



**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD MEETING
MARSAC MUNICIPAL BUILDING
COUNCIL CHAMBERS
445 MARSAC AVENUE
PARK CITY, SUMMIT COUNTY, UTAH
MINUTES OF FEBRUARY 7, 2024**

BOARD MEMBERS IN ATTENDANCE: Randy Scott-Chair, Lola Beatlebrox, Puggy Holmgren, Douglas Stephens, Alan Long

EX OFFICIO MEMBERS: Rebecca Ward, Planning Director; Caitlyn Tubbs, Senior Historic Preservation Planner; Jaron Ehlers, Planning Technician; Mark Harrington, City Attorney

1. ROLL CALL

Chair Randy Scott called the meeting to order at 5:01 p.m. and conducted a roll call. All Board Members present were in chambers with the exception of Board Member Lola Beatlebrox, who appeared remotely. Board Member Jack Hodgkins and Board Member John Hutchings were absent.

2. MINUTES APPROVAL

A. Consideration to Approve the Historic Preservation Board Meeting Minutes from January 3, 2024.

MOTION: Board Member Alan Long moved to APPROVE the Historic Preservation Board Meeting Minutes from January 3, 2024. Board Member Puggy Holmgren seconded the motion.

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

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Board Member Beatlebrox reported that in addition to the Historic Preservation Board, she also serves on the Leadership Alumni Board for the Alumni Association. They recently conducted a Board Meeting where Myles Rademan talked about the City Tour. They discussed participating in a City Tour as a historic research project, and this year they would be going to Durango and Telluride in Colorado. She reported that Mr. Rademan invited her to go on this City Tour as a Board Member for the Leadership Alumni Group, along with one other member of either the Historic Preservation Board

("HPB") or the Planning Department. The tour was to take place from May 29 to June 2, 2024.

Chair Scott asked how they should proceed and indicated that a member of the Planning Department could certainly represent the HPB, although he expressed some interest in attending. Planning Director, Rebecca Ward sought clarification as to whether the invite was for a member of the Planning Commission as opposed to the Planning Department. Board Member Beatlebrox clarified that the invitation was not intended for the Planning Commission. Board Member Beatlebrox recalled that Director Ward had expressed interest in attending this City Tour. Director Ward stated that they previously reached out to the executive team, and recalled that in general, they had invited a Planning Commissioner as well. They also reported that the executive team that the HPB was interested in attending this event.

Chair Scott mentioned the discussion that took place at the last meeting regarding the possibility of reaching out to Telluride's equivalent of Park City's HPB and felt this was a huge opportunity.

A. Historic Preservation Board Chair Election – Pursuant to Land Management Code Section 15-11-3, the Historic Preservation Board will Elect One of Its Members to Serve as Chair for a Term of One Year.

Board Member Douglas Stephens asked Chair Scott if he was interested in serving another year as Chair. Chair Scott stated he would be happy to serve and noted that he travels, so there would need to be a backup. He estimated he would miss 3 – 4 meetings this year, and if the Board was okay with that, he would be happy to serve as Chair. Board Member Holmgren commented, "If it's not broke, don't fix it."

MOTION: Board Member Stephens NOMINATED Randy Scott to serve as Board Chair for 2024. Board Member Holmgren seconded the motion.

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

B. 2024 Visioning Follow-Up – Staff will Present Comments from the 2024 Visioning Session and Outline a Draft Timeline for Projects Moving Forward.

Senior Historic Preservation Planner, Caitlyn Tubbs reported that the Visioning Work Session was held at last month's meeting and the meeting packet included a brief summary outlining the items discussed, some of the direction and interests expressed by the Board, and a timeline. She invited any further questions or comments.

Chair Scott commented that Planner Tubbs summarized the issues very well. Board Member Holmgren added that the information provided was very concise and easy to

follow, and expressed appreciation to Planner Tubbs for the information provided. Board Member Beatlebrox agreed.

4. PUBLIC COMMUNICATIONS

There were no public communications.

5. REGULAR AGENDA

A. 844 Empire Avenue – The Applicant Seeks Material Deconstruction and Partial Panelization Approval to Construct a Side Addition on a Significant Historic Structure in the Historical Residential-1 Zoning District. PL-22-05350.

Planner Tubbs reported that a site visit was conducted with several of the Board Members to look at the existing conditions of the structure. She noted that this is a very unique Lot with three front yards, one rear yard, and one side yard. It is also a Significant Historic Structure, which has been substantially modified over time. The Preservation Board reviewed this proposal during the November 1, 2023 meeting following a public hearing. During that meeting, the Board expressed some concerns regarding the overall amount of historic material proposed to be removed in order to accommodate the addition. Concerns were also raised regarding the inclusion of a rooftop balcony on the proposed addition and the modifications to the southern roof between the two dormers.

Planner Tubbs stated that the HPB continued the item, and then continued it again following the December 6, 2023 meeting. On December 10, 2023, she reported that the applicant's engineer submitted an updated structural report to the Planning Department that reiterated some of the structural concerns with the building and recommended panelization. She stated that per this report, there was not a lot of viability in lifting the structure.

On January 2, 2024, she, along with the Planning Director and the Chief Building Official met with the applicant on-site and conducted a tour similar to that taken by the Board Members just prior to this meeting. Planner Tubbs reported that on January 10, 2024, the Chief Building Official issued a panelization determination and found that panelization was appropriate in this situation. She explained that the new proposal was very similar to the original proposal reviewed by the Board. The current proposal was to panelize the Historic Structure and construct a new foundation and an addition. She noted that the Applicant would remove the non-historic northern roof form to restore the historic front porch, which would be accessed off of the new 9th Street stairs.

In addition, the proposal called for the removal of approximately 384 square feet of siding on the east-facing façade in order to accommodate the addition. Following some of the Board's comments Applicant revised the dormer modification. The proposal also included the construction of a detached single-car garage along Empire Avenue.

Planner Tubbs presented an updated rendering that showed the front of the Historic Structure with the restored front porch. She pointed out the proposed detached garage to the right and the proposed addition on the left of the structure. She highlighted that the doorway was changed to a window, and instead of a rooftop balcony, there was a flat-roofed addition. She presented a photograph that depicted the approximate area of siding that would be removed to accommodate the proposal. She also pointed out the trim line that outlined the original structure and where later additions were made to the building.

Planner Tubbs next presented a view of the property looking northeast, which depicted the historic rear façade that was now the front door. The proposed dormer shown on the left was proposed during the November 1st meeting, and she reported that the applicant modified that proposal to connect the two existing dormers, while still providing some additional space for the occupants. Staff recommended the Board review the proposed material deconstruction and panelization, conduct a public hearing, and consider approving the request subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval contained in the Draft Final Action Letter.

Architect Jonathan DeGray was present on behalf of the applicant and recalled that at the last meeting, there were a few topics that arose for which they did not have clear answers. He referenced Exhibit A, which addressed the question about a transition element for the addition. He explained that this exhibit illustrated the square footage comparison of the existing structure to the addition. The ordinance states that if the proposed addition is less than 50% of the main home, no transition element is required. The math for this issue was shown in the upper right corner of the exhibit. Architect DeGray stated that Planner Tubbs reviewed this, and he believed that she agreed that the math was correct.

Exhibit B showed the dormers being connected with a small, shed element. The renderings presented by Planner Tubbs helped show that the original shed dormer configuration occupied most of the back roof. Maintaining the two existing dormers and connecting them with a shed element reduced the 150-square-foot roof area being affected by the proposed change.

Architect DeGray next presented Exhibit C which illustrated how they eliminated the rooftop deck and the door unit coming out at the gable on the east elevation. He stated that would now consist of two double-hung windows. Exhibit D represented an elevation of the rear dormer with the proposed connecting element between the two dormers.

With regard to a question about the percentage of wall that would be affected by the addition, Architect DeGray referenced Exhibit E which showed the square footage comparison of the darker outlined area that includes the gable form with the addition as it touches the building. He stated the proposal would remove about 41% of that wall area.

Architect DeGray referenced the panelization plan and stated that it was chopped up to reflect what was seen during the site visit. He stated that the seams on the east elevation

were really where it would all occur; the north elevation was buried in the house so it would be saved without any problem.

Chair Scott opened the public hearing. There was no public comment. Chair Scott closed the public hearing.

Board Member Beatlebrox reported that between the exhibits and the site visit, all of her questions had been answered.

Board Member Stephens asked if any issues arose during the site visit that should be put into the public record. Architect DeGray did not believe that anything other than what had been presented came up during the site visit.

Chair Scott observed that the site visit visually confirmed what was contained in the Staff Report. He understood Chief Building Officer Dave Thacker's assessment regarding the need for panelization. He commented that with a couple of the walls, panelization looked like it would be difficult. Chair Scott appreciated how Architect DeGray addressed the transition element, as well as the other concerns raised by the Board. He opined that the issues were addressed in the right way and he thanked Architect DeGray for his work on this. No other concerns were expressed by the Board.

MOTION: Board Member Beatlebrox moved to APPROVE 844 Empire Avenue – Material Deconstruction and Partial Panelization for Approximately 384 Square Feet of Siding on the Eastern Facade – subject to the Findings of Fact, Conclusions of Law and Conditions of Approval set forth in the Draft Final Action Letter as follows:

Findings of Fact

1. The property is located at 844 Empire Avenue in the Historic Residential-1 (HR-1) Zoning District.
2. The Site is designated a Significant Historic Site on Park City's Historic Sites Inventory.
3. The Property is also known as Lot 1 of the 844 Empire Avenue Amended Plat.
4. The house first appears on the 1900 Sanborn Fire Insurance Map as a simple, 1 ½ story hall-parlor style home.
5. The Applicant's proposal is to panelize the Significant Historic Structure, construct a new foundation, and reassemble the Structure on the new foundation at approximately two feet (2') above its current elevation, as permitted in LMC §15-13-2(B)(2)(b)(2).

6. On August 17, 2022, the Planning Department received a Historic District Design Review Pre-Application with a proposed design for a side addition and a detached garage structure.
7. On August 14, 2023, the Planning Department received a complete Historic District Design Review Application to lift the Historic Structure, construct a new foundation, construct a garage, remove approximately 386 square feet of siding from the east side façade to accommodate an addition, and modify approximately 277 square feet of the roof form.
8. On November 11, 2023, the Planning Department received revised plans proposing panelization of the Significant Historic Structure.
9. The discussion and figures of the Background and Analysis sections of the Staff Report dated February 7, 2024, are incorporated herein.
10. The Applicant proposes to remove approximately 386 square feet of siding from a secondary (eastern) façade to accommodate an addition, in accordance with LMC § 15-13-2(B)(4)(a)(2) and LMC § 15-13-2(B)(4)(a)(5).
11. The Applicant proposes to restore the historic front façade of the Structure and remove the non-contributing addition per LMC § 15-13-2(B)(4)(a)(2).
12. The Historic Preservation Board held a public hearing on November 1, 2023, and continued the item to December 6, 2023. The item was again continued to January 3, 2024, and once again to February 7, 2024.
13. On January 2, 2024, the Chief Building Official, Planning Director, and Historic Preservation Planner visited the site.
14. On January 10, 2024, the Chief Building Official determined the Structure was hazardous or dangerous per section 116.1 of the Building Code.

Panelization

1. On December 10, 2023, Shen Engineers, Inc. completed an updated structural report finding multiple wall panels had been damaged by fire, soil retention, or structural cuts from the construction of the existing additions.
2. The Chief Building Official, Planning Director, and Historic Preservation Planner visited 844 Empire Avenue on January 2, 2024.
3. On January 10, 2024, the Chief Building Official determined the Significant Historic Structure is hazardous or dangerous pursuant to International Building Code 116.1 and issued a letter detailing this determination.

4. The Applicant proposes panelizing eight panels.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to LMC § 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans approved by the Historic Preservation Board on February 7, 2024. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. The applicant is responsible for notifying the Planning and Building Departments prior to making any changes to the approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or their Designee prior to construction.
4. The applicant shall amend the 844 Empire Avenue Amended Plat Note 3 to address the proposed garage access off Crescent Tram Road.
5. The applicant shall obtain Historic District Design Review approval from the Planning Director, or their Designee, prior to submitting a Building Permit.
6. The applicant shall provide the City with a Financial Guarantee, in accordance with LMC § 15-11-19, to be recorded with the Summit County Recorder's Office prior to submitting a Building Permit.
7. An encroachment agreement may be required prior to the issuance of a Building Permit for projects utilizing soil nails that encroach onto neighboring properties.
8. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of Building Permit application.
9. The applicant shall maintain the panels of the Historic Structure in a secure manner including protection from vandalism, inclement weather, pest, or

rodent damage. The applicant shall submit a panel storage plan to the Planning Department for approval prior to panelization of the Significant Historic Structure.

10. The Historic Site shall be returned to original grade following construction of a foundation. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation. A plinth, or trim board at the base of the Historic Structure, shall be added to visually anchor the Historic Structure to the new foundation.
11. Historic materials removed from the Structure that are salvageable or in otherwise good condition shall be used to repair/replace irreparable materials on the Site.
12. The applicant shall obtain a variance to locate the garage within the proposed front setbacks.

Board Member Long seconded the motion.

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

B. 218 Sandridge Road – Historic District Design Review – The Applicant Seeks Material Deconstruction Approval to Remove Approximately 64 Square Feet of the Original 1889 Roof Form and Approximately 48 Square Feet of 1940s Siding to Accommodate the Construction of an Addition to a Significant Historic Structure Located in the Historic Residential-1 Zoning District. PL-23-05692.

Planner Tubbs reported that the Board reviewed the above item in a prior meeting. She presented a graphic and highlighted the location of the site, noting it was located just to the west of Sandridge Road and under the public stairs that provide access between Marsac Avenue and Swede Alley. The Applicant's architect, Molly Guinan from Elliott Workgroup, provided some phenomenal renderings showing how the house had been added onto and altered over time. The home was originally constructed in 1889. In 1900, there was an addition, which she highlighted on the graphic. In the 1940's, there was a further addition of a shed roof and some additional gable space. Later modifications were also undertaken which resulted in the configuration of the house, as it currently exists.

Planner Tubbs explained that Applicant's proposal to remove the 1941 roof to accommodate the proposed addition was approved by the Board on November 1, 2023. The restoration of the 1907 roof form was also approved at that same meeting. The Board had some additional questions about the exact square footage of the 1889 roof form that would be impacted by this request. The applicant also requested some material deconstruction of siding from the 1940s addition, in order to accommodate the proposed transitional element. She noted that the area of the 1889 roof form impacted would total

64 square feet, which was much less than the approximate 200 square feet originally estimated during the November meeting. The proposal also included the removal of 48 square feet of the 1940's siding.

Planner Tubbs presented the proposed project. The existing building form was shown in dark blue, green, orange, and red. The proposed construction was highlighted in light blue. She pointed out the proposed rooftop deck with the pop-out for access into the rest of the house, as well as the transitional element and the proposed garage. She also presented a diagram prepared by the applicant that showed where the roof form would be removed and the portion of the 1900 addition that would be restored. The next graphic presented showed the location of the 48 square feet of 1940s siding that would be removed. She also highlighted the portions of the structure that would be affected by this request.

Planner Tubbs explained that Staff was making a split recommendation because the Code states that any roof form or shape that has not been altered already is not to be altered. She reported that Staff recommended the Board review the request for Material Deconstruction for 64 square feet of the 1889 roof form and 48 square feet of the 1940s siding to accommodate the proposed addition, conduct a public hearing, and consider approving the request to remove 48 square feet of siding and consider denying the request to remove approximately 64 square feet of the 1889 roof form.

Architect Guinan thanked the Board for its time and consideration of this building. She explained they did a deep dive into the history of the building and they have much more information now. With the additional information to clarify the historical structural modification timeline, she hoped that they addressed some of the concerns expressed during the prior meeting. She recalled that the two main issues were the prominence of the roofline of the flat roof dormer, shown in blue in the graphic, and the visibility from the Right-of-Way.

In terms of the prominence of the roofline, Architect Guinan explained they lowered the height of the flat roof dormer roof height to be below both the 1889 and 1907 roof ridgelines. By doing this, they also reduced the square footage to be removed from the 1889 roof plane.

With regard to the concern about visibility from the Right-of-Way, Architect Guinan referenced the photographs included in the Packet. These photographs were primarily taken from the stairs behind and Swede Alley. These photographs were taken in mid-November, so there were very few leaves on the trees. She also referenced photographs from other locations around town and stated that this structure would not be visible from a public Right-of-Way.

Architect Guinan stated that it came down to a difference in how they interpret the Code. She explained they initially started by putting the flat roof dormer on a tertiary façade, which they believed might be allowed by the Code. She explained that the proposal was

to remove the 1941 roof that modified both the 1907 and 1889 roof planes and re-establish 90 square feet of the 1907 roof plane. The proposal also included the removal of 64 square feet of the 1889 roof plane. The current roof is 903 square feet, so they would remove approximately 5 – 7% of the total roof. Looking at just the west roof plane, the proposal would remove 14 percent. She felt this was a relatively low surface area. She added that overall, they would be re-establishing 24 square feet between the two roofs, so there would be a net gain in terms of restoration.

Architect Guinan mentioned that the Code referenced in the Packet talks about the design obscuring, detracting from, or modifying historic roof forms. The applicant team interpreted the Code as providing that the ridgeline, eaves, and the actual formality of the roof were what was important to maintain. She emphasized they would not remove any historic material because it is a modern roof on top of the Historic Structure. She stressed that the Applicant requested Board approval to remove the 64 square feet based on the fact that it is a tertiary façade and the issues mentioned previously.

Board Member Beatlebrox referenced the graphic with the different colors because there was no key for this slide, she asked the Applicant to walk through the exhibit and state explicitly what they were looking at.

Chair Scott requested that focus be put on the 1889 original structure and the 1900 addition. He stated the next slide showed the 1940 addition that added a slanted roof highlighted in green. On the next slide, the area shaded in blue showed the intersection of the three roof forms.

Chair Scott asked Planner Tubbs to draw through the blue-shaded area where the old roof was located. Architect Guinan stated the information was included on AX-105 of the drawings, and although that sheet was in plan form, it might help show the roofline. Chair Scott understood that the slashed area was new. Architect Guinan explained that the area dashed in orange and labeled 90 square feet of 525 would be the re-established area. The green area beneath is the current sloped roof from 1940 that would be removed. The other dashed lines on this plan are for the proposed flat roof dormer.

Because it was modified over so many years, she tried to break it down into what years they were actually removing. Thirty-six square feet would be removed from the 1941 roof, the 50 square feet referenced the 1889 roof, and the 12 square feet referenced the 1907 roof. They lumped these together as 64 square feet, which incorporated both the 1889 and 1907 roofs. Chair Scott expressed his understanding.

Planner Tubbs presented a graphic and explained that the deep maroon shaded area was the original form. The orange area depicted the 1900 addition; the green area depicted a modified portion of the orange section of the roof and extended out to the south past the end of the 1889 roof form.

Architect Guinan suggested that the Code provides that if it had not been modified, then the Code does not want it modified; however, in looking at the overall building, she stated this was an area that had numerous modifications over the years as the tertiary façade.

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

Chair Scott stated that the primary question before the Board had to do with the 1889 Historic material, and the interpretation of the Code. He pulled up the Municipal Code and read as follows: "Additions to Historic Structures shall not be placed so as to obscure, detract from or modify Historic roof forms." Architect Guinan confirmed that was the applicable Code. Chair Scott noted that this application sought a modification to a roof form and the question was whether it was a modification to a modification or a new modification.

Board Member Stephens referenced the discussion about the tertiary nature of this and agreed that this was an unusual location, which made for a difficult design solution. He felt that the Board needed to be able to say this was not a primary roof façade, even though it might be visible from some stairs. He stated that probably every roof form in town was visible from somewhere. He stated that if this was on the other side, it would be a completely different story and would make this house read differently.

Board Member Stephens suggested that from the side of the house where this would take place, he felt it might not be quite as concerning. He questioned how that dovetailed with Code interpretations and suggested that be clarified. He observed that they address a lot of properties around town by going upstairs or downstairs. He reiterated that he was not as concerned about the removal of that Historic roof structure.

Board Member Holmgren commented that this had been chopped up so much that the baby was thrown out with the bath water. Board Member Beatlebrox disagreed, and noted it has had so many changes, but observed that they usually see owners go back to the original or semi-original structure. This particular roof from 1869 [sic] was very precious, and she felt the flat dormer obscured it. She stressed that most of it should be preserved cleanly, and additional living space should not detract from it. Board Member Long agreed with Board Member Beatlebrox's comments and felt the design detracted from the original roofline. Chair Scott remarked that he looked at this structure from several different angles, and he was more aligned with Board Member Stephens. He felt that the roofline had been modified already. He appreciated that the Applicant lowered the roofline, so one has to look to see it. He stated it did not bother him quite as much, and when he looks at the 1940s addition that takes the Historic material off the roof, sometimes they have to compromise in order to improve the situation of the site.

Chair Scott added that there was some historic roofline that was restored visibly, and he was comfortable with a compromise of 64 square feet of 1889 roof. Board Member Stephens liked the way Chair Scott approached it but added that while the drawings were

helpful to show what was done when the new addition shaded in light blue popped out. He commented it is not the Board's role to be working with what materials would be used, but through the design process, it seemed that the visual impact of the flat roof area needed to be mitigated with the materials being used.

Architect Guinan reported that the Code states to not mimic what is there, and she felt a lot of the confusion with this house was there was a lot of mimicking done in the past. She confirmed that the goal was to separate it from the Historic in its form, but have a very similar material palette. She explained that the addition was not intended to be a bright blue box or bright white box; rather, it was meant to sit back from the west. She added that in re-establishing the 1907 roof, and designing it as a flat roof dormer they would not actually add any square footage to the upper floor; rather, they would just pop the roof out. The addition would actually sit on the line of the 1889 eave. Architect Guinan observed that this design would, in a way, re-establish, although they cannot say they are re-establishing since the 1941 addition changed the joining point. Architect Guinan added that the hope is that the change would be subtler through the use of materials.

Board Member Stephens stated that they often deal with going back to a certain point in time, and this proposal sought to keep part of the 1940 addition and part of the original house, and design from there.

Architect Guinan added that the windows on the north and south do not meet egress requirements, and one of the reasons for this design was to create an egress option. She understood that those windows were grandfathered in, but having some sort of secondary egress from this space was an important aspect of the design.

Board Member Long observed that the colored diagram with the light blue shading made it look much more pronounced than the rendering.

Planner Tubbs presented the submitted renderings and images for the Board.

Architect Guinan explained that when they took images from the steps, neither the house nor the roofline was visible. She stated the backyard has an eight-foot solid fence, and presented a view where the addition could be visible. With respect to the upper image, she explained it was not an angle that could be seen from anywhere, but it was submitted to help clarify.

Board Member Stephens noted that the Board is not responsible for design review, and asked where this application was in that process.

Planner Tubbs explained that the Applicant required the Board's determination on Material Deconstruction in order to move forward with the design. Once Final Action has been taken on the proposed Material Deconstruction, the Applicant could then continue to move through the process. She added that the subject property was in a metes-and-bounds legal description, so the Applicant was also looking to do a plat amendment.

Board Member Stephens suggested that the railing aggravated the vertical nature of the walls going up. Since this proposal had not gone through the design process, he felt sure that the Planning Department would address that. Architect Guinan appreciated this comment.

Board Member Beatlebrox agreed that the railing and the flat roof detract from the Historic portions of the home. Architect Guinan stated the Applicant would be happy to work through that.

Board Member Beatlebrox mentioned that the Board reviewed the dormer on Empire Avenue, and noted it was not a tertiary façade because it was a three-sided primary home. Still, the fact is that the two dormers and the element in between were modified in order to provide balance and aesthetics and to protect Historic materials. She questioned whether the 1889 roofline could be more protected and kept intact.

Chair Scott commented that the flat roof dormer they reviewed in November was significantly more pronounced than it is now. He acknowledged it was a great step to reduce it a fair amount.

Board Member Stephens asked if the 1941 addition complied with the Setbacks in the current Code, or whether it was grandfathered in. Additionally, he wondered if the removal of the 1941 addition would allow them to replace the 1941 addition. It was confirmed that the response to this question was yes.

Chair Scott confirmed that the Board was to take action on (1) the Material Deconstruction of 48 square feet of the 1940s siding from the southern elevation, and (2) Material Deconstruction of 64 square feet of the 1889 roof form.

Senior City Attorney, Mark Harrington explained that the Board did not need two motions, and explained that if there was a consensus of three Board Members to modify the recommendation to approve sub-number 4 and approve the request to remove the 64 square feet, then they would need to modify Finding of Fact No. 10 to reflect a *de minimus* impact on the original roof form. They would also need to modify Conclusion of Law 2 to reflect compliance with that section. He also noted a possible new Condition of Approval 9 that the Historic District Design Review shall mitigate linear impacts of the guard railing.

MOTION: Board Member Stephens moved to APPROVE 218 Sandridge Road – Material Deconstruction of 48 square feet of 1940s Siding from the Southern Elevation and Material Deconstruction of 64 square feet of the 1889 Roof Form - based on the Findings of Fact, Conclusions of Law, and Conditions of Approval set forth in the Draft Final Action Letter, as amended, as follows:

Findings of Fact

1. The property is located at 218 Sandridge Road in the Historic Residential-1 (HR-1) Zoning District. The property is a metes and bounds parcel.
2. The Site is designated a Significant Historic Site on Park City's Historic Sites Inventory.
3. The house first appears on the 1889 Sanborn Fire Insurance Map as a simple, hall-parlor style house with a half-width front porch facing north.
4. The 1900 Sanborn Fire Insurance Map shows an addition to the west with a projecting bay window overlooking the public stairs which run along the northwestern property line of the site and provide passage from Sandridge Road to Swede Alley.
5. The 1941 Sanborn Fire Insurance Map shows another addition to the 1900 construction which projects to the south. This addition came flush to the edge of the rear porch.
6. On May 31, 2023, the applicant submitted a complete Historic District Design Review (HDDR) application to the Planning Department for modifications to and the construction of an addition to the Significant Historic Structure.
7. Park City recognizes three significant historical periods within the historic districts: Settlement & Mining Boom Era (1868-1893), Mature Mining Era (1894 – 1930), and Mining Decline & Emergence of Recreation Industry (1931-1962).
8. Park City does not recognize one historical period as more significant than another. Property owners may elect to restore a Historic Structure to one period of significance rather than another.
9. The proposed removal of the 1941 addition's roof restores the roofline of the 1907 addition.
10. The proposed modification of 64 square feet of 1889 roof form would have a *de minimus* impact on the original roof form.
11. The Historic Preservation Board conducted a public hearing on November 1, 2023.
12. Following a public hearing held on November 1, 2023, the Historic Preservation Board approved the Material Deconstruction of the 1941 addition's roof form.

13. Following a public hearing held on February 7, 2024, the Historic Preservation Board approved the Material Deconstruction of 48 square feet of 1940s siding from the southern facade and denied the Material Deconstruction of 64 square feet of the 1889 roof form.

Conclusions of Law

1. The proposal to remove the 1941 roof form to accommodate a rooftop deck complies with the Land Management Code requirements pursuant to LMC § 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.
2. The proposal to modify approximately 64 square feet of the 1889 roof form to accommodate a flat roof projection complies with the Land Management Code requirements pursuant to LMC § 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans approved by the Historic Preservation Board on February 7, 2024, for the Material Deconstruction of the 1941 addition and 48 square feet of 1940s siding to accommodate a rooftop deck. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a Stop Work Order.
2. The applicant is responsible for notifying the Planning and Building Departments prior to making any changes to the approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or their Designee prior to construction.
4. The applicant shall obtain Historic District Design Review approval from the Planning Director, or their Designee, prior to submitting a Building Permit.
5. The applicant shall provide the City with a Financial Guarantee, in accordance with LMC § 15-11-19, to be recorded with the Summit County Recorder's Office prior to submitting a Building Permit.
6. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of Building Permit application.

7. Historic materials removed from the Structure that are salvageable or in otherwise good condition shall be used to repair/replace irreparable materials on the Site.
8. The Applicant shall obtain Subdivision approval to create a Lot of Record and record the amended plat prior to submitting for a Building Permit.
9. Historic District Design Review shall mitigate the visual impacts of the guard railing.

Board Member Holmgren seconded the motion.

VOTE: Board Member Stephens – Yes; Board Member Holmgren – Yes; Board Member Long – No; Board Member Beatlebrox – No; Chair Scott – Yes. The motion passed 3-to-2.

6. CLOSED SESSION

- A. **The Historic Preservation Board May Consider a Motion to Enter Into a Closed Session for Specific Purposes Allowed Under the Open and Public Meetings Act (Utah Code Section 52-4-205) to Discuss the Deployment of Security Personnel, Devices, or Systems.**

The Historic Preservation Board May Consider a Motion to Enter Into a Closed Session for

Specific Purposes Allowed Under the Open and Public Meetings Act (Utah Code Section 52-4-205) to Discuss Deployment of Security Personnel, Devices, or Systems.

City Attorney Harrington reported that a motion would be needed to close the meeting for security and advice of counsel.

MOTION: Board Member Holmgren moved to enter into a CLOSED SESSION for for the purposes to Discuss Security and Advice of Counsel. Board Member Stephens seconded the motion.

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

The Board was in Closed Session from 5:55 p.m. to 6:34 p.m.

MOTION: Board Member Stephens moved to adjourn from the Closed Session at 6:34 p.m. Board Member Long seconded the motion.

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

7. **ADJOURN**

MOTION: Board Member _____ moved to ADJOURN. Board Member _____ seconded the motion.

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

The Historic Preservation Board Meeting adjourned at approximately 6:35 p.m.

Approved by _____
Randy Scott, Chair
Historic Preservation Board

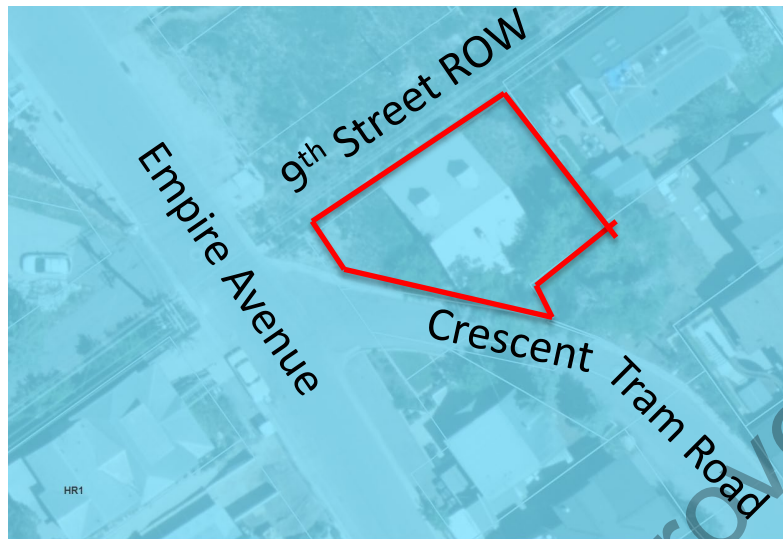
Approved 03.06.2024

844 Empire Avenue

PL-23-05350



844 Empire



844 Empire

Background

- November 1, 2023 – HPB held a public hearing, continued item
- December 6, 2023 – Item continued
- December 10, 2023 – Applicant Engineer Submitted Updated Structural Report
- January 2, 2024 – Chief Building Official, Planning Director, and Preservation Planner visited Site – CBO Issued Panelization Determination

844 Empire

Proposal

- Panelize Historic Structure, construct a new foundation, addition
- Remove non-historic northern roof form to restore historic front porch
- Remove approximately 384 square feet of siding on the east-facing facade to accommodate an addition
- Revised dormer modification
- Construct a detached single-car garage



844 Empire



844 Empire



844 Empire

Recommendation

The Historic Preservation Board (I) review the proposed Material Deconstruction and Panelization request; (II) conduct a public hearing; and (III) consider approving the Panelization and Material Deconstruction for approximately 384 square feet of siding on the eastern façade of 844 Empire Avenue subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Final Action Letter.



218 Sandridge Road

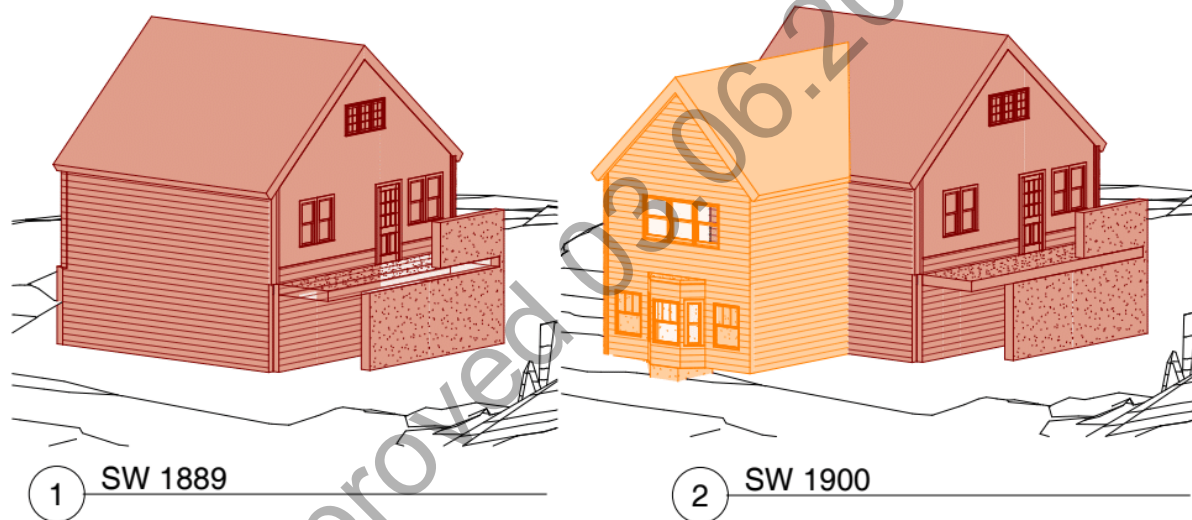
PL-23-05692



218 Sandridge



218 Sandridge



1889 Original
Build



1900
Addition



1940-1941
Additions



1960-2000
Additions

218 Sandridge



3 SW 1940



4 SW 1960-2000



1889 Original
Build



1900
Addition



1940-1941
Additions



1960-2000
Additions

218 Sandridge

Proposal

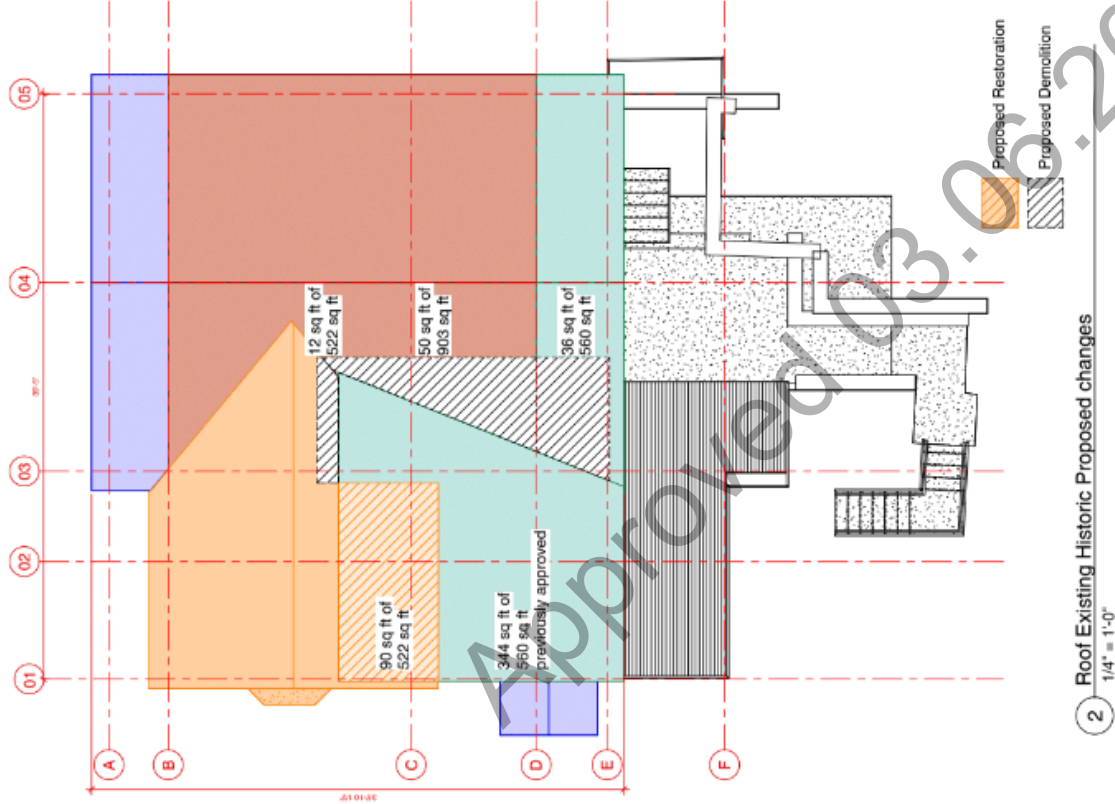
- Remove the 1941 roof to accommodate a new addition (Approved by HPB Dec 6, 2023)
- Restore the 1907 roof form (Approved by HPB Dec 6, 2023)
- Modify approximately 64 square feet of the original 1889 roof form to provide access to a rooftop deck
- Remove approximately 48 square feet of 1940s siding to accommodate a transitional element



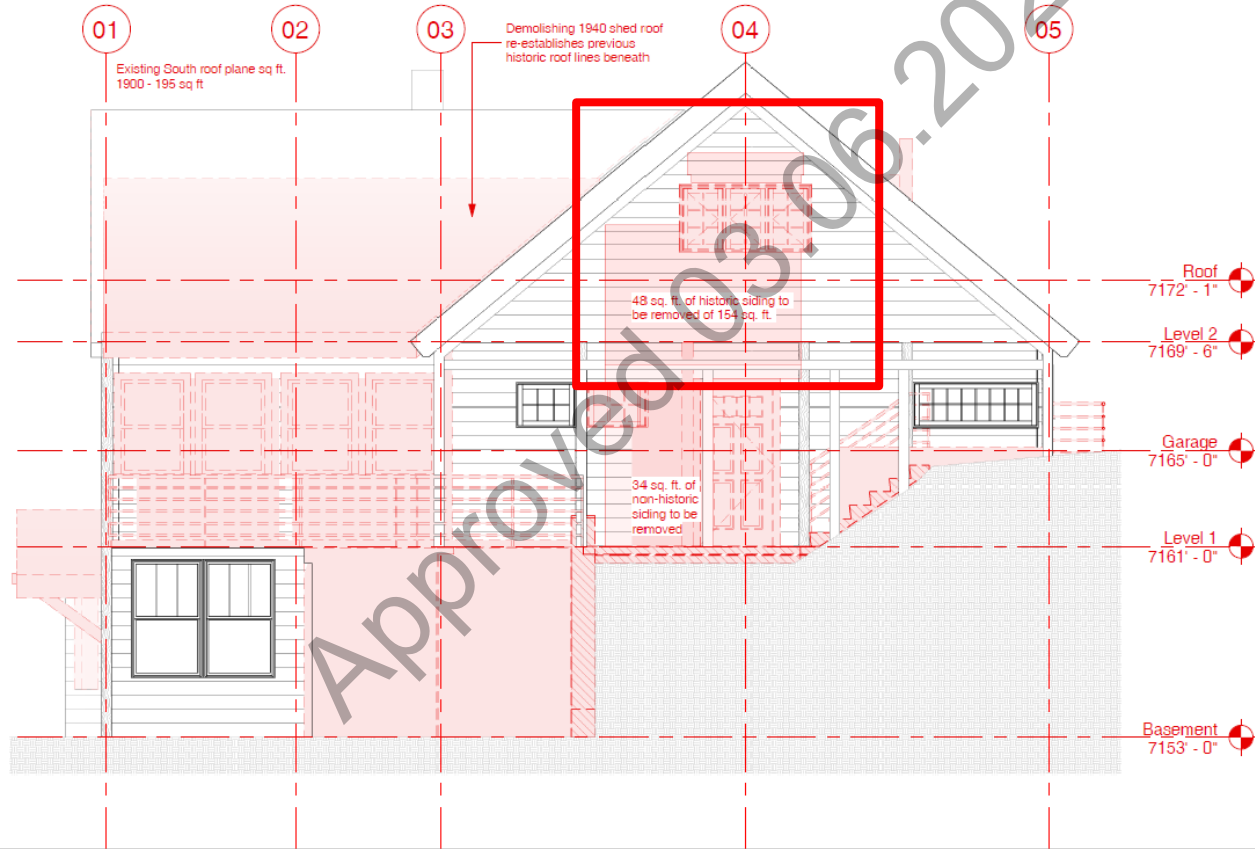
218 Sandridge



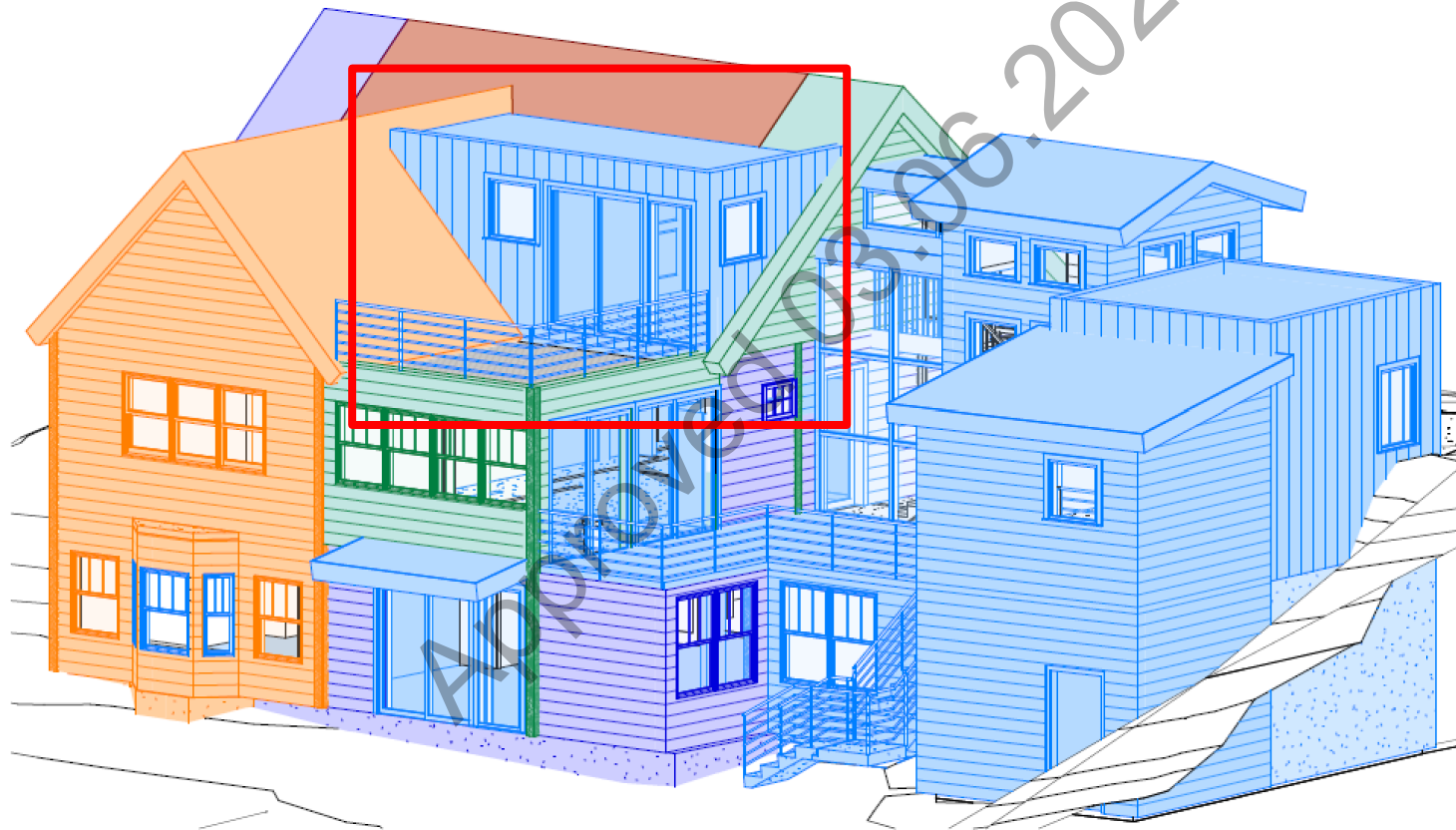
218 Sandridge



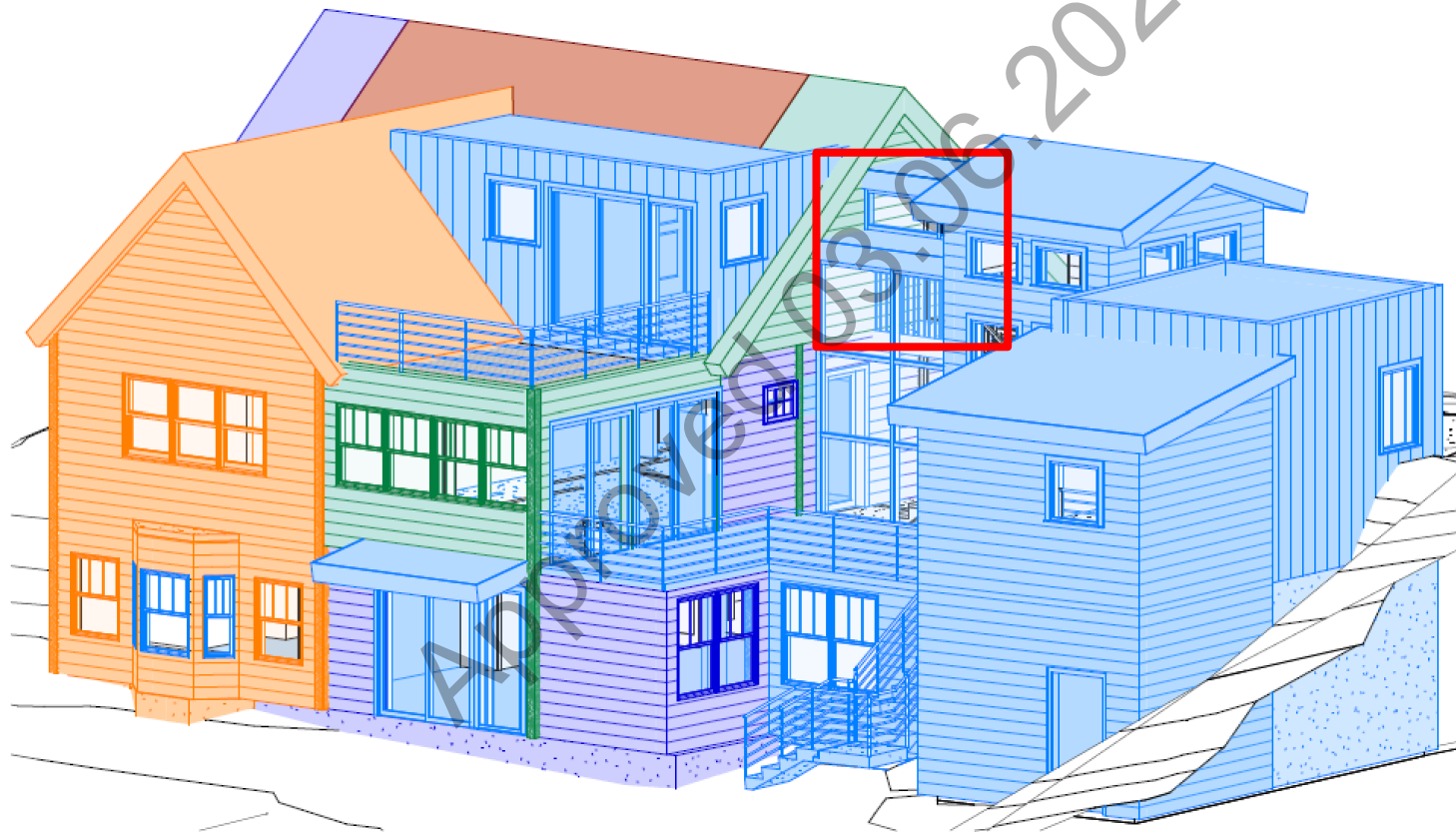
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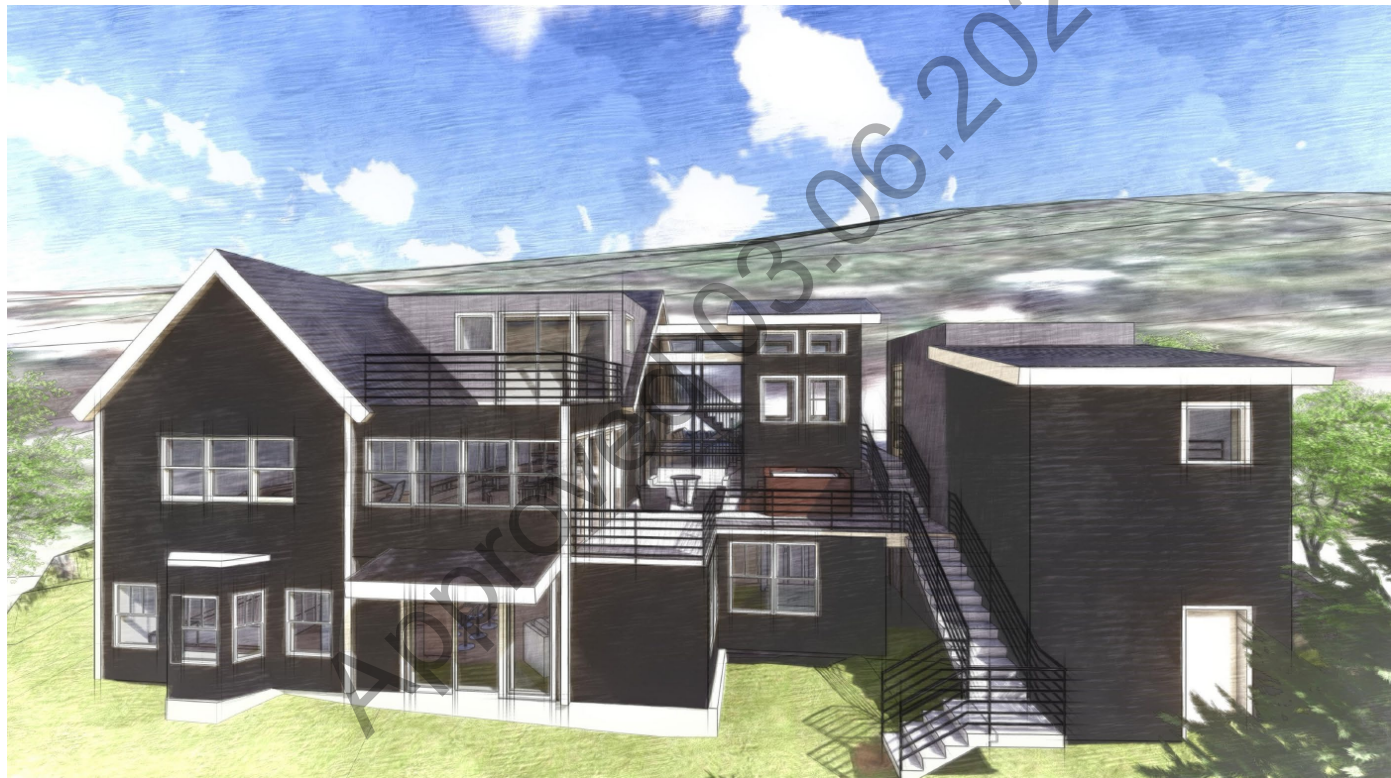
218 Sandridge



218 Sandridge



218 Sandridge



218 Sandridge

Recommendation

The Historic Preservation Board (I) Review the Material Deconstruction request to modify approximately 64 square feet of the 1889 roof form and 48 square feet of 1940s siding to accommodate an addition; (II) conduct a public hearing; (III) consider approving the request to remove approximately 48 square feet of 1940s siding, and (IV) consider denying the request to remove approximately 64 square feet of the 1889 roof form based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Final Action Letter.