



**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD MEETING
MARSAC MUNICIPAL BUILDING
COUNCIL CHAMBERS
445 MARSAC AVENUE
PARK CITY, SUMMIT COUNTY, UTAH
MINUTES OF JULY 3, 2024**

BOARD MEMBERS IN ATTENDANCE: Randy Scott-Chair, Lola Beatlebrox, Puggy Holmgren, John Hutchings, Alan Long (participate virtually)

EX OFFICIO MEMBERS: Rebecca Ward, Planning Director; Mark Harrington, Senior City Attorney

1. ROLL CALL

Chair Randy Scott called the meeting to order at 5:00 PM and conducted a roll call.

2. MINUTES APPROVAL

A. Consideration to Approve the Historic Preservation Board Meeting Minutes from May 1, 2024.

MOTION: Board Member Beatlebrox moved to APPROVE the Historic Preservation Board Meeting Minutes from May 1, 2024. Board Member Hutchings seconded the motion.

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

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Planning Director, Rebecca Ward, reported that on June 28, 2024, the City Council approved the reappointment of Puggy Holmgren, Lola Beatlebrox, and John Hutchings to the Historic Preservation Board. Their terms will end on May 1, 2027.

Board Member Hodgkins stated that it is an honor to serve with his fellow Members on the Historic Preservation Board and work with Staff. Board Members Holmgren and Beatlebrox agreed.

4. PUBLIC COMMUNICATIONS

There were no public communications.

5. **REGULAR AGENDA**

A. **316 Woodside Avenue – Grant – The Applicant Requests a \$24,500 Grant to Restore a Bay Window, Covered Porch Railing and Posts, and to Rehabilitate Exterior Doors and Windows of the Landmark Historic Structure – PL-24-06132.**

Planning Director Ward provided an overview of the available grant funding for Fiscal Year 2025, Quarter 1, and stated that three grant applications will be reviewed. The grant program was established to financially incentivize the preservation, rehabilitation, restoration, and reconstruction of historic structures. In FY2025, \$127,136 is available to issue emergency and competitive grants from three funding sources: the Lower Park Redevelopment Authority ("RDA"), Main Street RDA, and Citywide.

The application for 316 Woodside Avenue requested a grant of \$24,500 from the Main Street RDA. The request was reviewed by the Historic Preservation Board in December 2023, and the Board requested additional information at that time. The application for 416 Park Avenue requested \$7,300 from the Main Street RDA. The application for 2465 Doc Holiday Drive requested \$25,000 or less from the Citywide Fund.

Planner Ward reported that there was public input expressing concern with the W-9 requirement, as well as the recorded lien. As part of the application, applicants were required to acknowledge that they understand those components of the grant program. All applicants were also provided with a copy of the lien and its terms and conditions.

The City provides a 50% matching grant for eligible work, such as restoring historic windows to reconstructing historic features. Grant criteria include:

- Character-defining historic elements of the structure will be preserved or restored as viewed from the primary right-of-way.
- Proposed improvements to the site will positively impact the vitality of the historic context of the neighborhood.
- Design and scope of work use best practices for the treatment of historic materials.
- Historic features and elements of the structure or site will be enhanced by the work.
- Work potentially reverses non-historic elements or alternations.
- Priority is given to restoration and treatment of historic materials rather than replacing those materials.

The application for 316 Woodside Avenue previously came before the Historic Preservation Board for review. The applicant requested a \$24,500 grant to restore the historic bay

window, restore the porch railings and posts, rehabilitate the historic roof framing, preserve historic siding, and rehabilitate exterior doors and windows.

The applicant, Matt Safchik, reported that Staff and the Historic Preservation Board have helped with this project for two years and he appreciated their assistance. The Board previously determined that the bump-out was significant to the historic status of the house, and the original plan was since reworked to fit this requirement. The renovation will also include restoration of the bay window and porch railing. The railing was previously removed and the porch enclosed to create a storage closet. He believes the plan will allow the Historic Structure to remain almost entirely intact, and they will be able to repair the deconstruction that occurred over the last 50 years.

In response to a question from Chair Scott, Mr. Safchik stated that the porch railings and posts are on the small porch at the rear of the home. The railing was removed and the porch enclosed as a storage closet approximately 25 years ago. The applicant plans to remove the storage closet and use that porch as the connection to an addition. They will expose the original rear porch and reinstall the posts and railing. The front door posts are in good shape and will be painted and left as-is.

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

In response to a question from Board Member Holmgren, Planner Ward indicated that the Main Street RDA has \$30,000 in available funds. The grants before the Board are for FY2025. Some grants that were awarded in 2024 may not be accepted. In that case, those funds will move forward to the 2025 Budget.

MOTION: Board Member Hutchings moved to APPROVE the Historic Grant at 316 Woodstock Avenue in the amount of \$24,500. Board Member Holmgren seconded the motion.

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

B. 416 Park Avenue – Grant – The Applicant Requests a \$7,300 Grant for Interior Roof Repairs to Replace Broken Beams and Reinforce the Landmark Historic Structure. PL-23-05935.

Planner Ward reported that the request is for funding to repair the interior roof at 416 Park Avenue, specifically to replace broken beams and reinforce the roof. The request came before the Historic Preservation Board in December 2023, and the Board requested additional information at that time. That information was provided as Exhibits D and E in the Staff Report.

The applicant, Ramona Meyer stated that the home had significant damage from snow in 2023. A Structural Engineer inspected the home and determined that the listed repairs were necessary. Her insurance carrier, Allstate, only covered a portion of the repairs. They

refused to cover what they considered to be code upgrades. Chief Building Official, Dave Thacker, assured her that there had been no code upgrades since they bought and restored the house in 1988, but Allstate would not reverse their stance. She hoped to obtain a grant to help cover those costs.

Board Member Beatlebrox noted that the pictures of the interior of the roof were very helpful. Chair Scott agreed that they were an excellent addition to the packet and thanked Ms. Meyer for providing the additional information.

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

Chair Scott reported that his original impression was that the inside of the roof did not impact the look of the structure, but the grant criteria clarify that the affected area is a major structural feature. He believed it was a perfect application, and was thankful the City could help.

MOTION: Board Member Beatlebrox moved to APPROVE the Historic Grant for 416 Park Avenue in the amount of \$7,300. Board Member Holmgren seconded the motion.

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

C. **2465 Doc Holiday Drive – Grant – The Applicant Requests a \$25,000 Grant to Assist with the Reconstruction of a Rear Deck Determined to Contribute to the Historic Integrity of a Significant Historic Structure. PL-24-06131.**

Planning Director Ward reported that the request for \$25,000 or less was to reconstruct the rear, two-story deck at 2465 Doc Holiday Drive.

The applicant, Randy Clark reported that the Historic Preservation Board visited the site to review the project. He also thanked Planning Director Ward for her assistance.

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

Board Member Beatlebrox stated that this was also an excellent project. Board Member Hutchings agreed and stated that he recalled that during the site visit, the Board's opinion was that this house did not necessarily belong on the Historic Preservation List. Board Member Beatlebrox noted that the comment was made but some Board Members like herself disagreed with it. Board Member Holmgren stated that she also disagreed. Chair Scott added that part of the conversation was about the property owner's ability to go through the process of delisting the property if they chose to do so. Otherwise, it is considered a Significant Historic Site. Board Member Hutchings indicated that he supports the grant.

Mr. Clark asked if the City could request that the property be delisted. Planning Director Ward clarified that the property owner would initiate that process. If the grant was awarded, that would solidify the historic significance of the property. In response to a question from Board Member Hutchings, Planning Director Ward noted that the grant would be taken into consideration in the delisting process. The lien is recorded for five years. If the property were to be delisted, the grant monies would have to be returned.

MOTION: Board Member Hutchings moved to APPROVE the Historic Grant for 2465 Doc Holiday Drive in the amount of \$25,000. Board Member Beatlebrox seconded the motion.

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

Planning Director Ward clarified that the \$25,000 grant requires both a Façade Easement and City Council approval. Even if the home is removed from the Historic Site Inventory, the Facade Easement remains with the house and requires historic preservation indefinitely. Board Member Holmgren noted that the detailed applications made the process much easier. Chair Scott expressed his hope that the applicants shared that experience.

D. 81 Daly Avenue – The Applicant Requests Relocation and Reconstruction of a Significant Historic Structure in the Historic Residential-1 Zoning District. PL-23-05683.

Planning Director Ward presented the Staff Report regarding the application for reconstruction and relocation of the Significant Historic Site, which had a setback approximately of 40 feet from Daly Avenue, to the zoning setback of 15 feet. She reported that there was a log structure, possibly mining company horse stables, on the site from 1889 to 1907. The structure was removed and a miner's cabin was built in approximately 1911. The Historic Preservation Board previously conducted a work session on this application where they discussed the property's history in detail.

Planner Ward noted that no historic materials remain on the property and the Significant Historic Site is currently vacant. When considering reconstruction, the Board considers Land Management Code ("LMC") Section 15-11-15, which presumes a Historic Structure is present. Code requires that the form, features, detailing, placement, orientation, and location will be accurately depicted by means of new construction based on as-built measured drawings, historical records, and/or historic photos. Because that is not possible for this application, Staff recommended the following Conditions of Approval:

- Hiring a Qualified Historic Preservation Professional to create as-built drawings. The term "Historic Preservation Professional" is defined in the City Code.
- No materials can be submitted for review until the Qualified Historic Preservation Professional completes the as-built drawings and the applicant hires a professional representative to design plans and required submittal materials that conform with the underlying zoning and Historic District Regulations.

- Action must be taken within two years to reconstruct the home.

Regarding relocation of the structure, the Code Section the Board reviews for such requests is extensive and also presumes that there is an existing Significant Historic Structure onsite. LMC Section 15-11-13 includes the following criteria:

- The historical context has been so radically altered that the relocation will enhance the ability to interpret the historic character and Historic District.
- The relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district.
- The historic integrity and significance of the Historic Structure will not be diminished by relocation.

Planning Director Ward presented photographs of adjoining structures. The home at 71 Daly Avenue, north of the subject property, is set back 42 feet from Daly Avenue, and 97 Daly Avenue, south of the subject property, is approximately 40 feet from Daly Avenue. The applicant's request would bring 81 Daly Avenue approximately 25 feet closer to the road than the two adjacent Significant Historic Structures.

This section of Daly Avenue has several historic homes set back with steep slopes behind the homes. Planning Director Ward presented photographs of the previous home and current vacant site, both showing a steep slope to the rear of the property, as well as the survey showing the change in topography.

LMC Section 15-13-2, Regulations for Historic Residential Sites, requires the following:

- Maintain the natural topography and original grading when and where feasible.
- Respect and maintain existing landscape features that contribute to the historic character of the site and existing landscape features that provide sustainability benefits.

LMC Section 15-13-4, Regulations for Relocation of Intact Structures, requires that:

- A Historic Structure should be rehabilitated in its original location when the historic integrity of the site, Streetscape, or character area will be altered by the Relocation of the Historic Structure.
- When a Structure is permitted to be Relocated, every effort shall be made to reestablish its historic orientation, setting, and relationship to the environment.
- The setting for a Relocated Historic Structure shall be selected for compatibility with the character of the Structure and the character of the original site.

- A Relocated Structure shall be sited in a position similar to its historic orientation and shall maintain its relationship with the street and have a relatively similar setback.

Planning Director Ward presented the renderings of the proposed rear addition indicating that the historic home is sited to the northern part of the lot. She noted that the Code provides some allowances for an addition to a secondary façade, depending on the site.

Staff recommended that the Board conduct a public hearing and consider approving the reconstruction as conditioned, and also consider whether to approve the relocation. Staff would then draft a Final Action Letter to reflect the Board's decision.

The applicant, Martin Paris indicated that he is an ardent supporter of historic preservation, but stated that he was upset and exasperated at the process. He expressed his support for the Historic Preservation Board's activities, objectives, and goals. In his time in Park City, he had attended two Historic Preservation Board meetings, and he noted that both meetings included people requesting grants. The flow of money was coming from Park City to them to develop their property. Mr. Paris stated that he was not asking for a grant. Rather, he is putting money into the property. He likes historic properties and preserving the past.

Mr. Paris sought to move the property forward on the lot and expressed his belief that doing so would enhance the look and feel of Daly Avenue. He purchased it from descendants of the original owners. After the purchase, Mr. Paris removed the building under the assumption that he would reconstruct it. At that time, he was told that he could not reconstruct it until it was fully designed and approved. He stated that he was later ordered by the City to destroy the building materials.

Mr. Paris asserted that all LMC sections read by Planning Director Ward are relevant, but that the building should not be a Historic Structure because there is no building left due to the previous owners' neglect of the property. He referred to the two photographs of the home on Page 7 of his presentation. The top photograph showed the remodeled structure that was destroyed, and the bottom photograph was the original home.

Board Member Beatebrox asked Mr. Paris if his hypothesis was that the renovation destroyed the original structure, so it could not be recovered. Mr. Paris stated that the original structure was added to the registry ten years after the newer structure was removed. The panels had been preserved, but the original structure was removed in the 1950s. The newer structure was 1,280 square feet and the historic structure was 700 square feet. Because he believed it was impractical to rebuild the 700-square-foot structure, Mr. Paris requested to recoup some of that space by moving the structure forward on the lot. He expressed his belief that it would be fair compensation for his willingness to rebuild the original, smaller structure.

He referred to Staff's statement that the existing houses are approximately 40 feet from Daly Avenue. He presented an image of Daly Avenue in 2002, when 81 Daly Avenue was still standing, and noted that 61 Daly Avenue was not visible in the photograph because a shed was built in front of it. He then presented a photograph of 173 Daly Avenue and stated that

several buildings are being constructed in the front setback of the property and the historic building's façade has changed considerably. He next presented a photograph of 71 Daly Avenue and the three neighboring homes and noted that, of those four historic structures, only the ones he owns can be seen from the street. He stated that he wants to move the structure forward to enhance it and also to prevent other structures from being built in front of it. He then presented the side view of another historic building behind the condominiums he owns. Two ancillary buildings were demolished in recent history, but the historic building is still standing. The ancillary buildings were replaced by new, large homes. He reiterated his belief that circumstances merit moving the building forward and stated that it is not a vanity project.

Mr. Paris took issue with the Condition of Approval that he must create a new lot. He stated that he did not believe the Historic Preservation Board had the authority to make that kind of condition, and he did not understand why they would want to do so. He indicated that no member of Staff had mentioned that condition in the 20 years he has owned the property. He noted that the plan for the addition is one small segment of the largest single lot remaining on Daly Avenue. He originally considered applying for a variance to build an integrated family homestead. After discussions with Staff, he decided to focus on relocating the building first before applying for the variance.

Mr. Paris stated that the application should be approved without the contingency, and indicated that he would take legal action if the contingency was placed. The lot is large enough to put condominiums on, but he believes bringing back a historic building would be better for Park City. He added that he will hire an architect to design the plans, but he believed Park City should hire a Qualified Historic Preservation Professional.

In response to a question from Chair Scott regarding Mr. Paris' legal obligation to restore the structure, Planning Director Ward clarified that it is designated a Significant Historic Structure on the Park City Historic Sites Inventory and codified in the LMC.

Planning Director Ward provided follow-up on property and City requirements. The previous property owner requested the Determination of Significance in 2003. An application for panelization was then made in 2003. The next application submitted for the property was pre-application PL-15-02930 in 2015. No action was taken at that time. Another pre-application, PL-16-03075, was submitted in 2018. The application currently before the Board was submitted in 2023. The subject property is a Metes and Bounds parcel that does not currently have a lot. No building permit can be issued without the creation of a lot, and the lot must comply with the Historic Residential ("HR-1") zoning requirements.

Planning Director Ward further clarified that the plat must be recorded with the county before a building permit can be submitted, and any future development will require compliance with the HR-1 zoning and current regulations. Staff's recommended Condition of Approval was not that the City's Historic Preservation Consultant perform the work, as that is not the purpose of their contract. Staff recommended that the applicant hire a Qualified Historic Preservation Professional to reconstruct the historic building.

Board Member Beatlebrox requested clarification on the steep slopes. Planning Director Ward noted that any construction on a steep slope in this zoning district requires a Steep Slope Conditional Use Permit that is subject to Planning Commission review. It is only triggered by construction on a steep slope, which is defined as a slope of 30% or greater, in historic districts.

Chair Scott asked for clarification on the setback being requested. Planning Director Ward indicated that the request is for a 15-foot setback, which is approximately a 25-foot difference from the original structure's setback of 40 feet.

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

Board Member Hutchings stated that the Board has discussed the home's history previously. He believes the home needs to be rebuilt, and his position is that historic structures should not be moved. Historic structures were built in a specific place, and they should remain there. He has never voted for relocation in his 10 years on the Historic Preservation Board. He would vote consistent with Staff's recommendations that the home be rebuilt with the assistance of a Historic Preservation expert to ensure that it is rebuilt with the same facade and in the same place it was built the first time.

Board Member Holmgren indicated that she agreed with all of Board Member Hutchings' points. She only voted to allow someone to move a structure once, and it was a small house that was turned so that it faced the street correctly. She agreed that the structure should be rebuilt, but not moved. The houses should remain in their original locations.

Board Member Beatlebrox agreed with the other Board Members.

Chair Scott stated that he is of a similar opinion. He read the packet as if the home existed because that is what the Board is charged with and how they must proceed. They have had requests for relocation in the past, but they are tasked with adhering to City Code. In response to a comment from Mr. Paris, Chair Scott stated that they understand his position, but they must work with the information they have been given.

Board Member Long noted that he agreed with the other Board Members' comments.

Senior City Attorney, Mark Harrington, asked Planning Director Ward for clarification on the recommended conditions and where they apply. She noted that the conditions are associated with reconstruction.

MOTION: Board Member Hutchings moved to APPROVE the Reconstruction of the Significant Historic Structure at 81 Daly Avenue, subject to the following Conditions of Approval:

1. Prior to submitting a Historic District Design Review Application for the proposed Reconstruction and addition, the Applicant shall hire a Qualified

Historic Preservation Professional, defined in LMC Section 15-15-1 to create as-built measured drawings based on the available historical records and photographs.

2. The Applicant shall not submit a Historic District Design Review application until the Applicant has hired a professional representative to design plans and required application submittal materials that conform to (1) the Historic Residential – 1 Zoning District requirements outlined in LMC Section 15-2.2, and (2) the Historic District Regulations for Historic Residential Sites.
3. The Applicant shall work expeditiously to complete (1) Planning Commission approval of a plat amendment to create one Lot for the Significant Historic Site, (2) Historic District Design Review approval, and (3) building permit submittal and issuance within two years of the Historic Preservation Board's approval. The Historic Preservation Board approval expires two years from the date of Final Action.

Board Member Holmgren seconded the motion.

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

MOTION: Board Member Hutchings moved to DENY Relocation of a Significant Historic Structure at 81 Daly Avenue, and directed Staff to draft the Final Action Letter within 10 days. Board Member Holmgren seconded the motion.

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

E. 770 Marsac Avenue – The Applicant Proposes Replacing the Roof and Attaching Cables to Stabilize Ontario Water Tank E. PL-24-06168.

Planning Director Ward presented the Staff Report and stated that it is a Material Deconstruction application on the Mine Bench property at 7700 Marsac Avenue. It is not a designated Historic Site, but it is part of the Empire Pass Master Owners Association and City Memorandum to rehabilitate and preserve 21 historic resources in the area.

On May 25, 2023, the City Council reviewed and approved funding for a study to rehabilitate Ontario Water Tank E. The applicant completed the study and proposed the following:

- The removal of remnant roof pieces.
- Replace the roof with internal structure support.
- Attach cables with a large, galvanized plate to spread the load over a larger area and anchor the cables to the ground.
- Add a stiffening angle inside to retain the shape.
- Reconstruct the hexagonal roof with interior support.

Staff recommended approval of the application with the conditions outlined in the Staff Report.

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

Board Member Long reported that he has experienced restoring the water tank at Silver Star. He noted that the cables that will be attached to the large steel plate are not in keeping with the look of a water tank. If the cables extend outside the circumference of the actual water tank, it will take away from the look. There will be cables extending from the tank to the large, circular metal plate. He indicated that water tanks are held together by exterior metal bands. He has never seen exterior cables and did not understand their purpose. Chair Scott stated that the Silver King water tanks might have cables. Board Member Long did not recall seeing that type of stabilization previously but noted that the size of the water tank might make them necessary.

Planning Director Ward stated that the applicant's representative was expected at the meeting, but was not in attendance. Chair Scott indicated that they could consider approval with the stipulation that Staff confirm there is no path forward without the exterior cables. Board Member Long noted that the existing structure does not have cables; it was supported by the bands around it. The wood swells and the water tank holds itself together, similar to the keystone in an arch.

Board Member Beatlebrox asked if the plate would be embedded in the ground. It was assumed that the water tank would sit on the plate and be anchored to it. Board Member Long stated that he did not understand why the cables would be necessary, and noted that he did not believe the tank would be filled with water.

Planning Director Ward stated that they could continue the application to the August 7, 2024, meeting. Senior City Attorney Harrington suggested adding a Condition of Approval subject to verification of public safety needs by the Planning Department and Chief Building Official. He noted that the cables may minimize the required structural changes. Chair Scott stated that he was in favor of adding the Condition of Approval to explore other options.

MOTION: Board Member Beatlebrox moved to APPROVE Replacing the Roof and Attaching Cables to Stabilize Ontario Water Tank E, subject to verification by the City Engineer and Chief Building Official of public safety need to use cabling to stabilize the tank, and subject to the following Conditions of Approval:

1. The Roof Plan shall be updated to include details regarding materials and dimensions for Planning Department review confirming compliance with Land Management Code Chapter 15-13 Historic District Regulations prior to Building Permit submittal.
2. Prior to removing and replacing Historic Materials, the Applicant shall demonstrate to Planning that the materials are no longer safe and/or

serviceable and cannot be repaired to safe and/or serviceable condition. Historic Materials shall not be disposed of prior to advance approval.

3. Where Historic materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material, and finish.
4. The work must be completed and inspected by the Planning and Building Departments prior to November 1, 2024.

Board Member Hutchings seconded the motion.

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

5. ADJOURN

MOTION: Board Member Holmgren moved to ADJOURN. Board Member Hutchings seconded the motion.

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

The Historic Preservation Board Meeting adjourned at approximately 6:30 p.m.

Approved by _____
Randy Scott, Chair
Historic Preservation Board

Historic design review board

July 3 2004 meeting photos presented by Martin Paris

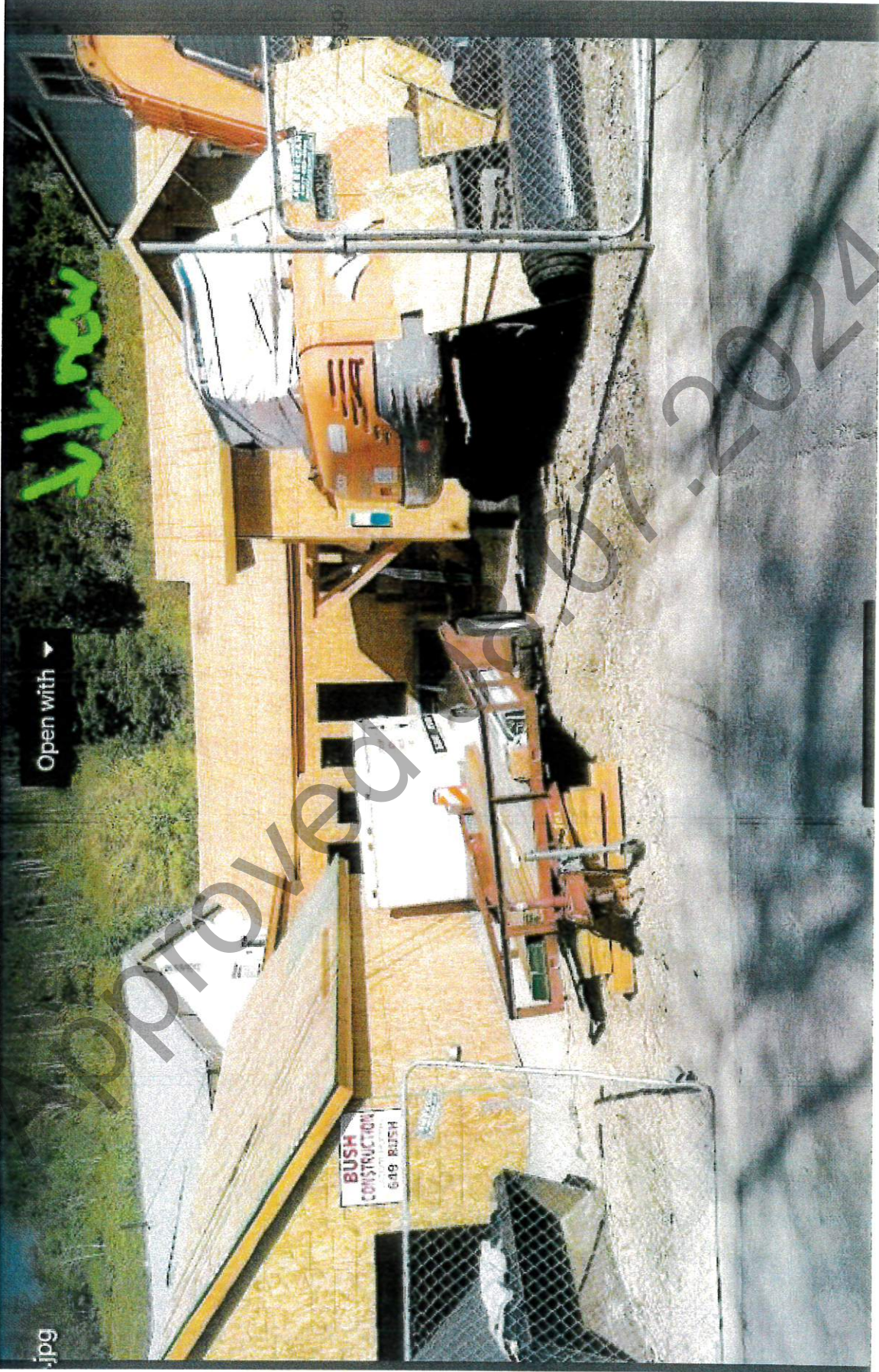
in support of request to move 81 day 15 feet forward on existing lot

Approved 08.07.2024









new

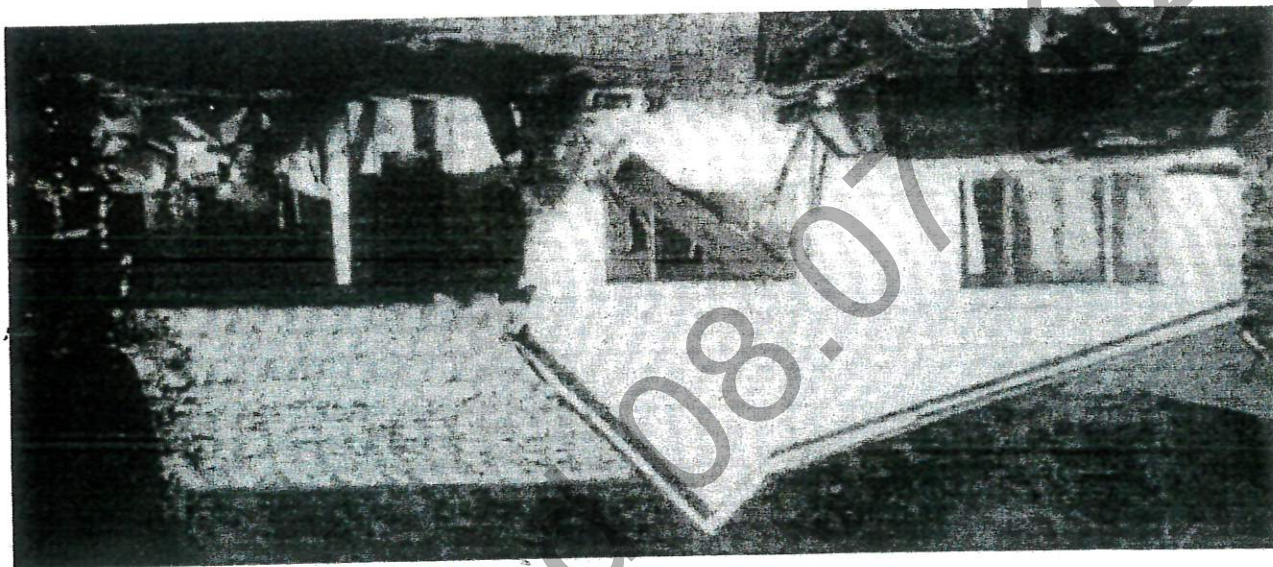
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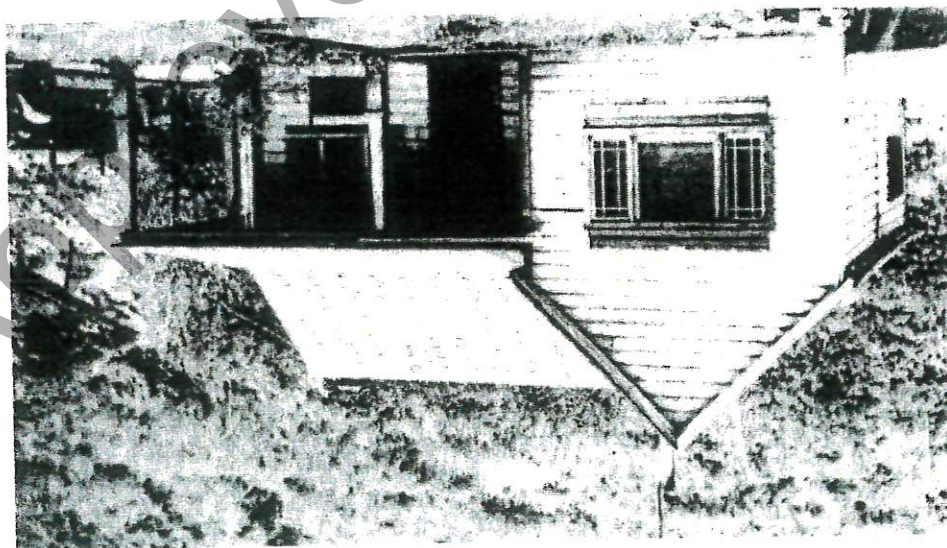
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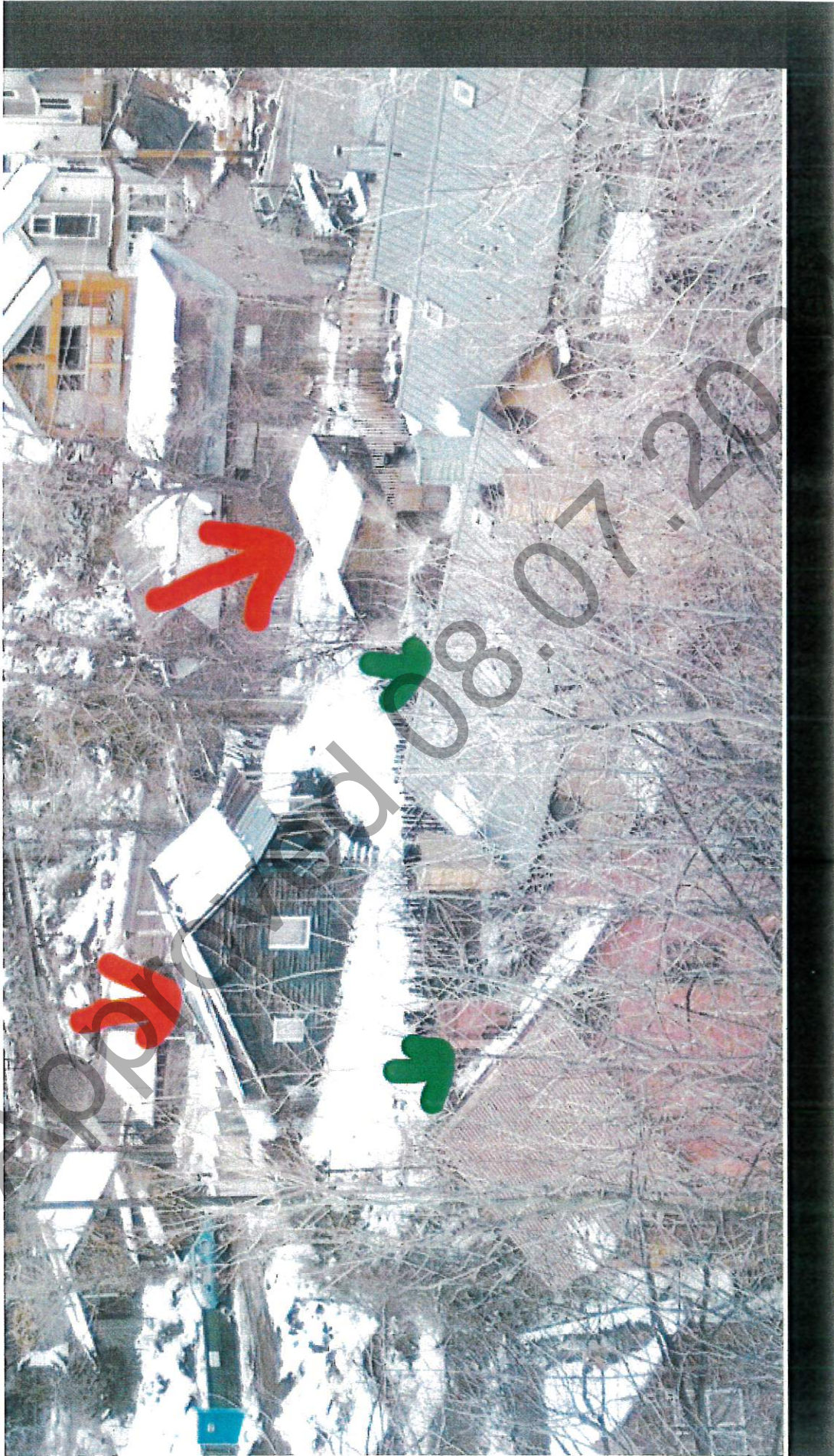
The enlarged building of the late 1940's/early 1950's is shown below:



The original building of 823 sq feet taken in the 1930's/1940's is shown below::



26.8



979