. The interior walls and ceiling are finished with horizontal tongue-and-groove boards. There is evidence of newspaper and pressed board being used as additional insulation because of remnants attached to nails. McPolin family records show that a farmhand froze to death in the bunkhouse during a winter night.⁴⁷

The doorway is fitted with a strap-hinged door of vertical boards set in square framing members; the opening is finished with plain board trim. A square window opening with plain board trim and no sill is centered on the rear wall (southwest façade); it is fitted with a modern Plexiglas window with false muntins. A 6"-wide wood skirting board wraps the base of the structure, and the corners are finished with 3"-wide wood corner boards. A metal stovepipe projects through the roof ridge to serve a small wood stove on the interior. The gable roof has cedar shakes, a metal ridge cap, and a pointed lighting rod at each end of the roof ridge. The open eaves are supported by the exposed rafters tails on the long sides and small purlins on the gable ends. The eaves comprise plain frieze boards and a canted fascia nailed to the edge of the eave; all elements are painted white.

3.9 Grain Silos

The two concrete grain silos are 15' southeast of the barn. The grain silos are approximately 3' apart and are arranged side-by-side running northeast to southwest. The only ground-level openings, which were originally unloading doors, are located on the northwest sides and are both blocked with a sheets of galvanized metal. The grain silos were utilized as surplus grain storage that would be used to feed the cows. Oguthorpe constructed these silos in 1953.

The grain silos each measure 17'1" in diameter with a wall thickness of 6"; they were built using formed, poured concrete reinforced with vertical and horizontal metal rebar. The walls retain a square block pattern that was created by the concrete forms. The rounded protrusion on the northwest exterior sides of both silos is a chute covering a column of unloading doors. The bases of the chutes originate just above the unloading

⁴⁵ Compton, Hal. *McPolin Family Chronology*. Undated.

⁴⁶ Compton, Hal. *History of the McPolin/Osguthorpe Farm*. Undated.

⁴⁷ Compton, Hal. *History of the McPolin/Osguthorpe Farm*. Undated.

doors and extend vertically to the roofline. The base of each chute is boarded up with a sheet of plywood and the top of the chute is capped off with a conical metal topper. The roofs of the silos comprise hemispherical metal caps with recessed joints and conical metal toppers at their peaks (Figure #).

The silos are connected at their roofline by a metal bracing system that was likely the support framework for a filling platform. The filling platform would have provided access to both silage distributors which were located on the southwest side of the northeast silo and on the northeast side of the southwest silo. On the northwest side of the bracing system is a rounded metal bracket that was most likely the anchor for the filling pipe that would deliver grain to the silage distributor while someone would be overseeing the process on the filling platform.⁴⁸

3.10 Osguthorpe Shed

The Osguthorpe shed is located 640' southeast of the parking area on the northeast side of SR 224; it faces southwest. The shed was constructed in 1960 because the Osguthorpes moved their dairy operations to the northeast side of the property after a fire in 1955 damaged the house and the advantage of increased snow melt on the northeast side of the broad valley.⁴⁹ During this time, the Osguthorpes constructed a group of dairy facilities and a residence, of which the only remaining structure is the wood shed, now referred to as the Osguthorpe shed.

The Osguthorpe shed measures 73' northwest to southeast and 30' northeast to southwest. The structure has a shed roof covered with ridged metal panels and the roof is highest on the southwest facade. The shed has two open sides on the southwest and southeast facades and two wood-framed walls on the northwest and northeast facades. The framing comprises vertical wood posts and horizontal nailers of dimensional lumber, to which the exterior cladding is attached. The open side on the southwest facade has a partial wood wall on the upper third of the facade. The wood walls are clad in white-painted board-and-batten siding, although many of the batten pieces are missing.

The roof is supported by three rows of eight wood poles that are reinforced by simple wood brackets connected to the roof. There is no ceiling on the interior and the rafters and board sheathing are exposed. Eaves are supported by protruding exposed rafters tails. The eaves comprise plain frieze boards, a canted soffit formed by wood panels.. The structure does not have a foundation.

There are seven window openings evenly spaced on the upper wall on the southwest facade. These were originally fitted with pairs of six-pane, fixed wood windows but nearly all have been lost. Only the pair of windows on the southeast end retain a complete set of muntins. The window openings have plain board trim.

⁴⁸ McCalmont, James Robert. *In Solos: Types and Construction*. 1939. Reprint, Washington D.C.: U.S. Department of Agriculture, 1948.

⁴⁹ Compton, Hal. *History of the McPolin/Osguthorpe Farm*. Undated.

3.11 Farmhouse

The farmhouse is located 135' southwest of the barn and was constructed in 1999 to replace the original c. 1900 one-story, four-square type, pyramidal-roofed house. According to family history, the original house was previously the main office for the Grasselli Mill, a large mining operation in Park City.⁵⁰ The Grasselli Mill would later become the King Con Mill.⁵¹ In 1923, the building was moved in two pieces by wagon to its present location, where it was reassembled and given a front porch and a lean-to addition on the southwest side. The building was severely damaged by fire in 1955 and abandoned. In 1995, the gutted house was demolished and replicated using similar materials. During the reconstruction, the City chose only to reconstruct the house to its original size when it had served as the Grasselli Mill's office. The c.1923 lean-to addition was not rebuilt.

The farmhouse measures 22'6" northwest to southeast and 24'4" northeast to southwest on the west-northwest façade. A 7'-wide, hip-roofed, covered porch extends across the northeast and southeast sides of the building, and continues for 5' beyond the southwest side of the house to cover a walkway.. The reconstructed farmhouse has a poured concrete foundation with stud wall construction, and the exterior walls are clad in wood drop siding with the exception of a 1' section of board-and-batten siding at the wall base.. The walls are finished with 4"-wide wood corner boards.

A pyramidal, hipped roof covers the main room and a hipped roof extension covers the rear addition. The porch on the northeast facade has a hipped roof, which transitions to a shed roof over the southeast side of the porch. All roofs are covered with asphalt shingles. The porch has a ceiling clad in bead board with two flush-mounted, lantern style light fixtures on each porch façade. There are roof vents on all four peaks of the pyramid roof and a ventilation stack on the southwest pitch. The southeast porch extends to the southwest of the building, continuing the shed roof form and creating a 5' section of covered walkway.. The eaves comprise plain frieze boards, soffit panels, and a fascia nailed to the edge of the eave; all wood elements are painted white.

The porch framing rests on cylindrical concrete piers, and a wood fascia covers the floor framing. Lattice work covers the crawl space underneath the porch. The deck material on the porch is 4" wide wood boards that run across the short axis. The wood porch posts are 4" square with 2" square simple brackets that have a 1' projection and 1' height. The wood balusters are 2" square with 4" x 2" top and bottom rails. There is a stretcher bond brick chimney with a Flemish bond above its shoulders on the northwest façade. The southwest façade has a security system siren speaker near the door. There is a vent on the southwest end of the southwest façade for the utility closet and a vent just east-southeast of the entrance door. A water meter and electrical circuit box are on the northwest façade.

The primary entrance is a glazed, two-panel wood door with a glazed top on the northeast façade. A pair of two-over-two, double-hung wood windows are north of the doorway. The southwest (rear) façade has a four-paneled wood door that is slightly off center and is flanked by two

⁵⁰ Morrison, Sandra. *McPolin Farmstead: National Register of Historic Places Document*. Washington, D.C.: United States Department of the Interior-National Park Service, 1990.

⁵¹ Ibid.

lantern-style, wall-mounted light fixtures. Both doors have plain board trim and lever handles. Two two-over-two, double-hung wood windows are on the northwest and southeast facades. The windows have with plain board trim, sills, and aprons.

In plan, the farmhouse has a single square room on the northeast side with a small closet space on the southwest wall and a rectangular lean-to addition that extends across the southwest elevation. The square main room is part of the original c. 1900 plan. There is a set of three stairs in the addition that leads to a 4' x 4' entryway for the southwest door. The flooring in the main room is of tongue and groove pine boards that run northwest to southeast. Approximately half of the floorboards are original to the c. 1900 farmhouse. Most of the flooring was damaged in the 1955 fire, but some was salvaged and refurbished. The addition has resilient flooring and wood baseboards. The walls are finished with 4'-high wainscoting capped by a decorative 1" molding and drywall in the main room; approximately half of the wainscoting was salvaged from the fire-damaged structure. The addition walls are finished with drywall.

There is a bead board suspended ceiling that is suspended to the ceiling joists by cables; the ceiling is clad in standard drywall. The closet door is a four-panel wood door and the closet has an unfinished plywood subfloor. There is a doorway to the lean-to addition from the main room from which the door has been removed. A four-panel wood door on the northwest side of the addition leads to a small utility closet with an unfinished plywood subfloor. The doorways have plain board trim and all of the doors have lever handles. Three two-over-two double-hung windows are on the southwest wall of the main room. In the original mill office, these would have been exterior windows but became interior windows when the addition was added in c. 1900. A 5" baseboard wraps the interior walls. The windows have plain board trim, sills, aprons, and standard casement locks. A historic wood-burning stove is centered between the two windows on the northwest wall of the main room. The stove is 1.5' from the wall, 4.5' tall with a 1' wide stovepipe that extends 3' above the stove and connects to the wall.

3.12 Reception Center

The reception center is located 45' southwest of the barn and the primary façade faces southeast. The original 1950 shed was demolished in 1999 and was rebuilt to accommodate events and receptions. The original shed was used primarily for storage of large farm machinery and equipment. The reception center also serves as a facility for recreational trail patrons to use the payphone, store items in the lockers, and use the restrooms.

The one-story reception center measures 90' northeast to southwest and 30' northwest to southeast. The foundation is poured concrete with a height of 3' on the northeast, southeast, and southwest facades. The foundation on the northwest façade is stepped to accommodate the change in grade, and ranges from 3' to just a few inches above grade.

The structure is of stud wall construction clad in wood drop-siding. The primary entrance is a pair of aluminum-clad, wood French doors on the southeast side. These are supplemented by three large, wood-framed, sliding glass doors divided by A-shaped framing members, reminiscent of barn doors that can be opened to allow free circulation into the plaza area. There are metal services doors with half-glass tops on either end of the building, one on the northeast façade and the other on the southwest end, facing southeast from the vestibule. The half-glass doors have a lever handle and plain board trim. There are 12 evenly spaced, 8-paned, wood clerestory windows below the eave on the southeast façade with plain board trim, sills, and aprons. A two-over-one, double-hung window is adjacent to the door on the northeast façade. There are two two-over-one,

double-hung wood windows near the northeast corner of the northwest façade and two, two-over-one, double-hung wood windows centered on the southwest side of the vestibule on the southwest end. All have plain board trim, sills, and aprons, and all wood elements are painted white. Electrical and plumbing fixtures are centered on the west-northwest wall.

The reception center has a shed roof covered with asphalt shingles; it is highest on the southeast side. A continuation of the shed roof provides shelter for the doorway on the northeast façade. The penthouse does not have a clad ceiling, thus the rafters and sheathing are visible. The penthouse is supported by 6" square wood posts that rest on concrete piers. The vestibule on the southwest end of the building is likewise covered by an extension of the shed roof... Eaves are formed by protruding exposed rafters tails. The eaves comprise plain frieze boards, protruding a canted soffit formed by wood panels, and a fascia nailed to the edge of the eave. There are circular air vents that are covered with mesh in-between each set of exposed rafters and five ventilation stacks on the roof.

Six wall-mounted, goose-necked light fixtures are placed between every other transom window on the southeast façade. The same types of fixtures are mounted above the southwest and northeast doors. The walls are finished with 5" corner boards and a 5" trim board at the base of the siding.. An exterior, heavy-duty, structural steel prefabricated stair landing and staircase runs northwest to southeast on the southwest side of the vestibule. There are 8 steps total with a landing after the first three steps on the southeast end. The steps are 1.5' deep, 1' high, 6' wide and the landing is 4' x 6'. The staircase frame has 12 channel stringers with welded 1-1/2" x 1-1/2" tubular steel hand rails.

Two poured-concrete retaining walls are located southwest of the staircase and vestibule. The two retaining walls create a planter between their two differing elevations. The first and lower retaining wall is 2.5' tall and 5" thick. It is 2" southwest of the staircase. The second and higher retaining wall is 4' southwest of the lower retaining wall and is 5' tall and 5" thick, but only the top 2.5' of the retaining wall is visible above grade. There is a poured concrete retaining wall southeast of the building. The southeast retaining wall is 5' tall and 5" thick. The southeast and lower and upper south-southwest retaining walls connect at the east-southeast ends of the upper and lower retaining walls.

The interior is divided into four rooms that are connected by a series of hallways, including a main reception room in the northeast half, a locker room in the southwest corner, and two restrooms split the length of the locker room in the center of the southwest end of the building. There is a hallway connecting the reception room to the locker room and a hallway connecting the reception room to the restrooms. There are no interior stairways.

The reception room's purpose is to hold large gatherings. It is accessed from the exterior through the three sliding doors and the two French doors on the southeast façade. The sliding doors allow access to the concrete plaza on the southeast side of the building. A partitioned staff service area that can be used during events is on the southwest end of the reception room. The floors are of reddish-brown stained concrete with wood baseboards, the walls and ceiling are clad in horizontal wood boards, and corner boards protect projecting corners. Three square wood posts with simple brackets and one square wood post without brackets support a large wood purlin that spans the length of the room. Two simple wood brackets project from the southeast wall above the barn doors to support the roof. A triangular metal floor grate in front of the French doors aids in snow and water removal. Three rows of four rustic metal pendant lights hang from the ceiling. The service area in the main reception room has a counter, built-in cabinets, and the environmental controls for the room (i.e. lighting, temperature, etc.).

Two flat-finished, wood-grained doors with lever-style handles lead to a service area hallway on the southwest corner of the main reception room. The service hallway heads southwest to a small storage room and continues to the locker room on the southwest end. There are small storage closets in the southwest and northwest corner of the service hallway with interior flat finish wood grain doors and lever handles. The floors comprise reddish-brown stained concrete with wood baseboards consistent with those found in the main reception room. The walls and ceiling are textured plaster.

The locker room has a narrow rectangular plan with double-tier industrial metal lockers on the northwest and southeast sides, and a single row of benches down the center. Two fluorescent wraparound light fixtures are mounted to the center of the ceiling. The locker room provides access to a women's bathroom on the northeast end and a men's bathroom on the southwest end. The floor and baseboards are textured concrete, the slanted ceiling is clad in horizontal wood boards, and the walls are finished in textured plaster.

The bathrooms can be accessed from the locker room through solid, wood-grained doors. Six-pane interior transom windows above the entrance doors provide natural light for the restrooms. The women's restroom has three partitioned stalls and two sinks with a shared laminate countertop. The men's restroom has two partitioned stalls, two urinals, and two sinks with a shared laminate countertop. All restroom areas have textured concrete floors and baseboards, and the walls and ceiling are of textured plaster. There is a wood chair rail in the hallways of the restrooms.

The narrow hallway to the restrooms on the southeast side of the building extends from the southeast corner of the reception room to the southeast corner of the building. In the hallway to the bathrooms are two drinking fountains that are centered in an alcove between the restroom doors. The northwest wall is textured plaster and the southeast and southwest walls have a prefabricated, textured plaster wainscoting that extends to the chair rail, above which is textured plaster. The ceiling is clad in horizontal wood boards.

A decorative, Z-framed half-glass wood door on the southwest end of the locker room provides access to the vestibule on the southwest façade. The northwest interior wall of the vestibule consists of poured concrete on the lower 2/3 of the wall and wood drop siding on the upper 1/3. The other three walls are clad in concrete on the lower 1/3 of the wall and horizontal wood paneling on the upper 2/3. The ceiling is clad in wood paneling. A square stainless steel grate is centered in the vestibule's concrete floor for snow and water removal. The vestibule serves as a mudroom for patrons of the recreational trails who may be accessing the payphone, storing supplies in the lockers, and using the bathrooms.

3.13 Farm Equipment

There is historic farm equipment scattered throughout the property.⁵² Most of the farm equipment has been donated and is not original to the site; however, it is much like the equipment that would have been used historically on the McPolin Farm.

⁵² The farm equipment information has been gathered from historic markers and informational plaques throughout the McPolin Farmstead property and interpretive trail system.

3.13.1 Hay Wagon

The hay wagon is located 50' southeast of the farmhouse. It was used to transport hay bales from the field to the barn and would have been pulled by a truck or team of horses.

3.13.2 Hay Rake

The hay rake is located 56' northeast of the farmhouse. A hay rake was used to pull hay together into piles in the field. Once the rake was full, the hay would be released to create large piles. Farmhands would then toss the hay onto the hay wagon, which would deliver the hay to the barn.

3.13.3 Hay Elevator

The hay elevator is located 40' southeast of the farmhouse. The hay elevator was attached to the end of the hay wagon and hay bales would be placed on the elevator belt, which would then transport the bales to the back of a truck or wagon where they would be stacked for transportation. The elevator was powered by a series of chains attached to the axle and wheels which would spin the belt on its track. As the truck drove through the field, the belt would spin. The belt speed was determined by the speed of the truck so as the truck drove faster, the belt would spin faster as well, which meant faster hay bale stacking.

3.13.4 Tractor

The tractor is located 35' northeast of the of the reception center. The tractors on the McPolin Farm were used for manure management, snow removal, and towing other farm equipment.

3.13.5 Baler

The baler is located 50' northwest of the of the reception center. The baler would have been towed behind the tractor to gather the cut hay piles and compact them into a bales using a plunger device. Bales would then be wrapped with a wire to hold them in the compacted position. The baler would drop the hay bales behind the baler and tractor in the field once the hay bales were completed.

3.13.6 Seed Drill

The seed drill is located 76' northwest of the milking parlor addition to the barn. The seed drill was used to plant alfalfa and small grains (oats or barley) as part of the crop rotation cycle. The seed drill guaranteed even distribution of the seed in the field which was favored because seeds were often expensive. The seed drill would be pulled behind a tractor and could be adjusted to accommodate different sizes of seeds and different depths of planting.

3.13.7 Plow

The double-bottom plow is located 53' northwest of the milking parlor addition to the barn. The plow was mounted directly behind the tractor and the two plow shares cut and turned the field. The plow was designed to turn over the dirt in the fields which would bury weeds and debris from the previous year's crop. The depth of the plow furrow could be adjusted depending on the needs of the crop.

CHAPTER 4. CONDITION ASSESSMENT

The condition of each building on the McPolin Farm was evaluated in order to gain an understanding of its physical integrity and current state of preservation. For the buildings, the condition of each architectural feature was inventoried and assigned a condition level in order that future treatments can be planned and prioritized. Condition levels are defined as:

- *A-Excellent*: Element or feature exhibits few if any deterioration conditions.
- *B-Good*: Element or feature exhibits minor deterioration conditions that can be addressed through routine maintenance or in future repair or restoration projects (within 5–10 years).
- *C-Fair*: Element or feature exhibits moderate deterioration conditions that should be addressed in near-term repair or restoration projects (within 2–5 years).
- *D-Poor*: Element or feature exhibits advanced deterioration conditions that should be addressed in short-term repair or restoration projects (within 1–2 years).

The exterior and interior of each building was also photographed comprehensively to create baseline data that can be used to evaluate changes in conditions over time. In the following sections, the exterior and interior conditions of each building are summarized and then inventoried in tabular form. More detailed information is included in Appendix XX; the PCMC Planning Department will also maintain a separate file documenting each building with additional all photographs and condition assessment information, as well as future maintenance and treatment records.

Future actions to address deterioration conditions should be guided by the treatment philosophy for the farm and the individual buildings, which is discussed in Chapter 8. This philosophy guided the optimum and acceptable treatment recommendations for each condition; these are included in the condition assessment tables for ease of reference.

4.1 McPolin Barn

4.1.1 Exterior

Overall, the McPolin barn, with its milk house and milk parlor additions, is in good condition. Aside from structural issues, which are discussed in Chapter 6, the most notable deterioration conditions are mortar erosion in the stone foundation of the original barn; cracking and spalling of the board-formed concrete foundations in the two additions; and cracking in the concrete block walls of both additions. There are also signs of past wood rot and deterioration. Large sprinkler heads for the lawn irrigation system have been placed immediately adjacent to the foundation on all

Comment [A04]: For each building in this section, I would include a few photographs showing the major deterioration conditions on both exterior and interior.

side. Overspray from this system has led to some moisture damage and paint loss, and may be the cause of the paint loss on the southeast wall of the milking parlor. Animal activity and burrow have also undercut the foundation in a few areas.

The original window openings on the main barn and the milk house addition have been boarded and the window frames have been removed. The majority of the sashes have been lost. Staff has only located two original sashes which have been used to reconstruct new sashes. On the milking parlor additions, the steel window frames remain but the glazing has been removed and the openings have been boarded with plywood. A full list of exterior conditions is provided in Appendix XX.

Table xx. Condition assessment and treatment recommendations for architectural elements and features on the exterior of the McPolin barn and additions.

Architectural Feature	Location	Material	Condition Level	Deterioration Conditions and issues	Treatment	
					Optimum	Acceptable
Foundation	Barn	Stacked rough-cut sandstone	Fair	Minor paint deterioration, mortar erosion, some spalling, sprinkler heads located adjacent to foundation, animal burrows.	Strip paint; repoint foundation with compatible mortar. Relocate sprinkler heads 3' from foundation, maintain gravel border, block burrows, trap and remove animals.	Repoint with compatible mortar; discontinue painting and allow existing paint to weather away, monitor sprinkler spray pattern, block burrows.
	Milk house and milking parlor additions	Board-formed concrete	Good	Spalling, horizontal stress cracking, some paint deterioration, sprinkler heads located adjacent to foundation, animal burrows.	Remove loose material and patch with compatible concrete; monitor cracks for movement. Repaint cyclically.	Remove loose material and patch with compatible concrete. Repaint cyclically.
Walls	Barn, second level	Vertical Wood Siding	Fair	Minor wood rot, cracking, warping, wood knots have fallen out.	Replace boards with significant deterioration >30% of total area; reattach loose boards; repaint every 5-10 years as part of routine maintenance.	Reattach loose boards; repaint every 5-10 years as part of routine maintenance.
	Barn, first level	Board and batten wood siding	Fair	Minor wood rot, cracking, warping, wood knots have fallen out, sprinkler heads located immediately beneath walls.	Fully replace boards/battens with significant deterioration >30% of total area; reattach loose boards; relocate sprinklers as above; repaint every 5-10 years as part of routine maintenance.	Reattach loose boards/battens; repaint every 5-10 years as part of routine maintenance.
	Milk house addition	Horizontal wood drop siding	Good	Minor paint deterioration and cracking, sprinkler heads located immediately beneath walls.	Scrape as needed and repaint every 5-10 years as part of routine maintenance; relocate sprinklers as above; repaint every 5-10 years.	Scrape as needed and repaint every 5-10 years as part of routine maintenance.
	Milking parlor additions	Concrete block	Good	Minor to moderate paint deterioration, mortar erosion, some spalling, structural cracks, sprinkler heads located immediately beneath walls.	Remove loose concrete material and patch with compatible concrete; monitor cracks for movement; relocate sprinklers as above; scrape and paint southeast wall.	Remove loose material and patch with compatible concrete.
Windows	Barn and milk	Plywood	Fair	Wood sashes and glazing have been lost.	Remove plywood and install	Remove plywood and install

	house	boarded window openings		Minor wood rot, cracking, and paint deterioration on sill boards.	accurate reproductions.	accurate reproductions.
	Milking parlor	Steel frame hopper windows	Fair	Steel frames boarded with plywood. Mortar deterioration on masonry sills.	Remove plywood, reglaze existing metal sashes.	Remove plywood and install accurate reproductions.
Doors	Barn	Wood framed haydoors , sliding doors	Good	Minor paint deterioration, wood rot, and signs of wear and tear.	Restore hay doors to operable condition, replace deteriorated sections of wood on a very limited basis, scrape and repaint cyclically.	Replace deteriorated sections of wood on a limited basis, scrape and repaint cyclically.
	Barn and all additions	Paneled person-doors	Fair	Glazing has been lost and opening boarded. Minor paint deterioration. Wood rot, splintering, and deterioration.	Reglaze doors, replace deteriorated sections of wood on a limited basis, scrape and repaint cyclically.	Replace doors in-kind with historically accurate reproductions.
Fly Rafters	Barn and all additions	Wood	Good	Signs of wood rot, paint deterioration, some splintering.	Replace deteriorated sections as needed, scrape and repaint cyclically.	Replace in-kind as needed; full replacement acceptable, scrape and repaint cyclically.
Eaves	Barn and all additions	Exposed wood rafter tails	Good	Signs of insect/bird infiltration and nesting. Minor paint deterioration.	Replace deteriorated sections as needed, scrape and repaint cyclically, annually remove insect/bird nests. Block access holes with aluminum or galvanized wire mesh.	Replace in-kind as needed; full replacement acceptable, scrape and repaint cyclically, annually remove insect/bird nests. Block access holes with aluminum or galvanized wire mesh.
Roofing	Barn and all additions	Asphalt shingle	Excellent	New roof.	Inspect yearly and repair or replace shingles as needed, replace with wood shingle roof when fully re-roofing.	Inspect yearly and repair or replace shingles as needed, replace with asphalt shingle roof when fully re-roofing.
Chimney	Milking parlor, side wing	Masonry	Fair	Some spalling, signs of past Portland cement-based repairs.	Remove incompatible repairs and repoint with mortar matching original as needed.	No action.

4.1.2 Interior

The interiors of the McPolin barn, the McPolin milk house addition, and the 1950s Osguthorpe additions are in good to fair condition. In the barn, the concrete floors and exposed wood framing of the main-level stable are in good condition, although the cable bracing makes it difficult to walk down the outside aisles. The floor of the upper level haymow is in poor condition, with loose and broken floorboards that are inadequately supported and are unsafe to walk across; the cable bracing also makes it difficult to traverse the interior. The McPolin milk house is in fair condition, with some damage to ceiling panels and paint deterioration. Horizontal structural cracks at the foundation has caused limited damage to the interior of this space. To the northeast, the main level of the Osguthorpe stem wing (milking parlor) addition is also in good condition, with some moisture damage along the southeast wall causing plaster and grout deterioration. The upper level granary is also in good condition, despite soiling and the preponderance of animal excrement. The side wing (milking house) addition has been slightly altered with the addition of a new framed storage area in the northwest corner of the room.

Table xx. Condition assessment and treatment recommendations for architectural elements and features on the interior of the McPolin barn and additions.

Architectural Feature	Location*	Material	Condition Level	Deterioration Conditions and Issues	Treatment	
					Optimum	Acceptable
General	General	NA	Fair	General soiling, animal excrement.	Sweep and clean interior, block major animal access point with compatible wood members, or aluminum or galvanized wire mesh.	Sweep and clean all interior spaces.
Floor	Barn, main level, southwest room	Poured Concrete	Good	Minor spalling.	Remove loose concrete material and patch with concrete similar in composition, color, and texture to original.	Remove loose concrete material.
	Barn, main level, stable	Poured concrete	Good	Minor signs of spalling.	Remove loose concrete material and patch with concrete similar in composition, color, and texture to original.	Remove loose concrete material.
	Milk house and vestibule	Poured concrete	Good	Minor spalling.	Remove loose concrete material and patch with concrete similar in composition, color, and texture to original.	Remove loose concrete material.
	Milking parlor, stem wing, main level	Red square tiles	Good	Some cracked and spalling tiles.	Repair/replace loose or damaged tiles in kind, regrout.	Repair/replace loose or damaged tiles in kind, regrout.
	Milking parlor, side wing	Poured Concrete	Unknown	Unable to assess conditions due to amount of debris and storage in the space.	Remove loose concrete material and patch with concrete similar in composition, color, and texture to original.	Remove loose concrete material.
	Barn, upper level	Wood plank	Fair	Knots have fallen out of boards; minor wood rot, warping, and cracking of boards, insufficient support/excessive deflection.	Replace cracked and broken boards in kind; install wood walkway and/or viewing platform directly over existing flooring to allow for limited public access and routine maintenance inspections.	Replace cracked and broken boards in kind.
	Milking parlor, stem wing, upper level	Rough-sawn wood	Good	No major defects. Staining due to bird feces and animal excrement.	Sweep and clean routinely, block animal access as described above.	Sweep and clean routinely.
Walls	Barn, main level, southwest room	Wood post and beam structure with exterior board and batten cladding	Good	Minor wood rot and loose connections.	Replace boards with significant deterioration >30% of total area; reattach loose boards; repaint every 5-10 years as part of routine maintenance.	Reattach loose boards; repaint every 5-10 years as part of routine maintenance.
	Barn, main level, stable	Wood post and beam structure	Good	Replacement boards, signs of slumping, and some cracked boards.	Replace boards with significant deterioration >30% of total area;	Reattach loose boards; repaint every 5-10 years as part of

Comment [A05]: What do you mean?

		with exterior board and batten cladding			reattach loose boards; repaint every 5-10 years as part of routine maintenance.	routine maintenance.
	Milk house and vestibule	Horizontal wood drop siding, pressed board with faux-tile finish	Good	Minor paint deterioration.	Clean and repaint in compatible color.	None.
	Milking parlor, stem wing, main level	Green ceramic glazed square tiles and plaster board atop concrete block wall	Good	Cracked tiles, plaster deterioration due to moisture penetration on southeast wall.	Replace plaster with similar material, reattach/repair loose and cracked tiles.	Remove loose/deteriorated plaster and stabilize edges, reattach loose tiles.
	Milking parlor, side wing	Board form concrete, textured concrete block, drywall	Good	Contemporary framed drywall closet constructed in northwest corner.	Remove to restore room to original configuration.	None.
	Barn, upper level	Exposed post and beam structure with gaps between vertical wood board siding	Good	Knots have fallen out of the boards; some wood rot, warping, and cracking of boards.	Replace boards with significant deterioration >30% of total area; reattach loose boards; repaint every 5-10 years as part of routine maintenance.	Reattach loose boards; repaint every 5-10 years as part of routine maintenance.
	Milking parlor, stem wing, upper level	Concrete block; tongue and groove wood	Good	No major defects	Clean and repaint in compatible color.	None.
Windows	Barn, main level, southwest room	3-over-2 wood window	Excellent	New wood windows. Minor cracking along sill plates. Signs of previous wood rot on trim.	Scrape and paint wood elements every 5-10 years.	Scrape and paint wood elements every 5-10 years.
	Barn, main level, stable	Galvanized steel hopper guides	Fair	Window openings have been boarded with plywood from the interior.	Remove plywood and install accurate reproductions.	Remove plywood and install accurate reproductions.
	Milk house and vestibule	Wood frame and plywood	Fair	Window openings have been boarded with plywood from interior	Remove plywood and install accurate reproductions.	Remove plywood and install accurate reproductions.
	Milking parlor, stem wing, main level	Steel frame and plywood; galvanized steel hopper guide	Good	Windows have been boarded with plywood from the interior.	Remove plywood, reglaze existing metal sashes.	Remove plywood and install accurate reproductions.
	Milking parlor, side wing	Steel frame and plywood, galvanized hopper guide	Good	Windows have been boarded with plywood from the interior.	Remove plywood, reglaze existing metal sashes.	Remove plywood and install accurate reproductions.
	Barn, upper level	Wood frame and plywood	Good	Windows have been boarded with plywood from the interior.	Remove plywood and install accurate reproductions.	Remove plywood and install accurate reproductions.
Doors	Barn, main level, southwest room	Wood	Fair	New hardware, minor wood rot.	None.	None.
	Milk house and vestibule	Wood	Fair	Minor paint deterioration and damage to wood panel	Repair wood panel, repaint, or replace in kind if necessary.	None.

	Milking parlor, stem wing, main level	Wood	Unknown	Wood panel doors have been boarded from the interior. See Exterior Conditions Survey.	NA	NA
	Milking parlor, side wing	Wood and aluminum	Good	Historic exterior wood panel doors have been boarded from the interior. New aluminum doors on closet.	Remove modern closet, including doors.	None.
	Barn, upper level	Wood	Good	Minor wear and tear.	Repair as needed.	None.
	Milking parlor, stem wing, upper level	Wood	Fair	Doors secured by 2x4s from the interior. Some paint deterioration.	Install more permanent/compatible system to block doors, paint to match.	None.
Ceiling	Barn, main level, southwest room	Exposed wood joists	Good	No major defects.	None.	None.
	Barn, main level, stable	Exposed joist ceiling	Good	Grain has lifted from wood ceiling joists, and some split boards.	None.	None.
	Milk house and vestibule	Tongue and groove wood	Good	Paint deterioration; original ceiling covered by pressed board that has disconnected in some areas.	Remove pressed board ceiling to expose original.	Reattach or reinstall damaged sections of pressed board ceiling.
	Milking parlor, stem wing, main level	Tongue and groove wood	Good	Minor paint deterioration.	Scrape and paint in compatible color.	None.
	Milking parlor, side wing	Tongue and groove wood	Good	Minor paint deterioration.	Scrape and paint in compatible color.	None.
	Barn, upper level	Exposed joist ceiling	Good	New structural supports and steel cable system have been installed to stabilize roof.	See Chapter xx for detailed discussion.	None.
	Milking parlor, stem wing, upper level	Exposed wood rafters	Good	Salvaged rafters with signs of previous plaster application.	None.	None.

*Using architectural north.

4.2 Corral and Animal Shelter

4.2.1 Exterior

The animal shelter is in fair condition overall. Of greatest concern is that the wood framing and support posts sit directly on the ground. It is unclear if the broken concrete slab was the original foundation for this structure or of a previous one. The corrugated metal siding suffers from severe rust and corrosion, as well as tears to the metal sheathing. Some metal sheets have partially disconnected from the wood framing and one piece hangs loose above the doorway. Roof defects are limited to corrosion. The steel rails of the corral fence have a natural patina of corrosion but are in good condition. A full list of conditions is available in Appendix XX.

Table xx. Condition assessment and treatment recommendations for architectural elements and features on the exterior of the animal shelter.

Architectural Feature	Location*	Material	Condition Level	Deterioration Conditions and Issues	Treatment	
					Optimum	Acceptable

Foundation		N/A	N/A	Wood frame structure sits directly on the ground.	Set building on low, unobtrusive footers of rock or poured concrete; remove debris from interior to below base of studs. Repair or replace wood framing members as needed.	Remove debris from interior to base of studs. Repair or replace wood framing members as needed.
Walls		Corrugated metal	Fair	Severe rusting and corrosion at the base of the wall. Sheathing is disconnecting from the framing members.	Reattach loose panels; replace short sections of corroded metal if necessary, not full sheets.	Reattach loose panels.
Window covering	Southwest	Corrugated metal	Good	Corrosion of sliding corrugated metal shutter.	None.	None.
Door Opening	Northeast	Corrugated metal	Good	Minor rusting and corrosion. Some signs of paint deterioration.		
Fascia	Northeast	Wood	Fair	Exposed wood fascia showing signs of cracking and splintering.	Replace in kind as needed.	Replace in kind as needed.
Roof		Corrugated metal	Fair	Significant rust and corrosion.	Inspect for loose panels periodically, reattach as needed; replace in kind when corrosion leads to holes in metal.	Inspect for loose panels periodically, reattach as needed.

*Using architectural north.

4.2.2 Interior

The interior walls are unfinished, thus the wood framing is exposed and the exterior corrugated metal sheets are also visible. The metal sheets are disconnecting from the wood framing in some locations and the framing shows signs of wood rot and deterioration near the ground. The window opening is framed, but no window exists. The ceiling comprises exterior metal sheathing atop dimensional lumber framing. A full list of conditions is available in Appendix XX.

Table xx. Condition assessment and treatment recommendations for architectural elements and features on the interior of the animal shelter.

Architectural Feature	Location*	Material	Condition Level	Deterioration Conditions and Issues	Treatment	
					Optimum	Acceptable
Flooring		Dirt and concrete	Poor	Dirt and broken concrete floor.	Remove debris from floor to packed earth surface.	Remove debris from floor to packed earth surface.
Walls		Corrugated metal	Fair	Severe rusting and corrosion at the base of the wall. In some places, corrosion has eaten through the corrugated metal siding. Siding is beginning to disconnect from the base of the structure.	See exterior recommendations.	See exterior recommendations.
Window frame	Southwest	N/A	N/A	No major defects.	Replace in kind as needed.	None.
Ceiling		Corrugated metal	Good	Minor rusting and corrosion on interior side of panels.	See exterior recommendations.	See exterior recommendations.

*Using architectural north.

4.3 Granary

4.3.1 Exterior

The exterior of the granary has largely remained the same since its construction in about 1920. A new poured concrete foundation was added after the City's acquisition of the property. Damaged board and batten siding has been replaced in-kind in shorter lengths and butt-jointed over time, as well. The walls are in generally good condition, but show signs of past wood rot, cracking, and splintering. The door has been nailed shut and the windows boarded. The original wood shake roof has also been replaced in-kind. A full list of conditions is available in Appendix XX.

Table xx. Condition assessment and treatment recommendations for architectural elements and features on the exterior of the granary.

Architectural Feature	Location*	Material	Condition Level	Deterioration Conditions and Issues	Treatment	
					Optimum	Acceptable
Foundation		Poured concrete	Excellent	New poured concrete slab. No major defects.	None.	None.
Walls		Board and batten wood siding	Good	Minor wood rot, cracking, and splintering boards. Damaged battens have been spliced and replaced in kind. Some wood knots have also fallen out.	Scrape and paint routinely, monitor for continued rot and replace board/batten sections in kind when needed. Ensure any sprinklers are directed away from building. Keep shrubs pruned to 3' from walls.	Scrape and paint routinely. Ensure any sprinklers are directed away from building. Keep shrubs pruned to 3' from walls.
Windows	Northeast, southwest	Wood frame and plywood boarding	Good	Window has been removed and opening boarded with plywood. There is a window opening on the southeast elevation that may have replaced an original door opening to allow for the building's use as a chicken coop.	Replace with compatible window or replica of known original.	None.
Door	Northeast	Wood frame and plywood boarding	Good	Door has been removed and opening boarded with plywood.	Replace with compatible doors or replicas of known original.	None.
Eaves		Exposed wood rafter tails	Fair	Rafters show signs of past wood rot as well as some cracking and splitting.	Scrape and paint routinely.	None.
Fascia		Wood	Good	No major defects.	Scrape and paint routinely.	None.
Roofing		Wood shake	Excellent	New wood shake roof. No major defects.	Oil routinely to extend life.	Oil routinely to extend life.

*Using architectural north.

4.3.2 Interior

The interior of the granary is broken up into two sections—one for storage and the other for storing grain. Overall, the walls of the structure are in good condition. New structural supports and plywood sheathing have been added by PCMC to increase the building's stability, but the plywood sheathing has significantly altered the original interior appearance and blocks window openings. The window washes have been removed and the

openings have been boarded. The exposed roof framing system is in overall good condition, as well. A full list of conditions is available in Appendix XX.

Table xx. Condition assessment and treatment recommendations for architectural elements and features on the interior of the granary.

Architectural Feature	Location*	Material	Condition Level	Deterioration Conditions and Issues	Treatment Level	
					Optimum	Acceptable
Walls	Northwest	Wood frame with horizontal planks cladding the lower half of the wall	Good	Normal wear and tear. Holes resulting from missing exterior batten pieces.	Cover holes with small sections of wood or wire mesh if animal/insect access becomes a problem.	None.
	Southeast	Wood frame and sheathing	Good	Normal wear and tear. Holes resulting from missing exterior batten pieces.	Cover holes with small sections of wood or wire mesh if animal/insect access becomes a problem.	None.
	Northeast	Wood frame and plywood boarding with horizontal planks cladding the lower half of the wood frame wall on the northwest corner	Excellent	Normal wear and tear on horizontal planks. New plywood.	Remove plywood sheathing and replace with less obtrusive bracing/stiffening system.	None.
	Southwest	Wood frame and plywood boarding	Excellent	New plywood.	Remove plywood sheathing and replace with less obtrusive bracing/stiffening system.	None.
Windows	Southwest	Boarded up with plywood with 2" x 4" bracing	Good	Normal wear and tear.	Remove plywood to re-expose opening. Install compatible window or replica of known original.	None.
	Northeast	Not visible because of plywood boarding	NA	NA	Remove plywood to re-expose opening. Install compatible window or replica of known original.	None.
Doors	Northeast	Plywood with 2" x 4" bracing	Good	New plywood.	Replace with compatible door or replica of known original.	Replace with compatible door or replica of known original.
Ceiling		Exposed wood rafters and sheathing. Some	Good	Normal wear and tear.	Monitor periodically for leaks.	None.

		new collar ties and cable bracing.				
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*Using architectural north.

4.4 Tool Shed

4.4.1 Exterior

The tool shed was restored by PCMC in 2002 and several alterations were made, including the addition of a new concrete slab foundation, the replacement of some siding, and the installation of a new roof. As a result, the tool shed is generally in good to excellent condition. A full list of conditions is available in Appendix XX.

Table xx. Condition assessment and treatment recommendations for architectural elements and features on the exterior of the tool shed.

Architectural Feature	Location*	Material	Condition Level	Deterioration Conditions and Issues	Treatment	
					Optimum	Acceptable
Foundation		Poured concrete	Excellent	New concrete slab foundation. No major defects.	None.	None.
Wall	All sides	Wood board and batten siding	Good	Lower portions of battens have been replaced in-kind. Minor wood rot, cracking, and splitting of boards. Wood knots have fallen out. Some battens are detached.	Reattach loose battens; scrape and paint routinely.	Reattach loose battens; scrape and paint routinely.
Window	Southeast	Wood sash with Plexiglas glazing	Excellent	Replacement window. No major defects.	Replace Plexiglas with glass.	None.
Door	Northeast	Framed wood door	Good	Minor signs of previous wood rot, splintering, and paint deterioration. Knob missing.	Install compatible door knob/pull; scrape and paint routinely.	Scrape and paint routinely.
	Northeast	Small board and batten access door	Good	Wood boards show signs of past wood rot, cracking, and splintering.	Scrape and paint routinely.	Scrape and paint routinely.
	Northwest	Small board and batten access door	Good	New wood door. No major defects.	Scrape and paint routinely.	Scrape and paint routinely.
Eaves		Exposed wood rafter tails	Fair	Signs of past wood rot, cracking, and splintering.	Scrape and paint routinely.	Scrape and paint routinely.
Fly rafters	Northeast, southwest	Wood	Good	Missing board section on southwest side.	Replace missing section, scrape and paint routinely.	Replace missing section, scrape and paint routinely.
Roofing		Wood shingle	Excellent	New wood shingle roof. No major defects.	Oil routinely to extend life.	Oil routinely to extend life.

*Using architectural north.

4.4.2 Interior

The interior of the tool shed was also refurbished in 2002 but has had few alterations other than the addition of tools and other equipment donated by the McPolin family. It is in good to excellent condition. . A full list of conditions is available in Appendix XX.

Table xx. Condition assessment and treatment recommendations for architectural elements and features on the interior of the tool shed.

Architectural Feature	Location*	Material	Condition Level	Deterioration Conditions and Issues	Treatment	
					Optimum	Acceptable
Flooring		Wood plank	Fair	Minor wear and tear.	Sweep out occasionally and monitor for roof leaks and animal activity.	Sweep out occasionally and monitor for roof leaks and animal activity.
Walls	All sides	Wood board and batten siding over stud wall framing.	Good	Signs of previous paint deterioration (salvaged boards). Knots have fallen out of boards.	Place wire mesh over knot holes if animal/insect activity becomes a problem.	None.
Window	Southeast	Wood sash with Plexiglas glazing	Excellent	New replacement window. No major defects.	None.	None.
Door	Northeast	Z-braced wood plank door	Good	Minor wear and tear.	None.	None.
Ceiling		Exposed wood rafters and board sheathing	Good	Minor splintering and cracking of wood boards.	Monitor periodically for leaks.	None.

*Using architectural north.

4.5 Outhouse

4.5.1 Exterior

Due to its deteriorated condition, PCMC almost fully dismantled, repaired, and reconstructed the outhouse in a new location in 2002. Almost all of the materials were salvaged in order to reconstruct the outhouse. Improvements include a new concrete slab foundation a new roof framing system built over the existing framing, and a new wood-shingle roof. A full list of conditions is available in Appendix XX.

Table xx. Condition assessment and treatment recommendations for architectural elements and features on the exterior of the outhouse.

Architectural Feature	Location*	Material	Condition Level	Deterioration Conditions and Issues	Treatment	
					Optimum	Acceptable
Foundation		Concrete	Excellent	New concrete slab foundation. No major defects.	None.	None.
Wall	All sides	Mix of new and salvaged wood clapboard siding	Good	Very minor deterioration of trim boards at the base of the structure.	Direct sprinklers away from outhouse and maintain 3' gravel border around building to improve drainage. Scrape and paint routinely.	Direct sprinklers away from outhouse. Scrape and paint routinely.
Door	Northeast	Wood	Excellent	None.	Scrape and paint routinely.	Scrape and paint routinely.
Eaves	All sides	Wood	Good	Exposed wood boards on east and west show signs of past wood rot, cracking, and splintering. New roof structure was framed and constructed atop original.	Scrape and paint routinely.	Scrape and paint routinely.
Fascia	All sides	Wood	Good	Minor cracking and splintering of wood on east and west elevations.	Scrape and paint routinely.	Scrape and paint routinely.
Roof		Wood shake	Good	New wood shake roof. Shingles on ridge have separated.	Install metal ridge cap; oil routinely to extend life.	Repair ridge shingles; oil routinely to extend life.

*Architectural north.

4.5.2 Interior

The interior of the outhouse is in excellent condition. A wire grate has been mounted across the doorway to allow public viewing but no physical access. A full list of conditions is available in Appendix XX.

Table xx. Condition assessment and treatment recommendations for architectural elements and features on the interior of the outhouse.

Architectural Feature	Location*	Material	Condition Level	Deterioration Conditions and Issues	Treatment	
					Optimum	Acceptable
Flooring		Wood plank	Good	Signs of normal wear and tear.	Sweep periodically and monitor for animal/insect activity.	None.
Walls	Northwest, southeast, southwest	Wood	Good	Widely spaced vertical wood boards with sheathing exposed between boards. Signs of normal wear and tear.	None.	None.
	Northeast	Wood	Good	None.		
Door	Northeast	Wood	Excellent	None.	None.	None.
Ceiling		Wood	Good	Normal wear and tear.	Monitor routinely for leaks.	None.

*Using architectural north.

4.6 Bunkhouse

4.6.1 Exterior

The bunkhouse was relocated north of the farmhouse after 2002. The structure has been well maintained. When it was relocated, the bunkhouse was set on stacked stone footings. Lower portions of the board and batten siding have been butt-jointed and replaced in-kind. The board and batten siding shows signs of cracking and splintering. The window on the west elevation has been replaced with a new wood sash and Plexiglas glazing. The door appears to be from the historic period, and the original wood shake roof has been replaced in-kind. A full list of conditions is available in Appendix XX.

Table xx. Condition assessment and treatment recommendations for architectural elements and features on the exterior of the bunkhouse.

Architectural Feature	Location*	Material	Condition Level	Deterioration Conditions and Issues	Treatment	
					Optimum	Acceptable
Foundation	All sides	Stacked stone	Good	None.	Maintain gravel border around base to improve drainage; direct sprinklers away from building.	Direct sprinklers away from building.
Walls	All sides	Board and batten wood siding	Good	Lower portions of the battens have been replaced. Some wood rot, cracking, and splitting of boards.	Scrape and paint routinely.	Scrape and paint routinely.
Window	Southwest	Wood frame, Plexiglas glazing and false muntins	Good	Replacement rectangular Plexiglas window.	Replace with more compatible wood-framed window with wood muntins and glass glazing.	None.
Door	Northeast	Exterior-hinged, wood-framed door.	Good	None.	Scrape and paint routinely.	Scrape and paint routinely.
Eaves	All sides	Exposed wood rafters	Good	Minor cracking, warping, and splitting of exposed rafters. Signs of past wear and tear.	Scrape and paint routinely.	Scrape and paint routinely.
Fascia	All sides	Wood	Good	Some new replacement boards. Minor cracking.	Scrape and paint routinely.	Scrape and paint routinely.
Roof	All sides	Wood shingles, metal ridge cap	Excellent	No major defects.	Oil routinely to extend life.	Oil routinely to extend life.

*Using architectural north.

4.6.2 Interior

The bunkhouse has been minimally altered since its construction in 1935. The wood floors appeared to have been covered by thick black felt at an early date, which has been largely removed or worn away. Similarly, only remnants of the original pressed board wall covering remain, exposing the horizontal wood plank structure of the interior walls. A wood stove sits on the north half of the one-room structure. The room is decorated with a cot and other historic artifacts. A full list of conditions is available in Appendix XX.

Table xx. Condition assessment and treatment recommendations for architectural elements and features on the interior of the bunkhouse.

Architectural Feature	Location	Material	Condition Level	Deterioration Conditions and Issues	Treatment	
					Optimum	Acceptable
Flooring	Main Room	Wood plank	Fair	Deteriorated glued-felt flooring	Sweep out periodically and monitor for animal/insect activity.	None.
Walls	Main Room	Horizontal wood boards	Good	Signs of cardboard sheathing remaining on walls.	None.	None.
Window	Main Room	Wood framed Plexiglas window	Good	Replacement window. No major defects.	Replace with more compatible wood-framed window with wood muntins and glass glazing.	None.
Door	Main Room	Vertical wood plank door	Good	Corrosion on hardware.	None.	None.
Ceiling	Main Room	Wood plank	Fair	Paint deterioration and past wood rot with cutout along north wall for stove pipe.	Monitor routinely for leaks.	None.

4.7 Silos

4.7.1 Exterior Conditions

The concrete silos are overall in good condition. There is some minor cracking of the poured concrete; however, this does not appear to threaten the structural integrity of the silos. There are also signs of discoloring due to rain runoff patterns, as well as delamination that has exposed the large aggregate of the poured concrete mixture. A full list of conditions is available in Appendix XX.

The interiors of the silos could not be accessed for this project, but it is recommended that these be inspected and photographed in the near future.

Table xx. Condition assessment and treatment recommendations for architectural elements and features on the exterior of the silos.

Architectural Feature	Material	Condition Level	Deterioration Conditions and Issues	Treatment	
				Optimum	Acceptable
Foundation	Formed Concrete	Good	Black waterproofing sealant has been applied to the base of each silo.	Patch spalls with concrete compatible in composition, color, and texture to the original.	None.
Walls	Formed Concrete	Good	Signs of spalling and deterioration at the base; cracking and delamination beneath filling chute; discoloring and spalling.	Remove loose material from cracks and repair with compatible concrete. Application of a sealant or water repellent is not recommended.	Remove loose material from cracks and repair with compatible concrete. Application of a sealant or water repellent is not recommended.
Roof	Metal	Fair	Metal has corroded. Conditions assessment made from ground level.	Conduct detailed inspection of using a lift and repair metal roofing materials or replace in kind as needed.	Conduct detailed inspection and monitor for future deterioration.

4.8 Osguthorpe Shed

4.8.1 Exterior

The Osguthorpe shed is in overall fair condition. The open design of the structure and its lack of foundation have led to minor deterioration and rot at the base of its wood structural posts. There are also some gaps, cracks, and deterioration of the wood siding on the east, north, and west sides. Window openings on the west elevation are suffering from deferred maintenance; many of the window frames are severely damaged and are missing mullions, and no glazing remains in any of the windows. The fascia shows signs of minimal wood rot and paint deterioration. The standing seam metal roof has some rust and corrosion as well. A full list of conditions is available in Appendix XX.

Table xx. Condition assessment and treatment recommendations for architectural elements and features on the exterior of the Osguthorpe shed.

Architectural Feature	Location*	Material	Condition Level	Deterioration Conditions and Issues	Treatment	
					Optimum	Acceptable
Foundation		No foundation	NA	Dirt floor.	None.	None.
Walls	Northwest, northeast, southwest	Wood board and batten siding	Fair	Cracking, warping, and signs of wood rot along the foundation. Paint deterioration overall. Some battens have detached from the siding, while others have been replaced due to wood rot.	Remove dirt and debris from exterior wall base, regrade to direct water away from exterior wall bases, install gravel border to improve drainage. Replace damaged boards and battens in kind.	Remove dirt and debris from exterior wall base, install gravel border to improve drainage.
Windows	Southwest	Wood	Poor	All glazing has been lost. Some window frames have survived, but have lost mullions. Signs of wood rot, splintering, and paint deterioration around window openings and surrounding trim.	Reproduce original wood and glass 6-pane windows and install.	None.
Eaves		Exposed	Good	No major defects.	Scrape and paint routinely.	Scrape and paint routinely.

		rafters				
Fascia	Northwest	Wood	Good	Minor wood rot and paint deterioration.		
Roofing		Ridged metal roof	Good	Some signs of corrosion, particularly on the southeast side of the shed.	Replace roof panels as needed.	None.

*Using architectural north.

4.8.2 Interior

The interior of the Osguthorpe shed is a single open room, supported by wood posts sunk directly into the ground. These posts show signs of minor wood rot and deterioration. Along the north and east walls, there are some gaps, cracking, and deterioration of the wood siding forming the exterior walls. On the west elevation, the trimmed window openings have survived, but the glazing and wood mullions have been largely lost. The existing window frames are in deteriorated condition. The ceiling is comprised of exposed wood rafters and sheathing. A full list of conditions is available in Appendix XX.

Table xx. Condition assessment and treatment recommendations for architectural elements and features on the interior of the Osguthorpe Sshed.

Architectural Feature	Location*	Material	Condition Level	Deterioration Conditions and Issues	Treatment	
					Optimum	Acceptable
Walls	Northwest, northeast, southwest	Horizontal framing members nailed to poles	Fair	Treated wood poles are set directly in the dirt leading to minor wood rot and deterioration at the base. Some gaps, cracks, and deterioration of wood siding.	Excavate around pole bases and retreat with creosote or similar material.	None.
Windows	Southwest	Trimmed wood window openings	Poor	Window frames have survived, but glazing has been lost. Wood rot, splintering, and paint deterioration. Limited remaining mullions; many have been lost.	Reproduce original wood and glass 6-pane windows and install.	None.
Ceiling		Exposed wood rafters and sheathing	Fair	Some signs of moisture due to the open design of the enclosure.	Monitor for leaks.	None.

*Using architectural north.

4.9 Farmhouse

4.9.1 Exterior

The Farmhouse has been well maintained and is in excellent condition; there are no major deterioration conditions to report.

4.10 Reception Center

The Reception Center has been well maintained, and there are no major deterioration conditions to report.

CHAPTER 1. CODE AND ACCESSIBILITY REVIEW

1.1 Methodology of conducting evaluation

Michelle Downard and John Allen of the Park City Building Department conducted a site evaluation of the McPolin Farm property on December 11, 2014. During that evaluation, the accessibility was evaluated with the concept of possibly allowing guided public tours on the property. The findings from the site evaluation are provided herein and shall be required unless technically infeasible (in accordance with the exception listed in the International Building Code).

It is the Building Department's understanding that a structural engineer has evaluated the site and will be making recommendations regarding the structural integrity. Therefore, this evaluation does not address the structural stability on the site.

1.2 Preliminary Code Review

Within Chapter 34 of the IBC, the requirement for providing an accessible route to the primary function allows for an exception. This exception states that the cost of providing the accessible route is not required to exceed 20% of the alteration affecting the area of the primary function. This should be considered as the structural engineer's recommendations are evaluated and costs are identified. The findings from the site evaluation are provided herein and shall be required unless technically infeasible (in accordance with the exception listed in the International Building Code).

1.3 Preliminary Accessibility Review

The following list of findings for each structure is as follows:

- Site Access
 - Accessible route- accessible parking, signage and accessible route (Existing ramp- too steep at various locations in between the parking area across the street to the barn, including area surrounding drain inlet and provide a 60" long landing at every 30" of rise)
- Barn
 - Provide guardrails separating the walking surface area from the drainage trench
 - Create a ramp at the floor transition in between the tractor/garage area on the West side of the barn, and the livestock area
 - Fill in or cover the drainage trench to eliminate the surface level transition if the public is proposed to approach the livestock area/pen, also provide guardrail

- This evaluation includes access from the main West door to the livestock area. Additional requirements will be necessary to allow the public into the milking area, (door threshold, stairs and pathway width), storage area (door width, stairs) and the loft (ramp with landings or elevator, floor deterioration and openings)
- Reception Center
 - Fully accessible. No concerns or violations identified.

It is the Building Department's understanding that the following structures will not be accessible or occupied by the public, are for amusement purposes only and there is no proposed change in occupancy. Therefore they will not be required to be accessible. However, the following items should be noted:

- Silos
 - No concerns or violations identified.
- Farmhouse
 - Provide a guardrail on the existing ramp on the South end of the structure.
- Bunkhouse, Outhouse, Toolshed, Chicken Coop, Breeding Pen, Osguthorpe Shed
 - There is no accessible route to approach the individual structures

1.4 2009 Staff Review of Accessibility

In 2009, the City completed trail work in order to provide an ADA accessible route from the parking lot on the east side of the highway to the farm buildings, restroom, farm equipment display, and trail connections. The driveway is no more than 10 feet wide and constructed of asphalt. It was installed in this manner in order to maintain the vernacular integrity of the farm property. Bike trails surrounding the farm were limited to 6 to 8 feet in width in order to be subordinate to the driveway.

See Appendix F for more information.

CHAPTER 2. STRUCTURAL EVALUATION

Comment [A06]: To be written by PCMC

Discuss history of all previous structural engineering reports, actions (e.g., installation of cable bracing system)
Summarize 2014 report and recommendations
Cite Appendix F where full report is located

Comment [A07]: To be written by PCMC

CHAPTER 3. SYSTEMS EVALUATION

For each building, summary of existing systems:

Mechanical
Seismic
Electrical
Plumbing
Security
Fire protection

PART II TREATMENT AND USE

DRAFT

CHAPTER 4. TREATMENT PHILOSOPHY

The McPolin Farm buildings and associated open space have been recognized as important resources by PCMC for multiple reasons, including their location on the approach to the city; their visual, historic, and natural qualities; and the educational and recreational opportunities they provide. Among the chief goals of the City is to “protect the historic quality of the barn located on the Farm Parcel and the historic nature of the property as an agricultural setting for the barn” (PCMC 1995: 1).

In recognition of its historic significance, the farmstead was listed on the NRHP in 2004. In the United States, standards and guidelines for the treatment of historic properties are set by the Secretary of the Interior (Secretary). The Secretary defines four approaches to their treatment:

1. Preservation, which focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.
2. Rehabilitation, which acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.
3. Restoration, which depicts a property at a particular period of time in its history, while removing evidence of other periods.
4. Reconstruction, which re-creates vanished or non-surviving portions of a property for interpretive purposes.

Under the City's tenure, past approaches to treatment have included all of the above: preservation (for the barn and most of the outbuildings), rehabilitation (through the addition of a trail system and reception center), restoration (through the removal of most later-period buildings from the Osguthorpes' time), and reconstruction (of the farmhouse). Moving forward, the recommended approach to the property, and the barn in particular, is preservation, with rehabilitation applied in a careful and limited manner.

After evaluating past planning documents, including the Entryway Corridor Master Plan (1995) and the McPolin Farm Strategic Plan (2014), and gathering feedback from FOF and PCMC's City Council, preservation is the most strongly recommended approach. As the Secretary notes, “When the property's distinctive materials, features, and spaces are essentially intact and thus convey the historic significance without extensive repair or replacement; when depiction at a particular period of time is not appropriate; and when a continuing or new use does not require additions or extensive alterations, Preservation may be considered as a treatment” (National Park Service 2014). This is the case at the McPolin Farm. Because it is such a good representation of the evolution agriculture and dairy farming in the region, the period of significance for the property is recommended as 1897-1954. In the future, the emphasis should be on the preservation and interpretation of buildings, structures, and landscape features dating from that period.

Limited rehabilitation of one or more buildings at the farm, particularly the barn, may also be a viable treatment approach. Retaining the exterior appearance of the barn while altering the interior to accommodate a new use has been discussed over the years and would allow for increased use of the site, which in turn might fill a space need of PCMC or its affiliates (e.g., the Chamber of Commerce or Park City Historical Society and Museum) and possibly generate revenue sufficient to cover the costs of maintaining and operating the property. This approach would also allow

for the construction of one or more new buildings or structures that might improve or increase use without significantly detracting from the historic qualities of the farm.

The restoration and reconstruction treatment approaches have been appropriate at the McPolin Farm on a limited level in the past. However, as future approaches, both imply that the goal for the property would be to use and interpret it as a historic museum. Because this is outside of the City's present intent, restoration and reconstruction are not considered in this discussion.

4.1 Secretary of the Interior's Standards for Preservation and Rehabilitation

The Secretary defines the standards for preservation of historic properties as listed below. By adhering to these standards during the design and implementation of future maintenance work and improvements, the historic qualities of the McPolin Farm will be maintained.

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

The Secretary's Standards for Rehabilitation are similar to those for preservation, although the focus shifts from the comprehensive preservation of existing historic material to the selective preservation of character-defining features. The standards for rehabilitation also allow for additions and/or new construction that may be necessary to accommodate a new or expanded use.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

4.2 FOF and City Council Input on Treatment Philosophy

In order to understand the current thinking of the PCMC groups most actively involved in planning for and managing the McPolin Farm, namely the FOF and City Council, two meetings were held to present the initial findings of the preservation plan and gather feedback about 1) the current strengths and weaknesses of the farm, including its physical assets, operation and management, and 2) the vision for its future in the short term (next 1-5 years) and the long term (next 5-15 years).

The first meeting was held with PCMC staff and members of the FOF on November 12, 2014. Feedback is presented below:

CURRENT STRENGTHS OF THE McPOLIN FARM

- It is a visual icon.

- The barn in particular is a landmark and an icon on the approach to Park City.
- The farm creates a character-defining entry corridor for Park City.
- The farm provides a breather /open space within increasingly dense development.
- The open space is well-protected under current Recreational Open Space (ROS) zoning.
- The property is also afforded protection as a jurisdictional waterway/wetland.
- The farm is a visual reminder of Park City history.
- The farmstead provides complete picture of history, and different eras are reflected in the buildings.
- The farm is rich in historic documentary resources, including photographs, videos, and biographical information on the McPolin family.
- The trail system is heavily used.
- Public accessibility is good.
- FOF has provided publicity and exposure.
- Park City Historical Society and Museum is also interested and active.
- It is appropriate that preservation is currently the main treatment philosophy.

CURRENT WEAKNESSES OF THE McPOLIN FARM

- Lack of signage hinders recognition/interpretation.
- There is no officially recognized parking and public events must have a transportation plan.
- Safety issues and dangerous conditions arise when unofficial overflow parking occurs on the shoulders of the highway.
- UDOT involvement and cooperation with future parking, site access, management, and improvements is uncertain.
- Access to the buildings and site is only partially in compliance with the Americans with Disabilities Act (ADA).
- There is a lack of easy access to historic archival materials.
- Direct revenue funds maintenance rather than capital improvements.
- There is no easy way for the public to donate to the farm and no means to provide name recognition that might encourage further donations.
- The current administrative policy and conditional use plan limit use, staffing, and budget.
- The administrative policy also limits opportunities for increased public education and exposure.
- Limited staffing (one part-time Farm Manager and reliance on FOF volunteers to staff public events) severely constrains use, such that the number of events currently allowed under the CUP cannot be met.
- The energy and vision for the farm and its future are too dependent on the Farm Manager, and there is a danger of losing these positive things in the event of retirement or a change in staffing.

- There is no real maintenance or improvement plan for the trees, gardens, and general landscaping.
- The location of the highway causes a disconnect between the Osguthorpe shed and the McPolin farm buildings, and neither the shed nor the Osguthorpe period of ownership are interpreted for the public.
- For the barn in particular:
 - The windows are boarded.
 - There is no public access, no tours, and very little interpretation of the most significant building on the property.
 - The barn is vulnerable to fire, structural damage/failure, and use/overuse.

VISION FOR THE FUTURE OF THE McPOLIN FARM

- In the next 1-5 years:
 - Address all deterioration conditions noted in the condition assessment and in accordance with the treatment recommendations in the preservation plan.
 - In particular, restore the barn windows.
 - Implement structural stabilization measures for the barn, including removing the cables and replacing with a new system that doesn't impede access.
 - Allow staff-guided tours and provide the means for self-guided tours, particularly of the barn.
 - Allow the public to walk inside barn, even if not in the hayloft yet.
 - Move existing interpretive signs to meet current circulation patterns.
 - Consider using the Osguthorpe shed as a picnic pavilion and/or interpretive center for the later farming period. Perhaps include photos of lost Osguthorpe buildings and also interpret the vista of McPolin Farm across the highway.
 - Focus on tree and landscape preservation.
 - Maximize the number of community events allowed under the CUP by:
 - Increasing staffing and budget to allow more events.
 - Streamlining the process for requesting and holding events.
 - Improve parking, access, and public safety with regard to the highway.
 - Begin to revisit and evaluate the effectiveness of the current administrative policy, especially regarding parking, staff, budget, and site management.
 - Investigate and facilitate ways for the public to donate to the farm and be recognized.
 - The barn will be 100 years old in c. 2020. Plan for a centennial celebration and use this as the impetus to begin a fundraising/capital campaign.
- In the next 5-15 years:
 - Continue to revisit the administrative plan and CUP, and consider expanding it to allow for 24 public/community events.

- Add a permanent on-site staff member to allow for more effective site and event management, increased public interpretation and interaction, and improved security.
- Keep the buildings as they are after the 1-5 year goals are met.
- Continue to focus on preserving open space.
- Continue to focus on preserving community access.
- Continue to focus on preserving Park City history.

Xx The second meeting was held with PCMC staff and City Council on January 15, 2015. Feedback is presented below:

Comment [A08]: To be added and summarized after meeting.

CURRENT STRENGTHS OF THE McPOLIN FARM

CURRENT WEAKNESSES OF THE McPOLIN FARM

VISION FOR THE FUTURE OF THE McPOLIN FARM

- In the next 1-5 years:
- In the next 5-15 years:

4.3 Conclusions

In summary, the preservation treatment philosophy aligns with national standards and is supported by both the FOF and City Council. This approach has multiple advantages and is appropriate because the farm's distinctive buildings, features, and spaces are intact and thus convey its historic significance (Table xx). The approach is also in accord with existing ROS zoning, planning documents like the Entryway Corridor Master Plan and strategic plans, and perceived public opinion. PCMC has made essential repairs and improvements since purchasing the property and, under this approach, no additional extensive repairs or replacements are required other than structural upgrades and window restoration for the barn and repairs to the Osguthorpe shed. Improvements to the barn would allow for some degree of public access, and the approach would also support increased signage and interpretation of the historic farm.

The limited and careful application of the rehabilitation treatment philosophy also has advantages, particularly those that might allow for improved site management, interpretation and use (see Table xx). These might include creating an on-site office in the barn or another building, rehabilitating the Osguthorpe shed as a picnic shelter and open-air interpretive center, increasing parking or improving public access to the property.

To support one or both treatment approaches, it will be important to evaluate the existing administrative plan, CUP, interpretative plan (particularly the level of public access to the barn), staffing, and budget for the farm. Is the present system sustainable? How can it be modified and updated to meet current realities while achieving short-term and long-term goals for the farm?

Table xx. Advantages and disadvantages of the two potential treatment approaches to the McPolin Farm.

Preservation		Rehabilitation	
Advantages	Disadvantages	Advantages	Disadvantages
In accord with existing planning documents and zoning.	Costly structural upgrades required to preserve barn.	Increased property use or revenue may cover improvements and maintenance.	More costly structural upgrades required to rehabilitate barn.
In accord with City Council vision and goals?	Limited use means property revenue will not cover improvements and maintenance.	Increased presence of official managers/users on property.	Potentially high cost of other rehabilitation measures.
In accord with FOF vision and goals.	Higher maintenance costs for historic buildings.	Improved security due to increased presence/use.	Potentially long and divisive public process to determine appropriate new use.
In accord with perceived public opinion.	-	Potential increase in public use of property.	Significant additional parking likely required to accommodate new use.
Least physical impact on current site and buildings.	-	Fulfillment of potential PCMC office/storage space need.	If applied to barn, loss of historic character, particularly on interior.
Maximum retention of historic character.	-	-	Limits future options.
Least expensive approach.	-	-	-
Lower parking requirements.	-	-	-
Future options remain open.	-	-	-

CHAPTER 5. USE AND INTERPRETATION

Under the proposed preservation treatment philosophy, the use and interpretation of the McPolin Farm would remain essentially the same as at present. The current policy of passively interpreting the Farmhouse, Granary, Tool Shed, Outhouse, Bunkhouse, and Grain Silos aligns with PCMC's vision and appears adequate to public use. Increasing public events to meet the present CUP maximum of 12, or even expanding to 24 events per year, would have little impact on the historic resources because events are typically hosted in the Reception Center and adjacent plaza, or in other open-space areas of the farm.

Aside from routine maintenance, no improvements or upgrades to most buildings or structures would be required under the preservation philosophy (see Chapter 10). The one significant change would involve expanding the use and interpretation of the barn by opening it to the public to some degree. BHB Engineers has identified four levels of upgrade to the barn that would allow for different levels of use: "No Changes," "Dangerous Building Use," "Code Level Upgrade," and "Full Upgrade." These are summarized below; see Appendix XX for a full discussion.

NO CHANGES

Building should not be occupied when winds over 40 mph are expected. Building should not be occupied when there is snow on the roof.

DANGEROUS BUILDING USE

This level of upgrade allows for tours during the late spring, summer, and early autumn months. Building is occupied as a dangerous historic building by small groups of less than 50 people and is not occupied when snow is on the roof. Seismic upgrade is taken to the level of preventing collapse. Minimum retrofits would include:

- To address gravity load deficiencies, a) reinforce beam-to-column connections at the exterior walls by flanking timber columns with 2 x 6 studs and attaching correctly; b) replace modified column on the southwest side of the building and improve beam-to-column connection; c) add additional framing at the stair opening to reinforce the joists; and d) repair deteriorated masonry and wood elements.
- Remove cable bracing.
- To address lateral load deficiencies, a) add new steel brace frames at three locations, similar in shape to the historic framing; b) add sections of sheathing on the interior faces of the long exterior walls to create shear walls; c) overlay the existing hayloft floor with wood sheathing; and d) add large wood girts at each gable end to stiffen the walls under wind loads.
- Bolt unreinforced masonry walls to floor/roof diaphragm to strengthen connections.

CODE LEVEL UPGRADE

This level of upgrade allows the barn to be occupied year-round by less than 50 people. Improved mechanical and electrical systems would be added and seismic upgrades would be taken to a life safety level. Minimum retrofits would include:

- All of those described under “Dangerous Building Use.”
- Reinforcement of roof to meet snow loads, including a) adding wood trusses adjacent to each existing roof truss; b) adding 2 x 6 studs to support the roof beams; and c) adding 2 x 6 studs to reinforce diagonal roof-framing timbers.

FULL UPGRADE

This level of upgrade allows the barn to be occupied year-round by less than 300 people. Improved mechanical and electrical systems would be added and seismic upgrades would be taken to a life safety level or higher. Minimum retrofits would include:

- All of those described under “Code Level Upgrade.”
- Finishing and insulating interior walls.
- Further improving connections between unreinforced masonry walls and floors/ceilings.
- Further improving beam-to-column connections.

The “Dangerous Building Use” upgrade is most in keeping with the preservation treatment philosophy. It involves the least impact to the historic barn while ensuring its preservation by improving seismic stability and increasing snow and wind load resistance. The upgrade would also allow for increased interpretation and public access to the farm’s premier building. As a corollary, other smaller improvements would be required, like cleaning the interior of the barn and repairing or stabilizing interior finishes; repairing or restoring dairy equipment, particularly in the milk houses and milking parlor; adding interpretive signage and displays to supplement guided tours; and improving or replacing the staircase to allow for safe access to the hayloft and upper level of the milking parlor.

Preservation work also aligns with the goals of PCMC and could be funded as one or more capital improvement projects. Given the importance of the farm to the Park City community, the upcoming centennial anniversary of the barn would likely generate enthusiasm and support for the improvements. Long-term modifications to the administrative plan, including staffing and budget, would also be required in order that the barn interior could be regularly cleaned and maintained and that tours could be provided to the public in a safe manner and on a regular schedule.

Full rehabilitation of the barn, as implied under the “Code Level Upgrade” and “Full Upgrade” options, is not recommended. However, limited application of rehabilitation measures may help to make the farm more usable and ultimately enhance its preservation. For instance, rehabilitating the Osguthorpe shed for use as an interpretive and picnic pavilion would help to bridge the divide created by the highway, reincorporate (through the use of historic photographs and signage) the Osguthorpe era and demolished buildings into story of the farm, and provide interpretation of the

farmstead for trailhead users and passersby. With careful design, the historic character of the shed could be retained while accommodating these new uses. Another possibility is the rehabilitation of one wing or room of the barn, perhaps the Osguthorpe milk house, for use as an on-site office and volunteer coordination center. Code upgrades would be confined to this section of the barn, thereby minimizing alterations to the historic spaces and materials. Other possible measures include rehabilitating the Granary as a small office or constructing a small new building for that purpose, and the construction of additional permanent (paved) or temporary (gravel or turf) parking facilities to accommodate and facilitate an increase in active uses.

CHAPTER 6. PRESERVATION TREATMENT RECOMMENDATIONS

Comment [A09]: As I was going through these, I made a few changes to the “Condition Levels” in the Chapter 4 tables. I tracked those changes.

Preservation treatment recommendations for each building or structure are summarized here; detailed recommendations are provided in Chapter 4, Tables xx – xx, in conjunction with the condition assessments. In Chapter 4, treatments are further organized by defining both optimum and acceptable levels of treatment for contributing features. The optimum treatment level will ensure the highest degree of preservation while the acceptable treatment level will, at a minimum, preserve the basic character-defining attributes of a feature while allowing for the maximum amount of flexibility in project planning and implementation. Generally, the optimum and acceptable treatment levels for features of primary significance will be the same, while acceptable treatment levels for secondary and non-contributing features will be less stringent. The condition level of each feature (excellent, good, fair, or poor) is also noted, which provides a tool for prioritizing future maintenance and repair work. Structural upgrades to the barn, which are recommended but considered an optional treatment, are discussed in Chapter 9. Rehabilitation treatments are not discussed here and would require additional planning and design (in accord with the Secretary’s Standards for Rehabilitation) after their scope and purpose was determined.

6.1 Site

The site is a critical component of the farm and includes roads, walkways, trails, lawns, shrubs and trees, meadows, cultivated and fallow fields, fencing, riparian vegetation along the creek, and natural vegetation on uncultivated hillsides. The site was not formally evaluated for this project but appears to be in good condition generally, although the FOF expressed concern about the health of the large trees adjacent to the farm buildings. A landscape study and preservation plan is recommended in the future.

6.2 Barn

The barn, both exterior and interior, is generally in good condition, including both the McPolin milk house and the Osguthorpe milking parlor and milk house. Exterior features in fair condition that that should be repaired or maintained within the next two to five years include:

- *Sandstone foundation:* relocate sprinkler heads, repoint, remove animal burrows and fill holes
- *Wood walls on the original part of the barn:* reattach loose boards and battens, replace on a limited basis, relocate sprinkler heads
- *Windows on all parts of the barn:* remove boards from openings and restore original windows or replace in kind
- *Doors on the additions:* repair or replace
- *Masonry chimney on the Osguthorpe milk house:* remove incompatible mortar, repoint

Interior features are generally in good condition but deteriorated elements should be repaired or replaced if and when structural upgrades are made (i.e., removing and replacing the cable bracing system, strengthening the floor of the hayloft, modifying the staircase to the hayloft). Recommended treatments include general cleaning, repair or replacement of interior doors, and repair or replacement of interior wall finishes.

6.3 Corral with Animal Shelter

The animal shelter is the one of the few buildings on the farm that has not been repaired or restored in recent years; it is presently in fair condition and requires treatment in the next few years to prevent further deterioration. Exterior and interior features that should be repaired or maintained include:

- *Foundation*: lacks one, so repair or replace damaged wood members, add footers
- *Corrugated metal walls*: reattach loose panels, replace short sections if necessary
- *Roof*: repair fascia or replace in kind, reattach loose roof panels
- *Floor*: remove debris from against wood walls

6.4 Granary

The granary is generally in good to excellent condition; other than routine inspection and maintenance, no preservation treatments are recommended within the next five years other than ensuring that the irrigation system does not spray directly against the building. However, to restore the building to a more historic appearance, boarded windows and doors should be repaired or replaced in kind.

6.5 Tool Shed

The tool shed is generally in good to excellent condition; other than routine inspection and maintenance, no preservation treatments are recommended within the next five years other than ensuring that the irrigation system does not spray directly against the building.

6.6 Outhouse

The outhouse is generally in good to excellent condition; other than routine inspection and maintenance, no preservation treatments are recommended within the next five years other than ensuring that the irrigation system does not spray directly against the building.

6.7 Bunkhouse

The bunkhouse is generally in good to excellent condition; other than routine inspection and maintenance, no preservation treatments are recommended within the next five years other than ensuring that the irrigation system does not spray directly against the building.

6.8 Silos

Based upon an inspection from ground level, the exteriors of the two silos are generally in good condition. The upper portions and metal caps could not be closely inspected and the interiors could not be accessed, and detailed inspections of both are strongly recommended in the future. Mapping interior signs of leaks and deterioration can help to determine the severity and need for repair of exterior deterioration. A monolithic material like concrete can be difficult to repair without creating a patchwork appearance, and surface repairs should be made only when necessary and by a professional experienced in the treatment of historic concrete. The use of consolidants and water repellents may also be appropriate, but these can sometimes create further problems and should only be applied after testing and careful selection by a historic masonry expert. In the meantime, repair deeper cracks with a carefully selected concrete compatible in color and texture to the original, and monitor areas of spalling and erosion in order to identify advancing deterioration.

6.9 Osguthorpe Shed

The Osguthorpe shed is generally in fair condition. Features that should be repaired or maintained within the next two to five years include the exterior walls (remove debris from against walls, regrade around exterior to direct water away from wall bases) and windows (reproduce and replace in kind). If the shed is rehabilitated for use as a picnic shelter and interpretive pavilion, the preservation treatments can be integrated with this work.

6.10 Farmhouse

The farmhouse is generally in good to excellent condition; other than routine inspection and maintenance, no preservation treatments are recommended within the next five years other than ensuring that the irrigation system does not spray directly against the building.

6.11 Reception Center

The reception center is generally in good to excellent condition; other than routine inspection and maintenance, no preservation treatments are recommended within the next five years other than ensuring that the irrigation system does not spray directly against the building.

CHAPTER 7. PRIORITIZATION AND COST ESTIMATE

TBD after meeting with PCMC City Council and subcontracted to BHB and/or ajc

Current needs/projects as listed in 2014 Strategic Plan:

Strategic Plan and CIP Projects (Table 1)

User/Task	Description of Recommendation	Estimated Cost Range	Pro	Con	Priority
Increase parking lot to 50 spaces.	Extend parking lot to the south by 25 spaces.	Not available at this time	Safety for the community crossing the road. Less parking on the highway.	When the lot is full many park on the highway and walk across the highway instead of using the tunnel. Extremely dangerous to walk across the highway.	High
QR codes at the Farm Complex	Install and program QR codes in different locations giving information about the Farm	\$5,000 - \$8,000	Easy access for visitors and the community to current and historic information on the McPolin Farm. Possibly link to more information on the city McPolin Farm web page.	Will continue as is.	Medium
Restore Barn	Self explanatory	???	More use of the facility; increase in revenue	Capital improvement costs needed to restore barn, no use determined, need approval from National Historic Register and Historical Society.	Low

Asset Management Funding (Table 2)

Upgrade engineering architecture to ensure preservation of the Barn and surrounding buildings.	Hire engineering architect to do a complete review of the Barn.	\$3,000-5,000	The entire complex possesses factors relevant to the historical aspect of the area, an icon of the entry way corridor to Park City.	Any damage or loss to the complex would be a loss for Park City.	High
Restore all doors and windows in the barn to keep the historic quality of the barn.	Work closely with PC Museum to hire a historical contractor.	Windows only \$64,000	This will assist with security and lighting inside the barn.	The doors have been repaired for the past 5 years by staff, we are unable to continue with patchwork on the doors.	High
Install additional electrical service in the barn.	Hire an electrical contractor to install additional lighting.	\$3,000-\$6,000	This will also assist with security and lighting inside the barn.	Any work that needs to be done inside we would have to rent lights to put inside to assist with safety.	High

Seal silos	Hire company to seal the concrete on the silos and metal on the top.	\$3,000-\$6,000	As stated above this complex is listed on the National Historic Register and tourists come to visit the site.	Strong winds and weather continue to damage the silos, concrete will disintegrate.	High
Upgrade Water lines Fire Sprinkler System in the Barn.	Work with Water Dept. staff to upgrade system.	\$5,000-\$15,000	In case of a fire the system will protect the barn from burning.	A really ugly fire.	High
Misc repairs on all the buildings as needed.	Review information from engineering architect report.	Not available at this time.	Protect and preserve the historic nature at the McPolin Farm.	Deal with problems after the fact and possibly lose the placement on the National Historic Register.	High
Clean out barn and repair holes to keep the varmints out.	Barn is in need of cleaning, hire a crew to do this.	\$1,000-\$4,000	Easier to be inside when necessary. Right now it is filled with droppings from birds and rodents.	Will continue to be filled with droppings from animals, unsafe conditions.	High
Repair heat gradient system in in concrete in front of Shed building.	Assess problems w/ system and hire contractor to repair.	Not available at this time.	Will assist with ice build-up and snow drifts in front of shed at McPolin Farm. This would also assist in preventing damage to the sliding wood doors.	Repairs will need to be done every few years on the sliding doors due to ice and snow build up against them.	Medium
Repair shed on east side of highway.	Follow suggestions from the engineering study.	Not available at this time	Protect building on the east side of highway. Minimal work has been done to maintain it at this point.	Will most likely collapse without needed maintenance.	Medium

Add prioritized list of recommendations based on above and new recommendations of the preservation plan [short term, long-term]:

Add preliminary cost estimate for key capital improvements [ajc architects or BHB Engineers], suggested:

- Upgrade to “Dangerous Building Use”
- “Code Level Upgrade”
- Rehab of Osguthorpe Milkhouse only to “Code Level Upgrade”
- Rehab of Osguthorpe shed to picnic/interpretive pavilion

CHAPTER 8. MAINTENANCE PLAN

Comment [AO10]: Denise, please read through this section carefully and add/subtract/clarify as needed.

PCMC currently has an effective system of maintenance for most of the buildings and grounds at the McPolin Farm. Tasks are carried out by several city departments and coordinated by the Farm Manager, and include the following:

Comment [AO11]: Denise, which ones?

- lawn mowing and maintenance
- irrigation system maintenance
- snow removal
- garbage removal
- minor repairs to buildings
- frequent cleaning of reception center (public restrooms and event space)
- semi-annual cleaning of farmhouse and interpreted outbuildings (tool shed, outhouse, bunkhouse)
- annual inspection of fire suppression system

Through updates to the strategic plan, the Farm Manager can also plan for larger but less frequent maintenance tasks like exterior painting, typically paid for with asset management funding. Maintenance records are kept by individual departments ...?. To supplement the existing maintenance plan, additional weekly, monthly, and yearly inspections and maintenance tasks are outlined below. The creation of treatment plans and permanent preservation files for each historic resource on the farm are also recommended.

Comment [AO12]: Denise, can you add info here?

8.1 Weekly and Monthly Inspection and Maintenance

Water is the primary agent of deterioration in historic buildings. The lawn irrigation system, while important in maintaining attractive grounds and reducing fire hazard, also poses the greatest immediate threat to the buildings. Over the next two to five years, the sprinkler heads should be moved away from the bases of the buildings, preferably to about three feet, to reduce the potential impact of water on foundations and walls. A gravel border can be installed to facilitate drainage and eliminate the need for maintaining a lawn adjacent to buildings. In the meantime, the most important task to add to the list of routine maintenance items is a monthly inspection of the irrigation system to identify leaks and improper alignment of sprinkler heads. If water is spraying against a building, the head should be adjusted or replaced to direct spray away from the building and/or to reduce the amount of flow and overspray.

Changes in use of the barn and/or Osguthorpe shed will add additional maintenance tasks, which should be incorporated in future plans for staffing and funding. These may include cleaning, garbage removal, minor repairs, maintenance of interpretive displays, and so forth.

8.2 Yearly Inspection and Maintenance

Park City's harsh winters make yearly building inspections important in order to identify and repair any weather-related damage at an early stage. Inspections should occur in late spring, and should include a thorough inspection of the grounds and each building's exterior and interior. If possible, a second brief inspection should occur in the fall, when gutters and downspouts should also be inspected and cleaned.

The Planning Department's "Physical Condition Report," which is typically used in conjunction with historic district or site design review applications, can provide a useful template or serve as a checklist for these inspections, and will contribute to the permanent record for each building. In particular, look for the following items, and be sure to include photographs of any deterioration conditions that appear active and/or require treatment within the year.

- signs of leaks in ceilings and walls
- signs of pooling or poor drainage around building foundations
- vandalism (graffiti, broken or damaged doors or windows, etc.)
- damage to roof framing members from snow and wind load over the winter
- loss or damage to roof shingles
- loose siding and eave elements
- animal and insect activity, both exterior and interior (be sure to conduct inspections prior to cleaning)
- damage to windows and doors, especially vulnerable elements like sills and glazing
- loose attachments or disconnected elements of lightning rods
- properly functioning HVAC and plumbing systems in farmhouse and reception center
- damage to fences throughout the property
- cracked or broken limbs on larger trees that may present a hazard to buildings or the public

8.3 Treatment Plans

For any work beyond the routine maintenance described above, the development of a treatment plan is strongly recommended. Historic architectural materials are normally parts of complex assemblies with perhaps multiple causes of deterioration; therefore treatments must address all causes of deterioration and all elements of the assembly. For example, windows set in concrete block walls require a close look at both the window frame and the adjacent masonry. Deterioration at a wall base may involve not only repairing or replacing boards, but adding or improving a foundation, regrading to improve drainage, and moving sprinkler heads. The Planning Department's "Historic Preservation Plan," which is typically used in conjunction with historic district or site design review applications, can provide a useful template or serve as a checklist for these treatment plans, and will contribute to the permanent record for each building.

8.4 Maintenance and Treatment Records

It is important to document all maintenance and repair work in order to create a preservation history for each building and structure on the McPolin Farm. Maintenance records can be invaluable in identifying chronic problems, new problems, causes of deterioration that may be a result of past maintenance or repair work, and successful methods and materials for maintenance and repair. All of these can guide future work to arrive at the most effective maintenance and treatment appropriate for the historic resource and the original construction materials. The creation of a digital and physical file for each building, maintained by the Farm Manager, the Planning Department, or the Building Department, will be essential in this process. The file should contain:

- Previous studies
- Detailed condition assessments and accompanying photographs prepared as part of this project (see Appendix D)
- Historic photographs
- Architectural drawings
- Physical Condition Reports with accompanying photographs, or other inspection records
- Historic Preservation Plans, or other treatment planning records
- Annotated as-built drawings
- Requests for proposals and proposed scopes of work for contracted work
- Specifications
- Work orders
- Inventories

APPENDIX XX. GENERAL RECOMMENDATIONS FOR MAINTENANCE AND TREATMENT OF HISTORIC BUILDINGS AND MATERIALS

DRAFT

Introduction

The priorities, methods, and materials used to maintain and treat historic buildings sometimes differ from those used for non-historic buildings. These guidelines are intended to provide PCMC with a summary of the most appropriate methods and materials for the historic structures at the McPolin Farm. While not comprehensive, the guidelines address the most common historic materials and deterioration conditions identified on the buildings and structures. The guidelines are based on the *Secretary of the Interior's Standards for Rehabilitation: Illustrated Guidelines for Rehabilitating Historic Buildings*, which provides a simple but thorough summary of options. Sources of additional information on the maintenance, repair, and replacement of historic building materials are listed below. Preservation briefs are available on-line at <http://www.nps.gov/tps/how-to-preserve/briefs.htm>.

- *Preservation Brief 1: Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*
- *Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings*
- *Preservation Brief 4: Roofing for Historic Buildings*
- *Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings*
- *Preservation Brief 9: The Repair of Historic Wooden Windows*
- *Preservation Brief 10: Exterior Paint Problems on Historic Woodwork*
- *Preservation Brief 13: The Repair and Thermal Upgrading of Historic Steel Windows*
- *Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns*
- *Preservation Brief 15: Preservation of Historic Concrete*
- *Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors*
- *Preservation Brief 17: Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character*
- *Preservation Brief 19: The Repair and Replacement of Historic Wooden Shingle Roofs*
- *Preservation Brief 20: The Preservation of Historic Barns*
- *Preservation Brief 24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches*
- *Preservation Brief 31: Mothballing Historic Buildings*
- *Preservation Brief 32: Making Historic Properties Accessible*
- *Preservation Brief 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes*
- *Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings*
- *Preservation Brief 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront*
- *Historic Building Facades: The Manual for Maintenance and Rehabilitation* (New York Landmarks Conservancy, 1997)
- John Cullinane, *Maintaining and Repairing Old and Historic Buildings* (Wiley, 2012)
- Jurgen Klemisch, *Maintenance of Historic Buildings* (Routledge, 2013)

Seismic Issues

General guidelines for addressing seismic issues include the following:

- Maintain buildings in good condition. Well-maintained buildings, even without seismic retrofitting, fare better than those in poor condition during and after an earthquake.
- Develop an earthquake hazard reduction plan so that, after an earthquake, historic structures can be stabilized quickly to ensure human safety, prevent further damage, and provide time to plan for sensitive rehabilitation.
- All seismic stabilization should be designed by engineers and architects who specialize in historic buildings and who have a working knowledge of alternative options and expected performance for historic structures. Bear in mind that simple improvements like bracing parapets, tying buildings to foundations, and anchoring masonry walls at the highest, or roof level, are extremely effective.
- In the process of seismic strengthening, preserve and retain historic materials to the greatest extent possible and do not replace entirely in the process of seismic strengthening.
- Design new seismic retrofit systems, whether hidden or exposed, to respect the character and integrity of the historic building and to be visually compatible with it in design.
- Design seismic work to be reversible to the greatest extent possible so that it can be removed for future use of improved systems and traditional repair of remaining historic materials.

Lightning Protection

Lightning protection systems are designed to intercept and transmit to the ground lightning discharges in order to protect buildings, contents of the buildings, and building occupants. Lightning protection systems consist of roof-mounted air terminals, or rods, downleads, conductor cables, bonding devices, holders, splices, grounds, and accessory items. Lightning protection components are usually of copper or aluminum.

The need for lightning protection is dependent the type of construction, type of structure, location, topography, occupancy and contents, and thunderstorm frequency. At the McPolin Farm, most buildings have a lightning protection system, but these must be inspected regularly to ensure that connections are maintained and the system is operable. For further information, training, and consulting, contact the following:

National Lightning Safety Institute
891 N. Hoover Ave.
Louisville, CO 80027
www.lightningsafety.com

Lightning Protection Institute
P.O. Box 6336 St. Joseph, MO 64501

(800) 488-6864
www.lightning.org

Landscaping, Irrigation, and Site Drainage

Landscaping is an important feature of a building's overall character, and historic landscaping around a building is essential to maintaining historic context. As well, attractive plantings are pleasant features that offer a soft and sometimes colorful counterpoint to the architecture. However, trees or ornamental plants that grow too close to a building may trap and hold moisture in foundations or walls, leading to deterioration of masonry and wood elements. Roots, growing laterally from trees, may cause problems with foundations. Of even greater concern is the irrigation required to maintain plantings that are not adapted to a high desert environment. When improperly installed or maintained, irrigation systems can greatly increase the level of moisture in foundations and walls and thus accelerate the rate of deterioration.

Guidelines for landscape maintenance and repair around historic structures include the following:

- Preserve the relationship between buildings, historic landscape elements, and open space.
- Retain furnishings or objects (light fixtures, fences, farm equipment) that remain from the historic period. Remove incompatible items and replace with items matching or compatible with the originals as required.
- To protect historic structures, prune tree branches and shrubs at least one foot from the face of a building.
- Cut tree roots where necessary to prevent structural damage.
- In locations where planting beds or lawns are not historic, maintain a three-foot border of wood chips or gravel against the building to improve drainage and remove the need for irrigation near foundations.
- Where planting beds are historic, prune plants at least one foot from building walls and foundations; replace spray irrigation systems with drip irrigation if possible.
- Where planting beds are not historic but are desired, plant them with drought-tolerant species that are watered, if necessary, with a drip irrigation system.
- Check in-ground spray irrigation systems for leaks. Locate sprinkler heads at least three feet from the building foundation and direct spray patterns away from the face of a building.
- Any plans to recreate the historic landscape should be based upon careful study of the age and location of existing plantings as well as historic maps, photographs, and written documents.

Site drainage is critical in directing both surface water and water collected by a building's roof system away from the base of a building. Water may puddle or pond adjacent to buildings because, over time, the soil tends to compact. Additionally, drainage is often slowed or impeded by sidewalks, flowerbed edging, and other impediments.

Guidelines for the maintenance and repair of site drainage include the following:

- Since the original contours of the site are important to both the overall historic landscape and to the original building, preserve the relationship between the historic structure and its immediate site context to the greatest extent possible.
- Locate and protect existing underground utilities prior to any cutting, tilling, or excavation.
- Remove drainage impediments by cutting trench drains through sidewalks, removing portions of edging, or by other means. Avoid complete removal of historic elements.
- Hand fill low spots adjacent to a building using high quality topsoil to achieve positive drainage away from the building's base.
- Slope the grade at the base of a building a minimum of 1/8" per linear foot away from the building, 1/4" per linear foot if possible.
- Coordinate site drainage with building drainage. Properly turn out downspouts to splash blocks or downspout boots that tie in to subsurface drainage and storm sewer systems.
- Monitor and test any subsurface drainage systems to ensure that drainage lines are clear and free flowing. Install sufficient cleanouts to facilitate maintenance of drainage systems. A garden hose is often useful in flushing out drainage systems.

Exterior Foundations and Walls

The following guidelines address the maintenance and repair of exterior walls and foundations, including any necessary cutting and patching, with sections on specific construction materials including stone, brick, concrete block, mortar, formed concrete, and rough and finish carpentry, as well as a discussion on masonry cleaning.

Cutting and patching

Cutting and patching includes cutting into the existing wall, foundation, porch, or entry to remove deteriorated materials; installing new materials; and subsequently fitting and patching to restore surfaces to their original or desired condition. The cutting and patching of structural elements requires coordination with and the approval of a qualified structural engineer. Do not cut and patch foundations, bearing walls, structural concrete, lintels, rafters, joists, trusses, equipment supports, and stairs without the prior approval of a structural engineer. Also, obtain approval and coordinate cutting and patching operations that may violate fire code separations, alter smoke and air barriers, cut or damage electrical or communication lines, or that will leave the building exposed to the elements.

General guidelines for all cutting and patching operations include the following:

- Perform all cutting and patching in a manner that will not reduce the building's aesthetic qualities or that will not be obvious.
- Use materials that are identical to existing materials or that closely match existing adjacent surfaces.
- Ensure compatibility among the various new materials and existing materials.
- If required, provide temporary support such as bracing and shoring.
- Perform cutting only when requirements for patching are fully understood.

- Perform cutting using methods least likely to damage adjacent materials to be retained.
- Use small power tools or hand tools and cut holes neatly and to the size required.
- Avoid damage to finished surfaces and select inconspicuous locations for cutting if possible.
- Patch with durable seams that are as invisible as possible and closely match adjacent construction.
- Perform a follow-up visit to verify that patching has settled and is stable.

Stone

Locally quarried sandstone was used for the foundation of the McPolin barn. It is relatively durable, although susceptible to damage due to water-related deterioration mechanisms like erosion, freeze-thaw cycling, salt efflorescence, and biological growth. The stone was originally pointed with a lime-based mortar that has performed well, although many of the more recent cement-based repairs are materially incompatible. Potential signs of deterioration include structural or surface cracks; erosion or abrasion; spalls; granular disintegration (sugaring); delamination; detachment; displacement; and damaged mortar joints. The stone was originally unpainted, but has been painted white for a number of years. The paint may be accelerating deterioration because it creates a barrier that traps moisture in the stone.

Guidelines for the maintenance and repair of sandstone include the following:

- Eliminate or minimize causes of deterioration, like faulty roof drainage, misplaced or misaligned sprinkler heads, inadequate grade or surface drainage at the foundation, open cracks and mortar joints, painted finishes, etc.
- For minor mortar deterioration, remove deteriorated mortar and/or damaging repair mortar, and repoint with mortar compatible in material composition, color, texture, and joint profile. See the subsequent section on mortar for further discussion.
- For minor stone deterioration, remove the damaged surface to expose the sound stone surface. If necessary, patch with a composite mixture in the following general ratios, by volume:

1 part white portland cement
2 parts white hydrated lime
6 to 9 parts crushed stone (of the same type as that being repaired, washed to remove salts)
acrylic binder, volume as recommended by manufacturer
very small amounts of dry, inorganic, non-reactive pigments (add to other dry components and mix well)

Manufacture sample mixtures of varying composition, allow to dry, and then compare with the stone to be repaired in order to match the color and texture. Record the composition of the repair mixture for future repairs.

- Consult with a masonry restoration specialist, preservation architect, or architectural conservator for major interventions. These include repairing, retooling and replacing large areas of moderately to severely damaged stone, as well as comprehensive repointing.

Brick

Historic brick construction at the McPolin Farm is limited to the chimney of the Osguthorpe milk house. Potential causes of deterioration include normal weathering; inherent design defects; foundation or wall movement; moisture infiltration and associated freeze-thaw and soluble salt cycling; corrosion of embedded reinforcing materials; and the use of incompatible mortar. Signs of deterioration include structural or surface cracks; erosion or abrasion; spalls; granular disintegration (sugaring); delamination; detachment; displacement; corrosion stains from anchoring materials; salt efflorescence; biological growth; and damaged mortar joints.

General guidelines for the maintenance and repair of historic brickwork include the following:

- Reduce or eliminate all sources of moisture affecting brickwork by promptly repairing chimney caps and flashing. Repair deteriorated mortar.
- Repair cracks in bricks that are wider than 1/16" with a tinted grout that matches the color of the brick. Do not repair small hairline cracks that do not extend through the brick.
- Where brick spalling or deterioration is severe or extensive, consult with a masonry restoration specialist, preservation architect, or architectural conservator. In some cases, individual bricks may be removed from the chimney, cleaned, and reinstalled with the damaged face to the inside of the stack. Where spalling is severe and/or extensive and reversing the bricks is not possible, protective coatings may be applied to the bricks. Coatings are not generally recommended for masonry and require professional evaluation and testing, but may include a consolidant and/or water-repellent coating or application of vapor-permeable paint that matches the original color of the substrate. Protective coatings will be selected to minimize any change in surface appearance and will allow the masonry to breathe.
- Repoint brick mortar joints by carefully removing deteriorated or inappropriate mortar, cleaning the joint, and installing new mortar. Match the character-defining features of the original mortar as closely as possible, including the color of the binder; the color, size, and shape of the aggregate; and the profile of the joint. Further discussion of mortar composition and other characteristics is provided below.

Concrete block

Structural concrete block is a modular, hollow product used extensively for the load-bearing walls of the Osguthorpe addition to the barn. Concrete block is a hard product divided into interior cells that are placed either parallel or perpendicular to the direction of lading forces. It is inert, fireproof, and, due to contained cells, has insulating properties that exceed solid masonry. At the barn, concrete block has experienced little deterioration and remains in excellent condition aside from cracking associated with structural movement.

Causes of deterioration are limited and can be attributed to structural movement and moisture infiltration. Structural movement can cause the modular units to crack due to either compressive or shearing forces. Moisture infiltration—through a breach in the exterior, a leak in the roofing system, or from a repair-related penetration—can cause deterioration in mortar joints. Signs of deterioration may include structural or surface cracks; erosion or abrasion; spalls; granular disintegration (sugaring); delamination; detachment; displacement; exposed anchors or reinforcing; corrosion stains from anchoring or reinforcing materials; salt efflorescence; biological growth; and damaged mortar joints.

Guidelines for the maintenance and repair of concrete block include the following:

- Identify and minimize or eliminate causes of deterioration.
- Structural cracks that extend through a number of blocks require professional evaluation by a structural engineer. If the structure is stabilized and movement is not active, cracked blocks or tiles probably do not require repair. If repair is required, carefully remove any interior or exterior plaster or stucco to expose the damaged unit, remove it, and replace it (see the section on “Cutting and patching”).
- When the interior cells of a broken block are exposed, they may be filled with a standard mortar mix to restore the wall plane.
- Repair mortar joints by carefully raking joints and replacing with new mortar. Type “N” (normal) mortar is recommended, and is composed of (by volume), 1 part portland cement, 1 part hydrated lime, and 6 parts sand. Do not use premixed masonry cement due to variations in quality and quantity of lime components.

Mortar

Mortar is used in all unit masonry construction, including stone, brick, and concrete block, and can vary widely in composition, color, texture, strength, and character. Mortar is used in both original construction and in maintenance and repair, and functions equally to bind masonry units together and to hold masonry units apart and in alignment. As a bedding material, mortar allows structural loading to be evenly distributed; it also provides a migration path for moisture inside the wall to move to the wall’s exterior surface, where it evaporates.

Mortar is composed of a binding material and an aggregate. Lime was used extensively as a binding material until the early twentieth century, when portland cement became commonly available and was added to the lime to improve its curing time and water resistance. The aggregate was, and is, clean sharp sand. The aggregate imparts much of the character, color, and texture of mortar, while the binder imparts color and strength. The width and the profile of the mortar joints are also important character-defining features of historic buildings, and it is important to identify and maintain these original characteristics in any repair work. Mortar joints used to construct walls of manufactured masonry products, such as brick and concrete block, are more precise and regular than mortar joints used for irregular stonework, which can vary greatly in width and depth and correspond to irregularities in the stones. Joint profiles can be flush, rodged, raked, struck, raised, beaded, and so forth. In almost no instance were original mortar joints extended over the faces of the masonry units; this is unfortunately a common repair practice that detracts from the appearance of the walls and may ultimately damage the historic masonry by allowing water to penetrate into the mortar joints.

Mortar weathers and deteriorates naturally and intentionally, and is meant to act as a sacrificial material that can be easily repaired. The degree and rate of deterioration depend on the quality of the mortar mix, the quality of craftsmanship in its installation, and the exposure of the mortar to environmental and climatic factors. Moisture inside a masonry wall will migrate to the surface, where it evaporates. The moisture leaches binder from the masonry materials and allows for freeze-thaw cycling and salt cycling, which exert destructive forces as water or salts expand and contract. If the masonry unit is more permeable and weaker than the mortar, then the destructive mechanical actions take place on the face of the stone, brick or adobe and causes permanent damage. If, however, the mortar is more permeable and weaker, the mechanical actions occur on the face of the mortar joint and deterioration is easily addressed through mortar maintenance and repair.

In dealing with historic mortars, it is important to perform mortar testing and analysis before attempting repairs. The testing should identify the constituent materials, their proportions, and their origins, and this work can be contracted to a preservation architect, historic masonry specialist, or architectural conservator. Different types of mortar can be found on different types of masonry. Mortars used for sandstone or soft, historic brick are generally softer and have a lower cement content than those mortars used for concrete block or hard, modern brick. But the trend in both new masonry work and in repointing has been to use mortars that are harder and higher in cement content, and this often results in extensive damage to historic masonry materials, often exceeding normal deterioration. But it is also important to determine that the original mortar was appropriate: if it was too soft, deterioration in the mortar joints may be too rapid, while if it was too hard, the adjacent masonry may have been damaged. As well, the original masonry units may have become weakened as they have aged, in which case a softer mortar than the original may be required.

Guidelines for the maintenance and repair of mortar include the following:

- Identify and minimize or eliminate causes of deterioration when possible.
- Identify the original mortar, take small samples, and submit for professional testing and analysis. Develop a repointing mortar that matches the original in color and texture. Also match the original composition and strength, if appropriate, or correct the mixture to create a mortar compatible with adjacent masonry materials and conditions.
- Usually the ratio of cement-lime binder to aggregate is 1:3 (e.g., one part white portland cement and one part lime to six parts sand). The ratio is a reasonable general guide to all masonry construction, but the cement-to-lime ratio may be adjusted to approximate or correct the original mix. As a general rule, cement should never exceed the amount of lime, by volume. Sand, by volume, may vary according to dampness, weight, and density. Do not use premixed masonry cement. Use pigments to color mortar only when pigments were used historically in the mortar mix.
- Recommended materials for new mortar include cement (white or gray Portland, ASTM C-150, Type I or Type III); lime (white, hydrated mason's lime, ASTM C-207, Type S); sand (clean, sharp, locally obtained and color-matched to the original, ASTM C-144); water (clean and potable); and inorganic, natural, non-reactive pigments (if present in the original).
- Limited mortar repair can be conducted using the following guidelines. However, for extensive or comprehensive mortar repair or replacement on a historic structure, the work should be conducted under the supervision of a professional mason or contracted to a professional masonry restoration firm.
 - For limited mortar repair, remove all loose and deteriorated mortar from the joints to be repaired to a depth of at least $\frac{3}{4}$ inch. Remove sound mortar if necessary to achieve the required depth. Use small hand tools and protect adjacent masonry surfaces. When hard portland cement mortar must be removed, it may be necessary to use small pneumatic tools or a small power saw with a thin diamond blade. This work must be conducted by a skilled craftsman.
 - Clean out dust, loose material, dirt, or other materials from the joints. Use a soft bristle brush, compressed air, and/or low-pressure water spray to clean the joint.
 - Mix mortar fresh in a paddle-type mixer or by hand in a wheelbarrow using clean water and materials. When matching original mortars to new wet mortars, it is important to wet the sample of older mortar. This wet-to-wet visual comparison will improve dry-to-dry matching.
 - Wet the joint prior to work, and then repoint using pointing trowels. Perform work in stages, gradually building up joint material.

- This allows for layered curing, reduces cracking, and improves dimensional stability. Completely fill all cavities.
- Note the original joint width, depth and profile. New joints should be finished to match the original and can be done when the mortar is “thumbprint” hard. Joint texture can be achieved through wiping or brushing with various implements such as brushes, brooms, or fabrics such as burlap.
- Clean masonry surfaces after repointing. Use water and/or a soft bristle brush before considering cleaning agents. Never sandblast or use high-pressure water blasting.
- Do not perform repointing work when the temperature is below 40°F (4°C). Avoid working mortar in extreme weather conditions. Keep new mortar damp and protect from direct sunlight for several days.

Formed concrete

Historic formed concrete is found primarily on the additions to the barn and on the silos. In general, the concrete elements are in stable condition with isolated instances of spalling, cracking, loss of material, and discoloration.

Although considered a very durable construction material, formed concrete is subject to deterioration caused by a number of factors. These include improper materials or workmanship (most commonly placing reinforcing steel too close to the surface, improper handling of cold joints, and inadequate curing); mechanical stress induced by the expansion and contraction of water, salt, or corrosion products; structural design defects; inadequate or improper maintenance (unrepaired leaks, unrepaired cracks or other damage, mechanical penetrations through structural members, repeated exposure to de-icing salts, and application of improper surface sealers and coatings); and improperly installed irrigation systems. Signs of deterioration may include erosion; cracks; spalls; deflection in structural members; corrosion stains; salt efflorescence; and exposed and/or corroded reinforcing.

All concrete deterioration requires careful analysis by experienced architects and structural engineers, particularly structural deterioration, which can have life and safety implications. Procedures may involve document review, field observation and documentation, onsite and laboratory testing, analysis, and monitoring. But general guidelines for the temporary stabilization of non-structural deterioration conditions in historic poured concrete include the following:

- Identify and then minimize or eliminate causes of deterioration.
- Repair narrow, non-structural, inactive cracks with a mixture of water and neat cement. Add fine sand in small quantities to reduce shrinkage when repairing slightly larger, non-structural cracks.
- For wider, non-structural, inactive cracks, thoroughly clean and roughen the surface. Remove loose materials and deteriorated concrete. If necessary, widen and deepen the opening to achieve adequate penetration and bonding of new material. Build up layers of patching materials and allow time for curing before application of additional layers.
- Where severe cracking has occurred that extends through a structural member that is over 1/2" wide, and that shows signs of movement, consult with appropriate professionals who can design more extensive treatments. These may include inserting dowels, adding structural supports, or injecting epoxy under pressure.

- Prior to patching spalls, take small samples of the original concrete and submit for professional testing and analysis. Develop a patching material that matches the original in composition, strength, color and texture (use pigments to color the concrete only when pigments were used historically). This may require the preparation of numerous trial samples.
- To patch spalls, clean surface using wire brushes, compressed air, low-pressure water, and even light sandblasting. If embedded metal elements are exposed, either remove non-structural metal or remove all surface corrosion and coat with a rust-inhibiting primer. Remove all loose materials with hand tools.
- Moisten cleaned surfaces and apply a slurry coat of cement past to increase bonding. For deeper patches, apply patch material in successive layers. The top layer or surface should match the surrounding original concrete in texture and color. Where wood graining, knots, joints, and nail marks remain as impressions on the concrete surface, tool or texture the patch to blend with adjacent finishes. Wire brushes, plastic forks, and an assortment of unusual tools are useful in achieving historic material finishes. Experiment with test patches to develop a good match for color and texture.
- Do not perform patching when the temperature is below 40°F (4°C) and avoid working in extreme weather conditions. Keep new material damp and protect from direct sunlight for several days.

Masonry cleaning

Masonry cleaning involves the removal of stains, mildew, dirt, grime, efflorescence, paint, or other substances from the surface of stone, brick, and concrete. At the McPolin Farm, masonry soiling ranges from normal grime and dirt to biological stains and efflorescence, while paint has been applied to sandstone, concrete block, and poured concrete on the barn. Cleaning techniques and products vary widely depending on the type of masonry material and the type of paint or soiling involved. Because of this, masonry cleaning should be undertaken only when necessary and accomplished only by experienced specialists and based on a comprehensive building cleaning program.

But in all cases, approach cleaning (including paint removal) in a graduated manner, beginning with the mildest cleaning methods and proceeding to stronger methods only if necessary. In every situation, use the least amount of chemicals and force to clean the material, and always remember that it is better to have a dirty building than one that is permanently damaged through improper cleaning. Most cleaning can be accomplished with low-pressure water misting and a soft bristle brush. Isolated areas that retain staining after initial cleaning may require the application of stronger measures. Under no circumstances should masonry be sandblasted.

Rough and finish carpentry

Rough carpentry includes general carpentry work associated with structural wood framing, blocking, braces, nailers, and other unfinished or unexposed wood-building elements. Rough carpentry, due to the fact that it is not often exposed, usually presents difficulties in the determination of condition, but inspection of secondary or covering materials can assist in determining the condition of covered items. For example, deflection or displacement of the wall plane, or perhaps paint failure on a wood surface, is an indication of possible wood deterioration. Fortunately at the McPolin Farm, much of the rough carpentry is exposed on the unfinished interior walls and ceilings of the barn and outbuildings.

Finish carpentry in exterior walls, porches, and entries includes siding, trim, facings, brackets, flooring, columns, railings, stairs, fascias, ceilings, and other exposed wood elements. On the McPolin Farm buildings, these wood elements are almost always painted. On interiors, finish carpentry may include floors, baseboards, doors, trim, fireplace mantels, cabinetry and other built-in furnishings, and ceiling elements.

Moisture is the primary cause of wood deterioration, and it may provide a suitable habitat for the fungi that cause soft rot and brown rot. In roof and floor structures, excessive loading (e.g., from roof-mounted equipment, snow, vehicles, heavy equipment) can cause deflection that can weaken structural wood elements. Also, loose connections can develop around nails, bolts, and screws as a result of wind loading, structural loading, or wood shrinkage. Improper coatings that seal moisture into the wood, as well as unventilated spaces (e.g., in attics or under modern metal coverings on finish carpentry), can also lead to deterioration. Excessive paint buildup can mask deterioration and obscure or blur the edges of articulated detailing in finish carpentry. Impact and general wear, particularly on floors, baseboards, and trim, can also cause deterioration.

Signs of deterioration in rough and finish carpentry include the presence of moisture, mildew, fungi, soft rot or brown rot; staining or discoloration; soft or spongy wood; loss of wood material; sawdust-like debris and insect droppings; structural deflection; non-structural sagging, buckling or bowing; loose joinery; and deterioration of paint or varnish.

General guidelines for maintenance and repair of rough and finish carpentry include the following:

- Eliminate sources of moisture infiltration such as roof leaks, gutter and downspout leaks, flashing leaks, coating failure, and plumbing/condensate leaks. Install adequate ventilation in attics and in any metal covering system.
- Repair rather than replace historic materials by scabbing onto existing deteriorated wood elements, adding blocking or additional nailers, piecing-in, or letting-in. If possible, use new wood elements to bridge across deteriorated members in order to distribute structural loads.
- Repair individual deteriorated members by removing the deteriorated portion and repairing with a filler such as epoxy. Deteriorated wood should be carefully removed and the area to receive patching material cleaned and dried. A variety of epoxy repair products exists, ranging from putties to low-viscosity penetrating consolidants. Epoxy resins can be mixed with fillers such as pea-gravel, sand, or sawdust and used to fill voids in original wood. In some applications, forms or dams may need to be built to retain the epoxy until it sets up.
- Remove and replace deteriorated historic wood elements only if severe damage or loss of structural integrity is present. Replace original historic materials only if other means have been exhausted.
- Paint provides a good protective coating for exposed exterior and interior elements. However, only paint surfaces that were historically painted and use historically appropriate colors. A qualified professional can research and identify historic finishes.
- Apply protective coatings, other than paint, to deteriorated wood elements only after careful consideration. Although the application of such coatings may prevent moisture penetration, it may also trap moisture within the wood. Select products that are “breathable” and follow manufacturer’s written instructions.
- Although it is best to replace deteriorated materials with materials that match, it may not be possible to obtain exact matching materials. Substitute materials should be carefully evaluated and selected on the basis of closeness of match, durability, and structural requirements. New materials should match original materials to the greatest extent possible, and should comply with existing standards for new wood materials.

- For finish carpentry, trim or moldings that match the historic materials and profiles may not be commercially available. If commercial sources have been exhausted, a carpentry shop may need to fabricate custom replacements.

Roof System

The following guidelines address the maintenance and repair of historic roof systems, including specific materials like rough and finish carpentry, wooden shingles, asphalt shingles, metal roofing, flashing and sheet metal, and gutters and downspouts. Information on maintaining masonry elements of roof systems, such as chimneys, can be found under guidelines for brick, mortar, and concrete.

Rough and finish carpentry

Rough carpentry in roofs includes general carpentry work associated with structural framing. Structural framing in attics can often be visually inspected, but the inspection of secondary or covering materials can assist in determining the condition of the framing. For example, looking along the ridgeline of a roof can detect sagging rafters, while inspecting interior ceilings can detect sagging joists. Finish carpentry in the roof system includes soffits, fascias, exposed rafter ends, trim, brackets, and other exposed wood elements. At the McPolin Farm, these wood elements are usually painted.

Moisture is the primary cause of wood deterioration; it may provide a suitable habitat for the fungi that cause soft rot and brown rot. In roof structures, excessive loading (e.g., from roof-mounted equipment or snow) can cause deflection that can weaken structural wood elements. Also, loose connections can develop around nails, bolts, and screws as a result of wind loading, structural loading, or wood shrinkage. Improper coatings that seal moisture into the wood, as well as unventilated spaces (e.g., in attics or under modern metal coverings on finish carpentry), can also lead to deterioration. Excessive paint buildup can mask deterioration and obscure or blur the edges of articulated detailing in finish carpentry.

Signs of deterioration and guidelines for maintenance and repair of rough and finish carpentry in the roof system are the same as those for walls; see the preceding section for a full discussion.

Wood shingles

Wood shingles were probably the original roof covering on all of the McPolin-period buildings at the farm. Today, asphalt shingles have replaced the wood shingles on the barn. The wood shingles on the other buildings, although not historic, probably represent the original roof covering material and add to their historic character.

Causes of deterioration may include the physical properties of the shingle (thickness, wood species, installation method); exposure to sun and rain; roof slope; presence of lichen, moss, or overhanging tree limbs; poor ventilation; and atmospheric pollution. Signs of deterioration may include erosion, cracking, cupping, splitting, presence of moss or lichen, and moisture damage on the interior.

Guidelines for the maintenance and repair of wood shingle roofs include the following:

- Maintain the existing roof by regularly inspecting, removing debris, and trimming adjacent tree branches. Scrape moss and lichens from the shingles and remove residue with a diluted bleach solution, taking care to protect adjacent materials and landscaping.
- Recoat shingles treated with a fungicide, stain, or oil every four to five years.
- Repair localized deterioration as necessary. If, however, over 20% of the shingles exhibit advanced deterioration, consider replacement.
- When replacing shingles, do not replace the underlying sheathing or shingle lath unless it is deteriorated. If the sheathing or lath is historic, document its size, placement, location of early nail holes, and water stain marks to learn more about the earlier roofing system prior to replacing the shingles or removing deteriorated historic materials.
- When replacing shingles, use existing historic materials or historic documentation (written records, photographs) to determine, if possible, the original shingle wood type; size; exposure length and nailing pattern; type of fabrication; distinctive details; decorative elements; and type of substrate. Specify new shingles to match the historic as closely as possible.
- Shingles may be treated to add a fire-retardant rating; to add a fungicide preservative; to revitalize the wood with a penetrating stain; and to give color where appropriate. Never coat shingles with vapor impermeable solutions, which will trap moisture in the shingles and accelerate deterioration.
- When replacing shingles, avoid skimpy shingle coverage (where more than about 1/3 of the shingle is exposed) and heavy building papers. Also maintain good attic ventilation and avoid the use of solid sheathing and heavy attic insulation between the rafters.

Asphalt shingles

Asphalt shingles (used for more steeply pitched roofs) are composed of asphalt-impregnated felts or fiberglass mats that have been surfaced with a finely ground mineral mixture. The shingles were and are manufactured in a variety of styles, weights, colors, and shapes. Causes of deterioration can include natural wear, resulting in loss of the mineral surface; wind damage; improper installation (slope too shallow or steep, inadequate lapping, inadequate nailing, installed over damaged deck, installed over too many earlier layers); and improper cut (too little overlap at ridges, hips and valleys). Signs of deterioration include eroded mineral surface; the presence of mineral grains around the base of the building; curling, loose, or missing shingles; and leaks or watermarks in the roof deck or the building interior.

Guidelines for maintenance and repair of asphalt shingles include the following:

- When individual shingles are damaged by wind, impact, etc., piece-in individual shingles of matching color and dimensions and attach so that nail is covered by the above shingle.
- Usually, when an asphalt shingle has exceeded its normal useful life (20 to 30 years), it must be replaced. When replacing, remove existing deteriorated shingles, repair the roof deck, repair and/or replace flashing, install a base sheet, and perform other associated work.
- Where historic asphalt shingles are present or of known appearance, replace with shingles that match the tab arrangement, color, and texture of the original. Avoid using shingles that have been designed to approximate other materials such as wooden shingles or slate.

- Install new shingles according to the manufacturer's written instructions and meeting the appropriate requirements for weight, tear strength, fire resistance, and wind resistance.

Corrugated metal roofing and siding

Metal roofing and siding at the McPolin Farm consists mainly of corrugated metal on utilitarian buildings; standing-seam and flat-seam metal roofing was not observed. Deterioration in corrugated metal roofing is caused by wind, which loosens connections and can cause warping or bending, and aging and loss of the galvanized coating, which exposes the metal to rust. Cut edges of the corrugated metal are vulnerable because galvanizing is removed in the cutting process. Signs of deterioration may include corrosion (rust); bent panels or curled panel edges; loose panels; deteriorated decking or framing; and watermarks or leaks on the building interior.

Guidelines for the maintenance and repair of corrugated metal roofing include the following:

- Reattach if bending or warping can be corrected. Use hex-head, gasketed, sheet metal screws that allow at least 3/4" penetration into the deck or purlin. Install screws at the top of the corrugation in an arrangement that matches the existing attachment pattern.
- In corroded areas, prepare the surface by sanding and spot paint with a galvanizing paint or rust-inhibiting exterior paint.

Windows and Doors

Wood windows

Windows are dominant elements in architectural configurations and are of critical importance as character-defining features of historic architecture. Important features include their placement in a building's elevations as well as their material composition, sash pattern, glazing, trim, color, and condition. Historic wood windows were present in the original McPolin barn (since removed) and remain in many of the outbuildings.

Causes of deterioration include exposure to the elements; deterioration of protective coatings like paints; condensation arising from interior/exterior temperature differences, which are caused by heating and cooling systems; broken or cracked glass that allows moisture penetration; normal wear from opening and closing windows; excessive paint coatings that mask architectural detail and/or seal windows shut; and normal degradation of glazing compounds. Original windows are missing in a number of buildings, most notably the barn and the Osguthorpe shed.

Signs of deterioration in wooden windows include condensation; paint detachment or loss; rot in the frame, sill, and/or sash; broken or cracked glass; cracking, detachment, or loss of glazing compound; and checked, split, or broken wooden elements.

Guidelines for the maintenance and repair of wood windows include the following:

- Identify and eliminate or minimize causes of deterioration through environmental modification or redesign of window system (e.g., repair gutters, increase slope on sill, ventilate storm windows).
- If the historic paint colors and composition are not known, consider contracting for paint sampling and analysis. New paint colors should match historic paint colors.
- If testing determines the presence of lead-based paint, any paint removal process must comply with hazardous materials regulations. Strictly adhere to paint removal procedures in all matters, including abatement of the hazardous condition and protection of workers and the public. Prior to paint removal, record paint stratigraphies and preserve intact sections of paint layering for the historic record.
- Determine whether the most effective treatment involves the repair of individual window components or the removal and comprehensive repair of the entire window. (Moderate to severe deterioration and/or the removal of lead-based paint may require a comprehensive approach.)
- For comprehensive repair, carefully remove the existing wooden sash from the window frame by removing the vertical window guides or stops at the jambs.
- Inspect the window frame and sill for rot, mildew, insect damage, excessive paint layers, or other signs of deterioration. If the window has sash weights, removing jambs or knockout panels may be required; replace sash weight cords at this time. Repair and/or replace individual window frame components as necessary and in-kind or with like material. Where replacement or reinstallation of frame components is required, prime and back-paint these elements before reinstallation. Seal joints between the frame and adjacent walls. Sills that are not sloped should be slightly sloped to drain water.
- After removal, carefully inspect the window sash for rot, splinters, checking, termite damage, and other conditions of deterioration. Inspect glass and glazing compound for condition and integrity. Carefully remove glass and glazing compound, clean muntins, and reinstall. When replacing broken glass, take care to match the appearance (color, texture, and translucence/opacity) of the original.
- Completely prime, paint, and dry the window frame before reinstalling the sash. Completely prime the sash before glazing and completely primed and paint all before reinstallation into the frame.
- To improve the performance of a historic window without using storm windows, install weather-stripping on the bottom of the sash, on the face of the jambs in the areas covered by the sash, and between the meeting rails of the upper and lower sash. A wide range of weather-stripping products is available, from traditional felts and spring metal strips to rubber, plastic, vinyl, and foam materials.
- Some window screens, or at least the wooden frames of the screens, may also be historic. Maintain and treat these using the same types of procedures described above. Construct replacement screens to match the originals in design and materials.
- If a window is completely missing or so deteriorated that it must be replaced, the replacement window should match the original window to the greatest degree possible in terms of size; proportions of the frame and sash; configuration of windowpanes; muntin profiles; type of wood; paint color; characteristics of the glass; and any other associated details.

Metal windows

Steel windows were used extensively on the McPolin barn additions. Many have been removed, although the frames and guides remain in place, but important features include their placement in a building's elevations as well as their method of operation, material composition, sash pattern, glazing, trim, color, and condition.

Causes of deterioration may include corrosion (rust) due to exposure to moisture; deterioration of protective coatings like primer, paint, or sealants; bowing, bending, or deformation of metal sash or frame; loss of hardware or fittings; deteriorated glazing or glazing compound; and deteriorated anchorage into masonry. Signs of deterioration include condensation; corrosion (rust); paint deterioration or loss; bowed, bent, or deformed sashes or frames; cracked or broken glass; cracking, detachment, or loss of glazing compound; and iron staining in adjacent masonry.

Guidelines for the maintenance and repair of metal windows include the following:

- Identify and eliminate or minimize causes of deterioration.
- If the historic paint colors and composition are not known, consider contracting for paint sampling and analysis. New paint colors should match historic paint colors, and should be composed of high gloss, alkyd, exterior enamel formulated for metal.
- If testing determines the presence of lead-based paint, any removal process must comply with hazardous materials regulations. Strictly adhere to paint removal procedures in all matters, including abatement of the hazardous condition and protection of workers and the public. Prior to paint removal, record paint stratigraphies and preserve intact sections of paint layering for the historic record.
- Clean window sash, metal frames, and any associated metal screens. Remove dirt, loose paint, and surface rust using sandpaper or a wire brush.
- Determine the level of deterioration in the window and/or screen, which will determine the level of maintenance or repair required. If only surface corrosion is present, then routine maintenance procedures will suffice. Wipe bare metal with an evaporative solvent and spot prime with a zinc-rich, rust-inhibiting primer.
- If reglazing is required, remove glass and glazing compound. Scrape metal to solid paint layer or bare metal. Prime metal and paint with one coat of paint before reglazing. Reuse the original glass if possible, placing it in its original orientation. Otherwise replace with glass matching the appearance of the original in color, texture, and translucence/opacity.
- Replace any missing hardware, screws, bolts, or other fittings, and make window operational so that it opens and closes and swings freely on hinges.
- Seal joints between metal frame and adjacent masonry with an elastomeric caulking compound.
- If corrosion is moderate and only penetrates into the metal enough to distort the metal's surface, then repair in-place is possible. At this point, special tools and procedures may be required and a skilled contractor should be consulted.
- If corrosion permeates the metal and causes delamination, extensive repairs in-place and possible removal to a shop may be required (but steel window frames are usually set into the adjacent masonry or concrete and are difficult to remove). Metal elements that have lost at least 50 percent of their thickness due to rust will probably require replacement or major repair. Other considerations, including method of attachment or anchoring in the masonry wall, may determine the extent to which steel windows can be repaired in-place. If metal is bent, bowed, or misaligned metal can be reformed or realigned using pressure or heat and pressure. Severely deteriorated sections of the sash may be removed and newly fabricated elements welded in place. Again, employ a skilled contractor to make these decisions and perform this work.
- Steel windows can be thermally upgraded through the use of caulking, weather-stripping, and/or an additional layer of glazing, like storm windows.

Wood doors

Exterior and interior wood doors at the McPolin Farm consist of a variety of simple, paneled or board doors, with and without glazing. These doors range in condition from fair to good. Because doors are subjected to continual use and exposure they require constant maintenance and repair.

Causes of deterioration include wear or loss of surface coatings, exposure, use, loose hinges or hardware, improper hardware (e.g., locks, closers, stops, and weather-stripping), impact, and lack of maintenance. Signs of deterioration include paint detachment or loss; rot in the frame, sill, and/or door; broken or cracked glass; cracking, detachment, or loss of glazing compound; checked, split, or broken wooden elements; and cracking, curling, or delamination of plywood panels.

Guidelines for the maintenance and repair of wood doors include the following:

- Identify and eliminate or reduce causes of deterioration.
- If the door is loose or sagging, tighten the hinges. Check door for plumbness with frame and facing.
- If the door binds, plane the edges and reseal them.
- If the door is warped, remove the door and lay it flat and apply weight to the door. If this does not correct the warping, install eye-screws, wire, and a turnbuckle. Tighten the turnbuckle until warping is corrected and reinstall the door.
- When a door must be replaced, match the original door in all details. Fabricate the new door using the deteriorated door as a model. Match stiles, rails, panels, muntins, and trim. Partial repair should also be considered when parts of the doors are in good condition. New doors should be fully mortised and glued.
- If the color and composition of the original surface finish (paint, stain, varnish, etc.) are not known, consider contracting for sampling and analysis. New finishes should match historic finishes.
- If testing determines the presence of lead-based paint, the paint removal process must comply with hazardous materials abatement regulations. Strictly adhere to paint removal procedures in all matters, including abatement of the hazardous condition and protection of workers and the public. Prior to paint removal, record paint or surface finish stratigraphies and preserve intact sections of paint layering for the historic record.
- Finishes for exterior doors should consider the door's exposure. Exterior wooden doors that are painted should be painted with one prime coat and two finish coats of exterior enamel. For doors that have clear finishes, apply additional coats of polyurethane clear sealer for interior use. Use spar varnish for exterior applications. Doors should be painted on the bottoms and edges.
- Coordinate door repairs with hardware and glazing requirements.
- Some screen doors, or at least their wooden frames, may also be historic. Maintain and treat these using the same types of procedures described above. Construct replacement screen doors to match the originals in design and materials, if possible.
- Select new storm/screen doors that are simple and unobtrusive, of one panel or with glazing/screening divisions that are aligned with the doors they protect.

Hardware

Hardware includes hinges, locks, latches, bolts, exit devices, closers, thresholds, protection plates, and weather-stripping. The hardware on doors and windows is often the most visible and can be important in establishing the character of a historic building. The historic hardware on the McPolin Farm buildings reflects period designs and materials.

Causes of deterioration include wear, inadequate maintenance, loose fittings, broken mechanical parts, failure to operate due to lack of cleaning and lubrication, and excessive paint buildup. Mismatched or historically inaccurate hardware (in both design and material) is often used to replace damaged or lost original hardware.

Guidelines for the maintenance and repair of hardware include the following:

- Tighten hinges and all fasteners attaching hardware to doors. Make sure that all hinge pins are in place.
- Clean and lubricate locking devices.
- Consider replacing lock cylinders rather than the entire original hardware unit.
- As a remedial measure, consider replacing all non-historic hardware with hardware of an appropriate style and finish.
- When original hardware must be replaced due to severe deterioration or loss, match the original style and finish; do not use hardware that is obviously not of the style of the building. Matching hardware is readily available from many hardware manufacturers.
- With any code upgrades, non-historic exit devices may be required by life safety codes, handicapped access, and fire codes, but compatible exit devices are available that are appropriate for a particular building style. Additional hardware required by code can be added to the original hardware in matching finishes and styles. Custom hardware, or special fabrications, can be ordered from a number of sources.

Interiors

Historic interior elements in the McPolin buildings include floors, walls, ceilings, trim, windows, doors, hardware, dairy equipment, wood stanchions and dividers, cabinets, light fixtures, and other fittings. The interiors have been modified over their long life and intensive use, but all retain many original elements and the modifications date to the historic period.

Guidelines for maintaining and repairing specific interior materials are contained in other sections of the appendix, including those for mortar, rough and finish carpentry, windows, doors, hardware, and paints and coatings. But general guidelines for the maintenance and repair of historic interiors include the following:

- To the greatest extent possible, retain the original use of the structure.
- To the greatest extent possible, retain the character-defining interior features of the building. These may include flooring, trim, plaster, tile,

interior doors, stairways, stanchions, dairy equipment and fixtures, lights, and hardware.

- Carefully consider the impact of new mechanical and electrical installations on the character of the interior spaces and finishes.
- Always consider maintenance and repair before outright replacement.
- Avoid cutting through floors, lowering ceilings (e.g., to install modular ceiling and lighting systems or disguise modern ductwork), adding partitions, removing walls, or furring out walls (e.g., to accommodate insulation).

Paints and Coatings

On buildings, paints and coatings are used as sacrificial layers to protect architectural materials and are also a major contributor to architectural character. Exterior surfaces commonly painted at the McPolin Farm include wood, concrete, and stone. Interior surfaces include plaster, concrete, wood, and metal.

Common causes of paint and coating deterioration include improper or inadequate surface preparation; exposure; moisture infiltration behind the paint layers; incompatibility between the primer and finish coats; improper paint application; improper paint selection; use of poor quality paint materials; uneven paint coverage; paint application during adverse weather conditions; and overpainting. Signs of paint and coating deterioration may include mildew; chalking; crazing; cracking; delamination between paint layers; solvent blistering; wrinkling; peeling; flaking; alligatoring; fading; and nailhead rusting and staining.

Guidelines for the maintenance and repair of paints and coatings include the following:

- The cyclical maintenance schedule for painting should be timed to roughly coincide with the service life of the paint. This gives maximum economy for the paint material and appropriate frequency of repair. Maintenance will, in most cases, involve the cleaning of the painted surface and whole or partial removal of any deteriorated coating.
- Painting may also be initiated for aesthetic purposes where testing and investigation have determined appropriate historically accurate colors and materials.
- When deterioration is evident, identify and eliminate or reduce the causes of deterioration as possible and select appropriate repair procedures. With historic structures, this process may be complicated by the need to match historic paint colors, the need to preserve historic painted surfaces, and the requirement to do no harm to the substrate, which may be a historic material. Further complication is associated with the abatement of lead-containing paints, many of which are early or original painted surfaces.
- If possible, contract a qualified professional to sample and analyze paint layers to determine a paint chronology, including original colors and types of paint as well as the presence of lead-based materials. Historic colors should be matched to paint chips in a recognized manufacturer's color identification system. Historic records, photographs, and maintenance data should also be analyzed to assist in determining the original painting scheme.
- Surface preparation, in the form of cleaning and/or paint removal, is required in various degrees before the application of new paint. Of all aspects of painting, surface preparation is the most crucial to long-term performance. The extent of surface preparation depends upon the

degree and type of deterioration in the existing paint. Select the appropriate cleaning or paint removal method based on a thorough investigation of the causes of paint deterioration, the condition of the substrate, and the requirements for repainting.

- For dirty or chalky surfaces in otherwise sound condition, clean using regular household detergent in water and a soft bristle brush; rinse with a garden hose. Allow the surface to dry before final inspection; repeat the process for harder-to-remove dirt.
- To remove mildew, apply a mixture of one cup of detergent, one quart of bleach, and one gallon of water and scrub with a soft bristle brush. Rinse with a garden hose and allow the surface to dry thoroughly before applying new paint.
- Paint removal should be accomplished by the least destructive method possible. Paint removal methods include abrasion (hand and mechanical sanding, scraping, water blasting, and sandblasting – sandblasting should be used only for metals and some concrete substrates); thermal methods (including the use of heat guns or irons to soften paint for removal by scraping - never use in association with or near wood); and chemical methods (which soften paint layers for removal with a scraper - evaluate carefully with regard to chemical residues and their disposal).
- To remove cracked and crazed paint, sand to remove loose material. Also sand subsequent coats of paint to minimize visual telegraphing of the cracks through new paint layers.
- Delamination between paint layers, blistering, wrinkling, and peeling are the result of improper surface preparation, incompatibility between paint types, rapid drying, and so forth. To correct these problems, first wash and dry the surface, then sand and scrape until a stable layer is reached.

General guidelines for applying new paintings and coatings include the following:

- Use primers and paints from a single manufacturer for each paint application. Do not use a primer from one manufacturer and finish paints from a different manufacturer. Use only the best grade of material provided by reputable manufacturers. Use pure, non-fading pigments.
- Prepare surfaces of concrete, masonry, stucco, or cement plaster by removing efflorescence, chalk, dust, dirt, grease, oils, and glazes. Determine alkalinity and moisture content of surfaces to be painted. If surfaces are found to be sufficiently alkaline to cause blistering and burning of the finish paint, perform appropriate surface preparation.
- Prepare wood surfaces by cleaning dirt, oil, or other foreign substances using approved means such as scraping, sanding, or other methods. Scrape and clean small, dry, seasoned knots, and apply a thin coat of white shellac before the application of the prime coat. After priming, fill all holes and surface imperfections with putty or plastic wood filler. Sand the primer coat.
- Prepare ferrous metals by cleaning oil, dirt, loose mill scale, rust, or corrosion using solvent or approved mechanical abrasive methods.
- Use barrier coats over incompatible primers or existing paint that is to remain.
- Apply paints only within the temperature ranges recommended by the manufacturer. Do not paint in snow, rain, fog, mist, or when the relative humidity exceeds 85 percent. Do not apply paint to wet or damp surfaces. Do not paint in extreme heat or cold. Follow manufacturer's written instructions with regard to paint coat thickness and drying time between coats.

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PART III APPENDICES

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DRAFT



MCPOLIN BARN – STRUCTURAL STUDY

PROJECT #14359

July 1, 2014

PREPARED BY: BHB Consulting Engineers, PC

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1.1 PROJECT SCOPE AND OBJECTIVES

At the request of Park City, BHB Consulting Engineers PC (BHB) conducted an evaluation of the McPolin Barn in an effort to determine the building's ability to withstand the effects of a wind storm, earthquake or heavy snow storm.

McPolin Barn is an historic building and was listed as such on the National Register of Historic Places in 2003. It is a recognizable place and significant to the city of Park City.

The objectives of this evaluation are as follows:

- Assess the condition of the building under current design loads and use.
- Identify areas of concern.
- Provide reasonable options to upgrade the building for different usage.
- Identify the best upgrade solution and usage with the city.

The structural deficiencies and retrofit recommendations contained in this evaluation are based on a "Life Safety" level of analysis as defined by the code ASCE 31-03: Seismic Evaluation of Existing Buildings.

1.2 EXECUTIVE SUMMARY

At the request of the city of Park City BHB Consulting Engineers PC (BHB) conducted an evaluation of the McPolin Barn in an effort to determine the building's ability to withstand code gravity, wind, snow, and seismic forces. BHB also investigated the possibility of removing cross bracing that was installed in the early 1990's. This cross bracing severely impeded accessibility of the building.

The McPolin Barn is in relatively good condition considering the age of the building. There are several issues with the building as described in this report. The deficiencies in the McPolin Barn are consistent with similar buildings of the same age. Many of these issues are exasperated by the location's high snow and seismic loads.

The existing structure is currently inadequate to resist snow loads, wind loads and high seismic loads required by local building codes. We recommend that the building be retrofitted with new braced frames to resist the required lateral loads. These frames could be shaped in a way to minimize the impact on the barn and historic nature of the building. Refer to B/S-301 Appendix. We also recommend that portions of the east and west walls be sheathed to create shear walls.

There are several structural deficiencies with the general framing of the building that should be repaired. The connection of the floor beams to the exterior wood post needs to be strengthened. The gable walls need to be stiffened, and the floor framing at the stairs needs to be strengthened.

Under design snow loads, the roof structure is highly over stressed. The city has the option of not using the building during the winter months or reinforcing the roof. The roof can be reinforced by adding trusses to the center of the building next to each roof joist and bracing the outside joists. The main timbers would also need some minor bracing. Refer to structural drawing in the Appendix.

The additions to the original building are framed with unreinforced masonry walls (URM). These walls present a hazard in an earthquake due to their relatively high weight and potential to tear away from the roof in an earthquake. The connections between these walls and the roof trusses should be retrofitted.

The retrofit of this building is voluntary, which allows many different options for partial upgrades for various uses of the building. A prioritized list is provided for various options. The building would not be considered to meet an ASCE31 Life Safety performance level until all recommended retrofits have been installed.

The retrofit options have been outlined in the report and appendices. These documents may be used for pricing of these options. These documents are intended to assist the city in choosing an acceptable retrofit for the building, consistent with the building uses.

2.1 BUILDING HISTORY

The original portion of McPolin Barn was constructed in 1921. Some of the wood timbers may have been reused from local mines. Many of the connections used are similar to those used in the mining industry. The building's primary function was housing and milking cows on the first floor. The second floor is a large hay loft.

An addition to the west face was made in 1954. It is a single story addition with a crawl space. The floor is a couple of feet lower than the main barn. A milking parlor was added to the north around the same time period. It also has a one story wing.

Currently the building is not in use. The building is closed to the public. The original use of the building was agriculture. This report considered the building as a risk category I building per IBC and ASCE 7. Risk category I structures are, "Buildings that represent a low risk to human life in the event of a failure". Changes in the use of the building could change this categorization and therefore require additional analysis.

2.2 PHYSICAL CHARACTERISTICS

Gravity Systems

The main building is framed with wood timbers and framing. The first floor consists of 2 x 12 framing at 16" o.c. supported by large timbers. The roof is framed like many barns of the era with gambrel shaped, heavy timber frames at ten feet on center. These frames support wood timbers and 2 x 6 roof purlins at 24" o.c. The wall of the building are framed with 4 x 6 timber girts laid flat at approximately 4'-0" o.c. The 1 x 12 wood planks run vertically between these girts to close off the spaces.

The west 1954 addition has a wood roof with stick framed wood trusses at 24" o.c. The wall structure was not visible at the time of the report, but the National Register documents state that these are block walls.

The milking parlor addition has a gambrel shaped roof framed with 2 x 6 members at 24" o.c. This rests on CMU block walls. The floor framing was concealed at the time of this report. It appears to be framed with wood joists

Lateral (wind and seismic) Systems

The barn does not have a dedicated system to resist earthquakes or wind loads. Instead the wood frames have performed both functions of resisting the lateral and gravity loads. The exterior wood planks have also helped stiffen the structure. This system is woefully inadequate. Consequently, diagonal steel cables were added in the 90's to resist lateral loads.

At the newer additions, unreinforced masonry walls (URM) walls provide stiffness. However, the stiffness provided by the URM walls can be a hazard under cyclic earthquake forces. This is due to the fact that the URM walls are not very ductile and are susceptible to cracking. Additionally, the high weight of the walls increases the seismic forces experienced by the structure. The biggest threat is the potential for the wall to pull away from the roof, resulting in a total collapse.

Soils and Geotechnical

The original footings of the building appear to be a stone foundation. Per the National Register report, it is classified as sandstone. The newer building has a concrete foundation. Little is known of the soil around the building at this time. There are no reports of settlement of the footing that we are aware of at this time. For the seismic assessment we have assumed Site Class D. Soil Site Class D includes relatively stiff soils with a shear wave velocity between 600 and 1200 feet per second, a standard penetration resistance from 15 to 50 blows per foot, and un-drained shear strengths between 1000 and 2000 psf. Soil Site Class D is specified by the IBC to be used as the default soil site class for seismic design in the absence of specific geotechnical data for a given site.

2.3 BUILDING SETTING

McPolin Barn is located in Summit County at an elevation of 6700 ft. The design snow load at this location and elevation is very high. Also the building is classified as an unheated structure per ASCE 07. This results in a 20% increase in the snow load. The resulting snow load in this area is 92psf. This is three times higher than normal structures located in Salt Lake Valley.

McPolin Barn is in proximity to the predicted locations of the Wasatch Fault (See Figure 1). It is about 15 miles from the nearest fault. The Wasatch Fault is a known geologically active, normal fault that trends in a North-South direction along the base of the Wasatch mountains extending from Malad City, Idaho to Fayette, Utah. It is believed that the fault is capable of delivering an earthquake of a Richter magnitude up to 7.5. Earthquakes of this magnitude are capable of causing catastrophic damage to building structures

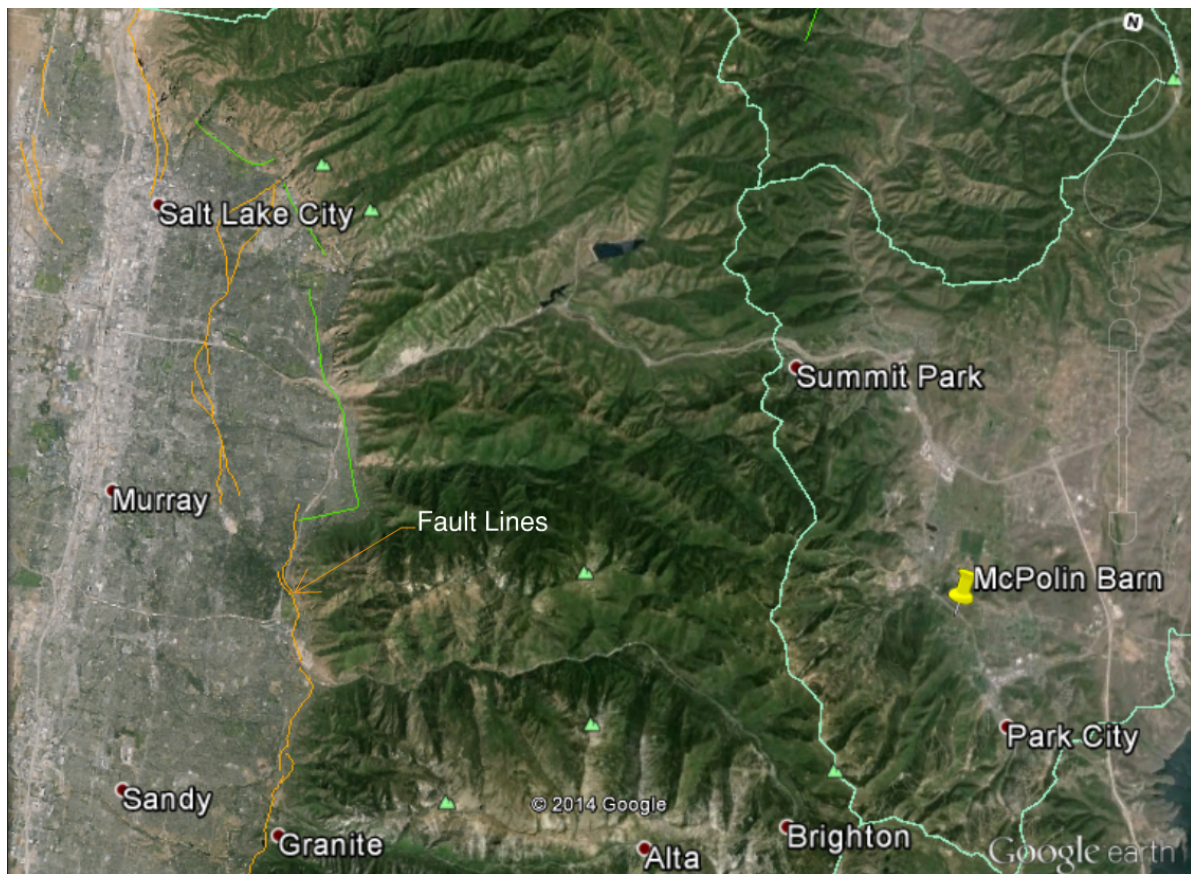


Figure 1. Proximity of the Barn to Active Faults

The average recurrence interval for earthquakes along the Wasatch Fault is estimated to be about every 1200 to 2600 years over the entire length of the fault, and 350 years in any one of its six active segments (See Figure 2).

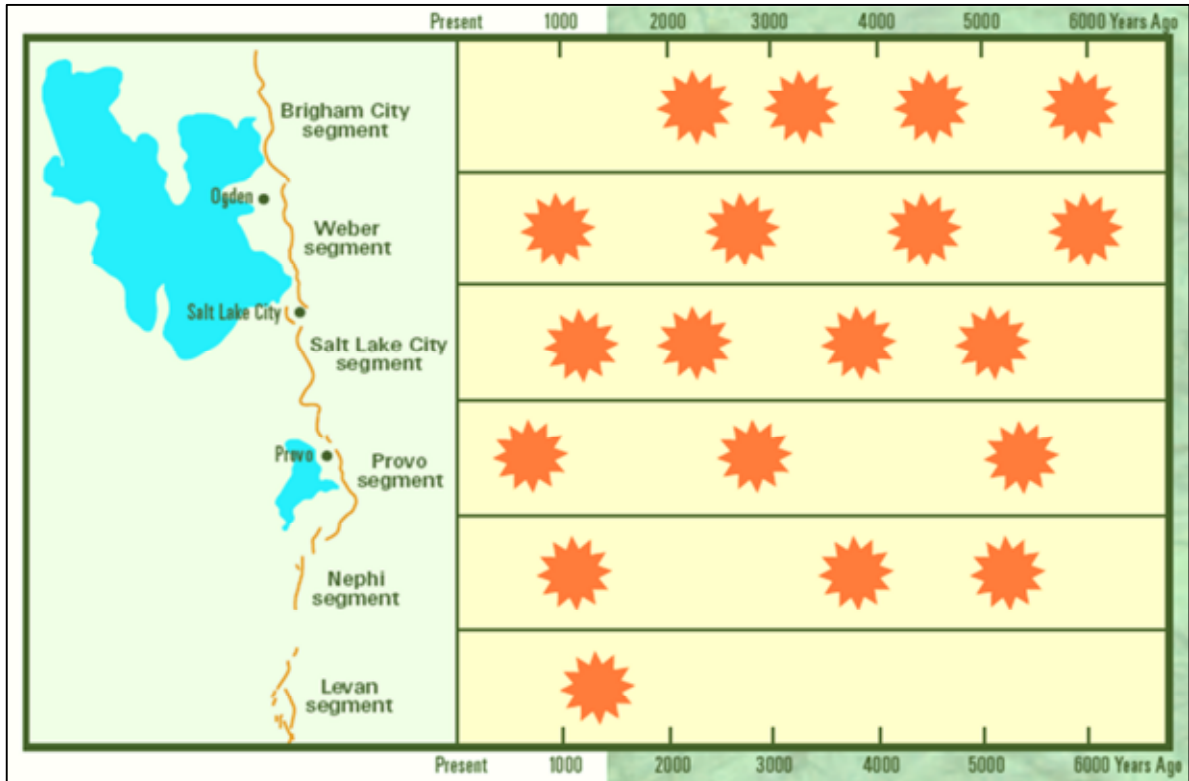


Figure 2. Earthquakes Along the Wasatch Fault. (image from Utah Geologic Survey)

According to geological studies of the Wasatch fault, the last major earthquake on the Salt Lake City segment of the Wasatch fault was approximately 1300 years ago. The last large earthquake in any segment of the Wasatch fault was approximately 400 to 600 years ago. From the data available, the Brigham City and the Salt Lake City fault segments appear likely to be next in line for a large earthquake.

3.1 ANALYSIS

Codes

The building has been analyzed per ASCE 07-10 for snow and wind loads. The original use of the building was agriculture. This report considers the building as a risk category I building per IBC and ASCE 7. Risk Category I structures are, "Buildings that represent a low risk to human life in the event of a failure". Changes in the use of the building could change this categorization and therefore require additional analysis.

ASCE 31-03 was used as the template for the seismic portion of the evaluation of the McPolin Barn. The retrofit recommendations contained in this report are based on code requirements found in the 20012 International Building Code (IBC 20012).

ACSE 07 Evaluation

During our visit to the site, building member sizes and location where established. These are based on visual observation. Available reports, including the National Register report, were also used.

The building was then analyzed using basic engineering principles. The main barn was modeled in three dimensions. It was then analyzed under wind, snow and gravity forces. Areas and components of the structure that are non-compliant with minimum code provisions were identified.

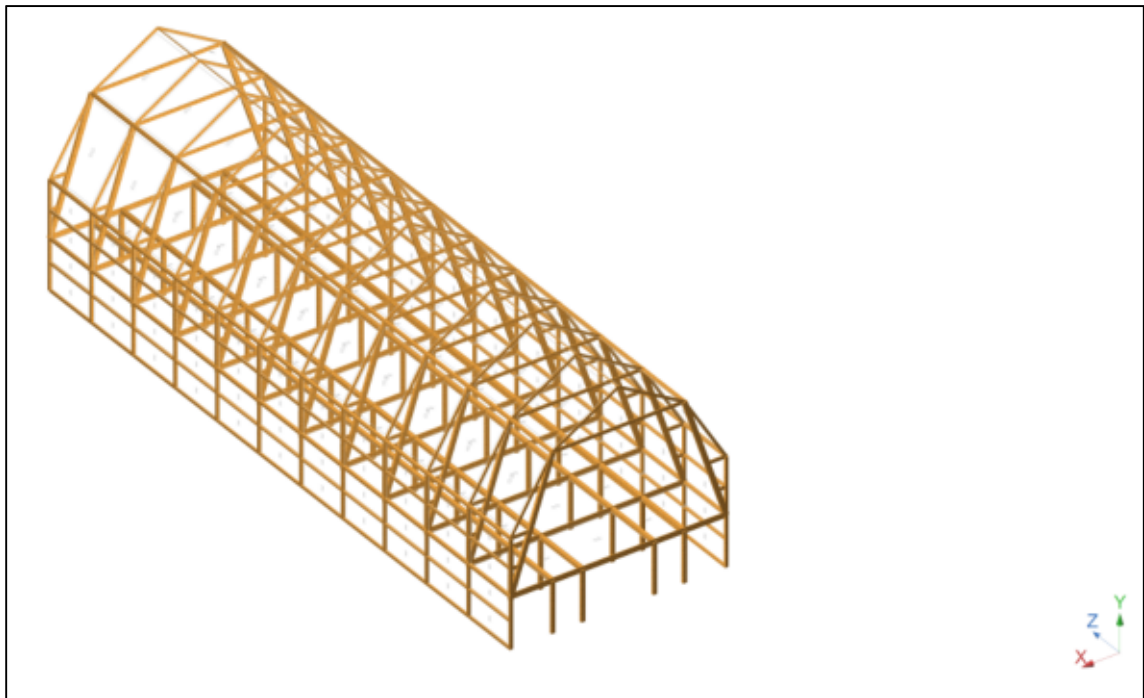


Figure 4. Computer Model of the "as-is" Barn Structure

Seismic Evaluation

A building seismic evaluation typically begins with an ASCE 31-03 Tier 1 evaluation. The Tier 1 evaluation consists of a series of checklists that are meant to quickly document potential building seismic deficiencies. The checklists are typically filled out during one, or possibly multiple, visits to the site. The checklists are general in nature and meant to quickly identify deficiencies common for the building type being investigated.

Each Tier 1 checklist identifies building components as either "Compliant", "Non-Compliant", or "Not Applicable". A Tier 1 investigation also determines if non-compliant deficiencies should be retrofitted, or if further investigation is required. If further investigation is required and/or desired, more in depth Tier 2 and Tier 3 investigations can be carried out under ASCE 31-03.

Tier 2 is often called the evaluation phase. A Tier 2 evaluation uses a standard linear analysis to determine the seismic loading on the existing structure. This evaluation is similar to the analysis used in the current code for new buildings.

Tier 3 is often called a detailed evaluation phase. A Tier 3 evaluation uses a non-linear analysis to consider the initial strength plus the residual member strength developed after initial failure, but prior to its complete collapse.

The main objective in performing a Tier 2 and Tier 3 analysis is to discover if a more in-depth analysis will reclassify non-compliant building components as compliant. In short, the goal of a Tier 2 and Tier 3 analysis is to save construction costs by more accurately identifying building components that do not need to be retrofitted. For this reason, our seismic evaluation was limited to a Tier 1 evaluation. A Tier 2 and Tier 3 analysis are usually not performed until the owner is ready to seismically retrofit the building and develop a full seismic upgrade design with construction documents.

The evaluation of McPolin Barn was done using the Tier 1 approach per ASCE 31-03 as previously described. Use of the Tier 1 checklists allows the reviewer to quickly identify most areas and components of the structure that are non-compliant with minimum code provisions. However, for some checklist items, further Tier 2 analysis is required as part of the initial screening process to determine whether the item is seismically compliant or non-compliant. After the initial screening, non-compliant items are identified as areas of concern and a course of action is identified to bring the building into compliance for the selected performance level. The completed Tier 1 checklist for McPolin Barn is shown in Appendix 5.1.

Based on the type of construction and the significant number of structural deficiencies in the barn's structural system, it is our opinion that a Tier 2 analysis would only confirm our findings from the Tier 1 evaluation. Our proposed retrofit solutions are provided per the design requirements of the IBC 2012 building code.

Building Uses

A building's desired use and seismic performance level during an earthquake must be identified in order to determine recommended retrofits for building deficiencies. The building is currently not in use. Park City has indicated various future uses for the building, varying from small tours to use as office space. The use of the building will have significant effects on the level of retrofit selected. There are three retrofit options available: Dangerous Building Use, Code Level Upgrade, and Full Upgrade. The three retrofit options are described below.

Dangerous Building Use

The building is occupied as a dangerous historic building by small groups less than 50 people. The building is not occupied when snow is present on the roof. This allows tours during the summer months. Seismic upgrade is taken to a collapse prevention level.

Code Level Upgrade

The building is occupied with less than 50 people. The building would be available year round. Mechanical and electrical system would not be added. Seismic upgrade is taken to a life safety level.

Full Upgrade

The building is occupied with less than 300 people. Building is fully upgraded including mechanical and electrical systems. Seismic upgrade is taken to a life safety level or higher if desired.

Seismic Performance Levels

Seismic performance levels generally define the expected damage to a structure following a seismic event. Performance levels also help clarify the building's expected utility after an earthquake. The performance objective is determined by the building owner and the design professionals in accordance with performance levels specified in the building code. The building code defines these performance levels as follows:

Operational Level:

Very little damage present following the earthquake. Backup utility services maintain function.

Immediate Occupancy Level:

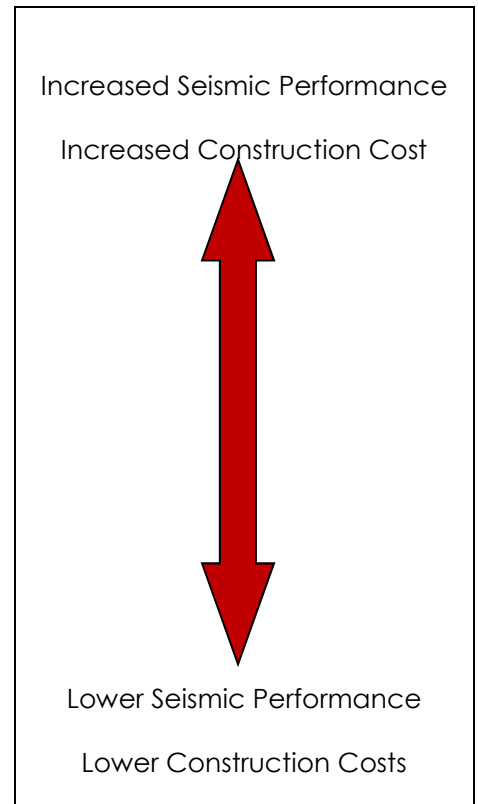
The building remains safe to occupy. Needed structural repairs are usually minor.

Life Safety Level:

Structure remains stable and has significant reserve capacity. Hazardous non-structural damage is controlled. Life safety of the building occupants is priority.

Collapse Prevention Level:

The building remains standing, but may not be structurally sound. All other damage to the facility is acceptable.



A building designed or retrofitted to an Operational Level would be expected to be fully functional with little to no damage following an earthquake. Meanwhile a building designed to a Collapse Prevention Level would only be expected to be stable enough to allow people to exit during a seismic event. The building may be a complete loss with damage beyond reasonable repair costs.

As may be expected, construction costs increase proportionately with increasing seismicity, and as the desired performance level increases towards the Operational Level. ASCE 31-03 requires most buildings to be evaluated for either Life Safety or Immediate Occupancy. Typical construction cost adjustment factors to go from a Life Safety performance level to an

Immediate Occupancy performance level are shown in Figure 3 below. As stated in section 2.3 of this report, McPolin Barn is located in an area of "High" seismicity.

SEISMICITY/PERFORMANCE COST ADJUSTMENT FACTORS		
SEISMICITY (LOCATION)	LIFE SAFETY	IMMEDIATE OCCUPANCY
Low	0.52	1.03
Moderate	0.59	1.19
High	0.75	1.43
Very High – University of Utah	1.00	1.76

Figure 3. Cost Factors - Seismicity vs. Performance Level (based on FEMA-156)

While code requires most new structures to be designed to a minimum Life Safety Level, existing structures are often retrofitted voluntarily by their owners and therefore may be retrofitted to any desired performance level. Owners should consider many factors when deciding what performance level they would like to achieve. These factors often include cost, expected life of building, current and future uses, etc.

Demand Criteria

Once the desired building performance level is determined, it is necessary to define the seismic demand criteria to be used for that performance level. ASCE 31-03 bases seismic demand on a fraction of the Maximum Considered Earthquake (MCE). The MCE is the largest statistically credible earthquake based on current knowledge of the fault line proximity, expected fault movement, estimated return rate, etc. The MCE along the Salt Lake City portion of the Wasatch Fault has been estimated to be up to a Richter magnitude 7.5. ASCE 31-03 states the seismic force for a Tier 1, Life Safety performance level evaluations should be no less than two-thirds (67%) of the force associated with the MCE. This force level is similar to what is required for new structures designed to the same criteria.

Building Type and Typical Seismic Behavior

McPolin Barn is classified by ASCE 31-03 as a Building Type W2: Wood Frames, Commercial and Industrial. These structures rely on wood diaphragms and exterior wood walls sheathed with strait sheathing. The large timber trusses have contributed to the lateral resisting system regardless of the original design intent. The barn has been modified from its original system to include diagonal cables to resist lateral loads.

The additions to the barn are classified by ASCE 31-03 as building Type URM: Unreinforced masonry bearing walls with flexible diaphragms: These structures rely on the unreinforced masonry to restrain the building during an earthquake. Building codes typically did not recognize the need for seismic design prior to the San Fernando Earthquake in 1973. Because of the age of the structure, it is unlikely that seismic loading was considered in the design. Although the masonry walls were not designed as shear walls, due to the nature and rigidity of the masonry, these walls will receive seismic shear and function as shear walls.

3.2 STRUCTURAL DEFICIENCIES

ASCE-07 DEFICIENCIES

Structural deficiencies under gravity, snow and wind / lateral loads per ASCE-07 Minimum Design Loads for Buildings and other Structures include:

1. Gravity Loads
 - a. The beam to column connections at the exterior wall does not have adequate transfer of load from beam to column.



Figure 4. Column to beam connection

- b. There is a column in the south west of the building that has been modified and does not appear to be installed properly.



Figure 5. Modified Column

- c. The floor framing at the stair opening is overstressed.

2. Snow Loads

- a. Roof joists are over stressed between 120% and 500% under design snow loads.
- b. The 6 X 6 roof beam is stressed at 300% under design snow loads.
- c. The diagonal 6 x 10 timber is not braced adequately to withstand design snow loads.



Figure 6. Roof Framing

3. Lateral Loads

- a. Without the diagonal tie rods, the main timbers are stressed above 300%.
- b. The east and west wall 1 x 12 straight sheathing is not adequate to resist wind loads as a shear wall.
- c. The floor 1 x 12 straight sheathing is not adequate to resist wind loads in the floor diaphragm.
- d. The gable end walls are too tall and slender for wind forces.

ASCE 31 SEISMIC DEFICIENCIES

Structural deficiencies are determined using the ASCE 31-03 Tier 1 checklists. The ASCE-31-03 checklists used for the Biology Building include:

1. 3.7.2 - Basic Structural Checklist for Building Type W2: Wood Frames, Commercial and Industrial

2. 3.7.2S - *Supplementary Structural Checklist for Building Type W2: Wood Frames, Commercial and Industrial*
3. 3.7.15 Basic Structural Checklist for Building Type URM: Unreinforced Masonry Bearing Walls with Flexible Diaphragms
4. 3.7.15S Supplemental Structural Checklist for Building Type URM: Unreinforced Masonry Bearing Walls with Flexible Diaphragms
5. 3.8 - *Geological Site Hazards and Foundation Checklist.*
6. 3.9.1 - *Basic Nonstructural Component Checklist.*
7. 3.9.2 – Intermediate Nonstructural Component Checklist

Non-Compliant Items

The structural items found to be Non-Compliant are listed below.

Main Building

1. Lateral Force Resisting System:
 - a. SHEAR STRESS CHECK: The shear stress in the shear walls, calculated using the Quick Check procedure of Section 3.5.3.3, shall be less than the following values for Life Safety and Immediate Occupancy. (Tier 2: Sec. 4.4.2.7.1): Straight sheathing 100 plf

The east and west wall of the building do not have adequate shear capacity.
 - b. WALLS CONNECTED THROUGH FLOORS: Shear walls shall have interconnection between stories to transfer overturning and shear forces through the floor. (Tier 2: Sec. 4.4.2.7.5)

Walls above and below the floor need to be properly attached to each other.
2. Connections:
 - a. WOOD POSTS There shall be a positive connection of wood posts to the foundation. (Tier 2: Sec. 4.6.3.3)
 - b. WOOD SILLS: All wood sills shall be bolted to the foundation. (Tier 2: Sec. 4.6.3.4)

c. GIRDER/COLUMN CONNECTION: There shall be a positive connection utilizing plates, connection hardware, or straps between the girder and the column support. (Tier 2: Sec. 4.6.4.1)

Building Additions

1. Building System:

- a. ADJACENT BUILDINGS: The clear distance between the building being evaluated and any adjacent building shall be greater than 4 percent of the height of the shorter building for Life Safety and Immediate Occupancy. (Tier 2: Sec. 4.3.1.2)
- b. MASONRY UNITS: There shall be no visible deterioration of masonry units. (Tier 2: Sec. 4.3.3.7)

2. Connections:

- a. WALL ANCHORAGE: Exterior concrete or masonry walls that are dependent on the diaphragm for lateral support shall be anchored for out-of-plane forces at each diaphragm level with steel anchors, reinforcing dowels, or straps that are developed into the diaphragm. Connections shall have adequate strength to resist the connection force calculated in the Quick Check procedure of Section 3.5.3.7. (Tier 2: Sec. 4.6.1.1)
- b. WOOD LEDGERS: The connection between the wall panels and the diaphragm shall not induce cross-grain bending or tension in the wood ledger. (Tier 2: Sec. 4.6.1.2)
- c. TRANSFER TO SHEAR WALLS: Diaphragms shall be connected for transfer of loads to the shear walls for Life Safety and the connections shall be able to develop the lesser of the shear strength of the walls or diaphragms for Immediate Occupancy. (Tier 2: Sec. 4.6.2.1)
- d. GIRDER/COLUMN CONNECTION: There shall be a positive connection utilizing plates, connection hardware, or straps between the girder and the column support. (Tier 2: Sec. 4.6.4.1)

3. Diaphragms

- a. STRAIGHT SHEATHING: All straight sheathed diaphragms shall have aspect ratios less than 2-to-1 for Life Safety and 1-to-1 for Immediate Occupancy in the direction being considered. (Tier 2: Sec. 4.5.2.1)
- b. SPANS: All wood diaphragms with spans greater than 24 feet For Life Safety and 12 feet for Immediate Occupancy shall consist of wood structural panels of diagonal sheathing. (Tier 2: Sec. 4.5.2.2)

3.3 BUILDING UPGRADE RECOMMENDATIONS

Many options are available to address the non-compliant items outlined in Section 3.2. Our team discussed several options with the city. Many of the factors we considered during our discussion included:

- Future building use
- Impacts to the historical nature of the building
- Impacts architectural appearance
- Cost impacts of different retrofit solutions
- Improve the functionality of the building
- Add MEP and other building equipment
- ADA and egress issues

Retrofit solutions deemed to be most in line with the city's stated objectives for the Barn are given below. The retrofit of this building is voluntary, which allows many different options for partial upgrades for various uses of the building. A prioritized list is provided for the various options in sections 3.4.

DEFICIENCIES

Structural deficiencies under gravity, snow and wind loads per ASCE-07 Minimum Design Loads for Buildings and other Structures include:

1. Gravity Loads

- a. The beam to column connections at the exterior wall does not have adequate transfer of load from beam to column.

An additional 2 x 6 stud can be added to each side of the timber column and nailed properly. This will give the beam something to physically bear on. Lag screws can be added to create a positive connection. Refer to detail 1 in Appendix.

- b. There is a column in the south west of the building that has been modified and does not appear to have been replaced properly.

The column can be paced back in its original location or a footing could be added and the beam to column connection could be upgraded.

- c. The floor framing at the stair opening is overstressed.

Additional framing can be added to the opening to reinforce the joists.

- d. Deteriorated masonry / wood

Deteriorated masonry and wood should be repaired.

e. The exterior 6x6 floor beam is overstressed. The remaining floor framing is adequate for 70 psf.

The beam should be reinforced by adding (2) 2x6 to the bottom of the wood beam.

2. Snow Loads

- a. Roof joists are over stressed between 120% and 500% under design snow loads

New prefabricated wood trusses can be added adjacent to each existing roof truss. These would need to be added in the middle bay. The steeper joist on either side can be reinforced by adding a single vertical 2x member at each joist. Refer to A/S-301 in appendix.

- b. The 6X6 roof beam is stressed at 300% under design snow loads.

Provide (3) 2 x 6 studs to the bottom of the beam and a 2 x12 to the side. This will reinforce the beam adequately. Refer to S-121 in appendix.

- c. The diagonal 6 x 10 timber is not braced adequately to withstand design snow loads

Provide (3) continuous 2 x 6 studs to connect the timbers together. Diagonal members would then brace back to the exterior wall in a few locations. Refer to A/S-301 in appendix. Refer to A/S-301 in appendix.

3. Lateral Loads

- a. Without the diagonal tie rods the main timbers are stressed above 300%.
With the existing tie rods the collar ties are overstressed.

Add new steel brace frames at 3 locations in the historic barn. This will allow for the removal of the cable braces. The brace frame would be shaped similar to the existing timber frame. A nailer would be added to the top and the roof diaphragm would be nailed to the frame. On the lower floor a diagonal brace would be added. The frame would be anchored with micro piles and concrete pile cap. The frame could be wrapped in wood to minimize the visual impacts. Refer to structural plans and section B/S-301

- b. The east and west wall 1 x12 straight sheathing is not adequate to resist wind loads as a shear wall.

At the east and west walls a section of the wall would need to be upgraded as a shear wall. The existing frame should be infilled with 2 x 6 studs at 24" o.c. The wall would then be sheathed with 7/16" sheathing. The sheathing can be placed on the inside face of the wall. Another option is to remove the exterior 1x lumber and sheath the exterior face off the wall. The exterior 1x lumber could then be reinstalled over the sheathing. Refer to detail 2-5 in appendix.

c. The floor 1 x 12 straight sheathing is not adequate to resist wind loads in the floor diaphragm.

The floor should be overlaid with wood sheathing to strengthen the floor diaphragm. Drag beams need to be added at the new brace frame location to transfer the forces adequately to and from the diaphragm.

d. The gable end walls are too tall and slender for wind forces.

A large wood timber girt should be added at third points of the wall to stiffen it under wind loads. This member needs to be connected to both the floor and the roof.

4. Seismic Loads

a. Unreinforced masonry walls are not properly connected to the roof/ floor diaphragm. The walls should be bolted to the roof/ floor structure. Refer to details 6 -8 in the appendix

b. Beam, girder and truss supports are not positively connected

Column / beam joints should be connected with steel plates/ bolts to prevent slip in an earthquake.

3.4 PRIORITIZED BUILDING RETROFITS OF DIFFERENT USES

The upgrade of McPolin Barn is voluntary and dependent on the buildings use. Often building upgrades cannot be accomplished all at once due to budget limitations, personnel management and relocation issues, construction schedules, or other factors. For this reason we have offered this prioritized list for retrofit. It should be noted, however that all retrofit measures contribute to the overall safety of the building. For this reason the building cannot be considered to meet an ASCE31 Life Safety performance level until all recommended retrofits have been installed.

For the various uses described in 3.1 the deficiencies listed below should be retrofitted.

No Changes

Building should not be occupied when winds over 40mpf are expected. Building should not be occupied when there is snow on the roof.

Dangerous Building Use

Building is occupied as a dangerous historic building by small groups less than 50 people. The building is not occupied when snow is present on the roof. This allows tours during the summer months. Seismic upgrade is taken to a collapse prevention level

Minimum Retrofits

- Gravity load retrofit of deficiency 1a through 1d completed.
- Cable bracing removed.
- Lateral load retrofit of deficiency 3a through 3d completed.
- Unreinforced masonry wall to floor/ roof diaphragm connection. Retrofit of deficiency 4a completed.

Code Level Upgrade

The building is occupied with less than 50 people. The building would be available year round. Mechanical and electrical system would not be added. Seismic upgrade is taken to a life safety level

Minimum Retrofits

- Roof reinforced for snow loads. Retrofit of deficiency 2 completed.
- Gravity load retrofit of deficiency 1a through 1d completed.
- Cable bracing removed.
- Lateral load retrofit of deficiency 3a through 3d completed.
- Unreinforced masonry wall to floor/ roof diaphragm connection. Retrofit of deficiency 4a completed.

- Unreinforced masonry wall to floor/ roof diaphragm connection completed.
- Beam to column connections upgraded.

Full Upgrade

The building is occupied with less than 300 people. Building is fully upgraded including mechanical and electrical systems. Seismic upgrade is taken to a life safety level or higher if desired.

Retrofits

- Interior walls finished and insulated.
- Mechanical and electrical systems installed.
- Roof reinforced for snow loads. Retrofit of deficiency 2 completed.
- Gravity load retrofit of deficiency 1a through 1d completed.
- Cable bracing removed.
- Lateral load retrofit of deficiency 3a through 3d completed.
- Unreinforced masonry wall to floor/ roof diaphragm connection. Retrofit of deficiency 4a completed.
- Unreinforced masonry wall to floor/ roof diaphragm connection completed.
- Beam to column connections upgraded.
- Other upgrade to the seismic system performed if better performance is requested by the city.

3.5 CONCLUSIONS

At the request of the city of Park City BHB conducted an evaluation of the McPolin Barn in an effort to determine the building's ability to withstand code gravity, wind, and snow forces, along with the effects of an earthquake.

The McPolin Barn is in relatively good condition considering the age of the building; however, the building does contain several liabilities and deficiencies as described in this report. Many of the deficiencies discovered in the McPolin Barn are consistent with similar structures that were constructed during the same time period.

The existing structure is currently inadequate to resist snow loads, wind loads and high seismic loads required by local building codes. The building has cross bracing that was added in the 1990's to stabilize the building. This report provides options that would allow this bracing to be removed. Specifically, we recommend the building's structure be retrofitted with new braced frames. These frames could be shaped in a way to minimize the impact on the look and historic nature of the building. Shear walls should also be added in the north-south direction. Refer to structural drawing in the appendix. Following these recommendations would permit removal of the cable braces.

There are a number of issues with the general framing of the building that should be repaired. The connection of the floor beams to the exterior wood post needs to be strengthened. The gable walls need to be stiffened and the floor framing at the stairs need to be strengthened.

The roof members are highly over stressed under snow loads. This leaves the city with the option of reinforcing the roof or not using the building during the winter months. The roof can be reinforced by adding trusses to the center of the building next to each roof joist and bracing the outside joists. Refer to structural drawing in the appendix. The main timbers would also need some minor bracing.

The additions to the original building are framed with URM. These walls present a hazard in an earthquake due to their relatively high weight and potential to tear away from the roof in an earthquake. These walls should be retrofitted to attach properly to the roof trusses.

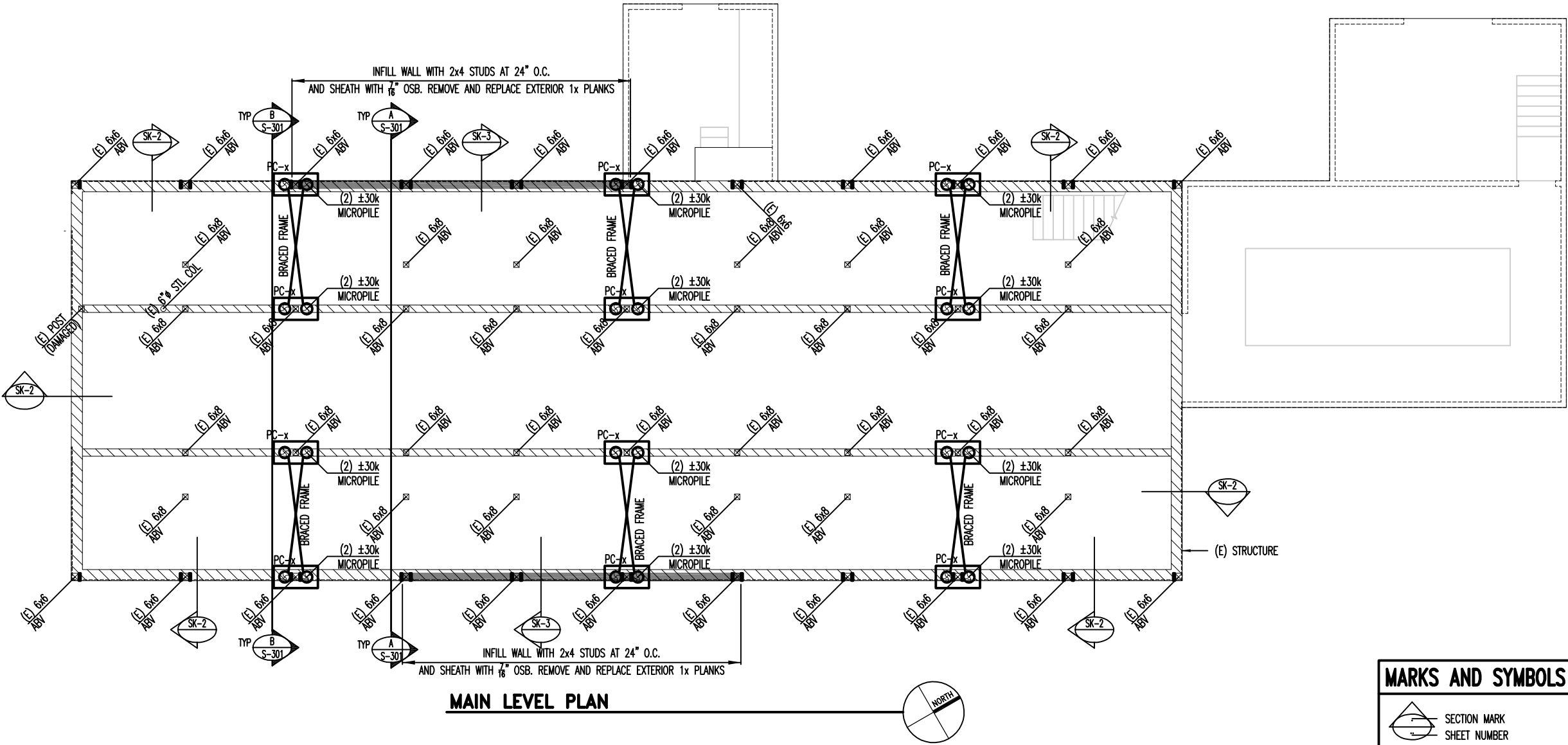
The retrofit of this building is voluntary. There are many different options for partial upgrades for various uses of the building. A prioritized list is provided within this report for the various options; however, the building would not be considered to meet an ASCE31 Life Safety performance level until all recommended retrofits have been installed.

3.6 LIMITATIONS

This report is to be used for planning purposes for the city of Park City. The evaluation and recommendations presented in this report are limited to structural and seismic issues only. The condition of non-structural components of the building is outside the scope of this evaluation. Although some incidental statements may be included regarding non-structural systems, the focus of the report is on structural issues. No other warranty, either expressed or implied is offered with regard to these services.

Our evaluation is based on visual observations. Assumptions were made in our evaluation when structural conditions could not be verified by visual observations, or by the available documents. Some assumptions include properties of building materials, construction practices, verification of as-built conditions, etc. As a result, the conclusions and recommendations are based upon professional judgment and experience, rather than known conditions. As a result, additional conditions detrimental to the structure may exist which were not visible, not noted in the available documents, or outside the scope of this evaluation.

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MARKS AND SYMBOLS LEGEND

- SECTION MARK
- SHEET NUMBER
- INDICATES EXSITING WALL
- INDICATES WOOD FLOOR SHEATHING OVERLAY, SEE DETAILS.
- INDICATES FLOOR OFFSET, SEE DETAILS.

PLAN NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS.

PARK CITY CORP.

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PARK CITY, UT 84060

MARK	DATE	DESCRIPTION
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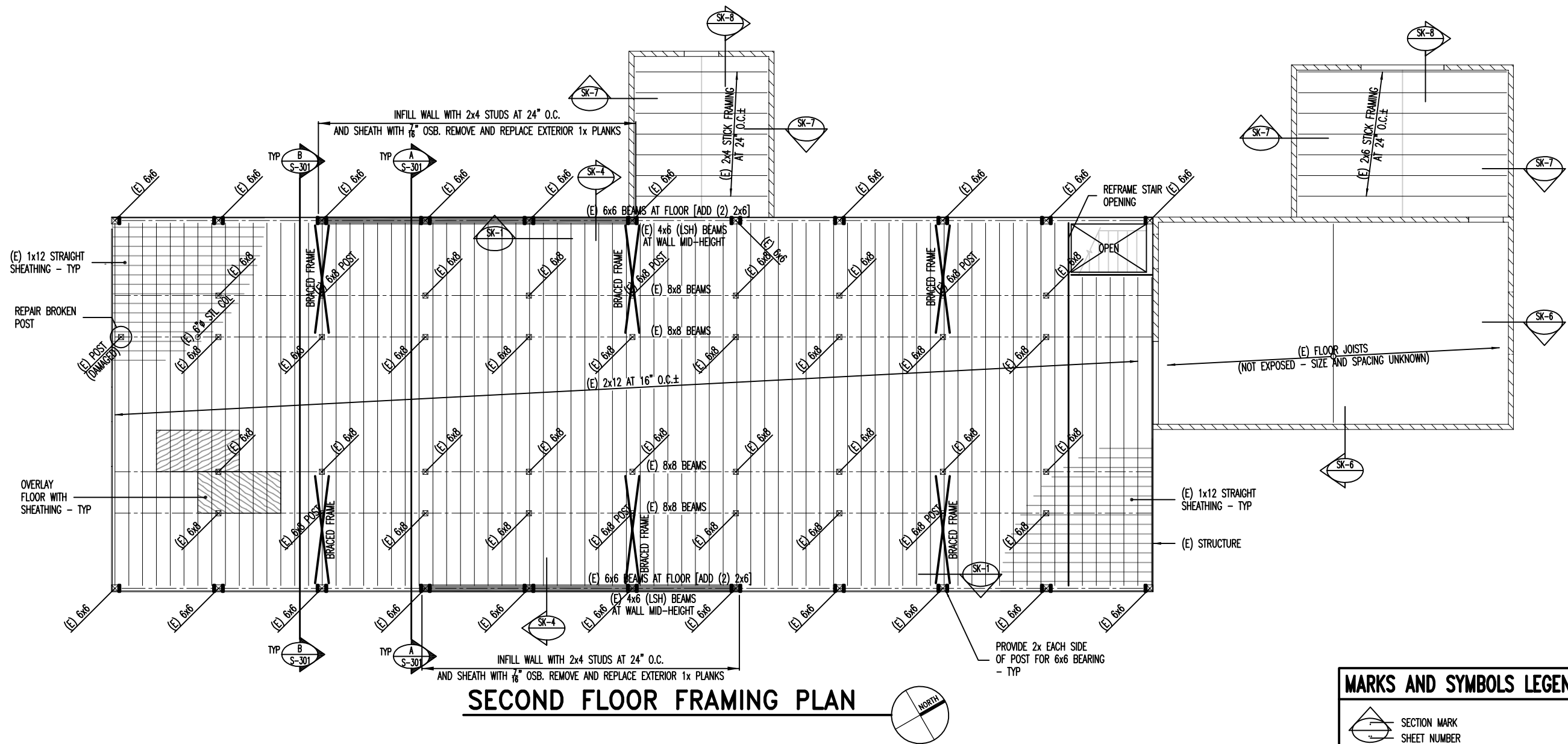
MC POLIN/OSGUTHORPE BARN
HIGHWAY 224
PARK CITY, UT 84060

PROJECT NO:	14359
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CHECKED BY:	BKG
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SHEET TITLE
MAIN LEVEL
PLAN

S-101

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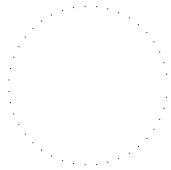
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	INDICATES WOOD FLOOR SHEATHING OVERLAY, SEE DETAILS.
	INDICATES FLOOR OFFSET, SEE DETAILS.

PLAN NOTES
1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS.

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0	7/3/14	SEISMIC REPORT



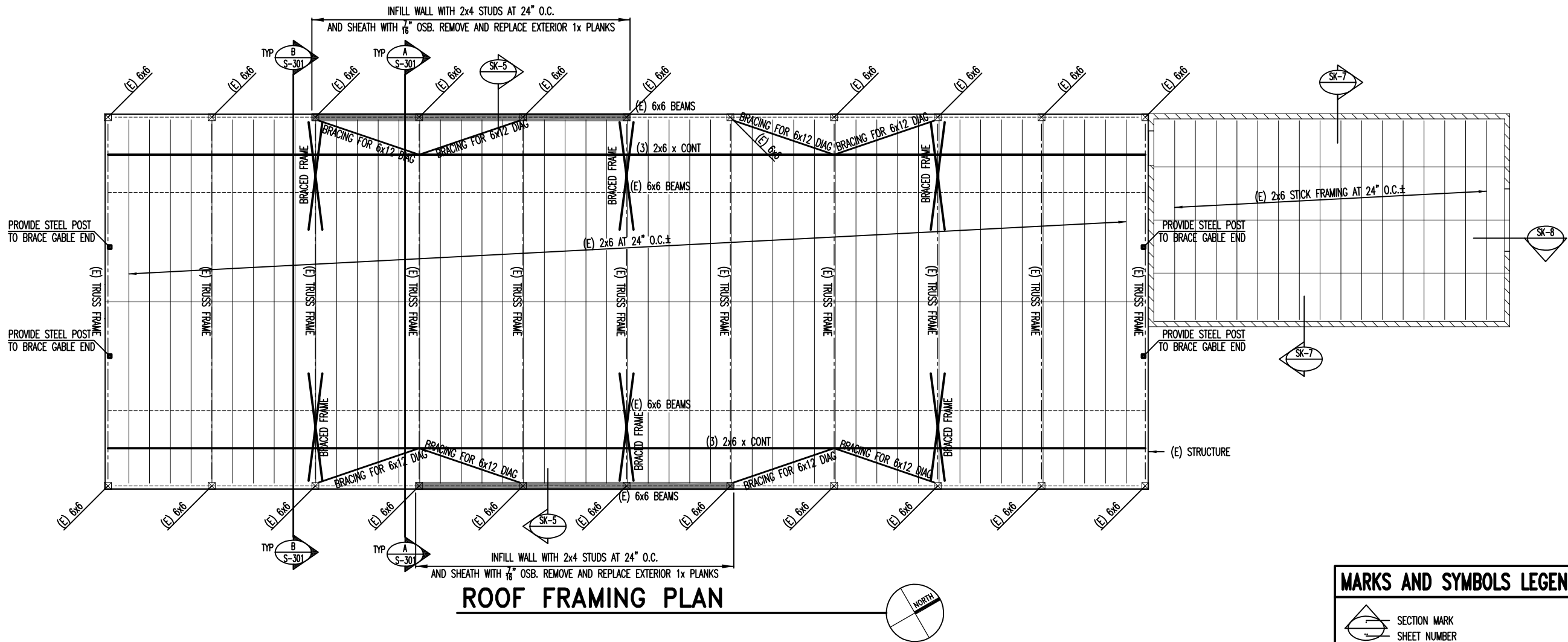
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SHEET TITLE
LEVEL 2
FRAMING PLAN

S-111

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ROOF FRAMING PLAN

MARKS AND SYMBOLS LEGEND

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- INDICATES WOOD FLOOR SHEATHING OVERLAY, SEE DETAILS.
- INDICATES FLOOR OFFSET, SEE DETAILS.

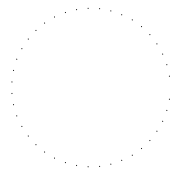
PLAN NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS.

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SHEET TITLE
ROOF
FRAMING PLAN

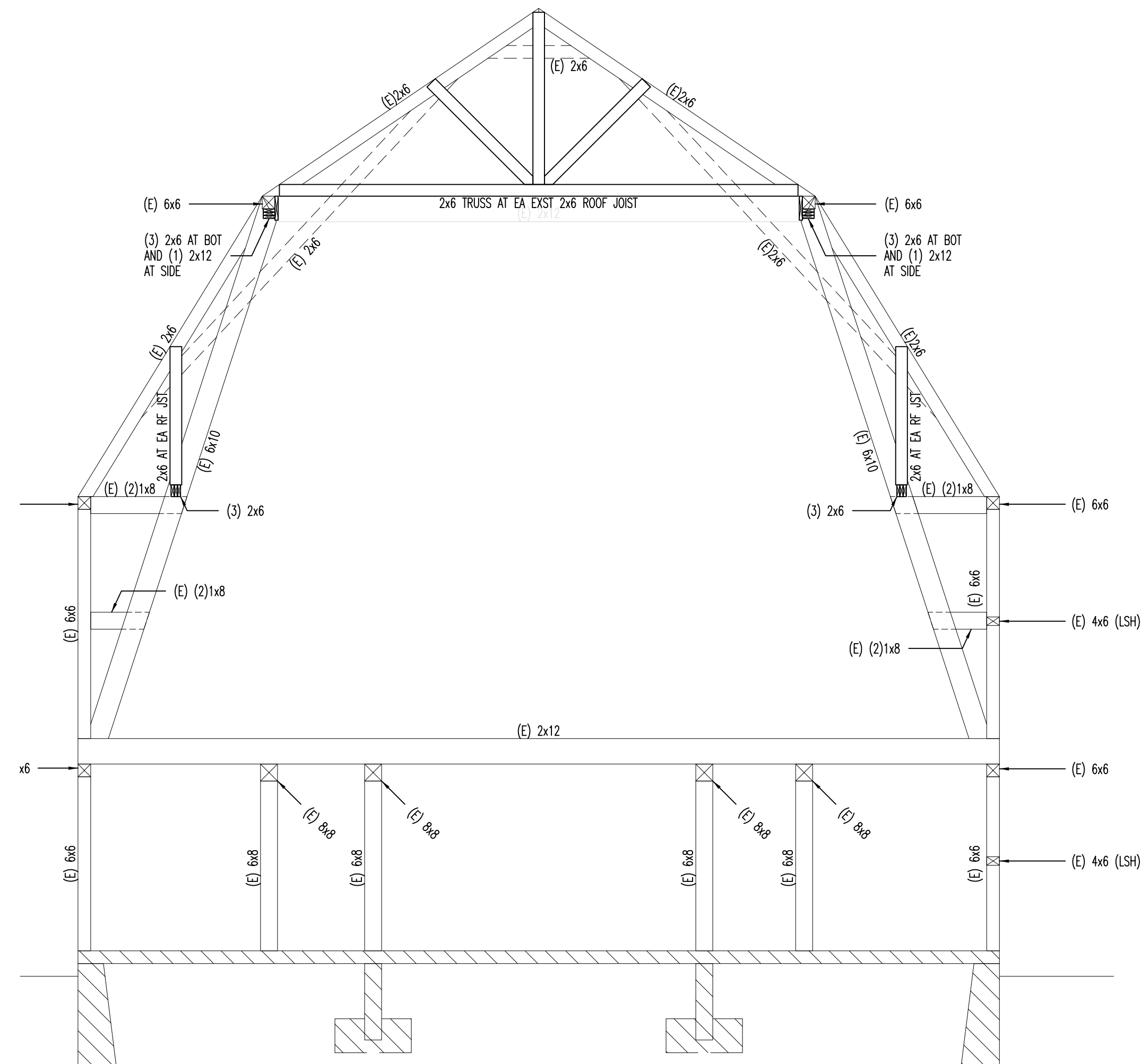
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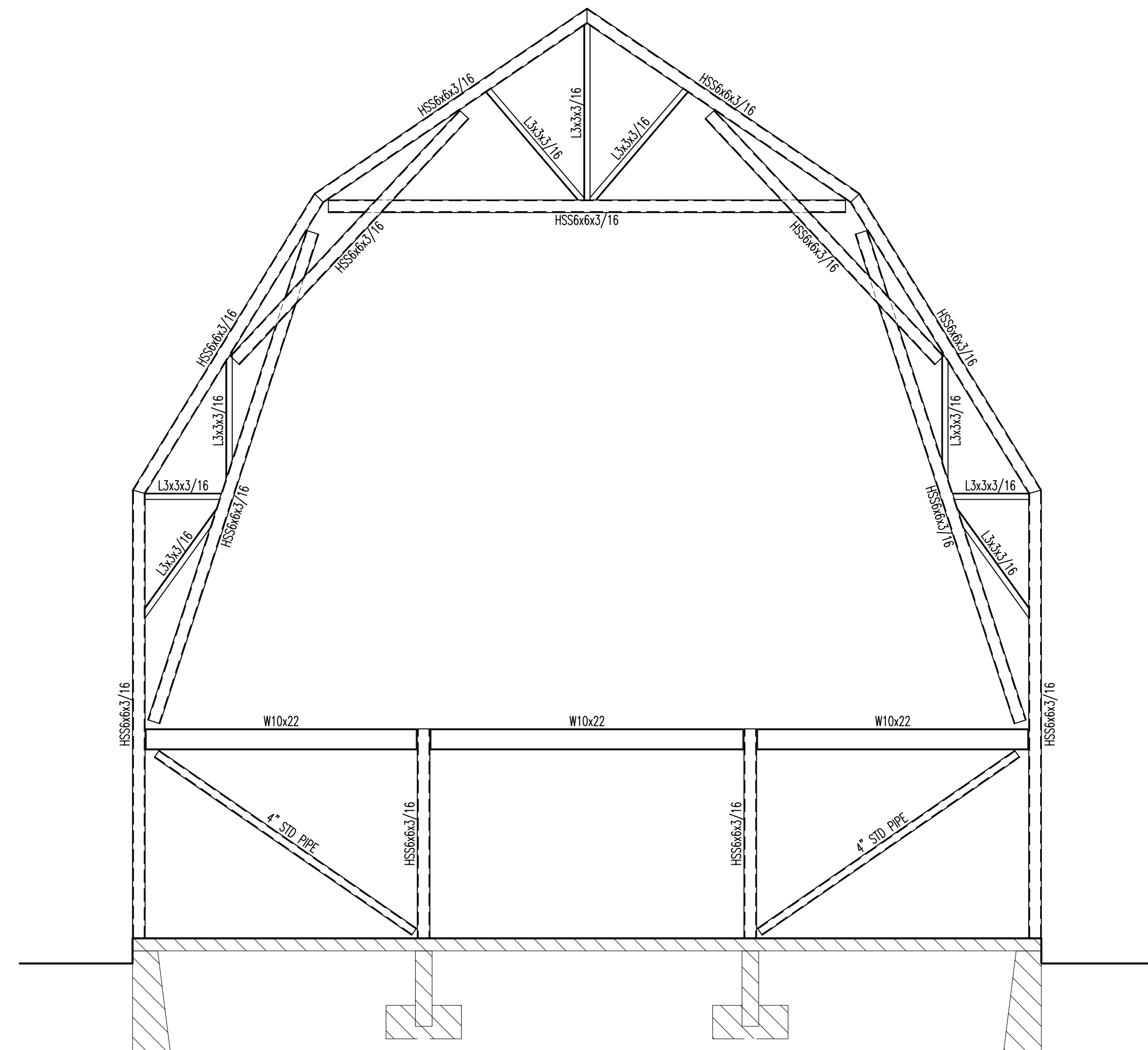
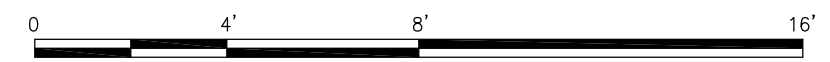
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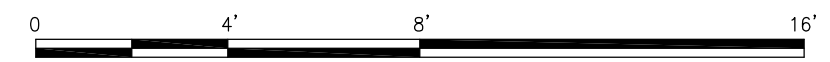
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SCALE: 1/4"=1'-0"





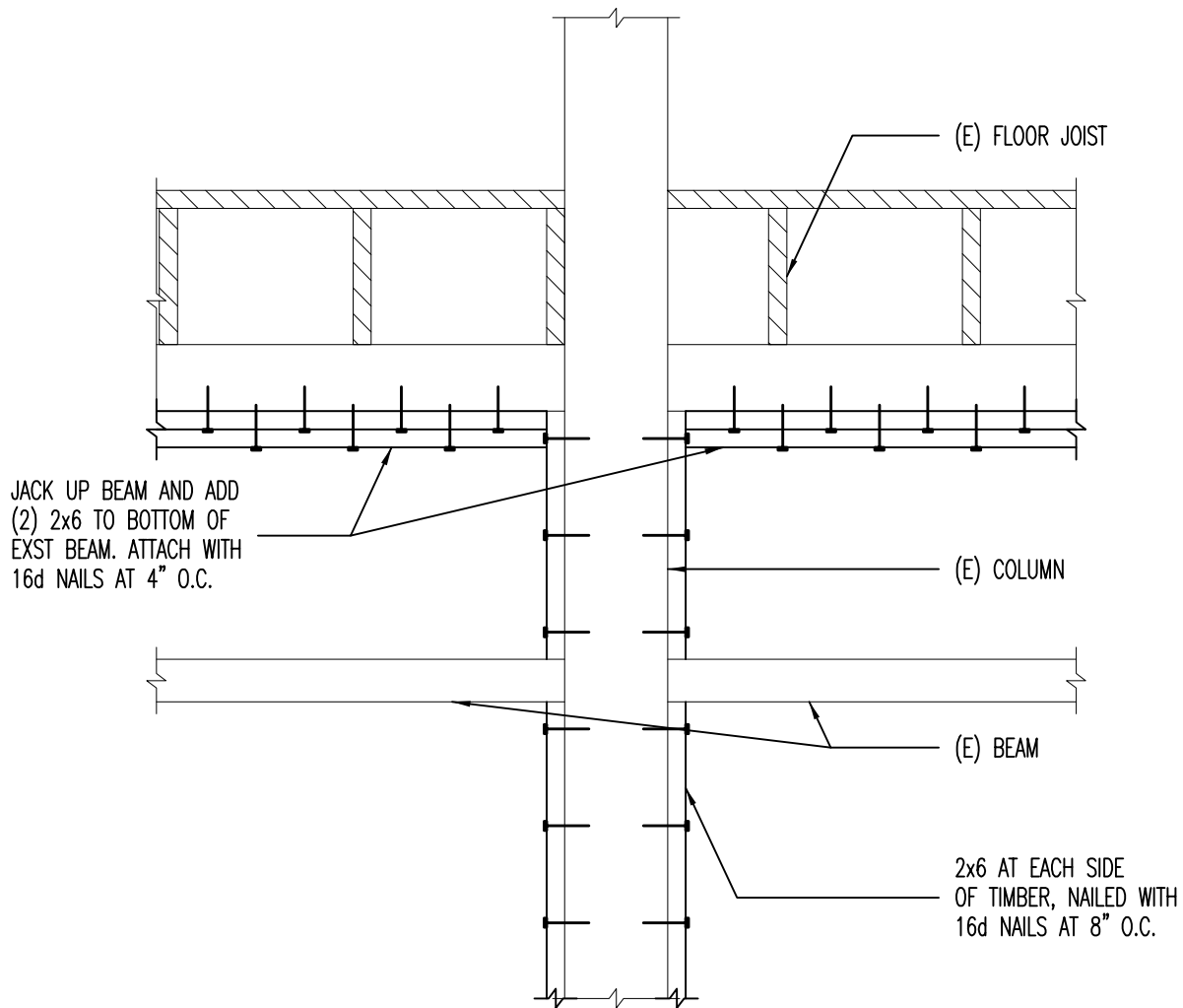
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801.355.5656
bhb@bhbengineers.com

MCPOLIN/OSGUTHORPE BARN
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DEFICIENCY 1a

DRAWN BY: jbm
DATE: 7/3/14
JOB No. 14359

SHEET NUMBER:

SK-1



1
14359_SK000

BEAM TO COLUMN CONDITION
(DEFICIENCY 1a)

NO SCALE



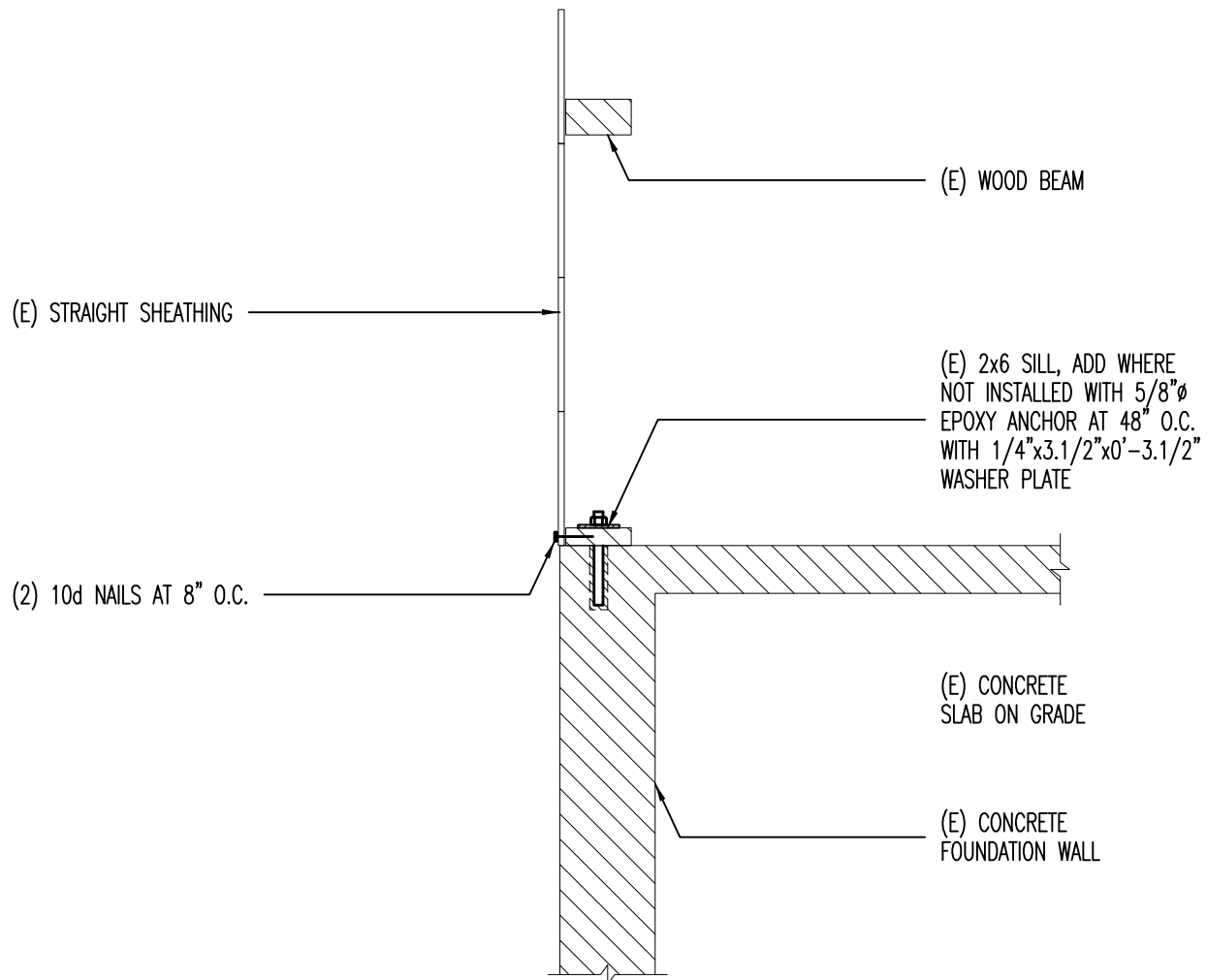
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MCPOLIN/OSGUTHORPE BARN
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DEFICIENCY 3c

DRAWN BY: jbm
DATE: 7/3/14
JOB No. 14359

SHEET NUMBER:

SK-2



2 TYPICAL WALL TO FOUNDATION DETAIL
(DEFICIENCY 3c)

NO SCALE

14359_SK000



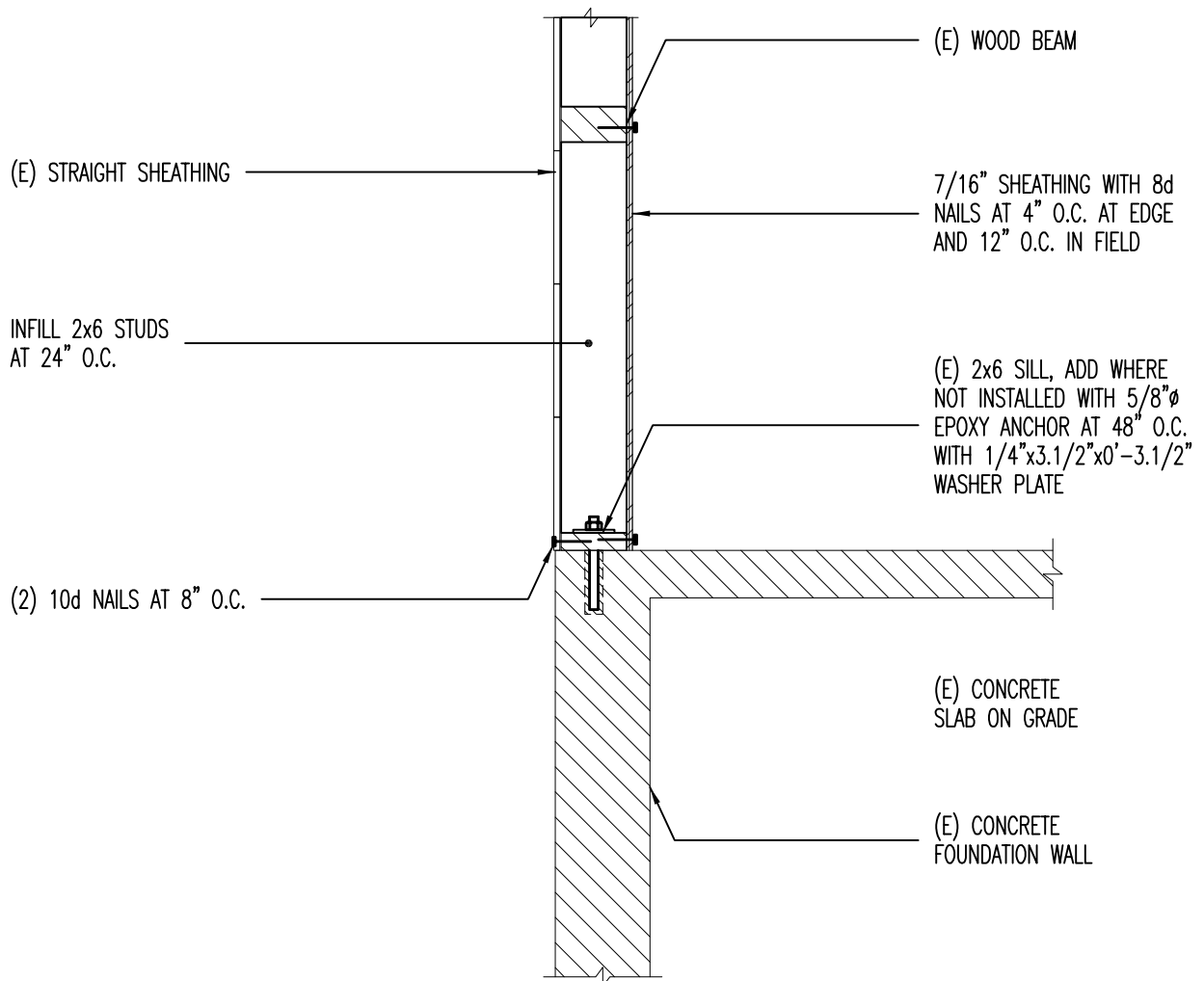
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DEFICIENCY 3c

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SHEET NUMBER:

SK-3



3A SHEAR WALL TO FOUNDATION DETAIL OPTION A
(DEFICIENCY 3c)

14359_SK000

NO SCALE



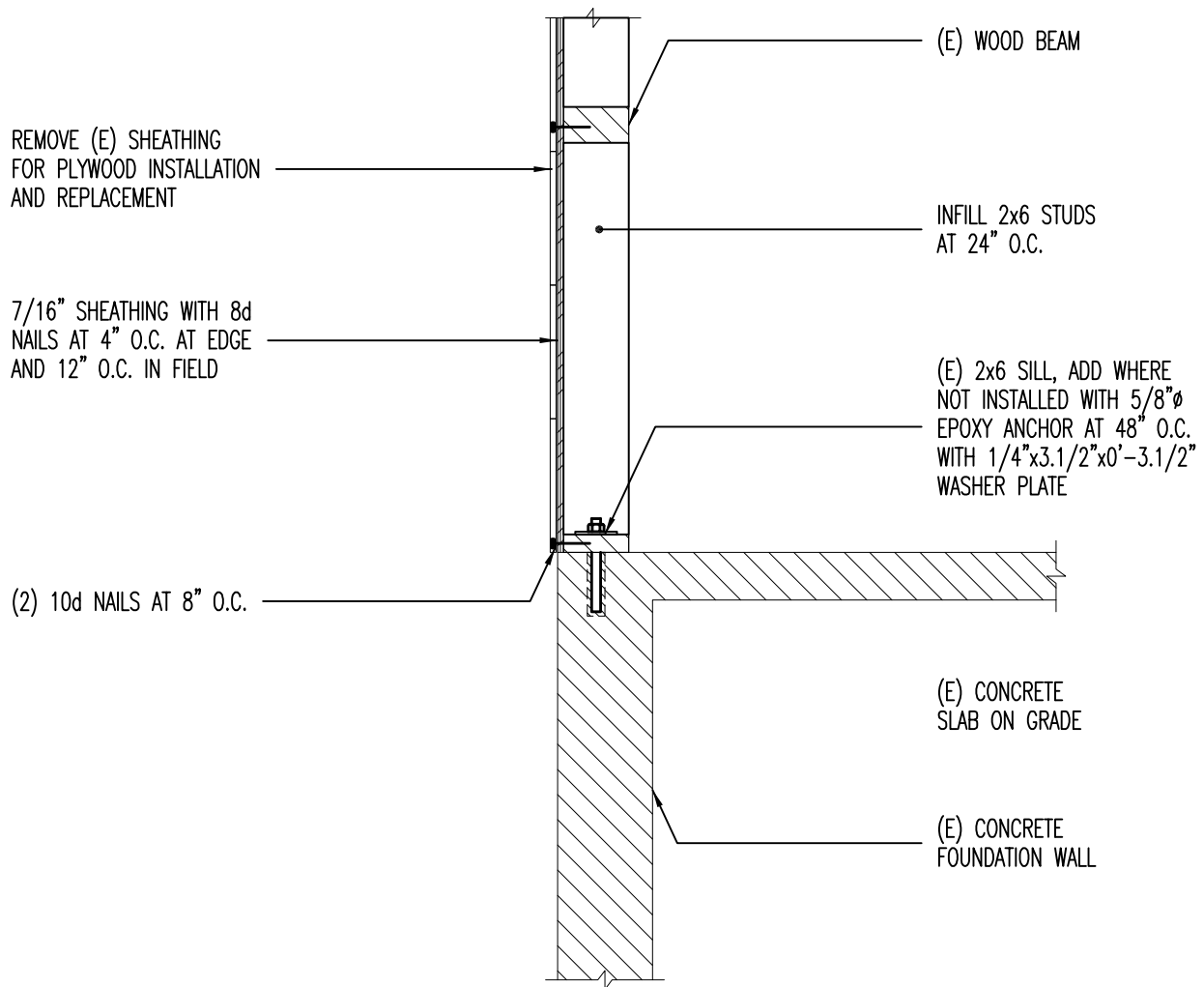
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DEFICIENCY 3c

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JOB No. 14359

SHEET NUMBER:

SK-3



3B
14359_SK000

SHEAR WALL TO FOUNDATION DETAIL OPTION B (DEFICIENCY 3c)

NO SCALE



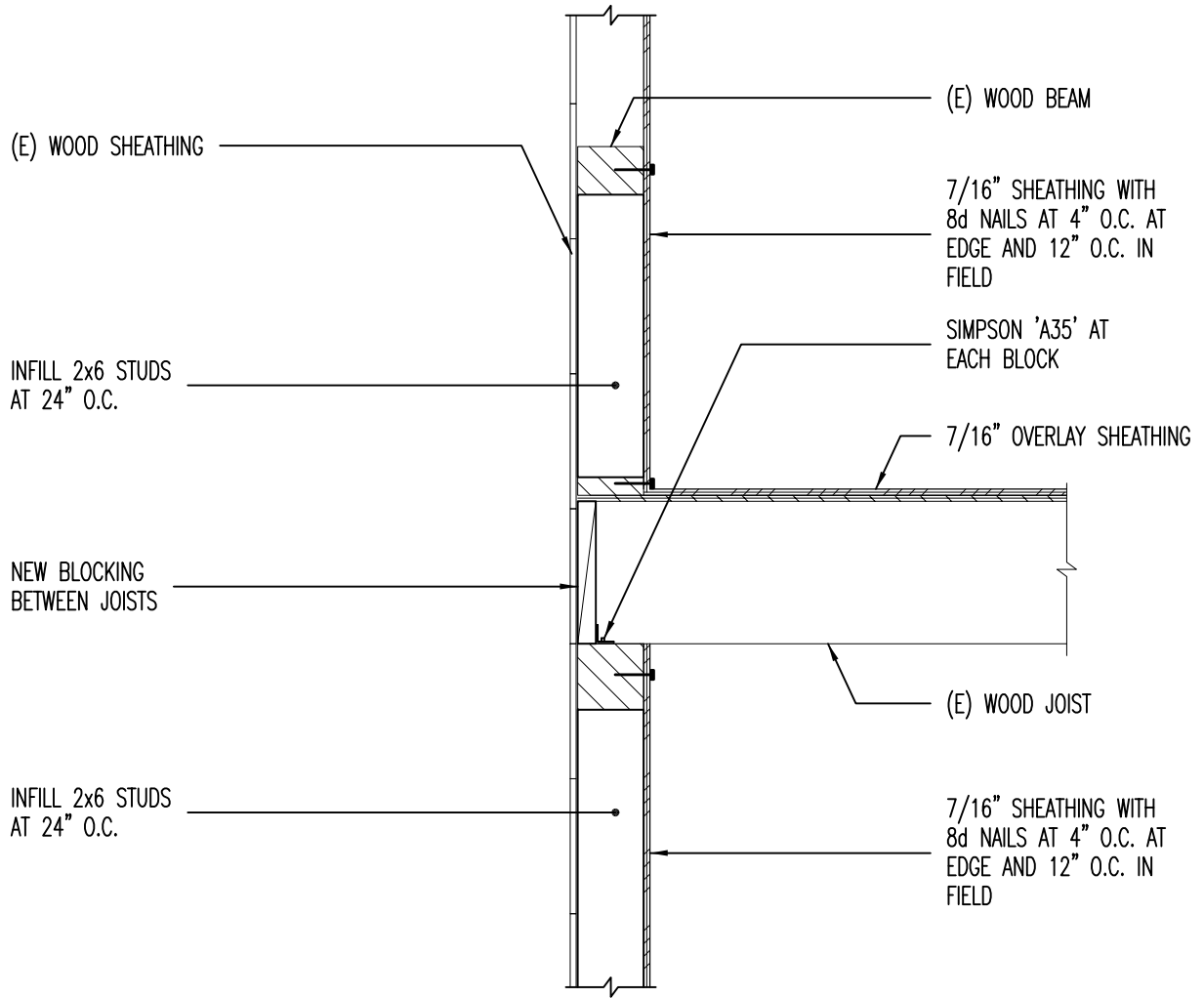
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DEFICIENCY 3c

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JOB No. 14359

SHEET NUMBER:

SK-4



4A
14359_SK000

FLOOR CONNECTION AT SHEAR WALL – OPTION A (DEFICIENCY 3c)

NO SCALE



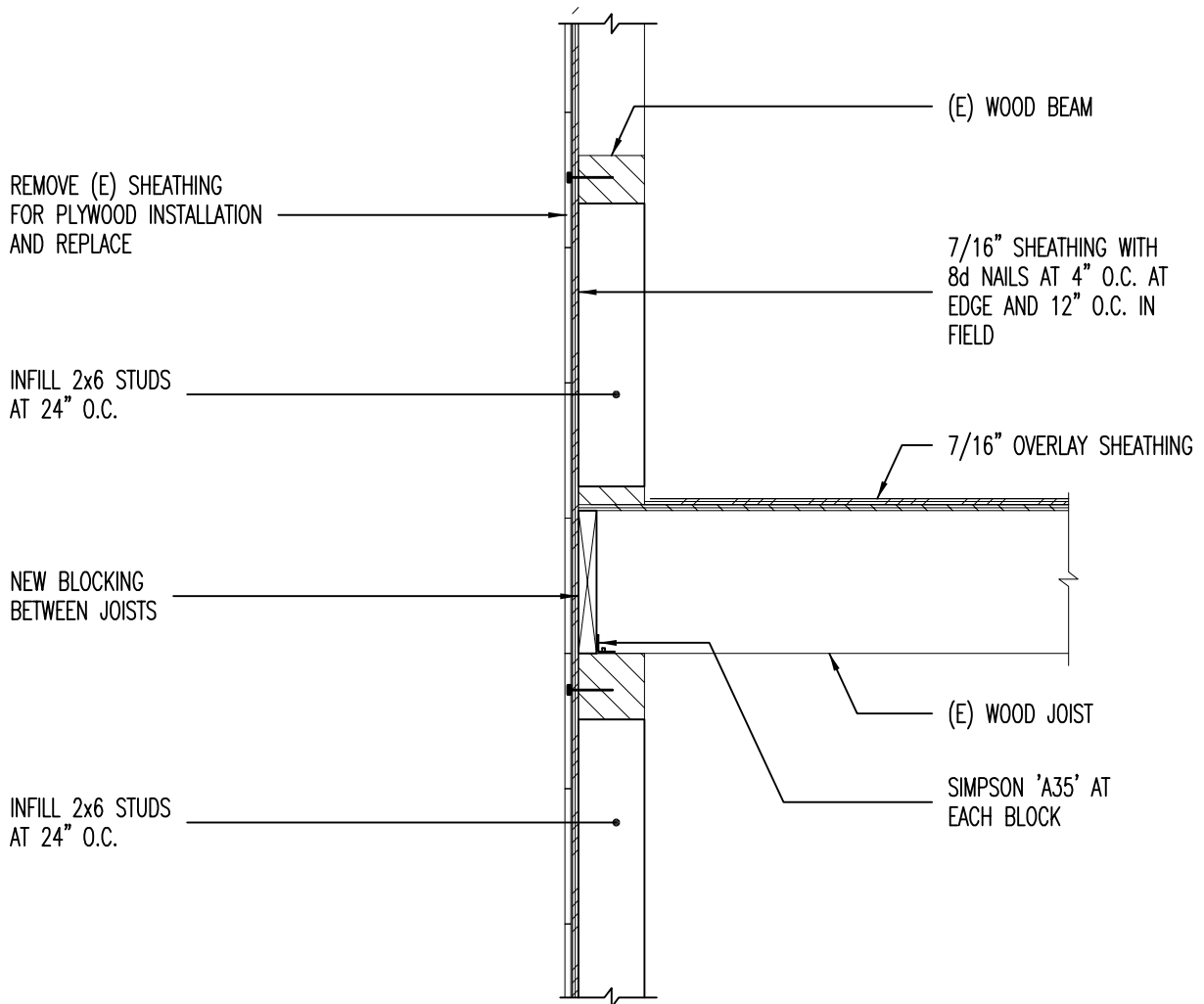
2766 S. Main Street
Salt Lake City, Utah 84115
801.355.5656
bhb@bhbengineers.com

MCPOLIN/OSGUTHORPE BARN
HIGHWAY 224, PARK CITY UT 84060
DEFICIENCY 3c

DRAWN BY: jbm
DATE: 7/3/14
JOB No. 14359

SHEET NUMBER:

SK-4



4B
14359_SK000

FLOOR CONNECTION AT SHEAR WALL - OPTION B (DEFICIENCY 3c)

NO SCALE



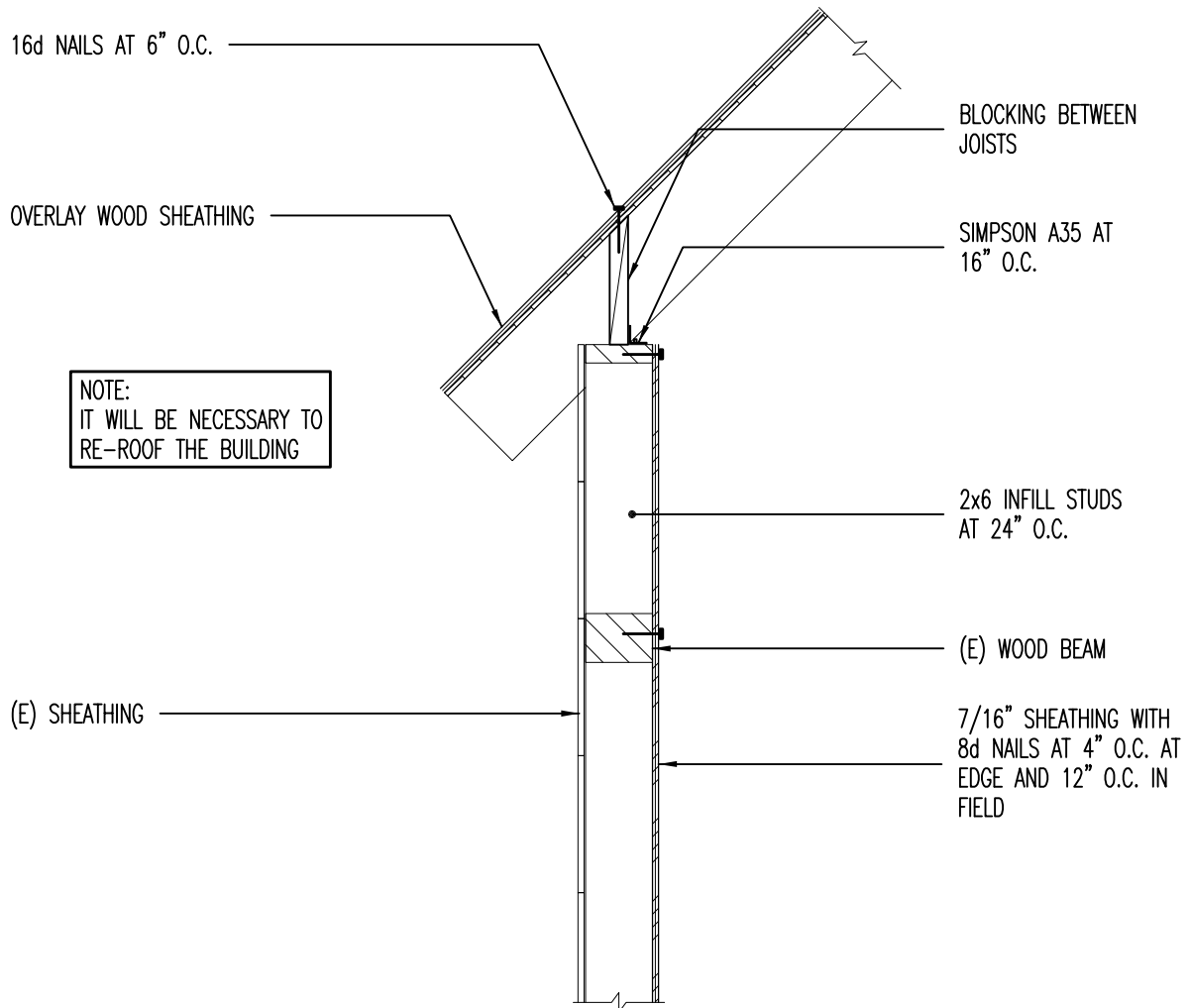
2766 S. Main Street
Salt Lake City, Utah 84115
801.355.5656
bhb@bhbengineers.com

MCPOLIN/OSGUTHORPE BARN
HIGHWAY 224, PARK CITY UT 84060
DEFICIENCY 3c

DRAWN BY: jbm
DATE: 7/3/14
JOB No. 14359

SHEET NUMBER:

SK-5



5A SHEAR WALL TO ROOF CONNECTION – OPTION A
(DEFICIENCY 3c)

NO SCALE

14359_SK000



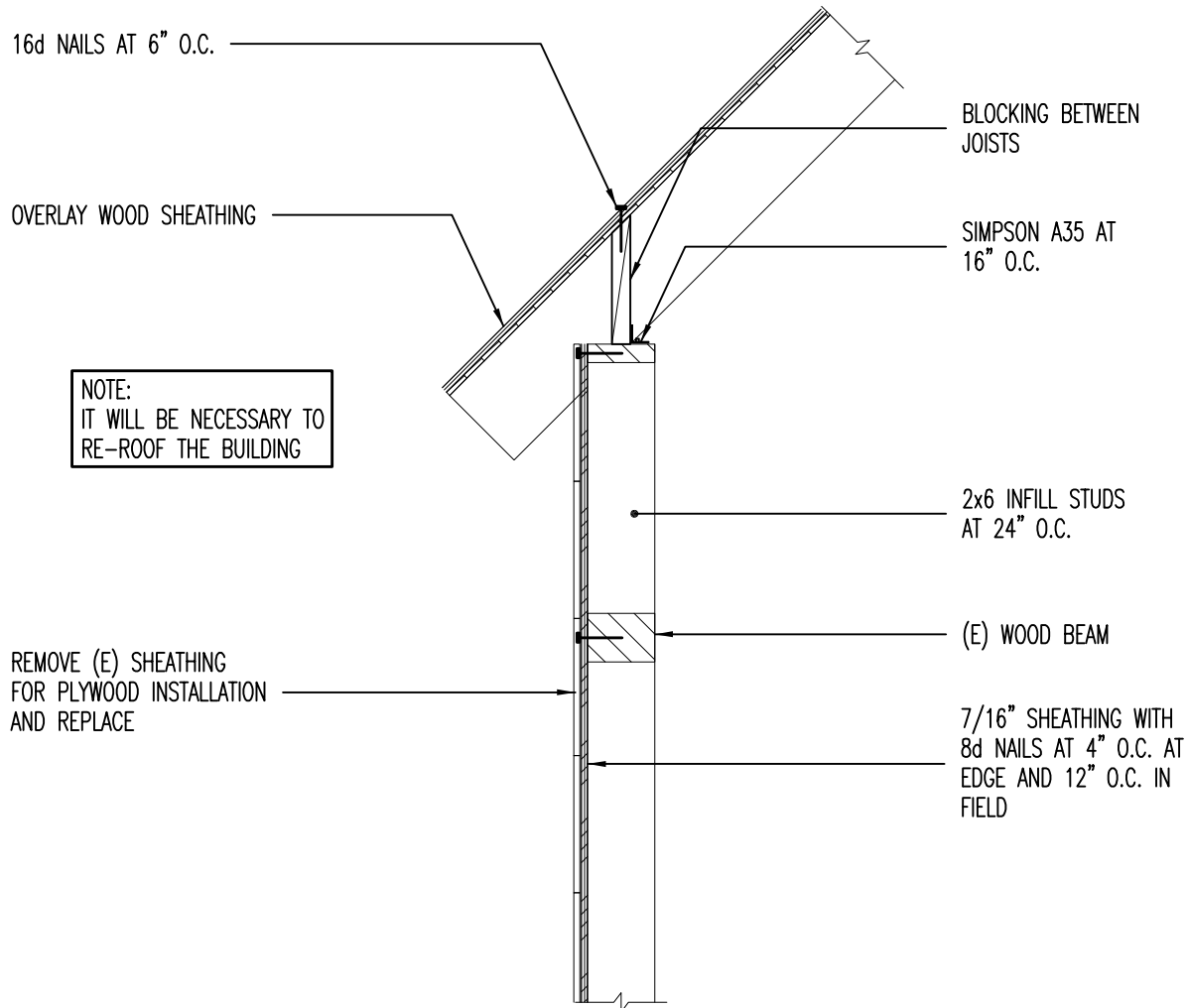
2766 S. Main Street
Salt Lake City, Utah 84115
801.355.5656
bhb@bhbengineers.com

MCPOLIN/OSGUTHORPE BARN
HIGHWAY 224, PARK CITY UT 84060
DEFICIENCY 3c

DRAWN BY: jbm
DATE: 7/3/14
JOB No. 14359

SHEET NUMBER:

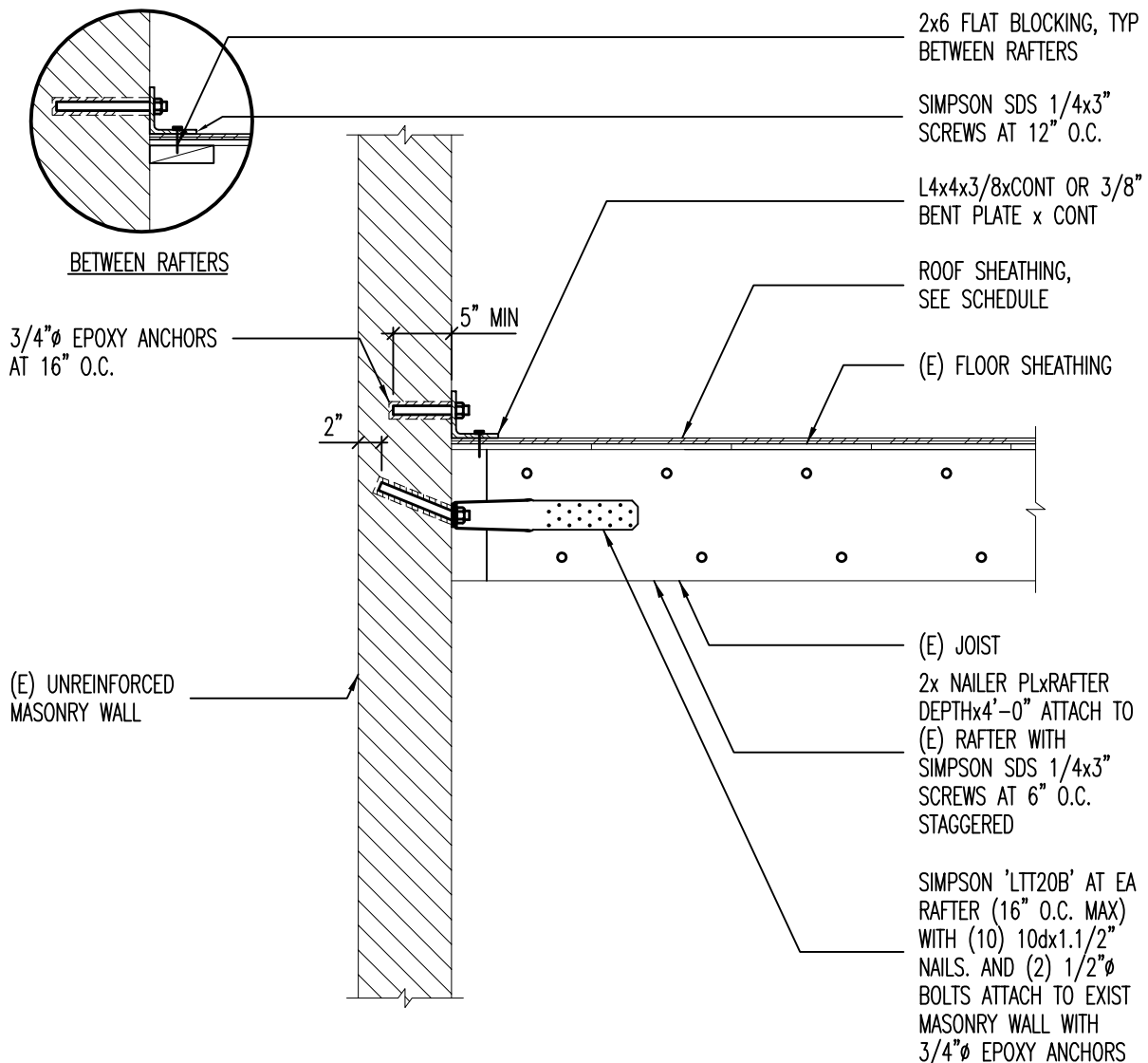
SK-5



5B SHEAR WALL TO ROOF CONNECTION – OPTION B
(DEFICIENCY 3c)

NO SCALE

14359_SK000



6 TYPICAL FLOOR ANCHORAGE DETAIL AT URM
(DEFICIENCY 4a)

NO SCALE



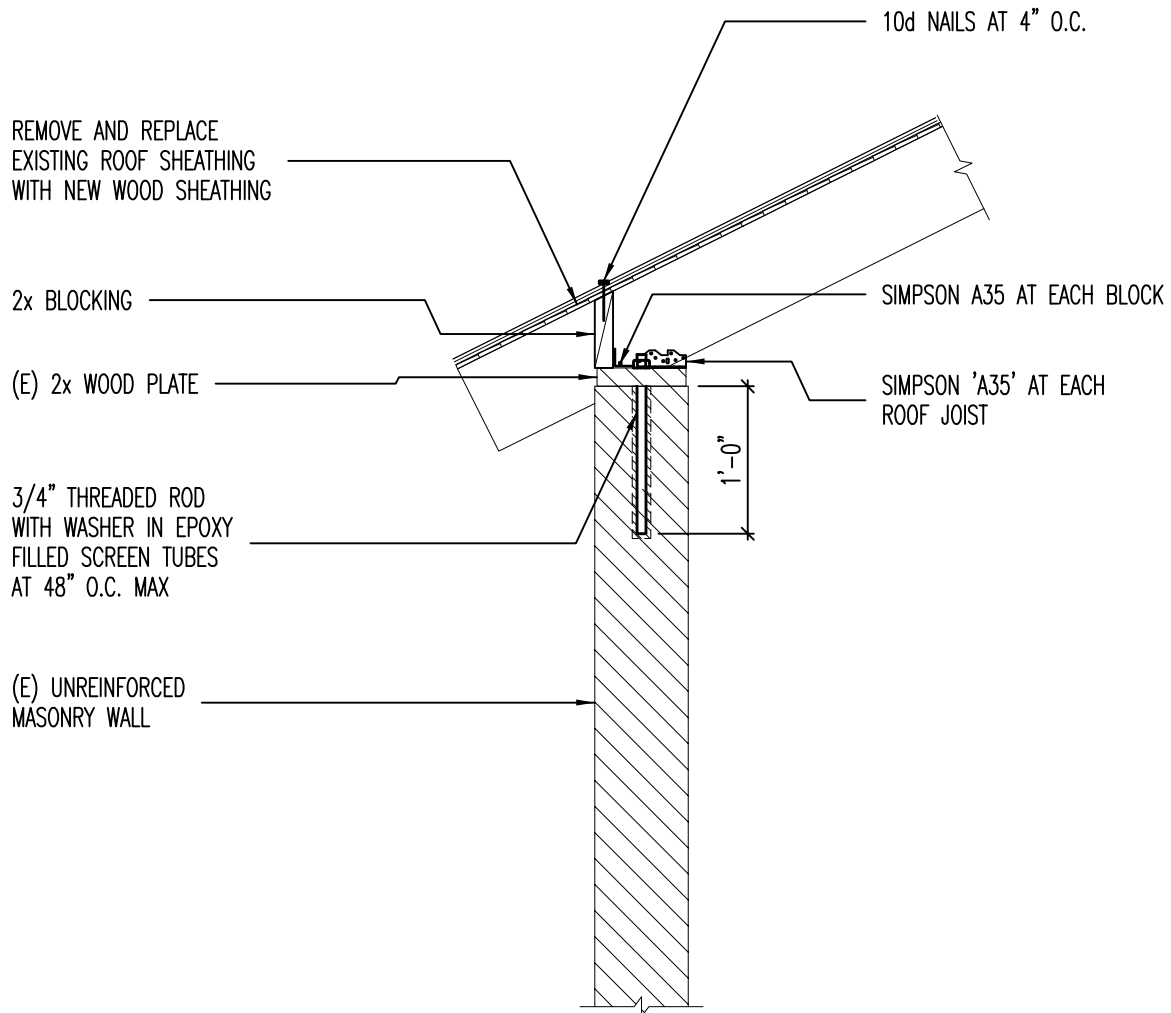
2766 S. Main Street
Salt Lake City, Utah 84115
801.355.5656
bhb@bhbengineers.com

MCPOLIN/OSGUTHORPE BARN
HIGHWAY 224, PARK CITY UT 84060
DEFICIENCY 4a

DRAWN BY: jbm
DATE: 7/3/14
JOB No. 14359

SHEET NUMBER:

SK-7



7 TYPICAL URM WALL BRACING AT ROOF
(DEFICIENCY 4a)

14359_SK000

NO SCALE



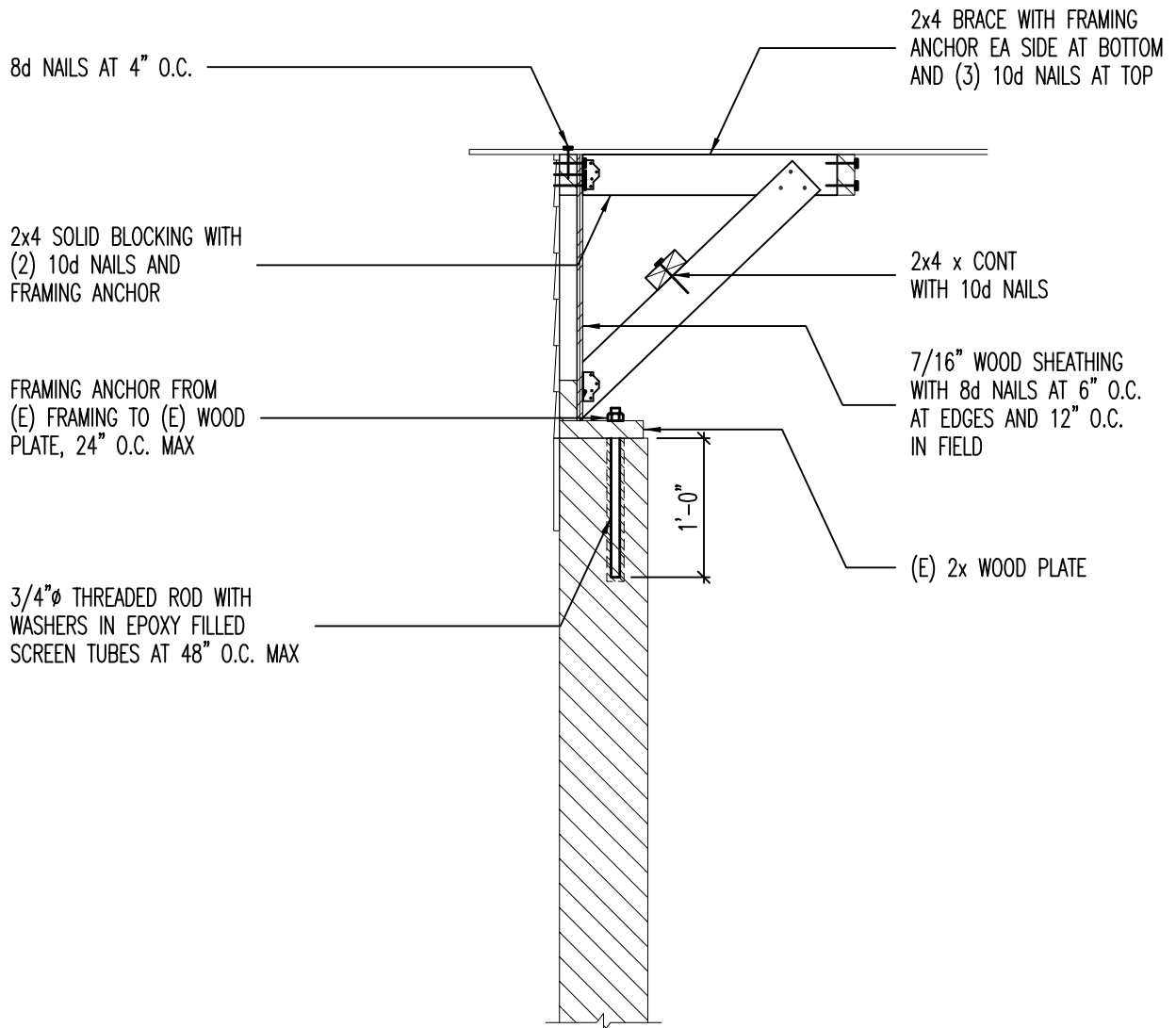
2766 S. Main Street
Salt Lake City, Utah 84115
801.355.5656
bhb@bhbengineers.com

MCPOLIN/OSGUTHORPE BARN
HIGHWAY 224, PARK CITY UT 84060
DEFICIENCY 4a

DRAWN BY: jbm
DATE: 7/3/14
JOB No. 14359

SHEET NUMBER:

SK-8



8
14359_SK000

TYPICAL URM WALL BRACING AT ROOF (DEFICIENCY 4a)

NO SCALE

3.7.2 Basic Structural Checklist for Building Type W2: Wood Frames, Commercial and Industrial

Building System

(C)	NC	N/A	LOAD PATH: The structure shall contain a minimum of one complete load path for Life Safety and Immediate Occupancy for seismic force effects from any horizontal direction that serves to transfer the inertial forces from the mass to the foundation. (Tier 2: Sec. 4.3.1.1)
C	NC	(N/A)	MEZZANINES: Interior mezzanine levels shall be braced independently from the main structure, or shall be anchored to the lateral-force-resisting elements of the main structure. (Tier 2: Sec. 4.3.1.3)
(C)	NC	N/A	WEAK STORY: The strength of the lateral-force-resisting system in any story shall not be less than 80 percent of the strength in an adjacent story, above or below, for Life Safety and Immediate Occupancy. (Tier 2: Sec. 4.3.2.1)
(C)	NC	N/A	SOFT STORY: The stiffness of the lateral-force-resisting system in any story shall not be less than 70 percent of the lateral-force-resisting stiffness in an adjacent story above or below, or less than 80 percent of the average lateral-force resisting system stiffness of the three stories above or below for Life Safety and Immediate Occupancy. (Tier 2: Sec. 4.3.2.2)
(C)	NC	N/A	GEOMETRY: There shall be no changes in horizontal dimension of the lateral-force-resisting system of more than 30 percent in a story relative to adjacent stories for Life Safety and Immediate Occupancy, excluding one-story penthouses and mezzanines. (Tier 2: Sec. 4.3.2.3)
(C)	NC	N/A	VERTICAL DISCONTINUITIES: All vertical elements in the lateral-force-resisting system shall be continuous to the foundation. (Tier 2: Sec. 4.3.2.4)
(C)	NC	N/A	MASS: There shall be no change in effective mass more than 50 percent from one story to the next for Life Safety and Immediate Occupancy. Light roofs, penthouses, and mezzanines need not be considered. (Tier 2: Sec. 4.3.2.5)
(C)	NC	N/A	DETERIORATION OF WOOD: There shall be no signs of decay, shrinkage, splitting, fire damage, or sagging in any of the wood members, and none of the metal connection hardware shall be deteriorated, broken, or loose. (Tier 2: Sec. 4.3.3.1)

- C NC **(N/A)** WOOD STRUCTURAL PANEL SHEAR WALL FASTENERS: There shall be no more than 15 percent of inadequate fastening such as overdriven fasteners, omitted blocking, excessive fastening spacing, or inadequate edge distance. This statement shall apply to the Immediate Occupancy Performance Level only.. (Tier 2: Sec. 4.3.3.2)

Lateral-Force-Resisting System

- (C)** NC N/A REDUNDANCY: The number of lines of shear walls in each principal direction shall be greater than or equal to 2 for Life Safety and Immediate Occupancy. (Tier 2: Sec. 4.4.2.1.1)
- C **(NC)** N/A SHEAR STRESS CHECK: The shear stress in the shear walls, calculated using the Quick Check procedure of Section 3.5.3.3, shall be less than the following values for Life Safety and Immediate Occupancy. (Tier 2: Sec. 4.4.2.7.1)
- | | |
|----------------------------|-----------|
| Structural panel sheathing | 1,000 plf |
| Diagonal sheathing | 700 plf |
| Straight sheathing | 100 plf |
| All other conditions | 100 plf |
- C NC **(N/A)** STUCCO (EXTERIOR PLASTER) SHEAR WALLS: Multi-story buildings shall not rely on exterior stucco walls as the primary lateral-force-resisting system. (Tier 2: Sec. 4.4.2.7.2)
- C NC **(N/A)** GYPSOM WALLBOARD OR PLASTER SHEAR WALLS: Interior plaster or gypsum wallboard shall not be used as shear walls on buildings over one story in height with the exception of the uppermost level of a multi-story building. (Tier 2: Sec. 4.4.2.7.3)
- (C)** NC N/A NARROW WOOD SHEAR WALLS: Narrow wood shear walls with an aspect ratio greater than 2-to-1 for Life Safety and 1.5-to-1 for Immediate Occupancy shall not be used to resist lateral forces developed in the building on levels of moderate and high seismicity. Narrow wood shear walls with an aspect ratio greater than 2-to-1 for Immediate Occupancy shall not be used to resist lateral forces developed in the building in levels of low seismicity. (Tier 2: Sec. 4.4.2.7.4)
- C **(NC)** N/A WALLS CONNECTED THROUGH FLOORS: Shear walls shall have interconnection between stories to transfer overturning and shear forces through the floor. (Tier 2: Sec. 4.4.2.7.5)
- C NC **(N/A)** HILLSIDE SITE: For structures that are taller on at least one side by

more than one-half story due to a sloping site, all shear walls on the downhill slope shall have an aspect ratio less than 1-to-1 for Life Safety and 1 to 2 for Immediate Occupancy. (Tier 2: Sec. 4.4.2.7.6)

- | | | | |
|---|----|--------------------------------------|---|
| C | NC | ☒ N/A | CRIPPLE WALLS: Cripple walls below first-floor-level shear walls shall be braced to the foundation with wood structural panels. (Tier 2: Sec. 4.4.2.7.7) |
| C | NC | ☒ N/A | OPENINGS: Walls with openings greater than 80 percent of the length shall be braced with wood structural panel shear walls with aspect ratios of not more than 1.5-to-1 or shall be supported by adjacent construction through positive ties capable of transferring the lateral forces. (Tier 2: Sec. 4.4.2.7.8) |

Connections

- | | | | |
|---|-------------------------------------|-----|---|
| C | ☒ NC | N/A | WOOD POSTS: There shall be a positive connection of wood posts to the foundation. (Tier 2: Sec. 4.6.3.3) |
| C | ☒ NC | N/A | WOOD SILLS: All wood sills shall be bolted to the foundation. (Tier 2: Sec. 4.6.3.4) |
| C | ☒ NC | N/A | GIRDER/COLUMN CONNECTION: There shall be a positive connection utilizing plates, connection hardware, or straps between the girder and the column support. (Tier 2: Sec. 4.6.4.1) |

3.7.2 Supplemental Structural Checklist for Building Type W2: Wood Frames, Commercial and Industrial

This Supplemental Structural Checklist shall be completed where required by Table 3-2. The Basic Structural Checklist shall be completed prior to completing this Supplemental Structural Checklist.

Lateral-Force-Resisting System

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| C | NC | ☒ N/A | HOLD-DOWN ANCHORS: All shear walls shall have hold-down anchors constructed per acceptable construction practices, attached to the end studs. This statement shall apply to the Immediate Occupancy Performance Level only. (Tier 2: Sec. 4.4.2.7.9) |
|---|----|--------------------------------------|--|

Diaphragms

- | | | | |
|---|----|--------------------------------------|--|
| C | NC | ☒ N/A | DIAPHRAGM CONTINUITY: The diaphragms shall not be composed of split-level floors and shall not have expansion joints. (Tier 2: Sec. 4.5.1.1) |
|---|----|--------------------------------------|--|

- | | | | |
|---|----|-----|--|
| C | NC | N/A | ROOF CHORD CONTINUITY: All chord elements shall be continuous, regardless of changes in roof elevation. (Tier 2: Sec. 4.5.1.3) |
| C | NC | N/A | PLAN IRREGULARITIES: There shall be tensile capacity to develop the strength of the diaphragm at re-entrant corners or other locations of plan irregularities. This statement shall apply to the Immediate Occupancy Performance Level only. (Tier 2: Sec. 4.5.1.7) |
| C | NC | N/A | DIAPHRAGM REINFORCEMENT AT OPENINGS: There shall be reinforcing around all diaphragm openings larger than 50 percent of the building width in either major plan dimension. This statement shall apply to the Immediate Occupancy Performance Level only. (Tier 2: Sec. 4.5.1.8) |
| C | NC | N/A | STRAIGHT SHEATHING: All straight sheathed diaphragms shall have aspect ratios less than 2-to-1 for Life Safety and 1-to-1 for Immediate Occupancy in the direction being considered. (Tier 2: Sec. 4.5.2.1) |
| C | NC | N/A | SPANS: All wood diaphragms with spans greater than 24 feet For Life Safety and 12 feet for Immediate Occupancy shall consist of wood structural panels or diagonal sheathing. (Tier 2: Sec. 4.5.2.2) |
| C | NC | N/A | UNBLOCKED DIAPHRAGMS: All diagonally sheathed or unblocked wood structural panel diaphragms shall have horizontal spans less than 40 feet for Life Safety and 30 feet for Immediate Occupancy and shall have aspect ratios less than or equal to 4-to-1 for Life Safety and 3-to-1 for Immediate Occupancy. (Tier 2: Sec. 4.5.2.3) |
| C | NC | N/A | OTHER DIAPHRAGMS: The diaphragm shall not consist of a system other than wood, metal deck, concrete, or horizontal bracing. (Tier 2: Sec. 4.5.7.1) |

Connections

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|---|----|-----|--|
| C | NC | N/A | WOOD SILL BOLTS: Sill bolts shall be spaced at 6 feet or less for Life Safety and 4 feet or less for Immediate Occupancy, with proper edge and end distance provided for wood and concrete. (Tier 2: Sec. 4.6.3.9) |
|---|----|-----|--|

3.7.15 Basic Structural Checklist for Building Type URM: Unreinforced Masonry Bearing Walls with Flexible Diaphragms

Building System

(C)	NC	N/A	LOAD PATH: The structure shall contain a minimum of one complete load path for Life Safety and Immediate Occupancy for seismic force effects from any horizontal direction that serves to transfer the inertial forces from the mass to the foundation. (Tier 2: Sec. 4.3.1.1)
C	(NC)	N/A	ADJACENT BUILDINGS: The clear distance between the building being evaluated and any adjacent building shall be greater than 4 percent of the height of the shorter building for Life Safety and Immediate Occupancy. (Tier 2: Sec. 4.3.1.2)
C	NC	(N/A)	MEZZANINES: Interior mezzanine levels shall be braced independently from the main structure, or shall be anchored to the lateral-force-resisting elements of the main structure. (Tier 2: Sec. 4.3.1.3)
(C)	NC	N/A	WEAK STORY: The strength of the lateral-force-resisting system in any story shall not be less than 80 percent of the strength in an adjacent story, above or below, for Life Safety and Immediate Occupancy. (Tier 2: Sec. 4.3.2.1)
(C)	NC	N/A	SOFT STORY: The stiffness of the lateral-force-resisting system in any story shall not be less than 70 percent of the lateral-force-resisting stiffness in an adjacent story above or below, or less than 80 percent of the average lateral-force resisting system stiffness of the three stories above or below for Life Safety and Immediate Occupancy. (Tier 2: Sec. 4.3.2.2)
(C)	NC	N/A	GEOMETRY: There shall be no changes in horizontal dimension of the lateral-force-resisting system of more than 30 percent in a story relative to adjacent stories for Life Safety and Immediate Occupancy, excluding one-story penthouses and mezzanines. (Tier 2: Sec. 4.3.2.3)
(C)	NC	N/A	VERTICAL DISCONTINUITIES: All vertical elements in the lateral-force-resisting system shall be continuous to the foundation. (Tier 2: Sec. 4.3.2.4)
(C)	NC	N/A	MASS: There shall be no change in effective mass more than 50 percent from one story to the next for Life Safety and Immediate Occupancy. Light roofs, penthouses, and mezzanines need not be considered. (Tier 2: Sec. 4.3.2.5)

- | | | | |
|---|----|-----|---|
| C | NC | N/A | DETERIORATION OF WOOD: There shall be no signs of decay, shrinkage, splitting, fire damage, or sagging in any of the wood members, and none of the metal connection hardware shall be deteriorated, broken, or loose. (Tier 2: Sec.4.3.3.1) |
| C | NC | N/A | MASONRY UNITS: There shall be no visible deterioration of masonry units. (Tier 2: Sec. 4.3.3.7) |
| C | NC | N/A | MASONRY JOINTS: The mortar shall not be easily scraped away from the joints by hand with a metal tool, and there shall be no areas of eroded mortar. (Tier 2: Sec. 4.3.3.8) |
| C | NC | N/A | UNREINFORCED MASONRY WALL CRACKS: There shall be no existing diagonal cracks in the wall elements greater than 1/8 inch for Life Safety and 1/16 inch for Immediate Occupancy, or out-of-plane offsets in the bed joint greater than 1/8 inch for Life Safety and 1/16 inch for Immediate Occupancy, and shall not form an X pattern. (Tier 2: Sec. 4.3.3.11) |

Lateral-Force-Resisting System

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|---|----|-----|--|
| C | NC | N/A | REDUNDANCY: The number of lines of shear walls in each principal direction shall be greater than or equal to 2 for Life Safety and Immediate Occupancy. (Tier 2: Sec. 4.4.2.1.1) |
| C | NC | N/A | SHEAR STRESS CHECK: The shear stress in the unreinforced masonry shear walls, calculated using the Quick Check procedure of Section 3.5.3.3, shall be less than 30 psi for Life Safety and Immediate Occupancy. (Tier 2: Sec. 4.4.2.2.1) |

Connections

- | | | | |
|---|----|-----|--|
| C | NC | N/A | WALL ANCHORAGE: Exterior concrete or masonry walls that are dependent on the diaphragm for lateral support shall be anchored for out-of-plane forces at each diaphragm level with steel anchors, reinforcing dowels, or straps that are developed into the diaphragm. Connections shall have adequate strength to resist the connection force calculated in the Quick Check procedure of Section 3.5.3.7. (Tier 2: Sec. 4.6.1.1) |
| C | NC | N/A | WOOD LEDGERS: The connection between the wall panels and the diaphragm shall not induce cross-grain bending or tension in the wood ledger. (Tier 2: Sec. 4.6.1.2) |

- | | | | |
|---|----|-----|--|
| C | NC | N/A | TRANSFER TO SHEAR WALLS: Diaphragms shall be connected for transfer of loads to the shear walls for Life Safety and the connections shall be able to develop the lesser of the shear strength of the walls or diaphragms for Immediate Occupancy. (Tier 2: Sec. 4.6.2.1) |
| C | NC | N/A | GIRDER/COLUMN CONNECTION: There shall be a positive connection utilizing plates, connection hardware, or straps between the girder and the column support. (Tier2: Sec. 4.6.4.1) |

3.7.15S Supplemental Structural Checklist for Building Type URM: Unreinforced Masonry Bearing Walls with Flexible Diaphragms

Lateral-Force-Resisting System

- (C) NC N/A PROPORTIONS: The height-to-thickness ratio of the shear walls at each story shall be less than the following for Life Safety and Immediate Occupancy (Tier 2: Sec. 4.4.2.5.2).

Top story of multi-story building	9
First story of multi-story building	15
All other conditions	13

Diaphragms

- (C) NC N/A CROSS TIES: There shall be continuous cross ties between diaphragm chords. (Tier 2: Sec. 4.5.1.2)
- C NC (N/A) OPENINGS AT SHEAR WALLS: Diaphragm openings immediately adjacent to the shear walls shall be less than 25 percent of the wall length for Life Safety and 15 percent of the wall length for Immediate Occupancy. (Tier 2: Sec. 4.5.1.4)
- C NC (N/A) OPENINGS AT EXTERIOR MASONRY SHEAR WALLS: Diaphragm openings immediately adjacent to exterior masonry shear walls shall not be greater than 8 feet long for Life Safety and 4 feet long for Immediate Occupancy. (Tier 2: Sec. 4.5.1.6)
- C NC (N/A) PLAN IRREGULARITIES: There shall be tensile capacity to develop the strength of the diaphragm at re-entrant corners or other locations of plan irregularities. This statement shall apply to the Immediate Occupancy Performance Level only. (Tier 2: Sec. 4.5.1.7)
- (C) NC N/A DIAPHRAGM REINFORCEMENT AT OPENINGS: There shall be reinforcing around all diaphragm openings larger than 50 percent of the building width in either major plan dimension. This statement shall apply to the Immediate Occupancy Performance Level only. (Tier 2: Sec. 4.5.1.8)
- C (NC) N/A STRAIGHT SHEATHING: All straight sheathed diaphragms shall have aspect ratios less than 2-to-1 for Life Safety and 1-to-1 for Immediate Occupancy in the direction being considered. (Tier 2: Sec. 4.5.2.1)
- C (NC) N/A SPANS: All wood diaphragms with spans greater than 24 feet

For Life Safety and 12 feet for Immediate Occupancy shall consist of wood structural panels of diagonal sheathing. (Tier 2: Sec. 4.5.2.2)

- | | | | |
|---|----|-----|---|
| C | NC | N/A | UNBLOCKED DIAPHRAGMS: All diagonally sheathed or unblocked wood structural panel diaphragms shall have horizontal spans less than 40 feet for Life Safety and 30 feet for Immediate Occupancy and shall have aspect ratios less than or equal to 4-to-1 for Life Safety and 3-to-1 for Immediate Occupancy. (Tier 2: Sec. 4.5.2.3) |
| C | NC | N/A | NON-CONCRETE FILLED DIAPHRAGMS: Un-topped metal deck diaphragms or metal deck diaphragms with fill other than concrete shall consist of horizontal spans of less than 40 feet and shall have span/depth ratios less than 4-to-1. This statement shall apply to the Immediate Occupancy Performance Level only. (Tier 2: Sec. 4.5.3.1) |
| C | NC | N/A | OTHER DIAPHRAGMS: The diaphragm shall not consist of a system other than wood, metal deck, concrete, or horizontal bracing. (Tier 2: Sec. 4.5.7.1) |

Connections

- | | | | |
|---|----|-----|--|
| C | NC | N/A | STIFFNESS OF WALL ANCHORS: Anchors of concrete or masonry Walls to wood structural elements shall be installed taut and shall be stiff enough to limit the relative movement between the wall and the diaphragm to no greater than 1/8 inch prior to engagement of the anchors. (Tier 2: Sec. 4.6.1.4) |
| C | NC | N/A | BEAM, GIRDER, AND TRUSS SUPPORTS: Beams, girders, and Trusses supported by unreinforced masonry walls or pilasters shall have independent secondary columns for support of vertical loads. (Tier 2: Sec. 4.6.4.5) |

City Council Staff Report



Subject: McPolin Farm Strategic Plan Challenges and Future
Author: Denise Carey
Department: McPolin Farm
Date: February 6, 2014
Type of Item: Study Session

Since the purchase of the McPolin Farm in 1990 from Dr. D.A. Osguthorpe, Park City has made a conscious effort to protect and enhance the entryway corridor and preserve open space. Over the past few years staff has completed the projects in the 2008 Strategic Plan. Attached is the updated Strategic Plan and CIP project list to be considered as part of the upcoming budget discussion. Please note that upgrading engineering architecture to ensure preservation of the Barn and surrounding buildings and most importantly safety, have to be addressed by the beginning of the year to better forecast costs.

Use and growth at the McPolin Farm has brought us to an updated version of the Strategic Plan and requests to review the CUP and the Administrative Policy. Staff would like direction from City Council in the near future on a variety of policy issues.

This session is designed to provide Council with the opportunity to take a look at the operational and administrative aspects of the McPolin Farm. A greater understanding will enable Council to provide staff with Administrative Policy and CUP direction. The Summit Land Conservancy Conservation Easement and the current Administrative Policy are considered when programming and scheduling events. One of the main drivers of the review is to propose opening up use of the Farm for municipal use, specifically, City meetings, retreats, department meetings, etc. Opening up the use of the Farm for non-profits or other groups is not recommended at this time. The number of City meetings will not count toward the restriction of 12 events per year.

Strategic Plan topics will also need to be addressed for staff direction. Basic funding has been put toward maintenance to protect the buildings at the Farm and staff feels it is in the best interest of Park City to fund projects that will protect, repair, upgrade and enhance the buildings. This will contribute to the protection and enhancement of the historical integrity of the complex. The majority of these items will be addressed through the Asset Management Fund.

The purpose of defining the Administrative Policy and CUP for the Farm is to reaffirm or change Council's past view of the nature of the farm and its use. Friends of the Farm and staff will present recommendations for the Policy and CUP modifications for review by members of Council. A work session will be held as a follow-up to the study session to reach consensus on the Administrative Policy; no formal action by the Council is necessary.

If allowing City meetings at the Farm is approved in a future work session, it is recommended to clarify the existing CUP language which can be amended administratively.

Attachments:

- Updated Strategic Plan
- Administrative Policy/Conditional Use Permit
- Photos



Shed



Farmhouse



Barn



Barn



Loft



Milking Parlor

ADMINISTRATIVE POLICY FOR USE OF THE FARM COMPOUND AND BUILDINGS

12/18/08

The Park City Farm is a public facility owned and operated by Park City Municipal Corporation and is administered by the Recreation Services Department of Park City Municipal Corporation. The Park City Farm serves the community by hosting educational programs and a variety of events for the community. The Mission Statement of the Park City Farm is:

The Park City Farm is a very important symbol in the public consciousness and a focal point for Park City, the citizens of Park City wish to retain and preserve the historic quality of the buildings, focus on the local use of the building; maintain public access, maintain the intimate high quality atmosphere and foster community use of the Farm.

The goals for the Park City Farm are to:

- * offer community access at no fee or a reasonable fee
- * balance the use of the facility among the ENTIRE community
- * flexible use: building responds to changing needs of community
- * preserve the historic and sentimental integrity of the Park City Farm as open space
- * protect Farm from overuse

The Conservation Reserve Program (CRP) is administered by the United States Department of Agriculture and is one of the largest private-lands enhancement improvement programs in the United States. The CRP encourages owners of agriculture land to voluntarily plant permanent areas of grass and trees on land that need protection in order to control non-point source pollutants from entering a watershed. The program's intent is to establish buffer zones of vegetation that would in turn retain topsoil thereby preventing erosion. In addition, the CRP program is known for enhancing habitat for wildlife while also providing a source of food. From 2002 - 2007 the City has been working to enhance the 23 acres of Conservation Reserve Program (CRP) stream corridor, which is designated as permanent riparian buffer. The City Council unanimously approved entry into the Conservation Reserve Program and 23 acres were enrolled on June 1st, 2003.

SECTION 1. PURPOSE

The purpose of this policy is to ensure that the community's expectations are upheld with respect to the use of the Farm compound and its buildings.

This policy attempts to codify all of the use guidelines that currently exist in a variety of City documents and establishes new policy regarding the permitted uses for, and access to the Farm compound and its buildings. This policy includes; A) General policy guidelines and B) Event policy guidelines.

SECTION 2. DEFINITIONS

- A) Farm - Farm compound of buildings including the Barn, Shed, Farmhouse, related outbuildings and the grounds. (See attached map)
- B) Barn - Barn building.
- C) Shed - Building located on the north side of the compound housing restrooms, day locker area and meeting room.
- D) Farmhouse - Small house located in the center of the Farm.
- E) Outbuildings - Small buildings located around Farm property.
- F) City - City of Park City or its representative.
- G) Event - Any contracted activity, including but not limited to special events, exhibitions, social gatherings and educational activities.
- H) Lessee - Any person or entity contracting with the City to produce, organize, direct or manage any event at the Farm.

SECTION 3. GENERAL POLICY GUIDELINES

- A) The Farm (including the Shed, the Farmhouse and Outbuildings, but not including the Barn) shall be open and accessible to the general public year round, weather permitting. Farm hours will be from 8:00 am to 9:00 pm daily. The Farm will only be available for limited public use (a winter trail pass may be required) during the winter months, however, the property (restrooms) will be accessible during the winter to all trail users. General admission to the Farm may be denied during Events; however, Events will not prevent public trail use on Farm property.
- B) Access to the Farm will be limited. For general, non-event use, vehicle parking will be located on the east side of Highway 224, however, only 25 parking spaces will be provided. Non- vehicular access to the Farm is encouraged as good trail access exists from all directions. Car pooling and bussing is also encouraged.
- C) The Farmhouse's primary function will be to serve as a visitor center. Antiques will be placed inside and a pictorial history of the Farm will be displayed. The farmhouse display can be viewed without entering the building and will be open to the public on a very limited basis.
- D) The Barn is not available for public use. An interpretive display is housed in the barn which may be viewed through the windows.
- E) The Shed is available for public use. Appropriate uses for the Shed include but are not limited to educational activities and exhibitions. The Shed may serve as a warming facility for cross-country skiers during the winter months and may serve as a staging area for ski races and like events. Amenities include restrooms, small locker area, reception area, small food prep area and storage.
- F) The Grounds are very attractive and may be desirable for outdoor functions during the summer. Outdoor use will be permitted provided the "General Policy Guidelines" are followed. Amenities include lawn area, picnic tables, large patio, trees and nearby stream.

SECTION 4. EVENT POLICY GUIDELINES

- A) To qualify as an Event, the Event must be public, City Council-sponsored and have been granted a Master Festival License.
- B) Events will be limited in size and number so as not to interfere with the “open space” character of the Farm. Events shall be limited to not more than 150 (one hundred fifty) people per Event. Special events shall not preclude public trail use of the property
- C) Events taking place at the Farm shall be limited to one-day with no more than 12 (twelve) Events annually. Use of the trail system for cross-country ski races does not count towards the 12 Event limit.
- D) Each Event must obtain a City-approved transit plan. No Event parking will be permitted at the Farm, or along the shoulder of SR 224.
- E) Event use of the Shed shall be limited to no more than 75 (seventy five) people.
- F) No additional exterior lighting is permitted for Events.
- G) Events must comply with municipal noise ordinances.
- H) If the Master Festival License permits the sale of merchandise, those sales must be subordinate to the primary event. No Event is allowed for the purpose of selling merchandise for a commercial enterprise.

Conditional Use Permit

March 8, 2006
Tom Bakaly
City Manager
445 Marsac Avenue
PO Box 1480
Park City, Utah 84060

NOTICE OF PLANNING COMMISSION ACTION

Project Name McPolin Farm

Project Description Amendment to Conditional Use Permit

Date of Action March 1, 2006

Action Taken By Planning Commission: The Planning Commission APPROVED the proposed amendment to the McPolin Farm Conditional Use Permit based on the following:

Findings of Fact

1. The McPolin Farm is a 135 acre property located in the Recreation Open Space District. Eighty-five acres are located west of Hwy 224. Approximately 50 acres are located east of Hwy 224.
2. The Planning Commission has approved two year Conditional Use Permits for the use of the building on March 28, 2001 and May 14, 2003.
3. The purpose of the ROS District is to establish and preserve districts for land uses requiring substantial areas of open land covered with vegetation and substantially free from structures, streets and parking lots; permit recreational uses and preserve open space

lands; encourage parks, trails, golf courses and other private or public recreational uses; and preserve and enhance environmentally sensitive lands, such as wetlands, streams, corridors, and forests.

4. The proposed special events will not be located within the Frontage Protection Zone (FPZ).

5. The property is owned by Park City Municipal Building Authority, a.k.a. The City. 6. On June 5, 2003 the City Council passed and adopted Resolution No. 15-03, which amends Resolution 19-95. Resolution 15-03 states that special events are to be limited as to not interfere with the open space character of the Farm, and provides a guideline of “not more than 150 people” for passive summer events.

7. The property includes several important historic structures which have been restored, rehabilitated, and/or reconstructed at considerable public expense.

8. As of June 5, 2003, the McPolin farm house and the barn are not approved for human occupancy; however plans are underway to bring the farm house into building code and ADA compliance.

9. Public trails are located on the property.

10. McLeod Creek meanders through the property.

11. Public restrooms are located in the reconstructed shed building.

12. The McPolin Farm property is highly visible open space area on the entry to Park City.

13. The McPolin Farm has been consistently used for open space and public trail use since its acquisition by the City.

14. The Conditional Use Permit allows up to twelve (12) one-day, City Council- sponsored special public events per year.

15. Special event permits will be processed by City staff and reviewed and approved/denied by City Council. Event specific issues such as transportation parking, vending, and health requirements are reviewed through a Master Festival License process.

16. The proposed conditional use permit allows for the use of the farm complex including the newly reconstructed McPolin shed and appurtenant outdoor areas, and the farm house, subject to the conditions of the approval herein.

17. Each Master Festival License application is to include a City-approved event transit plan to transport event patrons to and from the farm site.

18. No additional special event exterior lighting will be permitted.

19. Public trail use of the property is permitted, including cross-country ski events. A winter trail pass may be required.

20. The restroom facilities in reconstructed shed building are to be open to the public trail users.

21. The findings from the analysis section are incorporated herein.

22. The applicant stipulates to all conditions of approval.

23. The Park City Police Department has not received any complaints at the McPolin Farm since the Planning Commission approved the conditional use permit at their March 28, 2001 meeting.

Conclusions of Law

1. The application complies with all requirements of the Land Management Code, specifically Section 15-1-10.

2. The use, as conditioned is compatible with surrounding structures in use, scale, mass, and circulation.

3. Any negative effects of the project have been mitigated through careful planning and conditions of approval.

4. The proposal is consistent with the Park City General Plan.

Conditions of Approval

1. Up to twelve (12) one-day, City Council-sponsored, special public events per year are permitted. Special event permits shall be processed by staff under a Master Festival License and reviewed and approved/denied by the City Council.

2. Use of the farm complex may include the newly reconstructed McPolin shed and appurtenant outdoor areas. Use of the McPolin Barn is not permitted under this conditional use permit. Use of the Farm house shall be allowed only if the structure is brought into building code and ADA compliance for public occupancy, subject to approval and occupancy limits set by the Chief Building Official.

3. No single event shall exceed 150 persons maximum per event.

4. Each special event shall include a City-approved event transit plan to transport event patrons to and from the farm site. No event patron parking will be permitted on the Farm property, including the east side of 224.

5. Parking along SR 224 during City-sponsored events is prohibited.

6. No additional exterior lighting shall be permitted for special events.

7. All special events must comply with the municipal noise ordinance.

8. Special events shall not preclude public trail use of the property. Use of the existing trail system for cross-country ski races shall not count towards the 12 permitted events.

9. The City's Special Events Department shall review all event components under a Master Festival License such as traffic, parking, transportation, signs, food service, attendance, lighting, and noise. Review of such items are coordinated with all City Departments as well as the Park City Fire District and Summit County Health Department.

10. Sales may be permitted if they are subordinate to the primary event, and no event shall be considered expressly for the purpose of selling merchandise for commercial enterprise.

11. Sale of merchandise shall be identified in the Master Festival License.

12. All standard conditions of approval apply.

13. All uses of the property shall comply with any deed restrictions the City Council places on the property.



McPolin Farm

MCPOLIN FARM STRATEGIC PLAN

MCPOLIN FARM STRATEGIC PLAN TABLE OF CONTENTS

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PROPERTY BACKGROUND

Park City, in an effort to protect and enhance the entry corridor and preserve open space, purchased several parcels of land from Dr. D.A. Osguthorpe in October 1990. This purchase included the meadow and barn, and the sage hillside on the east side of S.R. 224.

The original 160-acre farm was homesteaded in 1886 by the Harrison McLane family and acquired by Isabelle and Dan McPolin around 1900. In 1908 the McPolins erected the barn of recycled timber salvaged from an old tailings mill. The barn was built by fitting timbers together without the use of nails. The barn is 7,468 square feet including the loft, and the milking parlor, added in the 1950's, is 1,500 square feet.

The McPolin house is a somewhat smaller replica of the original structure, which was moved to this location in two pieces in the early 1920's, the farm house is 400 square feet. Prior to its relocation it served as a mine office. The reconstructed house is similar in outward appearance to the original Pyramid Cottage type house, which reflects early 20th century Park City architecture. The reconstructed equipment shed houses restrooms and meeting space.

Patrick and Grace McPolin inherited the farm in 1923 and operated it as a dairy farm until they sold it to D. A. Osguthorpe, a Salt Lake veterinarian, in 1948. He increased the herd to 100 and built the milking parlor. The old house burned shortly after Osguthorpe purchased the farm. A concrete block house was built across the highway where members of the family lived until Park City purchased the farm in 1990.

In May 1991, the City hosted a site visit and Public Meeting to gather citizen input and begin the planning process for the property. The discussion focused primarily on the meadow and the barn. For instance, the Chamber and Visitors Bureau expressed an interest in using a portion of the barn for their offices and as a visitor center. In order to test the feasibility of renovating the barn and bringing it up to building code standards for human occupation, the City in conjunction with the Chamber and Visitors Bureau commissioned a study on the technical feasibility of a variety of renovation options, including: 1) minimal improvements to retain the barn as a 'cultural icon', but without human occupation; and, 2) improving the structure for the Chamber and Visitors Bureau or similar uses with additional high occupancy uses on the 2nd floor.

Even before the architectural renovation and structural study was completed it became obvious that certain clean up, security and structural work would have to be undertaken to safeguard the barn. The City commissioned a detailed survey of the property and further instructed Public Works Department to install security lighting, clean out the barn and install cables in an attempt to bring the barn back into structural alignment. The work performed by the City was necessary regardless of any final determination made on the barn's eventual use short of demolition, which was not a popular alternative.

Upon purchasing the Osguthorpe property the City received several requests to use the barn and meadow for a variety of commercial and recreational uses. The most feasible request at that time was to extend White Pine Touring's cross country ski lease to include the meadow in addition to the golf course.

Timeline since City Ownership

October 1990 Property acquired

1992	Landmark Symposiums conducted –no specific recommendations developed, consensus was to proceed cautiously with an environmentally sensitive plan for passive recreation use and open space preservation
1994-1995	Entry Corridor Master Plan – Parks, Recreation, Beautification Board
1997 Fall	Staff and PRBB submit 2 year capital improvement plan to City Council
	Secure the barn – install fire prevention system & alarm
	Remove hazards and dangerous conditions that exist in area
	Improve access
	Restore original landscaping and make modest improvements
1998 Summer	Work completed on fire suppression system
1998 October	Contract signed w/Gardner & Boswell for Shed & Farmhouse
2000	Work completed on Shed and Farmhouse
2001	CUP for limited uses at the Farm, City sponsored events only
2003	CUP modified for limited uses at the Farm, City sponsored events only
2004	Farm placed on the National Historic Register
2006	CUP extended for limited uses at the Farm, City sponsored events
2008	Administrative Policy adopted

Structural/Occupancy and Capital Improvement Projects to Date

The barn has a crawl space, first floor and second floor. The first floor is divided into three bays which run the entire length of the building in a north/south direction. Each bay is supported entirely by two lines of beams and the foundation supporting them has been proven inadequate to carry the loads placed on the building and a fair amount of settling has occurred. The City has installed an internal tension cable system in an attempt to bring the building back into alignment. The upper level of the barn is a large undivided space that was used for storing hay and currently stores excess city trash cans for event use.

The City hired renovation architects to evaluate the barn and its potential for reuse. Their report stated that “As with many of the buildings that the City has undertaken the Osguthorpe Barn is to some extent a labor of love”. It will be hard to justify renovating the barn for intensive community use based on economic considerations alone. While it is feasible to maintain the structure as a cultural icon by continuing to repair the siding, replace the roof, and performing other weatherproofing functions as needed. It will require upwards of \$5 million to renovate the barn for community use.

A majority of the Capital Improvements to the property have taken place on the shed, farmhouse and accessory structures. The Friends of the Farm have previously applied for and received Restaurant Tax Grants to assist in the rehabilitation of the outbuildings and an antique farm equipment display.

In 2004, the Planning Commission approved the construction of a Trailhead parking lot on the east side of S.R. 224. The parking lot was completed in 2005 and includes 25 parking spaces.

Current Uses

The farm is located in the Recreation Open Space (ROS) District. A Conditional Use Permit application was submitted in 1999

requesting specific uses that would fall under “public recreation facilities” as defined in the Land Management Code. The timing of the application coincided with the completion of the reconstruction to the shed and residence building.

In September 1999 the Planning Commission and Parks, Recreation and Beautification Board conducted a site visit to the farm property to provide input and direction on an Administrative Policy for use of the property. The uses were broken into two categories: 1) Passive Use; and 2) Active Use. Passive Use would include among other things, walking, jogging, biking trails and cross country skiing. Active Use would include public assembly of 50 – 150 people so as not to interfere with the open space character of the farm.

In 2001, the Planning Commission approved a conditional Use Permit for eight (8) City Council sponsored one-day special events per year. No single event shall exceed a 100 person maximum per year. As a result of that approval the following events occurred:

2001 Events

June 15 2001 – Open House at Farm

September 2001 – Friends of Farm Board formed

2002 Events

June 22 – Paint the Barn Day – Local Artists attended and painted the barn

July 21 – International Music Festival Concert

August – Mary Beth Maziarz Concert

October – Scarecrow Festival

In 2003, the original Conditional Use Permit required an additional review before the Planning Commission. At that time Staff requested that the Commission review modifications that included an increase of events to 12 per year and an increase to 150 people at the farm for events. On June 5th the Planning Commission approved the Conditional Use Permit with the requested modifications. Since that decision the following events have take place:

2003 Events

June 7 Sheep shearing demonstration

July 20 Motherlode Canyon Band Concert

August Rich Wyman Concert

Annual meeting for FOF & Walking Tour and lunch with Hal Compton

September 6 Round Valley Riders Concert

October 4 Scarecrow Festival

February 4 Snowshoe/cross country evening event

2004 Events

May 22 FOF Annual Meeting

July 10 Historical Celebration – Day Event

July 10 Hoe Down and Pig Roast

October 2 Scarecrow Festival

2005 Events

February 26	Snowshoe/cross country evening event
May 6	Children's Educational Seminar
May 14	FOF Annual Meeting
July 16	Hoe Down and Pig Roast
September 10	Scarecrow Festival

2006 – 2013 Events

February	Full Moon Snowshoe evening event
June	BBQ and Bluegrass
September	Scarecrow Festival

Friends of the Farm

The Friends of the Farm is a volunteer group formed to foster community use of the Farm. They offer occasional small community events for Park City families under the Conditional Use Permit for the property. The admission collected from the events is used to fund improvements prioritized by the Friends of the Farm. The Friends of the Farm have received Restaurant Tax Grants to rehabilitate the outbuildings on the property. The end use for the structures includes furnishings from the 1900's. This plan boosts the City's efforts in promoting Cultural Tourism. The events have decreased in number since 2005 due to the amount of time and energy it takes to sponsor events for the community. Current events sell out 100%. Requests have been made for more events to be offered at the McPolin Farm.

Capital Improvements and Asset Management

Outlined in Table 1 is a prioritized list of Capital Improvements for the Farm property. The prioritization of the items came from the Friends of the Farm Committee and staff. In Table 2 is a prioritized list of improvements to be funded with Asset Management monies. These also came from FOF Committee and an internal group of City Staff which included Building Maintenance and Water Department. Improvements to preserve the historical nature and the safety of the buildings were listed as high, along with items that would increase the safety to those who visited the property. High priority is listed to items which we feel need completion within 18 months. The remaining items are given a priority from 36 months to 60 months.

Historic Nature of the Property

Due to its placement on the National Historic Register and its prominent place in the minds of the community, all improvements that are listed as aiding in the preservation of the structure were listed as high. The Building Maintenance Department has a plan for those reoccurring items such as painting, roof, etc and add them to a schedule and budget to ensure they are completed over the years.

Cultural Priorities

Council has placed a priority on supporting Cultural Tourism through their Economic Development Plan. Capital Improvements that increase access to the property and around the buildings were completed in the past 8 years. Previous Council has stated a desire for

passive community use of the property for those specifically visiting the farm and for those walking or biking on the trails surrounding the property. The McPolin Farm meets the goal of three Council priorities for Park City; Preserving and Enhancing the Natural Environment, World Class Multi-Seasonal Resort Destination and An Inclusive Community of Diverse Economic & Cultural Opportunities.

Surrounding Property

In 2007, the Council placed a conservation easement on the property surrounding the farm to guarantee its existence “as-is” for future generations. All improvements to or within the conservation easement area requires review by the Summit Land Conservancy.

Costs

The current capital improvement request for the McPolin Farm contains three projects, at this time cost is not available. As prioritized and estimated, the cost to complete the high priority items through the Asset Management fund range from \$3,000 - \$15,000 that we know of. Currently no additional money is allocated into the Capital Improvement fund for the barn.

Property Uses

Since 2003, the Conditional Use Permit for the farm allows the City to host 12 community events with a maximum number of 150 people for outdoor events and 75 for indoor events. City staff receives weekly calls from the community requesting use of the property for weddings, reunions and other private functions. The Conditional Use Permit does not permit such activity.

Previous City Council stated their desire for passive community use of the property for those specifically visiting the farm and for those walking or biking on the trails surrounding the property. The FOF and staff evaluating the uses has listed private use as a low priority due to comments received from City Council previously. Instead, passive uses that do not interrupt community use have been listed at a higher priority. Those items include: Interpretive Displays and smaller community events.

The Friends of the Farm advocate the development of a process to allow other community groups to apply for use of the Farm for new community events. These selected events would fall under the existing Conditional Use Permit which allows a total of 12 events per year. A suggested process is to set a date for the submittal of requests which would be reviewed by a selected committee that includes members of the Friends of the Farm and City staff. The committee would make a recommendation to Legal and the City Council to consider “sponsoring” the events so that they may take place at the farm. Criteria such as open to the public, preserving the historic nature and parking could be used to select events. The additional events could provide a rental income for the property which in turn could be used to assist in funding the capital improvements needed. Additional events would also be a staffing issue at this time.

Summary

Since acquiring the McPolin farm and associated property in 1990, the City has invested in capital improvements to make the property accessible for passive use by the community. For the past eleven years, small community events produced by the Friends of the Farm and staff have increased the community's awareness of the property. The placement of the property on the National Historic Register has rejuvenated the City's commitment to the property. Needed capital improvements that would make the Farm easily accessible to the community were outlined and completed in 2010. Improvements and repair to the existing buildings is highly recommended in the near future. Staff recommends to continue the passive use of the property, and look into potential use of all 12 event days permitted

within the Conditional Use Permit that will further nurture the citizen's pride for this landmark. This could require an increase in the McPolin Farm budget if the City sponsored the additional events. Other non profit entities can still propose events to staff and the FOF for approval with minimal staffing cost to the City.

Strategic Plan and CIP Projects (Table 1)

User/Task	Description of Recommendation	Estimated Cost Range	Pro	Con	Priority
Increase parking lot to 50 spaces.	Extend parking lot to the south by 25 spaces.	Not available at this time	Safety for the community crossing the road. Less parking on the highway.	When the lot is full many park on the highway and walk across the highway instead of using the tunnel. Extremely dangerous to walk across the highway.	High
QR codes at the Farm Complex	Install and program QR codes in different locations giving information about the Farm	\$5,000 - \$8,000	Easy access for visitors and the community to current and historic information on the McPolin Farm. Possibly link to more information on the city McPolin Farm web page.	Will continue as is.	Medium
Restore Barn	Self explanatory	???	More use of the facility; increase in revenue	Capital improvement costs needed to restore barn, no use determined, need approval from National Historic Register and Historical Society.	Low

Asset Management Funding (Table 2)

Upgrade engineering architecture to ensure preservation of the Barn and surrounding buildings.	Hire engineering architect to do a complete review of the Barn.	\$3,000-5,000	The entire complex possesses factors relevant to the historical aspect of the area, an icon of the entry way corridor to Park City.	Any damage or loss to the complex would be a loss for Park City.	High
Restore all doors and windows in the barn to keep the historic quality of the barn.	Work closely with PC Museum to hire a historical contractor.	Windows only \$64,000	This will assist with security and lighting inside the barn.	The doors have been repaired for the past 5 years by staff, we are unable to continue with patchwork on the doors.	High
Install additional electrical service in the barn.	Hire an electrical contractor to install additional lighting.	\$3,000-\$6,000	This will also assist with security and lighting inside the barn.	Any work that needs to be done inside we would have to rent lights to put inside to assist with safety.	High
Seal silos	Hire company to seal the concrete on the silos and	\$3,000-\$6,000	As stated above this complex is listed on the National Historic Register and tourists come to visit the site.	Strong winds and weather continue to damage the silos, concrete will disintegrate.	High

	metal on the top.				
Upgrade Water lines Fire Sprinkler System in the Barn.	Work with Water Dept. staff to upgrade system.	\$5,000- \$15,000	In case of a fire the system will protect the barn from burning.	A really ugly fire.	High
Misc repairs on all the buildings as needed.	Review information from engineering architect report.	Not available at this time.	Protect and preserve the historic nature at the McPolin Farm.	Deal with problems after the fact and possibly lose the placement on the National Historic Register.	High
Clean out barn and repair holes to keep the varmints out.	Barn is in need of cleaning, hire a crew to do this.	\$1,000- \$4,000	Easier to be inside when necessary. Right now it is filled with droppings from birds and rodents.	Will continue to be filled with droppings from animals, unsafe conditions.	High
Repair heat gradient system in in concrete in front of Shed building.	Assess problems w/ system and hire contractor to repair.	Not available at this time.	Will assist with ice build-up and snow drifts in front of shed at McPolin Farm. This would also assist in preventing damage to the sliding wood doors .	Repairs will need to be done every few years on the sliding doors due to ice and snow build up against them.	Medium
Repair shed on east side of highway.	Follow suggestions from the engineering study.	Not available at this time	Protect building on the east side of highway. Minimal work has been done to maintain it at this point.	Will most likely collapse without needed maintenance.	Medium

Project Name: McPolin Barn Seismic Upgrade

COST MODEL SUMMARY



Cost Model Date: 21 Jan 2015

Construction Duration: 4 mo

Total Building Area: 9,199 sf

Cost of Building		Total	\$ / SF Bldg
2	Earthwork	\$ 207,468	\$ 2.05
3	Concrete	\$ 17,736	\$ 1.93
4	Masonry	\$ 18,900	\$ 2.05
5	Metals	\$ 89,849	\$ 9.77
6	Wood & Plastics	\$ 148,046	\$ 16.09
7	Thermal & Moisture	\$ 133,968	\$ 14.56
8	Doors & Windows	\$ 46,600	\$ 5.07
9	Finishes	\$ 10,582	\$ 1.15
10	Specialties	\$ 0	\$ 0.00
11	Equipment	\$ 0	\$ 0.00
12	Furnishings	\$ 0	\$ 0.00
13	Special Construction	\$ 5,000	\$ 0.54
14	Conveying Systems	\$ 0	\$ 0.00
15	Mechanical	\$ 0	\$ 0.00
16	Electrical	\$ 41,116	\$ 4.47
Subtotal Building		\$ 719,265	\$ 78.19
General Conditions, Insurances & Fee			
1	General Conditions	\$ 108,082	\$ 11.75
19	Miscellaneous Costs	\$ 6,500	\$ 0.71
19	Insurances	\$ 7,088	\$ 0.77
19	Contractor Fee	\$ 57,961	\$ 6.30
Subtotal GC's, Insurance, Fee		\$ 179,630	\$ 19.53
Contingency			
19	Contractor Contingency	\$ 125,077	\$ 13.60
Subtotal Contingency		\$ 125,077	\$ 13.60
COST MODEL GRAND TOTAL (without alternate allowances):		\$ 1,023,972	\$ 111.31

Suggested Alternate Allowances - not included in base bid above

ALT-01	Weather Conditions Allowance	\$ 25,000
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Clarifications

- 1 This Cost Model is subject to adjustment after thirty days.
- 2 This Cost Model is subject to adjustment as the design is developed.
- 3 "Allowance" amounts are subject to change order as actual costs are realized. Costs for general conditions, liability insurance, builders risk insurances and contractor fee will be added to the hard costs of the allowance scope and billed via change order.
- 4 All environmental testing, reporting, cleanup, hazardous waste removal, lead paint, Sahara is prepared to begin design and preconstruction activities upon written notice.
- 6 All environmental testing, reporting, cleanup, hazardous waste removal, lead paint, contaminated soils, abatements, government applications, and disposal is assumed to be by the owner and not included in this cost model.
All permit, design, municipal, engineering, architectural, utility, testing and other fees are not included in this conceptual budget.
- 7 A contingency of 15% has been included and is recommended due to incomplete structural design, unknown soil and under slab condition, abatement concerns and further clarification to overall building scope.
- 8 It is assumed that portions of the building envelope (wood siding and roofing) will need to be removed, palletized and reinstalled to install steel framing. There are no costs included to handle lead paint, paint removal and repaint existing wood material. Demolition includes the removal of stone foundations, saw cutting, removal concrete slabs at micro piles, excavation of pile caps, temporary shoring, temporary bracing at existing wood columns (at steel frames), selective demo wood members, remove wire rope bracing, cut bolts at floor, remove wood flooring (as needed for steel frame install) and remove wood sheathing at roof (as needed for steel frame install). This scope may modify as subgrade conditions and best shoring methods are determined for this project with the assistance of BHB Structural Engineers.
- 9 Deferred engineering costs for temporary shoring and bracing have not been included this cost estimate. Bracing and shoring costs may increase if measures are needed beyond a 10 kip shoring frame/junior beam stringer/joist shoring system.
- 10 It is assumed that the micro pile driven depth is 35' deep at each location. This scope may be modified pending the results of a geotechnical study.
- 11 An allowance of \$5,000 has been included to patch and repair landscape (sod or plantings) upon completion of the structural frame modifications.
- 12 Concrete micro pile caps have been assumed to be 3'x6'x1.5' in size, covering (2) piles at (12) locations on the first floor.
- 13 An allowance to point up 30 square feet of mortar joints in the concrete block of the milk parlor has been included in the masonry scope. An allowance has also been to reconstruct the stone foundations at (6) locations at the building exterior where new micro piles are to be installed.
- 14 The structural steel scope of work includes the fabrication and erection of (3) steel braced frames as shown on B/S301. An allowance has been included for misc steel connections and hardware. Steel frame to existing wood frame connections are not detailed and may alter the cost included in misc connections. This scope will adjust as structural drawings are finalized.

- 15 Rough carpentry includes the modifications and additions as shown on the structural drawings. Additional allowances have been included for (3) accessibility ramps at three locations on the main floor (over large floor drains), handrail along floor drains, and reinstalling or patching the wood flooring on the second level. This scope will adjust as structural drawings are finalized.
- 16 It is assumed that all asphalt shingles will need to be removed and replaced on the main barn to connect the new wood roof trusses to the through the roof sheathing. 40 year architectural shingles, ice and water shield, metal drip edge, hip and ridge are included in roofing costs.
- 17 A Tyvek vapor barrier allowance has been included over the new wood frame and sheathing between moment frames as shown on the structural drawings.
- 18 All signage, furnishings, equipment, etc is excluded from this cost model.
- 19 An allowance has been included in this estimate to modify the current fire sprinkler system due to conflicts with new structural steel frame or rough framing additions and modifications. This scope may change pending design and scope clarifications and development.
- 20 There are no mechanical or plumbing modifications or additions assumed to be part of this project. Sahara has assumed, as instructed by Brett Goodman at, BHB that structural modifications are being made to the McPolin barn to bring the structure into code compliance for public access accommodating less than 50 in the building at a time. A significant modification to this scope of work will occur if a greater occupancy load is desired.
- 21 It is assumed that electrical scope will include the modification and/or addition of lighting fixtures, cabling and conduit to meet minimum code requirements for occupancy of less 50. Fixtures are assumed to match what is currently on the lower and upper floors of the main barn. It is assumed that all new branch conduits can be connected and routed through existing electrical panels. Exterior lighting, new panels and addition outlets are excluded from this proposal.
- 22 An allowance has been included in this estimate to remove current window covering and install new 4 or 6 panel single pane wood windows. Windows are finished to match existing 6 pane windows on the west side of the barn.

Documents

- 1 This cost model is based on preliminary structural drawings dated July 3, 2014 by BHB Structural Engineers. Drawing numbers S101, S111, S121, S301, SK1, SK2, SK3A, SK3B, SK4A, SK4B, SK5A, SK5B, SK6, SK7 and SK8.
- 2 The cost model is based on the McPolin Barn Structural Study dated July 1, 2014 by BHB Structural Engineers.
- 3 The Historic Sites Form - Historic Sites Inventory was used as a reference in preparing this conceptual cost model.
- 4 There are no specifications for this cost model.
- 5 Quantities have been based on rough dimensions.
- 6 Unit prices have been based on historical data and current market conditions.
- 7 Based on verbal instructions from the structural engineer.

Exhibit F

Project Name: McPolin Barn Seismic Upgrade
COST MODEL SUMMARY



Cost Model Date: 21 Jan 2015
Version: 1

Construction Duration: 4 mo

Building Area		
Barn First Floor:	3,635	sf
Barn Second Floor:	3,603	sf
Milk Parlor First Floor	1,025	sf
Milk Parlor Second Floor	712	sf
North Room	224	sf
Total Building Area:	9,199	sf

Code	Description	Notes	Units	\$ / Unit	Amount
1	General Conditions				
01-0000	General Conditions				
	personnel & facilities		4 mo	\$ 27,021	\$ 108,082
General Conditions Subtotal				11%	\$ 108,082
2	Earthwork				
02-0200	Surveying & Layout				
	layout trade work	layout trade work allowance	1 ls	\$ 3,000	\$ 3,000
02-0500	Hazardous Waste Removal				
	phase I environmental study	typically prior to land purchase			EXCLUDED
	HAZMAT survey	HAZMAT survey			EXCLUDED
	lead paint removal	lead paint removal			EXCLUDED
	contaminate soils disposal	contaminate soils disposal			EXCLUDED
	special disposal facilities	special disposal facilities			EXCLUDED
	govt. applications & fees	10-day waiting period			EXCLUDED
02-1000	Material Handling and Selective Removal				
	temporary shoring allowance	temp shoring at 6 interior wood columns	6 ea	\$ 2,000	\$ 12,000
	temporary shoring allowance	temp shoring at 6 exterior wood columns	6 ea	\$ 2,500	\$ 15,000
	cut wood for steel frame allowance	cut existing wood members during shoring	12 ea	\$ 1,184	\$ 14,208
	temporary protection allowance	temporary protection existing materials	1 ls	\$ 5,000	\$ 5,000
	saw-cutting allowance	saw-cut concrete slab at new micro piles	1 ls	\$ 25,000	\$ 25,000
	selective demo concrete slab allowance	remove concrete slab on grade			INCLUDED
	remove 3' material below slab allowance	remove material below slab on grade			INCLUDED
	debris removal allowance	remove soil and concrete from site			INCLUDED
	remove stone foundation allowance	remove and salvage stone foundation			INCLUDED
	backfill and compact at piers allowance	backfill around piers with existing material			INCLUDED
	cut and remove wire bracing allowance	cut and remove wire bracing and bolts			INCLUDED
	remove existing wood siding allowance	remove and palletize ext siding at steel frame	504 sf	\$ 7.40	\$ 3,730
	remove existing wood siding allowance	remove and palletize ext siding at framing	1,293 sf	\$ 7.40	\$ 9,568
	remove interior flooring allowance	remove hay loft floor at new steel frame loc.	432 sf	\$ 3.70	\$ 1,598
	remove roof sheathing allowance	remove roof sheathing at new steel frame loc.	1,375 ea	\$ 7.40	\$ 10,175
02-2000	Earthwork				SEE 02-1000
02-2300	SWPPP / Dust Control				
	drain protection allowance	drain protection allowance	2 ea	\$ 100	\$ 200
	concrete washout allowance	dumpster rental, delivery and disposal	2 ea	\$ 500	\$ 1,000
	street sweeping allowance	periodic street sweeping	20 day	\$ 250	\$ 5,000
	hydrant meter allowance	utility deposit, monthly fee			USE WATER AT SITE
	construction water allowance	metered water use for dust control			USE WATER AT SITE

02-2500	Earthwork Specialties						
	micro pile allowance	<i>micro pile assumed 35' depth</i>	24	ea	\$ 1,700	\$ 40,800	
02-2820	Termite Control						<i>EXCLUDED</i>
02-3000	Site Utilities						
	Water Systems						<i>EXCLUDED</i>
	Sanitary Sewer						<i>EXCLUDED</i>
	Storm Sewer						<i>EXCLUDED</i>
	Natural Gas Service						<i>EXCLUDED</i>
	Canal Enclosures						<i>EXCLUDED</i>
	Electrical Site Utilities						<i>EXCLUDED</i>
02-4000	Site Concrete						<i>EXCLUDED</i>
02-5000	Asphalt Paving						<i>EXCLUDED</i>
02-6000	Equipment Expense						
	boom/scissor lift allowance	<i>allowance for boom/scissor lift</i>	4	mo	\$ 4,000	\$ 16,000	
	scaffolding allowance	<i>scaffolding allowance for second floor</i>	3	mo	\$ 2,813	\$ 8,438	
	scaffolding setup allowance	<i>scaffolding setup allowance for second floor</i>	3	ea	\$ 2,500	\$ 7,500	
	forklift allowance	<i>allowance for forklift</i>	4	mo	\$ 3,500	\$ 14,000	
02-8000	Fencing						
	temporary fencing allowance	<i>set-up, rental, stands, sand-bags, etc.</i>	500	lf	\$ 6.50	\$ 3,250	
02-9000	Landscaping						
	repair existing landscape allowance	<i>repair existing landscape allowance</i>	1	ls	\$ 5,000	\$ 5,000	
02-9500	Site Specialties						
	temporary project signs		1	ls	\$ 500	\$ 500	
	Safety						
	- security cameras						<i>EXCLUDED</i>
	- safety supplies	<i>allowance for safety supplies</i>	1	ls	\$ 500	\$ 500	
	- accident prevention	<i>allowance for accident prevention</i>	1	ls	\$ 500	\$ 500	
	- fire prevention	<i>allowance for fire prevention</i>	1	ls	\$ 1,000	\$ 1,000	
	- safety incentives	<i>allowance for safety incentives</i>	1	ls	\$ 500	\$ 500	
	off-site parking / staging	<i>bus passes or parking allowance</i>	4	mo	\$ 1,000	\$ 4,000	
Earthwork Subtotal					20%	\$ 207,468	
3	Concrete						
03-0300	Reinforcing Steel						
	rebar - materials						<i>INCLUDED</i>
03-1000	Building Concrete						
	micro pile cap allowance	<i>micro pile concrete cap - (12) 3'x6'x1.5'</i>	12	ea	\$ 1,478	\$ 17,736	
Concrete Subtotal					2%	\$ 17,736	
4	Masonry						
04-2000	Masonry						
	point up existing masonry joints allowance	<i>point up masonry joints on milk parlor ext.</i>	30	sf	\$ 30.00	\$ 900	
04-5000	Stonework						
	natural stone foundation allowance	<i>reinstall natural stone foundation at ext. piles</i>	396	cf	\$ 40.00	\$ 15,840	
	natural stone veneer over cap allowance	<i>natural stone veneer placed over pile cap</i>	54	sf	\$ 40.00	\$ 2,160	
Masonry Subtotal					2%	\$ 18,900	

5	Metals					
05-1000	Structural Steel					
	structural members allowance	structural members allowance	1	ls	\$ 29,390	\$ 29,390
	columns allowance	columns allowance				INCLUDED
	beams allowance	beams allowance				INCLUDED
	angles, embeds & saddles allowance	angles, embeds & saddles allowance				INCLUDED
05-5000	Steel Fabrications					
	anchor bolts	anchor bolts, brackets, clips, braces	1	ls	\$ 2,500	\$ 2,500
	handrails					EXCLUDED
	guardrails					EXCLUDED
	stair assemblies					EXCLUDED
	ladders					EXCLUDED
05-6000	Steel Erection					
	structural install allowance	install 3 brace frames as shown on B/S301	1	ls	\$ 57,959	\$ 57,959
	misc. steel install	anchor bolts, brackets, clips, braces				INCLUDED
	misc. welding	misc. welding				INCLUDED
Metals Subtotal					9%	\$ 89,849
6	Woods & Plastics					
06-1000	Rough Framing					
	framing materials and labor allowance	framing materials and labor allowance	1	ls	\$ 114,200	\$ 114,200
	repair post on first floor	repair post on first floor				INCLUDED
	frame and sheet between moment frames	frame and sheet between moment frames				INCLUDED
	sheet second floor barn loft	sheet second floor barn loft				INCLUDED
	sister all member existing trusses (A/S301)	sister all member existing trusses (A/S301)				INCLUDED
	in main barn - install new built-up trusses	in main barn - install new built-up trusses				INCLUDED
	install epoxy and all thread as shown	install epoxy and all thread as shown				INCLUDED
	install simpson hardware in masonry plate	install simpson hardware in masonry plate				INCLUDED
	re sheet roof areas as needed	re sheet roof areas as needed				INCLUDED
	install all thread anchors as shown	install all thread anchors as shown				INCLUDED
	re frame stairs and opening for stairs	re frame stairs and opening for stairs				INCLUDED
	place any missing anchors on sill plate	place any missing anchors on sill plate				INCLUDED
	misc framing blocking allowance	misc framing blocking allowance	9,199	sf	\$ 0.50	\$ 4,600
06-2000	Finish Carpentry					
	wood railing allowance at floor troughs	wood railing allowance at floor troughs	246	lf	\$ 75.00	\$ 18,450
	ramps allowance at 3 locations	ramps allowance at 3 locations	3	ea	\$ 1,500	\$ 4,500
	reinstall interior flooring allowance	reinstall hay loft floor at new steel frame loc.	432	sf	\$ 7.40	\$ 3,197
	patch and repair second floor allowance	patch and repair cracks or broken boards	250	sf	\$ 12.40	\$ 3,100
06-4000	Millwork					EXCLUDED
Woods & Plastics Subtotal					14%	\$ 148,046
7	Thermal & Moisture					
07-1000	Waterproofing					EXCLUDED
07-2000	Insulation					EXCLUDED
07-3000	Fireproofing					EXCLUDED
07-4000	Exterior Treatments					
	tyvek or similar allowance	tyvek or similar on new sheathing at exterior	1,293	sf	\$ 1.50	\$ 1,940
	reinstall wood siding allowance	reinstall wood siding allowance at steel frame	504	sf	\$ 7.40	\$ 3,730
	reinstall wood siding allowance	reinstall wood siding allowance at framing	1,293	sf	\$ 7.40	\$ 9,568

07-5000	Roofing						
	remove existing shingles allowance	recovery board, cricketing, TPO, EPDM	1	ls	\$ 62,351	\$ 62,351	
	install ice and water shield allowance	install ice and water shield allowance					INCLUDED
	install 40 year asphalt shingle allowance	install 40 year asphalt shingle allowance					INCLUDED
	install hip and ridge allowance	install hip and ridge allowance					INCLUDED
	install 24 gauge metal drip edge	install 24 gauge metal drip edge					INCLUDED
07-7000	Roof Accessories						EXCLUDED
07-9000	Sealants & Caulking						
	miscellaneous caulking allowance	miscellaneous caulking allowance	9,199	sf	\$ 0.15	\$ 1,380	
	concrete foundation repair allowance	epoxy repair foundation north and milk parlor	220	sf	\$ 250.00	\$ 55,000	
Thermal & Moisture Subtotal					13%	\$ 133,968	
8	Doors & Windows						
08-1000	Frames, Doors, Hardware						EXCLUDED
08-3000	Overhead Doors						EXCLUDED
08-4000	Specialty Doors						EXCLUDED
08-8000	Glass Systems						
	single glaze wood window allowance	window replacement for main barn 4 sizes	1	ls	\$ 46,600	\$ 46,600	
Doors & Windows Subtotal					5%	\$ 46,600	
9	Finishes						
09-2000	Drywall						EXCLUDED
09-3000	Ceramic Tile						EXCLUDED
09-5000	Acoustical Ceilings						EXCLUDED
09-5500	Acoustical Wall Panels						EXCLUDED
09-6000	Flooring						EXCLUDED
09-9000	Painting						
	touch up exterior paint allowance	touch up paint south east corner barn	313	sf	\$ 4.00	\$ 1,252	
09-9900	Final Cleaning						
	pre-punch clean allowance	pre-punch clean allowance	9,199	sf	\$ 0.08	\$ 690	
	final clean allowance	final clean allowance	9,199	sf	\$ 0.25	\$ 2,300	
	post occupancy clean allowance	post occupancy clean allowance	9,199	sf	\$ 0.08	\$ 690	
	final site clean & wash	sweep walks - wash parking lot	1	ls	\$ 750	\$ 750	
	misc. punch list expense	misc punch list expense	1	ls	\$ 500	\$ 500	
	clean out existing barn misc materials	clean out existing barn misc materials					BY OWNER - EXCLUDED
	clean out existing barn tools, etc	clean out existing barn tools, etc					BY OWNER - EXCLUDED
09-9910	Dumpsters						
	40 yard dumpster allowance	deliver, haul-off, dispose of refuse	4	mo	\$ 700	\$ 2,800	
	temporary labor allowance	temporary labor allowance	4	mo	\$ 400	\$ 1,600	
Finishes Subtotal					1%	\$ 10,582	

10	Specialties						
10-4000	Signs						
	ADA required signs						EXCLUDED
	directional & door signs						EXCLUDED
	corporate signage						EXCLUDED
10-5500	Fire Extinguishers						EXCLUDED
10-9000	Misc. Specialties						EXCLUDED
		Specialties Subtotal		0%		\$ 0	
11	Equipment						
11-8000	OFCI Equipment						EXCLUDED
11-9000	Misc. Equipment						EXCLUDED
		Equipment Subtotal		0%		\$ 0	
12	Furnishings						
12-5000	Window Treatments						EXCLUDED
12-6000	Furniture						EXCLUDED
12-7000	Multiple Seating						EXCLUDED
12-9000	Misc. Furnishings						EXCLUDED
		Furnishings Subtotal		0%		\$ 0	
13	Special Construction						
13-1000	Pre-engineered Structures						EXCLUDED
13-9000	Fire Sprinklers						
	allowance for fire sprinkler modifications	allowance for modifications due to steel frame	1	ls	\$ 5,000	\$ 5,000	
		Special Construction Subtotal		0%		\$ 5,000	
14	Conveying Systems						
14-2000	Elevators						EXCLUDED
14-5000	Material Handling Systems						
	hoists & cranes						EXCLUDED
	bridge beams						EXCLUDED
	hoist tracks						EXCLUDED
	specialty conveyors						EXCLUDED
		Conveying Systems Subtotal		0%		\$ 0	
15	Mechanical						
15-3000	Plumbing						EXCLUDED
15-5000	HVAC						EXCLUDED
15-6800	Controls						EXCLUDED
15-6900	Testing & Balancing						EXCLUDED
		Mechanical Subtotal		0%		\$ 0	

16 Electrical
16-1000 Electrical

Temporary Power						
- temp site power set-up	use existing on site power					EXCLUDED
- temp power distribution	temporary power distribution allowance	1	ls	\$ 2,500	\$ 2,500	
- temp power equip/fixtures	temporary power fixture allowance	1	ls	\$ 2,500	\$ 2,500	
- temp power bills	temporary power bill monthly allowance	4	mo	\$ 400	\$ 1,600	
- labor to relocate temp power	allowance to relocate temp power	4	mo	\$ 250	\$ 1,000	
Site Electrical						EXCLUDED
Equipment						
- transformers						EXCLUDED
- building switchgear						EXCLUDED
- CT cans						EXCLUDED
- generator						EXCLUDED
- main panels & disconnects	use existing electrical panel					EXCLUDED
- outdoor enclosures						EXCLUDED
Power Distribution						
- feeder panels	use existing feeder panel					EXCLUDED
- wiring	conduit and cable for new lighting only					INCLUDED
- outlets	assumed no changed to existing outlets					EXCLUDED
Lighting Systems						
- period fixtures to match existing	allowance for new minimum code lighting	1	ls	\$ 29,966	\$ 29,966	
- allowance for LED bulbs	allowance for LED bulbs	1	ls	\$ 3,550	\$ 3,550	
- switches as needed by code						INCLUDED
Specialty Systems						EXCLUDED
- fire alarm						EXCLUDED
- access control						EXCLUDED
- voice & data						EXCLUDED
- public address systems						EXCLUDED
- security cameras						EXCLUDED
- phone systems						EXCLUDED
- CCTV						EXCLUDED
- wireless network						EXCLUDED
- low voltage wiring						EXCLUDED
- servers & switches						EXCLUDED
- surge suppression						EXCLUDED
- battery back-up						EXCLUDED
- lightning protection						EXCLUDED
- heat trace						EXCLUDED
- sound systems						EXCLUDED

Electrical Subtotal 4% **\$ 41,116**

19 Miscellaneous Costs
19-1000 Preconstruction Expense

estimating	preconstruction services allowance	1	ls	\$ 5,000	\$ 5,000	
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19-2000 Professional Fees

feasibility study						EXCLUDED
environmental study						EXCLUDED
alta survey						EXCLUDED
traffic study						EXCLUDED
geotechnical report						EXCLUDED
civil engineer						EXCLUDED
landscape architect						EXCLUDED
architect						EXCLUDED
structural engineer						EXCLUDED
mechanical engineer						EXCLUDED
electrical engineer						EXCLUDED
interior designer						EXCLUDED
sound engineer						EXCLUDED
commissioning agent						EXCLUDED
design-build consultants						EXCLUDED
specialty consultants						EXCLUDED
attorney fee						EXCLUDED
professional liability insurance						EXCLUDED

19-2250	Reprographics Expense					
	plan printing		10	ea	\$ 150	\$ 1,500
	jobsite printer / copy machine					EXCLUDED
	digital media					EXCLUDED
	video training					EXCLUDED
	O&M expense					EXCLUDED
19-3000	Municipal Fees					
	building permit fee					EXCLUDED
	plan check fee					EXCLUDED
	water connection fee					EXCLUDED
	sanitary sewer fee					EXCLUDED
	storm sewer fee					EXCLUDED
	development bond fee					EXCLUDED
	site development fee					EXCLUDED
	flood control fee					EXCLUDED
	sidewalk permit					EXCLUDED
	right-of-way permits					EXCLUDED
	municipal impact fees					EXCLUDED
	- parks					EXCLUDED
	- public safety					EXCLUDED
	- fire department					EXCLUDED
	- street lighting					EXCLUDED
	- parking meter					EXCLUDED
	- traffic impact					EXCLUDED
	- other					EXCLUDED
19-4000	Quality Control					
	existing conditions					EXCLUDED
	earth					EXCLUDED
	utilities					EXCLUDED
	asphalt					EXCLUDED
	reinforcing steel					EXCLUDED
	concrete					EXCLUDED
	masonry					EXCLUDED
	steel					EXCLUDED
	rough carpentry					EXCLUDED
	roofing					EXCLUDED
	envelope					EXCLUDED
	insulation					EXCLUDED
	EIFS					EXCLUDED
	drywall					EXCLUDED
	mechanical					EXCLUDED
	electrical					EXCLUDED
19-7000	Misc. Expense					
	building start-up utilities					EXCLUDED
	bid service fees					EXCLUDED
	notice of commencement fee					EXCLUDED
	partnering expenses					EXCLUDED
	training expenses					EXCLUDED
	schedule acceleration					EXCLUDED
	warranty expense					EXCLUDED
Miscellaneous Costs Subtotal					1%	\$ 6,500
SUBTOTAL 1-19:					81%	\$833,847
-	Insurances & Contingency					
19-6000	Insurance & Bonds					
	liability insurance	0.50%	1	ls	\$ 4,169	\$ 4,169
	builders risk	0.35%	1	ls	\$ 2,918	\$2,918
19-9100	Contractual Contingency	check contract agreement (use & control)				
	contractual contingency	15.00%	1	ls	\$ 125,077	\$125,077
Insurances & Contingency Subtotal					13%	\$ 132,165
SUBTOTAL WITH INSURANCES & CONTINGENCY:					94%	\$966,011

-	Fee
19-9500 Contractor Fee based on "cost of work"	6.00%
	1 ls \$ 57,961 \$ 57,961
	Fee Subtotal 6% \$ 57,961
COST MODEL GRAND TOTAL (without alternate allowances):	100% \$ 1,023,972



City Council Staff Report

Subject: Council Goals – Renewable Energy
Author: Matt Abbott
Department: Sustainability
Date: January 22, 2015
Type of Item: Informational

Summary Recommendations: Staff is seeking feedback and prioritization for potential renewable energy projects with the goal of securing budget for more rigorous feasibility analyses. Staff has currently prioritized projects as follows: 1) Georgetown University Energy Prize, 2) potential anaerobic digester, 3) municipal scale solar PV, and 4) micro-hydro.

Topic/Description:

Park City Council identified renewable energy as a [High Priority for 2014](#). City Staff has made significant headway in regards to renewable energy. Staff is optimistic that we can carry this momentum through 2016, the year that Federal Tax incentives horizon and the Georgetown University Energy Prize concludes.

Background:

Park City has had an active renewable program since 2009. This program includes seven municipal owned solar PV projects totaling over 400kW. Park City also had a leadership role in the highly successful, award-winning, Summit Community Solar program. Park City is participating in numerous regional and national renewable energy programs including [American Solar Transformation Initiative](#) (ASTI), [Southwest Energy Efficiency Program](#) (SWEEP), Commercial Property Assessed Clean Energy (C-PACE), Residential Property Assessed Clean Energy (R-PACE), and Community Choice Aggregation (CCA). Staff is leading, along with staff from Summit County, [Summit Community Power Works](#) (SCPW) which will be making advances in County-wide renewable energy installation. Despite significant Municipal installations and substantial market growth, renewable market penetration is under 0.4% Countywide.

Analysis:

Staff has taken a diversity of approaches towards renewable energy. Citywide footprint, roof space, and utility and State policy are clear constraints.

Large-scale Projects

Staff has recently concluded a basic municipal scale solar PV assessment concluding that 75% of Park City Municipal's energy needs could be met with an approximately 3.5 MW solar array. This array is estimated to cost \$7.0M to \$8.5M depending on location, partnerships, the Public Service Commission, and Rocky Mountain Power. As of 2012,

NREL estimates 8.3 acres per MW,¹ suggesting a total site size of 29.05 acres. There are a variety of location and policy hurdles to clear in order for a project to be feasible.

A more distant possibility is an anaerobic digester (AD). Food waste, a primary feedstock for AD units, is 14-18% of the waste stream and likely to be higher in Park City. Park City could divert 1,680 to 2,160 tons of food waste and Summit County could divert an additional 6,300 to 8,100 tons. Basic analysis suggests that an anaerobic digester in Summit County would cost approximately \$10M, with a 0.66 MW capacity of combined heat and power, and occupy two to four acres. This site would generate +6,000 tons of usable compost, biogas and/or electricity, and carbon offsets (minimum of 5,000 tons CO₂e per year, or 27% of PCMC's current footprint). Co-locating an AD unit with a water treatment plant would provide supplemental energy and additional effluent to supplement stream flow.

In conjunction with a +9,000 ton CO₂e offset (+52% of PCMC's carbon footprint) attributed to ecosystem services (Staff Report coming soon). Park City Municipal Corporation could be recognized as carbon neutral through successful completion of a 3.5MW solar PV array, an anaerobic digester, or another, yet to be identified, renewable energy project.

Municipal Projects

The 208.625kW, 755 panel MARC solar PV array is scheduled for completion spring 2015.

Staff has penciled in three micro-hydro projects to be incorporated into existing and planned Water Department projects. Total generation for these projects is projected to be 1,500,000 kWh (over three times the total generation of our entire solar PV portfolio).

Staff recently reassessed possible solar PV installations utilizing usable roof space, parking lots, and other known usable space. Parking structures and City-owned land proximal to wells and pumping stations are the highest potential sites.

Staff has conducted a basic assessment for solar hot water on the MARC.

Residential & Commercial

Staff has been investing heavily in the Georgetown University Energy Prize which will directly address solar PV opportunities for residents, commercial businesses, the schools, and neighboring municipalities.

Staff was directly involved in Park City School District's initial solar assessment in partnership with PCCAPS and has been providing ongoing guidance.

Staff also participates in the following professional associations:

- Participation in Urban Sustainability Directors Network
- Participation in the Western Adaptation Alliance

¹ Report Counts Up Solar Land Use Needs –
<http://spectrum.ieee.org/energywise/green-tech/solar/report-counts-up-solar-power-land-use-needs>

- Participation in Utah Clean Energy's Clean Energy Business Coalition
 - o Participation in the American Solar Transformation Initiative
 - o Participation in the Southwest Energy Efficiency Program

Department Review:

Sustainability, Legal, and City Manager reviewed this Staff Report

Alternatives:

This report is informational.

Significant Impacts:

	World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
Which Desired Outcomes might the Recommended Action Impact?	+ Unique and diverse businesses + Internationally recognized & respected brand	+ Reduced municipal, business and community carbon footprints + Enhanced conservation efforts for new and rehabilitated buildings	+ Jobs paying a living wage + Part-time residents that invest and engage in the community + Skilled, educated workforce	+ Engaged and informed citizenry
Assessment of Overall Impact on Council Priority (Quality of Life Impact)	Very Positive 	Very Positive 	Very Positive 	Positive
Comments: Ongoing work on to support renewable energy supports PCMC and Park City's citizenry. The current trajectory of our utilities suggest that independent and aggressive action on the part of the City are required to make any headway as it relates to climate adaptation, climate mitigation, and redundancies in the event of an emergency.				

Funding Source:

Staff is not requesting any additional funding.

Consequences of not taking the recommended action:

This report is informational.

Recommendation: Staff is seeking feedback and prioritization for potential renewable energy projects with the goal of securing budget for more rigorous feasibility analyses. Staff has currently prioritized projects as follows: 1) Georgetown University Energy Prize, 2) potential anaerobic digester, 3) municipal scale solar PV, and 4) micro-hydro.

Attachments:

None

City Council Staff Report



Subject: Significance of Park City's Ski Era Historic Resources
Author: Hannah Turpen, Planner
Anya Grahn, Historic Preservation Planner
Thomas E. Eddington Jr., Planning Director
Department: Planning
Date: January 29, 2015
Type of Item: Work Session

Summary Recommendations:

Staff recommends City Council review the draft Ski Era Historic Sites Inventory identified by staff during a windshield survey and provide feedback regarding an incentive program for voluntary inclusion by Owners to the Historic Sites Inventory (HSI).

Topic/Description:

The Historic Preservation Board, Planning Commission, and City Council have expressed an interest in looking at preserving the City's Ski Era Historic Resources. Since the City Council meeting on September 12, 2013 regarding Park City's Ski Era Historic Resources, Park City has lost one (1) A-frame structure and the Planning Department recently received demolition applications for an additional three (3) A-frame structures. Of the three (3) recent demolition applications, one (1) has been withdrawn and two (2) are currently under review. No language exists within the Land Management Code (LMC) to protect these structures as many are less than fifty (50) years of age which means that they don't meet even the first threshold for determining whether they qualify for the Historic Sites Inventory. Since the recent demolition applications have been received, the Planning Department has significant concern for additional loss of Ski Era structures prior to consideration of the incentive program for voluntary inclusion by Owners to the Historic Sites Inventory (HSI).

Background:

During the City Council and Planning Commission joint work session on September 4, 2013, a Policy discussion related to the General Plan occurred. Policy Discussion Item #5 stated, "Expand the Park City Historic Sites Inventory (HSI) to include historic resources that were built during the onset of the ski industry in Park City in an effort to preserve the unique built structures representative of this era." Since this discussion on September 4, 2013, Staff has presented and/or completed the following:

- Staff developed proposed changes to the Land Management Code and presented these changes to City Council on September 12, 2013 (see Exhibit B). City Council chose not to adopt a pending ordinance; however, Staff was directed to commission a reconnaissance level survey of the Ski Era structures as well as return to Council with a proposal for a voluntary designation program.

- Staff presented this same information to the Historic Preservation Board at a work session on October 16, 2013 (Exhibit D).
- On October 14, 2014 and December 19, 2014 staff completed a “windshield survey” to document the current inventory of A-frame and Ski Era structures in Old Town for the Ski Era Historic Sites Inventory. A “windshield survey” is comprised of observations made from a moving vehicle. “Windshield surveys” are often used to characterize a community’s resources in general prior to a reconnaissance level survey. The windshield survey conducted by staff encompassed structures built between 1945 and 1969 in Old Town.
- Staff met with Thomas Carter of the Vernacular Architecture Forum on November 5, 2014. The Vernacular Architecture Forum is the leading organization in North America dedicated to the appreciation and study of ordinary buildings and landscapes. The Forum hosts an annual conference and has selected Park City/Salt Lake City as the conference location for 2017. The Forum has recognized the distinguished inventory of A-frame and Ski Era structures in Park City. The focus of the field trip to Park City during the conference will be to tour the unique “ski town landscape.”
- Staff met with the Director of the Historic Preservation Program from the College of Architecture + Planning at the University of Utah, Robert A. Young, on November 7, 2014 to discuss organizing a field survey course to be held in June 2015 in Park City. The students in the field survey course will conduct the reconnaissance level survey of Ski Era structures. Results of the reconnaissance level survey will be produced at the end of the course in June 2015. The reconnaissance level survey will be more intensive than the windshield survey and will likely identify structures built between 1945 and the mid-1970s on a citywide scale. Details will be finalized in early 2015.

Though the Historic Preservation Board, Planning Commission, and City Council have expressed interest in recognizing Ski Era resources as historically significant in past discussions, the recent submittal of three (3) demolition permits and several inquiries regarding demolition of A-frame structures have brought urgency to this topic. The purpose of this discussion is for City Council to discuss and provide staff direction with regards to whether Ski Era structures identified during a windshield survey and reconnaissance level survey (completion expected in June 2015) should be included on a Ski Era Historic Sites Inventory and added on a voluntary basis by property owners to the Historic Sites Inventory (HSI). The reconnaissance level survey will produce a more refined and intensive Ski Era Historic Sites Inventory than the staff led windshield survey and it will include Ski Era structures identified on a citywide scale. Historic District Design Guidelines for Ski Era Historic Resources would be developed. In addition, staff would like to discuss an incentive program for structures identified on the Ski Era Historic Sites Inventory and the allocation of historic preservation grant funding specifically as a tool for incentivizing the preservation of Ski Era structures.

Analysis:

The National Register of Historic Places is the Nation’s official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966,

the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Park City has two National Register Historic Districts. The Main Street Historic District, listed on the National Register in 1979, comprises structures between 3rd Street and Heber Avenue, located primarily along Main Street. The Mining Boom Era Residences Thematic District, listed in 1984, includes residential structures throughout Park City built during the mining boom period (1872-1929) that were found to be both architecturally and historically significant.

The National Register Criteria for Evaluation defines the scope of the National Register of Historic Places and they identify the range of resources and kinds of significance that will qualify properties for listing in the National Register. The historic sites currently listed on the Historic Sites Inventory are evaluated based on the National Register Criteria for Evaluation which defines the scope of the National Register of Historic Places. The same methods for determining the historic significance of historic sites currently listed on the Historic Sites Inventory have been used to identify the historic significance of Ski Era historic resources.

Significance of Ski Era Architecture

Under the National Register Significance-Criteria for Evaluation, a historic site can be deemed significant if it qualifies for at least one (1) criterion established by the National Register. Ski Era Architecture would be deemed significant under the following criterion:

CRITERION A: Association with events that have made a significant contribution to the broad patterns of our history.

Prior to the development of the ski resorts, skiing was used to travel the steep terrain surrounding Park City. Those maintaining the telephone service, for instance, often utilized homemade skis to venture from Park City to Brighton in the heavy snow. In the 1880s, early miners also fashioned “longboard snowshoes” to travel to the mines; however, skiing had become a recreational sport by the 1920s.

During this era, young adults formed the Park City Ski Club, guiding children and adults on ski tours in the area that would later become Park City Mountain Resort (PCMR). As early as 1923, the Park Record predicted that skiing would transform Park City into “a mecca for winter sports.”

Local residents first began recreational downhill skiing before the 1920s, but the sport didn't become popular until the late 1930s. In 1936, the Park City Junior Chamber of Commerce organized a ski train that carried over 500 skiers from Salt Lake City to Park City on the old Denver-Rio Grande mining lines to participate in the first Winter Carnival.

A 1937 Works Progress Administration (WPA) project funded three (3) ski runs, a ski jump, a toboggan course, and a warming shelter near the area that locals referred to as the red-light district. The WPA project was part of an effort to revitalize the area, which has become a world-class ski resort destination now known as Deer Valley Ski Resort.

The first official mine claim in Park City, would eventually become the first official lift-served ski area in Park City. Snow Park Ski Area (now Deer Valley Ski Resort) opened on December 8, 1946 utilizing the runs cut by the WPA project. World War II had put skiing on hold, but interest picked up again after the grand opening of Snow Park Ski Area. At a time when ski-jumping was a popular sport in Utah, Snow Park Ski Area was the only ski jump serviced by a lift in the 1940s.

As the mining industry declined, mining companies began researching alternative uses for the massive mining developments surrounding Park City. In 1958, United Park City Mines conducted a feasibility study to develop Treasure Mountain Resort (now PCMR). Five years later, the company received a \$1.2 million federal loan from the Area Redevelopment Agency to construct Treasure Mountain Resort, which financed a gondola, chairlift, and two J-bars in 1963. During the 1964-1965 ski season, the Spiro Tunnel at the Silver King Consolidated Mine workings was utilized to transport skiers underground to the ski slopes. In the following years, Park City continued to receive attention for its excellent ski slopes with the Pay Day run even receiving national praise by Sports Illustrated in 1966.

The ski industry had a profound impact on transforming Park City from a sleepy, dilapidated mining town into a ski resort. During the late-1950s through 1970s, Park City's population grew as skiers and vacationers built new homes and businesses. A-frames, ski chalets, and ski hotels dotted the hills surrounding Main Street.

CRITERION C: Embody the distinctive characteristics of a type, period, or method of construction.

The American middle class experienced unprecedented wealth in the decades following World War II. Not only was travel no longer limited to the wealthy by the accessibility of the new highway system and affordability of automobiles, but it allowed average families to purchase a second everything—cars, second (vacation) homes, multiple bathrooms, televisions, and other amenities.

Starting in the 1950s, A-frames became popularized as the quintessential vacation home type particularly in resort communities. Adaptable to different geographies and budgets, the A-frame flooded the market following World War II because of mass marketing and the simple construction. A-frame designs and kits were available for all budgets and were mass marketed in popular magazines, kits, and lumberyards. It was a do-it-yourself dream come true for the middle class, a symbol of success, a place for escape and a place to entertain, a swinging bachelor pad and a crucible of family togetherness. They were a cultural icon of lakeshore and ski resorts, and even gained popularity in the roadside architecture of the 1950s and 1960s (restaurants, cafes, motor courts, etc.).

The national craze for A-frames lasted from the early 1950s through the mid-1970s. A-frames were often seen as simple vacation homes, though many grander versions were

built. The typical A-frame was constructed of a series of rafters or trusses joined at the peak and descending toward the main floor level, with no intervening vertical walls. Rafters were covered with roofing materials that tied the frame together and provided support to the frame in order to introduce multiple levels. In Park City and other Rocky Mountain ski towns, the A-frame took the shape of a barrel-vaulted modified A-frame or even “impregnated” A-frames.

A-frames incorporated new cost-saving building materials, made trendy by the post-World War II housing boom. Affordable materials included mass-produced wood products such as plywood and laminated beams as well as stone veneers and even glass block. Aluminum siding, windows, and doors were popularized during this era for being low maintenance as well. Interior finishes included Formica, laminate flooring, drywall, and enamel-covered metal cabinetry.

In addition to the A-frames and modified A-frames dotting the Park City skyline, other structures were also constructed in response to the ski boom. Lodges, including the Chateau Apres Lodge, were built resembling Alpine ski chalets. The first multi-family housing type with condominium ownership in Utah, Treasure Mountain Inn (TMI) also contributed to Park City’s transformation into a world-class ski resort. The fabric of Park City’s Old Town has been influenced by the development of new housing types, architectural styles, and national trends as a result of the Ski Era. Modern architectural movements that defined the ski resort boom in the United States are now a fundamental part of the composition of Park City.

Identifying Historical Significance before 50 years

Ski-Era Architecture does not have to be a minimum of 50 years of age to be determined significant. According to the National Park Service, the administrator of the National Register of Historic Places, structures less than 50 years of age may be considered significant if they are deemed to be of “exceptional importance.” This provides cities and towns an opportunity to protect these “exceptional” resources even if they are less than 50 years old. A complete reconnaissance level survey would identify the significant structures that are representative of the Ski Era.

Peer Ski Towns and Post-War Architecture

Since Vail Resorts acquired Park City Mountain Resort in September, Park City’s transition from mining boom town to successful international ski resort town has continued. The early transition period between the mining boom era and early Ski Era is an important period of Park City’s evolving history (1945-1969). The staff led windshield survey only identified structures in Old Town constructed between 1945 and 1969; however, it is likely that the reconnaissance level survey will produce a list of significant Ski Era structures constructed into the mid-1970s based on the significant presence of the ski resort boom on a national scale in the 1970s. Park City’s Ski Era historic resources are important examples of early vacation and leisure architecture, which contribute to the historic fabric of Post-World War II United States.

Staff conducted research regarding Ski Era Historic resources and regulations in other historic ski towns throughout the Mountain West.

- *Aspen, Colorado* has implemented design recommendations and voluntary historic designations for their Mid-Century Modern (1947-1965) architecture.
- *Boulder, Colorado* has conducted its first in-depth study of post-war tract housing (1947-1967) to gain a better understanding of ten (10) subdivisions surrounding the city. The intent of the survey is to guide planning decisions concerning the demolition of residential structures in these neighborhoods as well as provide educational resources about their history. Boulder has not yet adopted ordinances to protect post-war tract housing; however, the discussions are ongoing.
- *Colorado Springs, Colorado and the Air Force Academy* have begun discussions regarding strategies for dealing with development encroachment of nearby communities in regards to the Mid-Century Modern (1950-1975) architecture on the Air Force Academy campus and in the residential periphery. They have begun restoration of early landscape elements and have intentions to complete further restoration as funding becomes available.
- *Leavenworth, Washington* has designated the Leavenworth Ski Hill Historic District (1936-1957), including a 1957 ski lodge at the base of the Leavenworth Ski Hill.
- *Montana* conducted a statewide architectural survey and inventory to document and promote an understanding of Mid-Century Modern (1940-1970) architecture. The study recommended further surveys for intensive level research in cities including Billings, Bozeman, Butte, Great Falls, Havre, Helena, Lewistown and Warm Springs.
- *Scottsdale, Arizona* has begun to identify their Post-World War II residential architecture such as ranches, cottages, international, and tri-level styles. The study area documents the development of Scottsdale's suburbs by identifying early railroad, streetcar, and automobile suburbs as well as socioeconomic and cultural trends. The study has identified these developments and architectural styles as significant for community planning and development, federal policies, significant persons, as well as construction methods, materials, and designs

Consequences of Voluntary Inclusion of Ski Era Architecture on the HSI

Much like our Mining Era architecture, our Ski Era structures contribute to our understanding of Park City's development as well as our cultural identity. Within the boundaries of Old Town, our urban fabric is dotted with the mining shacks, early A-frames and ski chalets, 1980s and 1990s houses, and the new vacation homes constructed following the 2002 Olympics. The early Ski Era resources provide a glimpse of Park City's transformation from a dilapidated mining ghost town into a high end ski resort. Moreover, A-frames have become iconic symbols of Park City as a resort town, often being depicted by local artists.

If Ski Era historic resources were to be included on a Ski Era Historic Sites Inventory and voluntarily designated to the traditional Historic Sites Inventory, resources would be

protected on a voluntary basis. Staff finds that voluntary designation still promotes the historic preservation of Ski Era historic resources through incentives without creating mandatory designation.

The purpose of preserving Park City's Ski Era Historic Resources is to promote and protect the architecture of an endangered period of Park City's evolving history. With the increase in property values since the recovery of the economy, land value has increased and the value of historic A-frame structures has decreased. Staff has concerns that even with an incentive program, property owners will take advantage of their property values by demolishing the historic A-frame structures without consideration of their historic value.

Voluntary Designation, Design Guidelines for Ski Era Historic Resources, and Incentives

Staff proposes that the structures identified by staff during a windshield survey and structures identified during a reconnaissance level survey (to be completed in June 2015) of Ski Era structures be placed on a Ski Era Historic Sites Inventory with fewer restrictions than the traditional Historic Sites Inventory. The windshield survey results will serve as a preliminary inventory, until it is updated by the reconnaissance level survey in June 2015. This Ski Era Historic Sites Inventory would help protect these Ski Era resources – voluntarily. Ski Era structures would be eligible for the traditional Historic Sites Inventory; however, staff recommends voluntary designation by property owners.

Currently, the existing Design Guidelines for Historic Districts and Historic Sites are not applicable to the architecture of Ski Era structures. Design Guidelines for Ski Era Historic Resources would be developed and recommended by staff to property owners.

Staff's research of peer ski towns resulted in the development of new language that would incentivize preservation on a voluntary basis rather than create mandatory design guidelines. Based on the results of a windshield survey (completed by staff in October and December 2014) and a commissioned reconnaissance level survey (to be completed in June 2015), properties identified as significant to the Ski Era would be subject to the following requirements prior to the issuance of a land use application or building permit:

- Requirement of a *Forty-Five (45) – Day Negotiation Period* for all land use applications for Ski Era structures.
 - o During the 45-day period, the property owner will meet with Planning Department staff under the direction of the Planning Director to discuss and negotiate incentives for historic designation and compatible additions (as alternatives to demolition, if demolition is proposed).
 - o This time will serve as a period for Planning Staff to educate the homeowner about the importance of Ski Era architecture to Park City and provide design guidance as a way of protecting the historic integrity of the structure(s) (*45 day negotiation period would require LMC revisions*).

- Preservation incentives:
 - o Properties complying with the Design Guidelines for Ski Era Historic Resources would qualify for decreased front and rear setbacks in Old Town from ten (10) feet to five (5) feet (*changes in setbacks would require LMC revisions*).
 - o Property owners who comply with the Design Guidelines for Ski Era Historic Resources may qualify for funding through the *Historic Preservation Grant Program*.
 - Eligible improvements would remain the same as the current Grant Program, in addition to grants for relocating/moving the Ski Era structures on the lot
 - o Providing *Voluntary Review/Processing Advantages* for owners who voluntarily comply with the Design Guidelines for Ski Era Historic Resources.
 - Property owners who voluntarily comply with the Design Guidelines for Ski Era Historic Resources will qualify for the same incentives as those who undergo the 45-day negotiation period in addition to proceeding ahead of all building and land use applications except those that pertain to affordable housing and Essential Public Facilities.
- All Ski Era structures receiving incentives will be subject to mandatory designation on the traditional Historic Sites Inventory. Ski Era Historic Resources listed on the traditional Historic Sites Inventory will be subject to the same requirements as the existing properties on the Inventory; however, their proposed projects will be directed by the Design Guidelines for Ski Era Historic Resources.

The LMC defines significance as: *the quality of having Historical consequence or being regarded as having great architectural value.*

As described in the draft of the new General Plan, a property can be deemed historic based on its age, physical integrity, and historical significance. Though many of our Ski Era structures have not reached fifty (50) years of age, Staff strongly believes that they are of exceptional importance to the community as outlined above. Their place in history is clear as it denotes Park City's transition period from a mining ghost town into a world class ski resort. It is also essential that the property retains its historic physical integrity. Staff finds that many of these structures have not been significantly altered; however, as time progresses, there will be greater pressure to demolish and alter these iconic structures. Finally, and most importantly, a property must be found significant through direct association with individuals, events, activities, or developments that shaped our history; staff finds that these structures, as previously described, are significant developments of exceptional importance that shaped our local history.

Department Review:

This report has been reviewed by the City Manager and the Legal Department.

Consequences of not taking the recommended action:

By not protecting our early Ski Era resources (1945-1969), they will continue to be threatened by uncompromising alterations, demolition, and future development. Architecturally significant for their contributions to the modern architecture movement, their loss creates a void within Old Town's historic urban fabric, leaving no transition from mining era to late-twentieth century development. The demolition of our iconic structures, most noticeably the A-frames, will have a negative impact on the cultural identity and disassociate its overall significance of Park City as a resort town. The loss of A-frames, in particular, also diminishes the history of A-frame structures that were once the "quintessential American vacation home" from the 1940s through early 1970s.

Significant Impacts:

Should Council direct staff to adopt a Ski Era Historic Sites Inventory and consider an incentive program for voluntary inclusion by Owners to an expanded Historic Sites Inventory (HSI), demolition may not be prevented; however, historic preservation of Ski Era historic resources would be promoted.

	World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
Which Desired Outcomes might the Recommended Action Impact?	- Internationally recognized & respected brand	+ Economically and environmentally feasible soil disposal + Enhanced conservation efforts for new and rehabilitated buildings	+ Preserved and celebrated history; protected National Historic District - Vibrant arts and culture offerings	+ Well-maintained assets and infrastructure
Assessment of Overall Impact on Council Priority (Quality of Life Impact)	Neutral 	Very Positive 	Positive 	Positive 
Comments:				

Recommendation:

Staff recommends Council give direction on whether staff should come back with the following:

- Create a Ski Era Historic Sites Inventory identified by staff during a windshield survey.
- Allow voluntary inclusion to the traditional Historic Sites Inventory by property owners.

- Create an incentive program for Ski Era Historic Sites identified on the Ski Era Historic Sites Inventory.
- Develop Historic District Design Guidelines for Ski Era Historic Resources.
- Direct Staff to propose changes to the Land Management Code (LMC) which will implement these proposals for review by Planning Commission and consideration by Council.

Exhibits:

Exhibit A – Draft Ski Era Historic Site Inventory

Exhibit B – Minutes of the September 12, 2013 City Council Meeting

Exhibit C – Staff Report of the September 12, 2013 City Council Meeting

Exhibit D – Draft Minutes of the October 16, 2013 Historic Preservation Board Meeting

Exhibit E – Aspen, Colorado Municipal Code Section: 26.415

Exhibit A

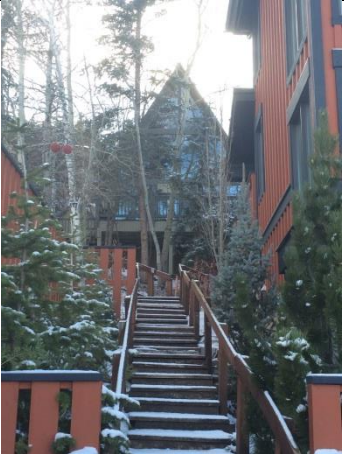
Address	Year Built	Photograph
1007 Woodside Avenue	1955	
1003 Woodside Avenue	1967	
944 Woodside Avenue	1967	
902 Woodside Avenue	1968	
475 Woodside Avenue	1966	

430 Woodside Avenue	1969			
265 Woodside Avenue	1963			
1011 Park Avenue	1968			
1140 Park Avenue	1962			

124 Park Avenue	1963	
1301 Park Avenue	1904	
206 Park Avenue	1965	
213 Park Avenue	1968	

220 Park Avenue	1965	
421 Ontario Avenue	1955	
390 Ontario Avenue	1966	
330 McHenry Avenue	1969	

537 Main Street	1966	
255 Main Street	1965	
729 Norfolk Avenue	1968	
952 Lowell Avenue	1967	
1109 Empire Avenue	1964	

1482 Empire Avenue	1967			
1287 Empire Avenue	1963			
1185 Empire Avenue (*Demo)	1966			
950 Empire Avenue	1965			
949 Empire Avenue	1967			

940 Empire Avenue	1965	
802 Empire Avenue	1966	
203 Daly Avenue	1966	



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH,
SEPTEMBER 12, 2013**

Regular Meeting

I ROLL CALL

Mayor Dana Williams called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, September 12, 2013. Members in attendance were Dana Williams, Andy Beerman, Alex Butwinski, Cindy Matsumoto, and Dick Peek. Council member Liza Simpson was excused. Staff present was Diane Foster, City Manager; Mark Harrington, City Attorney; Wade Carpenter, Chief of Police; Sargent Leatham, Park City Police Department; Sharon Bauman, Senior Recorder and Elections Official; Thomas Eddington, Planning Director; Kirsten Whetstone, Senior Planner; Kayla Sintz, Current Planning Manager; Anya Grahm, Planner; Francisco Astorga, Planner; Jonathan Weidenhamer, Economic Development Manager; Phyllis Robinson, Communications and Public Affairs Manager; Tyler Poulson, Sustainability; Matt Abbott, Sustainability; Marci Heil, City Recorder; Jody Morrison, Assistant City Recorder

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

There were no communications or disclosures made from Council or Staff.

III PUBLIC INPUT (*Any matter of City business not scheduled on the agenda*)

Resident Chris Hauge from the Trailside area neighboring the City owned Gilmore property; stated the property along Silver Summit Parkway is an eye sore. Mr. Hauge stated there is a spoils pile left from the previous owner which has been tested and has come clean for hazardous waste. Utah Open Lands has an easement on this property and Mr. Hauge would like to see Park City and Utah Open Lands work together to eliminate the problem. .

Jane Patten and Ann Johnson, Peace House, addressed the Mayor and Council thanking them for their continued support of the Peace House. They have been able to double the shelter nights with the renewal of the service contract with the City. Jane Patten informed the Mayor and Council about two fund raising events for Peace House coming up on September 22, 2013 and October 1, 2013. The first event is called "Walk a Mile in Her Shoes". The purpose of the event is and awareness raiser to get men involved in ending violence against women. They are encouraging men to put on a pair of heels and walk a mile from City Park up through the Park Silly Sunday Market and to the Brew Pub parking lot. We are encouraging them to go with the silly theme and dress up and have fun. Participants may also enlist a "blister sister" or "sole brother" to help encourage them along the walk. They are hoping to raise money and help the community come together for a great cause. The second event on October 1, 2013 is a candlelight vigil in conjunction with the Summit County Domestic Violence Coalition, honoring those who have lost their lives as a result of domestic violence. Summit County had two deaths, a murder/suicide the past year related to domestic violence, the event will be honoring the woman who lost her life and also honoring the survivors of domestic violence.

IV APPOINTMENTS AND RESIGNATIONS

1. Consideration of appointment of two alternative Hearing Officers pursuant to Title 2, Chapter 6, Section 2 of the Municipal Code of Park City

Council member Peek moved that they approve the appointment of J. Richard Catten and Kenneth R. Wallentine as hearing officers pursuant to Title 2, Chapter 6, Section 2 of the Municipal Code of Park City.

Motion seconded by Council member Butwinski.

**Motion carried
Council member Beerman-aye
Council member Matsumoto-aye
Council member Butwinski-aye
Council member Peek-aye
Council member Simpson-excused**

V NEW BUSINESS

1. Consideration of an Ordinance approving the 496 McHenry Subdivision Replat, Located in Park City, Utah

Mayor Williams opened the Public Hearing, no public comment; Mayor Williams closed the Public Hearing.

Staff recommended Council move to continue this item to a date uncertain.

Council member Matsumoto moved to continue the consideration of an Ordinance approving the 496 McHenry Subdivision Replat to a date uncertain.

Council member Beerman seconded the motion.

**Motion carried
Council member Beerman-aye
Council member Matsumoto-aye
Council member Butwinski-aye
Council member Peek-aye
Council member Simpson-excused**

2. Consideration of approval of the Sundance Contract Extension

Economic Development Manager Jonathan Weidenhamer introduced Sarah Pierce the co-managing director of the Sundance Festival. Weidenhamer reminded Council of the detailed presentation that took place at the previous Council Meeting and then requested a public hearing and consideration of approving the contract that was given to Council to review prior to the meeting. The two main points of the contract are first the extension of the film festival through 2026 and second, separates it from the Marin Luther King Day conflict which happens 4 years out of 10 beginning in 2015 which has a direct economic benefit to the community. Weidenhamer stated that this extension is more than just the final points of the contract, it is about a broad commitment to what the Sundance Institute stands for on behalf of the community and the resorts and a broad commitment in return to the City as well. This approval

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would also include a supplemental plan for the festival in 2014 and a baseline for what that festival will look like moving forward from an operational standpoint. Council member Beerman inquired about the effects of this contract if the City changed future uses of the Miner's Hospital. Weidenhamer stated the City would be obligated through the contract at a communication level to inform the Sundance team of the intentions. City Attorney Harrington clarified that if changes were made to future uses it would be a year to year decision and would have to be a mutual agreement.

Mayor Williams opened the public hearing. No public comment was made. Mayor Williams closed the public hearing.

Mayor Williams opened the floor to Sarah Pierce, co-managing director of the Sundance Festival. Sarah stated she wanted to take the opportunity to thank the Mayor and Council for beveling in Sundance. She feels the teams came together and worked in a smart and effective manner to get to this point. It is a testament to the community to what can be accomplished when we all work together. She would like to recognize Dave Gustafson and Tina Graham for their incredible work on the operational details of this contract. They have been thorough and thoughtful and stated that because of their diligence Park City will be show cased in a bright light. Thank you to Jon Weidenhamer and Jason Glidden for being an instrumental part of the team bringing a positive and calm approach to the process. Thank you to City Manager Diane Foster and City Attorney Mark Harrington for their leadership and patience as we have worked to understand the ins and outs of City Code. Sarah also acknowledged the assistance they have received from the City and the Chamber will help the festival be successful in its 30th anniversary.

Mayor Williams thanked Sarah for all her hard work and diligence stating this couldn't have all come together without her as well.

Council member Peek moved to approve the Sundance Contract Extension and the 2014 supplemental plan extending the dates of the Sundance Film Festival through 2026. Council member Beerman seconded the motion.

Motion carried

**Council member Beerman-aye
Council member Matsumoto-aye
Council member Butwinski-aye
Council member Peek-aye
Council member Simpson-excused**

3. Consideration of an Ordinance approving the Plat Amendment Extension of the 573 Main Street Plat Amendment located at 573 Main Street, Park City, Utah.

Planner Astorga distributed a letter to the Mayor and Council from the neighboring property Owner's attorney stating that it was delivered after the Council packets had gone out. Planner Astorga stated this is a plat amendment extension request that was filed with the Planning department and was originally approved on July 26, 2012. Astorga stated that the typical conditions of approval for an extension is up to one year to file in writing with the planning department per the existing Land Management Code. Astorga informed the Mayor and Council that all the requests were in on time and the hold-up has been with the heavy work load of the planning department in getting this item to Council. He also stated that it is within the

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parameters of the Land Management Code when the applicant can demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of noncompliance with the City's General Plan. Staff has provided the Council with the various approvals from the Planning Commission and stated that Council does have the authority to extend for the additional year. Proper noticing requirements were completed and staff is recommending a public hearing as per code.

Council member Matsumoto stated that she understood the process to be that a plat amendment needed to be approved prior to building permit approval and would like to know why building has already commenced.

Staff stated that policies have varied over the years depending on the building official. In the 80's & 90's a plat amendment was not required and they have been able to move forward with remodels. With the new Building Official that policy has changed to now require a plat amendment to be recorded not just approved. A plat amendment was approved, however; there were three physical requirements that they could not complete within that year hence the extension.

The first of the three remaining requirements is the tear out of the parking lot on the Park Ave and replace it with landscaping. The second requirement was to donate a preservation easement to the City for the historic structure and the third item was to put up a chain link fence this has been completed.

The applicant's attorney Joe Wrona was present to help answer questions from the Mayor and Council. Mr. Wrona stated the applicant felt it was a better option to use the paved lot as a staging area then to have a dirt lot that would cause more of a mess on the streets. He stated there was another option to move the staging area from that parking lot to a neighboring lot, however; the applicant felt that was not a neighborly thing to request. Mr. Wrona reiterated to Council member Matsumoto that the previous building permits were issued because a replat was not required.

Council member Peek stated that throughout the City we see extensive rebuilds that do not require a staging area and suggested phasing construction so that the heavy work was completed during the slow season. Also, inquired about the photo included with the letter that was distributed at the beginning of the meeting as to the essential construction equipment shown in the photo.

The Council agreed that the piles of scrap lumber and non-essential vehicles are not good use of the parking lot and would like to see if there is an option to lessen the impact to the neighborhood.

Council member Beerman inquired from the applicant if he had had any discussions with the neighbors on ways they could further mitigate the impact.

The applicant's attorney stated he has had discussions with Mr. Tesch. In regards to the concern of the scrap lumber and debris in the parking lot he feels the owner would be open to policing the construction staging area to keep that debris to a minimum.

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Council member Butwinski inquired if the language of the conditions of the approval could be modified so that the plat could be recorded and then the parking lot be removed.

City Attorney Harrington stated that yes; the Council has the authority to review those conditions to find an unmitigated impact following the public hearing.

Mayor Williams opened the public hearing.

Joe Tesch stated he was an attorney representing four of the neighboring properties. He stated his clients are not asking for much, they just want the project completed and the abuse to stop. To say that the parking lot is a necessity is false, many construction projects have been completed without a staging scene. The first letter stating the abuse of the neighbors surrounding this property was sent to the council September 30, 1999. The Claim Jumper remodel/preservation is a great asset but this is getting ridiculous, there have been over 30 building permits for this property filed and approved without the proper plat amendment that are all in violation of the City Code. Mr. Tesch stated his objection of findings of fact and his objections of conditions of approval as stated in the letter disbursed at the beginning of the discussion.

John Plunket stated he is a resident who lives on Park Ave. He stated he is not one of Mr. Tesch's clients but he concurs with Mr. Tesch's testimony reiterating the necessity that the parking lot be tore out immediately. This process all began with the concerned neighbors inquiring about the steps taken to complete the project and step after step the neighbors have had to step up and bring attention to the City on the issues they were facing. He would like to see the City tighten the legalities and follow the law. *"At some point in comes down to balancing the convenience of the contractor against the rights of the residents."*

Sandford Mellville stated he lives at 527 Park Ave- his residence is far enough from the construction side that he is not immediately impacted but is impacted by the eyesore and the mess from the construction and feels it could be indefinite. He is concerned that the residential zoning being used as a staging area is a commercial use.

Mayor Williams closed the public hearing

Council member Peek inquired if there is a way to extend with the stipulations. He inquired about the staging of the school and if they were in on this mitigation.

Francisco stated that there are no items in code that would approve a staging area, it would be a case by case basis determined by the building department.

Council member Matsumoto inquired about the process of a normal project in regards to the placement of excess lumber without a staging area. Council member Peek stated that they would have an on time delivery and would be completed quickly and would not have excess lumber lying around.

Council inquired about the preservation easement. The applicant's attorney stated that the easement is like a gift to the City and would like to wait until the plat is recorded.

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Council member Butwinski expressed his concerns with the City's Land Management plan in allowing the numerous building permits without a full set of plans.

Mayor Williams expressed his concern as to the intentions of the applicant's desire to complete this project in a timely manner.

City Attorney Harrington recommended bringing in more testimony from the Building Department before Council made a decision.

Applicant stated that this Council meeting has been a great exercise, while the property owner does not live here in Park City the pulse of the residents' concerns have not been addressed. He proposed making an agreement that the parking lot would be done by December 31, 2013. The property owner would also police the lot and make sure the lot is clean. Condition #10- would also stipulate that the preservation easement would be in the City's escrow by November 31, 2013.

Council member Beerman stated that he is not amenable to tweaking the conditions, and would like to see staff and all the parties sit down and define the limits and progress of the project.

Council would like staff to bring this item back to Council in two weeks.

Council member Peek moved to continue Consideration of an Ordinance approving the Plat Amendment Extension of the 573 Main Street Plat Amendment located at 573 Main Street, Park City, Utah to the next meeting on September 26, 2013.

Council member Butwinski seconded the motion.

Motion carried

Council member Beerman-aye

Council member Matsumoto-aye

Council member Butwinski-aye

Council member Peek-aye

Council member Simpson-excused

4. Consideration of an Ordinance approving the Plat Amendment Extension of the 1103 Lowell Avenue Plat Amendment located at 1103/1105 Lowell Avenue, Park City, Utah.

Staff recommended that the extension be granted in that the plat extension contains no modification to the approved plat amendment therefore staff finds that the findings of fact, conclusions of law and conditions of approval are still valid.

Mayor Williams opened the public hearing. No public comment was made. Mayor Williams closed the public hearing.

Council member Matsumoto inquired if there is any work currently going on at this property.

Staff assured Council that there is no building currently taking place on this property.

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Council member Beerman moved to approve the Ordinance approving the Plat Amendment Extension of the 1103 Lowell Avenue Plat Amendment located at 1103/1105 Lowell Avenue, Park City, Utah.

Council member Matsumoto seconded the motion.

Motion carried

Council member Beerman-aye
Council member Matsumoto-aye
Council member Butwinski-aye
Council member Peek-aye
Council member Simpson-excused

5. Consideration of an Ordinance approving the Sixth Amendment to the Knoll at Silver Lake Condominium Record of Survey plat for Units 1 and 3 located at 7885 and 7905 Royal Street East, Park City, Utah.

Planner Whetstone explained the purpose of the amendment to Council stating that the property is currently a 4 condo unit. Whetstone stated the owners request is to remove 711 square feet of private space from unit 1 and add it to unit 3 with the additional 100 square feet of common space. This project was part of the Deer Valley Master Plan and this addition would still remain in compliance with that master plan. On August 28, 2013 the Planning Commission reviewed this amendment and voted unanimously to forward a positive recommendation to Council .

Mayor Williams opened the public hearing. No public comment was made. Mayor Williams closed the public hearing.

Council member Beerman moved to approve Consideration of an Ordinance approving the Sixth Amendment to the Knoll at Silver Lake Condominium Record of Survey plat for Units 1 and 3 located at 7885 and 7905 Royal Street East, Park City, Utah.

Council member Butwinski seconded the motion.

Motion carried

Council member Beerman-aye
Council member Matsumoto-aye
Council member Butwinski-aye
Council member Peek-aye
Council member Simpson-excused

VII ADJOURNMENT

With no further business, the City Council meeting was adjourned.

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 4:00 p.m. Members in attendance were Mayor Dana Williams, Alex Butwinski, Andy Beerman, Cindy Matsumoto, and Dick Peek. Liza Simpson was excused Staff present were Diane Foster, City Manager; and Mark Harrington, City Attorney; Thomas Eddington, Planning Director; Kayla Sintz, Long Range Planning Manager; Jonathan Weidenhamer, Economic Development Manager; Tom Daley,

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Attorney; Steve Brown, Mill Creek Consulting. Council member Butwinski moved to close the meeting to discuss Property, Litigation, and Personnel. Council member Beerman seconded the motion. Motion carried unanimously. The meeting opened at approximately 5:50 p.m. Dick Peek moved to open the meeting.

Motion carried

Council member Beerman-aye
Council member Matsumoto-aye
Council member Butwinski-aye
Council member Peek-aye
Council member Simpson-excused

The meeting for which these minutes were prepared was noticed by posting at least 24 hours in advance and by delivery to the news media two days prior to the meeting.

Prepared by Marci Heil, City Recorder.



Marci S. Heil, City Recorder



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Present: Mayor Dana Williams; Council members Andy Beerman, Alex Butwinski, Cindy Matsumoto, Dick Peek. Council member Liza Simpson was excused.

Staff present: Diane Foster, City Manager; Mark Harrington, City Attorney; Wade Carpenter, Chief of Police; Sargent Leatham, Park City Police Department; Sharon Bauman, Senior Recorder and Elections Official; Thomas Eddington, Planning Director; Kirsten Whetstone, Senior Planner; Kayla Sintz, Current Planning Manager; Anya Grahm, Planner; Francisco Astorga, Planner; Jonathan Weidenhamer, Economic Development Manager; Phyllis Robinson, Communications and Public Affairs Manager; Tyler Poulson, Sustainability; Matt Abbott, Sustainability; Marci Heil, City Recorder; Jody Morrison, Assistant City Recorder

Council Questions and Comments

Councilwoman Matsumoto

Attended the Library board meeting, stating the book sale for Friends of the Library was a very successful. Stated the statistics for the library for the month of August were very positive with great participation in the summer program. She also announced the luncheon for Friends of the Library Oct 10th at 11:30 in Silver Lake.

Councilman Peek

Attended the Utah League of Cities and Towns conference where Steve Forbes spoke at a luncheon. Peek was approached by Brian Head's City Manager and staff requesting an invite for a City Tour of Park City.

Councilman Beerman

Attended the Economic Development Task Force meeting with Councilman Butwinski stating there were interesting conversations leading to progress. Attended Wasatch Summit meeting stating they have hired Lani Jones as director for the program; she was with the Olympics and has worked with the Sundance Institute. That group has grown in the past year and now has 11 local governments and a variety of other entities involved. They have raised 3.5 million dollars to kick start the project and have hired a facilitator and an environmental consulting firm to complete a primary study of the projects. Also attended COSAC & BOSAC, both looked at land opportunities

Councilman Butwinski

Attended Pride in the Park and was approached by a resident stating the Sound Garden is in need of repair. Also, he was concerned with the red color in the water. Staff stated the issue has been looked into and found to be coming from the roots of the surrounding trees which omit a dye. Councilman Butwinski attended the League conference. He found Steve Forbes and Kevin Lo, General Manager for E-Google, very interesting. He also informed the Mayor and Council that he has been nominated for the board of the League; the vote will be held tomorrow. Council member Butwinski educated the Mayor and Council on the new campaign to promote tourism in Utah to go see the Mighty Five- Utah's five national parks. Also attended the Public Art board meeting stating they are preparing an RFQ for the art at Quinn's Junction, north side of 248, they will bring it to Council after the Board looks at it one more time.

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Mayor Williams

Mayor Williams reminded Council that it was National suicide prevention week- admonished Council and Staff to keep eyes open. He attended another child's funeral from suicide stating it was devastating and encouraged the public to step up as well and watch for warning signs. He also spoke of a September 11th memorial coming to Fort Douglas. Local contractors, excavators, drivers will be moving the piece across the country. There is an event at Fort Douglas museum at noon on September 20 to place the housing structure for the large memorial piece. The traveling piece will be in Park City on Main Street on Saturday, September 28th as part of the tour of the State with 15 stops throughout the state.

Manager's Report

City Manager Foster discussed the change in free parking days for the "Peek at Park City" campaign. This would be a reduction of our current free parking days and staff is in favor.

Municipal Renewable Energy Update

Environmental Sustainability Manager Tyler Poulson and Matt Abbott from Sustainability presented an update on renewable energy. Poulson stated this is a municipal update and would bring a community renewable energy update to Council at a later date. He discussed the feasibility study completed on the Marc and presented those results to Council. Poulson stated that 91% of our municipal renewable energy projects have been funded by grants. In light of those numbers staff is coming to Council looking for primarily internal funding for our next project. Poulson then broke down the current projects that staff has been researching. Stating that Quinn's Junction was tested in 2008-2009 and was found to be a poor candidate for a wind project, due to the conditions of that study staff redirected their attention to solar projects.

Mayor Williams stated that the conditions were not ideal for study, and the limitations of the test could have played a role in the poor outcome. He would like staff to look into a small scale wind project. Council member Beerman requested staff look into the setup of the small wind project at Powder Mountain. Poulson stated he has set up a meeting with Powder Mountain later this month.

Poulson stated geothermal has been added to our current renewable energy portfolio, however; Council needs to be aware that geothermal heat pumps that heat and cool City Hall, and the Police Department are often thought of as a renewable resource but in reality they are considered an energy efficiency measure.

Council member Peek inquired if staff has looked into the volume of water that moves through the City as a resource running through a heat exchanger. Poulson stated they have not looked into that option yet but staff will.

Abbott went into detail on the City's renewable energy portfolio. With the projects being funded 91% from grants and the remaining 9% from transit sales tax the paybacks are very attractive. He stated that next project is the Judge Tunnel which would provide between 2 and 6 times our current renewable portfolio total.

Council member Matsumoto inquired about the overall cost of the micro hydro turbine at Judge Tunnel and the opportunity for grants.

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Staff stated that they have had some preliminary engineering assessments done on the project with a huge range that would need to be firmed up but also needs to be remembered that the paybacks on this system would be quite large. The also stated there are grants available and staff will continue to work towards potential grants.

Council member Butwinski inquired about the opportunity to sell power back. Poulson stated that it is very difficult to sell back, feels our goal is to recoup.

Council member Beerman stated it is not about making money it is about reducing our carbon footprint

Council member Peek suggested that we channel the power generated by Judge Tunnel to Spiro to pumps and large users of electricity.

The Marc has great potential and staff included the totals at worst case with no grants. Staff reports details total with the rebate funding from Rocky Mountain Power for 22% and staff would know for sure if we were going to receive the rebate prior to beginning the project and are recommending forgoing the blue sky rebates due to the fact that they will be harder to get due to the wide spread need and request for them. If we did the project immediately it would most likely come in 20% lower, staff added additional costs to cover inflation. The completed solar panel project would bring in 14% of the Marc's total power.

Staff asked for direction from Council to continue researching Senate Bill 12 and the discussion of micro hydro turbine at Judge Tunnel as it relates to other projects on our Capital Infrastructure Plan.

Council agreed to both items and were all adamant that staff look into grant funding as well as reducing the carbon footprint.

Historic Site Expansion "A" Frames

Planning Director Thomas Eddington, Planner Anya Grahn and Planner Kayla Sintz addressed the Council with a discussion regarding "A" frames and the Historic Ski Era. Planner Grahn outlined the background of Park City as a ski town and talked about the distinctive characteristics of the "A" frame. They were mass produced and could be styled in a manner that would work for a church structure or a second play home for the resort buff. Grahn discussed the other cities and towns that have moved forward designating Post-War architecture such as Pueblo, Boulder and Aspen Colorado. There are unique opportunities if we were to adapt the Historic Inventory Sites to include the ski area. Staff is recommending a further analysis.

Mayor Williams stated a resident called and was concerned with the demolition permits that have been pulled. Williams inquired of City Attorney Harrington if they could put a moratorium on demolition prior to adopting the pending ordinance.

City Attorney Harrington stated Council could do a moratorium with legislature findings which would give a finite period and is a cleaner option; however the pending ordinance is quicker to abandon if Council chooses to go a different direction.

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Mayor stated he would like to let the residents know that there will be time to discuss the options

Council member Matsumoto stated she is not ready to adopt a pending ordinance; she would like to look into the Aspen option of voluntary listing with conditional uses, variances, landmark lot split.

Council member Beerman cited the recent realization by the City that tools like 'conservation easements' can be too general, and that we need to refine our 'protections' to better reflect what we're trying to accomplish. He suggests we might need to create a different tool for ski era structures than the historic guidelines we use to protect mining era buildings.

City Attorney Harrington stated that we could begin with a stay of demolition that would put things on hold as to demolition as we look into the issue and go in an incremental process.

Council member Butwinski stated he felt the voluntary option is a great idea along with the idea of a conservation easement.

Mayor Williams reiterated the need for multiple public hearings and proper notice.

Council member Peek stated that he is not interested in a moratorium and would also like staff to look at incentives like Aspen, CO did. He is in favor of an inventory.

Council is agreed that staff should further research incentives and inventory the assets.

City Council Staff Report



Subject: Significance of Park City's Ski Era Historic Resources
Author: Anya Grahn, Historic Preservation Planner;
 Thomas E. Eddington Jr., Planning Director
Department: Planning
Date: September 12, 2013
Type of Item: Legislative

Summary Recommendations:

Staff recommends Council direct the Planning Commission to consider a draft ordinance that amends the Land Management Code to protect Park City's Ski Era Historic Resources.

Topic/Description:

The Historic Preservation Board, Planning Commission, and City Council have expressed an interest in looking at preserving the City's Ski Era Historic Resources. At this time, no language exists within the Land Management Code to protect these structures as many are less than fifty (50) years of age. The Planning Department has already received demolition applications for two (2) A-frame structures, located at 949 Empire Avenue as well as 1301½ Park Avenue. There is concern for additional loss of structures prior to consideration of the expansion of the Historic Sites Inventory (HSI).

Background:

During the City Council and Planning Commission joint work session on September 4, 2013, a Policy discussion related to the General Plan occurred. Policy Discussion Item #5 included stated, "Expand the Park City Historic Sites Inventory (HSI) to include historic resources that were built during the onset of the ski industry in Park City in an effort to preserve the unique built structures representative of this era." There was consensus for staff to bring this item back to Council for additional discussion. At that time, Council directed staff to present a comprehensive staff report on the topic at the September 12, 2013 City Council meeting and consider a pending ordinance to further analyze the community benefit realized by preserving these structures. Though the Historic Preservation Board, Planning Commission, and City Council have expressed interest in recognizing ski era resources as historically significant in past discussions, the recent submittal of two (2) demolition permits for A-frame structures has brought urgency to this topic. The purpose of this discussion is for City Council to determine whether ski era structures should be added to our Historic Sites Inventory (HSI).

Analysis:

Significance of Ski Era Architecture

Under the National Register Significance-Criteria for Evaluation, Ski Era Architecture would be deemed significant under:

CRITERIA A: Association with events that have made a significant contribution to the broad patterns of our history.

Prior to the development of the ski resorts, skiing was used to travel the steep terrain surrounding Park City. Those maintaining the telephone service, for instance, often utilized homemade skis to venture from Park City to Brighton in the heavy snow. In the 1880s, early miners also fashioned “longboard snowshoes” to travel to the mines; however, skiing had become a recreational sport by the 1920s.

During this era, young adults formed the Park City Ski Club, guiding children and adults on ski tours in the area that would become Park City Mountain Resort (PCMR). As early as 1923, the Park Record predicted that skiing would transform Park City into “a mecca for winter sports.”

As the mining industry declined, mining companies began researching alternative uses for the massive mining developments surrounding Park City. In 1958, United Park City Mines conducted a feasibility study to develop Treasure Mountain Resort (now PCMR). Five years later, the company received a \$1.2 million federal loan from the Area Redevelopment Agency to construct Treasure Mountain Resort, which financed a gondola, chairlift, and two J-bars in 1963. During the 1964-1965 ski season, the Spiro Tunnel at the Silver King Consolidated Mine workings was utilized to transport skiers underground to the ski slopes. In the following years, Park City continued to receive attention for its excellent ski slopes with the Pay Day run even receiving national praise by Sports Illustrated in 1966.

The ski industry had a profound impact on transforming Park City from a sleepy, dilapidated mining town into a ski resort. During the late-1950s through 1970s, Park City’s population grew as skiers and vacationers built new homes and businesses. A-frames, ski chalets, and ski hotels dotted the hills surrounding Main Street.

CRITERIA C: Embody the distinctive characteristics of a type, period, or method of construction.

The American middle class experienced unprecedented wealth in the decades following World War II. Not only was travel no longer limited to the wealthy by the accessibility of the new highway system and affordability of automobiles, but it allowed average families to purchase a second everything—cars, second vacation homes, multiple bathrooms, televisions, and other amenities.

Starting in the 1950s, A-frames became popularized as the quintessential vacation home type particularly in resort communities. Adaptable to different geographies and budgets, the A-frame flooded the market following World War II because of mass marketing and the simple construction. A-frame designs and kits were available for all budgets and were mass marketed in popular magazines, kits, and lumberyards. It was a do-it-yourself dream come true for the middle class, a symbol of success, a place for escape and a place to entertain, a swinging bachelor pad and a crucible of family togetherness. They were a cultural icon of lakeshore and ski resorts, and even gained

popularity in the roadside architecture of the 1950s and 1960s (restaurants, cafes, motor courts, etc.).

The national craze for A-frames lasted from the early 1950s through the mid-1970s. A-frames were often seen as simple vacation homes, though many grander versions were built. The typical A-frame was constructed of a series of rafters or trusses joined at the peak and descending toward the main floor level, with no intervening vertical walls. Rafters were covered with roofing materials that tied the frame together and provided support to the frame in order to introduce multiple levels. In Park City and other Rocky Mountain ski towns, the A-frame took the shape of a barrel-vaulted modified A-frame or even “impregnated” A-frames.

A-frames incorporated new cost-saving building materials, made trendy by the post-World War II housing boom. Affordable materials included mass-produced wood products such as plywood and laminated beams as well as stone veneers and even glass block. Aluminum siding, windows, and doors were popularized during this era for being low maintenance as well. Interior finishes included Formica, laminate flooring, drywall, and enamel-covered metal cabinetry.

In addition to the A-frames and modified A-frames dotting the Park City skyline, other structures were also constructed in response to the ski boom. Lodges, including the Chateau Apres Lodge, were built resembling Alpine ski chalets. The first condominium in Utah, Treasure Mountain Inn (TMI) also contributed to Park City’s transformation into a world-class ski resort.

Identifying Historical Significance before 50 years

Ski-Era Architecture does not have to be a minimum of 50 years of age to be determined significant. According to the National Park Service, administrator of the National Register of Historic Properties, structures less than 50 years of age may be considered significant if they are deemed to be of “exceptional importance.” Some resources may acquire significance before 50 years because they are considered “old” due to their material makeup preventing the longevity or are subject to forces that destroy their integrity prior to 50 years. The National Park Service recognizes mining structures in the Rocky Mountain West and structures from the post-World War II era as having an overall low rate of survival.

Time is relative and the fifty (50) year mark was not designed to be mechanically applied. Our understanding of history is not based on a year-by-year approach, but rather a period of time that can be logically examined and recognized. The determination of whether or not a period has gained significance is determined by whether the period calls for a routine evaluation or a logical examination of context. The more recent a property has achieved significance, the more difficult it is to demonstrate exceptional importance. Properties that have gained significance in the past 10 to 15 years are more difficult than a distinguishable past era.

District Boundaries

Much like the Mining Boom Era Residences Thematic National Register Historic District, the Ski Era resources will be united through a thematic National Register nomination. A thematic district nomination is much like a quilt, containing multiple eras of development that create a unified whole or urban fabric. Because of the limited number of Ski Era resources and their scattered location across Old Town and beyond, a thematic district is appropriate for uniting these resources under a prescribed theme.

Determining Era of Significance

A district's period of significance is a defined period with a set beginning and end. The character of the district's historic resources is clearly defined and assessed. Specific resources within the district are demonstrated to date within the era of significance. The majority of the district's properties are over 50 years of age.

Other Cities that Have Designated Post-War Architecture

Aspen, Colorado

Aspen has made significant strides to protect its modern architecture, most notably structures built in the modern era; modern chalet, Wrightian, pan abode, and rustic styles. Design guidelines and ordinances have been developed to protect structures such as these from demolition in order to preserve Aspen's heritage and maintain its cultural identity.

Boulder, Colorado

Boulder has also conducted its first in-depth study of post-war tract housing (1947 to 1967) to gain a better understanding of ten (10) subdivisions surrounding the city. The intent of the survey is to guide planning decisions concerning the demolition of residential structures in these neighborhoods as well as provide educational resources about their history. Boulder has not yet adopted ordinances to protect post-war tract housing; however, the discussions are ongoing.

Scottsdale, Arizona

Scottsdale has begun to identify their Post-World War II residential architecture such as ranches, cottages, international, and tri-level styles. The study area documents the development of Scottsdale's suburbs by identifying early railroad, streetcar, and automobile suburbs as well as socioeconomic and cultural trends. The study has identified these developments and architectural styles as significant for community planning and development, federal policies, significant persons, as well as construction methods, materials, and designs.

Utah Heritage Foundation

Within our own state, the Utah Heritage Foundation launched *Salt Lake Modern*, on June 25, 2013. This new program is dedicated to preserving, protecting, and promoting mid-century modern architecture within the Salt Lake Region. The committee SL Mod, within the nonprofit organization, hopes to bring together those preservationists interested in the recent past to share resources, provide guidance, and promote awareness significant modern structures.

From initial research conducted by the Planning Department, it appears that Park City would be a leader in recognizing the importance of our Ski Era architecture. In consulting with the State Historic Preservation Office (SHPO) and Utah Heritage Foundation, it appears that many other towns have A-frames; however, it is likely that they do not have any ordinances protecting these resources at this time. Many states and municipalities have begun to identify and designate recent past architecture; however, typically, these historic resources take the form of mid-century modern structures rather than recreational architecture such as A-frames, Swiss chalets, and lodges.

Consequences of Including Ski Era Architecture in the HSI

If ski era historic resources were to be included in the City's Historic Sites Inventory (HSI), the resources would be protected by the same Land Management Code 15-11 Historic Preservation regulations that currently protect the Mining Era structures.

Relocation and reorientation would only be permitted by the Planning Director and Chief Building Official if unique conditions warrant the proposed relocation and/or reorientation on the existing site or on a different site. Moreover, the relocation and/or reorientation would have to abate demolition of the historic building(s) on the site.

Much like the Mining Era structures, disassembly and reassembly of the historic structures would need to meet specific criteria, outlined in LMC 15-11-14, which includes an engineering report by a structural engineer certifying that the structure cannot be reasonably moved intact; that the proposed disassembly and reassembly will abate demolition; that the Chief Building Official has found that structure(s) to be hazardous or dangerous; and the Planning Director and Chief Building Official have determined unique conditions that the quality of the historic preservation plan warrant disassembly and reassembly.

Finally, ski era structures would not be allowed to be demolished unless the applicant has obtained a Certificate of Appropriateness for Demolition (CAD). The structures, however, could be reconstructed if approved through the Historic District Design Review (HDDR) process outlined in LMC 15-11-12.

Conducting a Reconnaissance a Level Survey of Ski Era Architecture

Staff recommends soliciting for a proposal for the analysis of a Reconnaissance Level Survey for all structures built during the proposed era, tentatively 1960 through 1970. We would estimate the cost to be less than \$10,000 and could be completed within 180 days. The survey would analyze structures built within the proposed era and identify those of architectural significance. Though the proposal intends to study 158 sites, it is likely that not all 158 will be classified as architecturally significant and worthy of historic preservation.

Interpreting the Ordinance

Planning Staff finds that the current Preservation Ordinance within the Land Management Code can be interpreted to protect Ski Era resources; however, staff recommends that changes be made in order to clarify and recognize Ski Era architecture as historically significant. LMC 15-11-10 Park City Historic Sites Inventory identifies the criteria which we use to designate Landmark and Significant structures. Criteria 'A' for both of these states:

- (a) It is at least fifty (50) years old OR has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community.

Staff recommends changing this criterion to:

- (a) **Including but not limited to structures** fifty (50) years **of age** or **structures that have** achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community.

In addition, language should be added to Criteria 'C' to recognize that the Mining and Ski Eras are recognized as significant by the City. This section for both LMC 15-11-10(A) Landmark Structures and 15-11-10(A) Significant Structures should read:

- (c) It is significant in local, regional, or national history, architecture, engineering or culture associated with at least one (1) of the following:
 - (i) An era that has made a significant contribution to the broad patterns of our history, **including but not limited to the Mining and Ski Eras**;
 - (ii) The lives of Persons significant in the history of the community, state, region, or nation; or
 - (iii) The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman.

The LMC defines significance as: *the quality of having Historical consequence or being regarded as having great architectural value.*

As described in the draft of the new General Plan, a property can be deemed historic based on its age, physical integrity, and historical significance. Though many of our Ski Era structures have not reached fifty (50) years of age, Staff strongly believes that they are of exceptional importance to the community as outlined above. Their place in history is clear as it denotes Park City's transition period from a mining ghost town into a world class ski resort. It is also essential that the property retains its historic physical integrity. Staff finds that many of these structures have not been significantly altered; however, as time progresses, there will be greater pressure to demolish and alter these iconic structures. Finally, and most importantly, a property must be found significant through direct association with individuals, events, activities, or developments that shaped our history; staff finds that these structures, as previously described, are significant developments that shaped our local history.

Department Review:

This report has been reviewed by the City Manager and the Legal Department.

Alternatives:**A. Approve the Request:**

This is the Planning staff's recommendation.

B. Modify the Request

1. Council could direct staff to pursue this direction but only with additional give/gets included (e.g. look at possibilities to allow increased footprints or reduced setbacks for these properties; look at significant grant opportunities for these properties; etc.).
2. Council could direct staff to pursue a less restrictive path. For example, Council could direct staff to conduct a study of ski-era residential structures and allow demolition permits to be pulled during the study period. This likely would result in the loss of additional, but not all, ski-era residences.
3. Council could direct staff to put bring a moratorium on demolition to City Council for consideration at its next meeting and also direct staff to conduct a study.
4. Council could direct staff to do the study, engage in a public outreach program and draft an ordinance with a time specific stay of demolition as was in the original preservation ordinance. While this option will not prevent demolition, it balances the new historical importance of the structures while giving preservationists and the City the opportunity to acquire or relocate structures prior to demolition.

C. Deny the Request:

If this request is denied, the Council could choose to deny staff's request to direct Planning Commission to consider a draft ordinance that protects Park City's Ski Era Historic Resources.

D. Continue the Item:

If the Council needs more information, the item can be continued; however, the City runs the risk of losing additional Ski Era historic resources in the interim.

E. Do Nothing:

This option would delay the historic preservation work that the Council considered in its last Council Visioning session and the most recent joint Planning Commission and City Council General Plan Policy discussion and demonstrate that the City is not interested in protecting its Ski Era Resources and the City would likely continue to lose Ski Era historic resources.

Consequences of not taking the recommended action:

Much like our Mining Era architecture, our Ski Era structures contribute to our understanding of Park City's development as well as our cultural identity. Within the boundaries of Old Town, our urban fabric is dotted with the mining shacks, early A-frames and ski chalets, 1980s and 1990s houses, and the new vacation homes constructed following the 2002 Olympics. The early ski era resources provide a glimpse of Park City's transformation from a dilapidated mining ghost town into a high end ski resort. Moreover, A-frames have become iconic symbols of Park City as a resort town, often being depicted by local artists.

By not protecting our early ski era resources (1958-mid-1970s), they will continue to be threatened by uncompromising alterations, demolition, and future development. Architecturally significant for their contributions to the modern architecture movement, their loss creates a void within Old Town’s historic urban fabric, leaving no transition from mining era to late-twentieth century development. The demolition of our iconic structures, most noticeably the A-frames, will have a negative impact on the cultural identity and disassociate its overall significance of Park City as a resort town. The loss of A-frames, in particular, also diminishes the history of A-frame structures that were once the “quintessential American vacation home” from the 1950s through early 1970s.

Significant Impacts:

Should Council direct staff to begin drafting an ordinance, this would preclude any owner of an existing ski-era structure, who has not already submitted an application, from submitting a demolition permit request until such time that either the ordinance was either abandoned or passed. If the ordinance was passed, demolition could be limited or precluded altogether or required to be restored.

	World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
Which Desired Outcomes might the Recommended Action Impact?	~ Internationally recognized & respected brand	+ Economically and environmentally feasible soil disposal + Enhanced conservation efforts for new and rehabilitated buildings	+ Preserved and celebrated history; protected National Historic District ~ Vibrant arts and culture offerings	+ Well-maintained assets and infrastructure
Assessment of Overall Impact on Council Priority (Quality of Life Impact)	Neutral 	Very Positive 	Positive 	Positive 
Comments:				

Moving to protect ski area structures could impact the City’s ability to protect any historic structure. In the past, in situations where cities have moved to protect structures that are of debatable historic significance, the Utah State Legislature has stepped in and passed new legislation that limits *every city’s ability* to protect all historic structures. Correspondingly, if specifically protecting homes from the ski era is not of critical importance to City Council at this point, Council should consider a less restrictive path, such as directing staff to pursue a study of ski-era residential structures.

Recommendation:

The Council should direct the Planning Commission to consider a draft ordinance that protects Park City's Ski Era Historic Resources.

Exhibits:

Exhibit A — Draft Ordinance

Exhibit B — LMC 15-11-10

Exhibit C — “The Mania for A-frames,” by Chad Garrett Randl, published in *Old House Journal* on September 5, 2013

Exhibit D — National Register Bulletin: Guidelines for Evaluating and Nominating Properties that Have Achieved Significance within the Past 50 Years.

Exhibit A – Proposed Ordinance

Draft Ordinance 13-XX

AN ORDINANCE AMENDING THE LAND MANAGEMENT CODE OF PARK CITY, UTAH, REVISING CHAPTER 15-11 HISTORIC PRESERVATION SECTION 15-11-10 PARK CITY HISTORIC SITES INVENTORY

WHEREAS, it has been deemed to be in the interest of the citizens of Park City, as well as the State of Utah, to encourage the preservation of buildings, structures, and sites of historic significance in Park City; and

WHEREAS, these buildings, structures, and sites are among the City's most important cultural educational, and economic assets; and

WHEREAS, the Land Management Code states that in order that they are not lost through neglect, demolition, expansion, or change within the City, the preservation of historic sites, buildings, and structures is required.

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

WHEREAS, the Land Management Code implements the goals, objectives and policies of the Park City General Plan to maintain the quality of life and experiences for its residents and visitors; and to preserve the community's unique character and values; and

WHEREAS, the City reviews the Land Management Code on a regular basis and identifies necessary amendments to address planning and zoning issues that have come up, and to address specific LMC issues raised by Staff, Planning Commission, and City Council, to address applicable changes to the State Code, and to align the Code with the Council's goals; and

WHEREAS, Chapter 15-11 Historic Preservation provides a criteria for designating sites to the Park City Historic Sites Inventory; and

WHEREAS, the City Council, Planning Commission, and Historic Preservation Board have expressed interest in protecting the City's Ski Era resources,

WHEREAS, the City Council duly noticed and conducted a public hearing at its regularly scheduled meeting on _____, 2013; and

WHEREAS, it is in the best interest of the residents of Park City, Utah to amend the Land Management Code to be consistent with the Park City General Plan and to be consistent with the values and identified goals of the Park City community and City Council to protect health and safety, maintain the quality of life for its residents, preserve and protect the residential neighborhoods, preserve historic structures, promote economic development within the Park City Historic Main Street business area, and preserve the community's unique character.

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

SECTION 1. AMENDMENTS TO TITLE 15 - Land Management Code Chapter 15-11 Sections 15-11-10 (A)(1) and 15-11-10(A)(2). The recitals above are incorporated herein as findings of fact. Chapter 15-11 of the Land Management Code of Park City are hereby amended as redlined (see Attachment 1).

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

PASSED AND ADOPTED this ____ day of _____, 2013

PARK CITY MUNICIPAL CORPORATION

Dana Williams, Mayor

Attest:

Janet M. Scott, City Recorder

Approved as to form:

Mark Harrington, City Attorney

PARK CITY MUNICIPAL CODE - TITLE 15 LMC, Chapter 11 - Historic Preservation

15-11-5

Guarantee. The funds of the Guarantee shall be used, in the City's discretion, for Historic preservation projects within the City.

(F) **RELEASE OF GUARANTEE.**

The Guarantee shall not be released prior to the issuance of the final Certificate of Occupancy or at the discretion of the Chief Building Official and Planning Director, or their designees, based on construction progress in compliance with the Historic Preservation Plan.

(Amended by Ord. Nos. 09-09; 09-23)

15-11-10. PARK CITY HISTORIC SITES INVENTORY.

The Historic Preservation Board may designate Sites to the Historic Sites Inventory as a means of providing recognition to and encouraging the Preservation of Historic Sites in the community.

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

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

(a) **Including but not limited to structures** ~~It is at least fifty (50) years old of age or structures that have~~ **has** achieved Significance in

the past fifty (50) years if the Site is of exceptional importance to the community; and

(b) It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and

(c) It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:

(i) An era that has made a significant contribution to the broad patterns of our history, **including but not limited to the Mining and Ski Eras;**

(ii) The lives of Persons significant in the history of the community, state, region, or nation; or

(iii) The distinctive characteristics of type, period, or method of construction or the work of a notable

architect or master craftsman.

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

(a) **Including but not limited to structures** ~~It is at least fifty (50) years old of age~~ **or structures that have** has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and

(b) It retains its Essential Historical Form, meaning there are no major alterations that have destroyed the Essential Historical Form. Major alterations that destroy the Essential Historical Form include:

(i) Changes in pitch of the main roof of the primary façade if 1) the change was made after the Period of Historic Significance; 2) the change is not due to any structural failure; or 3) the change is not due to collapse as a

result of inadequate maintenance on the part of the Applicant or a previous Owner, or

(ii) Addition of upper stories or the removal of original upper stories occurred after the Period of Historic Significance, or

(iii) Moving it from its original location to a Dissimilar Location, or

(iv) Addition(s) that significantly obscures the Essential Historical Form when viewed from the primary public Right-of-Way.

(c) It is important in local or regional history, architecture, engineering, or culture associated with at least one (1) of the following:

(i) An era that has made a significant contribution to the broad patterns of our history, **including but not limited to the Mining and Ski Eras;**

The Magazine

The Mania for A-Frames

Postwar affluence spawned second homes for hiding out and showing off.

By Chad
Garrett Randl

Driving north through Wisconsin last summer, I passed six A-frames along the side of the road. One served as the lobby to a rather rundown motel, another was a small suburban church, and the rest stood as dwellings peeking out from the pine forests. All were at least 30 years

old. These structures were the enduring evidence of the post-World War II boom in modest and affordable A-frame house construction—a triangular building form so influential that its cultural caché was co-opted for other uses, such as motels and churches. Where did these odd buildings come from and what made them so popular during the 1950s and '60s?

The A-frame was the right shape at the right time. The mid-20th century was the era of the "second everything," when postwar prosperity made second televisions, second bathrooms, and second cars the just desserts of middle-class American life. Signs at hardware stores and ads in popular magazines took the idea to the next step,



The Sierra Club was an early adopter of the A-frame—a house form that fit snow as well as shore. The Bradley hut, built in memory of past Sierra Club president Josephine Crane Bradley, was dismantled in 1997 and reconstructed four miles from its original site.

Photo Courtesy of Dick Simpson/Princeton Architectural Press

A-Frames Unleashed

The broad adaptability of the triangular building form, coupled with its striking appearance, soon moved beyond ski chalets. Beginning in the 1950s and reaching a peak the following decade, the A-frame was also adapted for hundreds of new religious structures built on the heels of America's move to the suburbs. Eero Saarinen's 1958 Chapel at Concordia Theological Seminary in Fort Wayne, Indiana, is perhaps the most notable A-frame church. In 1963, Walter Netsch, Jr. exploded the typically flat A-frame roof plane into three dimensions with the Air Force Academy Cadet Chapel in Colorado Springs. A-frames, though, were also used to sell burgers. Roadside businesses like the Wienerschnitzel and Whataburger fast-food chains, mom and pop motels, liquor stores, and car washes co-opted the A-frame shape to attract attention and lure customers into their parking lots and drive-throughs.

declaring, "Every family needs two homes!...one for the work-week, one for pure pleasure." Increases in disposable income and free time, new cost-saving building materials, cheap credit, and road construction that turned wilderness into affordable recreation lots were democratizing the vacation home.

Many of these homes were based upon forms traditional to wilderness settings, from log cabins to clapboarded cottages. At the opposite end of the spectrum were high-concept houses: modernist boxes with flat roofs and glass facades, standing defiant against the landscape. Yet for vacationers who wanted a getaway that was innovative and exciting, modern yet warm, a place wholly suited to the informality of the new leisure lifestyle, a third alternative emerged.

The A-frame—essentially an equilateral triangle in which the roof and walls form one surface descending to the floor—transcended geographical, social, economic, and stylistic bounds to become the iconic vacation home of the postwar era. It could be the embodiment of contemporary geometric invention, or a steadfast, timeless form suggesting nature and rustic survival. It was a place to hide out or a place to show off. From Nathaniel Owings's grand design overlooking Big Sur to the small plywood shacks advertised in *Field and Stream*, there was an A-frame for almost every budget. It was strong, easy to build, and seemed appropriate in any setting. Perhaps most appealing, the A-frame was different with an individuality that suggested relaxation and escape from the workaday world.

The Inspiration for A-frames

Triangular buildings did not always hold such playful connotations. So-called "roof huts" turn up in ancient Japan, Polynesia, and throughout Europe where they functioned as cooking houses, farm storage sheds, animal shelters, and peasant cottages. Some survived into the 20th century, perhaps to influence several Swiss and German architects who rediscovered the form in the 1910s and '20s. Imbuing it with a nostalgic nationalism, designers Albert Reider, Paul Artaria, and Ernst May proposed the A-frame as a response to the post-World War I housing shortage, as well as for early versions of the weekend mountain hut.

In the United States, the A-frame had long been used for ice houses, pump houses, field shelters, and chicken coops, but no one thought to live in them by choice. This view changed in 1936, when Rudolph Schindler designed an A-frame home for Gisela Bennati on the hills above Lake Arrowhead, California. To meet building restrictions in the private resort community, the Austrian-born architect passed the house off as "Norman-style." Though a departure from much of Schindler's modern work, it did reflect his interest in geometric roof forms and the dynamic interior spaces that resulted from their use. With a glazed gable end oriented toward the view, an open plan, and extensive use of plywood, Schindler's A-frame was a modest, postwar vacation home built 20 years ahead of its time.

It was not until the prosperous post-World War II era that conditions were right for the widespread adoption of triangular vacation homes. The first phase in the A-frame boom (between about 1950 and 1957) saw gradual exploration by a succession of aspiring young designers, many based in the creative architectural environment of northern California. Through their work, the A-frame vacation home in all its myriad variations took shape. They developed ways of enclosing or opening the gable ends, laying out the interior, orienting decks and entrances, inserting dormers and combining frames to make cross-gabled or T-shaped variants—common approaches that would appear again and again when the form began to take off near the end of the decade.

In 1950 Wally Reemelin, an industrial engineer interested in efficient architecture, built a pair of A-frames in the hills above Berkeley, California. Almost concurrently, *Interiors* magazine published an A-frame by San Franciscan John Carden Campbell

in a collection of new architecture. Over the next few years George Rockrise developed a cross-gable design in Squaw Valley, California, Henrik Bull built one in Stowe, Vermont, and Andrew Geller built another in Amagansett, Long Island. (Both eastern A-frames launched successful vacation-home design careers for their architects.) Yet it was John Campbell's version, called the Leisure House, which first aroused popular interest and hastened the spread of the A-frame nationwide.

With a smooth plywood exterior, stark white interior, tatami mats, and butterfly chairs, Campbell's design reveled in its modernist purity. He was fond of saying that the house enclosed the most space in the most dramatic way for the least amount of money. By fixing its dimensions to a 4Ç module (the width of a sheet of plywood), he further reduced costs and simplified construction of a design that was already cheap and easy to build. From the beginning Campbell saw his A-frame as a potential do-it-yourself project open even to "novices who are all thumbs."

After exhibiting a full-sized model at the 1951 San Francisco Arts Festival, Campbell received a stream of calls requesting more information about the Leisure House. He began selling plans out of his office and moved quickly to develop a precut kit that contained everything needed to assemble the house, from timber to nails and hammer. The kit appeared in innumerable articles (most notably in *Look* magazine) and at home shows, sporting good fairs, and department store promotions across the West. In 1952 Campbell built his own Leisure House across the Golden Gate Bridge in Mill Valley. In short order he established a small network of dealers offering precut packages in Los Angeles, Denver, and New York. Photographs of the A-frame hanging out over Mill Valley appeared in franchise brochures, magazine articles, and plan books for the next 20 years.

Leisure Life for the Masses

The Leisure House marked a new phase in A-frame history. It was influential not so much for Campbell's interpretation of the triangular structure, but for the way it was packaged and promoted. Campbell presented the Leisure House as a natural design for mountain or beach, for summer cottage or winter ski cabin, a fun vacation home form that was contemporary and different yet reassuringly traditional. It was inexpensive enough for young couples to afford, and simple enough for weekend carpenters to assemble. In these ways the Leisure House embodied a new leisure culture.

The spread of the postwar vacation home phenomenon and the excitement stirred by the first generation of custom-designed A-frames did not go unnoticed by the building industry. By the end of the decade, building product manufacturers and trade associations grown rich on the 1950s housing boom and looking for new markets beyond the suburbs, began offering vacation-home plan books that included material lists filled with their products. They teamed up with local builders, lumberyards, and hardware stores to offer precut vacation-home kits and construction services. Instantly recognized and appealing to a wide variety of customers, A-frames were often the centerpieces of these programs.

The Douglas Fir Plywood Association (DFPA), based in Tacoma, Washington, was one of the first organizations to see the vacation-home boom coming. In 1957 DFPA marketers heard about an A-frame design drawn up by David Hellyer, a local pediatrician and amateur builder. They offered Hellyer free plywood in exchange for the use of his plans, photographed the house as it went up, and featured it prominently in their nascent promotional campaign. Within the first few months of publishing Hellyer's A-frame, the plywood association had filled more than 12,000 orders for complete working drawings. Over the next decade, it appeared in publications as varied as the *Journal of Medical Economics* and the American Automobile Association's *American Tourist*. The DFPA was onto something, and a host of other organizations and companies followed suit, all hoping to cash in on the

A-frame's increasing popularity.

During the 1960s, the A-frame zeitgeist became national. A-frames dotted ski slopes from Stowe, Vermont, to Squaw Valley, Idaho, and their variations were a common sight in the resort communities, lake shore areas, forests, and back roads between these meccas. In the process, the triangular building form became a cultural icon-architectural shorthand for leisure living and "the good life." A-frame dollhouses and backyard playhouses let kids in on the fun. A-frames appeared in the background of ads for motorcycles, snowmobiles, and gas-powered toilets (the "Destroilet"). They were even given away as grand prizes at home shows and mail-in sweepstakes sponsored by frozen vegetable companies.

A Triangular Form in Eclipse

Fun has its fashions, however, and by the first years of the 1970s, the modest A-frame was an anachronism. Vacation homes had increased in size and retreated from the earlier whimsical tendencies until there was little to distinguish them from permanent houses. Real estate prices rose so high that it made little sense to build a \$10,000 A-frame on an \$80,000 lot. The energy crisis later in the decade further curtailed demand for remotely located, uninsulated, and notoriously difficult-to-heat vacation homes. Condos and time-shares became a preferred option for those who earlier may have selected an A-frame. Yet some elements of A-frame design lived on. Living rooms with vaulted ceilings, loft areas, and large, glazed gable ends-signal features of postwar triangular shelters-became common in permanent homes in the 1970s.

Today, with recreation land in short supply and in great demand, A-frames built in the 1950s and 1960s have fared poorly. Those that aren't promptly demolished to make way for 6,000-square-foot Mc (Vacation) Mansions are turned into the mudrooms or entryways for much larger homes. Just last year, George Rockrise's 1954 cross-gable design, featured in countless magazine articles throughout the period, was torn down by a new owner more interested in the prime Squaw Valley property on which the house sat. Others have hung on, mostly forgotten and often remodeled beyond recognition. Wally Reemelin's Berkeley A-frames survive, as does David Hellyer's DFPA double-decker near Olympia, Washington. In contrast, two floor joists tucked beneath a much expanded structure are all that remain of John Campbell's Mill Valley Leisure House.

Recently, a few aficionados of mid-century modern architecture have bought A-frames and brought them back to their 1960s appearances. While some are restoring old A-frames, others are building them anew. In 1998 architect Steven Izenour of Venturi, Scott Brown and Associates built a distinctive A-frame library and sculpture studio for the Acadia Summer Arts Program in Maine. For folks interested in a typical triangular vacation home, plans are still floating around, most dating from the A-frame's heyday. Recently, I met Larry Stover, an electrician and amateur builder, who used a set he bought on the Internet for his lot on the Green Briar River in West Virginia. It turned out to be a copy of Hellyer's drawings from 1957.

During the early 1960s, 300,000 families a year bought or built a vacation home. Many chose a design that, though rooted in ancient building traditions, seemed an appropriate backdrop for the pastimes of postwar prosperity. A-frames were in harmony with nature, blurred the distinction between interior and exterior, could be built by those who wanted to do it themselves, and were easily packaged into affordable kits. They brought the dream of a second home within reach of an ever larger number of Americans.

***Chad Garrett Randl**, an architectural historian working at the National Park Service, is the author of the book *A-Frame*, published by Princeton Architectural Press (www.aframehistory.com).*

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PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
VISIONING SESSION
OCTOBER 16, 2013

BOARD MEMBERS IN ATTENDANCE: David White, Puggy Holmgren, Marion Crosby, Gary Bush, Hope Melville, Clayton Vance

EX OFFICIO: Thomas Eddington, Kayla Sintz, Anya Grahm, Ryan Wassum, Christy Alexander, Dick Peek, Polly Samuels McLean, Jessica Winter, Patricia Abdullah, Ruth Meintsma.

The Historic Preservation Board Visioning Meeting was called to order at 5:23 p.m.

Director Eddington asked everyone in attendance to introduce themselves. Hope Melville and Clayton Vance were the new HPB members. Christy Alexander and Ryan Wassum were the newest Staff members in the Planning Department.

Planner Anya Grahm showed the HPB a power point presentation that was given to the City Council a few weeks earlier. She noted that the City had directed the Staff to do a reconnaissance level survey.

Planner Grahm noted that the National Register outlines various criteria. Criteria A talked about the importance of events. Skiing has been a major event in Park City. It was used by early utility workers and miners to get around during heavy snow falls. By the 1920's skiing was a recreational sport. As early as 1923 the Park Record predicted that Park City would become a mecca for winter sports.

Planner Grahm reported that in 1958 the United Park City Mines conducted a feasibility study using federal funds, which helped Treasure Mountain Resort; now known as PCMR. In 1963 United Park City Mines received \$1.2 million in federal funds to construct Treasure Mountain Resort. The 1964-65 season ski was interesting because the Spiro Tunnel at the Silver King Consolidated Mine was used to transport skiers. In 1966 Park City was featured in Sports Illustrated because of its excellent ski slopes.

Planner Grahm stated that Criteria C looks at eligibility in terms of whether something has made a significant impact in history related to architecture, types and periods of construction. She pointed out that the A-frame emerged after World War II and it was considered the right shape at the right time. Due to its simple construction it could be adapted to different functions, geographies and uses. A-frames primarily became an icon of vacation homes and resort architecture. The first A-frames emerged around 1958. They were considered modern high-end architecture, yet the design was affordable because it was

simple to put together. A-frames also represented a new era of materials. There was a great housing demand after World War II and mass produced materials such as formica, vinyl siding, aluminum, etc., became part of the American dream because it was affordable.

Planner Grahm remarked that the National Register typically says that a structure has to be significant and it has to be above 50 years old. However, that is not necessarily the case. There are many cases where the 50-year-old threshold does not matter. The number was used as a way to evaluate historic significance because they thought it took 50 years to achieve that. Planner Grahm stated that a property might be eligible if it's of exceptional importance to the National Standard level. Therefore, the National Register came up with Criteria G, which is a test for historical significance for properties that are less than 50 years.

Planner Grahm remarked that the Staff researched other cities that were looking at their post-war architecture. She noted that Pueblo, Colorado came up with a Historic Context Study, an Architectural Guide and a Preservation Plan for the Ranch houses that were built between 1940 and 1982. They also have outreach and education in an effort to promote community pride and how to care for the materials on these properties. The result has been higher property values and higher taxes. Planner Grahm reviewed historic plans from Boulder, Colorado and Aspen, Colorado.

Planner Grahm reported that the Staff briefly discussed with the City Council the consequences of including the ski-era architecture in the current Historic Sites Inventory. It would preserve the 8 to 12 existing A-frames. It would require revising the LMC and the design guidelines to be specific towards these structures. There would also be unique development opportunities because of their shape and unusualness. Planner Grahm reiterated that the City Council directed the Staff to do a Recon Level Survey of skier architecture, which the Staff was currently working on. The Staff was looking at the LMC and other ideas regarding a voluntary designation, as well as outlining gives and gets if someone were to voluntarily designate their A-frame or other ski era building to the HSI.

Board Member Melville asked about the tree house pods on Empire. Planner Grahm stated that the tree house pods would be affected if they were in the ski-era. Board Member Bush asked about materials and how it would interface with what they have now. Planner Grahm replied that it would require a lot more research and analysis because it is more difficult to preserve formica or plywood compared to old wood and timber.

Ruth Meintsma asked how many structures had obvious ski-era architecture. Planner Grahm stated that before Dina Blaes left she had her own ideas on the number of sites that could be included. She believed the Recon Survey would

show approximately 158 sites from the ski era; however, not all 158 would be worth listing or designating as historically significant. Ms. Meintsma stated that in walking around town there are a handful of structures that wanted to be saved. She suggested that the best way for the City and/or the HPB to approach it would be to make everyone who owns one of those structures feel lucky and privileged as opposed to being building restricted. It would be important for the City to back them on a level that makes them feel like they have an opportunity that no one else has. Ms. Meintsma recognized that it would be difficult, but she felt it was the best approach. She stated that per the design guidelines, historic houses are absolutely not allowed to be moved on their lot, but she believed a ski era structure was different because it does not imply the character of the historic town. Most of the structures are view oriented and she thought one criteria should be that the structure could be moved and shifted on the lot, allowing it to be added on to easily.

Director Eddington stated that when the Staff previously brought this idea to the HPB, the Board members present at the time unanimously thought the evolution of the Historic Preservation efforts should continue to occur. There was general consensus to look at ski era architecture. Since some of those Board members were no longer on the HPB and there were new Board members, he asked if that was still the general consensus.

Planning Manager Sintz stated that the Staff was pleased that the City Council was willing to move forward with a study to at least identify what they have. When the study is completed, the Staff would come back and report what was found. At that point they should have a better understanding of what is out there.

Board Member Crosby clarified that the Staff would do a Reconnaissance Study to catalog what they have. Planning Manager Sintz replied that this was correct. Board Member Bush asked if it would be added to the Historic District or if it would become something completely different. Director Eddington replied that it would be the next era in Park City history, and he assumed it would require a different set of guidelines. The intent at this point was to begin talking about whether or not to move into ski era architecture as part of their history.

Board Member Melville asked if the Staff sees this as a new planning era moving forward in the future. Director Eddington stated that there could potentially be something in the future, but that discussion was premature at this point. He remarked that in 20 to 40 years the City may look at the next evolution of architecture; however, what that would be could not be predicted at this time.

Director Eddington stated that when the Staff took this to the City Council, the Council was interested in looking into it; but they did not want to implement anything that would restrict property rights until they had the results of the Reconnaissance Level Survey. Ms. Meintsma asked about the process of the Reconnaissance Level Survey. Planner Grahn stated that Dina Blaes was

unable to do it because of other commitments. Therefore, the City would hire another outside consultant to work with the Staff. The process is a combination of being on the street and paper research. Ms. Meintsma volunteered to be on the street to help find structures for consideration.

Director Eddington noted that the Mining Era guidelines were quite strict regarding historic structures. He asked if the guidelines for the Ski Era should be more loosely structured for A-frames. He noted that the issue of property rights would be different because A-frames are not spacious and their second levels are lost. Director Eddington suggested that they would keep the historic fabric, but positioning of the structure on the property may not be as important and additions might be allowed. Planner Grahn thought it was important to recognize the distinction between the mining era and the ski era.

Board Member Crosby wanted to know if there would be a benefit to the owner to make them want to preserve the A-frame rather than tear it down to build something new. She thought there should be guidelines for a connector if an owner wanted to develop the back of the property. Planner Grahn replied that it would be similar to what was done in Aspen, Colorado in terms of a voluntary designation. Examples of benefits would be reduced setbacks, increased density or other incentives. Director Eddington stated that in the 1980's the average person who owned a historic structure did not see the advantage of keeping a historic structure. Board Member White reported that when he was on the Historic District Commission in the early 1990's, they mostly dealt with people who wanted to demolish the miners shacks. It was a big fight to save those structures.

Ms. Meintsma did not believe there were a lot of ski-era structures. The ones they should want to save are the ones apparent from the street. She thought the City could afford to give the owners advantages that they may not have with an empty lot. Because the A-frame style is unique, a separation between the original structure and an addition would not be as important. Ms. Meintsma outlined other benefits and advantages that would encourage saving the ski-era structures. Director Eddington stated that physical advantages such as decreased setbacks and increased density translate into money, which is an economic incentive. He believed that would be an important part of starting the next era of preservation. Director Eddington thought it would be difficult because many people do not believe in the evolution of historic preservation and some do not like the looks of the A-frame. Planner Grahn remarked that the old-time Parkites remember when the A-frames were built and they are not as interesting as the mining shacks or the mining history.

Planner Grahn presented examples of what Aspen, Colorado has done regarding benefits for the voluntary listing. The Staff did not particularly favor the individual benefits but they were looking at how it works for Aspen. Board Member Crosby stressed the importance of making the owner see the value of voluntary

preservation. She asked for the projected time to do the study. Planner Grahn stated that the City was quoted a six months time frame. She asked if the area of significance would be the entire Historic District. Planner Grahn thought they should start with the historic districts and also look at what the resorts have within their area.

Board Member Vance wanted to make sure that more relaxed guidelines for preserving the A-frames would not compromise historic preservation of other structures in the historic districts. Planner Grahn agreed that they would not want to lose the mining era by trying to preserve the ski-era. Board Member Vance thought there should be great latitude and flexibility with the materials since formica and other materials from that period were not the best materials.

Jessica Winters stated that one difference between Aspen and Park City is that TDRs are a major economic incentive in Aspen. In 2008 a 300 square foot TDR was selling for \$200,000. She understood that Park City was just beginning to talk about TDRs but she thought that was an interesting fact to consider.

Planner Grahn outlined the common tools in a preservation tool box, such as the revolving loan fund, TDRs, and conservation easements. She pointed out that Park City has a grant program instead of a revolving loan fund.

Ms. Meintsma stated that the City should make it so advantageous to have one of these properties that the people who tore them down will wish they had kept it.

Board Member Bush understood Ms. Meintsma's point; however, he thought that point should remain the objective for the mining era buildings as well. He was concerned that sometimes they impose economic hardship on home owners. Ms. Meintsma agreed that there should be support for people who own mining structures.

Director Eddington asked if the Board thought incentives such as tax abatement and more money allocated to the grant program was the general direction to take. The majority answered yes. Board Member Melville noted that they currently have individuals who voluntarily want to keep a historic structure to the benefit of the City. However, when they change their minds or they sell to someone who is not interested in keeping the structure, there is a lot of pressure to keep it. She believed an economic incentive would help encourage preservation. Director Eddington concurred. He stated that it was difficult to work with Summit County and the State, but they would like to begin pursuing the opportunities.

Director Eddington asked if the group had ideas for economic incentives. Patricia Abdullah noted that approximately \$45,000 is spent on the grant program each year. They have been stricter with the Main Street RDA from Daly to 9th Street, primarily because it is the most common grant and the funds are low.

There are two types of grants. One is more for minor improvements and the average is around \$15,000 to \$18,000. The second is more major and those grants average \$50,000 plus. If the Main Street RDA had more available funds, she believed they would have seen more grant projects on Main Street over the last two or three years.

Ms. Meintsma remarked that every renovated landmark structure starts in the \$50,000 range. She noted that the City asks much of the people with historic properties but gives them nothing in return. Ms. Meintsma pointed out that they continually talk about the need for more funding for the RDA, but it never moves forward.

Board Member Bush asked about the funding resource. Director Eddington replied that the funds come from local property taxes in the redevelopment areas. Property taxes are frozen at a certain level and for the duration of that time any increase in property tax is collected at that increment. In the Main Street area the majority of that increment is used to pay off the parking garage, leaving a lesser amount for the historic preservation grants and other projects. Director Eddington stated that more grant money was available from the increment for the Lower Park Avenue RDA because they were not paying on a major debt in that area. The Lower Park Avenue RDA gets approximately \$225,000 per year. The funding for the Main Street RDA was significantly lower. State law prohibits transferring funds from one RDA to the other.

Board Member Crosby asked if it was possible to borrow from one RDA fund if the money was paid back. Assistant City Attorney McLean did not believe that was allowed under the State Code.

Ms. Meintsma stated that the community favored the matching grant funding and she wanted to know what it would take to achieve a higher number. Director Eddington replied that the Staff would do an in-depth analysis with the HPB and report the results to the City Council. He noted that the City Council supports the concept of increased grants and funding, but the Staff and the HPB had not provided the detailed information to start the discussion. Director Eddington remarked that they needed to look for opportunities for that area other than the Main Street RDA because most of those funds were allocated. He did not anticipate much more going into the Main Street RDA because the City still needs to pay down the garage debt.

Board Member Bush felt that the community would find a way to preserve historic structures; however, unless the City gives a carrot to lead them to preservation, people would succeed in demolishing historic structures by neglect or physical demolition. Director Eddington pointed out that under the new Design Guidelines there was no longer demolition by neglect. He agreed that it was still occurring in some places but the guidelines allow an opportunity to prevent it. Board Member Bush noted that previous Planning Directors said the same thing 10 and 20 years

ago. Director Eddington remarked that prior to the rewrite of the Design Guidelines in 2009 there was no mechanism to control or prevent it. Board Member Bush thought the issue went beyond demolition. Non-compliance on items such as windows, facades, siding, etc., was affecting historic structure. If the City places a barricade, people still find ways around it. He thought offering a carrot was a better way to achieve preservation.

Planner Grahn moved to the next item in her presentation. She outlined the job duties of the HPB as defined by the LMC, which included preserving the City's historic character, identifying and resolving conflicts between preservation and land uses, provide input to the City Staff, Planning Commission and City Council. The HPB has the ability to recommend to the Planning Commission and City Council ordinances that encourage historic preservation. They communicate to the City Council the benefits of development incentive programs and funds for preservation incentive programs. The HPB also hears all appeals on actions taken by the Planning Department. Planner Grahn noted that additional duties listed in the LMC include design review on City-owned projects, and recommendations to the Planning Commission and the City Council on various issues.

Board Member Melville asked if the HPB would review the Library project. Planner Grahn believed the HPB would have some input. Assistant City Attorney McLean clarified that the additional duties are the ones that the City Council asks the HPB to do. Director Eddington recalled that the City Council asked for HPB input during the Council's work session for the Library. Board Member Holmgren stated that she has attended the meetings on the Library and she was very impressed with the designs.

Planner Grahn stated that the HPB is also tasked with providing advice and guidance to property owners and applicants about landscaping, alterations and restorations. She asked the Board to share their thoughts on how they see the future of the HPB.

Ruth Meintsma commented from the standpoint of a non-Board member. She commended the Board and stated that she attends most of the meetings because she is always impressed by the work they do and the serious decisions they make. Ms. Meintsma suggested that the Board members go through the guidelines page by page for a better understanding and to discuss them collectively. She pointed out that sometimes a project comes up and the HPB is not exactly sure how the guidelines read. Ms. Meintsma thought it was important for the Board members to understand the guidelines word by word. The guidelines are gray and highly suggestive and if the Board was more familiar with the guidelines they would be better able to address the issues when projects are reviewed.

Board Member Holmgren stated that this was the most cohesive HPB Board that she has ever had the pleasure to work with. At every meeting the comments are thoughtful, concise and respectful. This particular Board was very close-knit. Even when they disagree it is with respect. They listen to each other's ideas and everyone brings something to the table. Without exception, it was the best HPB she has served on.

Planning Manager Sintz was interested in hearing the expectations from the new members. She noted that Board Member Melville and her husband have attended many HPB, Planning Commission and City Council meetings and she was curious to know how she would play into the overall vision.

Board Member Melville replied that she was too new to know how she would contribute to the vision. She believes that historic preservation is important because it is a valuable asset to the town. There is a lot of pressure to undo what was geared towards historic projects, and it changes the character.

Board Member Vance stated that he loves historic preservation. He believes the biggest challenge was looking towards the future and deciding what they should continue to preserve 50 years from now. He noted that malls built in the 1970's were significant and historic, but the question was whether or not to preserve a shopping mall that is completely dilapidated and unusable. In terms of a philosophical standpoint for the HPB, it was important to understand the true underlying premise and what they were trying to do. Board Member Vance appreciated the discussions he has had with Board Member Melville because she always comes back to the economic benefits of historic preservation and what it does for the entire character of Park City. Board Member Vance stated that preserving who they and where they came from was important, but it was also important to generate future development in a more cohesive character that harkens back to the mining era. He believes there are many ways to preserve the entire character of the town through architectural design and construction. Board Member Vance was pleased to be on the Board but he was uncertain of the vision for the future. He fully supported the A-frame preservation. He believed the HPB sets a precedent in the decisions they make.

Board Member Crosby thought Mr. Vance had made some good points, particularly regarding the Main Street Mall.

Director Eddington agreed that right now they do not know the next generation of preservation. Even in looking at A-frames and ski era architecture, they were only looking at significant structures. Out of 158 structures built in the 1960's and 1970's, not all would be considered significant. Director Eddington stated that with regard to research with the Department of Interior, they have taken advantage of the fact that history is evolutionary. What may not appear significant today could be significant 50 years from now.

Based on their comments, Director Eddington summarized the vision to include looking at the guidelines, protection of the mining era architecture and acceptance to examine A-frames and ski era architecture. He asked if the Board had other ideas or areas where they would like to be involved.

Board Member Bush requested more discussion among the Board members by applying the guidelines to a project in practice, or just talking philosophical about the direction they were trying to go with the guidelines. To Board Member Vance's point, would they want to preserve everything 50 years or older, or would they want to create a theme or a character for the town. He understood why the Legal Department does not let them talk after a meeting, but he believed that was the most beneficial time for the Board to discuss the issues to get a better understanding.

Board Member Bush remarked that the Planning Commission went through a process where the height restrictions were applied to a number of projects on uphill lots and downhill lots in hypothetical scenarios. He thought the exercise was beneficial to the Planning Commission and to the public in attendance. He requested that the Staff do something similar for the HPB when they struggle with a particular guideline.

Planner Grahn stated that the next item for discussion was better communication regarding the activities of the different Boards. She asked if the HPB wanted to appoint a liaison to attend Planning Commission, City Council and/or Board of Adjustment meetings. The liaison would represent the HPB if called upon to explain a decision or point of view. The liaison would also update the HPB on matters discussed at those meeting that might be of interest to the Board. Planner Manager Sintz noted that the Planning Commission has a liaison to the Board of Adjustment.

Assistant City Attorney McLean suggested that the Board members think about the idea of a liaison and discuss it at the next meeting. She noted that the Planning Commission has many agenda items that involve the Historic District, and the City Council would be hearing an item tomorrow regarding a plat amendment in the HRM zone. Ms. McLean thought it would be helpful for the HPB to have a representative attend who could report back to the Board.

Planner Grahn commented on the next big projects that would come before the HPB. Revising the Design Guidelines was a primary project. It is important to make sure the guidelines are updated and that they can be applied to the current development demands. Planner Grahn stated that they also need to look at incorporating new design guidelines to address new trends. She noted that the Secretary of Interior Standards incorporated an entire section related to sustainability. She believed Park City should begin to look at sustainability. Other projects included the ski era structures and blight.

Planner Grahn noted that she and Director Eddington met with individual Board members to discuss their visions. During those meetings they heard a lot about improving public participation and understanding and making the public more aware of the resources that exist. Other items mentioned included public education programs such as walking tours, trivia and service projects. Some suggestions were radio spots or trivia at the transit station and information and brochures. Planner Grahn noted that the Historic Society already does most of those things, and she suggested that they could get more involved with those programs. Planner Grahn commented on the possibility of having an App that people could touch on their phone and it would provide the history of the structure they were near.

Board Member Holmgren stated that she is on the Main Street Historical Society and they were currently working on a crumb trail where people can go from spot to spot. She suggested that Planner Grahn contact Alison Butz for more information. Planner Grahn offered to research to see where the Historical Society needed volunteers so they could try to participate and build a relationship with the Historical Society.

Assistant City Attorney McLean stated that initially the Historical Society has a liaison. Board Member Melville replied that she was the Historical Society liaison.

Planner Grahn commented on the Annual Preservation Award. She explained that the HPB selects a building as the award recipient and determines the artist. She recalled that last year the HPB chose the building in November or December and in January they selected an artist for the painting. She recommended that they do an RFP for the painting this year to avoid negotiating issues like the ones they experienced last year. An RFP would allow them to agree on the size, price and specific details prior to commissioning the painting.

Planning Manager Sintz reported that the High West Building was the first recipient of the award and last year the recipient was the Washington School. The paintings of both buildings were displayed in City Hall.

Board Member Melville asked if the award had to be given every year or only when there was an appropriate recipient. Planner Grahn thought that was something for the Board to discuss. She noted that the Utah Heritage Foundation has an award and they can nominate individuals, buildings or contractors. She suggested that the HPB could consider changing the award where some years they could award the building with a painting, and other years it could be a plaque.

Board Member Crosby stated that if there was not a project such as the Washington School, the award could be diverted to a materials award. Ms. Meintsma thought it would be good to nominate a contractor who did an

exceptional job on a historic structure. Board Member Crosby stated that it could also be an architect.

Planning Manager Sintz stated that the award was set up to be the purview of the Board without any restrictions. It could be a site, a wall or anything else. Planning Manager Sintz remarked that in past years the HPB took a walking tour and a van tour to come up with nominating ideas. A small task force group met and narrowed the nominations to a small group for the Board to choose from. She stated that the HPB could craft the program to make the award be exactly what they wanted.

Board Member Crosby stated that she sits on the Summit County Heritage and Landmark Commission and last year they took a bus tour of all the sites being considered for the Landmark Commission Award. They also toured the small towns in Summit County and looked at the sites under consideration. Board Member Crosby favored the idea of bus tours.

Planner Grahn suggested that the HPB discuss the award at their next meeting and decide whether they wanted to nominate and award buildings annually or change the program. The Board should come prepared with a nomination if they feel something is worth nominating.

Board Member Melville asked if the Planning Department had any suggestions. Planning Manager Sintz stated that in the past Patricia Abdullah provided a list of everything that went through the HDDR and the task force sifted through the list. The Staff would then provide additional analysis or information on any item the task force thought was worthwhile. Director Eddington suggested that the Staff could pare down the list of projects that were completed in the last year and bring it back to the HPB.

Board Member Crosby asked if they would also be including projects that had grants approved by the HPB. She did a walking tour of the China Bridge steps last weekend and noted that she had never seen 335 Woodside until then. She thought it would be beneficial for the HPB to do follow-up tours on grants they approved to see the results. Planning Manager thought that was a good idea.

Planner Grahn asked for general comments on other issues.

Board Member Holmgren thought there needed to be additional involvement by the Planning Department to ensure that a project is built as agreed to in the terms of the HDDR. Director Eddington clarified that Board Member Holmgren was suggesting that the Staff follow-up on an HDDR project post-construction. He explained that a new policy was implemented recently with the Building Department, whereby the Planning Department would do a final inspection to catch things that were missed by the Building Department inspectors. The Planner who worked on that particular HDDR would inspect the property prior to

the Building Department permit inspection, and again for final inspection, to make sure windows, fascia board and other details were in accordance with the HDDR.

Board Member White suggested three inspections by the Planning Department. Director Eddington replied that currently the Planning Department does individual site visits. They do a formal four-way inspection when the studs go up, as well as a final inspection. He noted that the Planners are always informally looking at projects as they walk or drive around. Planning Manager Sintz stated that the person who pulls the permit and the owner have the responsibility to make sure they are building in accordance with the regulations. It is not the responsibility of the Planning Department to enforce compliance. Board Member White pointed out that with some contractors it is necessary for the architects to visit the site every day for construction observation.

Board Member Bush remarked that it goes back to his previous comment about giving incentives and carrots to lead the applicant in the direction they want them to go. If the City puts up barricades, people will find a way around it. He believed they would have more success by leading people as opposed to blocking them.

Planner Grahn asked if the Board thought the Planning Department was providing enough resources or whether they should be doing more.

Board Member Bush stated that the HDDR process is intimidating and expensive and a lot of work needs to be done. Board Member White concurred. He remarked that the documentation alone is significant. Board Member Holmgren agreed with Board Member Bush because she had that same experience when she went through the process. It was very intimidating.

Director Eddington agreed that it was a challenge to get a HDDR approval. The process includes financial guarantees, the Historic District Design Guidelines and the Land Management Code. However, since 2009 the City has implemented the pre-application HDDR, which is a free application. The applicant meets with Planner Grahn, the historic preservation consultant, and the Building Department and they try to help and guide the applicant before they spend time and money on the wrong design. The pre-application HDDR is conducted every Wednesday and Director Eddington thought it was successful. Board Member White agreed that the pre-application HDDR has been a great addition to the process.

Director Eddington noted that the pre-application does not eliminate the costs for the actual HDDR, but he was unsure how they could avoid it unless the City provided economic incentives. Board Member Bush pointed out that in the past there were no permit fees or application fees for historic projects. He believed that under the current process, owners who are interested in doing something with their historic structures look at the cost and determine that it is not an option. Director Eddington stated that on the other side there are many who have the

money and prefer to skip the pre-application and move forward with the HDDR. Planner Grahn remarked that when someone comes in with a historic structure the Staff informs them of any financial resources that are available. However, not everyone takes advantage of the resources because they do not want to follow the requirements associated with a particular funding resource. Board Member Bush pointed out that the applicant still has to do the design work and documentation without knowing whether the project would be approved or denied for funding.

Planning Manager Sintz suggested that the HPB could discuss the possibility of expanding the grant program to give funds for historic documentation. Board Member Bush suggested that the Staff could document the building as part of the inventory. Planning Manager Sintz stated that it is difficult to get the right to enter someone's home. Ms. Meintsma thought people would be willing to allow it if it resulted in required documentation at no cost to the property owner. Director Eddington emphasized that even if it results in a benefit to the property owner, most people do not want the Staff going through their house.

Planning Manager Sintz suggested that the possibility of awarding up to a certain amount for a physical condition report and as-builts as part of the grant process, as a way to entice people to seek funding. Board Member Crosby understood that Ms. Sintz was only suggesting locally within Park City, and not federal or state. She was told that was correct. Board Member Crosby asked why there could not be a local subsidy that would subsidize that component of the process. She recognized that a subsidy would require additional money from the City budget.

Director Eddington replied that it would be a conversation to have with the City Council because it involved budget issues. He pointed out that allocating money from the budget for a subsidy program might reduce the money allocated for the grant program.

Board Member Vance stated that preserving historic structures makes the City more economically strong overall. For that reason, he believed an allocation of resources for that purpose was a better investment and would benefit Park City as a whole.

Planner Grahn commented on issues related to the quality of the physical conditions report. Director Eddington stated that the City did not have that resource available, however, he understood that the Board was suggesting that the City could hire a consultant to do the physical conditions report. He believed that was something the City could begin to look at as a possibility in the future.

Planning Manager Sintz suggested that it could be an approved list of people qualified to do a physical conditions report. Board Member Crosby agreed and thought a person should have to be pre-qualified to be on the list. Board Member

Melville assumed the City would absorb the cost. She was told that the City would cover the cost through the grant program.

Board Member White thought the City should generate an approved list of contractors for historic structures. However, he believed it would be challenging to try and do that in Utah. Planner Grahm noted that the State Historic Preservation Office already has a list of approved architects and contractors. She suggested that the City could encourage the Park City contractors and architects to get approved on the State's list.

Director Eddington encouraged the Board members to reach out to him or Planner Grahm with any concerns or ideas. He stated that their eyes on the street were essential, and if they see any infractions or issues, they should contact the Planning Department or the Building Department Code Enforcement.

Board Member Crosby thanked Ruth Meintsma for attending this session. She liked her suggestion about the Board familiarizing themselves with the HDDR guidelines. Board Member Crosby stated that she would have a problem representing the HPB to the Board of Adjustment or sitting in as a liaison to any of the municipal entities without knowing and understanding the guidelines.

Board Member Holmgren stated that she and Board Member White were on the Board during the re-writing of the Historic District Guidelines and she recalled dreadful situations throughout the process. The point that was continually driven was the fact that the Historic District Guidelines are not cast in concrete and it is a living document. Board Member Holmgren thought it was a good idea to review the guidelines on a regular basis to identify areas that need to be updated.

Board Member Crosby suggested that the Board could review a section of the Guidelines as a work session item at their regular meetings. Assistant City Attorney McLean thought it could be done in conjunction with revisiting the guidelines to identify hot spots where the guidelines may be difficult to apply, or other problems. It would help the Board members learn about the Guidelines and improve on them at the same time. Board Member White thought they were approaching a time period where the Board should revisit the entire Design Guidelines document page by page because they already know of some hot spots.

Board Member Crosby believed that a better understanding of the Guidelines would help them understand the purview of the HPB and their role and responsibilities. She wanted to know at what point they would become an auxiliary board as opposed to a board that hears appeals and gives grants. As they volunteer in the community it would keep them from doing something contradictory, or potentially cause a Board member from having to be recused from a certain item. Board Member Crosby asked if a liaison from the HPB to

another municipal entity would have to be recused if the project came before them on an appeal.

Assistant City Attorney McLean explained that the HPB only has appeal authority on Staff decisions on HDDRs. The Legal Department has always recommended that a member from the HPB should not attend HDDR meetings because that person would have to recuse in the event of an appeal. Ms. McLean explained that the appeal process was changed within the last few years. Under the current process, any appeal of an HDDR decision goes directly to the HPB and an appeal of that decision goes to District Court.

Ms. Meintsma asked if a non-Board member could be a liaison to the HDDR to take factual notes but not participate in the process, and then provide a report to the HPB and to the Museum. Assistant City Attorney McLean replied that it would still be a conflict because the Board acts as a judge on an appeal. Therefore, they could not hear a report or update, even if the information is factual. Ms. McLean suggested that the Staff could provide an annual or bi-annual update to the HPB on HDDR approvals that occurred during that time period, but after the appeal period. That would keep the Board updated on what projects to expect throughout the Historic District. Board Member Melville liked the idea of an HDDR update by Staff.

Assistant City Attorney McLean noted that the Board should be prepared to elect a Chair at the next meeting. Planner Grahn announced that the next meeting was scheduled for November 11, 2013.

The meeting adjourned at 7:15 p.m.

Approved by _____
David White, Chair
Historic Preservation Board

Chapter 26.415 HISTORIC PRESERVATION

Sections:

26.415.010	Purpose and intent
26.415.020	Definitions
26.415.025	Identification of historic properties
26.415.030	Designation of historic properties
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26.415.070	Development involving designated historic properties
26.415.080	Demolition of designated properties
26.415.090	Relocation of designated historic properties
26.415.100	Demolition by neglect
26.415.110	Benefits
26.415.120	Appeals, Council notice and call up
26.415.130	Variances by other City review bodies
26.415.140	Penalties

26.415.010. Purpose and intent.

The purpose of this Chapter is to promote the public health, safety and welfare through the protection, enhancement and preservation of those properties, areas and sites, which represent the distinctive elements of Aspen's cultural, educational, social, economic, political and architectural history. Under the authority provided by the Home Rule Charter of the City and Section 29-20-104(c), C.R.S., to regulate land use and preserve areas of historical, architectural, archaeological, engineering and cultural importance, this Chapter sets forth the procedures to:

- A. Recognize, protect and promote the retention and continued utility of the historic buildings and districts in the City;
- B. Promote awareness and appreciation of Aspen's unique heritage;
- C. Ensure the preservation of Aspen's character as an historic mining town, early ski resort and cultural center;
- D. Retain the historic, architectural and cultural resource attractions that support tourism and the economic welfare of the community; and
- E. Encourage sustainable reuse of historic structures.
- F. Encourage voluntary efforts to increase public information, interaction or access to historic building interiors.

The City does not intend by the historic preservation program to preserve every old building, but

instead to draw a reasonable balance between private property rights and the public interest in preserving the City's cultural, historic, and architectural heritage. This should be accomplished by ensuring that demolition of buildings and structures important to that heritage are carefully weighed with other alternatives. Alterations to historically significant buildings and new construction in historic areas shall respect the character of each such setting, not by imitating surrounding structures, but by being compatible with them as defined in historic preservation guidelines.

26.415.020. Definitions.

The following definitions are specific to the terms as used in this Chapter and in the field of historic preservation:

Alteration. A change to an existing building, structure or feature that modifies its original appearance or construction.

Certificate of appropriateness. An official form issued by the City stating that the proposed work on a designated historic property is compatible with its historic and architectural character and, therefore, the work may be completed as specified in the certificate and the City may issue any permits needed to do the work specified in the certificate.

Certificate of demolition approval. An official form issued by the City authorizing the issuance of a demolition permit for a designated historic property or for a building or structure located in a designated historic district.

Certificate of economic hardship. An official form issued by the City, in connection with a certificate of demolition approval, that allows the demolition of a designated historic property as the owner has demonstrated that maintaining it will impose an economic hardship.

Certificate of no negative effect. An official form issued by the City stating that the proposed work will have no detrimental effect on the character-defining features of a designated property and, therefore, the work may proceed as specified in the certificate without obtaining further approvals under this Chapter and the City may issue any permits needed to do the work in the specified certificate.

Contributing resource. A building, site, structure or object that adds to the historic associations, historic architectural qualities or archaeological values for which a property or district is considered significant.

Designated property. A property listed on the Aspen Inventory of Historic Landmark Sites and Structures.

Historic District. A collection, concentration, linkage or continuity of buildings, structures, sites or objects united historically or aesthetically by plan or physical development.

Historic context paper. Research papers that define Aspen's architectural and cultural patterns in the context of local and national history. Historic context papers are used to guide staff, the Historic Preservation Commission and City Council in determining the historic significance of structures and properties in the City of Aspen.

Integrity. The ability of a property to convey its significance relative to the aspects of location, setting, design, materials, workmanship and association.

Monitoring committee. A subcommittee appointed by the Historic Preservation Commission of up to two (2) Commission members and the Historic Preservation Officer to provide oversight in the implementation of rehabilitation.

Noncontributing resource. A building, structure, site or object that does not add to the historic architectural qualities or historic associations for which a property or district is significant because it was not present during the period of significance or does not relate to the documented significance; or due to alterations, additions, disturbances or other changes, it no longer possesses historic integrity.

Object. A term used to distinguish buildings and structures from those constructions that are primarily artistic in nature or small in scale and simply constructed. It may be by nature or design movable, but it is associated with a specific setting and environment.

Rehabilitation. Making a building or structure sound and usable without attempting to restore it to a particular period appearance, while retaining the character-defining features.

Relocation. Moving a building or structure from its original, historically significant or existing location to another location.

Repair. To restore to a sound or good state after decay, dilapidation or partial destruction.

Restore. The repair or recreation of the original architectural elements or features of an historic property so that it resembles an appearance it had at some previous point in time.

Significance. The documented importance of a property for its contribution to or representation of broad patterns of national, regional or local history, architecture, engineering, archaeology and culture.

Site. The location of a significant event, a prehistoric or historic occupation or activity or a building or structure, whether standing, ruined or vanished, where the location itself possesses historic, cultural or archaeological value regardless of the value of any existing structure.

Structure. A term used to distinguish from buildings those functional constructions made for purposes other than creating human shelter. (Ord. 1-2002, §7 [part])

26.415.025 Identification of historic properties

A. Surveys, Maps and Historic Context Papers. The Community Development Director shall conduct or cause to be conducted such preliminary surveys, studies or investigations as deemed necessary or advisable to adequately inform City Council and the Historic Preservation Commission of those properties located within the City which represent Aspen's 19th and 20th century history. The Community Development Director shall memorialize the results of surveys, studies and investigations in a series of historic inventory forms, maps and historic context papers. Said inventory forms, maps, and context papers shall be maintained by the Community Development Department and shall be made available for public inspection at all reasonable

times. New inventory forms, maps and historic context papers shall not be adopted by City Council except for every tenth year, starting in January 2011.

These resources shall be referenced by the Historic Preservation Commission and City Council when reviewing applications for designation.

B. Aspen Victorian Properties. Properties associated with Aspen's 19th century history shall be called Aspen Victorian. The City of Aspen has comprehensively identified examples of Victorian era properties in Aspen since the 1970s. All such properties have been designated by ordinance to the Aspen Inventory of Historic Landmark Sites and Structures. Such properties are subject to the terms of this Chapter. Additional 19th century properties may be identified and designated in the future if they are determined to meet the criteria of Section 26.415.030.B.1.

C. AspenModern Properties. Properties associated with Aspen's 20th century history shall be called AspenModern. Properties identified on the AspenModern Map shall be eligible for certain preservation benefits without being designated by City Council and may be awarded preservation incentives above and beyond those identified at Section 26.415.110, as follows. Property owners are encouraged to meet proactively with the historic preservation commission before undertaking development plans to receive preliminary feedback on appropriate development and benefits.

1. **Ninety-Day Negotiation Period.** In the case that the owner of a property on the AspenModern Map submits a land use application which includes voluntary landmark designation, a negotiation period of up to 90 days shall be initiated.

A letter from the property owner indicating an understanding of this ninety-day negotiation period shall accompany the land use application. The ninety-day negotiation period may be extended an additional thirty (30) days upon a resolution adopted by the Council, or longer if mutually acceptable to both the Council and the property owner. Nothing herein shall prevent the City from reviewing any land use application or building permit affecting the subject property during the ninety-day negotiation period.

Within the ninety-day negotiation period, the following shall occur:

- a. The Community Development Director shall offer to meet with the property owner to discuss the City's Historic Preservation Program and benefits that the property may be eligible to receive upon designation as a Historic Landmark.
- b. The Community Development Director shall confer with the Historic Preservation Commission, at a public meeting, regarding the proposed land use application or building permit and the nature of the property. The property owner shall be provided notice of this meeting.

The Historic Preservation Commission, using context papers and integrity scoring sheets for the property under consideration, shall provide Council with an assessment of the property's conformance with the designation criteria of Section 26.415.030.C.1. When any benefits that are not included in Section 26.415.110 are requested by the property

owner, HPC shall also evaluate how the designation, and any development that is concurrently proposed, meets the policy objectives for the historic preservation program, as stated at Section 26.415.010, Purpose and Intent. As an additional measure of the appropriateness of designation and benefits, HPC shall determine whether the subject property is a “good, better, or best” example of Aspen’s 20th century historic resources, referencing the scoring sheets and matrix adopted by City Council.

- c. The Community Development Director shall confer with the City Council regarding the proposed land use application or building permit, the nature of the property, and the staff and Historic Preservation Commission's assessment of its historic significance and the effects of the application or building permit. The property owner shall be provided notice of this meeting.
- d. The City Council may negotiate directly with the property owner or may choose to direct the Community Development Director, or other City staff as necessary, to negotiate with the property owner to reach a mutually acceptable agreement for the designation of the property. The City Council may choose to provide this direction in Executive Session, pursuant to State Statute. As part of the mutually acceptable agreement, the City Council may, at its sole discretion, approve any land use entitlement or fee waiver permitted by the Municipal Code and may award any approval that is assigned to another Board or Commission, including variations. Council shall consider the appropriateness of benefits in light of whether the property is identified as a “good, better, or best” example of Aspen’s 20th century history and shall also seek to be equitable in the benefits awarded through the negotiation process. The monetary value of benefits being requested shall be defined, to the extent possible. Council shall seek compatibility with the neighborhood surrounding the subject property.

When benefits are awarded as part of the negotiation, Council shall require that the property be designated as a Historic Landmark, pursuant to the standards and limitations of Section 26.415.030, Designation of Historic Properties. As part of the mutually acceptable agreement, the City Council may choose to require the land use application or building permit that initiated the negotiation to be withdrawn by the property owner if said application or permit would have negatively affected the historic significance of the property.

Once a property identified on the AspenModern Map is designated to the Aspen Inventory of Historic Landmark Sites and Structures, additional negotiation under this section is not allowed.

- e. If, upon the passage of 90 days or any extension thereof, the City and the property owner have failed to reach a mutually acceptable agreement, affected land use applications shall be issued a Development Order upon compliance with all applicable provisions of the City of Aspen Land Use Code. The City Council, or the property owner, may choose to terminate negotiations at any time.

2. **Voluntary review/Processing Advantages.** Owners of properties included on the AspenModern Map who voluntarily comply with the provisions of this Chapter may proceed with approved work without making application for designation. The Community Development Director shall consider waiver or reduction of permit fees for the subject work. If this is not achievable within the City budget, the Community Development Director shall ensure that the land use application and building permit review proceed ahead of all other applications except those associated with affordable housing and Essential Public Facilities.
3. **Transferable Development Rights.** Properties which are included on the AspenModern Map shall be eligible to create and sell transferable development rights according to the provisions of Chapter 26.535 of this Code, even if they are not designated on the Aspen Inventory of Historic Landmark Sites and Structures.
4. **Removal from AspenModern Map.** Owners of properties included on the AspenModern Map may apply to the Community Development Director to be removed from the AspenModern Map. If the property owner indicates in writing that they have no interest in designation or negotiation, the property shall be removed from the AspenModern Map and the Community Development Director shall issue the owner a certificate documenting the removal from the map. Except upon the written request and consent of the owner(s) of the subject property at the time of the request, the subject property shall not be eligible for historic designation in the City of Aspen for a period of ten (10) years from the date of issuance of this certificate. The certificate shall run with the land and may be recorded in the Office of the Pitkin County Clerk and Recorder.
5. **Addition to AspenModern Map.** Owners of properties not included on the AspenModern Map may apply to the Community Development Director to be added to the map by submitting a written request. The Community Development Director shall determine if the property is eligible, based on the designation criteria.

26.415.030. Designation of historic properties.

The designation of properties to an official list, that is known as the Aspen Inventory of Historic Landmark Sites and Structures which is maintained by the City, is intended to provide a systematic public process to determine what buildings, areas and features of the historic built environment are of value to the community. Designation provides a means of deciding and communicating, in advance of specific issues or conflicts, what properties are in the public interest to protect.

A. Establishment of the Aspen Inventory of Historic Landmark Site and Structures. The Aspen Inventory of Historic Landmark Sites and Structures has been established by City Council to formally recognize those districts, buildings, structures, sites and objects located in Aspen that have special significance to the United States, Colorado or Aspen history, architecture, archaeology, engineering or culture. The location of properties listed on the inventory shall be indicated on maps on file in the Community Development Department.

B. Aspen Victorian

1. **Criteria.** To be eligible for designation on the Aspen Inventory of Historic Landmark Sites and Structures as an example of Aspen Victorian, an individual building, site, structure or

object or a collection of buildings, sites, structures or objects must have a demonstrated quality of significance. The quality of significance of properties shall be evaluated according to the criteria described below. When designating a historic district, the majority of the contributing resources in the district shall meet the criteria described below:

- a. The property or district is deemed significant for its antiquity, in that it contains structures which can be documented as built during the 19th century, and
- b. The property or district possesses an appropriate degree of integrity of location, setting, design, materials, workmanship and association, given its age. The City Council shall adopt and make available to the public score sheets and other devices which shall be used by the Council and Historic Preservation Commission to apply this criterion.

2. Application. Property owners, the Community Development Director, the Historic Preservation Commission (HPC) or the City Council may file an application for designation of an Aspen Victorian building, district, site, structure or object on the Aspen Inventory of Historic Landmark Sites and Structures. The application for the designation of a property or collection of properties shall include the following:

- a. The applicable information required in subsections 26.304.030.B.1., 2., 3. and 4.
- b. Site or historic district boundary map.
- c. Property or district description, including narrative text, photographs and/or other graphic materials that document its physical characteristics.
- d. Written description of how the property meets the criteria for designation.

C.AspenModern

1. Criteria. To be eligible for designation on the Aspen Inventory of Historic Landmark Sites and Structures as an example of AspenModern, an individual building, site, structure or object or a collection of buildings, sites, structures or objects must have a demonstrated quality of significance. The quality of significance of properties shall be evaluated according to criteria described below. When designating a historic district, the majority of the contributing resources in the district must meet at least two of the criteria a-d, and criterion e described below:

- a. The property is related to an event, pattern, or trend that has made a contribution to local, state, regional or national history that is deemed important, and the specific event, pattern or trend is identified and documented in an adopted context paper;
- b. The property is related to people who have made a contribution to local, state, regional or national history that is deemed important, and the specific people are identified and documented in an adopted context paper;
- c. The property represents a physical design that embodies the distinctive characteristics of a type, period or method of construction, or represents the technical or aesthetic achievements of a recognized designer, craftsman, or design philosophy that is deemed important and the specific physical design, designer, or philosophy is documented in an

adopted context paper;

- d. The property possesses such singular significance to the City, as documented by the opinions of persons educated or experienced in the fields of history, architecture, landscape architecture, archaeology or a related field, that the property's potential demolition or major alteration would substantially diminish the character and sense of place in the city as perceived by members of the community, and
- e. The property or district possesses an appropriate degree of integrity of location, setting, design, materials, workmanship and association, given its age. The City Council shall adopt and make available to the public score sheets and other devices which shall be used by the Council and Historic Preservation Commission to apply this criterion.

2. Application. Only the property owner(s) may file an application for designation of an AspenModern building, district, site, structure or object on the Aspen Inventory of Historic Landmark Sites and Structures. The application for the designation of a property or collection of properties shall include the following:

- a. The applicable information required in subsections 26.304.030.B.1., 2., 3., and 4.
- b. Site or historic district boundary map.
- c. Property or district description, including narrative text, photographs and/or other graphic materials that document its physical characteristics.
- d. Written description of how the property meets the criteria for designation.
- e. Written description of historic preservation benefits which the property owner requests be awarded at the time of designation and relationship to Section 26.415.010, Purpose and Intent of the historic preservation program.

D. Review, public hearings and notice.

- 1. An application for designation on the Aspen Inventory of Historic Landmark Sites and Structures shall be transmitted to the Community Development Director to determine if the application is complete. For applications filed with sufficient information, a report will be prepared by City staff for transmittal to the HPC with the relevant information on the proposed historic property or district with a recommendation to approve or disapprove and the reasons for the recommendation.
- 2. A date for a public hearing on a complete application will be scheduled before the HPC. Notice of the hearing shall be provided according to the provisions of Subsections 26.304.060.E.3.a., b. and c., except when the Community Development Director, HPC or City Council is the applicant. When the Community Development Director, HPC or City Council is the applicant, notice of the hearing shall be mailed to the property owner(s) within three hundred (300) feet of the property and posted on the subject property for at least thirty (30) days prior to the hearing. Notice to the property owner shall be by registered mail. In the event that there is no evidence that the property owner received actual notice, the HPC may specify that additional measures be taken.

City Council Staff Report



Subject: Bonanza Park and Lower Park Avenue Redevelopment Districts –Transportation Plan

Author: Kent Cashel, Transportation Planning Director
Jonathan Weidenhamer, Economic Development Manager
Nate Rockwood, Budget, Debts, & Grants Manager

Department: Transportation Planning, Econ Development & Budget.

Date: January 29, 2015

Type of Item: Informational Update

Summary Recommendations:

City Council should review this report and provide any input they may have on the goals and scope of the Request for Proposal (RFP). Staff will then proceed with procurement process and return to Council with request for authorization to execute a Professional Services Agreement with successful proposer in early April.

Background:

October 6, 2011: City Council adopted the Transportation Master Plan (TMP)

May 15, 2014 City Council directed staff to continue next steps of this portion of the RDA master plan.

October 9, 2014 City Council reviewed and reaffirmed the goals set forth in the City's Transportation MasterPlan.

January 8, 2015 City Council participated in a study session and directed Staff to accelerate implementation of action items to achieve Transportation Master Plan goals.

The City has also been in discussions regarding the Bonanza Park (BoPa) area, particularly with the recent approval of its specific neighborhood plan approval during the General Plan update. Additionally Lower Park Avenue Redevelopment Area (LoPa) with City acquisitions of the old Fire Station, Knudsen parcels and other land, and discussions on potential use of Redevelopment Authority funds for a transit center and joint use parking structure to serve Park City Mountain Resort, Main Street and special events were centerpieces of a redevelopment master plan that was approved by City Council on January 27, 2011. The master plan included a specific section on circulation, intersection, roadway and walkability improvements.

Consistent with Council direction, staff intends to develop and advertise a RFP for a transportation planning firm to assist with researching and developing a parking-transportation plan for the Bonanza Park neighborhood, Lower Park Avenue neighborhood, and the Park City Mountain Resort.

This plan will analyze transportation-parking options for the neighborhoods and resort seeking the following objectives:

- Provide for resort visitor parking in a location served with adequate auto infrastructure to efficiently and effectively serve peak season auto demand;
- Provide for convenient non-automotive transportation links (transit, pedestrian bicycle) between Bonanza Park, Lower Park Avenue, Park City Mountain Resort and Historic Main Street;
- Explore various transit modes (aerial, rail, rubber tired) to determine most attractive, efficient and effective mode to serve City needs in the short, mid and long range time horizons;
- Explore enhanced remote parking locations (including Bonanza Park, Park city Mountain Resort and Richardson Flat Park & Ride) to serve special event and Main Street peak period parking needs;
- Facilitate enhanced economic development in Bonanza Park and Park City Mountain Resort;
- Develop a transportation-parking plan constrained within a realistic and sustainable financial plan.

Analysis:

Scope of Project

Staff intends to develop and advertise a RFP for a transportation planning firm to assist with researching and developing a parking-transportation plan. Scope elements of this project are summarized below:

- **An analysis of existing conditions, reports, and requirements including:**
 - o Redevelopment Authority boundary and funding mechanism
 - o PCMR Base Area Master Plan
 - o Treasure Master Plan
 - o Lower Park Concept Plan (Park Ave west to Empire Ave)
 - o Bonanza Park area plan as part of General Plan
 - o Richardson Flat Park and Ride

- **Analysis of Intersections and Corridors, including:**
 - o SR 224
 - o SR 248
 - o Bonanza Drive
 - o Silver King Drive and Empire Avenue
 - o Legal requirements for use of Rail Trail as a trail-transportation corridor.
 - o Alternatives identified in the Transportation Master Plan
- **Analysis of Needs and Siting for Transit Center/Parking Structure**
 - o City needs for Special Events
 - o Connectivity to BoPa, Main Street, and Resorts
 - o Siting within BoPa with auto/bus access to either SR 224, SR 248, and/or Bonanza Drive
 - o Municipal Golf Course, particularly the Driving Range
 - o City Park
 - o Olympic Park at intersection of SR 224 and SR 248
 - o Other
- **Evaluate Different Modes for Connectivity Between Neighborhoods-Park City Resort-Main Street**
 - o Within existing rights of way
 - o Expanding rights of way for separated travel
 - o Aerial
 - o Rubber-tired, rail, or other people mover modes
- **Conduct Public Input process with Community and Elected Officials**
- **Prepare and Present Draft Plan & Recommendations**
 - o General Public
 - o Planning Commission
 - o City Council
- **Final Plan and Adoption**

Project Timeline

Key project milestones are included below:

Feb. 2	Complete & Advertise RFP
Mar 20	Select Consulting Firm
April 2	Contract to Council for Approval
April 3	Begin Study
Sept 18	Draft Study Report & Recommendations
Oct 30	Final Report & Council adoption

Project Funding

Funding for this project exists within the Lower Park Avenue RDA and Transit Fund. Staff will return to Council in early April with request for authorization to execute a Professional Services Agreement with successful proposer. Staff will identify specific cost and funding sources at that time.

Department Review:

This report has been reviewed by Transportation Planning; Sustainability; Budget, Debts, & Grants; City Manager, and the City Attorney's office.

Alternatives:

A. Approve:

Council should review this report and provide any input they may have on the goals and scope of the Request for Proposal. Staff will then proceed with procurement process and return to Council with request for authorization to execute a Professional Services Agreement with successful proposer in early April. **This is Staff's recommendation.**

B. Deny:

Council should review this report; discuss the goals and scope of the proposal, and could direct Staff not to proceed with procurement process.

C. Modify:

Council should review this report; discuss the goals and scope of the proposal, and direct staff to proceed with procurement process with modifications to the goals and scope.

D. Continue the Item:

Council could defer the item to a later date.

E. Do Nothing:

Council could choose to do nothing.

Significant Impacts:

	World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
Which Desired Outcomes might the Recommended Action Impact?	+ Accessible and world-class recreational facilities, parks and programs + Well-utilized regional public transit + Accessibility during peak seasonal times + Safe community that is walkable and bike-able	+ Reduced municipal, business and community carbon footprints	+ Cluster development while preserving open space + Shared use of Main Street by locals and visitors + Physically and socially connected neighborhoods + Diverse population (racially, socially, economically, geographically, etc.)	+ Well-maintained assets and infrastructure
Assessment of Overall Impact on Council Priority (<i>Quality of Life Impact</i>)	Very Positive 	Positive 	Very Positive 	Positive 

Consequences of not taking the recommended action:

The City has traditionally taken a proactive stance in trying to solve problems before they become critical. Transportation and the movement of more people efficiently in and through town could quickly approach critical levels during peak times and will continue to be a social, economic, and political issue in the coming years. This is an issue that was identified in the Vision Park City as a primary concern.

Recommendation:

Council should review this report and provide any input they may have on the goals and scope of the Request for Proposal. Staff will then proceed with procurement process and return to Council with request for authorization to execute a Professional Services Agreement with successful proposer in early April.



**PARK CITY COUNCIL MEETING MINUTES
SUMMIT COUNTY, UTAH,
January 8, 2015**

Closed Session

To discuss Property, Personnel and Litigation

Study Session

Transportation Master Plan Discussion

Kent Cashel, Brooks Robinson, Transit and Nate Rockwood, Debts, Grants and Capital Manager, presented a series of plans that they have compiled since the October 2014 Study Session. Cashel made the Council aware of the transit hurdles and the commitment it will require from the Council to insure the success of these programs. Discussed Transportation Demand Management and Land Use Policy as well as the Performance Measurement and Adjustment aspect of the plan. Cashel outlined the trajectories to achieve these goals to include: Financial Plan, Transportation Demand Management Plan, LMC Update and Short Range Transit Plan.

Robinson discussed the LMC Amendments including the major new land developments, Short Range Transit Development discussing a business model for the next 5 years; spoke to the subdivision density monitor progress map which will assist staff in developing the short term plan.

Council member Henney inquired if staff has looked at changing or updating the routes to cut down on stops and promote quicker travel to get people out of their cars.

Cashel discussed the TDM options looking at multiple tools that would help achieve these goals. He discussed a portfolio including Improved Transportation Options, Incentives, Land Use Policies, and Policies and Procedures as described below.

Improved Transportation Options: transit improvements, non-motorized improvements, rideshare programs, flex-time-telework, bike transit integration and guaranteed ride home program. Cashel commended the City staff on the great effort that they have made to improve walkability in the community.

Incentives: parking pricing, parking buy-out, transit cafeteria plan, walking-cycling encouragement

Land Use Policies: Smart Growth, transit oriented development, location efficient redevelopment, car free planning and traffic calming.

Policies and Programs: TDM programs, Commute Reduction, Visitor Trip Reduction, TDM Marketing, and Performance Monitoring.

Mayor Thomas inquired if Cashel had numbers of the construction traffic that comes into Park City. Cashel stated that staff does have preliminary numbers but they need to dial down further to get the exact data. Council member Beerman felt the construction vehicles should not be changed due to the nature of their jobs, he wants to look at the workforce and tourist commuters. Beerman stated he heard at a round table discussion this morning where they said that 80% of the tourists leaving the airport traveling to ski towns in Utah drive rental vehicles.

Cashel spoke to the steps of getting a TDM program in place for Park City to include: data gathering, stakeholder input, academic and peer research, assess and identify goals, market communication, implementation and finish with evaluating performance measures as well as monitoring the program.

Cashel discussed the timeline stating that a 0-5 year plan with consultant assistance would be \$270-320K and staff would be able to create this plan in 6-11 years with a cost of \$80-110K stating that the biggest hang up for staff would be time.

Rockwood discussed the Transit fund revenue stating that 2/3rds of the funds come from sales tax. The other funds are Resort Sales tax, business license fees, federal operating assistance, donations, advertising and other fees, parking revenue and regional transit revenue.

Cashel discussed the success of the last 10 years with receiving federal funds, however, with federal funds becoming very difficult to reach due to the dwindling funds and the increase in agencies staff is not counting on those funds to help with the TDM.

Cashel revisited the trajectory slide to see where the Council is standing. Stating that he feels that the TDM plan is the most critical step to move this forward quickly stating that the transit fund has significant funds to move forward prior to the budget process.

Council concurred that staff should move ahead on the outlined plans discussed tonight.

Council member Beerman inquired if staff could look in to short, short, term items to help with the traffic currently such as signs, travel time. Council member Henney suggested adding a sign in the buses to promote the new app.

Cashel discussed the traffic congestion from Monday, December 29th likening it to an EOC and being prepared and having the tools in place to deploy as needed. Such as signs, social media, dedicated bus lanes, working with the ski areas.

Work Session

Council Questions and Comments and Manager's Report

Council member Matsumoto had a great meeting with Jonathan Weidenhamer and Council member Simpson regarding the Library stating that it looks great and she is very impressed with the progress.

Council member Simpson stated that she is looking forward to the sales tax report for this quarter because the Dolly's Bookstore was hopping. Attended the Health Department meeting where they have released the strategic plan on their website encouraging Council and residents to read the plan to get a better understanding for what the Health Department does. Attended the Fire Service District Board meeting where they looked at the accomplishments made over the past year. Stated she is the new chair of the Administrative Control Board.

Council member Peek attended the HPB meeting last night which lasted over 5 hours where they heard a determination of significance on a garage on Daly Avenue and discussed the Winter Balcony Enclosures.

Council member Beerman acknowledged all the staff, particularly transit, public works and water, who worked over the Holidays. Attended a Mountain Accord Economic Round table as a preview to the extensive economic study; where there was a gentleman from Whistler who said they intercept 70% of the traffic from the airport on the buses and they have 83% of the workforce housing living in the City. Beerman stated he found the information astonishing and suggested a City Tour or Council tour of Whistler.

City member Henney attended the Recreation Advisory Board meeting where they discussed off-leash dog areas and a second sheet of ice.

Mayor Thomas attended the Black Diamond Awards Ceremony for the Lodging Association. Thomas recognized the award recipients: Lodging for Front of House: Connie Williams, Park City Lodging, Back of House: Nora Lucero, Montage, Dean, Nick= Manager of the Year Claudia. Double Black Diamond award winner was Bob Wheaton, attended the Board of Realtors lunch which went very well until he opened it for Q & A discussing traffic.

Ann Ober, Sustainability, inquired if the Council would be interested in sending a member to participate in the School Board Master plan meetings. Council concurred that Ober should attend.

Matt Cassel stated that the Rio Grande building will be moved at 7 am on Tuesday, Jan 13th

Mayor Thomas invited Kraig Powell, State Representative to speak to the Council. Powell stated that he likes to insure that he has open lines of communication with the local officials prior to the legislature. He told a great story about using campaign financials to purchase the Park Record. Stated that he is going to be a Vice Chair of Political Subdivisions where he will be directly involved with municipalities and the issues they face. Discussed the hot items upcoming, changes to election laws, transportation, prison relocation and Medicare expansion. He promised to keep in touch during the session and will keep the City informed.

Mayor Thomas thanked Powell for his dedication to Park City.

Consideration of the Mountain Accord Ramp Strategies

Ann Ober, Sustainability, inquired if Council felt comfortable with the outline that has been circulating regarding the exit ramps for Mountain Accord. Foster clarified that Council does not need to make a decision tonight; they will have exit ramps in March. Council concurred they were comfortable with the plan.

Historic District Grant Policy

Planner Grahn and Planning Director Thomas Eddington discussed the proposed changes to the grant policy to include Up to 50% for primary residence, 40% secondary residence and the HPB have come up with new criteria, for an additional 10% in grant funding, to elevate a structure from significant to landmark. Discussed a preservation agreement as well as a Historic agreement to make sure the resident completes the project as they have stipulated in the application process.

Gantt Chart update

Eddington discussed the Gantt chart speaking to the Ski Era update, and LMC updates. Council member Simpson informed the Council and staff about an article in the Mountain Times where Aspen has purchased "Air Rights"

Housing Resolution

Rhoda Stauffer, Sustainability, stated that she has been working with team members from transportation and legal on updating our Housing Resolution. The amendment brings the Housing resolution in line with the interlocal agreement with Wasatch County. Added a strikeout of "units should be ??" Additional change 6- fees in lieu-new language added. Harrington clarified one section to read "collective funds may be expended"

Regular Meeting

- I. ROLL CALL- Mayor Jack Thomas called 27th the regular meeting of the City Council to order

at approximately 6 p.m. at the Marsac Municipal Building on Thursday, January 8, 2015. Members in attendance were Jack Thomas, Andy Beerman, Dick Peek, Liza Simpson, Tim Henney and Cindy Matsumoto. Staff members present were Diane Foster, City Manager; Matt Dias, Assistant City Manager; Mark Harrington, City Attorney; Marci Heil, City Recorder; Francisco Astorga, Planner.

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

**Council member Simpson moved to modify the agenda by
switching the order of the Swearing in Ceremony and Public Input
Council member Beerman seconded
Approved unanimously**

III. SWEARING IN CEREMONY OF SERGEANT RICK PENROD

IV. PUBLIC INPUT (Any matter of City business not scheduled on the agenda)

Ruth Meitser, spoke in favor of the added 10% that the HPB recommended. Also suggested Mayor Thomas eat fondue for breakfast, lunch and dinner while in France.

Michael Wolfe stated that he cannot attend the Form based code meeting next week and would like to comment on this issue tonight. He feels form based code seeks to turn an urban area into a suburban area. Feels that City staff is pushing this issue too hard, it will be a burden on the city and severely limits the type of use in the area. Discussed the pros of the current neighborhood and outlined the ways the City can get the

Clay Stuard seconded Michael's comments, stated that he is very pleased with the outcome of the number of people voicing their opinion against the form base code. Gave City Recorder a copy of his written comments to be included in Tuesday's packet. He had the pleasure of driving through Bonanza Park at 5:00 during rush hour traffic and feels adding density would only increase current problems.

Mike Sweeny asked for clarity regarding the concept of sales and convention licenses when you go to dinner at a restaurant.

V. APPOINTMENTS & RESIGNATIONS

1. Consideration of Appointment of Mayor Pro tem and alternate for 2015

**Council member Simpson moved to appoint Council member Peek as
Mayor Pro tem and Council member Beerman as alternate
Council member Henney seconded
Approved unanimously**

VI. Consideration Of Minutes From The December 11 And 18, 2014 City Council Meetings

Council member Henney had one correction to the December 18th minutes. He clarified he was bumped by Bobby Kennedy Jr. not beaten.

**Council member Simpson moved to approve with the correction
Council member Beerman seconded
Approved unanimously**

VII. CONSENT AGENDA *(Items that have previously been discussed or are perceived as routine and may be approved by one motion. Listed items do not imply a predisposition for approval and may be removed by motion and discussed and acted upon)*

1. Consideration of the local consent of the Convention Sales License for Sundance
2. Consideration of the local consent of the Alcoholic Beverage License for Sundance
3. Consideration of the 2015 Annual Meeting Schedule for City Council
4. Consideration of Construction Agreement, in a form approved by the City Attorney, with Halverson Mechanical, for the procurement and installation of a new compressed air system for the Spiro Water Treatment Plant in an amount of \$39,035.00.
5. Consideration of supporting the City Manager in formally appointing Kristin Parker and Karen Anderson as Deputy City Records of Park City Municipal Corporation.
6. Consideration of the recommended changes to the Historic Grant Policy
7. Consideration of the amendments to the Housing Resolution

**Council member Simpson moved to approve the consent agenda
Council member Henney seconded
Approved unanimously**

VI. NEW BUSINESS

1. Consideration of an Ordinance for the 923 Park Avenue Subdivision Plat Amendment pursuant to findings of fact, conclusions of law and conditions of approval in a form approved by the City Attorney

Planner Astorga stated that this amendment is to clean up remnant parcels.

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

**Council member Beerman moved to approve an Ordinance for the 923 Park Avenue Subdivision Plat Amendment pursuant to findings of fact, conclusions of law and conditions of approval in a form approved by the City Attorney
Council member Henney seconded
Approved unanimously**

VII. ADJOURNMENT

**Council member Simpson moved to adjourn the meeting
Council member Peek seconded
Approved unanimously**

CLOSED SESSION MEMORANDUM

The City Council met in a closed session at approximately 1:00 p.m. Members in attendance were Mayor Jack Thomas, Andy Beerman, Dick Peek, Cindy Matsumoto and Tim Henney. Staff

members present were; Diane Foster, City Manager; Mark Harrington, City Attorney; Matt Dias, Brooke Moss, Human Resources Manager. **Council member Simpson moved to close the meeting to discuss Property, Litigation and Personnel. Council member Matsumoto seconded. Motion carried.**

Council member Simpson moved to open the closed session. Council member Matsumoto seconded. Motion carried

The City Council met in a closed session at approximately 6:30 p.m. Members in attendance were Mayor Jack Thomas, Andy Beerman, Dick Peek, Cindy Matsumoto and Tim Henney. Staff members present were; Diane Foster, City Manager; Mark Harrington, City Attorney; Matt Dias, Jonathan Weidenhamer, Economic Development Manager. **Council member Peek moved to close the meeting to discuss Property, Litigation and Personnel. Council member Beerman seconded. Motion carried.**

Council member Henney moved to open the closed session. Council member Beerman seconded. Motion carried

The meeting for which these minutes were prepared was noticed by posting at least 24 hours in advance and by delivery to the news media two days prior to the meeting.
Prepared by Marci S. Heil, City Recorder.



Marci S. Heil, City Recorder





PARK CITY COUNCIL SPECIAL MEETING MINUTES DRAFT
SUMMIT COUNTY, UTAH,
January 13, 2015

City Council is meeting at City Hall to begin the Walking Tour of Bonanza Park Neighborhood.

I. ROLL CALL- Mayor Jack Thomas called the special meeting of the City Council to order at approximately 5:30 p.m. at the Marsac Municipal Building on Tuesday, January 13, 2015. Members in attendance were Jack Thomas, Andy Beerman, Dick Peek, Liza Simpson, Tim Henney and Cindy Matsumoto. Staff members present were Diane Foster, City Manager; Matt Dias, Assistant City Manager; Mark Harrington, City Attorney; Marci Heil, City Recorder; Thomas Eddington, Planning Director

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

There were no communications or disclosures from Council or Staff.

III. NEW BUSINESS

1. Bonanza Park Area Plan Policy & Draft Form-Based Code as an Implementation Tool

Thomas Eddington, Planning Director, discussed the history of Bonanza Park. Discussed public outreach efforts including concerns, issues, and questions followed up by next steps.

Eddington stated that the Bonanza Park plan began in 2010 with staff looking at proactive redevelopment. Staff began looking at Form Based code to address connectivity, affordable housing, affordable commercial and private/partnership possible incentives. Eddington stated in 2011 staff utilized the "give/get" philosophy. Sid Ostergaard, consultant, showed a 3D model of the current Bonanza Park area and then showed the area with the full build-out using Form Base code. Discussed the current frontage protection along 248, Park Ave and the possibility of frontage protection along Bonanza which currently has a 20 foot setback. Mayor Thomas inquired how many roads would dissect property. Eddington stated that the roads would be voluntary only if the business wanted to utilize the incentive for the City to put in the infrastructure. Discussed the current percent of open space and the proposed open space area with the form based code. Beerman inquired what the three-story build out would be. Currently 5.2 million square feet on the ground. With no new roads it would be around 5.6 million square feet. Mayor Thomas commented on the current view corridor. Ostergaard moved to the 3D sketch model of potential of current zoning options as well as showing the potential with form based code. Council member Matsumoto pointed out that the view Ostergaard showed of the form based code looked more dense than the current code model. Council was distracted with

the non-apples to apples comparison. Ostergaard was able to show the apples to apples of the full build out for both current code and form-based code. Eddington discussed the feel of the current code options as well as the form based code stating that under the current zoning it would feel more open and catering to vehicles. Under form based code it would have a better ambience and cater to walk/bike traffic. Council inquired about the current settings of Main Street. Council member Henney inquired why we could not incentivize underground parking in the current zone. Eddington stated that it is the “give/get” aspect to get the partial 4th or 5th and give underground parking and affordable housing. Council member Simpson stated that in the next meeting or model she would like to see potential development aspects with no one taking advantage of the incentives. Council member Peek inquired about the soils issue related to the underground parking. Council member Simpson stated that she feels that staff needs to work on making this look as realistic as possible and not make the current code as ugly as possible. Eddington spoke to Peek’s question that if underground parking was not available it would require the parking to be behind the buildings. Council member Matsumoto inquired about above ground parking structures.

Eddington discussed the public outreach process that began in March 2011. When the Council and Planning Commission prioritized the General Plan, form based code was put on hold. A little over a year later staff was able to meet with residents, Chamber of Commerce and the Board of Realtors getting great input including: limiting chain stores, economic diversity, hiding the substation, snow storage, etc. Staff is looking forward to looking at all the suggestions and will like to include many of the suggestions in the form based code plan.

Council member Henney stated that he feels there has been a misconception regarding this plan. Stating that when this redevelopment occurs the City needs a plan and will not be dictated by the form based code. Eddington stated that when staff looked at the plan they took advantage of the recession, making lofty goals and sense of place. The code rather general commercial or form based would only give guidelines and will not have anything to do with the timeline of the redevelopment, timing and phasing. Mayor Thomas stated that he knows developers that would like to know where this code will be going and he would like to create certainty in the neighborhood.

Council member Beerman inquired about the plan of the roads including timeline etc. Eddington stated that the roads are not required and would follow property lines. Council member Beerman inquired if someone knocks their building down would they be required to put in the road. Eddington stated that at no point are any roads required.

Mayor Thomas opened the public hearing.

Max Doyle- 37year resident, thanked the council for the decisions they have made, stated that he and Brian Markkanen have put together a petition in favor of Form Based Code. They would like to see an updated neighborhood and would like to see the future of a vibrant area. Stated that he is tired of the sprawl that is current. Wants park city to be the coolest place in Utah and would love to see this area be the coolest. Stated that Park City has a great history but feels that there is room for both. Stated that he feels that the public do not understand what this really means. Stated that the only walkability area in Park City is Main Street.

Becca Gerber spoke in favor of form based code. Stated she feels that there are a lot of issues facing Park City such as affordable/workforce housing due to the expenses. Stated another issue facing Park City is traffic/congestion and feels that it is not going to get any better stated

that on City Tour 2014 she was able to see “density done right”. She stated that Bonanza Park is not the most beautiful and feels that Council should take a long look at this area. She would like to take her open space on the trails and in round valley.

Brian Markkanen, lives in Park City for 14 years and in full disclosure works for Elliot Work Group and on occasion for Mark Fisher who may or may not support form based code. Stated that they put the petition together for those who are not able to make a meeting. He read the petition regarding FBC stating that it is a tool to utilize the small area with the maximum value. Agreed with Max and Becca.

Sara Klingenstein, stated that after hearing the first three speakers and all the other comments that go against FBC stating that she feels that they all want the same goals, walkability, less traffic etc, however; she is not sure that FBC will meet. Stated that he husband, Chuck, sent a letter to Council also vocalizing against FBC. Discussed the contaminated soils issue and feels that there have not been any answers to the real questions. Discussed traffic generation and congestion asking Council to take a hard look at the questions and real numbers. Stated that she did not sign the petition against FBC due to the fact that she does not have the real answers.

Mark Fisher, property owner in Bonanza Park, stated he respects each of the Council members for their public services. He feels like this issue is like Groundhog Day stating that residents cannot begin to understand the code changes until the City has firm policy decisions. He got involved to make it a better place. Policy decisions include: infrastructure, soils ordinance updated to separate the good from bad, provide incentive for soil removal and underground parking, spoke to the power lines not being on the renderings, City paid structure parking, workforce housing is his passion as he has spent hundreds of thousands of dollars trying to get workforce housing at the base of PCMR, stated they need to waive the impact fee for workforce housing as an incentive as well as provide the parking. Stated that he prefers FBC but it has to be better than the current code. FBC is down zoning the use of the area stating that with the character zones it severely limits use stating that it is not fair to up zone one are and down zone another stating that it would be a huge incentive to have one resort zone in the entire area. Stating that they need to resolve the traffic area and move the recycle area as well as moving the substation. Spoke to the view corridors and the use issue. Again stated that he is in favor of FBC with some small changes. Wants to work together and make if fair for all. Closed by stating that he admires the Mayor and Council.

Peter Yoakman stated that he supports some of what Sara said in that both sides want the same goals but feels that this code will be destructive to small businesses outlining the daily travel patterns that will make the daily errands inconvenient. Suggested landscaping to help mitigate the parking lots. Discussed the affordable housing and the attainable housing aspect of the plan stated that it will only be attainable to the merely wealthy. Spoke to the incentives to build higher stating that Eddington stated that the 4th and 5th floors will make this work as they are the penthouse apartments that will take away the view corridors. Feels that this will never actually achieve any of the comments of what this would do.

Bill Pidwell, stated that he would like to see some redevelopment of BoPa stating that Intermountain Clinic is leaving the area and stated that either way it will run everyone out if the City does not look at redevelopment with the City footing the bill for streets and parking. Stated that he agrees with Mark and differs with his view of seeing BoPa as a large affordable housing development with a private/public partnership etc. Stated that he has ideas and investors but

until he has numbers to show it will be profitable it will not move forward. Stated that the fear of IHC was the parking impact.

Alex Butwinski, stated that he agreed with Fisher's comments and felt that the Council needs to ask if themselves if "function follows form" and feels that it should be a high level vision and then moving down as the project moves along. Inquired if they want to shape the redevelopment or just let redevelopment happen and feels that the Council should listen to the young people who want to stay in park city as most in the room will not be around when BoPa is built out. Encouraged Council to make a decision.

Brian Malliet, majority owner of the Homestake condos, spoke to the contaminated soil issue stating that he spent \$103,000.00 on a 5 foot strip of soil removal which will be a major factor in the development of the area and needs to be resolved. Spoke to the down zoning stating that the code needs to look at the current zone and match the proposed zoning. Discussed the common area parking versus the open space, agreeing with Becca's comments regarding the open space throughout the City and does not see the importance of the open space in BoPa, speaking to parking relating the area to Main Street and China Bridge. Spoke to workforce housing stating that the majority of the workers will be at the resort and feels that Council needs to focus workforce housing near the areas where the workers will be. Feels that the fantasy of the view corridor is not an issue pointing out that he hopes the other drivers are focusing on traffic and not the views.

Bob Yako stated that this area needs a lot of love. Park City will change every year 'til the end of time and feels that FBC will reflect the core values

Ruth Menitsma stated that she has not missed a meeting since the inception of this idea and has never heard a negative aspect to FBC. Stated that other areas of Park City currently would not want to live in BoPa but with the FBC she feels that all other areas will be envious of the BoPa area. She was taken aback by the negative comments. Stated that this will be the world of old folks and toddlers as it is a flat area. Spoke to the difficulty of accomplishing economic diversity and the only way the area will stay vibrant economically the City will need to come in with parking and get creative with green roof, solar, etc.

Mark Isaac, stated that he is involved in the community helping develop 333 Main and feels that he is fascinated with the communications from tonight and feels that a CDA or RDA would be more beneficial. Spoke to the way the CDA works as it does not cost the city or public any money and would be on the developer and would repay itself through the taxes. Stated that the problem now is how to fund the current problems suggesting tax increment development areas.

Sharon Christensen, stated that yes, the resorts need workforce housing but so do the city employees, teachers and nurses and she feels BoPa is that place.

Steven Parker stated that he hopes BoPa is redeveloped before his daughter is out of college so she won't move into his basement. He would love a place where he could walk around and not have to get in the car to complete all his errands.

Mark Parker stated that he is for FBC and for density in where it should be dense and not sprawl. He teaches for the Park City School district and is lucky enough to live in Park City but most of the teaching staff could not live in Park City.

Mayor Thomas closed the public hearing.

Council member Matsumoto stated that she heard the zoning discussion regarding “resort gateway” and has a fear of losing the community.

Council member Simpson thanked the public for all their comments and for paying attention to the issues as well as the time and effort residents have put in to attend the meetings and the walking tour.

Council member Beerman would like to have answers on the questions heard tonight and would like answers on the soils ordinance. Would also like to look at the economics if affordable/attainable housing were in play as well as how a CDA would work in this area.

Council member Henney echoed Beerman stating that what he is picking up is that no matter what there will be a significant cost to the City and would like to see the numbers in relation to the outcome/vision.

Council member Peek stated that he is on board with revisiting the CDA discussion. Feels that benefits within a specific area should be paid for by the developer of that specific area.

Mayor Thomas stated that he does not know where the City will end up but with more questions than answers at this point it will be a matter of getting those answers. Thanked the public for all the great comments tonight and through other correspondence. He stated that the Council will revisit this issue near the end of February.

VII. ADJOURNMENT

**Council member Simpson moved to adjourn the meeting
Council member Beerman seconded
Approved unanimously**

City Council Staff Report



PLANNING DEPARTMENT

Application #: PL-14-02598
Subject: Carl Winter's School Subdivision Plat
Author: Anya Grahn, Historic Preservation Planner
Date: January 29, 2015
Type of Item: Administrative – Plat Amendment Extension

Summary Recommendations

Staff recommends the City Council hold a public hearing for the Carl Winters School Plat Amendment Extension located at 1255 Park Avenue and consider approving it based on the findings of fact, conclusions of law, and conditions of approval as found in the draft ordinance.

Description

Applicant: Park City Municipal Corporation, represented by Matt Twombly
Location: 1255 Park Avenue
Zoning: Recreation Commercial (RC) District; Recreation and Open Space (ROS) District
Adjacent Land Uses: Single-family residential, vacation rentals, recreational open space (green space), office space (Miner's Hospital)
Reason for Review: Extensions of plat approvals require City Council review and approval

Background

On January 6, 2015, the City received a completed application for an extension of a plat amendment approval.

On January 9, 2014, the plat amendment application was reviewed and approved by City Council. The applicant is requesting a one year extension of approval from the original expiration date, January 9, 2016, in order to record the plat with the County offices. Staff has been working closely with the applicant and his surveyor in order to address encroachment agreements and correct the large number of redlines on the plat.

The proposed plat includes all of the following:

- The north half of Lot 5, all of Lots 6 through 12, inclusive, the south half of Lot 13, and all of Lots 23 through 44, inclusive, of Block 6 of the Snyders Addition to the Park City survey.
- All of Lots 1 through 44 of Block 7 of the Snyders Addition to the Park City survey.
- The portion of land that is the vacated Woodside Avenue

On October 22, 2013, the City received the original completed application for the Carl

Winter's School Subdivision plat. The Planning Commission reviewed the plat amendment application for this plat amendment on December 11, 2013. The Commission forwarded a unanimous positive recommendation on a 4-0 vote.

Analysis

According to Land Management Code § 15-7.1-6(C)(5) applicants may request time extensions of City Council plat amendment approvals by submitting in writing to the Planning Department prior to the expiration of the approval. The City Council may grant an extension to the expiration date when the applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the General Plan or the LMC in effect. Change in circumstance includes physical changes to the property or surroundings.

The plat amendment extension contains no modifications to the approved plat amendment, no physical changes to the property or surroundings, nor any relevant changes to the Land Management Code since the prior approval; therefore, Staff finds that the findings of fact, conclusions of law and conditions of approval from the approved plat amendment are still valid. The applicant is requesting additional time in order to address redlines that have been provided by staff.

Staff finds good cause for this plat amendment as the lot lines going through the building will be removed. Combining the underlying Lots allows the property owner to move forward with site improvements, which include the renovation and addition to the Park City Library. It also includes land that exceeds the structure itself, preserving it as open space. The plat amendment is necessary in order for the applicants to construct the new addition, which was approved through an at-risk building permit by the Building Department. If left un-platted, the property remains as-is. Moreover, the plat amendment will resolve the issue of the Landmark structure straddling interior lot lines. The plat amendment will also utilize best planning and design practices, while preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community. It will also allow the City to gain a ten foot (10') snow storage easement along Norfolk Avenue as well as absorb the vacated Woodside Avenue into the Carl Winters Subdivision.

Department Review

This project has gone through an interdepartmental review. No further issues were brought up at that time.

Notice

On January 14, 2015, property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record January 11, 2015, according to requirements of the Land Management Code.

Public Input

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

Alternatives

- The City Council may approve the Carl Winters School Plat Amendment Extension as conditioned or amended; or
- The City Council may deny the Carl Winters School Plat Amendment Extension and direct staff to make Findings for this decision; or
- The City Council may continue the discussion on Carl Winters School Plat Amendment Extension.

Significant Impacts

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

Consequences of not taking the Suggested Recommendation

The proposed plat amendment would not be recorded and 73 existing lots and two (2) partial lots would not be combined. Any additions to the landmark structure completed under the at-risk building permit would have to be removed unless a plat amendment is recorded. The library structure would continue to encroach over the interior property lines of Lots 1 through 6, 39 through 44.

Recommendation

Staff recommends the City Council hold a public hearing and consider approving the Carl Winters School Plat Amendment Extension based on the findings of fact, conclusions of law and conditions of approval as found in the draft ordinance.

Exhibits

Ordinance

Exhibit 1 – Proposed Plat

Exhibit 2 – January 9, 2014 City Council Staff Report

Exhibit 3 – January 9, 2014 City Council Meeting Minutes

Exhibit 4 – Ordinance 14-01

Ordinance No. 15-XX

AN ORDINANCE APPROVING THE CARL WINTERS SCHOOL SUBDIVISION PLAT AVENUE PLAT AMENDMENT EXTENSION AT 1255 PARK AVENUE, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 1255 Park Avenue has petitioned the City Council for approval of the plat amendment; and

WHEREAS, the property was properly noticed and posted on January 14, 2015, according to the requirements of the Land Management Code; and

WHEREAS, proper legal notice was sent to all affected property owners January 14, 2015; and

WHEREAS, the Planning Commission held a public hearing on December 11, 2013, to receive input on the Carl Winters School Subdivision plat amendment; and

WHEREAS, the Planning Commission, on December 11, 2013, forwarded a positive recommendation to the City Council on the Carl Winters School Subdivision plat amendment; and,

WHEREAS, on January 9, 2014, the City Council held a public hearing to receive input on the Carl Winters School Subdivision plat amendment; and,

WHEREAS, on January 9, 2014, the City Council approved the Carl Winters School Subdivision plat amendment; and,

WHEREAS, on January 29, 2015, the City Council held a public hearing to receive input on the plat amendment extension of the January 9, 2014 approval; and,

WHEREAS, it is in the best interest of Park City, Utah to approve the Carl Winters School Subdivision plat amendment extension.

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

SECTION 1. APPROVAL. The Carl Winters School Subdivision as shown in Attachment 1 is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at Carl Winters School Subdivision within the Recreation Commercial (RC) and Recreation Open Space (ROS) Districts.

2. The applicants are requesting to create one (1) legal lot of record from 73 full lots and two (2) partial lots as well as the vacated Woodside Avenue. The property contains a total of 3.816 acres.
3. The plat amendment is necessary in order for the applicant to move forward with an HDDR for the purpose of an addition to the landmark Park City Library.
4. Currently the property contains 73 full Old Town lots and two (2) partial lots.
5. The existing historic 48,801 square foot structure is listed as "Landmark" on the Historic Sites Inventory (HSI).
6. A three (3) story addition was introduced in 1992, wrapping the historic auditorium wing. The applicant is proposing to reduce the height of the 1992 addition and adding a side addition along the north elevation. Thus far, no HDDR application has been submitted; however, Planning Staff has been serving on the Design Team to guide the development of the project.
7. Per LMC 15-2.16-6, existing historic structures that do not comply with building setbacks are valid complying structures. The historic structure is a valid complying structure, though it straddles Lots 1 through 6 and Lots 29 through 44 of the Snyder's Addition.
8. As part of the 1992 Carl Winters Library Master Planned Development (MPD), two (2) setback exceptions were approved including the encroachment of the 1993 addition into the rear and side yard setbacks (Norfolk Avenue) as well as the permanent parking encroaching into the side yard setback (12th Street).
9. Any proposed additions to the existing historic structure will require a review under the adopted 2009 Design Guidelines for Historic Districts and Historic Sites through the HDDR process.
10. The maximum footprint in the RC district located on a Lot or combination of Lots, exceeding 18,750 square feet in Lot Area shall be 4,500 square feet, or 24% of the lot. As existing, the library structure has a footprint of 17,171 square feet or 10.3% of the lot. The proposed addition will create a total footprint of 19,519 square feet. The total footprint of the building and addition overall consumes approximately 11.7% of the lot and is significantly less than the 24% of footprint allowed on lots exceeding 18,750 square feet.
11. The proposed 7,730 square feet addition is significantly larger than additions seen on other neighboring historic buildings; however, the library structure is also much larger than surrounding historic residential and commercial sites. The addition must adhere to the Design Guidelines for Historic Sites would require that the mass and scale of any new additions is compatible with the historic structure.
12. The amendment of seventy-three (73) lots of record and two (2) partial lots would be the largest plat amendments in the neighborhood. The second largest of these plat amendments is the Park City High School Mechanical Arts Building at 1167 Woodside which contains seven (7) lots.
13. New additions to the historic structure would require adherence to current setbacks as required in the RC District, as well as be subordinate to the main dwelling in terms of size, setback, etc., per the requirements of the adopted 2009 Design Guidelines for Historic Districts and Historic Sites. The Planning

Commission granted an exception to these setbacks through the MPD, approving a ten foot (10') rear yard setback along Norfolk Avenue.

14. The City Council approved a street vacation for the section of Woodside Avenue adjacent to Lots 1 through 6, Block 7 of Snyders Addition on December 12, 2013.
15. The Plat Amendment was approved by the City Council on January 29, 2014.
16. The applicant was to record the plat amendment at the County within one (1) year from the date of City Council approval. If recordation has not occurred within one (1) year's time, the plat amendment approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
17. Land Management Code § 15-7.1-6(C)(5) indicates that applicants may request time extensions of City Council plat amendment approvals by submitting in writing to the Planning Department prior to the expiration of the approval.
18. On December 29, 2014, a written request was submitted to the City asking for a one year extension. The written request was filled prior to the expiration date.
19. The City Council may grant an extension to the expiration date when the applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the General Plan or the LMC in effect.
20. The plat amendment extension contains no modifications to the approved plat amendment, no physical changes to the property or surroundings, nor any relevant changes to the Land Management Code since the prior approval. Staff finds that the findings of fact, conclusions of law and conditions of approval from the approved plat amendment are still valid.

Conclusions of Law:

1. There is good cause for this plat amendment.
2. The plat amendment is consistent with the Park City Land Management Code and applicable State law regarding subdivisions.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. Approval of the plat amendment, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.
5. There is good cause for this plat amendment extension as the written request was submitted to the City prior to the expiration date.
6. No change in circumstance exists that results in an unmitigated impact or in a finding of non-compliance with the General Plan or the Land Management Code.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the plat amendment for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat amendment at Summit County by January 9, 2016. If recordation has not occurred, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date

- and an extension is granted by the City Council.
3. All new construction will require modified 13-D sprinklers.
 4. A ten foot (10') wide public snow storage easement will be required along the street frontages of the lot with Park Avenue, 12th Street, Norfolk Avenue, and 13th Street and shall be shown on the plat.
 5. Encroachments across property lines must be addressed prior to plat recordation and shall either be removed or encroachment easements shall be provided.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this _____ day of _____, 2015.

PARK CITY MUNICIPAL CORPORATION

Jack Thomas, MAYOR

ATTEST:

Marci Heil, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

Attachment 1 – Proposed Plat

City Council Staff Report



Application #: PL-13-01950
Subject: Carl Winters School Subdivision
 (1255 Park Avenue)
Author: Anya Grahn, Historic Preservation Planner
Date: January 9, 2014
Type of Item: Administrative – Plat Amendment

PLANNING DEPARTMENT

Summary Recommendations

Staff recommends the City Council hold a public hearing for the Carl Winters School Subdivision located at 1255 Park Avenue, and consider approving the proposed plat amendment based on the findings of fact, conclusions of law and conditions of approval as found in the draft ordinance.

Description

Applicant: Park City Municipal Corporation, represented by Matt Twombly
Location: 1255 Park Avenue
Zoning: Recreation Commercial (RC) District; Recreation and Open Space (ROS) District
Adjacent Land Uses: Single-family residential, vacation rentals, recreational open space (green space), office space (Miner's Hospital)
Reason for Review: Plat approval requires City Council review and approval

Proposal

The applicant is requesting a Plat Amendment for the purpose of combining all of the following:

- The north half of lot 5, all of Lots 6 through 12, inclusive, the south half of Lot 13, and all of Lots 23 through 44, inclusive, of Block 6 of the Snyders Addition to the Park City survey.
- All of Lots 1 through 44 of Block 7 of the Snyders Addition to the Park City Survey.
- The portion of land that is the Vacated Woodside Avenue.

The applicant wishes to combine the lots in order to move forward with a Historic District Design Review (HDDR) and MPD amendment approval for an addition to the Carl Winters School building. In order to accommodate growing community demands and the library's ability to be a Twenty First Century library, an addition of approximately 2,400 square feet is proposed. This addition will be located on the north elevation of the structure.

The Carl Winters School, historically known as the Park City High School, is a Landmark structure that straddles the lot lines of Lots 1 through 6 and Lots 39 through 44 of Block 7. The structure has been identified as a Landmark on the City's Historic Sites Inventory (HSI).

The parcel is currently zoned as Recreation Commercial (RC) as well as Recreation Open Space (ROS). The historic library structure is part of the RC District; whereas, the open space to the north of the library structure is zoned ROS.

Purpose

The purpose of the Recreation Commercial (RC) District is to:

- (A) Allow for the Development of hotel and convention accommodations in close proximity to major recreation facilities,
- (B) Allow for resort-related transient housing with appropriate supporting commercial and service activities,
- (C) Encourage the clustering of Development to preserve Open Space, minimize Site disturbance and impacts of Development, and minimize the cost of construction and municipal services,
- (D) Limit new Development on visible hillsides and sensitive view Areas,
- (E) Provide opportunities for variation in architectural design and housing types,
- (F) Promote pedestrian connections within Developments and to adjacent Areas,
- (G) Minimize architectural impacts of the automobile,
- (H) Promote the Development of Buildings with designs that reflect traditional Park City architectural patterns, character, and Site designs,
- (I) Promote Park City's mountain and Historic character by designing projects that relate to the mining and Historic architectural heritage of the City, and
- (J) Promote the preservation and rehabilitation of Historic Buildings.

Additionally, the purpose of the Recreation Open Space (ROS) District is:

- (A) establish and preserve districts for land uses requiring substantial Areas of open land covered with vegetation and substantially free from Structures, Streets and Parking Lots,
- (B) permit recreational Uses and preserve recreational Open Space land,
- (C) encourage parks, golf courses, trails and other Compatible public or private recreational Uses, and
- (D) preserve and enhance environmentally sensitive lands, such as wetlands, Steep Slopes, ridge lines, meadows, stream corridors, and forests; and
- (E) encourage sustainability, conservation, and renewable energy.

Background

The three (3)-story, historic Park City High School was constructed in 1926-1927 by the design firm Scott & Welch, two(2) of Utah's most prominent architects. The physical elements of the site, in combination, convey a sense of the institutional/educational development in Park City in the early 1920s. In 1993, a three (3) story addition was constructed to wrap the T-shape building along its west elevation, Norfolk Avenue. Though eligible, the library is not individually listed on the National Register of Historic

Places.

The City purchased the historic structure in 1992. A Master Planned Development (MPD) was approved by City Council that same year in order to renovate and expand the historic structure. Currently, the structure is shared by the Park City Library, Park City Cooperative Preschool (PCCP), and Park City Film Series (PCFS). Not only will the proposed library expansion, approved through the MPD by the Planning Commission on December 11, 2013, enable the library to meet the highest functional and service level goals for a Twenty-first Century Library, but the third floor will also be remodeled to include flexible community space and a commercial kitchen, in order to accommodate the future temporary relocation of the senior center (two year duration anticipated). As previously noted, the MPD is discussed in further detail in the staff report included in this packet.

At the time of the MPD discussions in 1990 and 1992, a rezone of the property was made. Portions of the site were converted from Residential-Medium (RM) to Recreation Commercial (RC), Historic Commercial Business (HCB) to RC, and Historic Residential (HR-1) to RC in 1990. In 1992, the open space field to the north of the historic structure was rezoned from RC to Recreation Open Space (ROS). Today, the site is segregated into two (2) zoning districts—the Library is part of the RC District while the open space field to the north is zoned ROS.

On June 14, 2013, the City received an application to create one (1) legal lot of record from 73 full lots and two (2) partial lots as well as the vacated and to-be vacated Woodside Avenue. The property contains a total of 3.816 acres. The application was deemed complete on October 22, 2013. The Carl Winters School Subdivision proposes to create one (1) lot from the three (3) parcels as described by the surveyor:

- Parcel 1: The north half of lot 5, all of Lots 6 through 12, inclusive, the south half of Lot 13, and all of Lots 23 through 44, inclusive, of Block 6 of the Snyders Addition to the Park City survey. This section contains 29 full lots and two (2) partial lots (north half of Lot 5 and the South half of Lot 13).
- Parcel 2: All of Lots 1 through 44 of Block 7 of the Snyders Addition to the Park City Survey. This portion contains 44 full lots.
- Parcel 3: The area of land that contains Woodside Avenue. This includes the Vacated Woodside Avenue, just east of Lots 7 through 22 of Block 7. It also contains the section of Woodside Avenue directly to the south of the Vacated Woodside Avenue and directly east of Lots 1 through 6 of Block 7.

The Planning Commission held a Public Hearing and voted unanimously to recommend approval of the 1255 Park Avenue Plat Amendment on December 11, 2013. Although the Planning Commission held a Public Hearing, no public input was offered at the meeting.

On December 12, 2013, City Council held a public hearing, took public comment, and approved the ordinance that vacated the section of Woodside Avenue adjacent to Lots 1 through 6, Block 7 of the Snyders Addition. (See Exhibit H.) The portion directly to

the north of this and adjacent to Lots 7 to 22, Block 7 of the Snyders Addition was vacated on March 9, 1940 and is now zoned ROS. It is not exactly known why the section of Woodside Avenue adjacent to Lots 1 through 6, Block 7 of the Snyders Addition was not vacated in 1940 but it could be surmised that because there existed two homes on the east side of this section (as shown on the 1929 Sanborn Maps) that these homes were not removed until after 1940 so this section of Woodside Avenue was still in use.

Analysis

The applicant wishes to combine the lots in order to move forward with a Historic District Design Review (HDDR) and Master Planned Development (MPD) Amendment approval. On September 25, 2013 the Planning Commission approved the Pre-MPD for this project; the MPD is scheduled for tonight's hearing. The maximum footprint in the RC district located on a Lot or combination of Lots, exceeding 18,750 square feet in Lot Area shall be 4,500 square feet, or 24% of the lot.

As existing, the library structure has a footprint of 17,171 square feet, or 10.3% of the lot. The proposed addition will have a footprint of 2,348 square feet, creating a total footprint of 19,519 square feet. The total footprint of the building and addition overall consumes approximately 11.7% of the lot. This is significantly less than the 24% of footprint allowed on lots exceeding 18,750 square feet.

The zoning for the one lot subdivision in Recreation Commercial (RC) and is subject to the following criteria:

RC Zone	Permitted	Existing
Lot Size	1,875 SF minimum	3.816 acres- complies
Front setback Park Avenue (East) Norfolk Avenue (West)	15 feet 15 feet	Approx. 202 feet- complies Approx. 0-11 feet- permitted by 1992 MPD
Side yard setback (North)	10 feet	Approx. 386 feet- complies
Side yard setback (South)—12 th Street	5 feet	0 feet- historic-valid noncomplying and permitted by 1992 MPD
Height	35 feet/3 stories	35 feet/3 stories-complies
Footprint	4,500 square feet or 24% of the lot	17,171 square feet (existing) or 10.3%
Parking	204 spaces *The Planning Commission may increase/decrease	105 parking spaces complies per the 1992 MPD

	the required number of off-street parking spaces based on a parking analysis during the MPD	
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Per LMC 15-2.16-6, Historic Structures that do not comply with Building Setbacks, Off-Street parking, and driveway location standards are valid Non-Complying Structures. Additions must comply with Building Setbacks, Building Footprint, driveway location standards and Building Height. The historic structure does not meet the setback requirements on the south elevation, but is a historic valid complying structure.

As part of the earlier 1993 Library remodel, the Carl Winters Library Master Planned Development (MPD) approved two (2) setback exceptions which is permitted under the MPD. As outlined in the previous table, the existing historic building encroaches into the south side yard setback (12th Street); however, the 1993 addition created a further encroachment along the rear yard setback (Norfolk Avenue). The permanent parking was also approved to encroach into the side yard setback (12th Street) by the 1992 MPD.

The plat amendment also includes the vacated Woodside Avenue. On March 9, 1940, the section of Woodside Avenue immediately north of Lots 7 through 22 of Block 7 of Snyders Addition was vacated. The remaining section of Woodside Avenue, located directly to the south of the Vacated Woodside and north of Lots 1 through 6 of Block 7, was not vacated. It is unknown why this portion was not vacated in 1940; however, it is likely that this street was needed to provide access to two (2) homes on the east side of the street. These homes no longer exist. City Council to consider approved an ordinance vacating the section of Woodside Avenue adjacent to Lots 1 through 6, Block 7 of Snyders Addition on December 12, 2013.

The plat will also resolve any existing encroachments. The existing historic structure encroaches into the south side yard setback (12th Street), and the 1993 addition to the building encroaches into the Norfolk Avenue right-of-way. Similarly, the existing concrete retaining wall, along the asphalt driveway on Norfolk Avenue, also encroaches into the Norfolk Avenue right-of-way. These encroachments will need to be resolved prior to recordation of the plat.

The plat amendment will be the largest in the neighborhood. The second largest is the adjacent Park City High School Mechanical Arts Building at 1167 Woodside which contains seven (7) lots.

Development of the site will be limited by the MPD approval. The density permitted on a given site will be determined as a result of a site suitability analysis and shall not exceed the maximum density in the zone. The minimum setbacks around the exterior boundary of the MPD shall be twenty-five feet (25') for parcels greater than one (1) acre in size. Under the MPD, the Planning Commission may decrease the required perimeter setbacks from twenty-five feet (25') to the zone required setbacks if it is necessary to provide desired architectural interest and variation. The Planning Commission may also reduce setbacks to match an abutting zone setback in order to maintain the general character of the surrounding neighborhood. The Planning Commission approved a ten foot (10') rear yard setback along Norfolk Avenue as part of the MPD on December 11, 2013. As part of the MPD amendment, the project will be required to provide a minimum of sixty percent (60%) open space.

Because of the Landmark status and National Register eligibility of the 1926-1927 Carl Winters School, it is vital that any additions or modifications to the exterior of the structure be completed with the utmost respect for the historic building and compliance with the Design Guidelines for Historic Districts and Historic Sites as well as the Secretary of the Interior's Standards. As existing, the Carl Winters School straddles the interior lot lines of the site, consuming Lots 1 through 6 and Lots 39 through 44 of Block 7.

In addition to gaining a ten foot (10') snow storage easement along Norfolk Avenue, this plat amendment will also incorporate the vacated Woodside Avenue. As previously noted, a portion of Woodside Avenue located on the site was vacated in 1940. City Council also approved a request to vacate the remaining portion of Woodside Avenue at the December 12, 2013 City Council hearing.

Good Cause

Planning Staff believes there is good cause for the application. Combining the Lots will allow the property owner to move forward with site improvements, which include a possible addition to the historic structure. It also includes land that exceeds the structure itself, preserving it as open space. The plat amendment is necessary in order for the applicants to utilize future plans, and if left un-platted, the property remains as is. Moreover, the plat amendment will resolve the issue of the Landmark structure straddling interior lot lines. The plat amendment will also utilize best planning and design practices, while preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community. It will also allow the City to gain a ten foot (10') snow storage easement along Norfolk Avenue as well as absorb the vacated Woodside Avenue into the Carl Winters School Subdivision.

Staff finds that the plat will not cause undo harm on any adjacent property owner because the proposal meets the requirements of the Land Management Code (LMC) and all future development will be reviewed for compliance with requisite Building and Land Management Code requirements. In approving the plat, the City will resolve the existing building encroachments over interior lot lines.

Staff finds good cause for this plat amendment to create one (1) legal lot of record from the existing lots of record, vacated sections of Woodside Avenue, and the portion of the to-be vacated section of Woodside Avenue.

Process

The approval of this plat amendment application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC 1-18.

Department Review

This project has gone through an interdepartmental review. No additional issues were raised regarding the subdivision.

Notice

The property was posted and notice was mailed to property owners within 300 feet. Legal notice was published in the Park Record.

Public Input

No public input has been received as of the time of the writing of this report. Public input was taken at the regularly scheduled Planning Commission public hearing and at the Council meeting scheduled for January 9, 2013.

Alternatives

- The Planning Commission may forward a positive recommendation to the City Council for the Carl Winters School Subdivision as conditioned or amended; or
- The Planning Commission may forward a negative recommendation to the City Council for the Carl Winters School Subdivision and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on the Carl Winters School Subdivision.

Significant Impacts

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

Consequences of not taking the Suggested Recommendation

The proposed plat amendment would not be recorded and 73 existing lots and two (2) partial lots would not be combined. Any additions to the landmark structure would be limited to the existing rear and side lot lines. The library structure would continue to encroach over the interior property lines of Lots 1 through 6, 39 through 44.

Recommendation

Staff recommends the Planning Commission hold a public hearing for the Carl Winters School Subdivision, and consider forwarding a positive recommendation to the City Council based on the findings of fact, conclusions of law, and conditions of approval as found in the draft ordinance.

Exhibits

Exhibit A – Draft Ordinance with Proposed Plat
Exhibit B – Existing Conditions Survey
Exhibit C – Vicinity Map/Aerial Photograph
Exhibit D – Zoning Map
Exhibit E –1990 Ordinance for the Rezone of the Carl Winters School Parcel
Exhibit F –1992 Ordinance for the Rezoning of the playing field from RC to ROS
Exhibit G – Planning Commission minutes from 12/11/13 hearing
Exhibit H– 12.12.13 City Council report, including draft ordinance

Exhibit A: Draft Ordinance with Proposed Plat
Ordinance 14-

**AN ORDINANCE APPROVING THE CARL WINTERS SCHOOL SUBDIVISION PLAT
LOCATED AT 1255 PARK AVENUE, PARK CITY, UTAH.**

WHEREAS, the owner of the property located at Carl Winters School Subdivision, has petitioned the City Council for approval of the Subdivision; and

WHEREAS, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on December 11, 2013 to receive input on the proposed subdivision;

WHEREAS, on December 11, 2013 the Planning Commission forwarded a positive recommendation to the City Council; and,

WHEREAS, on January 9, 2013 the City Council held a public hearing on the proposed subdivision; and

WHEREAS, it is in the best interest of Park City, Utah to approve the proposed Carl Winters School Subdivision.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The Carl Winters School Subdivision as shown in Attachment 1 is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at Carl Winters School Subdivision within the Recreation Commercial (RC) and Recreation Open Space (ROS) Districts.
2. The applicants are requesting to create one (1) legal lot of record from 73 full lots and two (2) partial lots as well as the vacated Woodside Avenue. The property contains a total of 3.816 acres.
3. The plat amendment is necessary in order for the applicant to move forward with an HDDR for the purpose of an addition to the landmark Park City Library.
4. Currently the property contains 73 full Old Town lots and two (2) partial lots.
5. The existing historic 48,801 square foot structure is listed as "Landmark" on the Historic Sites Inventory (HSI).

6. A three (3) story addition was introduced in 1992, wrapping the historic auditorium wing. The applicant is proposing to reduce the height of the 1992 addition and adding a side addition along the north elevation. Thus far, no HDDR application has been submitted; however, Planning Staff has been serving on the Design Team to guide the development of the project.
7. Per LMC 15-2.16-6, existing historic structures that do not comply with building setbacks are valid complying structures. The historic structure is a valid complying structure, though it straddles Lots 1 through 6 and Lots 29 through 44 of the Snyder's Addition.
8. As part of the 1992 Carl Winters Library Master Planned Development (MPD), two (2) setback exceptions were approved including the encroachment of the 1993 addition into the rear side yard setback (Norfolk Avenue) as well as the permanent parking encroaching into the side yard setback (12th Street).
9. Any proposed additions to the existing historic structure will require a review under the adopted 2009 Design Guidelines for Historic Districts and Historic Sites through the HDDR process.
10. The maximum footprint in the RC district located on a Lot or combination of Lots, exceeding 18,750 square feet in Lot Area shall be 4,500 square feet, or 24% of the lot. As existing, the library structure has a footprint of 17,171 square feet or 10.3% of the lot. The proposed addition will create a total footprint of 19,519 square feet. The total footprint of the building and addition overall consumes approximately 11.7% of the lot and is significantly less than the 24% of footprint allowed on lots exceeding 18,750 square feet.
11. The proposed 7,730 square feet addition is significantly larger than additions seen on other neighboring historic buildings; however, the library structure is also much larger than surrounding historic residential and commercial sites. The addition must adhere to the Design Guidelines for Historic Sites would require that the mass and scale of any new additions is compatible with the historic structure.
12. The amendment of seventy-three (73) lots of record and two (2) partial lots would be the largest plat amendments in the neighborhood. The second largest of these plat amendments is the Park City High School Mechanical Arts Building at 1167 Woodside which contains seven (7) lots.
13. New additions to the historic structure would require adherence to current setbacks as required in the RC District, as well as be subordinate to the main dwelling in terms of size, setback, etc., per the requirements of the adopted 2009 Design Guidelines for Historic Districts and Historic Sites. The Planning Commission may granted an exception to these setbacks through the MPD, approving a ten foot (10') rear yard setback along Norfolk Avenue.
14. The City Council approved a street vacation for the section of Woodside Avenue adjacent to Lots 1 through 6, Block 7 of Snyders Addition on December 12, 2013.

Conclusions of Law:

1. There is good cause for this plat amendment.
2. The plat amendment is consistent with the Park City Land Management Code and applicable State law regarding subdivisions.

3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. Approval of the plat amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the plat amendment for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void, unless a complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. No building permit for any work that expands the footprint of the structure or would first require the approval of an HDDR shall be granted until the plat amendment is recorded with the Summit County Recorder's office.
4. Modified 13-D sprinklers may be required for new construction by the Chief Building Official at the time of review of the building permit submittal and shall be noted on the final Mylar prior to recordation.
5. A 10 foot (10') wide public snow storage easement is required along the street frontages of the lot with Park Avenue, 12th Street, Norfolk Avenue, and 13th Street and shall be shown on the plat.
6. Encroachments across property lines must be addressed prior to plat recordation and shall either be removed or encroachment easements shall be provided.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this ____ day of January, 2014.

PARK CITY MUNICIPAL CORPORATION

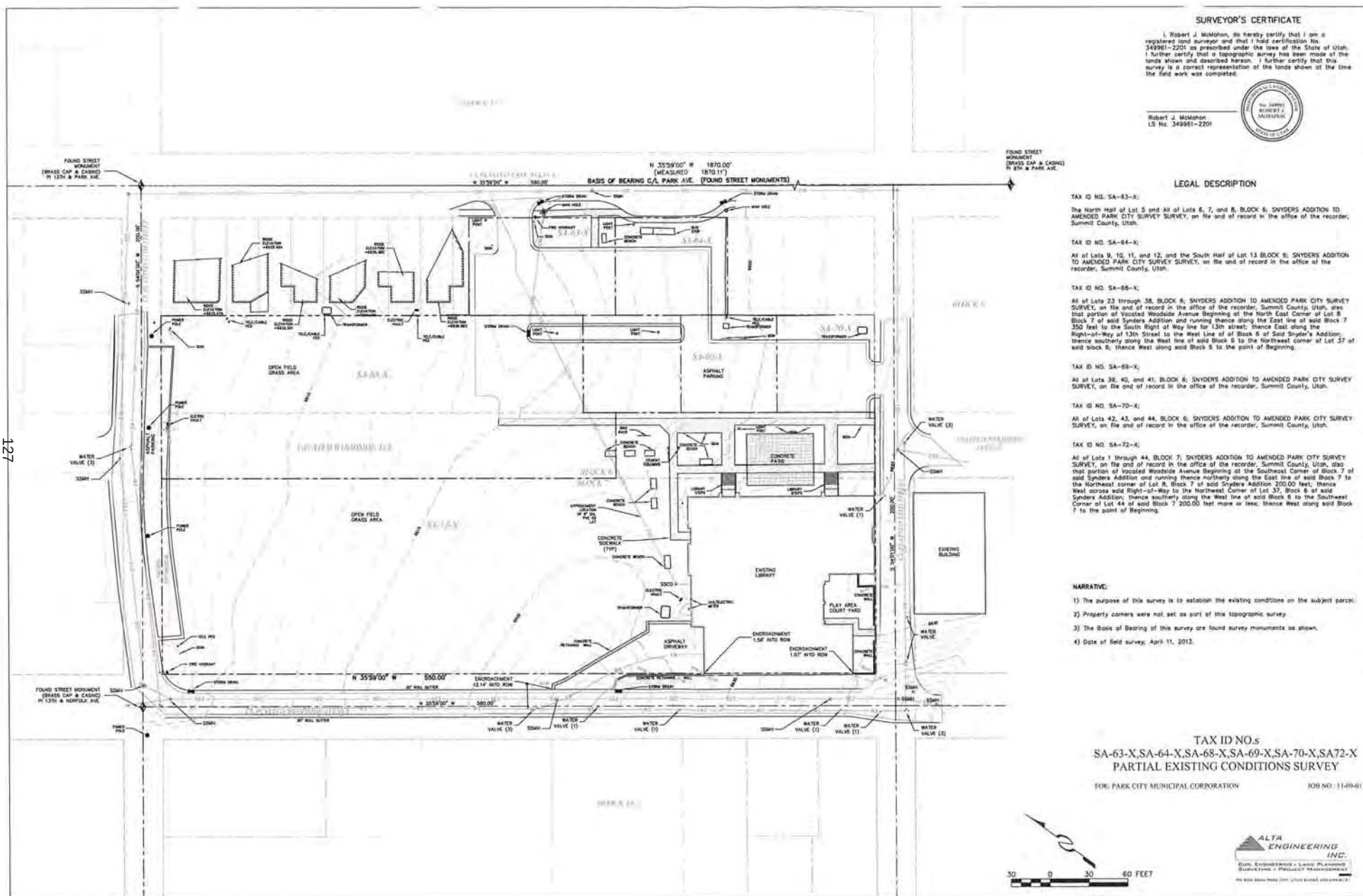
Dana Williams, MAYOR

ATTEST:

City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney





Library & Carl Winters Building

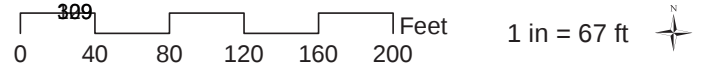
0 60 120 180 240 300 Feet

1 in = 125 ft





Carl Winters Building



Ordinance No. 90-3

AN ORDINANCE REZONING THE CARL WINTERS SCHOOL PARCEL
FROM RESIDENTIAL MEDIUM DENSITY (RM) TO
RECREATION COMMERCIAL-MASTER PLANNED DEVELOPMENT (RC-MPD)
AND REZONING A PARCEL ON THE NORTHEAST PORTION
OF THE CAMPUS AREA (COMMONLY KNOWN
AS THE BOTTLING WORKS PARCEL) FROM
HISTORIC COMMERCIAL BUSINESS (HCB) AND
RESIDENTIAL MEDIUM DENSITY (RM) TO RECREATION COMMERCIAL-
MASTER PLANNED DEVELOPMENT (RC-MPD); AND
AMENDING THE OFFICIAL ZONING MAP OF PARK CITY, UTAH

WHEREAS, the Park City Land Management Code provides the City Council the authority to create zoning designations and amend zoning provisions and the Official Zoning Map; and

WHEREAS, public hearings were legally noticed and heard before the Planning Commission on November 29, 1989 and November 6, 1989 to receive public input on the rezoning of the parcels described in the above title and more particularly described as:

The north half of Lot 5 and Lots 6 through 44, Block 6, Snyder's Addition to Park City; also Lots 1 through 44, Block 7, Snyder's Addition; also abandoned Woodside Avenue between Twelfth and Thirteenth Streets, Snyder's Addition; and

WHEREAS, on December 13, 1989, the Planning Commission forwarded a recommendation to the City Council to approve the rezoning of such parcels; and

WHEREAS, public hearings were legally noticed and heard before the City Council on December 21, 1989 and January 4, 1990 to receive public input on the rezoning of the parcels described above; and

WHEREAS, the City Council deems it appropriate that the subject parcels be duly rezoned to Recreation Commercial-Master Planned Development (RC-MPD) in consideration of adjacent commercial zoning and the Planning Commission's findings and conditions of the master planned development approval to facilitate adaptive reuse of the of the Carl Winters School building; and to provide cultural and economic opportunities within the City limits to serve the community;

NOW, THEREFORE, BE IT ORDAINED by the City Council that:

SECTION 1. OFFICIAL PARK CITY ZONING MAP AMENDED. The Official Park City Zoning Map shall be amended to apply the Recreational Commercial-Master Planned Development (RC-MPD) zoning to the parcels described above.

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

PASSED AND ADOPTED this 25th day of January, 1990.

PARK CITY MUNICIPAL CORPORATION

Attest:

Anita Sheldon
Anita Sheldon, City Recorder



Ordinance No. 92-5

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF PARK CITY
TO REZONE THE CARL WINTERS PLAYING FIELD FROM
RECREATION COMMERCIAL (RC) TO RECREATION OPEN SPACE (ROS)**

WHEREAS, the playing field next to the Carl Winters School has been used as community open space for a number of years; and

WHEREAS, the Park City Comprehensive Plan calls for the field to be retained as open space; and

WHEREAS, the parcel is currently zoned Recreation Commercial which would allow a variety of residential and commercial uses; and

WHEREAS, it is the desire of the City Council to amend the zoning to restrict uses to recreational uses;

NOW, THEREFORE, be it ordained by the Park City Council:

Section 1. Official Zoning Map Amended. The official zoning map of Park City shall be amended to change the zoning on the Carl Winters Playing Field from Recreation Commercial to Recreation Open Space.

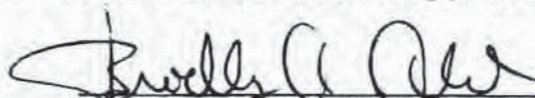
Section 2. Legal Description. The legal description of the area to be rezoned is as follows:

Beginning at the southwest corner of Lot 36, Block 7, Snyder's Addition to the Park City Survey; thence North 35°59'26" West along the easterly right-of-way line of Norfolk Avenue 350 feet, more or less, to the southerly right-of-way line of 13th Street; thence North 54°00'08" East 275.14 feet to the northeasterly corner of Lot 23, Block 6 Snyder's Addition; thence South 35°59'07" East 237.55 feet; thence South 54° 00' 10" West 75 feet, more or less, to the westerly line of Block 6; thence South 35° 59' 14" East along the westerly line of Block 6 112.5 feet, more or less, to the southwest corner of Lot 36, Block 6; thence South 54° 00' 11" West 50.0 feet, more or less, to the southeast corner of Lot 9, Block 7; thence South 54° 00' 11" West 150.0 feet, more or less, along the southerly lines of Lots 9 and 36, Block 7, to the point of beginning. Contains 2.016 acres, more or less.

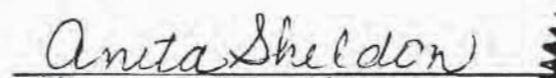
and is represented in Exhibit A.

Section 3. Effective Date. This ordinance shall become effective upon publication.

Passed and Adopted this 27th day of February, 1992.


Bradley A. Olch, Mayor

Attest:


Anita Sheldon, City Recorder



Planning Commission Meeting
December 11, 2013
Page 31

20. The proposed outdoor dining shall not extend beyond the 1,891 square foot terrace. Additionally, any proposed outdoor furniture will be reviewed and approved by the Planning Department prior to purchase and installation.

21. The hours the rooftop deck will be utilized will be in conjunction with the hours the building is open, and no later than 10pm.

22. An internal review will occur one (1) year after Certificate of Occupancy (or the facility is fully operational) to analyze trash generation and demand. If necessary, trash pick-up will be increased at that time.

**2. 1255 Park Avenue, Park City Library – Plat Amendment
(Application PL-13-01950)**

Planner Grahn reviewed the application for a plat amendment at the Park City Library at 1255 Park Avenue. The lot contains 73 full lots and two partial lots on 3.816 acres. The property is located along Park Avenue, 12th, 13th and Norfolk.

The goal of the Library plat amendment is to remove all interior lot lines. A portion of Woodside Avenue was vacated in 1940; however, a portion along 12th Street was not vacated. The City Engineer was going before the City Council to request a street vacation. Planner Grahn stated that a portion of the lot with the Library was zoned Recreation Commercial and the larger field was zoned Recreation Open Space. In previous meetings they talked about how the historic structure did not meet the setbacks; however, it is a legal non-complying structure because it is historic and the 1992 MPD approved a zero foot lot line along Norfolk Avenue.

Planner Grahn reported that this was the largest MPD that would be done in this neighborhood. The second largest was the Park City High School mechanical arts buildings, which was also the Yoga studio just south of this location. The plat amendment would provide snow storage easements on all four streets and it would resolve an existing encroachment, which includes the retaining wall along the driveway on Norfolk Avenue.

Planner Grahn pointed out that most of the issues related to the plat amendment had been addressed in previous meetings during the MPD discussion.

Chair Worel opened the public hearing.

There were no comments.

Chair Worel closed the public hearing.

MOTION: Commissioner Strachan moved to forward a POSITIVE recommendation to the City Council for the Carl Winters School Subdivision Plat Amendment according to the Findings of Fact,

Conclusions of Law and Condition of Approval as found in the draft ordinance. Commissioner Wintzer seconded the motion.

VOTE: The motion passed. Commissioner Hontz was recused.

Findings of Fact – 1255 Park Avenue Library Plat Amendment

1. The property is located at Carl Winters School Subdivision within the Recreation Commercial (RC) and Recreation Open Space (ROS) Districts.
2. The applicants are requesting to create one (1) legal lot of record from 73 full lots and two (2) partial lots as well as the vacated and to-be vacated Woodside Avenue. The property contains a total of 3.816 acres.
3. The plat amendment is necessary in order for the applicant to move forward with an HDDR for the purpose of an addition to the landmark Park City Library.
4. Currently the property contains 73 full Old Town lots and two (2) partial lots.
5. The existing historic 48,801 square foot structure is listed as “Landmark” on the Historic Sites Inventory (HSI).
6. A three (3) story addition was introduced in 1992, wrapping the historic auditorium wing. The applicant is proposing to reduce the height of the 1992 addition and adding a side addition along the north elevation. Thus far, no HDDR application has been submitted; however, Planning Staff has been serving on the Design Team to guide the development of the project.
7. Per LMC 15-2.16-6, existing historic structures that do not comply with building setbacks are valid complying structures. The historic structure is a valid complying structure, though it straddles Lots 1 through 6 and Lots 29 through 44 of the Snyder’s Addition.
8. As part of the 1992 Carl Winters Library Master Planned Development (MPD), two (2) setback exceptions were approved including the encroachment of the 1993 addition into the rear side yard setback (Norfolk Avenue) as well as the permanent parking encroaching into the side yard setback (12th Street).
9. Any proposed additions to the existing historic structure will require a review under the adopted 2009 Design Guidelines for Historic Districts and Historic Sites through the HDDR process.
10. The maximum footprint in the RC district located on a Lot or combination of Lots, exceeding 18,750 square feet in Lot Area shall be 4,500 square feet, or 24% of the lot. As existing, the library structure has a footprint of 17,171 square feet or 10.3% of the lot. The proposed addition will create a total footprint of 19,519 square feet. The total footprint of the building and addition

overall consumes approximately 11.7% of the lot and is significantly less than the 24% of footprint allowed on lots exceeding 18,750 square feet.

11. The proposed 7,730 square feet addition is significantly larger than additions seen on other neighboring historic buildings; however, the library structure is also much larger than surrounding historic residential and commercial sites. The addition must adhere to the Design Guidelines for Historic Sites would require that the mass and scale of any new additions is compatible with the historic structure.

12. The amendment of seventy-three (73) lots of record and two (2) partial lots would be the largest plat amendments in the neighborhood. The second largest of these plat amendments is the Park City High School Mechanical Arts Building at 1167 Woodside which contains seven (7) lots.

13. New additions to the historic structure would require adherence to current setbacks as required in the RC District, as well as be subordinate to the main dwelling in terms of size, setback, etc., per the requirements of the adopted 2009 Design Guidelines for Historic Districts and Historic Sites. The Planning Commission may grant exceptions to these setbacks through the MPD.

Conclusions of Law – 1255 Park Avenue Library Plat Amendment

1. There is good cause for this plat amendment.
2. The plat amendment is consistent with the Park City Land Management Code and applicable State law regarding subdivisions.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. Approval of the plat amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval - 1255 Park Avenue Library Plat Amendment

1. The City Attorney and City Engineer will review and approve the final form and content of the plat amendment for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void, unless a complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. No building permit for any work that expands the footprint of the structure or would first

require the approval of an HDDR shall be granted until the plat amendment is recorded with the Summit County Recorder's office.

4. Modified 13-D sprinklers may be required for new construction by the Chief Building Official at the time of review of the building permit submittal and shall be noted on the final Mylar prior to recordation.

5. A 10 foot (10') wide public snow storage easement is required along the street frontages of the lot with Park Avenue, 12th Street, Norfolk Avenue, and 13th Street and shall be shown on the plat.

6. Encroachments across property lines must be addressed prior to plat recordation and shall either be removed or encroachment easements shall be provided.

7. City Council must approve the street vacation of the portion of Woodside Avenue, directly east of Lots 1 through 6 of Block 7 of the Snyders Addition.

**3. 530 Main Street, River Horse – Conditional Use Permit for a seasonal tent
(Application PL-13-02066)**

Director Eddington requested that the Planning Commission continue 530 Main Street to the next meeting because the applicant had to leave.

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

MOTION: Commissioner Strachan moved to CONTINUE the conditional use permit for 530 Main Street to January 8, 2014. Commissioner Hontz seconded the motion.

VOTE: The motion passed unanimously.

**4. 916 Empire Avenue – Steep Slope Conditional Use Permit
(Application PL-13-01533)**

Planner Whetstone reviewed the application for a Steep Slope CUP for a new single family home on a standard 25' x 75' Old Town lot at 916 Empire Avenue. She noted that the application was submitted in the Spring of 2012 and the applicants came before the Planning Commission a number of times. Because a split level design was interpreted to be a five-story structure, it did not meet the LMC requirement of no more than three stories. The applicant was advised to wait until the height/story issue could be addressed in the LMC before moving forward with the application. The LMC was amended and approved by the City Council and the applicant revised the plans to comply. The issues were the overall height from the lowest finished floor to the height of the wall plane of 35-feet, as well as the horizontal step occurring at 22-feet and no higher than 23-feet with a



City Council Staff Report

Subject: Public Right-of-Way Vacation; Section of Woodside Avenue
Author: Matthew Cassel, P.E., City Engineer
Department: Engineering
Date: December 12, 2013
Type of Item: Legislative

Summary Recommendation:

Staff recommends Council open the public hearing, take any public comments, and consider approval of the proposed ordinance vacating the section of Woodside Avenue adjacent to Lots 1 through 6, Block 7 of Snyders Addition.

Topic/Description:

This vacation request comes as Park City is in the process of subdividing the property known as the Carl Winter's School located at 1255 Park Avenue. The City wishes to vacate the portion of Woodside Avenue adjacent to Lot 1 to 6, Block 7 of the Snyders Addition in order to create a one (1) lot subdivision so the historic building can be renovated.

Background:

A petition was received from Park City Municipal Corporation on September 2, 2013 to vacate this section of Woodside Avenue.

The section of Woodside Avenue immediately north of the proposed vacation request and adjacent to Lots 7 to 22, Block 7 of the Snyders Addition was vacated on March 9, 1940 and is now zoned as ROS. It is not exactly known why the section of Woodside Avenue adjacent to Lots 1 through 6, Block 7 of the Snyders Addition was not vacated in 1940 but it could be surmised that because there existed two homes on the east side of this section (as shown on the 1929 Sanborn Maps) that these homes were not removed until after 1940 so this section of Woodside Avenue was still in use.

Analysis:

The City wishes to vacate this section of Woodside Avenue to create a one lot subdivision, proceed with an amendment to the 1992 MPD and renovate the historic building. All contiguous property to the platted right-of-way is currently owned by Park City and is used as a plaza space for the Carl Winter's School building. The proposed section of Woodside Avenue to be vacated would remain in its current use as an entry plaza to the Carl Winter's School building.

State Code requires that the Council, upon a petition for a right of way vacation, hold a public hearing and determined whether:

- (1) Good cause exists for the vacation; and
- (2) Neither the public interest nor any person will be materially injured by the vacation.

Resolution No. 08-98 adopts a policy statement that provides guidance for City Council to vacate public right-of-ways upon findings of: (1) good cause for the proposed vacation; and (2) that neither the public nor any person will be materially injured by the proposed vacation. This resolution provides a set of criteria to be used to evaluate a proposal to determine whether a “net tangible benefit” has been demonstrated by the petitioner. The criteria include (1) No increase in density, (2) Neighborhood compatibility, (3) Consideration, and (4) Utility of existing right-of-way.

1. No Increase in Density

The property will be used similarly to its current use. There is no building addition proposed on this section of property. Density will not be increased.

2. Neighborhood Compatibility

There are seventeen (17) criteria to be used to analyze the property use to determine its compatibility with surrounding structures. The seventeen (17) criteria are listed below;

a. Size and location of the site

- The 7,500 square foot property is immediately east of the Carl Winter’s building and is currently used as an entry plaza/garden for the building.

b) Traffic impacts including capacity of the existing streets in the area

- The property use will be nearly identical to current use and thus will not create a traffic impact.

c) Utility capacity

- Utility use will not change due to this vacation.

d) Emergency vehicle access

- Vacation of this ROW will not alter emergency vehicle access.

e) Location and amount of off-street parking

- Off-street parking will not be affected by this vacation.

f) Internal circulation

- Vacation of this ROW will not affect internal circulation.

g) Fencing, screening, and landscaping to separate the use from adjoining uses

- Fencing, screening and landscaping will be provided to augment the design of the renovated Carl Winter’s building.

h) Building mass, bulk, and site plan

- The ROW will continue to be used as parking and entry plaza for the Carl Winter’s building. A structure is not proposed to be erected on this property. This criterion does not apply.

i) Usable open space

- Vacation of this ROW will not alter the proposed open space for the project.

j) Signs and lighting

- Vacation of this ROW will not impact the signs and lighting as proposed for the Carl Winter’s building renovation, which will go through a Historic District Design Review (HDDR) and sign permit review.

- k) Physical design and compatibility with surrounding structures in mass, scale, style, design, and architectural detailing
 - A structure will not be erected on this property. This criterion does not apply.
- l) Provision of snow storage, and mitigation of noise, vibration, odors, steam, or other mechanical factors that might affect people and property off site
 - The vacation of this ROW will not change the handling of snow storage, noise, vibration, etc. on this property.
- m) Control of delivery and service vehicles loading and unloading zones, and screening of trash pick-up areas
 - Delivery a service vehicle load and unloading for the Carl Winter's building will not be affected by this vacation.
- n) Expected ownership and management of the project as primary residences, condominiums, time interval ownership, nightly rental, or commercial tenancies.
 - A structure will not be erected on this property. This criterion does not apply.
- o) Proposed uses in an historic district must comply with the Historic District Architectural Guidelines provided in a supplement to the LMC
 - A structure will not be erected on this property. Additionally, this property is not located in the Historic District. This criterion does not apply.
- p) All proposed uses in the zones outside an historic district must comply with the General Architectural Guidelines in LMC Chapter 9
 - A structure will not be erected on this property. This criterion does not apply.
- q) The Sensitive Area Overlay Zone Regulations
 - The vacation of this ROW and continued use of this land as an entry plaza does not increase the impacts to the Sensitive Land Overlay zone.

3. Consideration

Because this section of Woodside Avenue is being changed from a public right-of-way to City property, there is no consideration for the transaction.

4. Utility of Existing Right-of-Way

This section of Woodside Avenue Right-of-Way has not been used as a street or utility corridor since at least 1961 (verified with aerial photography from the 1961 Storm Water Master Plan).

Neither the 1984 nor the 2011 Transportation Master Plans indicated that this section of Woodside Avenue's status is an un-built Right-of-Way.

Current improvements within this section of right-of-way include a plaza area with gardens. Utility service lines pass through this section of ROW providing service to the Carl Winter's School but no main utility lines exist in this section of the Woodside Avenue Right-of-Way.

Notice:

The property was posted and notice was mailed to property owners within 300 feet. Legal notice was also put in the Park Record.

Department Review:

This report has been reviewed by City Manager, Sustainability, Planning, Budget and Legal. All issues have been resolved.

Alternatives:**A. Approve the Request:**

This is the staff's recommendation.

B. Deny the Request:

If Council denies the request, the property would remain as the Woodside Avenue Right-of-Way

C. Continue the Item:

If the Council needs more information, this item can be continued.

D. Do Nothing:

Doing nothing would leave this section of Woodside Avenue as public right-of-way.

Significant Impacts:

	World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
Which Desired Outcomes might the Recommended Action Impact?		+ Abundant preserved and publicly-accessible open space	+ Preserved and celebrated history; protected National Historic District + Community gathering spaces and places	
Assessment of Overall Impact on Council Priority (Quality of Life Impact)	Neutral 	Positive 	Positive 	Neutral 
Comments:				

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

Consequences of not taking the recommended action:

The public right-of-way would remain as Woodside Avenue.

Recommendation:

Staff recommends Council open the public hearing, take any public comments and consider approval of the proposed ordinance vacating the section of Woodside Avenue adjacent to Lots 1 through 6, Block 7 of Snyders Addition.

Exhibit A – Ordinance No. 13-XX
Map of Platted ROW
Petition to Vacate Woodside Avenue

Ordinance No. 13-XX

AN ORDINANCE APPROVING THE VACATION OF A SECTION OF THE PLATTED WOODSIDE AVENUE ADJACENT TO LOTS 1 TO 6, BLOCK 7 OF SNYDERS ADDITION, PARK CITY, UTAH

WHEREAS, the owner of the property known as Park City Municipal Corporation has petitioned the City Council for approval of a revision to Block 7 of Snyders Addition; and

WHEREAS, Park City Municipal Corporation has petitioned the City Council for a vacation of 7,500 square feet of platted Woodside Avenue adjacent to Lots 1 through 6, Block 7 of Snyders Addition; and

WHEREAS, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the requirements of State Code 10-9a-609.5 Vacating a Street, Right-of-Way, or Easement were followed; and

WHEREAS, the guideline provided in Resolution 08-98 was followed in analyzing the request for vacation; and

WHEREAS, on December 12, 2013 the City Council held a public hearing to receive input on the proposed vacation; and

WHEREAS, the City Council voted on December 12, 2013 to amend portions of Block 7 of the Snyders Addition; and

WHEREAS, it is the best interest of Park City, Utah to approve the vacation.

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

SECTION 1. FINDINGS. The following findings are hereby adopted.

1. 7,500 square feet (0.172 acres) portion of right-of-way is located adjacent to Lots 1 through 6, Block 7 of Snyders Addition.
2. The lots immediately adjacent to the vacated section of Woodside Avenue are Park City Municipal Corporation owned property.
3. The right-of-way is currently being used as an entry plaza for the library.
4. The section of Woodside Avenue immediately north and adjacent to lots 7 through 22, Block 7 of Snyders Addition was vacated on March 9, 1940.
5. Resolution 08-98 sets forth review criteria for the vacation of City right-of-ways.
6. Resolution 08-98 requires the applicant to demonstrate that there is no density

increase; the project is compatible with the neighborhood; the City is compensated for the vacated right-of-way; and the utility of the existing ROW.

- a. No Increase in Density - The property will be used similarly to its current use. There is no building addition proposed on this section of property so density will not be increased.
- b. Neighborhood Compatibility – The proposal was analyzed according to the seventeen (17) criteria provided in Resolution 08-98 and was determined that the application complies with these criteria for neighborhood compatibility.
- c. Consideration - With this section of Woodside Avenue being changed from a public right-of-way to City property, there is no consideration for the transaction.
- d. Utility of Existing Right-of-Way - This section of Woodside Avenue Right-of-Way has not been used as a street or utility corridor since at least 1961). Neither the 1984 or the 2011 Transportation Master Plans indicated that this section of Woodside Avenue's status is useable but un-built Right-of-Way. Current improvements within this section of right-of-way include a plaza area with gardens. Utility service lines pass through this section of ROW providing service to the Carl Winter's School but no main utility lines exist in this section of the Woodside Avenue Right-of-Way. Therefore, this section of ROW is not considered to be of significant utility to the City.

SECTION 2. CONCLUSIONS OF LAW. The following Conclusions of Law are hereby adopted.

1. The vacation request is consistent with the City's standards for vacation of public right-of-way as set forth in Resolution 08-98
2. No increase in density will result from the right-of-way vacation.
3. The proposed project is compatible with the neighborhood.
4. Neither the public interest nor any person will be materially injured by the vacation.
5. Good cause exists for the vacation.

SECTION 3. VACATION APPROVAL. The vacation is approved as shown on Exhibit A.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 12th day of December, 2013.

PARK CITY MUNICIPAL CORPORATION

Dana Williams, MAYOR

ATTEST:

Marci Heil, CITY RECORDER

APPROVED AS TO FORM:

Mark D. Harrington, CITY ATTORNEY

Petition to Vacate Woodside Avenue
9-2-2013

The City is in the process to subdivide the property known as the Carl Winter's School at 1255 Park Avenue. In 1940 the City Council vacated the majority of the platted Woodside Avenue between 12th Street (Nelson Street) and 13th Street (Calhoun Street) between block 6 & 7 of the Snyder's Addition to the Park City Survey plat. The City wishes to vacate this portion of Woodside Avenue to create a one lot subdivision, proceed with an amendment to the 1992 MPD, and renovate the historic building. All contiguous property to the platted right of way is currently owned by the City and is used as either parking for the Carl Winter's School building, plaza and undeveloped park space. The vacated Woodside Avenue will remain in its current use as parking, plaza and park/open space. The City therefore requests that the City Council vacate platted Woodside Avenue as described in Exhibit A.

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projects. A large amount of contaminated dirt was produced during excavation. Staff has deemed it necessary for mitigation of this problem that a full-time monitor and fugitive dust monitoring be put into place.

**Council member Matsumoto moved to approve Addendum 1 for Soils Management and Testing Services- 2013 Pipelines project, URS Corporation, in an amount not to exceed \$38,800 in a form approved by the City Attorney
Council member Simpson seconded
Approved unanimously**

4. Consideration of Authorization to enter into a service provider agreement with Horrocks Engineering, for the SR-224 Phase II Pathway & Underpass Project in the amount of \$297,486 in a form approved by the City Attorney.

Heinrich Deters, Trails and Open Space Manager, stated that this is a walkability project and is a two phase project. Components include a trail and an underpass. Deters discussed the outline of the contract and the process the selection team went through to choose Horrocks.

Council member Matsumoto clarified that this contract was for a feasibility study only.

Deters stated that the agreement includes a feasibility component to ensure the underpass is placed in the best location as well as the pre-construction and design. Deters also clarified that staff will bring these phases to Council for discussion multiple times prior to the finalization stage.

Council member Simpson inquired about another tunnel that was discussed during the 224 corridor study inquiring if the City will have a better idea of which tunnel will be more efficient.

Council member Beerman inquired about placing a Y-shaped tunnel to service Deer Valley and Kearns Blvd. Deters stated that there was a pedestrian count completed during the Holiday season and the numbers were great.

**Council member Beerman moved to approve the Authorization to enter into a service provider agreement with Horrocks Engineering, for the SR-224 Phase II Pathway & Underpass Project in the amount of \$297,486 in a form approved by the City Attorney.
Council member Peek seconded
Approved unanimously**

5. Consideration of approval of the proposed plat amendment to the Carl Winters School Subdivision located at 1255 Park Avenue, based on the findings of fact, conclusions of law and conditions of approval.

Planner Grahn discussed the formalities of the plat amendment touching on setbacks regarding the building being a valid compliance structure being a historic structure.

Council member Peek inquired about the encroachment agreement on the Norfolk side as well as the 10 foot snow storage easement. City Attorney Harrington stated the plat would respect the current building and would state that the City could not sue itself if a snow plow put snow through a window of the building.

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Mayor opened the public hearing. With no comments Mayor Thomas closed the public hearing.

Council member Simpson moved to approve the proposed plat amendment to the Carl Winters School Subdivision located at 1255 Park Avenue, based on the findings of fact, conclusions of law and conditions of approval.

**Council member Peek seconded
Approved unanimously**

IX. ADJOURNMENT INTO RDA

Council member Peek moved to adjourn the regular meeting

Council member Matsumoto seconded

Approved unanimously

MEMORANDUM OF CLOSED SESSION

The City Council met in a closed session at approximately 3:00 p.m. Members in attendance were Mayor Jack Thomas, Andy Beerman, Liza Simpson, Dick Peek, Cindy Matsumoto and Tim Henney. Staff present were Diane Foster, City Manager; Matt Dias, Assistant City Manager; Polly Samuels McLean, Assistant City Attorney; Lori Collett, Finance Manager; Phyllis Robinson, Public Affairs; Heinrich Deters, Trails and Open Space Manager; Jason Glidden, Special Events Manager; Tommy Youngblood, Special Events. **Council member Beerman moved to close the meeting to discuss Property, Litigation, and Personnel. Council member Simpson seconded. Motion carried.**

Council member Peek moved to open the closed session. Council member Beerman seconded. Motion carried.

The meeting for which these minutes were prepared was noticed by posting at least 24 hours in advance and by delivery to the news media two days prior to the meeting.

Prepared by Marci S. Heil, City Recorder


Marci S. Heil, City Recorder



Ordinance No. 14-01

**AN ORDINANCE APPROVING THE CARL WINTERS SCHOOL SUBDIVISION PLAT
LOCATED AT 1255 PARK AVENUE, PARK CITY, UTAH.**

WHEREAS, the owner of the property located at Carl Winters School Subdivision, has petitioned the City Council for approval of the Subdivision; and

WHEREAS, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on December 11, 2013 to receive input on the proposed subdivision;

WHEREAS, on December 11, 2013 the Planning Commission forwarded a positive recommendation to the City Council; and,

WHEREAS, on January 9, 2013 the City Council held a public hearing on the proposed subdivision; and

WHEREAS, it is in the best interest of Park City, Utah to approve the proposed Carl Winters School Subdivision.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The Carl Winters School Subdivision as shown in Attachment 1 is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at Carl Winters School Subdivision within the Recreation Commercial (RC) and Recreation Open Space (ROS) Districts.
2. The applicants are requesting to create one (1) legal lot of record from 73 full lots and two (2) partial lots as well as the vacated Woodside Avenue. The property contains a total of 3.816 acres.
3. The plat amendment is necessary in order for the applicant to move forward with an HDDR for the purpose of an addition to the landmark Park City Library.
4. Currently the property contains 73 full Old Town lots and two (2) partial lots.
5. The existing historic 48,801 square foot structure is listed as "Landmark" on the Historic Sites Inventory (HSI).

6. A three (3) story addition was introduced in 1992, wrapping the historic auditorium wing. The applicant is proposing to reduce the height of the 1992 addition and adding a side addition along the north elevation. Thus far, no HDDR application has been submitted; however, Planning Staff has been serving on the Design Team to guide the development of the project.
7. Per LMC 15-2.16-6, existing historic structures that do not comply with building setbacks are valid complying structures. The historic structure is a valid complying structure, though it straddles Lots 1 through 6 and Lots 29 through 44 of the Snyder's Addition.
8. As part of the 1992 Carl Winters Library Master Planned Development (MPD), two (2) setback exceptions were approved including the encroachment of the 1993 addition into the rear side yard setback (Norfolk Avenue) as well as the permanent parking encroaching into the side yard setback (12th Street).
9. Any proposed additions to the existing historic structure will require a review under the adopted 2009 Design Guidelines for Historic Districts and Historic Sites through the HDDR process.
10. The maximum footprint in the RC district located on a Lot or combination of Lots, exceeding 18,750 square feet in Lot Area shall be 4,500 square feet, or 24% of the lot. As existing, the library structure has a footprint of 17,171 square feet or 10.3% of the lot. The proposed addition will create a total footprint of 19,519 square feet. The total footprint of the building and addition overall consumes approximately 11.7% of the lot and is significantly less than the 24% of footprint allowed on lots exceeding 18,750 square feet.
11. The proposed 7,730 square feet addition is significantly larger than additions seen on other neighboring historic buildings; however, the library structure is also much larger than surrounding historic residential and commercial sites. The addition must adhere to the Design Guidelines for Historic Sites would require that the mass and scale of any new additions is compatible with the historic structure.
12. The amendment of seventy-three (73) lots of record and two (2) partial lots would be the largest plat amendments in the neighborhood. The second largest of these plat amendments is the Park City High School Mechanical Arts Building at 1167 Woodside which contains seven (7) lots.
13. New additions to the historic structure would require adherence to current setbacks as required in the RC District, as well as be subordinate to the main dwelling in terms of size, setback, etc., per the requirements of the adopted 2009 Design Guidelines for Historic Districts and Historic Sites. The Planning Commission may granted an exception to these setbacks through the MPD, approving a ten foot (10') rear yard setback along Norfolk Avenue.
14. The City Council approved a street vacation for the section of Woodside Avenue adjacent to Lots 1 through 6, Block 7 of Snyders Addition on December 12, 2013.

Conclusions of Law:

1. There is good cause for this plat amendment.
2. The plat amendment is consistent with the Park City Land Management Code and applicable State law regarding subdivisions.

3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. Approval of the plat amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the plat amendment for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void, unless a complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. No building permit for any work that expands the footprint of the structure or would first require the approval of an HDDR shall be granted until the plat amendment is recorded with the Summit County Recorder's office.
4. Modified 13-D sprinklers may be required for new construction by the Chief Building Official at the time of review of the building permit submittal and shall be noted on the final Mylar prior to recordation.
5. A 10 foot (10') wide public snow storage easement is required along the street frontages of the lot with Park Avenue, 12th Street, Norfolk Avenue, and 13th Street and shall be shown on the plat.
6. Encroachments across property lines must be addressed prior to plat recordation and shall either be removed or encroachment easements shall be provided.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 9th day of January, 2014.

PARK CITY MUNICIPAL CORPORATION



Jack Thomas, MAYOR

ATTEST



Marci S. Heil, City Recorder

APPROVED AS TO FORM:



Mark Harrington, City Attorney

