



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

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

EX OFFICIO MEMBERS: Rebecca Ward, Planning Director; Lillian Zollinger, City Planner; Mark Harrington, City Attorney

1. ROLL CALL

Chair Randy Scott called the meeting to order at 5:02 p.m. and conducted a roll call. All Board Members were present.

2. MINUTES APPROVAL

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

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

VOTE: The motion passed with the unanimous consent of the Board. Board Members Stephens and Hodgkins abstained from the vote, as they were not present at the meeting.

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Planning Director Ward reported that Staff did not have any communications to share. Chair Scott disclosed that he sits on the Board of Trustees for the Park City Museum and the Thaynes Hoist House is one of the Friends of Ski Mountain Mining History's projects. Board Member Long disclosed that he has been a friend of the Friends for many years. Chair Scott inquired whether these disclosures impacted their participating in the first agenda items for this meeting. Senior City Attorney, Mark Harrington reported that the disclosure was sufficient.

4. PUBLIC COMMUNICATIONS

There were no public communications.

5. REGULAR AGENDA

A. Thaynes Hoist House – Determination of Significance and Material Deconstruction – The Applicant Requests Historic Preservation Board Review of a Proposal for Material Deconstruction to Rehabilitate the Thaynes Hoist House to the 1937 Form. PL-24-06188.

Planner Ward reported that the Historic Preservation Board (“HPB”) visited the site prior to this meeting. She presented the original Site Plan submitted by the applicant, Friends of Ski Mountain Mining History. Representatives of the applicant, Brian Buck, Donald Roll, and Sally Elliott were in attendance at this meeting. She noted that his application was submitted in coordination with the Park City Historical Society.

Director Ward explained that the Thaynes Mine site was a Significant Historic Structure on Park City’s Historic Sites Inventory (“HSI”). The Thaynes site was associated with the mining decline and emergence of the recreation industry. According to the Historic Site Form, a shaft was dug on the site in 1934 to access western ground to explore for ore; however, in the end, no ore was found in this location and the mining operations ceased in the 1940s. On the Historic Site Form, three of the structures were designated Historic. One was the Hoist House, which she showed in a photograph from 2009. She also showed a photograph of the Thaynes Conveyor Gallery that had since been rehabilitated and restored by the Friends of Ski Mountain Mining History.

Director Ward also presented an image of a Fire Hydrant Shack that was designated Historic. She explained that some of the accessory buildings were not designated as historic on the City’s Historic Site Form. She presented an image of one of the accessory buildings that was associated with a four-year period in the 1960s where skiers would ride in underground cars and would then be lifted over 1,700 feet by the Thaynes Hoist. This provided underground access to the ski slopes.

Director Ward stated that one of the considerations for this meeting was whether the Board wanted to direct Staff to go through the process to have this structure and use designated on the Park City HSI. She presented a photograph that depicted the condition of the structure in 2009. Due to heavy snowfall over the past few winters, the existing conditions had deteriorated as shown in a more recent image. She explained that substantial materials from the roof had collapsed causing damage and loss of historic materials. An image was presented that showed the hoist as well as the 1937 hoist form. Director Ward stated the 1937 form of the Hoist House included the equipment. As the applicant worked on the site, it was discovered that the walls for the 1937 structure remained, and there was historic material that could be salvaged to rehabilitate the 1937 form. One of the applicant’s requests was that this structure be approved to be

rehabilitated to the 1937 form and allow for the removal of the roof so that the site could be stabilized in advance of the coming winter so that it could eventually be restored.

Director Ward also presented a photograph of the Boarding House that had long since collapsed wherein the foundation remained, but there was very little material. She explained that the applicant also proposed to remove and store on-site the collapsed historic roof materials and the non-historic additions to the Hoist House. They would also complete asbestos removal and mitigation during the work this fall. This would then allow for the stabilization of the 1937 Hoist House walls to ensure that they would be protected during the winter season. The proposal also sought to complete an engineering evaluation to determine what would be required for the long-term stabilization. She added that the applicant also planned to remove the materials to be deconstructed and stored on the site next year so they can rehabilitate the 1937 Hoist House, and replace the roof in 2026.

Director Ward reported that Staff recommended the Board open a public hearing and consider approving the request to restore the 1937 Thaynes Hoist House and remove the historic roof to allow for stabilization of the remaining historic walls and materials. She invited any questions about anything set forth in the Staff Report and reported that applicant would present their proposal to the Board. Board Member Stephens mentioned the statement about including another structure from the 1960s and asked if that would change the scope of work in the initial couple of years.

Director Ward explained that the Conditions of Approval were for the 1937 Form and nothing else was designated historic; if that were a direction recommended by the Board, Staff would then recommend a Condition of Approval to include that in future work. On behalf of the applicant, Brian Buck reported he is the Project Manager for the Friends of Ski Mountain Mining History. He lives in the Silver Springs neighborhood in Park City. He explained that the reason they were so interested in the Thaynes site was that it was the last new mine developed by the Silver King Coalition Mining Company, and it was the first use of conveyors to move a substantial amount of waste rock in North America. He stressed that this site was very interesting from a mining standpoint.

Even more interesting was that the Spiro Tunnel was upgraded in 1964 by the Treasure Mountain Ski Resort to become a subway ski lift to service the Thaynes Canyon runs. He explained that skiers rode a subway car through the tunnel almost three miles into the mountain, and were then lifted 1,700 feet up a shaft to the ski run.

Project Manager Buck presented an image from the Park City Museum that showed the 1937 condition of the Mining Company. The Hoist House was built and the shaft was operational. He added that the Boarding House housed the crew that sank the shaft. He pointed out the conveyor that extended out into the canyon. He stated there was no building that connected the Hoist House with the shaft, although there was a breezeway for winter access.

Project Manager Buck next presented a photograph taken in the late 1930s that showed the Thaynes mine in full operation. He pointed out the conveyor that serviced the waste rock dump, which had grown considerably. He also showed an image showing the subway cars that went three miles into the mountain. He noted that two of the subway cars were preserved in the basement of the Park City Museum. He presented an image of skiers boarding the cage or elevator of the Thaynes shaft at the 1,700-foot level and preparing to be lifted up the shaft, as well as images of skiers using the elevator.

An image taken in the summer of 2022 showed the conditions of the facilities. Project Manager Buck explained that the large building with a significant portion of a missing roof was the Hoist House. The building connecting the Hoist House with the head frame was built subsequent to sinking the shaft. He noted the roof and the garage door building were in pretty fair shape. The watchman's shed just to the right was also in good shape.

Project Manager Buck presented images of the ancillary buildings located to the east of the shaft. The building with the collapsed roof was the storage building. The inclined conveyor gallery was in really good shape and it accessed the ore shed, whose roof collapsed and whose walls were in reasonably good shape. Because the storage building was not significant historically, the initial plans were to remove that building and the ore shed and to stabilize and rehabilitate the ore conveyor. The waste rock conveyor was an earlier project that was stabilized by Friends of Ski Mountain Mining History.

Project Manager Buck reported that in April 2023, they received word from Park City Mountain Ski Patrol that something had occurred. He presented an image showing the accumulation of snow on the roof. Additionally, images show stress on the roof, however, the building was for all intents and purposes buried in snow. He showed the Board the condition of the building in June 2023 and indicated that the building remained in that condition to this day. The entire roof structure of the Hoist House collapsed, and much of the roof on the building between the Hoist House and the shaft also collapsed. He expressed concerns about the safety hazard due to roof material hanging overhead and added that there was no way to secure the building due to the damage. The ancillary buildings to the east of the shaft were essentially destroyed due to the snow accumulation in the spring of 2023. The ore conveyor was also destroyed, and when it collapsed it crushed the ore building. He presented an image of the shaft room and explained that it depicted the roof in the summer of 2022. Part of the roof needed repairs due to some distress in the foundations of that portion of the building. The remainder of the building was in excellent shape.

In June 2023, the entire roof structure of the shaft room was destroyed and the walls were significantly damaged. He stated that Friends of Ski Mountain Mining cleaned up the debris so that the asbestos contractor could clean up the asbestos that was in that portion of the building. They relocated the debris onto the floor inside the building and cleaned up the asbestos.

Project Manager Buck showed an image of the Hoist House in the summer of 2022 and pointed out the wood drop ceiling. He added that much of the fiberboard had come off because the sheet metal on the roof had disconnected from the structure, which allowed the rain and snow to come in and damage the fiberboard causing it to fall off. He noted that the structure of the drop ceiling was still usable and the steel roof structure above was in good shape. He presented an image of the Hoist House in June 2023, which depicted the present condition of the structure. He pointed out that the red-painted metal structure of the roof collapsed, a large I-beam was bent, and all the wood in the drop ceiling was ruined.

The hoist operator station before the roof collapse was shown, and then compared with the structure as it exists today. Project Manager Buck explained that they were looking at a first phase of removing the roof due to safety concerns and asbestos removal. He explained that the contractor could not enter the area until the safety hazard was mitigated. He showed the condition of the asbestos. He noted that the clean-up was seriously compromised by the condition of the building, as the entire roof failed and they suspect more of the pipe insulation had detached and fallen to the floor. They anticipated the asbestos clean-up costs would be approximately \$20,000 more than what it would have been prior to the roof failure. He noted that was in the budget.

Project Manager Buck reported that Wasatch Environmental was the applicant's environmental consultant. They hired Thermal West Industrial, Inc. to perform the abatement at a cost of almost \$350,000 for both Silver King and Thaynes. They expected it to cost an additional \$20,000. He noted the additional need for an asbestos monitor on-site when the roof is removed from the Hoist House, which was estimated to cost an additional \$10,000.

Project Manager Buck reported that they completed the other abatement work, and would complete the work in the Hoist House when deemed safe. He stated they delayed the remaining asbestos removal and assumed that the asbestos problem had only increased by the intervening time and weather. They would provide the asbestos monitor and would complete the full asbestos abatement in the Hoist House following removal of the roof and stabilization of the walls. For the immediate future, they want to remove the safety hazard of the failed roof in the Hoist House. They were seeking assistance from the City and the Resort with financial commitments and services to help pay for this work. Project Manager Buck stated they would then use their own financial resources to finish the asbestos abatement in the Hoist House. He added that they were working with the Division of Oil, Gas, and Mining to do some subsurface stabilization of the shaft, and the engineering for that was paid for by the Friends of Ski Mountain Mining History.

Thereafter, they would develop plans to save the Hoist House. They would initially need an engineering evaluation by J.R. Richards. He reported that Engineer Richards will inspect the building to determine the best way to save the walls that are still standing and do what needs to be done to support a new roof over the Hoist House.

Project Manager Buck stated the remainder of the site would remain, and the clean-up of that portion of the site was not essential for them to do the work in the Hoist House, however, it needed to be done sooner rather than later. He added that they plan on rehabilitating the Hoist House, and have it available for public tours. They assumed that the Hoist House mining equipment would remain in place. The front wall of the shaft building would be enclosed, and they would build a small industrial shed at the location of the garage door. The watchman shed would also be repaired along with the repairs on the Hoist House. He noted that the methods of construction were still to be determined, as they had to conduct the engineering evaluation.

Board Member Hodgkins asked why they chose the 1937 form, and wondered if it was because those were the structures that were the easiest to save. Project Manager Buck stated they found the photograph that showed that when the shaft was sunk, the Hoist House was separated from the shaft by open ground. The mining company constructed the intervening building thereafter. He added that the construction of the Hoist House was of better quality than the rest of the building, and the walls and foundation of the intervening building between the Hoist House and the shaft were fairly substandard. The concrete was not reinforced, and much of the intervening building was a complete wreck.

Project Manager Buck stated they could reasonably rehabilitate the Hoist House, but the rest of the building between the Hoist House and the shaft would almost have to be started from scratch. He noted that the 1937 photograph of that building informed that there was some historical precedent for just repairing the Hoist House and removing the rest of the building in between.

Board Member Hodgkins commented that one of the biggest historical elements of this site was its role in skiing history, and noted that it was almost like removing that experience even though arguably the 1964 piece was more historic for what it did than the 1937 piece. Project Manager Buck responded that their homage to the use of the building for skiing would be to repair the garage door that was used by the skiers.

Board Member Beatebrox added that there had never been a Historic marker documenting the fact that this was a ski lift; therefore, they decided they would raise the money to add a sign to document that part of its history. Board Member Hodgkins felt the proposal would change the feel of the place by taking it back to 1937, as compared to the 1960s. Project Manager Buck agreed that it would be a change.

Board Member Stephens asked if the historic material on the 1937 building had been replaced over time as the additions were completed. Project Manager Buck believed it to be the original material.

In response to a further inquiry from Board Member Stephens regarding whether there was enough original material to reconstruct the 1937 structure, Engineer Richards explained that the steel in the building was so damaged that it would be difficult and not feasible to straighten. He confirmed that the original framing was steel, with a wood

ceiling. His initial inclination was to save the walls, but they had to get inside to determine the extent of the damage. They might not be able to use the walls structurally, which would require them to construct a steel framework within those walls, and then attach those walls to that framing. He mentioned the Watts Garage where they saved the walls, but they had to dismantle the entire structure.

Engineer Richards expressed hope that when they demolish the roof, remove the debris, and brace the walls, they will find that the walls are in good shape so they could maintain those walls in place rather than pull them off as they did on the Watts Garage.

Board Member Stephens acknowledged that until they get into the building they would not really know what they were dealing with. He echoed Board Member Hodgkins' comments about bringing in the skiing part of the history, and it seemed like for the 1937 building they would like to have enough historic material to at least do the exterior. He felt there would be a way to use some existing historic material and blend it with some newer material for the 1960s elements in order to bridge the gap between the mining history and the ski history.

Project Manager Buck reminded that when this structure was used as a ski lift, the skiers came up the shaft and went out the garage door. They plan on building a structure there because the front of the shaft tower is now open because the building that used to connect to it collapsed. Therefore, they need to construct some sort of addition to close the shaft so that it is not exposed to the weather. He added that they want to have a façade with a garage door that would be evocative of what it looked like when it was being used as a ski lift.

Chair Scott noted they would have another conversation about this in a year, once the cleanup is completed.

In response to an inquiry, Project Manager Buck reported that they were saving the usable corrugated metal, which they were calling tin. He noted that some of the corrugated metal was so badly distorted that it was no longer usable. Any corrugated metal that is usable would be stacked because, to the extent they can, they want to restore the exterior façades and the roofs of these buildings with that same material.

With respect to saving the iron, Engineer Richards noted that as with Silver King Mine, they were trying to save as much of the steel as possible as long as it was not too far bent. He mentioned that some of the older steel is more brittle than new steel, so once it deforms, it is very difficult to straighten. With the new structure, they would match with the old. Engineer Richards explained that at Silver King Mine, they had 5-inch purlins, so they used the exact same shape but used newer, stronger material. Once the material starts to rust it starts to match the older material.

Project Manager Buck added that when the remainder of the cleanup occurs, there would be a lot of wood debris and some unusable metal that they proposed would be stored

during the second phase on the ground behind the building. During the later phase where there would be more generation of debris, they proposed a subsurface repository of those historic materials on site instead of removing the materials from the site. This would be discussed with the City and the Resort in the future, as well as with the Environmental Protection Agency ("EPA").

Board Member Hodgkins noted that the bent I-beam was now part of the history of this building, and to just get rid of it would be to remove a piece of the building's history. While he acknowledged it likely could not be used, he did not want it discarded or recycled. Board Member Beatlebrox noted it had a sculptural quality to it. Engineer Richards stated that they could possibly add the old steel beam next to a new steel beam.

Project Manager Buck reiterated that all of the material removed from the roof structure would be stored on-site this year. But as they remove the material, it would have to be taken apart like a bunch of jackstraws, so there may be a need for them to cut some of those structural members to allow them to be safely handled in that work environment. He stressed that he would not want to guarantee that the I-beam would come out of the building in one piece.

Chair Scott opened the public hearing. There being no public comment, Chair Scott closed the public hearing.

Chair Scott asked if all members of the Board were able to attend the site visit. Board Member Stephens indicated that he was unable to attend.

Board Member Beatlebrox reported that she attended the tour, which was extremely impressive and educational. Many of her questions were answered and she felt it was a wonderful project. Board Member John Hutchings agreed.

Board Member Holmgren was taken aback looking at it in person versus the photographs and mentioned the size of the site. Board Member Beatlebrox stated she was excited about Thaynes because of the intersection of skiing with mining. When they visited Silver King, they heard stories about how the miners came in for their batteries, drills, and drill bits. She stated it brought an entire lifestyle to life. To know that people could experience the mining history as it was, was really exciting.

Board Member Long reported that his visit to the site saddened him because if they had done something 2 – 3 years ago, they would not be looking at what exists there today. It would sadden him more if they did not do something now to preserve what remains. Chair Scott agreed and mentioned that both of those buildings were incredible potential museum opportunities.

Board Member Hutchings stated he would support a motion to approve the application with special consideration to preserve the I-beam.

There was discussion about what the Board was voting on. Director Ward explained that the Draft Final Action Letter included the issuance of a Determination of Significance that would allow for the restoration of the 1937 roof form and material deconstruction of the Historic Roof materials for stabilization over the winter. That would then allow the applicant to rehabilitate the structure over the coming years. She stated that the Board could include Condition of Approval 1.g. regarding the preservation of the I-beam. Board Member Hutchings noted that he was unsure if he wanted to make this a Condition given the potential that the I-beam could not be safely preserved. Director Ward stated that they could add language "if feasible.."

Board Member Stephens indicated that the applicant would need further approvals from the Planning Department, and suggested they could make that part of what the Planning Department could incorporate the ski connection into the project without tying the applicant's feet with safety issues.

Project Manager Buck suggested that any Condition added for the preservation of the I-beam allow for onsite consideration of safety. He stated that removing that damaged roof would be, in itself, risky for the workers. He wanted to ensure that the supervisor on site would have the ability to do what is safe. If they could save the bent I-beam, they would do that; however, if it has to be cut for safety reasons he would like to have the ability to document why they had to cut it.

Board Member Hutchings agreed and stressed that he would not want that consideration to hold up the project or jeopardize anyone's safety. He liked Board Member Stephen's suggestion.

Board Member Holmgren asked if they were making a motion or offering guidelines. Director Ward reported that if the Board felt it had the information needed to make a decision, it could make a motion for the 1937 Hoist House restoration. She noted the early discussion about a potential Condition of Approval that would be aligned with the proposal regarding the remaining materials associated with the accessory buildings for the skiers.

Project Manager Buck stated that was not part of this year's project, and confirmed that they would not touch those materials this year. The applicant recommended that the damaged ancillary buildings to the east of the shaft should be cleaned up. Additionally, there were portions of the main mine building that would not be cleaned up during this part of the project. He added that the entire backside of the building collapsed in completely, but the roof was not overhanging so it did not have the same safety hazard as they have in the locations where the roof is overhanging.

Project Manager Buck confirmed that this year they planned to just remove the overhanging roof and store that behind the building.

Director Ward added that the accessory structures were not designated historic, but the Board could add a Condition of Approval that the materials from the one accessory structure associated with the lift would remain as they are and protected and stabilized while they evaluate the possibility of nominating that accessory building for a listing on the HSI. Project Manager Buck confirmed that Director Ward was referring to the garage door and they were not planning on removing that this year so there would be an opportunity to do further planning regarding that element.

Board Member Hodgkins asked if by including the 1937 in this proposal, would they essentially be giving the applicant the ability to demolish anything that is not related to the 1937 structure. Director Ward explained that the three designated structures were the Fire Shack, the Hoist House, and the Conveyor Gallery. The additional accessory buildings on site were not currently designated historic, so it would allow for the demolition of the accessory structures that were set away from the main structure. She added that they requested that the materials associated with what has been referred to as the garage door structure and the associated lifts under the hoist remain.

In response to Board Member Hutchings's inquiry, Director Ward stated that with respect to the building to the left of the garage door structure, it would remain, as it is associated with the hoist. Chair Scott asked if Board Member Hutchings was referring to the ore conveyor. Project Manager Buck clarified that this structure was referred to as the Watchman's Building, and confirmed that would remain.

Board Member Hodgkins commented that it was difficult to tell what the Board would be legally giving the applicant permission to demolish. It was observed by Board Member Hutchings that according to the Packet, the Board was requested to make a determination that would allow the Thaynes Hoist House to be restored to its 1937 form and approve the material deconstruction of historic roof material. Director Ward clarified that the area in question would be that shown in the photograph between the 1937 form and the hoist. The additions to the left of the Hoist House would remain, along with the associated ski accessory building. She also confirmed that the tower would also remain. It was suggested that the color-coded photographs showing what would remain to be presented again to the Board.

Board Member Stephens stated that it appeared the applicant would be doing some demolition and cleanup for safety reasons and to prepare the structure for the coming winter. He understood that all of the materials that would be deconstructed at this point would be stored on-site, and wondered why the applicant could not just sort the materials and then return to the Board to advise what is left and what they would have to work with. He suggested that they might be putting this project in a box when they do not know what materials they would have to work with. He noted that in the past the Board had dealt with issues where materials were removed from the site; whereas in this instance, the applicant proposed to keep the materials on site at this point. Project Manager Buck confirmed that was accurate.

Board Member Hodgkins stated that his issue was with the reference to the 1937 form because by focusing on a date, they could potentially dispose of everything not related to that date. He asked what the point was of referencing the 1937, to which Board Member Stephens agreed.

Chair Scott commented that the applicant intended to save everything possible that was financially realistic. He understood that it would not be feasible to restore that middle section based on its condition, so they looked at the form from 1937 which is more feasible to restore. Project Manager Buck agreed and added that it was due to the remaining structures and what they would be starting with. The Hoist House was still structurally in a condition to allow them to reasonably evaluate how to strengthen the walls and construct a new roof. The rest of the building was a wreck, as were the ancillary buildings to the east of the shaft.

He confirmed that they would not be doing any of that cleanup and did not intend to use donor funds for demolition. The immediate need that they shared with the Resort and the City was to mitigate the safety hazard of the broken roof hanging over the portion of the shaft room and the Hoist House. The next step would be to address the asbestos that they are bound to finish; however, they cannot do that work until the roof is cleaned up.

Project Manager Buck explained that the rest of the work the Board was discussing would be for later consideration. The applicant identified in the Historic District Design Review ("HDDR") permit application a multi-step process that addressed the fact that after this first phase of clean up, there would be an evaluation going forward as to what would happen with the rest of the site. Part of that would involve coming before the City and the Resort with a specific plan for the rest of the site. He stated they included a conceptual plan and budget in the HDDR permit, but they do not yet have the funds to execute that plan.

Board Member Stephens wondered why they were getting hung up on this being the 1937 form, because once they use that as the operative form they would essentially be saying the rest is not relevant anymore. They do not yet have enough information to say it was not relevant. Director Ward explained that was why Staff recommended that everything to the left, which was related to the ski lift history, be nominated and listed for future protection. With the current conditions and the applicant's plan for this year, she offered that another possibility could be that in lieu of a Determination of Significance, they allow for the material deconstruction of the addition so there could be a safe environment for the materials stored on site. She stated that the 1937 portion of the building was the most stable portion of the structure where the majority of the historic materials could be preserved. However, to do that work would require removal of the roof of the addition.

If the Board wanted to approve the Material Deconstruction of the addition on the condition that once that work was completed, with a focus on rehabilitating and restoring the 1937 Form, then they could come back after completion of that work. In this instance, the determination would not be tied to the 1937 form, but it would still allow the applicant

to do the work that needs to be done to stabilize the structure for this winter, store the materials on site, and materially deconstruct the collapsed addition to preserve as much of the Historic material as possible.

Board Member Stephens agreed but was unsure whether the Draft Final Action Letter was drafted to reflect that. He noted that once they refer to the 1937 building, it would seem like the Board would be granting authority for the rest of the buildings to be demolished in any way the applicant saw fit. He noted the precedence of prior decisions of the Board.

Board Member Hodgkins remarked that Director Ward's comments were exactly what he would hope would occur. However, the draft approval was written with a focus on 1937, and they in effect would allow the applicant to remove anything not related to the 1937 form. Board Member Stephens emphasized that the way the draft approval was written was typical of what they usually see, and the question was how they approve this and still recognize that once the cleanup is done, the Planning Department would look at this again. He questioned how they clarified that an approval would not give the applicant carte blanche, but rather establish that this is part of a process.

Project Manager Buck offered that they laid out the steps in the application and that all they were looking to do this year was clearing off the broken roofs, store the debris on-site, and finishing what they needed to do inside the Hoist House. He mentioned the further steps included in the HDDR application, one of them being that the Resort and the City need to decide how to clean up the remainder of the site. He suggested the addition of a Condition of Approval that a work plan be prepared that addresses how each of the remaining structures would be handled. He stated there needed to be a more detailed scope of work for the remaining cleanup on the site, and they do not plan on going forward with that cleanup at this point. They could, however, provide detailed information and recommendations.

Director Ward sought clarification that the remaining cleanup would involve the accessory buildings. Project Manager Buck confirmed and added it also included the intervening building under the Hoist House shaft. Director Ward stated they could remove the Determination of Significance from the Draft Final Action Letter and update the Material Deconstruction that would allow for the applicant to remove the roof form and whatever else needed to create a safe environment for the stabilization of what remains of the 1937 form while preserving what is salvageable for the addition. After that work is complete, the applicant could return to the Board regarding the Determination of Significance, which would allow them to move forward with this year's work. Several Board Members agreed.

Board Member Holmgren asked if they should include mention of the skiing history as part of the reconstruction. She highlighted that this structure was a blend of mining and skiing history. Board Member Stephens recounted that the Board was giving the applicant the authority to do the necessary demolition and cleanup, and saving for a later determination of what would be done thereafter. Director Ward stated that the

modifications were aligned with the applicant's plan, and would make sure that the accessory building referred to as the garage would remain even though it was not currently designated on the HSI Form. Therefore, in the context of the accessory buildings, it would be clear that what is associated with the hoist would remain. Board Member Stephens added that being a simple garage form, it might be a relatively easy building to reconstruct with remaining Historic Materials.

The applicant, Donald Roll stated they put together a detailed project plan and cost estimate in 2021 as part of their capital campaign to save the Silver King and Thaynes complex. That plan was thrown out in April 2023 when the snow collapsed many of the structures. The applicant's intent is and always would be to save that which is financially feasible to save. He stated they have to raise 95% of the funds that go into stabilization projects, so they try to do what they can with the resources they have. He stressed that if the shaft room could be saved, they would do what they could. The current assessment was that it was not salvageable, but once they remove the roof and the asbestos, the engineer could assess the structural integrity. Their belief was that everything east of the head frame was not salvageable. The big issue was whether they could save the Hoist House, which they cannot say until they remove the roof and mitigate the asbestos.

Director Ward stated that the motion could be to approve the applicant's proposal based on the Final Action Letter, as amended by removing the Determination of Significance and updating the Material Deconstruction to allow for the stabilization and deconstruction to preserve as much of the 1937 material as possible, while also preserving the additions. They would also include a Condition of Approval regarding the I-beam. She also mentioned a Condition of Approval that the accessory building was associated with the ski industry area and another Condition that once the roof is removed and the structure is stabilized that allows for a full evaluation of the addition, the applicant would then return to the Board for the final determination on the addition to the Hoist House.

MOTION: Board Member Holmgren moved to APPROVE based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter, as amended pursuant to the discussions herein and the summary by Director Ward:

Findings of Fact

1. The Thaynes Mine Site is designated a Significant Historic Site on Park City's Historic Sites Inventory and is associated with the Mining Decline & Emergence of Recreation Industry Era (1931-1962). According to the Historic Site Form, the Silver King Coalition Mining Company dug a shaft in 1934 to access its western ground, explore for ore, provide ventilation for the Spiro Tunnel, and allow for the removal of waste rock from the mine. They did not find ore in this location, and mining operations ceased in the 1940s. The site included a two-story boarding house (collapsed prior to 2009), a 1937 Hoist House that was later expanded with a change room and showers, a headframe, accessory buildings, and a Conveyor Gallery.

2. According to the Applicant's submittal, the Thaynes Shaft was operated as part of the Silver King Coalition mining operations between 1939 and 1949. In 1949, "a mine workers strike shut down the mining operations." In 1953, the Silver King Coalition Mines Company and Park Utah Consolidated Mines Company merged to form the United Park City Mines Company, and focused mining operations on Daly West, Judge, and Ontario facilities. "Thereafter the Thaynes Mine facilities provided ventilation and access for the Spiro Tunnel and connected mine openings."
3. Decades after mining operations ceased, the Thaynes Mine Site provided a short-lived secondary use. In the mid-1960s, skiers would ride in underground rail cars from the Spiro Tunnel to the Thaynes shaft to be lifted 1,750 feet up by the Thaynes Hoist to access the slopes, an alternative to the ski lifts that operated for four years.
4. The designated Historic Sites within the Thaynes Mine Site include:
 - a. A Conveyor Gallery
 - b. The Hoist House
 - c. A Fire Hydrant Shack
5. A large, two-story boarding house (collapsed sometime prior to 2009), Accessory Buildings, and a Pump House were associated with the Thaynes Mine Site but are not designated Historic Structures.
6. On March 25, 2015, the Planning Commission approved a Conditional Use Permit for the construction of a gondola to interconnect Park City Mountain Resort and the Canyons Resort. Permit Condition of Approval 4 required the Resort "to take actions regarding the Historic Mining Structures on property owned or leased by the Resort."
7. On September 15, 2016, Park City Municipal and VR CPC Holdings, Inc. (Park City Mountain Resort), entered a Memorandum of Understanding to outline an annual process, prioritization of projects, and funding for the preservation of the Historic Mining Structures.
8. The Resort provided a 2015 Preservation Plan for Selected Historic Mining Structures prepared by SWCA. The Memorandum identifies Gold Sites, and priority sites, which include the Thaynes Mine Hoist House and Conveyor Gallery.
9. The Applicant and Friends of Ski Mountain Mining History have completed extensive work on the Thaynes Mine Site, including the rehabilitation of the Conveyor Gallery in 2020.

10. The Applicant now requests the Historic Preservation Board issue a Determination of Significance to allow the 1937 Hoist House form to be restored, and Material Deconstruction approval to remove the roof materials, now collapsed, to protect as many remaining historic materials as possible and to prevent further damage to the structure.

Determination of Significance

11. The Historic Preservation Board reviews Determinations of Significance for Significant Historic Sites pursuant to Land Management Code (LMC) Section 15-11-10(A)(2):
 - a. It is at least 50 years old, or the site is of exceptional importance to the community.
 - b. It retains its Essential Historic Form as may be demonstrated but not limited by any of the following:
 - i. It previously received a historic grant from the City.
 - ii. It was previously listed on the Historic Sites Inventory.
 - iii. It was listed as Significant on reconnaissance or intensive level survey of historic resources.
 - c. It has one or more of the following:
 - i. It retains its historic scale, context, and materials in a manner and degree that can be restored to its Essential Historic Form even if it has non-historic additions, or
 - ii. It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features that are Visually Compatible with the Mining Era Residences National Register District even if it if has non-historic additions.
 - d. It is important in local or regional history architecture, engineering, or culture associated with at least one of the following:
 - i. An era of Historic Importance to the community.
 - ii. Lives of Persons who were of Historic importance to the community.
 - iii. Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.

12. LMC Section 15-15-1 defines Essential Historic Form as the physical characteristics of a Structure that make it identifiable as existing in or relating to an important era in the past. These physical characteristics include, but are not limited to the structure's form, Roof Forms, window and door configuration, and materials.
13. Both the 1937 Hoist House and the addition are at least 50 years old – the addition was completed sometime prior to 1948. However, removing the addition and restoring the Hoist House to the 1937 form retains the site's Essential Historic Form and designation on the Historic Sites Inventory. The 1937 form retains the original physical characteristics for the form, roof form, window and door configuration, and materials indicative of when the site was first constructed, and when the site first began operations.
14. LMC Section 15-15-1 defines Historic Integrity as:
 - a. The ability of a Site to retain its identity and, therefore, convey its Significance in the history of Park City. Within the concept of Historic Integrity, Park City Municipal Corporation recognizes seven (7) aspects or qualities as defined by the National Park Service, that in various combinations define integrity. They are as follows:
 - i. **Location.** The place where the Historic Site was constructed or the Historical event took place.
 - ii. **Design.** The combination of physical elements that create the form, plan, space, Structure, and style of a Site. The design includes such considerations as the structural system, massing, arrangement of spaces, pattern of fenestration, textures, and colors of surface materials, type, amount, and style of ornamental detailing, and arrangement and type of plantings in the designed landscape.
 - iii. **Setting.** The physical environment, either natural or manmade, of a Historic Site, including vegetation, topographic features, manmade features (paths, fences, walls), and the relationship between Structures and other features or open space.
 - iv. **Materials.** The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration to form a Historic Site.
 - v. **Workmanship.** The physical evidence of the crafts of a particular culture or people during any given period of history, including methods of construction, plain or decorative finishes, painting, carving, joinery, tooling, and turning.
 - vi. **Feeling.** A Site's expression of the aesthetic of the Historic sense of a particular period of time. Feeling results from the

presence of physical features that, taken together, convey the Property's Historic character.

- vii. **Association.** The direct link between an important Historic era or Person and a Historic Site. A Site retains association if it is in the place where the activity occurred and is sufficiently intact to convey that relationship to an observer.

- 15. The Historic Site Form concludes the Structure remains in its original location and is a steel structure clad in corrugated metal panels with some concrete, with a roof form sheathed in corrugated metal roofing materials. The structure contains rolled steel multi-light casement and partial-pivot windows. Regarding the other five criteria, the Historic Site Form states:

- a. **Design.** The Hoist House is a steel structure with concrete floors. The building originally housed a coal bin, furnace room, shaft room, change room, showers, and ore bins. The building is clad in corrugated metal material and much of the interior equipment remains intact. A small wood-framed structure with a concrete foundation was built east of the hoist house but was attached to the main building sometime after 1958. The building is in poor condition with broken windows, sections in various states of collapse, and inadequate measures against entry.
- b. **Setting.** The setting is a level building pad tucked into a fairly steep gully in Thaynes Canyon. The waste pile is the most prominent land feature and the Hoist House sits up against the wooded hillside. The setting does not appear to have changed dramatically since the building was constructed.
- c. **Workmanship.** The physical evidence of the mining era is the steel shaft gallows and the overall industrial nature of the building. The steel windows and concrete floors, in addition to the remaining equipment.
- d. **Feeling.** The site conveys a sense of mining activities in the early part of the twentieth century. The structures, including the Hoist House, that make up the overall mining system are visible and intact, albeit in poor condition. Some newer elements are compatible with the historic structures and serve to neither diminish nor enhance the site's historic character.
- e. **Association.** The building is part of the Silver King Coalition Mine Company Thaynes Shaft Surface Plant. It is associated with the decline of mining operations in Park City.

16. The 2015 Historic Preservation Plan prepared by SWCA further describes the Hoist House materials:
 - a. The Hoist House foundation is of poured concrete, which supports metal framed walls clad in corrugated metal. The roof is generally framed with metal trusses, which in turn are spanned by metal purlins that support the roofing panels; these are a mix of standing seam and corrugated metal. The purlins are lapped and welded to the rafter beams, and two different attachment methods were used for the metal roofing. For Room 4 (the likely older room), the roof panels are attached with fasteners—likely bolts—to the purlins, whereas in Rooms 1 and 2, the roof panels are wired to the purlins. These rooms also use half as many purlins as in Room 4. Room 6, likely the last addition to the complex, has a wood-framed roof.
17. The 2015 Historic Preservation Plan prepared by SWCA states the following:
 - a. The Hoist House is a large, gable-roofed, compound building built around the hoist works and mine shaft, measuring approximately 150 feet long and approximately 45 feet wide at its widest. Physical evidence strongly suggests that it was built in stages: the external hoist frame may indicate that it predates the rest of the building, whereas differences in construction methods and materials, combined with the presence of what appears to be a formerly exterior wall between Room 4 and Rooms 2 and 3 (including a '1936' inscription in the concrete on the south wall of Room 3) may suggest that Rooms 2, 3, and 6 were built as additions in the space between Rooms 4 and 5 and the hoist."
18. The 2015 Historic Preservation Plan prepared by SWCA assessed the condition, which has since significantly deteriorated because of the 2023-2024 snow loads. The 2015 Historic Preservation Plan states:

" . . . it is suffering from severe and pervasive problems that, left untreated, have the potential to lead to increasing structural damage. . . [t]he universal damage to the sheet metal roofing and siding (particularly on the shaded east side of the building, presumably as a result of heavier snow loads) is of concern because roof damage and loss . . . lead to accelerated deterioration in other parts of the building. Bent roof members and the loss of and damage to metal siding (including bending) are also troubling because they may indicate inadequate support for the roof overall, particularly when carrying heavy snow loads."
19. While the Thaynes Mineshaft was originally constructed to allow for the exploration of ore, when no ore was found, the site shifted its use to help

ventilate the overall Silver King Coalition mining operations. The Historic Site Form acknowledge “[s]ome newer elements are compatible with the historic structures and serve to neither diminish nor enhance the site’s historic character.” The Applicant proposes rehabilitating the Hoist House to the 1937 form, which does not diminish the Essential Historic Form or Historic Integrity of the Thaynes Mine Site and allows for the removal of Rooms 2, 3, and 6 to prevent further damage in the coming winters.

Material Deconstruction

20. The Historic Preservation Board reviews Applications for Material Deconstruction involving any Structure designated to the Historic Sites Inventory proposing the removal of historic materials to accommodate structural upgrades pursuant to LMC Section 15-11-12.5.
21. In addition to removing the addition to the Hoist House, the Applicant proposes removing the collapsed historic roof of the 1937 Hoist House. Removal of the historic roof will allow the Applicant to:
 - a. Remove and store on-site the collapsed historic roof materials and non-historic additions to the Hoist House this fall.
 - b. Complete asbestos removal and mitigation in the 1937 Hoist House this fall.
 - c. Temporarily stabilize the original 1937 Hoist House walls to protect them during the 2024-2025 winter.
 - d. Complete an engineering evaluation of the 1937 Hoist House walls to determine the required long-term stabilization that will support rehabilitation and a new roof.
 - e. Remove the materials deconstructed and stored on site in 2025.
 - f. Rehabilitate the 1937 Hoist House and replace the roof in 2026.
22. All required materials, including an engineer’s report, cannot be obtained due to the collapsed roof and the inability to safely access the 1937 Hoist House. Additionally, once the collapsed roof is removed, the asbestos abatement must be completed. At that time, all required materials, including the engineer’s report, can be obtained.

Conclusions of Law

1. Restoring the Hoist House to the 1937 form complies with LMC Sections 15-11-10(A)(2) and 15-15-1 and the Hoist House retains its status as a Significant Historic Site on Park City’s Historic Sites Inventory.

2. The proposed Material Deconstruction of the historic roof materials associated with the 1937 Hoist House complies with LMC Section 15-11-12.5 Material Deconstruction, as conditioned below.

Conditions of Approval

1. Upon completing the removal of the 1937 Hoist House roof and completing asbestos mitigation, the Applicant shall complete:
 - i. Exterior and interior photos showing the existing conditions of the 1937 Hoist House.
 - ii. As-built drawings, including measured drawings for the elevations, floor plans, sections, materials, and details of the 1937 Hoist House drawn at a quarter-inch scale.
 - iii. An evaluation of existing materials and construction details of any innovative or problematic structural or mechanical systems that are incorporated into the building.
 - iv. Completion of an engineer's report outlining required stabilization for the rehabilitation of the 1937 Hoist House, submitted for Chief Building Official and Planning Director review.
 - v. Construction details are drawn to an approved scale, along with manufacturer's cut sheets for proposed windows and doors.
 - vi. Completion of a Physical Conditions Report and Historic Preservation Plan for review by the Chief Building Official and Planning Director.
 - vii. To the extent possible, the I-beam will be preserved.
 - viii. The accessory building was associated with the ski industry area and shall be preserved to the extent possible.
 - ix. Once the roof is removed and the structure is stabilized allows for a full evaluation of the addition, the applicant shall return to the Board for the final determination on the addition to the Hoist House.

Board Member Hutchings seconded the motion.

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

- B. Thaynes Hoist House – Grant – The Applicant Requests an \$18,500 Grant to Remove and Replace the Thaynes Hoist House Roof and to Stabilize, Rehabilitate, and Restore the 1937 Hoist House. PL-24-06221.**

Director Ward reported that this Agenda Item involved the same site and the same applicant as the previous Agenda Item. With regards to the Historic District Grant Program, they recently learned that the property owner declined an \$18,500 grant

awarded by the Board last year. Because those funds were already awarded, they were available to be reallocated this fiscal year.

Director Ward reminded the Commission that on July 3, 2024, the Board awarded \$56,800 in Historic District Grants for this fiscal year. Therefore, there was still \$70,336 in grants for this fiscal year. She stated that the current request for \$18,500 would not impact the funds available to applicants in this fiscal year. This recommendation was originally worded such that the \$18,500 would be for the removal of the roof, which would include all of the Hoist House and the additions. Staff recommended that if the Board determined to grant this applicant's request for these funds, the grant be specified to remove the Thaynes Hoist House roof, and to stabilize and preserve the 1937 Hoist House and additions.

Board Member Stephens sought clarification of the numbers and understood that if they awarded this \$18,500 grant, the Board would still have the \$70,000-plus remaining that they had before. He asked if any applications had been turned in. Director Ward explained that the Board approved three Historic District Grants, and there were no other pending applications other than the one presently before the Board.

Board Member Beatlebrox expressed support for the award of the grant. There was unanimous consent by the Board.

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

MOTION: Board Member Beatlebrox moved to APPROVE the Applicant's grant request, and award \$18,500 for Removal of the Roof and Stabilization of the Thaynes Hoist House. Board Member Holmgren seconded the motion.

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

Mr. Roll thanked the Board and stated that this funding was the lynchpin to remove the roof in 2024. He thanked Project Manager Buck for his tireless work and described him as a man on a mission to get this work done not only for safety reasons but to allow them to move forward with the long-term project of saving the Thaynes mine buildings.

C. 732 Crescent Tram – Determination of Significance and Material Deconstruction – The Applicant Requests Modifications to 2017 and 2018 Historic Preservation Board Determinations Regarding Additions to the Landmark Historic Structure, and Requests Material Deconstruction to Accommodate a Basement Addition and Addition on a Secondary Façade. PL-23-05741.

City Planner, Lillian Zollinger reported that Bill Van Sickle, AIA was present on behalf of the applicant. She presented an overall site view of 732 Crescent Tram for the Board, as

well as images that illustrated how the Historic Structure had progressed over the years. Planner Zollinger explained that Park City School District Superintendent Carl Winters purchased this home, and between 1926 and 1938 added several additions, highlighted in red on the graphic presented to the Board.

In 2017, the HPB found that the additions did not reflect the mature mining era and did not contribute to the understanding of the broad patterns of history. Therefore, in 2018, the HPB approved the Material Deconstruction of the additions labeled A, B, C, E and F. Planner Zollinger reported that only the addition labeled “A” had been removed from the site, and presented an image of the current condition of the structure. She also presented an image of what the site should look like pursuant to the 2018 Material Deconstruction approval, with only the area labeled “D” remaining.

Planner Zollinger explained that the applicant proposed to remove addition “E” and keep existing additions B, C, and F. This would, in effect, be a hybrid approval, wherein addition “E” would be removed, addition “A” would remain removed, and additions B, C, and F would remain. She added that area “D” would remain.

Staff requested that the Board review whether the additions A, B, C, E, and F should all be re-evaluated to determine if they meet the criteria of the Land Management Code (“LMC”) and contribute to the Landmark Historic Site. If so, Staff requested the Board consider whether addition A should be reconstructed, or if the applicant should design new construction based on the Board’s 2017 approval, which required removal of all of the additions shown in red.

Board Member Beatlebrox noted Planner Zollinger’s statement that the 2017 approval “required” removal of those additions, and queried whether the approval actually required removal, or whether it allowed the removal. Planner Zollinger agreed to look at the Final Action Letter from the 2017 approval with respect to this question.

Director Ward added that there were two actions by the HPB. The first was a Determination of Significance in 2017. Through the 2017 Final Action Letter, the Board determined that the Carl Winters additions did not contribute to the Landmark Historic Structure. One year later, the applicant requested approval for Material Deconstruction to accommodate the removal of those additions; however, only addition “A” was removed; additions B, C, E, and F remained.

Board Member Hodgkins asked why the Board would require removal. Director Ward explained that in 2017 when additions B, C, E, and F were determined to not be historic, that changed what could be built. Between the Landmark Historic Structure and the new construction, a transitional element is required; therefore, additions B, C, E, and F do not meet the requirements for an addition that does not contribute to the Historic Structure. If it was determined that those additions could remain, the applicant would still need to update their plans to create a larger transitional element between the Historic Structure

and the new construction. If these additions were not deemed Historic, they would need to be removed to accommodate the transitional element.

Board Member Hodgkins asked why these elements would need to be removed as opposed to just telling the applicant they could not build the addition or build a smaller addition to accommodate the required transitional element. Board Member Hutchings explained that it was because addition "D" was determined to be the Landmark Historic Structure, and the transitions would need to be constructed off of addition "D" and not off of three of the four remaining additions.

Director Ward agreed and added that what could be built for the basement level would be determined by what is the actual footprint of the Historic Structure. The current Board's findings were that the image on the left is the Landmark Historic Structure, which means that for the rehabilitation of the structure, they would need to look at that footprint when they evaluate the transitional element for compliance. She noted that the conditions of some of the additions were poor, and highlighted addition "C."

Board Member Hodgkins clarified that the Board did not *require* removal; however, in order to do what was proposed for the site, the applicant at that time would have had to remove those additions.

Director Ward stated that the Board's findings were that the image shown on the left was the Historic Form, so by having a hybrid removal of the additions, the Planning Staff was unable to apply the Historic District Regulations for the addition until they know what is considered Historic. Currently, Staff was basing its evaluation on the Board's 2017 findings.

Board Member Stephens understood that when this was originally before the Board, the idea was that the applicant at that time was going to take this structure back to a certain period of time. Director Ward commented that if the Board wanted to re-evaluate the Carl Winters additions, then they would have to address the issue of addition "A" which was part of the Winters additions that was removed.

Board Member Hodgkins understood that not all of the Winters additions remained, and offered that the question was whether that fact rendered everything highlighted in red as something that could no longer be deemed Historic. Director Ward agreed.

Chair Scott commented that he recalled that site visit and there were a good number of people present. He stated that it looked like, for the most part, a handyman constructed these additions. Board Member Beatlebrox mentioned the owner constructed the additions.

Chair Scott noted the conundrum and asked if this home was still considered a Landmark Historic Structure. Director Ward confirmed. Board Member Hodgkins understood that

the proposal would require the removal of the Winters additions in order to add on to the structure.

On behalf of the applicant, Bill Van Sickle, AIA stated that the applicant was in favor of going back to the Carl Winters additions, which would require the Board to reverse the prior determination so that they would be considered Historic. The applicant was also in favor of adding back addition "A" as they felt it added to the structure. Based on the older photographs, the additions looked very similar to or the same as the Historic Structure. The applicant would reconstruct addition A, which would require some re-design on the proposed addition, but they were willing to do so.

Architect Van Sickle stated they were concerned that the root cellar in area "D" was not a habitable space as it was below six feet in height. They requested that be considered as the transitional element rather than calling it a Historic Structure. Board Member Hutchings commented that Architect Van Sickle's last comment and request regarding the transitional element was not presently before the Board. Director Ward stated that depending on the Board's determination that would be how Staff would apply the transitional element requirements moving forward.

Board Member Stephens indicated that if the original applicant from 2017 came before the Board and proposed taking the house back to the structure with the Winters additions, that is what they would be looking at now. He did not know whether the Board could revisit that prior determination.

Chair Scott agreed and added that the applicant wanted to turn addition "E" into a transitional element. Board Member Stephens mentioned that when the Board had looked at other applications in Old Town if there was one part of an addition that was done at a certain time they looked at those separately from the other additions. It was not as if they were required to treat all of the additions the same. He stated they could look at the root cellar separately.

Board Member Hodgkins asked what year the Winters additions were completed. Planner Zollinger responded that they were completed between 1926 and 1938. It was confirmed that the root cellar, which was addition "E", was part of those additions. Architect Van Sickle added that the root cellar was a small shed off the back, and there were photographs of that addition in the Staff Report.

Chair Scott recalled that during the site visit, the root cellar was half caved in from the earth moving in on it. Architect Van Sickle confirmed that it was still in that state.

Board Member Stephens asked if they could move forward, or whether they were bound by the prior decision from 2017. Director Ward noted that was the issue, and the current determination was that the Winters additions did not contribute to the Landmark Historic Structure. If they do contribute, then Staff would need to do the research and the evaluation. Additionally, she noted that if the date of restoration were to change, they

would need to update the approvals for the property to reflect that. She added that the property would remain on the HSI; however, the year that it would be restored would be updated.

In response to an inquiry, Director Ward explained that Staff's recommendation was that the Board would provide direction on how to proceed and continue this Agenda Item to September 4, 2024. If the Board were open to re-evaluating the 2017 Determination, then at that time Staff would present the information for the Board's consideration.

Architect Van Sickle stated the applicant was several years into this project; therefore a continuance to September 4, 2024 would not create a hardship for the applicant.

Board Member Hutchings asked if it mattered that one of these additions had been removed, and there would not be any historic material.

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

Board Member Hutchings observed that based on these discussions, the Board would be reconsidering the 2017 decision, and he wanted to be mindful of what that could mean for future projects.

Board Member Hodgkins echoed the concerns regarding precedence but felt the applicant should be able to take this structure back to 1936 or earlier unless the Board determined that everything in the Historic District should be taken back to a date certain and stick with that. He did not believe that was how they typically evaluated applications, as there is an eclectic restoration of buildings that reflect different times in the history of Park City.

From that perspective, Board Member Hodgkins felt the owner should be able to make the decision to restore this property to its original concept or to another year. He did not think the owner should be able to select which pieces of that year's additions remain and which ones could be removed. Either they all remain or they are all removed. He would like to require the volume of what was removed in addition "A" be put back.

Board Member Stephens noted the materials removed with addition "A" were gone, but if they put the volume back in place it should be such that it would clearly not be the Historic structure that was there before. This could be accomplished by using a different kind of siding, or some other method to differentiate it while keeping the mass and volume as referenced by Board Member Hodgkins.

With respect to the root cellar, Board Member Hodgkins focused on the fact that it was more of an underground structure. He noted that much of it would not likely be salvageable, but could not state how he would ultimately decide that issue. Board Member Stephens stated that could come before the Board in September, and if it were

determined that it needed to be removed to make this work they could consider it at that time.

Board Member Hutchings opined that it would not be true to the historical integrity to just fill up the space that was torn down. He felt that using different materials would make it look weird and felt it would create some really strange results in the future. Board Member Hodgkins agreed and noted that the Board required everything in Old Town to be compatible and in kind. He would like to see the same fenestration and volume and similar siding and paint color.

Board Member Stephens clarified that his suggestion was that one would not have to go to the Planning Department to see that this addition was rebuilt. Someone should be able to look at the siding with a slightly different profile to be able to differentiate this addition.

Board Member Hutchings next turned to the root cellar and asked if the proposal was to make the root cellar the transition element. Director Ward explained that a transitional element would be required that would exceed the footprint of the root cellar because the addition would be uphill. The applicant's proposal was that the area of the root cellar be removed to accommodate the transitional element. If it were determined to be Historic, it would just change where the transitional element would begin.

Board Member Hodgkins added that if the root cellar was not part of it, then that would allow the addition to be that much closer to the old house. Director Ward presented a photograph that helped to illustrate the root cellar.

Board Member Hutchings commented that if all of the additions were deemed Historic, then the root cellar would remain and the transitional element would come off the root cellar. Director Ward agreed and added that the transitional element could also come off of some portion of the Historic Structure. If only area "D" were deemed Historic, then the transitional element would come somewhere off of "D."

Board Member Hodgkins questioned whether another option for the Board could be that the root cellar has so deteriorated and beyond repair that they could allow for its demolition. Director Ward responded that many of these additions were in disrepair, and that they would present more information on what could be salvageable at the next meeting. Chair Scott noted the twist that in 2017 it was determined that A, B, and D were non-historic. It was clarified that A, B, C, E, and F were deemed non-historic or non-contributory to the time at which they were taking this structure back.

With respect to addition "F," it was to be removed because it was part of the Winters additions. Chair Scott noted that the applicant requested to return to the pre-2017 structure, adding that addition "A" had been removed. The question was what the Board wanted to do moving forward. In 2017, the Board determined that additions A, B, D, and E [sic] were non-contributory or non-historic. That said, if the Board had been presented

in 2017 with this proposal to add on to the back, he would have been in favor of keeping the structure intact because it tells a story. Board Member Beatlebrox had no objection.

Board Member Hodgkins asked if this was the same applicant as in 2017. Director Ward reported this was a different applicant. Board Member Hodgkins expressed that fact almost made the decision easier because a different applicant had a different vision. He focused on the precedence.

Chair Scott stated that many of the Board's discussions involved agreeing on compromises. He observed that the Board wanted the structure to remain the same, even though it has quirky, non-historic additions. He also stressed the different applicants with a different vision and an applicant who was willing to reconstruct addition "A." He felt this was a win in terms of telling a story. Board Member Holmgren agreed. Director Ward reported that the applicant would need to revise their plans, and before they spent the time doing that, Staff wanted to ensure that the HPB had an opportunity to take final action so it would be clear what would need to change.

Board Member Stephens stated that the applicant would have to deal with the root cellar and re-establish addition "A." Director Ward explained that if the Board directed Staff to prepare for Material Deconstruction based on the Landmark Historic Form that includes the Carl Winters additions, then Staff would include the Material Deconstruction of that form to accommodate the addition as well as the reconstruction of addition "A." That would then set the stage for the applicant moving forward.

Board Member Hutchings did not disagree with the comments but was nervous about the future precedent. Even though this was proposed by a different applicant, he wondered if every time in the future they would require a different applicant to revisit a prior determination. He expressed that he would likely vote against this, but wanted to make it clear that if there were an approval of the Material Deconstruction of addition "A" it be made clear that this is the story. He stated they were not approving the Material Deconstruction and removal of that material based on degradation and wanted to make that clear.

Board Member Holmgren referenced the Minutes from 2017 and stated that Carl Winters was not given a lot of credit. He was a brilliant person and the library is named the Carl Winters Building. She was impressed that he did these additions and she felt they were historic. He was an interesting person who contributed a lot to the community and this house was part of his contribution.

Planner Zollinger explained that a motion was needed to continue the item to September 4, 2024, with direction to Staff to prepare a Final Action Letter that the Carl Winters additions would be designated Historic for that time period, along with the timeline of addition "A." Chair Scott added it would not be required to remove those sections previously designated in the 2017 meeting.

Board Member Hutchings did not disagree with a continuation and made it clear that he could vote against the final action during the next meeting.

MOTION: Board Member Stephens moved to CONTINUE this item to September 4, 2024, with direction to Staff to present the evaluation of the Carl Winters additions. Board Member Hodgkins seconded the motion.

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

D. 64 Chambers Avenue – Determination of Significance – The Applicant Requests the Historic Preservation Board Determine Whether the Landmark Historic Structure Can be Restored to the 1900 Hall Parlor Form. PL-24-06158.

Planner Zollinger explained that this application was for a Determination of Significance for a Landmark Historic Site. She reported that the applicant representative, Jonathan DeGray, AIA was present. She presented images showing the location of the site and the structure's footprint. She presented graphics from the Sanborn Maps, showing that this property had been outlined since 1889. The current state of the structure has been identified on the Sanborn Maps since 1907. Images were also presented showing the condition of the structure. In 2007, the HPB determined that the rear addition constructed between 1900 and 1907 was Historic. The original part of the structure was constructed around 1885 and was a hall and parlor house. The applicant requested that the Board reconsider the 2007 determination regarding the historic rear addition. The site had not undergone any structural changes since 2007 and retained the same essential historic form as when it was reviewed at that time.

Planner Zollinger reported that Staff requested the Board to review the applicant's request to reconsider the Board's 2007 determination that the rear addition to the Landmark Historic Structure either is or is not historic. Staff also requested the Board to conduct a public hearing and direct Staff to draft a Final Action Letter outlining the Board's determination for review on September 4, 2024.

Architect, Jonathan DeGray, stated that when he was asked to work on this project, he looked at the HSI, and the discussion through the HSI really only involved the hall and parlor portion of the building, which is the most dominant feature seen from the street. The addition to the rear, while it dates back to 1907, was described as a "funky addition." It had been significantly altered over the years as far as its' internal structure, updated foundations were added, and the building essentially was restructured. A significant portion of the building is the hall parlor form. In order to facilitate a meaningful addition for the owners, he stated the applicant was requesting the removal of the 1907 addition to clear the way to construct a straightforward addition with a contemporary transition element and clean up the site. The focus would be to retain the hall and parlor form which is the most historic element of the site. Architect DeGray explained that the applicant was seeking to bring the building back to the 1900 form instead of the 1907 form.

In response to an inquiry from Board Member Stephens about which image showed the 1900 form, Architect DeGray stated it was located in the upper right-hand image on the Sanborn Maps. Architect DeGray added there was no indication on the building of the small section out of the back of the building; he stated that as you walk through the building and look at it from the outside, it is a true rectangle. Board Member Stephens expressed confusion about the extent of the applicant's request. He referenced the L-shaped addition on the back of the hall and parlor, as shown on the 1941 Sanborn Maps. Architect DeGray confirmed that this L-shaped portion was what was relevant for this discussion. Architect DeGray noted that the 1940s tax photograph showed the element the applicant wanted to save. He commented that in 2007, a portion of the L-shape in the rear was determined to be a 1990s addition.

In response to an inquiry, he proffered that the portion on the left of the L-shape was the section built in the 1990s including a portion of the gable and the deck. He noted that the entire roof had been replaced at some point. With regard to the 1940s tax photograph, Architect DeGray explained that this would not change as one looks at the structure from the street.

Board Member Hutchings asked if there was any new or different information from 2007 to now. Architect DeGray stated the only thing they saw lacking in the Staff Report was there was a proposal for a site visit and the demolition of some of the interior so the Board could see how much had been done to the interior of the building. He stressed that the interior of the building was essentially the same, other than being refreshed with new faucets and fixtures and those types of things.

Chair Scott asked if the windows were historic. Architect DeGray reported they had all been replaced.

Chair Scott opened the public hearing.

Katie Murphy reported that she owns 64 Chambers with her husband, Curtis Wagner. She explained that when they purchased this property, it was important to them to have a property with this historic character. She noted they were both from New England, where there was great pride in owning homes from the 1700s and 1800s. She noted that the history of Park City is important and they wanted a house that had the character and history of 64 Chambers. They brought in Architect DeGray and others who were well-known for beautifying these historic homes. She stressed that their intentions were pure and one of the considerations in using the 1900 footprint was that the 1907 addition was on dirt, which created significant expenses in terms of mold remediation. She reiterated that their intentions were to preserve as much of the history and character of the home as they add to it.

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

Board Member Stephens referenced the 2007 determination and asked about the reasons presented to the HPB at that time. It was noted that 2007 would have been the first few years of the existence of the Board. He commented that if this came before the Board now and Architect DeGray showed the plans for the addition and the reasons therefore, he felt they would just be dealing with it for the first time. He stated that anytime something comes before them, it is significant, so the fact that the Board addressed this in 2007 he felt that might not change how they approach it now.

Board Member Stephens stated that normally they would be talking about removing something to accommodate a new plan. He did not feel comfortable approving the removal without having a proposed addition. He suggested an approval conditioned upon seeing a new set of plans moving forward to give the applicant assurance that they could move forward on the plans. He noted that if the plans were not approved, then this approval would become moot.

Board Member Hutchings asked the Board if they were comfortable making a determination that was the opposite of what was made by the Board in 2007. Board Member Stephens asked that was why he asked about the reasons this even came before the Board at that time. The original Historic District Commission was not part of the planning process in the early 2000s, so the HPB would likely only have been in place for a short time. Therefore, the process, and what the Board had learned about what worked and does not work had certainly grown since that time. Board Member Stephens did not suggest they were undoing the prior determination; rather, they were looking at it the same way. Architect DeGray explained that that was part of the reason he suggested to the owners that they bring it back before the Board because, in the last few years, the Board had been open to taking structures to a specific time in history. Since it was documented in the Sanborn Maps, he recommended taking this back to the Board to see if they would reconsider the prior determination based on the Board's current direction. He reported that the previous determination was based solely on the fact that Staff found that the addition met all the criteria of being old. Whether it is contributory in comparison to the real contributory form of the building was the real point of discussion, as well as whether the owner should be forced to take on a project with this addition when the City's benefit really lies in the preservation of the hall and parlor form.

Board Member Stephens noted the addition met the criteria in that it was over 50 years old; however, he understood that the applicant was requesting the Board pick a time period, which would give the architect and the design community something a little more consistent. Architect DeGray indicated that the owners were ready to move forward with this project, and they would return in a short period of time with a proposal for Material Deconstruction for the Board's review. The applicants requested a determination that they could move forward with the 1900 form so they know what they are working with in terms of a design.

Planner Zollinger reported that the HPB issued the determination in 2007, and at that time, the applicant had proposed something very similar; they wanted to demolish back

to the 1900 footprint in order to lift the home to construct a new basement and garage below the main structure. With regard to the 1907 addition, she reported that the Utah Historical Society stated: "Although in many cases an addition represents a major alteration of the original house, it usually contributes to the significance of the house because it documents the most common and acceptable method of expansion of the small Park City houses. The building is essentially unaltered, except for the site addition and the changes made to the porch piers." Board Member Hodgkins did not disagree with that.

Board Member Beatlebrox stated that they had in the past taken the position that homeowners could take a property back to a certain date. On the other hand, they had also taken the position that they did not want to lose historic material, and anything made in 1907 was well over 50 years old. She highlighted the clash between what was determined back then, and what is preferred at this time and age.

Board Member Hutchings stated that in order for him to approve this, something had to be changed from 2007. He stated that could mean a change in something that was found or a change in the way the Board approaches these requests. If something had changed, he could support this application, otherwise, he could not.

Board Member Stephens added that not only was the Board approaching it differently, but the Planning Department was also approaching it differently. It was also noted that the LMC had been changed, as had the economics. He noted that one reason the Planning Department had gone through so many changes with the LMC and the Design Guidelines was there were so many design pressures 10 – 15 years ago. He noted that the older designs incorporating the additions were not very well thought out in terms of preserving the character of what was a consistent period of time. Neither the site nor the house had changed, but the LMC had changed along with the Design Guidelines.

Chair Scott added that in 2007 there could have been a strong swing in one direction based on homes disappearing, which caused the Board to be stricter. He felt that the current Board's directive was a balance between development pressures and finding ways to preserve what they have. He did not know if the thinking was the same in 2007 or whether the Board was as experienced as the current Board. He stressed that the current Board's main mission was to preserve what they can and make it viable for an owner to invest in that preservation.

Chair Scott remarked that the applicant wanted to keep the primary structure, which is always the most important factor for the Board. Board Member Hodgkins stated that the streetscape view was the most significant for this structure being designated historic. The addition is not seen from the street, and looking at the way it is attached to the house, it is not an integral part of that historic design. He added that the addition in the back did not have a lot of historical design; rather, it was just space that was needed. He acknowledged the addition did have old materials and wondered whether these materials were historic.

Board Member Hodgkins stressed that the historic essence and nature were in the design of the hall and parlor with the porch. He added that the porch likely needed some work to take it back to its original form. Director Ward explained that Staff was looking for direction and a continuation to September 4, 2024, for final approval. She noted that the input from the Board would help Staff draft the Final Action Letter.

Board Member Holmgren asked if the proposed work would be on the back of this house. Architect DeGray confirmed. Board Member Holmgren noted that in the past, they were much less stringent with anything not seen from the streetscape. She noted she could paint the back of her home hot pink. Because this proposal was not on the streetscape, the Board had a little more breathing room.

Director Ward stated that based on these discussions, it appeared the Board was open to re-evaluating the 2007 determination for the removal of the addition. Staff would therefore draft a Final Action Letter that reflected that. Additionally, she noted that based on that determination, the Board would like to see an addition and project that would move forward. She stated they would include a timeline in coordination with the applicant on the approval. The Final Action Letter would then be presented for the Board's consideration on September 4, 2024, and would include the Material Deconstruction so the applicant could then proceed with the HDDR process.

Board Member Hutchings reported that he supported the continuation, but would likely vote against the reconsideration.

Board Member Hodgkins was not a fan of adding a garage to the façade of a historic building. Architect DeGray stated that in this case, there was likely room on the side for a garage.

MOTION: Board Member Hodgkins moved to CONTINUE this item to September 4, 2024, and direct Staff to prepare a Final Action Letter in accordance with the discussions at this meeting. Board Member Stephens seconded the motion.

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

Director Ward requested that the order of the Agenda be altered, as the applicants for Agenda Item 5.E. were not yet present, but expected shortly. Chair Scott approved the request.

- E. **Silver King Coalition Mine Historic District – Nomination to the National Register of Historic Places – The Historic Preservation Board will Review the Proposed Nomination of the Silver King Coalition Mine Historic District to the National Register of Historic Places and will Forward an Evaluation Sheet to the State Historic Preservation Office for Consideration and their September 19, 2024 Meeting.**

Director Ward reported that on the way back from the site visit at the Thaynes Mine Site, the Board Members were also able to visit the Silver King Coalition Mine Site and observe some of the work being done to stabilize and rehabilitate those structures. They were pleased to hear from the State Historic Preservation Office that there was a nomination submitted for the Silver King Coalition Mine Historic District to be listed on the National Register of Historic Places. The HPB has already done the work and evaluated the site, and designated this site a Significant Historic Site on Park City's HSI. The State Historic Preservation Office now has the opportunity to recommend listing this site on the National Register. As part of that process, the HPB would complete an evaluation sheet that the State office would take into consideration.

Director Ward explained that what is currently designated under the Park City Designation includes the following:

- The Boarding House that in 1987 was moved 2,700 feet to the northeast.
- Boarding House Vault
- Change House
- Hoist House
- Mill Building
- Fire Hose Shacks
- Stone Wall
- Stores Department
- Transformer
- Water Tanks A, B, C, D, E and F

Director Ward reported that the HPB evaluated the essential Historic Form for all of these sites and already determined that they qualified for Park City's designation. The State would evaluate the integrity, description, significance, context, facts and sources, and supporting materials. The one property not included in the nomination was the Boarding House, due to its relocation. The nomination form was included as an exhibit in the Packet and was a thorough and well-documented form.

In terms of integrity, there was heavy snowfall that damaged the structures; however, the Board was able to see the work being done to stabilize the structures, protect them from future damage, and restore them. Despite the heavy snowfall, Director Ward indicated there were no major alterations or additions or new materials added to the site. She reiterated that in the 2015 Preservation Plan, the City had done extensive research on the site, along with their consultants from SWCA. The structures retained their significance on the Park City HSI, and the supporting materials in the nomination were thorough.

Staff requested input on the evaluation sheet that would be forwarded to the State for review. She reported that a public meeting was scheduled on this nomination for

September 19, 2024, at 10:00 a.m. Chair Scott asked if Staff needed approval from the Board to move forward with as the form was written.

Board Member Hutchings asked if there was any downside to this. It was stated that there is no downside. Board Member Hutchings agreed with how the evaluation was written. Board Member Hodgkins noted that it would not require anything mandatory for the owner; rather, it would just provide the owner incentives. Director Ward added that notice would not be provided to the property owners through the State, but Staff sent a courtesy notice and have been in contact with representatives from Vail, who are aware of this nomination and support it.

Chair Scott asked if the complexity of these sites was discussed, and mentioned that it was not only Vail but also Park City Mining. He stated there were many hoops to jump through to do anything with respect to these sites.

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

MOTION: Board Member Hutchings moved that the Board find that the Silver King Coalition Mine Historic District meets the five criteria on the evaluation sheet. Board Member Hodgkins seconded the motion.

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

Following a short recess, Chair Scott called the meeting back to order. It was noted that all Board Members were present, with the exception of Board Member Long who was excused for the remainder of the meeting.

F. 37 Hillside Avenue – Determination of Significance – The Applicant Requests the Historic Preservation Board Consider Removing the Significant Historic Site from Park City’s Historic Sites Inventory. PL-2406139.

Planner Zollinger presented images showing the location of 37 Hillside Avenue, which is a Significant Historic Site. She also presented the Sanborn Maps that identified the structure in a similar form from 1889 to 1941. Images of the structure since the 1940s were presented to the Board, as well as an image showing its’ current condition. The applicant requested the removal of the designation of this property as a Significant Historic Site. Staff recommended the Board deny this request because 37 Hillside Avenue was at least 50 years old and still retained its essential historic form. It was listed on the City’s HSI, and listed as Significant on a reconnaissance survey of historic resources. Additionally, she explained that the structure retained its historic scale, context, and materials in a manner and degree that could be restored to its essential form even if it has a non-historic addition. She also mentioned that the structure was associated with an era of historic importance to the community.

Planner Zollinger reported that Staff requested the Board review the proposal to remove 37 Hillside Avenue from Park City's HSI, conduct a public hearing, and consider denying the request. Director Ward clarified that the City Council would make the ultimate decision, so the Board would forward a recommendation for the City Council's consideration.

The applicant, Clint Weaver, reported that he requested that the home be removed from the Designation of Significance with one purpose in mind. He stated that this house had been in his family since 1934 when his grandparents Howard and Margaret Weaver took title. Mr. Weaver's father applied for historic grants in the 1980s, and was denied funds for a new porch and roof because of historic complications; the home had aluminum siding and double-paned windows. He questioned how this could be designated a Significant Historic home if the requested grants were denied. As a homeowner in Old Town, he did not understand how grants could be denied when the house remains on the HSI.

In response to an inquiry from Board Member Holmgren, Mr. Weaver stated that the grants were denied in the 1980s. He mentioned that he submitted a Government Records Access and Management Act ("GRAMA") request for those prior applications, and nothing came back. Therefore, this request was based on personal experience and recollection based on discussions with his father and sisters.

Mr. Weaver related that when he was in high school in the 1980s, his father applied for grant monies for a porch upgrade. The historic significance would have been the wooden posts and not the steel ornamental metal posts that are currently in place. Neither he nor his sister could find any paperwork documenting these requests in his father's effects after he passed. Therefore, he could not provide specific dates for the prior grant requests or the denials.

Mr. Weaver graduated from Park City High School in 1988, so the first grant application and denial would likely have been submitted between 1986 and 1988. There was a second grant application and denial while he was in college between 1988 and 1993.

Board Member Hodgkins asked when this property was put on the Significant list. Director Ward responded that the first evaluation was from 1982. At that time, a historic architecture survey concluded the site was a typical example and contributed to the District. It was qualified as there were alterations; however, those alterations were found to be reversible. When the Historic Sites Inventory was adopted in 2007 by the HPB, this property was included.

Mr. Weaver proffered that there were inaccuracies in the 1982 form. It stated that the home had vinyl siding, yet the home never had vinyl siding and had always had aluminum siding. He was aware that vinyl siding in Old Town was not looked upon as a favorable exterior. The home also had a corrugated roof that was installed specifically for snow load and sloped back. He stated that was installed in the early 1970s and the aluminum

siding was installed in and around the late 1960s. He obtained that information from his sisters. Mr. Weaver stated that while he was in middle school, he worked on the home with his father when additional corrugated steel was added to the roof.

Board Member Beatlebrox asked for confirmation of when the home was originally constructed. Applicant Weaver responded that it was built around 1887. He agreed that multiple owners occupied the home from 1887 to 1934. Board Member Beatlebrox asked about the previous owners of the home. Director Ward stated that the Historic Site Form included that research. A summary of the ownership history from that form was included in the Staff Report and presented to the Board.

Board Member Beatlebrox questioned why the Applicant wanted this property delisted. Mr. Weaver listed personal options and family options. He explained that the family has another home in Old Town, and they would like to have the option for a family retreat, which would include a significant redesign of the home since it is too small for that purpose. He stressed that the Weavers first came to Park City in 1917. His father was a lifelong resident, and the Applicant stated that he was a lifelong resident until he married and moved away. He reiterated that this is the family home and they wanted options to come back to Park City; this property does not and could not be used as a family gathering place.

Board Member Beatlebrox asked if there was room for an addition. Applicant Weaver stated the only addition would be vertical. He stated this home sits right on the rock of the hillside, so any work done would be significant because there is no foundation. A cellar and a crawlspace had been dug out over the years.

Mr. Weaver commented that any work on the home would be a significant change to its architecture, structure, and mechanical and electrical systems. Therefore, the home would need to be remodeled. He also mentioned opportunities to sell the home. He stated it was difficult to maintain his home in Salt Lake City, and also maintain the two-family homes in Old Town. He was therefore looking for options as the representative for the family. He is the personal representative of the James H. Weaver Trust, which currently owns the home.

Board Member Stephens apologized to the applicant for his father's experience with the grant program in the 1980s and stated that was not how it was currently run. He clarified that the grants would not have been denied by the HPB, because the Board was formed well after the 1980s. The grant program would have been in its early years in the 1980s, but even with that, he was not sure why the grants would have been denied.

Board Member Stephens stated that if the applicant were to apply for a grant now, it would be evaluated completely differently from in the 1980s. He mentioned that he knew Applicant's father and described him as part of the Old Town fabric.

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

Chair Scott echoed Board Member Stephens' comments about the approach to the grant program now versus the 1980s. He added that the Board works really hard to preserve the historic character of Park City. He opined that this house was really special and mentioned its age, its continued look and feel space, and mass. He stated he would be hard-pressed to delist the property as a Significant Historic Structure.

Board Member Beatlebrox acknowledged that this is a difficult issue because the facts were there, and offered that there were important Parkites who own the home, which made it Significant. She also understood that the home was small. She felt the Board was between a rock and a hard place.

Board Member Hutchings appreciated and sympathized with the Applicant's position that if the home were delisted it would provide more options. He offered that he owns a historic home as well, and understood Applicant's issues. He stated that the Board's job is to preserve Historic Structures, and he did not see any evidence that suggested this home did not qualify as a Significant Historic Structure. He noted that the Board's authority was to make a recommendation based on the mandate to preserve Historic Structures. If City Council wished to do something different based on Applicant's reasoning, he felt that would be within its purview to do so.

Board Member Hutchings stated that if the Board followed its mandate, he could not see how they could determine that the home was not historic.

Board Member Holmgren asked Mr. Weaver if he had been in contact with the Planning Department to get some suggestions. Mr. Weaver stated that he had not because as a family they have two homes here, and they can only move at the pace of one home at a time. As a family, they opted for the Hillside home to be the primary focus first, and they had not yet addressed planning. They did seek consensus on design, but nothing had been presented to Planning.

The Applicant's sister added that they also wanted to answer the question of how the grants could have been denied by saying that something was not historical enough due to significant structural changes and then taking the position that it is historic.

Board Member Holmgren stated that it appeared the home was Significant in the 1980s, and it was still Significant. She echoed the apologies regarding the denials but stressed that this was a different group whose job was to make sure that history stays in place. She lives in Old Town and had a wrist slap or two regarding her home. She drove by the Applicant's home today and described it as a cute little house. She understood the home was too small for the family's needs, but there were other venues for the family to retreat.

Board Member Holmgren stated that it would be impossible for her to vote to take this home off the Significant list.

Mr. Weaver replied that the family grew up in Park City, and he objected to going somewhere else. Board Member Holmgren commented that the family has another home in Old Town and could consider doing something else with this house. She reiterated that the Board pledged to protect the historic aspect of Park City.

With respect to the grants, Board Member Hodgkins stated it is difficult to speculate about the discussion around the denial. Based on the historical photographs included in the Packet, the porch did not appear to be in any kind of historic form. He suggested the denials were based more on the fact that either the work was not historic or the porch was not historic. He pointed out that grants were for specific jobs or upgrades to specific parts of a house, and perhaps there was a feeling that the proposal was not historic. In terms of the reasoning behind the listing of the home as Significant, he mentioned the siding and suggested that it was not something that could not be replaced. He added that when a structure is listed as historic, it does not necessarily mean that everything about it is historic. It means that if a non-historic element were to be replaced, consideration would be given to installing something more historic to its original design and intent of the building.

For historic grants, the money is geared toward trying to create a design that would be true and historic to the house. Part of the reasoning behind the grants was that it generally costs more to build something in line with the historical elements. Board Member Stephens explained that the Board must have some legal reasoning based on the LMC to take a property off the Significant list, and even if they had documentation regarding the denial of the grant, that would not be enough to change the physical structure of the house. The LMC has evolved since the 1980s and has become more specific and definitive.

As a Board, they have to base their decisions on the LMC, and currently, the Board does not have anything before them that would change that designation. Board Member Stephens added that it was not just about the Applicant's request but how it would impact decisions that have been made for decades with regard to similar homes. He further explained that this Board would only be forwarding a recommendation to the City Council, who might consider different factors than what this Board could consider.

Board Member Stephens agreed with other comments and stressed that the Board's hands are tied. Chair Scott emphasized that it is the Board's prerogative to be as consistent as possible for the mission they have.

Director Ward stated that there is no City Council date set for consideration of this matter, which would be re-noticed.

MOTION: Board Member Hutchings moved to forward a recommendation to City Council that it DENY the Applicant's request to de-list the Significant Historic Structure at 37 Hillside Avenue from Park City's Historic Sites Inventory, as set forth in the Draft Final Action Letter:

Findings of Fact

1. On May 16, 2024, the Applicant applied to remove 37 Hillside Avenue from Park City's Historic Sites Inventory.
2. 37 Hillside Avenue is a 0.07-acre Significant Historic Site on Park City's Historic Sites Inventory.
3. The Significant Historic Structure, a hall-parlor house built circa 1885, straddles part of Lot 11 and all of Lot 12, Block 19 of the Park City Survey, and is partially built onto 45 Hillside Avenue.
4. The Sanborn Maps document a porch addition to the original hall-parlor house sometime between 1889 and 1900, and a rear extension added between 1900 and 1907.
5. 37 Hillside Avenue is located toward the bottom of Hillside Avenue, a narrow and steeply sloping right-of-way that connects Marsac Avenue to Main Street and Daly Avenue. Of the five homes along Hillside Avenue, one is designated a Landmark Historic Site (27 Hillside Avenue), and two others are designated Significant Historic Sites (9 Hillside Avenue and 114 Hillside Avenue).
6. According to the Historic Site Form, 37 Hillside Avenue is also known as the Driscoll-Krigbaum House. The property was first owned by Timothy Driscoll, a miner from County Cork, Ireland who immigrated to the United States in the 1870s to mine in Idaho and Montana before moving to Park City in 1880. Driscoll purchased the property from the Townsite Company in 1884, the year Park City was incorporated, and one year later sold the property to Adam Krigbaum, a machinist, and plumber who built the first hoisting plant in the Tintic Mining District. It is unknown if the hall-parlor house was built by Driscoll or Krigbaum.
7. The property was sold four times between 1898 to 1903, until Kate Dunn purchased and owned the property for 31 years. Margaret Weaver purchased the property from Dunn in 1934 and 37 Hillside Avenue has remained in the family's ownership for 90 years since.
8. There are over 400 Landmark and Significant Historic Sites on Park City's Historic Sites Inventory representing the Settlement & Mining Boom Era

(1868- 1893), the Mature Mining Era (1894-1930), and the Mining Decline & Emergence of the Recreation Industry (1931-1962). 37 Hillside Avenue is designated a Significant Historic Site representing Park City's Mature Mining Era.

9. Land Management Code (LMC) § 15-11-10(C) outlines the process and criteria to remove a Significant Historic Site from the Park City Historic Sites Inventory. The Historic Preservation Board makes a recommendation to the City Council, and the City Council makes the final determination.

CRITERIA FOR REMOVAL

- i. The Site no longer meets the criteria set forth in § 15-11-10(A)(2) because the qualities that caused it to be originally designated have been lost or destroyed; or
 - ii. The Structure on the Site has been demolished and will not be reconstructed; or
 - iii. Additional information indicates that the Structure on the Site does not comply with the criteria set forth in § 15-11-10(A)(2).
10. LMC § 15-11-10(A)(2) outlines the criteria for a Significant Historic Site:

SIGNIFICANT SITE. Any Buildings (main, attached, detached, or public), Accessory Buildings, and/or Structures may be designated to the Historic Planning Department Sites Inventory as a Significant Site if the City Council, with a recommendation from the Historic Preservation Board, considers all the criteria listed below:

- i. It is at least fifty years old or the Site is of exceptional importance to the community; and
 - ii. It retains its Essential Historic Form as may be demonstrated but not limited by any of the following:
 1. It previously received a historic grant from the City; or
 2. It was previously listed on the Historic Sites Inventory; or
 3. It was listed as Significant on any reconnaissance or intensive-level survey of historic resources; and
 - iii. It has one or more of the following:
 1. It retains its historic scale, context, and materials in a manner and degree that can be restored to its Essential Historic Form even if it has non-historic additions; or
 2. It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale,

- composition, materials, treatment, cornice, and/or other architectural features that are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; and
- iv. It is important in local or regional history architecture, engineering, or culture associated with at least one of the following:
1. An era of Historic Importance to the community, or
 2. Lives of Persons who were of Historic importance to the community, or
 3. Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.
11. 37 Hillside Avenue is at least fifty years old. The Significant Historic Structure at 37 Hillside Avenue was constructed circa 1885 and is 139 years old. It is estimated that 200 homes built during the Settlement & Mining Boom Era (1868- 1893) and the early Mature Mining Era along Park Avenue were destroyed in the Great Fire of 1898. However, 37 Hillside Avenue was south of the fire, a Historic Structure representing Park City's history before and after the Great Fire.
12. It retains its Essential Historic Form as may be demonstrated but not limited by the following:
- a. It was previously listed on the Historic Sites Inventory and
 - b. It was listed as Significant on a reconnaissance survey of historic resources.
13. In 1982, a Historic Architecture Survey for 37 Hillside Avenue was completed by Ellen Beasley. This survey recognizes that the exterior materials had been updated with vinyl siding and there were modifications to windows, but noted the site qualified as Contributory to the Significance of the District because the alterations "are reversible."
14. On October 1, 2007, the Historic Preservation Board approved Resolution No. 07-01, Adopting the 2007 Park City Historic Building Inventory as the Official List of Significant Buildings and Sites in Park City Pursuant to Land Management Code Section 15-11-12. 37 Hillside Avenue was included because of the City's Historic Preservation Consultant determination and recommendations based on fieldwork and a Reconnaissance Survey Form finding the site retained its Essential Historic Form.
15. In 2008, the Historic Site Form for 37 Hillside Avenue was updated and notes that while there are minor additions and alterations, the Significant Historic Site is in good condition – well maintained with no serious problems apparent. The 2008 Historic Site Form acknowledges the exterior is clad in

aluminum clapboard siding and some windows had been updated with aluminum sliders, but the site retains its Essential Historical Form.

16. Again, in 2017, the City determined that 37 Hillside Avenue continued to meet the criteria of a Significant Historic Site on Park City's Historic Sites Inventory. On August 3, 2017, the City Council adopted Ordinance No. 2017-42, codifying the Historic Sites Inventory with 37 Hillside Avenue a Significant Historic Site (LMC § 15-11-10(D)(B)(45)) and renumbering the Section 15-11-10 through Ordinance No. 2018-20 (LMC § 15-11-10(D)(2)(as), today's LMC citation for the Significant Historic Site). There are no building permits on record for modifications to 37 Hillside Avenue after 1982 and site conditions have not substantially changed. The Applicant has not submitted any documentation of modifications to the structure since 1982, when the Site was first reviewed for its Historic Significance, and determined to retain its Essential Historic Form, with the potential reversal of the aluminum façade and modifications to windows.
17. 37 Hillside Avenue retains its historic scale, context, and materials in a manner and degree that can be restored to its Essential Historic Form even if it has non-historic additions.
 - a. As early as 1982, changes to the façade materials have been acknowledged for 37 Hillside Avenue – the Significant Historic Structure is clad in aluminum siding and aluminum slider windows have been installed. However, as the 2008 Historic Site Form and the current Historic Site Form indicate, 37 Hillside Avenue retains its Essential Historic Form, including:
 - i. **Design** – the side-gabled hall-parlor type house with later additions to the rear reflect Park City's mining era. Planning Department
 - ii. **Setting** – The structure remains in its location on a lot that rises above Hillside Avenue and is accessed by a steep flight of stairs, and the Significant Historic Site is within a compact streetscape with narrow side yards and other homes of similar or larger scale within proximity.
 - iii. **Workmanship** – the home reflects simple methods of construction, a simple roof form, informal landscaping, and restrained ornamentation, and the drop-novelty wood siding, and windows can be restored.
 - iv. **Association** – The hall-parlor house form is the earliest type to be built in Park City and one of the three most common house types built in Park City during the mining era. The changes from drop novelty wood

siding to aluminum siding and aluminum windows sometime before 1982 can be removed and the materials restored. As a Significant Historic Site on Park City's Historic Sites Inventory, the property owner may apply for a Historic District Grant to rehabilitate and restore the materials.

18. 37 Hillside Avenue is important in local or regional history architecture, engineering, or culture associated with at least one of the following:
19. An era of Historic Importance to the community.
20. 37 Hillside Avenue, constructed circa 1885 reflects the hall-parlor house form, the earliest type to be built in Park City and one of the three most common types in Park City during the mining era. It is estimated that 200 homes built during the Settlement & Mining Boom Era (1868-1893) and the early Mature Mining Era along Park Avenue were destroyed in the Great Fire of 1898. However, 37 Hillside Avenue was south of the fire, a Historic Structure representing Park City's history before and after the Great Fire.

Conclusions of Law

1. 37 Hillside Avenue does not meet the criteria outlined in LMC § 15-11-10(C) Criteria for Removal and remains a Significant Historic Site on Park City's Historic Sites Inventory.
2. 37 Hillside Avenue meets the criteria of LMC § 15-11-10(A)(2) Significant Site and remains a Significant Historic Site on Park City's Historic Sites Inventory.

Board Member Stephens seconded the motion.

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

6. ADJOURN

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

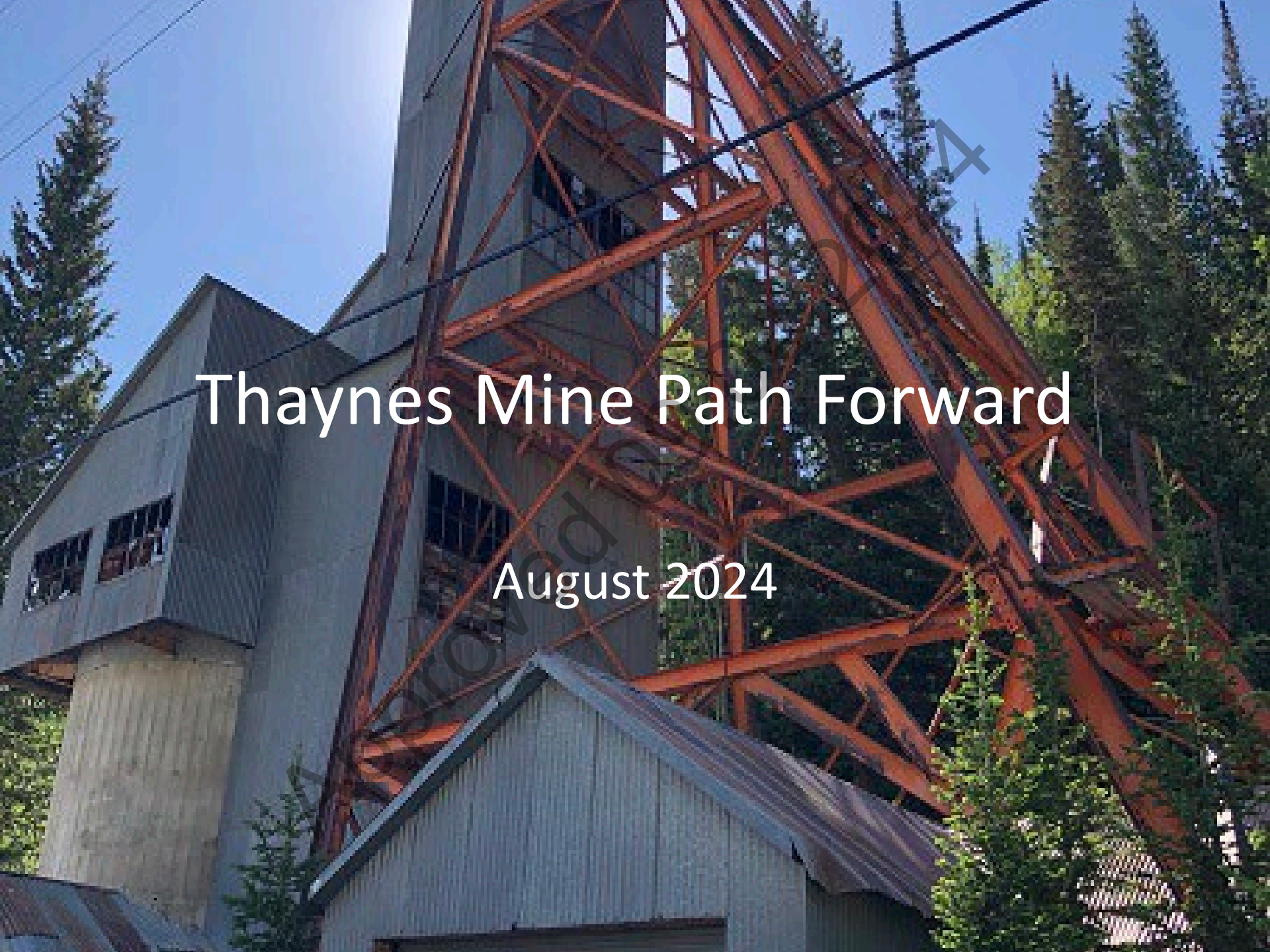
VOTE: The motion passed with the unanimous consent of the Board.

The Historic Preservation Board Meeting adjourned at approximately 8:35 p.m.

Historic Preservation Board Meeting
August 7, 2024

Approved by _____
Randy Scott, Chair
Historic Preservation Board

Approved 09.04.2024



Thaynes Mine Path Forward

August 2024

Thaynes Site Importance

- Last new mine developed by SKCM (1936)
- First use of conveyors for waste rock handling
- Spiro Tunnel upgraded in 1964 for ski trains
- Ski trains ran almost 3 miles to Thaynes Shaft
- Skiers lifted 1,700 feet to the surface
- Operated as a ski lift for only a few years
- Only subway/mine shaft ski lift in the world









































Asbestos Handling – Silver King and Thaynes Mines

- Former damaged roofs allowed rain/snow to wash asbestos pipe insulation to the floor.
- FOSMMH retained Wasatch Environmental to provide expert advice on managing asbestos.
- FOSMMH hired Thermal West Inc. (TWI) for asbestos abatement at cost of \$344,640.
- TWI has completed all abatement work except in Thaynes hoist house and will complete when it is safe.

Remaining Asbestos Management

- Asbestos abatement in hoist house delayed until roof is removed.
- Need to provide asbestos monitor during roof removal (TWI & FOSMMH).
- Full asbestos abatement in hoist house will be conducted immediately following roof removal and stabilization of walls (TWI & FOSMMH).

Thaynes Work Steps

- Remove safety hazard of broken roof in hoist house and shaft room (PCMC & PCMR).
- Abate asbestos in hoist house (FOSMMH).
- Plug shaft (FOSMMH & DOGM).
- Plans to save hoist house (FOSMMH).
- Cleanup rest of site (PCMC & PCMR).
- Rehabilitate hoist house.

Future Stabilization Concepts

- Assumes hoist house mining equipment will remain in place.
- Enclose front of shaft building.
- Build small industrial shed with garage door to look similar to skier exit in the 1960s.
- Repair watchman shed in front of garage door.
- Repair hoist house walls.
- Build new roof over hoist house walls.