



**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD MEETING
MARSAC MUNICIPAL BUILDING
COUNCIL CHAMBERS
445 MARSAC AVENUE
PARK CITY, SUMMIT COUNTY, UTAH
MINUTES OF FEBRUARY 5, 2025**

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

EX OFFICIO MEMBERS: Rebecca Ward, Planning Director; Jacob Klopfenstein, Planner I; Lillian Zollinger, Planner III; Elissa Martin, Project Planning Manager; Jaron Ehlers, Planning Technician; Mark Harrington, City Attorney

1. ROLL CALL

Chair Randy Scott called the meeting to order at 5:00 p.m. and conducted a roll call. All Board Members were present. Chair Scott welcomed Dalton to his first Historic Preservation Board meeting.

2. MINUTES APPROVAL

A. Consideration to Approve the Historic Preservation Board Meeting Minutes from January 6, 2025.

Board Member Beatlebrox noted that her name was misspelled on Page 3 of the Minutes.

MOTION: Board Member Stephens moved to APPROVE the Historic Preservation Board Meeting Minutes from January 6, 2025, as amended. Board Member Holmgren seconded the motion.

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

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

There were no Staff or Board communications or disclosures.

4. PUBLIC COMMUNICATIONS

Stacy Head indicated that she was present to speak on the topic of opacity. It was noted that she would speak during the public hearing for that item.

5. CONTINUATION

- A. Silver King Coalition Mine Stores Building Deconstruction and Salvage – Material Deconstruction – The Applicant Proposes Material Deconstruction of the Silver King Coalition Mines Stores Building on Parcel PCAQ-S-98-PCMR. PL-25-06386.**

MOTION: Board Member Beatlebrox moved to CONTINUE Silver King Coalition Mine Stores Building Deconstruction and Salvage to a date uncertain. Board Member Stephens seconded the motion.

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

6. REGULAR AGENDA

- A. 2025 Preservation Awards – The Historic Preservation Board will Review Proposed Nominations for the 2024 Preservation Awards and Select Award Recipients.**

Planner I, Jacob Klopfenstein, presented the list of nominees for the 2024 Historic Preservation Award. The Historic Preservation Award Program was established through Resolution 20-11, and its purpose is to recognize historic preservation projects based on the following criteria:

- Adaptive Reuse;
- Infill Development;
- Excellence in Restoration;
- Sustainable Preservation;
- Embodiment of Historical Context; and
- Connectivity of Site.

In previous years, the City commissioned an art piece to depict the winning project and awarded plaques to honorable mentions. The art pieces are on display on the second floor of City Hall.

For 2025, Staff selected three nominees that were substantially completed or received a Certificate of Occupancy during 2024. Those nominees were selected based on compliance with the Historic District Regulations outlined in City Code and the criteria outlined by the 2011 resolution, including embodiment of historical context, excellence in restoration, and infill development related to a historic site.

The first nominee was Ontario Mine Water Tank E, which is located at 7700 Marsac Avenue, which is also known as the Mine Bench site. Photographs of the water tank before and after restoration were displayed. The Applicant originally proposed exterior support cables, but it was ultimately determined that those were not needed. The structure was reinforced with internal bracing. The wooden shingles have not yet been installed due to weather, but the Applicant anticipates installing them in the Spring.

The second nominee was 517 Park Avenue. A photograph from approximately 2014 was displayed showing a wraparound porch element that was added to the Historic Structure. In the 1940s. The Applicant's restoration project removed that porch, restored the original porch form, and added other historic elements that had been removed from this site.

The third nominee was 569 Park Avenue. Photographs from before and after the restoration were displayed, indicating that a non-historic recessed porch had been removed. The property owner recorded a Facade Easement Agreement to protect the Significant Historic Structure. The current restoration project added an addition that is minor in scale and compatible with the Significant Historic Structure.

Staff recommended that the Historic Preservation Board choose up to three awardees. The first-place winner will be depicted in an art piece to be displayed at City Hall, and the Board had the option of selecting two others to receive Honorable Mention plaques. The Board would also choose up to three members to serve on the Artist Selection Committee to select the artist for the art piece depicting the first-place winner.

In response to a question from Board Member Gackle, Planner Klopfenstein stated that he believed the wood shingles were scheduled to be installed on the water tank when weather allows. In past years, the art piece process has continued through the Spring. He did not believe there would be a conflict if it were selected as the first-place winner. Board Member Stephens asked if the structure's roof is a Class A roof. If so, the shingles would need to be ordered, and the project may not be completed by Spring. He believed the water tank should be considered for the 2025 award once it is completed. Board Member Beatlebrox noted that a mining structure was selected as the winner in 2023, so perhaps they should select a home for this year's winner.

Chair Scott stated that preservation is an important part of the decision-making process, but visibility is also important so that residents see that good work is recognized. He was glad that other options for restoring the water tank were considered and the cables were not utilized. He believes it is a good example of preservation work, but agreed that it is not finished and should not be considered until next year.

Board Member Hutchings asked if the water tank would be eligible next year. Planning Director, Rebecca Ward, reported that the list is compiled by looking at the final Building Permit closure for that year. She believed the water tank was at that point, but that should not disqualify it from consideration for the 2025 Award.

Board Member Holmgren agreed with Board Member Beatlebrox as the King Con Ore Bin was the first-place winner in 2023.

Board Member Beatlebrox suggested discussing 569 Park Avenue, which she finds to be a lovely and graceful restoration. Chair Scott stated that the comparison between the structure in the 1950s and today is remarkable, and agreed that they did a great job with the restoration. He believes it is an example of the type of restoration they should recognize.

Director Ward displayed a Google Maps image of the structure under construction, which showed the garage addition on the south side of the home. In response to a question from Board Member Stephens regarding the home being raised, Director Ward reported that a Historic Structure with a basement addition has a two-foot allowance, and the structure is within that two feet.

In response to a question raised by Board Member Long, Director Ward clarified that the owner of the water tank was proposing new materials that reflect the style of the original shingles. Board Member Long stated that he would like to see the completed restoration prior to considering the water tank for an award. He believes the second nominee is a beautiful restoration. Planner Ward reported that in addition to being listed on the Historic Sites Inventory, a Façade Easement has also been recorded on that home.

Board Member Gackle noted that 569 Park Avenue is a Significant Historic Property, but 517 Park Avenue is a Landmark Property, so the Board may want to consider awarding the Landmark Property restoration.

Chair Scott stated that 569 Park Avenue is a finished product, but they do not know what the structure originally looked like. Architecturally, they have done a nice job with the improvements, but he is not sure that the front porch addition is authentic. They could not be certain that the current structure is a reflection of what it looked like historically prior to 1957, whereas the Landmark Property at 517 Park Avenue has been improved and brought closer to its original appearance.

Planner Klopfenstein reported that the Applicant for 517 Park Avenue was available via Zoom, and the Applicant for 569 Park Avenue was present in person.

In response to a question from Board Member Stephens, Jon DeGray, Applicant for 569 Park Avenue, stated that the front porch was enclosed at one point, but it originally spanned the front of the home, with four columns and a gable. He believed Tim Lee completed the 1990s renovation and brought the porch forward. In response to a question from Board Member Beatlebrox, he noted that lifting the home was challenging as the steel beams required to jack up the building are difficult to install. The house was previously renovated, so it was in good condition. They were allowed to move the house

and make space for the garage, so they were able to create off-street parking. They were also able to improve and stabilize the rear yard.

Jeff Love, owner of 517 Park Avenue, thanked Staff for the nomination and noted that his contractor was in the audience and could answer any questions. The home is listed on the National Register of Historic Places, as well as locally as a Landmark Property.

Board Member Beatlebrox asked the Applicant's contractor, Kyle Hedman, to speak about the bay window. Mr. Hedman stated that all pieces of the bay window were cataloged and recreated. The trim, corbels, and sills are original, and the original 1890 window was replicated exactly to scale. The foundation was repaired progressively without lifting the house. Some of the foundation repairs were completed by Tim Lee in the 1990s. There are still 20-foot balloon studs throughout the house, and the plate heights did not change. No siding was removed. Board Member Beatlebrox stated that it was a beautiful restoration. Chair Scott agreed.

Board Member Gackle indicated that he liked the care and attention that went into preserving the bay window, as that is an uncommon feature in Park City. Due to that and the fact that it is a Landmark Property, he believed 517 Park Avenue was the frontrunner for first place. He agreed with the other Board Members that the water tank should be considered next year when it has been completed.

Board Member Hutchings stated that his first choice was the water tank. The Historic Preservation Board spent a lot of time on it, and he believes the owner did a great job restoring it to its original appearance. However, because it would be a candidate for next year, he agreed that 517 Park Avenue should win first place. It is a Landmark Property, and 526 Park Avenue has been moved from its original location.

Board Member Stephens agreed that 517 Park Avenue should be in first place due to the time and care that was put into restoring it to its original appearance and the use of original materials. Board Member Holmgren concurred.

Chair Scott appreciated that they chose not to lift the home or replace materials that could be reused and were also in favor of 517 Park Avenue.

The Board Members agreed that the water tank should be removed from consideration for the 2024 Award and be considered for 2025.

MOTION: Board Member Grackle moved to AWARD first place in the 2024 Preservation Awards to 517 Park Avenue, with 569 Park Avenue receiving Honorable Mention. Board Member Holmgren seconded the motion.

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

Board Members Holmgren, Beatlebrox, and Long volunteered for the Artist Selection Committee.

B. 1455 Woodside Avenue – Relocation of Historic Structure – The Applicant Proposes Removing a 580-square-foot 1960s Rear Addition to Rehabilitate the 1904 Significant Historic Structure 14 Feet Towards the Southeast of the Property in the Recreation Commercial Zoning District in Order to Create Up to Four Lots. PL-23-05777.

Planner III, Lillian Zollinger, presented the Staff Report and indicated that the Board would be considering the restoration and relocation of 1455 Woodside Avenue, a Significant Historic Structure built circa 1904. It is in the Recreation Commercial (“RC”) Zoning District, and the parcel is approximately four times larger than typical 25-foot-by-75-foot Old Town lots. Some minor additions were made to the rear of the structure after 1941, and a detached two-car garage was added in 1965.

The Applicant proposed to:

- Remove the 580-square-foot rear addition that was added in the 1960s to rehabilitate the 1904 Significant Historic Form.
- Restore the front porch to reflect the 1904 materials and Mature Mining Era (1894-1930).
- Relocate the 1904 Significant Historic Structure approximately 14 feet to the south to allow for the creation of up to four lots to accommodate the Significant Historic Structure and construction of up to three new single-family dwellings.

Regarding removal of the 1960s addition, the Historic Preservation Board reviewed the request for Material Deconstruction. The addition does not represent the Mature Mining Era, and the Applicant proposed its removal to rehabilitate the structure to its 1904 form. Staff recommended that the Board review and approve this portion of the request.

Regarding the restoration of the front porch, the Land Management Code (“LMC”) recommends replacing missing historic features. As the existing porch has been previously replaced and is currently in poor condition, the Applicant proposed to reconstruct it with period-appropriate materials. Staff also recommended that the Board review and approve this portion of the request.

Regarding relocation of the Significant Historic Structure, the LMC allows for the relocation of a Historic Structure on its existing site when the required criteria are met. Planner Zollinger reported that the Applicant provided structural documents noting that the relocation would be possible. However, Staff found that the proposal did not meet the criteria for Significant Site relocation. Staff recommended that the Board review and deny this portion of the request.

Per LMC § 15-11-13(A)(3)(c):

- The structure is not in a condition to be considered for demolition by the Chief Building Official.
- The structure is not in a location threatened by hazardous conditions.
- There are no unique conditions that warrant the relocation, wherein:
 - The site has not been radically altered.
 - The proposed relocation will significantly modify the structure's relationship with neighboring historic properties' larger lot streetscape pattern in the RC Zoning District.
 - The proposed relocation will significantly modify the site's identity and relationship with the lot's open space.
 - Moving the structure will not increase the ability to preserve it.

Staff recommended that the Historic Preservation Board review the proposal and approve the removal of the 580-square-foot 1960s addition to rehabilitate the 1904 Significant Historic Form, as well as restoration of the front porch, but deny the relocation of the Significant Historic Structure.

The Applicant's representative, Molly Guinan, stated that they did a deep dive and could not match the Sanborn Map with the existing home. The rear portion was modified three or four times with lean-to-type structures. An outline of those changes was included in the Meeting Packet.

Board Member Stephens asked if it would make sense to consider the first two matters prior to discussing moving the structure. Chair Scott agreed and asked the Board to first consider Material Deconstruction of the non-historic addition and restoration of the front porch. The Board Members expressed no concerns with those items.

Chair Scott opened the public hearing regarding the above items.

Director Ward acknowledged that Staff received one printed letter in support of the project that was provided to the Board Members and would be made part of the record.

Diane Newland identified herself as the owner of the subject property and noted that she has owned the home for 36 years and has been a Park City resident since 1971. She clarified that the garage had already been removed.

There were no further public comments. The public hearing was closed.

City Attorney, Mark Harrington clarified that the draft Action Letter contemplated one vote. The Board could have two votes, but if they modified the draft Action Letter, they may need to come back to approve the revised letter. He recommended that they not incorporate the draft Action Letter in their separate motions as it covers all three items. Based on that information, Chair Scott asked for the Board's consensus on the first two items before discussing the relocation request. The Board Members were in unanimous

agreement with Staff's recommendation to approve Manual Deconstruction of the non-historic addition and restoration of the front porch.

Ms. Guinan presented the Applicant's request to relocate the Historic Structure approximately 14 feet to the south. The homeowners are long-term Park City residents, and 1455 Woodside Avenue has been their full-time residence since 1989. As they are entering a new phase of their lives, they asked her team to look at the future potential of the site. Their goal is to do what is best for the homeowners, the neighborhood, and Park City's history. Ms. Guinan stated that their request to move the house was made to be respectful of the historic streetscape. The owners would like to see the home maintained and refurbished even after they have moved away, and they would like to keep the residential scale of the neighboring homes to honor the streetscape.

Ms. Guinan noted that the lot is zoned Recreation Commercial. Per the LMC, the RC Zone was created to allow the development of hotel and convention accommodations in close proximity to major recreation facilities and allow for resort-related transient housing with appropriate supporting commercial and service activities. She noted that most properties in the zone had been converted to condominiums and multi-family housing units. Allowed uses in the zone include duplexes, triplexes, childcare centers, bed and breakfasts, and food trucks.

The site has 103 feet of street frontage and is 83 feet deep, for a total lot size of 9,047 square feet. Ms. Guinan noted that it is the equivalent to just under five standard Old Town lots. She then presented information and photographs of the neighboring condominium and hotel on the west side of the property, the 7,123-square-foot high-capacity rental home to the north, and multi-family housing on the east.

Ms. Guinan stated that one option they considered was to leave the historic home in its existing location and construct a condominium, bed and breakfast, or similar structure. That building could have a maximum footprint of 4,249 square feet, a total potential building square footage of 12,747 square feet, and an allowed building height of 35 feet, which would be similar in size to neighboring condominiums.

The second option was to leave the historic home in its existing location and divide the property into two lots. That option is limited by the maximum allowed lot size for new construction and would create one 3,750-square-foot lot to the north with a building footprint of 1,518 square feet. The Historic Structure would retain a 5,297-square-foot lot. While both options are viable and would be profitable, neither would honor the homeowners' request and the City Code's direction to respect the residential streetscape.

They instead focused on respecting the streetscape and attempting to blend residential and commercial scales. Ms. Guinan noted that the property to the south of the subject property is a single-family home with historic standing, and its southern neighbor is also a single-family home. In the third option, they would break the site down to a residential scale, which they believe is in keeping with its existing state.

Ms. Guinan next addressed statements made in the planning documents and stated that they understand it is not preferred to move Historic Structures, but asserted that they are only required to meet one of the criteria outlined in LMC § 15-11-13(A)(3), which states:

The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation on the existing site. Unique conditions shall include:

1. The historical context of the Historic Structure has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Structure and its present setting.
2. The proposed relocation will not diminish the overall physical integrity of the Historic District, or diminish the historical associations used to define the boundaries of the District.
3. The historical integrity and significance of the Historic Structure will not be diminished by relocation.
4. The potential to preserve the Historic Structure will not be enhanced by its relocation.

Ms. Guinan read the Historic Site Form recorded by Dina Blaes for the property, which indicated that much of the physical evidence from the period has been altered and therefore lost, and the alterations rendered the structure ineligible for listing in the National Register of Historic Places. She then presented photographs of the existing structure and noted that pursuant to LMC § 15-15, "historic integrity" is defined as the ability of a site to retain its identity and therefore convey its significance in the history of Park City.

In the Applicant's opinion, relocation would enhance the ability to interpret the character of the Historic Site and streetscape by bringing the existing residence closer to the other two historic lots to the south, preserving the historic home on a single lot instead of having it swamped by a condominium building or large residential addition. The three historic homes are not in a Historic District, so they do not have the same boundaries as historic district sites. The structure may be rehabilitated in its existing location, but the streetscape has the potential to be enhanced by the move.

Ms. Guinan noted that an opinion was expressed that building four single-family dwellings will maximize the density on the site, but it is their position that the maximum density would be a condominium with minimum setbacks and maximum unit count. Development would reduce the ratio of open space to built structure, but there would be a greater ratio of open space with four residential units than a large condominium building. Ms. Guinan then presented a video of the neighborhood. She concluded by requesting that the Board approve all three items.

In response to a question raised by Board Member Long, Ms. Guinan clarified that the Historic Structure would meet the current setback requirements.

Board Member Hutchings asked if the property should receive different consideration because it is not in the Historic District. Ms. Guinan stated that the Historic Districts were referenced repeatedly in the Staff Report, and they wanted to be clear that they believe it has different standing. Director Ward clarified that the language is from the section of the City Code the Historic Preservation Board reviews for these types of applications for Significant Sites. The Board must find that four criteria are met, and one of those criteria is that the proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the District. Chair Scott noted that the Board must follow the LMC in their decision-making process.

Board Member Stephens asked for clarification on how many different lot configurations the Applicant was considering. Director Ward clarified that the only question before the Board was whether the structure could be relocated. The Applicant had not applied to subdivide the parcel, and that application would go before the Planning Commission. She noted that, while not in the Historic District, it is a Historic Site and subject to the compatibility requirements outlined in LMC §15-13.

Ms. Guinan provided background on their design process and noted that the concepts included in her presentation were massing diagrams, so they did not include considerations like roof pitch.

In response to a question from Chair Scott, Director Ward clarified that because the Board was prepared to take final action on the removal of the addition, a transitional element would not require its approval because no historic material would be altered. However, the transition element would be required to create separation between the Historic Structure and any new additions.

In response to a question from Board Member Beatlebrox, Ms. Guinan stated that the home is listed as a house outside of a Historic District and is in the RC Zone. Director Ward clarified that the RC Zone includes a subsection for single-family homes for residential infill. It is similar to Daly Avenue, where a number of large condominium structures are adjacent to historic homes. As City Code changed over time, those are now considered noncomplying structures. The subject property is a designated Historic Site within the RC Zone, and it is across the street from the Historic Residential Medium Zone, which allows some larger structures. There is a subsection in the RC Zone that outlines regulations for infill so that it is more compatible, and it includes a maximum building footprint and other restrictions.

In response to a question from Board Member Hutchings, Director Ward clarified that relocation of any Historic Structure is subject to the same criteria, regardless of whether it is in a Historic District or not. Attorney Harrington stated that it matters in regard to their

findings in Subsection 2. He encouraged the Board to consider if relocation of the structure would diminish the historical integrity of the site as denoted in Item 3. The Applicant had put forth evidence that created an argument as to why the relocation would not impact the site's historical significance, and Staff had put forth contrary evidence.

Chair Scott opened the public hearing.

Nic Schapper gave his zip code as 84098 and stated that the Newlands sold their home on King Road after being unable to do what they wanted with it. That matter took a lot of the Applicant's and Board's time, but they could not resolve the issue and reach a healthy compromise of history and perspective. The new owner is proposing to build a house the size of City Hall. Mr. Schapper referred to LMC § 15-11-13(A)(1) and LMC § 15-11-13(A)(3) and stated his opinion that the assertion that relocation would compromise structural soundness was contradicted by evidence provided in the report, and relocation within the property boundary would adapt the site for contemporary needs while retaining historical significance. Due to the size and nature of neighboring buildings, he did not believe LMC § 15-15-1 applied. He provided examples of Historic Structures that were relocated to allow for development. Mr. Schapper believes the Newlands should be allowed to move the structure. If not, a developer could purchase the property and use their resources to build another large building on the lot. He saw it as an opportunity to restore the Historic Structure and negate future commercial development in the area, which he believed would benefit the residents of Park City.

Diane Newland stated that they have not made any changes to the home. They wish to preserve their home and utilize the rest of the property to its best value. She presented the old and new Historic Site Forms for the property and stated that the old form included statements that were not carried forward to the new form, and neither of the people who completed the reports spoke with her or her husband or looked at the property other than driving by. She believes some of the information is incorrect. Ms. Newland then read sections from the reports.

Ms. Newland noted that only two homes in the area are owner-occupied. The home to the south burned down, and the owner was allowed to replace the original 1,000-square-foot structure with a 3,500-square-foot home that is now a nightly rental. The façade was changed drastically. In response to a question from Board Member Beatlebrox, Ms. Newland stated that the new front porch was added in 2016. She then presented a photo of the former home on 1323 Woodside Drive, which was moved 220 feet across the street to 1353 Park Avenue. Ms. Guinan provided examples of other historic sites that had been subdivided. Ms. Newland added that they previously owned a home at 16 Sampson Avenue, which was located in the middle of six potential lots. They requested to relocate the home and build back into the hillside, but the City denied the request. Her neighbor then purchased the property and bulldozed the house to build a new, larger one. She asked the Board to reconsider allowing her to preserve and relocate her current home.

There were no further public comments. The public hearing was closed.

Chair Scott stated that the Board infrequently receives applications to move structures, and they typically have a consistent response. Laws and guidelines change because of decisions made in the past. He understood the applicant's position, but the Board needed to be careful not to set a precedent for future applications.

Board Member Beatlebrox referred to the Historic Sites Inventory completed by Dana Blaes and noted that Ms. Blaes had a clear opinion on the property. That raised a concern as to whether the subject property is really a Historic Structure, and she believed a site visit would be required to determine that. Board Member Stephens noted that there is a process for having a home delisted from the Historic Sites Inventory. Director Ward clarified that Historic Site Forms were completed in 2008, and an intensive survey was completed in 2016 to update and evaluate them. Ms. Guinan stated that the information was not carried over from the 2008 form, but there had been no changes to the site at that time. All exterior materials are new, and there is no historical landscaping.

Board Member Grackle stated that, for the Historic Preservation Board's purposes, it is a Historic Structure. He requested that Staff prepare a report on all historic home relocation applications within the last ten years that outlines the issues and resolution for each so the Board can determine if a precedent has already been set. Board Member Holmgren stated that the last home she remembers being approved for relocation was on Park Avenue and was relocated approximately 10 years previously. Board Member Beatlebrox stated that the City moved two cottages by two feet, but 14 feet is a large relocation that would set a precedent. She agreed with Board Member Grackle that the matter should be researched further prior to making a decision.

Ms. Guinan noted that the relocation of 1323 Woodside Avenue was approved in 2017 and expressed the opinion that relocation of any distance should be site-specific, and the subject property is not in a Historic District. Ms. Newland added that they want to move the house so that the lot can be subdivided, and she does not believe it would change the feel of the street or people would even know that the house was moved. The City allowed John Paul DeJoria to build a very large 48-bed staff hotel behind her home despite a large group of citizens who opposed it. At the time, she argued that it would overshadow her historic home below it, but nobody cared. Ms. Newland stated that she had all the records on her home and believed she could succeed in demolishing it if necessary.

Chair Scott expressed his appreciation for Ms. Newland's input and clarified that the matter before the Board involved interpreting the LMC. However, he understood and appreciated her passion.

Board Member Grackle noted that the other property was a Planning Department issue, and the Historic Preservation Board's decision must be based on the current LMC. The report he requested from Staff would be invaluable in determining if the relocation could be allowed.

Chair Scott stated that it felt like an “either/or” situation regarding moving the property 14 feet, but there could be other options. They were trying to do the best thing for Park City, and precedent is very important. He understands that things happened in the past, but they wanted to prevent similar occurrences from happening again.

Board Member Stephens agreed with Ms. Guinan that the home is unique in that it is in the RC Zone, and the Board should consider it in the context of the massing around it. However, that can be a double-edged sword, because a four-lot subdivision would also lose the historical context in relation to properties to the north and south. He believed the Applicant’s Option 4 would best maintain the historic siting with open space and a transition between the three historic homes and the more built environments. However, the Historic Preservation Board cannot make that stipulation.

Ms. Guinan stated that if they do not move the house, it will still be on a very large parcel. The home to the south is on a similarly sized lot, and they built a very large house behind it. If they do not move the house, the minimum street frontage will still be 61 feet. Board Member Stephens agreed that the house should be moved, but not by 14 feet because that would lend to allowing four lots, not three. He preferred that the property be subdivided into three larger lots, which would allow the opportunity to better blend with the scale of neighboring structures. Because the property is in the RC Zone, he does not believe it would set a precedent for the Historic District, and allowing the home to be moved would give the Historic Structure a better context within the built environment around it. He was also concerned about setting a precedent and asked if the precedence could be limited to historic homes that are outside of the Historic District.

Direct Ward clarified that the LMC has evolved over time, and the current criteria was put in place in 2016. The examples discussed during the meeting all had different backgrounds and were reviewed under different codes. At the Board’s request, Staff could prepare a report on relocations that had been requested since the last update in 2016.

Board Member Stephens stated that he did not need more information on past decisions. He requested more information on how they could keep the Historic Structure intact and put it in a better setting. He does not believe that the development that could arise from not allowing the relocation would be ideal. His preference is to approve relocating the house enough to allow more open space but only allow a three-lot subdivision. Board Member Holmgren agreed. The lot adjustment could allow room for things like fruit trees, and it could be a very beautiful subdivision.

Board Member Grackle asked to review the relevant section of the LMC and expressed a concern that the conversation was moving away from the Code. Board Member Stephens disagreed and clarified that he wanted to determine if there was a way to accomplish the goal within the Code. Their goal is historic preservation, but also how the property relates to those around it. Having a third house on a similarly sized lot to the two

homes to the north would anchor the properties. If they do not allow the relocation, they may miss that opportunity and end up with large structures that dwarf the Historic Structure. Board Member Grackle asked if Board Member Stephens' position was that the home's historical integrity would not be diminished by relocating it 14 feet. Board Member Stephens stated that 14 feet would diminish the historical significance of the site due to what would happen to the area around the home. To keep the historical integrity, they need more open space around the house relative to the homes to the south.

Ms. Guinan stressed her belief that moving the home would not diminish the historical integrity of the home or the historical associations used to define the boundaries. She believed how far to move the home should be a separate discussion. Board Member Stephens stated that that discussion should be about the square footage of the lot in relation to the two lots to the south.

Chair Scott stated that the spacing along Woodside Avenue was important to consider. However, they could not dictate things like transitions on future subdivided lots. Attorney Harrington clarified that if the Board and Applicant agreed, they could craft specific conditions of approval. Their focus on the integrity of the Historic Structure, as opposed to the long-term Land Use goals for the street, is more appropriate. Determining what is a historically compatible relocation in the context of the criteria they were focused on was probably the best place to start.

It was clarified that the preferred subdivision was the representative concept presented in Applicant's Narrative AO-018 but with a smaller lot size for the Historic Structure. Ms. Guinan noted that the narrative indicated leaving the home in its current location, but she understood that their goal was to keep the lot size to scale with the neighboring residential homes. Board Member Stephens stated that although it was not in the Board's purview if the northernmost lot were larger, that would give the City the chance to correct the mistake that was made in allowing the neighboring home to be built. They now consider streetscapes, and the building would not have been allowed to dwarf the neighboring historic homes. Planner Zollinger clarified that both Historic Structures to the south have an approximate street frontage of 55 feet; 1455 Woodside Avenue is approximately 4,800 square feet, and 1439 is approximately 4,000 square feet.

Board Member Grackle stated that their main goal would be to maintain the streetscape as indicated in the LMC. Board Member Beatlebrox agreed.

In response to a question from Ms. Guinan, it was clarified that the Final Action Letter reflects the request to move the structure 14 feet to the southeast. In response to a follow-up question, Director Ward stated that there was consensus on the first two items, but the matter was publicly noticed for one item and only one application was pending. It would need to be continued to the next meeting, but they could carry forward the two items that the Board has already expressed consensus on and only address the third item in that meeting. Attorney Harrington added that they could prepare a single item for those two matters in case the items need to be separated for the vote.

Board Member Hutchings asked about the Board's ability to determine what would happen with the two additional lots. Attorney Harrington suggested first allowing the Applicant and Staff to discuss their options prior to the next meeting. The Board could then consider the revised plans and, if necessary, structure a mutually agreed-upon solution. There are different ways to accomplish that goal. Board Member Stephens stated that when the Applicant returns with a proposal to move the house to a different location on the property, that will begin to define the rest of the property. The Board has no say in that aspect, but they will know the constraints put in place by the location of the house. Ms. Guinan stated that their goal was to determine what is possible for the site, and the Board's feedback was very helpful.

Board Member Hutchings stated that he would likely support the three-lot solution, but he would not support a large apartment building being constructed beside the house. Board Member Grackle pointed out that there was no way to guarantee that. Attorney Harrington clarified that if both sides agree, they can craft conditions of approval to prevent that from happening.

MOTION: Board Member Stephens moved to CONTINUE 1455 Woodside Avenue to the March 5, 2025, Historic Preservation Board meeting. Board Member Beatlebrox seconded the motion.

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

It was noted that City Attorney, Mark Harrington, would participate remotely for the remainder of the meeting.

7. WORK SESSION

A. Materials in Historic Districts – The Historic Preservation Board will Conduct a Work Session on Regulations for Residential Construction in the Historic Districts and Discuss Allowed Materials and the Opacity Requirements. PL-25-06407.

Project Planning Manager, Elissa Martin, presented the Staff Report and noted that the discussion was precipitated by requests from community members and design professionals for flexibility in materials for additions and new residences in Historic Districts.

The Historic Preservation Board discussed opacity requirements as far back as 2022, which led to the SWCA Environmental Consultants Opacity Memorandum outlining paint and stain regulations for the Historic Districts. The Board considered conclusions drawn from that memo and discussed the potential for allowing flexibility in materials at several past meetings, most recently on April 3, 2024. A solid consensus was reached that regulations for Historic Structures should not change, but the question remained whether

the City Code should be updated to allow more flexibility for additions and new residential infill in the Historic Districts.

Planner Martin noted that when considering potential Code updates, it is important to reference the General Plan. The Historic Preservation chapter of the General Plan calls for the annual review of Historic District Regulations to maintain regulatory consistency. The list of goals and objectives for historic preservation includes *Objective 15-B: Maintain the character with compatible infill development and additions*, which articulates how new infill in Historic Districts should complement Historic Structures but be seen as a product of their own time and not duplicate the existing Historic Structures.

Planner Martin reviewed the current regulations. She presented a list of materials currently prohibited for all Historic Structures and new infill and noted that the Historic Preservation Board should think about those materials when considering flexibility in the Historic Districts.

For additions to Historic Structures, current regulations provide key design standards that emphasize that the design shall not contrast starkly with or detract from the Historic Structure or Historic District's character. However, subtle differentiation like painting the addition of a different color from the Historic Structure is encouraged. The Code is silent regarding paint opacity for wood cladding on additions.

For new residential buildings in the Historic Districts, the current Code is more restrictive. New materials should reflect the character of the Historic District. Materials must be compatible in scale, proportion, texture, finish, and color to Historic Structure Materials, and the primary siding material shall appear similar to those on Historic Structures. Materials such as wood are required to have an opaque finish. However, an exception may be considered to allow accessory structures to have rustic, unfinished wood siding. Code already allows for alternative materials, including synthetic materials that meet standards for sustainability and are deemed compatible. Planner Martin noted that it can be challenging to consistently and fairly apply a determination of compatibility.

Planner Martin reviewed input Staff had received from the Historic Preservation Board thus far. The Board reached a consensus that regulations for Historic Structures should not change. At its July 2023 meeting, it also reached a consensus that the City Code should be updated to lift the opacity requirement for new residential infill. During the April 3, 2024 meeting, the scope of the discussion expanded to include potential benefits and risks of also allowing new materials to be used on additions and new residences. There was a general desire to explore the possibility of allowing more flexibility in the use of non-historic materials.

The Planning Department organized a focus group of local design professionals who have experience working in the Historic Districts, which took place on January 24, 2025. Many ideas were brought up that would be discussed in a future work session. In relation to materials, the focus group identified several materials that are commonly used in new

residential construction and could have potential for compatibility within the Historic Districts. The materials also have other benefits such as being fire resistant or more environmentally friendly. The focus group also suggested the creation of a blue ribbon committee or panel of design professionals to assist in maintaining a list of allowable materials that reflects the most up-to-date information available and best practices.

Planner Martin reported that some design professionals from the focus group were present at the meeting, and she welcomed them to join the discussion when appropriate. She noted that materials samples were also available.

The Historic Preservation Board was asked to consider the following:

- Should the LMC be updated to allow new materials and opacity flexibility for additions and new residential infill in the Historic Districts?
- If they move forward with the update, should they also consider updating sustainability criteria to consider the materials' full life cycle and not just their content?
- Planner Martin also displayed a list of potential research topics that Staff requested the Board's feedback on.

Board Member Grackle stated that he agreed with the Historic Preservation Board's previous determination. Chair Scott confirmed that the Board was still in favor of allowing opacity flexibility for additions and new residential infill in the Historic Districts.

Board Member Stephens asked if additions to Historic Structures and new residential infill could have the same criteria. Planner Martin clarified that additions are required to relate to the existing Historic Structure, whereas new residential structures are not. She believed there was a risk in allowing more flexibility for new construction because it could create more deviation from the historic character of the area, and eventually, the streetscape could be defined differently if non-historic elements were allowed. Board Member Stephens was not convinced there should be a difference. Chair Scott stated that the Design Guidelines still require the building to fit into the neighborhood.

Board Member Stephens noted that there have been many changes to the LMC regarding height restrictions, setbacks, and scale. He believes that different requirements for additions and new construction creates confusion, and the design community should be allowed to push the envelope. More consistency would make it easier for everyone. Planner Martin agreed that it would streamline the process and reduce confusion.

Planner Martin stated that her understanding of what was being conveyed was that the massing, roof form and larger elements are enough to preserve the character of the Historic District, and the materials may be less of a concern. She remarked that part of the previous discussion was in regard to weighing the pros and cons of too much regulation making things more homogenous versus allowing for too much flexibility, which can be difficult to interpret. Board Member Stephens stated that some flexibility would

prevent everything from looking the same, and it would allow the design community to work with materials and massing.

Board Member Beatlebrox stated that the list of prohibited materials should remain unchanged, especially the prohibition on plastic or vinyl siding. She believed Trex and synthetic stone products should also be prohibited. She liked the idea of removing the opacity requirement because they do not require that Historic Structures have opaque paint. She noted that a member of the public has sent several letters about the matter, and she questioned why Stacy Head has been unable to proceed with her plans.

Board Member Grackle agreed that the list of prohibited materials was appropriate, but the Board should consider the new materials suggested by the focus group. Those materials can be interesting in the way they look, are often more environmentally friendly, and can help the City meet some of its broader goals in terms of taking care of the environment and creating a beautiful community.

Planner Martin noted that there are a variety of ways wood can be treated or finished, like the Shou Sugi Ban style which is almost black or pickled wood that has prominent shades of green. The question is if all the different treatments and finishes are compatible and should be allowed, or if some should be prohibited. They also needed to consider other materials that are not currently allowed and if limitations should be applied to those as well. Staff would need to conduct more research to determine the possible variations of materials, as well as how other communities treat non-historic materials in their historic districts.

Board Member Hutchings agreed with Board Members Stephens and Beatlebrox. He believed there should be flexibility for non-historic structures. Board Member Stephens stated that he believed the standards should be consistent, but they also needed to clarify the process and ensure that the Planning Commission has a clear understanding of how to proceed. He noted that the Historic Preservation Board used to approve paint colors, and the result was that everything was painted beige because people knew it would be approved. Homes were repainted every few years, but some of the new materials will be there for decades and require no maintenance. He agreed with the focus group that perhaps the answer was to create a design committee to review new materials and present them to the Board for discussion.

In response to a question from Board Member Holmgren, it was noted that representatives of Elliott Group and Chimso Onwuegbu were present. Materials samples were available at the meeting, and links to recommended materials were included in the Staff Report. Planner Martin reported that the current Code sets parameters for sustainability that could be updated, and they could also create a comprehensive, consistently updated list of materials. The Planning Department receives three to five samples of different materials each week, and establishing baseline parameters would streamline the review process and help the design community understand the types of materials they could propose.

Board Member Hutchings stated that they already have a list of materials they do not want, as well as a general criteria of compatibility. He believes it is at Staff's discretion to make the call as to whether a material is appropriate. He would like the guidelines to be as flexible as possible. For example, wood has a wide variety of variables. He does not believe the Shou Sugi Ban should be prohibited in Old Town, but there could be a circumstance or design that is not compatible with that material.

Director Ward reported that there is currently flexibility for additions to Historic Structures. For new infill, the current standard specifies that primary siding material for new structures "shall appear similar to those on Historic Structures," and it references the streetscape or character area. However, that is followed up with, "The most common material on those primary structures was painted horizontal lap siding with a reveal between six to eight inches." They may not want non-wood materials to be limited to the same dimensions as wood siding. If the Board directed Staff to create more flexibility, those sections of the Code would need to be updated.

Board Member Grackle indicated that they needed to decide if they wanted new infill to be similar to additions rather than Historic Structures as currently required. Board Member Holmgren stated that the Planning Department could provide guidance on those issues.

Chair Scott liked the concept of creating a blue ribbon committee to benefit from the expertise of the amazing architects and designers who work in the community and are constantly made aware of new materials. He did not believe it would be reasonable to expect the Planning Department to do that in addition to their current duties. He believes they need guidelines on what they are looking for as well as what they do not want. Compatibility is important, and he did not know if it was reasonable to have that determined by a blue ribbon committee. They need to understand that the Board is looking for some compatibility, but not something that looks generic. They want to push the boundaries, but they also do not want it to stand out and be ugly.

Board Member Stephens stated that they would be proactively getting ahead of the problem. The Planning Department could maintain a library of acceptable materials. If Staff was unsure if a material was acceptable, it could be brought to the Board for further discussion. Board Member Hutchings liked the idea of the Planning Department bringing new materials to the Board for review.

Board Member Stephens restated that he would like to have consistent regulations between additions to Historic Structures and new infill structures. Board Member Holmgren and Chair Scott agreed.

Planner Martin suggested that the Board hear from members of the focus group.

Chimso Onwuegbu stated that he is a local architect, and he agreed with Board Member Stephens that massing, scale, setbacks, roof pitches, etc. should be what guides compatibility. From his perspective, if everything in town is painted, they will begin to lose sight of what is a Historic Structure versus what is an infill project. He believed they should allow more recyclable materials like metal, which can be recycled and reused over and over, and allowing more variability on additions and new infill would benefit Park City. Regarding opacity, he believes wood is most beautiful when it is stained, and the reasons it was painted in the past no longer exist.

Cole Night and Carla Lehigh of Elliott Work Group were also present. Mr. Night indicated that his team had put together a selection of materials that might be worthy of Board consideration. He remarked that there are some products on the list of prohibited materials that historically had good reason for the prohibition. For example, vinyl siding was generally very low quality and not suitable for the climate. Aluminum siding was also lower quality and prone to denting and paint chipping. However, there are modern composite materials that use aluminum as a structural base but have more of a wood aesthetic. Mr. Night presented a sample board of a wood-look product that is recycled, durable, has a very high-performance rating, and is warranted to maintain its appearance for 50 years. Chair Scott asked if the material has the same look and feel as a wood product. Mr. Knight confirmed that it looks like wood but is a very durable finish applied to an equally durable structural substrate. It expresses itself as very high-quality wood siding, not as metal siding, but it has all the performance and durability benefits of the underlying metal.

Another example was a 100% recycled PVC product. Mr. Knight commented that in the past no architect would show a preference for plastic, but there are now versions of those materials that are very performative and elegant. He believes it would be worth considering those types of materials on a case-by-case basis, even though they are by default qualified as prohibited from use.

The LMC currently includes what Mr. Knight believes to be a very reasonable clause for materials that may be proposed for additions and new infill construction. The criteria are longevity, energy performance, durability, environmental benefit, and compatibility. On the subject of compatibility, he stated that another clause discusses compatibility of materials and speaks specifically to, "Building materials should be compatible in scale, proportion, texture, finish, and color to materials used on Historic Structures in the Historic Districts." He believed that clause clearly indicates what determines compatibility.

Mr. Knight noted that fiber cement products are currently allowed by default under the criteria that it is 50% recycled content. He presented a sample of a wood-look concrete siding that contains wood chips and is 100% recycled and noted that it would technically be allowed by default. However, both that material and traditional Hardie Board are not durable in Park City, whereas the sample materials he provided previously are more aesthetically pleasing and well-suited to the climate. He asked the Board to consider that fact in their deliberations.

Board Member Hutchings stated that the samples Mr. Knight provided were visually appealing and asked if the products had been tested to ensure durability. Mr. Knight stated that they would have to research the different products further, but their understanding of the engineering and construction of the materials is that they should be very durable and performative. The standard literature indicates that the image fade is approximately 5% in the first 50 years. He suggested researching specific materials on a case-by-case basis to ensure that they are in fact appropriate for the climate. Historic materials like adobe would not be suitable for Park City, but there are modern materials that are appropriate for the area, and he believed how a material performs in the climate should be a primary consideration.

Board Member Hutchings stated that the Board would need to determine how these types of products could be allowed and suggested that perhaps the decision could be based on the science behind the material; if the data can confirm that the product will still resemble wood in a certain number of years, it could be allowed.

Mr. Knight noted that the criteria for fiber cement is 50% recycled content, and he believed a requirement should be that synthetic materials are environmentally friendly. He presented a sample of another fiber cement product that he believes matches the requirements for scale, finish, color palette, and durability, and noted that the material is stable even when submerged in water for a period of time. It is also environmentally friendly in that it has a very low embodied energy, which means that it takes very little energy to manufacture. It does not have 50% recycled content, but it is 100% recyclable. That is another material that would be disallowed by the current standard but should be allowed under the criteria for new materials. He approved of the idea of a library of approved materials. Design professionals would appreciate that because it would allow them to provide their clients with a range of materials that are expressly endorsed by the City. If a new product is presented that is worthy of consideration, perhaps the panel that approves the library could be called upon to review and present an opinion on whether it should be added to the library.

Stacy Head stated that she previously served on the New Orleans City Council, where she represented some of its most historic neighborhoods, and she approaches projects in Park City by respecting the historic neighborhoods and trying to work within them. Ms. Head requested that the Board unequivocally instruct the Planning Department on the issue of opacity for wood siding on infill structures. She enjoyed learning about new materials that can be included in the future library of approved materials. However, the matter of opacity requirements has been interpreted differently by different Staff members, and she believes it has led to disparate treatment.

Ms. Head believes the Board has been clear on the opacity issue since it was discussed in June 2023. They were very clear that paint is required on Historic Structures that are being rehabilitated, but they were also very clear that it should not be required on additions and infill. She did not agree with the earlier statement that there was any

ambiguity on the matter. She understood that the Board was considering two separate issues that relate to each other, but she urged them to make a final decision to either make a decision on opacity, ask Staff to interpret the LMC more leniently to allow stained wood, or quickly move the matter through the legislative process. She reported that her Certificate of Occupancy has been held up until a decision is made because the opacity on one kind of wood was not to the liking of the staff member who inspected it. Chair Scott thanked Ms. Head for her comments and stated that he believed her request was fair.

In response to a question raised by Board Member Stephens, Director Ward stated that currently when there is an addition to a Historic Structure, opacity for the addition is not addressed. Recommendations are provided to indicate that something should be done to distinguish an addition from the Historic Structure, but paint is not regulated. The LMC is much stricter for new infill. It specifies that "materials such as wood that are traditionally painted shall have an opaque finish." An allowance is made for "rustic, unfinished" wood siding for accessory buildings. When projects go through the Historic District Design Review ("HDDR") process, that item is discussed.

Director Ward reported that Staff had a discussion based on the SWCA memo, and language was drafted for the Board's review in December 2023 that removed the opacity requirement. At the time, the Board requested that Staff not move the amendment forward but instead consider materials more holistically. From their discussion at this meeting, she understood that the Board wanted more flexibility. She noted that public notice was not provided for any action at that meeting, and the work session was held to bring forward the design professionals' and community members' thoughts on the issue. Staff needed to know what information the Board required to make an informed decision on the extent of flexibility that could be allowed but is still compatible. Based on their discussions, there are other considerations. One point that she believes would be of value to research is whether a material is fire-resistant because that is not currently addressed in the LMC. Sustainability requirements can be limiting if they are not considering the long-term, cradle-to-grave value of the material. Once they receive the Board's input on those topics, they can then return with a draft recommendation.

Board Member Grackle asked if the question about finishes and treatments still applied if it was the Historic Preservation Board's consensus that opacity is not required. Planner Martin stated that the consensus is to remove the requirement for wood to be painted opaque. She asked if the Board needed more information on the different types of wood finishes, stains, and treatments. Board Member Beatlebrox noted that they reviewed wood samples with a variety of non-opaque finishes at a previous meeting and liked all of them. Director Ward stated that those were stain samples, and Staff understood that there was a consensus on stain.

Director Ward asked if rustic, unfinished wood or different treatments like Shou Sugi Ban would be considered compatible. Board Member Grackle stated that it should automatically be compatible if any lack of opacity is allowed, or if they wanted to restrict

the types of allowed treatments. Planner Martin stated that research could reveal that there is no need to restrict it, but they should look at what is available and make that determination. Board Member Hutchings asked if there could be a volume criteria. For example, if an entire house were covered in Shou Sugi Ban wood, that could be a problem.

Board Member Stephens stated that the Historic District Commission previously did a design review, but the Commission was disbanded because it did not work for the same reason the Board was struggling with the topic; they are not design professionals. Different variations of similar products can be suitable or not based on the quality of the manufacturing process. He was in favor of setting it up in such a way that they do not have to review every new material and there is a resource for the design community. He is in favor of creating a panel of design professionals and not relying on the Planning Department for that because they are also not experts. Planner Martin agreed that the next step should be to gauge the design community's interest in creating that panel.

Board Member Grackle asked if the blue ribbon committee would be set up similar to the Artist Selection Committee and include Historic Preservation Board members as well as Planning Department staff and members of the design community, or if it would just be comprised of architects and designers. Planner Martin stated that that would need to be researched and discussed.

Chair Scott agreed with Board Member Stephens that the City should not prevent the design community from using new materials. His only concern was that sometimes product warranties do not reflect the conditions those products will experience in Park City. The siding material that is guaranteed for 50 years or new types of wood treatments may look awful in a few years. They needed to consider the longevity of materials, but he did not want to get in the way of the process. He appreciated Mr. Knight's example of rethinking how fiberboard materials are produced and disposed of and bringing alternative materials to the table.

Board Member Stephens stated that he hoped they could come up with regulations that make the process simpler for the Planning Department and design community. He believes they should address the opacity issue and have consistency between additions and new infill, and the research topics should be addressed by the new committee as they have more experience and can answer those questions. Board Member Hutchings agreed but stated that the Board had an obligation to protect the integrity of the Historic Districts by providing review criteria. He believed the Board was open to new products as long as they stand the tests of time and environment. Board Member Stephens agreed and noted that having members of the Historic Preservation Board, Planning Department, and design community on the committee could ensure that all voices are heard.

Planner Martin thanked the Board for their feedback. She understood that the main takeaway was that the blue ribbon committee idea should be pursued, and their next step

would be to explore how to set that committee up and create a list of criteria for approved materials.

Chair Scott expressed the hope that including outside interests in the solution will help ease any conflict between design professionals and the Planning Department.

B. Thaynes Hoist House – The Applicant will Provide an Update on the Thaynes Hoist House Roof Removal and Proposed Next Steps for Rehabilitation. PL-24-06188.

Brian Buck, Project Manager for Friends of Ski Mountain Mining History, provided a progress report on the project, including progress photographs. He indicated that the record snow of 2022/2023 changed their plans for how they were going to preserve the Thaynes site when over 12 feet of snow crushed the building. In Spring 2023, they discovered that the entire roof structure and all walls from the shaft to the west side of the building had fallen in, and the roof had either entirely collapsed or was severely damaged. When they last appeared before the Historic Preservation Board, their goal was to do a forensic engineering evaluation to determine what could realistically be saved. However, it was too dangerous to enter the building. The Board then approved a phased approach where they could complete a Material Deconstruction of the collapsed roof.

Mr. Buck reviewed photographs of the severe damage to the building connecting the Hoist House and shaft, which was caused by the roof collapse. He reported that the Friends of Ski Mountain Mining History would be bringing forth a proposal to erect a roof extension coming out from the west side of the shaft, in the previous location of the connecting roof, to protect the area from weather and provide security. They would also propose removal of the walls and roof structure in the area where the roll-up garage door was previously located, then rebuild that façade. He presented a photograph of the site taken in the 1960s when the Thaynes Shaft was used as a ski lift and noted that people exited through the garage door. There is an affinity for the door, and they want to honor that affinity by rebuilding the façade. He clarified that although the façade will be rebuilt, the building it was connected to will be removed. The shed to the left of the garage door and the Shaft will be repaired and stabilized.

In response to a question, Mr. Buck clarified that they proposed to remove the broken building behind the façade but leave the foundation walls and floors so the collapsed building could potentially be restored in the future. He noted that three structures to the east of the shaft were destroyed by snow.

Prior to the roof collapse, they had planned to begin asbestos abatement work in the Hoist House in the summer of 2023 to remove the asbestos-insulated pipes and flooring. However, the roof collapse prevented the contractor from starting the work. Their objectives in removing the roof were to allow for the safe removal of the asbestos, as well as an engineering evaluation of the remaining walls to determine how to save the Hoist House and ensure public safety.

Mr. Buck presented a 1937 photograph of the site that included the headframe and Hoist House and noted that at the time there was no connecting building between the Hoist House and shaft. Their objective is to restore the site to a semblance of its 1937 state.

The friends of Ski Mountain Mining History presented this information to the Historic Preservation Board in August 2024, and at the time the Board approved a Material Deconstruction to remove the collapsed roof from the Hoist House and shaft. They were able to obtain funding from the City and resort to pay for the work, and it began that month. The roof was disassembled piece by piece, and the materials are currently stored onsite, behind the building. Once the collapsed roof was removed, the asbestos abatement contractor was able to successfully complete that project.

The structural engineer then evaluated the walls, and his findings were detailed in the Engineer's Report dated October 10, 2024. He determined that the walls are basically sound, and the steel columns will support a new roof. The walls need to be strengthened to meet the current Code, but it is the engineer's opinion that the Hoist House can be saved, and its reconstruction is feasible. The engineer's second finding was that the connecting building between the Hoist House and Shaft is compromised. The foundation walls were compromised, and the walls themselves collapsed. It was his opinion that that portion of the overall structure could not be salvaged for reconstruction.

Mr. Buck presented a current photograph of the Hoist House. The roof has been removed, but the walls are erect. They intend to repair the damage to the walls and design a roof that can be placed on top of them. He then provided updates to the approved Project Plan.

- Remove broken roof from Hoist House and shaft Room, saving the metal debris onsite — Completed in August 2024.
- Plug shaft and stabilize subsurface damage — Planned for Summer or fall of 2025.
- Stabilize the remaining walls — Completed in September 2024.
- Finish the planned asbestos abatement in the Hoist House — Completed in September 2024.
- Conduct engineering evaluation and determine how to save the House, garage façade, and front of Shaft Tower — Completed in October 2024.
- Report results to the Historic Preservation Board — A progress report was submitted in January 2025.
- Prepare conceptual designs and cost estimates to support fundraising for the Hoist House, garage door façade, and front of Shaft Tower — Anticipated completion in late February 2025.
- Prepare designs for permitting and construction — Planned by December 2025.
- Cleanup of the remaining collapsed structures — Planned for Summer 2025 as soon as funding is obtained.
- Prepare and submit all components of HDDR package — Planned for February 2026.

- Construct repairs of Hoist House, garage door façade, and Shaft Tower assuming prior cleanup is complete — Planned for 2026.
- Install a security system in and around the completed Hoist House — Planned for 2026.

Mr. Buck reported that the engineer was in the process of determining the most effective way to stabilize the walls of the Hoist House and build a roof on top of them so that it is stable and will mimic the original 1937 appearance of the structure. He thanked the Historic Preservation Board for their continued support for the project.

8. ADJOURN

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

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

The Historic Preservation Board Meeting adjourned at approximately 8:55 p.m.

Approved by _____
Randy Scott, Chair
Historic Preservation Board

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1455 Woodside Avenue

AKA: 1453 Woodside Avenue

City, County: Park City, Summit County, Utah

Tax Number: SA-226

Current Owner Name: Diane Durham

Parent Parcel(s):

Current Owner Address: PO Box 1946, Park City, UT 84060-1946

Legal Description (include acreage): 0.22 acres; S 9T 2S R 4E BEG AT A PT 1398 FT E OF THE SW COR OF SEC 9 T2S R4E, SLBM; TH DUE W 65 FT; TH N 34°30' W 80 FT; TH N 55°30' W 183 FT; TH S 34°30' E 11 FT; TH S 55°30' W 130 FT TO PLACE OF BEG EXCEPTING THEREFROM A STRIP OF LAND 14 FT WIDE OFF THE N'LY SIDE OF SD TRACT ALSO EXCEPTING THEREFROM BEG 1398 FT E OF THE SW COR OF SEC 9 T2S R4E, SLBM; & RUN TH W 65 FT; TH N 34°30' W 73 FT M/L TO AN EXISTING FENCE LINE; TH N 55°30' E 100 FT; TH S 31°56' E 104.24 FT; TH S 55°33' W 38.46 FT TO PT OF BEG.

2 STATUS/USE

Property Category

- ☒ building(s), main
- ☐ building(s), attached
- ☐ building(s), detached
- ☐ building(s), public
- ☐ building(s), accessory
- ☐ structure(s)

Evaluation*

- ☐ Landmark Site
- ☒ Significant Site
- ☐ Not Historic

Reconstruction

- Date:
- Permit #:
- ☐ Full ☐ Partial

Use

- Original Use: Residential
- Current Use: Residential

- *National Register of Historic Places: ☒ ineligible ☐ eligible
☐ listed (date:)

3 DOCUMENTATION

Photos: Dates

- ☒ tax photo:
- ☒ prints: 1995 & 2006
- ☐ historic: c.

Drawings and Plans

- ☐ measured floor plans
- ☐ site sketch map
- ☐ Historic American Bldg. Survey
- ☐ original plans:
- ☐ other:

Research Sources (check all sources consulted, whether useful or not)

- ☐ abstract of title
- ☒ tax card
- ☐ original building permit
- ☐ sewer permit
- ☒ Sanborn Maps
- ☐ obituary index
- ☐ city directories/gazetteers
- ☐ census records
- ☐ biographical encyclopedias
- ☐ newspapers

- ☒ city/county histories
- ☐ personal interviews
- ☐ Utah Hist. Research Center
- ☐ USHS Preservation Files
- ☐ USHS Architects File
- ☐ LDS Family History Library
- ☐ Park City Hist. Soc/Museum
- ☐ university library(ies):
- ☐ other:

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: "L" Cottage (crosswing)/Vernacular

No. Stories: 1

Additions: ☐ none ☒ minor ☐ major (describe below) Alterations: ☐ none ☐ minor ☒ major (describe below)

Researcher/Organization: Dina Blaes/Park City Municipal Corporation Date: November, 08

Number of associated outbuildings and/or structures: ☒ accessory building(s), # __1__; ☐ structure(s), # ____.

General Condition of Exterior Materials:

- ☒ Good (Well maintained with no serious problems apparent.)
☐ Fair (Some problems are apparent. Describe the problems.):
☐ Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
☐ Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Site: Dry-stacked stone wall runs along frontage.

Foundation: Tax cards indicate no foundation.

Walls: Aluminum/Vinyl siding

Roof: Asphalt shingles

Windows: Aluminum replacement windows

Essential Historical Form: ☒ Retains ☐ Does Not Retain, due to:

Location: ☒ Original Location ☐ Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): This one-story frame "L" cottage has been significantly altered. The walls are clad in aluminum siding, but as indicated in the tax cards, the house was clad in siding in 1949 and asbestos shingles in 1958 and 1968. When the current aluminum/vinyl siding was applied is not clear. The 1949 building card also indicates that the rear addition was constructed in 1952, that the wooden porch deck had been replaced with a concrete slab. Also, the 1949 card has a note that a basement entrance with concrete stairs was added to the north side of the house. The roof form is intact, as is the dropped hipped roof porch inset into the L at the front of the house. The openings on the primary façade are not original and include a large aluminum side slider type window in the gable end and a large horizontal-paned WWII era window under the porch. The changes are significant and diminish the site's original character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): Flat lot, deep setback from street, minimal vegetation. The 1958 tax card includes a note dated 12-9-1968 that describes the concrete block garage. On the 1968 tax card, the garage is shown as having been constructed in 1965.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Much of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The "T" or "L" cottage (also known as a "cross-wing") is one of the three most common house types built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places.

5 SIGNIFICANCE

Architect: ☒ Not Known ☐ Known: (source:)

Date of Construction: c. 1904

Builder: ☒ Not Known ☐ Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- ☐ Settlement & Mining Boom Era (1868-1893)
- ☒ Mature Mining Era (1894-1930)
- ☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.¹

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: East elevation. Camera facing west, 2006.

Photo No. 2: Accessory building. Camera facing northwest, 2006

Photo No. 3: Southeast oblique. Camera facing northwest, 1995.

Photo No. 4: Southeast oblique. Camera facing northwest, tax photo.

¹ From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

SERIAL NO. X 48.1

NEW APPRAISAL BASE

RE-APPRAISAL CARD

Owner's Name _____

Owner's Address _____

Location _____

Kind of Building Res. Street No. 1455 Woodside AveSchedule 1 Class 3 Base Factor _____

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>633</u>	\$	\$ <u>1384</u>
	<u>x x</u>			\$	\$
	<u>x x</u>			\$	\$

No. of Rooms 4 + Bath Condition Good

Description of Building	Add	Deduct
124' @ 100 Foundation—Stone Conc. None ☒		124
Ext. Walls <u>Siding</u>		
Insulated—Floors—Walls—Clgs.—		
Roof—Type <u>Gable</u> Mat <u>P. Shingle</u>		
Dormers—Small—Med.—Lg.		
Bays—Small—Med.—Lg.		
Porches—Front <u>76' @ .70</u>	53	
Rear <u>@</u>		
Basmt—Cellar— $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor		40
Basement Apts.—Rooms Fin.		
Attic—Rooms Fin. Unfin.		
Plumbing— Class <u>1</u> Tub. Trays Basin Sink Toilet Urns. Ftns. Shr. Dishwasher Garbage Disp.	245	
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. Oil Gas Coal Air Conditioned Incinerators		
Finish— Hd. Wd. Floors Hd. Wd. Fir <u>✓</u> Fir <u>✓</u> Cone.		
Cabinets <u>1</u> Mantels	40	
Tile— Walls Floors		
Lighting—Lamp Drops <u>✓</u> Fix.		
<u>Furnace & Wall lined</u>		142 Fld.
Total Additions and Deductions	338	276
Net Additions or Deductions	-276	

Age 45 Yrs. by Est. Owner REPRODUCTION VALUE \$ 1446
45 Yrs. by Tenant Depreciation 58/42 % \$
45 Yrs. by Neighbors Reproduction Val. Minus Dep. \$ 607
45 Yrs. by Records

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ %
Garage—S 8—C _____
Cars _____ Walls _____
Roof _____ Size x Age _____
Floor _____ Cost _____ Depreciated Value Garage _____

Remarks acc. 37 years in 1941 Total \$ 607
Obsolescence _____ %
Total Building Value _____

Appraised 9/30/49 194 By CTW.

Location SEC 9-25-4E

Kind of Bldg. RES St. No. 1455 Woodside Ave.

Class 3 Type 1 2 3 4 Cost \$ 1346 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		801		\$ 1346
	x x				
	x x				

Gar.—Carport — x — Flr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone <u>—</u> Conc. <u>—</u> None <u>✓</u>	
Ext. Walls <u>Siding & 4x8 Shakes.</u>	
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>—</u>	
Roof Type <u>Gable</u> Mtl. <u>85</u>	
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>250</u>	
Porches—Front <u>76</u> @ <u>125</u>	
Rear <u>—</u> @ <u>—</u>	
Porch <u>—</u> @ <u>—</u>	
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>	
Basement Entr. <u>—</u> @ <u>—</u>	
Planters <u>—</u> @ <u>—</u>	
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full <u>—</u> Floor <u>—</u>	
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Plumbing { Class <u>—</u> Tub <u>—</u> Trays <u>—</u>	
Basin <u>—</u> Sink <u>—</u> Toilet <u>—</u>	
Wtr. Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u>	
Dishwasher <u>—</u> Garbage Disp. <u>—</u>	
Built-in-Appliances	
Heat—Stove <u>—</u> H.A. <u>—</u> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>—</u>	
Oil <u>✓</u> Gas <u>✓</u> Coal <u>—</u> Pipeless <u>—</u> Radiant <u>—</u>	
Air Cond. <u>—</u>	
Finish—Fir <u>—</u> Hd. Wd. <u>—</u>	
Floor—Fir <u>—</u> Hd. Wd. <u>—</u> Other <u>—</u>	
Cabinets <u>—</u> Mantels <u>—</u>	
Tile—Walls <u>—</u> Wainscot <u>—</u> Floors <u>—</u>	
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>—</u> S. <u>—</u>	
	755
Total Additions	

Year Built <u>1949-45</u>	Avg. <u>54</u>	Current Value	\$ <u>2101</u>
Inf. by { Owner - Tenant -	Age	Commission Adj.	%
{ Neighbor - Record - Est.		Bldg. Value	
Remodel Year <u>3</u>	Est. Cost	Depr. Col. 1 2 3 4 5 6 <u>33</u>	%
		Current Value Minus Depr.	\$ <u>693</u>
Garage—Class <u>3</u>	Depr. 2% 3%	Carport—Factor	
Cars <u>2</u>	Floor <u>—</u> Walls <u>—</u> Roof <u>—</u>	Doors <u>2</u>	
Size <u>24</u> x <u>24</u>	Age <u>3</u>	Cost <u>—</u> x <u>—</u> %	
Other <u>—</u>			
		Total Building Value	\$

Appraised 4-28-1958 By 1302

5A-226
Serial Number

1 OF 1
Card Number

Owners Name Russell M. Horan
Location Park City, Utah
Kind of Bldg. Res St. No. 1455 Woodside
Class 3 Type 1 2 3 4 4 Cost \$ 42.49 X 100% %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	981		\$ 4355	\$
	x x				
	x x				

Att. Gar.—C.P. x Flr. Walls Cl.

Description of Buildings Additions Additions

Foundation—Stone Conc. 11/00 Sills

Ext. Walls Sid and 175b. Shook

Roof Type Gab Mtl. Pat shgls

Dormers—Small Med. Large

Bays—Small Med Large

Porches—Front 76 @ 250 190

Rear @

Porch Back porch East 8' @ 250 20

Planters @

Ext. Base. Entry @

Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{2}{3}$ $\frac{3}{4}$ Full Floor

Bsmt. Gar.

Basement-Apt. Rms. Fin. Rms.

Attic Rooms Fin. Unfin.

Plumbing { Class 2 Tub. 1 Trays
Basin 1 Sink 1 Toilet 1
Wtr. Sfr. Shr. St. O.T.
Dishwasher Garbage Disp.

Heat—Stove H.A. 6 FA 1 HW Stkr Elec.

Oil Gas ✓ Coal Pipeless Radiant

Air Cond. — Full Zone

Finish—Fir. Hd. Wd. Panel

Floor—Fir. Hd. Wd Other

Cabinets Mantels.

Tile—Walls Wainscot Floors

Storm Sash—Wood D. S. ; Metal D. 1 S.

Awnings — Metal Fiberglass

Total Additions 1270

Year Built 1904 Avg. 1 1904 Replacement Cost 5425

Age 2. Obsolescence

Inf. by { Owner - Tenant Adj. Bld. Value
Neighbor - Record - Est. Conv. Factor x.47

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value \$ 1790

Appraised ① 12/9/68 By Eq. W. 1328

Appraised ② 19 By JAN 7 1969

RECORD OF ASSESSMENT OF IMPROVEMENTS

SUMMIT COUNTY SERIAL NO. SA 226 481

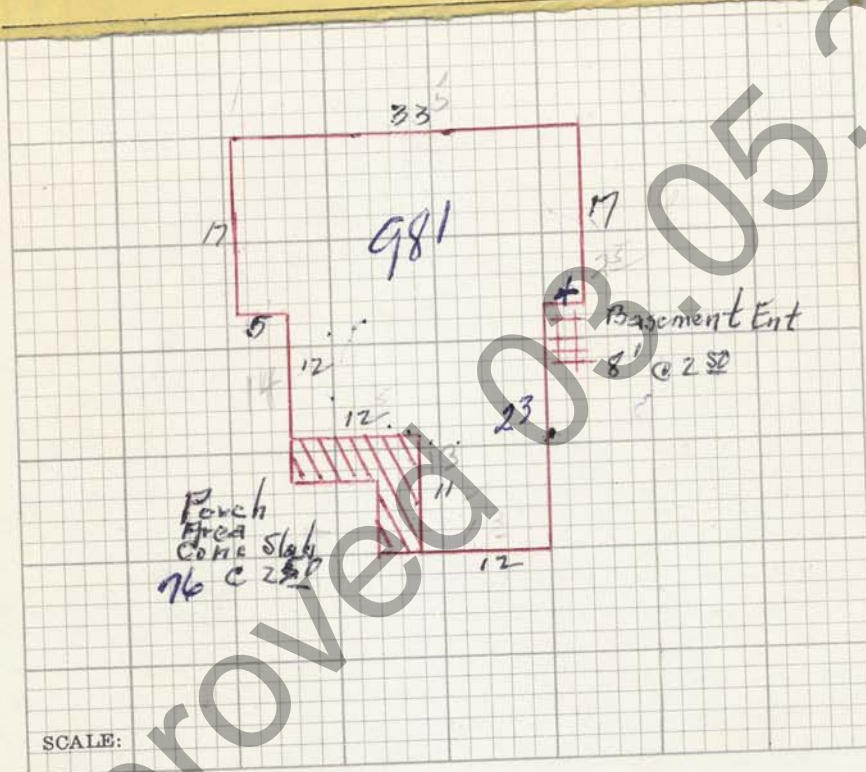
OWNER'S NAME Russell M Horan

OWNER'S ADDRESS 100 AFFECTION LANE

LOCATION PARK CITY

#1455, WOODSIDE AVE

SEC. 9, 25, 4E



SCALE:

RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class 3 Depr 2% 3%
 Cars 2 Floor 1st Walls 1 Block Roof 1/2 Shingles Doors 2
 Size 24 x 24 Age 1965 Cost 1904 x 47% 194
 1940 Base Cost x 94 % Depr. Total 1790

REMARKS









1475 Park Avenue
Park City
UT 84060

2nd February 2025

To Whom It May Concern

I am writing in support of Mr and Mrs Newland.

I have lived on the Woodside Avenue side of our property for nearly 20 years. There have been changes here but none, including the proposed development will spoil the aesthetic of our road.

The adjoining property one of the remaining three on this section, between 14th and 15th, was granted permission to extend. It actually no longer resembles the original building as the owner was permitted to build a much larger porch than the original and change the roof line.

Mr and Mrs Newland by contrast are not seeking to change the frontage of their home. The proposal is to keep it exactly as it looks now from the front. They simply propose to move it a few feet to one side. This will enable them to make the most of their large garden, which only contains a modern double garage.

Although we are in the Old Town our area generally lacks the charm of the buildings higher up. We are mainly condos with just three small single family homes, including the property in question. I cannot see how developing their garden can do anything other than improve our street and it may even enhance it with carefully designed properties. Nor will it restrict our view as we look out into a solid wall behind Edelweiss nor will it impede our view up the road towards Deer valley. As for any other direction there are already buildings in the way.

Please reconsider your refusal of this application.

Yours faithfully

Margaret Smith
President Bonanza Flats HOA