

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF MARCH 2, 2016

BOARD MEMBERS IN ATTENDANCE: David White, Lola Beatlebrox, Cheryl Hewett, Puggy Holmgren, Hope Melville, Douglas Stephens, Jack Hodgkins

EX OFFICIO: Bruce Erickson, Anya Grahn, Hannah Turpen, Francisco Astorga, Polly Samuels McLean, Louis Rodriguez

ROLL CALL

Chair White called the meeting to order at 5:04 p.m. and noted that all Board Members were present.

PUBLIC COMMUNICATIONS

There were no comments.

ADOPTION OF MINUTES

February 3, 2016

MOTION: Board Member Beatlebrox moved to APPROVE the minutes of February 3, 2016 as written. Board Member Stephens seconded the motion.

VOTE: The motion passed unanimously.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Planner Anya Grahn reported that she and Planner Turpen were working on public outreach regarding the Design Guideline Revisions. They plan to set up a webpage off the Park City Planning Department webpage to keep people informed of meetings and public outreach sessions, as well as to provide background on some of the proposed revisions.

Planner Grahn stated that the first community outreach would be to the design and building community on March 16th from 12:00-1:00 p.m. She and Planner Turpen will update the HPB on all public comments to be considered as part of the Design Guideline discussions. Planner Grahn remarked that because the outreach session is not a public meeting the HPB could not participate, but they were welcome to attend but keep silent.

Assistant City Attorney McLean explained that per the public meeting laws, if a quorum of HPB members attend and participate in a discussion they have purview over, it becomes a meeting. The public outreach sessions are not

intended to be public meetings per se. The Board members are entitled to attend to hear the comments but she requested that they listen and not participate.

Planner Grahn stated that the agenda items would be rearranged from their printed order. Prior to doing the determination of significance for 1259 Norfolk, 569 Park Avenue, and 1406 Park Avenue, the Staff wanted to first hold the work session on the Historic Sites Inventory Review to update the Board on why they were doing these reviews. It would provide the Board with an overview before they begin discussing the determinations of significance.

Board Member Melville referred to the Determination of Significance of 569 Park Avenue. She disclosed that her house is on that same block but she has no financial interest in that property or any other adjacent properties. Ms. Melville stated that in the past she has mentioned to the Planning Department that this structure should be evaluated for its historic significance. Ms. Melville understood that a new LMC applies to this determination and she believed she could fairly apply the new Code.

CONTINUATIONS (Public Hearing and Continue to Date Specified.)

1. 1055 Norfolk – Material Deconstruction and Significant Designation. The applicant is proposing a remodel restoration: raise the house, restore existing historic home, add basement and garage and rear addition.
(Application PL-15-02827)

Director Erickson requested a continuance to April 6, 2016 in order for the Staff to further work with the applicant before preparing the Staff report.

MOTION: Board Member Holmgren moved to CONTINUE 1055 Norfolk Avenue until April 6, 2016. Board Member Stephens seconded the motion.

VOTE: The motion passed unanimously.

REGULAR AGENDA – Discussion and Possible Action

1450 Park Avenue – Relocation – Significant House. The applicant is proposing to relocate the existing historic house on its lot (Application PL-15-03029)

1460 Park Avenue – Relocation – Significant House. The applicant is proposing to relocate the existing historic house on its lot (Application PL-15-03030)

Planner Grahn stated that 1450 and 1460 Park Avenue were proposing to relocate on their existing lots. She noted that 1450 Park Avenue was proposing

to relocate 8'6" inches to the west, and 1460 Park Avenue was proposing to be relocated 5'5".

Planner Grahn reported that during the last meeting the HPB requested that the applicant provide additional information, including a setback analysis of the neighboring buildings and neighboring historic houses, as well as a review of how the relocation would impact the historic character of the buildings. The Staff had included the additional analysis in the Staff report, as well as a letter from Clark Baron, who was unable to attend this evening and wanted to provide public input. Planner Grahn stated that the Staff had prepared findings of facts both in support of the relocation and against the relocation.

Planner Grahn stated that the applicant had conducted the additional analysis and they were prepared with a presentation this evening.

Rhoda Stauffer, City Housing Specialist, representing the applicant, Park City Municipal, introduced Hans Cerny, the project architect, and Steve Brown, project consultant.

Ms. Stauffer referred to page 53 of the Staff report, which was the additional analysis of 1460 Park Avenue. The additional analysis for 1450 Park Avenue was included on page 71. Ms. Stauffer noted that the analysis was similar for both structures. They primarily looked at the radical nature of the change in the historic context. She compared the Sanborn map on page 61 of the Staff report to the current oversight to show that the neighborhood had changed radically from small miner shacks to predominantly multi-unit condo buildings in that neighborhood. Ms. Stauffer reported that the National Park Service determines this property as ineligible for landmark designation simply because of that radical change. Ms. Stauffer pointed out that the setbacks in the neighborhood vary from 4' in one instance to 60' to 90' in the areas that have parking lots in front of each of the units.

Ms. Stauffer stated that the next item that allows for movement of historic property is that the new site shall convey a character similar to that of the historic site. Because the historic context is no longer there, they believe the movement of the buildings would actually enhance these historic properties because the site from the street is more apparent and readily available. The structures would be moved closer to the street but it would still allow for a 28' foot yard in front of each house.

Mr. Stauffer remarked that there was very little historic context remaining in the area, and moving the structures forward would help to appreciate the structures even more. They believed the integrity and significance of the historic buildings would not be diminished.

Board Member Melville noted that in addition to these two structures, the applicant's presentation showed a variety of other structures as well. She stated that one of the criteria is to determine that unique conditions warrant the proposed relocation/reorientation. It has to be unique conditions from the premise that a historical building should remain in place unless there are unique conditions. Ms. Melville was trying to understand how the change of context were unique conditions that would not apply to every historic place in Park City, because changes have occurred in other areas throughout Park City.

Board Member Melville stated that at the last meeting they determined that the houses could be restored in their current location. Therefore, relocation is not required for restoration. Ms. Melville was concerned about setting a precedent that if they allow this relocation, because every other historic house that is not right up to its setback could request to be moved forward in order to achieve additional square footage for development on the property.

Ms. Stauffer replied that the Code specifically states that the unique condition is the radical change since the historic context no longer exists.

Board Member Stephen asked if unique conditions were addressed in the LMC or the Design Guidelines. Planner Grahn replied that it was addressed in 15-11-13 of the LMC. She reviewed the unique conditions outlined on pages 44 and 45 of the Staff report.

Board Member Holmgren stated that on several occasions she has mentioned the old apple trees and lilac bushes on the property. She felt strongly that they should not be compromised at any time for any reason. Planner Grahn noted that the apple trees and lilac bushes were discussed as part of the material deconstruction that was previously approved. Being aware of Ms. Holmgren's comments to protect the landscaping, a condition of approval was added to address her concerns.

Board Member Melville understood that the proposal was for the site to be scraped and everything removed. Planner Grahn stated that the goal is to keep as much of the mature vegetation as possible. However, some vegetation might have to be removed or replanted due to construction activity. However, the Staff requested that if any vegetation had to be destroyed, it would be replaced with new vegetation. In addition, any new vegetation on site should be more fruit tree oriented in keeping with the existing vegetation. Ms. Holmgren pointed out that the old apple trees could not be replaced.

Board Member Melville noted that minutes from the last meeting reflect that this property was the subject of a private proposal for development by the Greenpark Co-Housing. They had asked to move the historic buildings a certain number of feet and that request was denied. Ms. Melville thought the issue of fairness was

a problem since the private developer wanted to move the structures for the same reason to get more development on the property. Since that time the Code has changed and it could be allowed under the argument of unique. Ms. Melville did not necessarily agree with the argument, and she felt strongly about the issue of fairness.

Assistant City Attorney McLean stated that it was not a fairness issue from a legal standpoint because the Code criteria has changed. Ms. McLean pointed out that the conditions were different, as explained by Council Member Matsumoto at the last meeting. When the City went under contract with the Greenpark Co-Housing Group, part of the RFP that went out indicated that the houses could not be moved based on stricter Code criteria at that time. Ms. McLean clarified that the HPB never voted to deny relocating the houses. It was a contractual agreement between the City and the Greenpark Co-Housing Group who wanted to develop the site.

Board Member Melville wanted to know why the City set forth a criteria for not allowing the structures to be moved at that time. If it was important at that time as part of the contract proposal, she questioned why it was no longer an issue. Ms. McLean replied that it was a question for the City Council. She could only say from a legal standpoint that it was no longer an issue based on the criteria.

Board Member Stephens remarked that the HPB was not evaluating this proposal based on any construction that would occur on this site. The applicant has requested to move these two homes to a different location and that was a separate issue from what would be put on the site. Mr. Stephen stated that the Board should focus on whether or not these two historic homes would retain their historical integrity if they were moved a certain distance closer to Park Avenue.

Board Member Melville pointed out that the HPB needed to make a determination on whether there were unique circumstances in order to move the home. Mr. Stephens suggested that there was too much emphasis on the word "unique". In looking at the criteria in the LMC regarding unique conditions, he was unsure how much emphasis should be put on the question of "unique" in this situation.

Board Member Hodgkins was not clear on what they were claiming as unique criteria. He recalled that at the last meeting they talked about unique criteria as trying to move the historic buildings further away from the proposed new construction to allow the historic structures to "breathe". From the comments this evening it now appeared that the unique condition were other properties in the neighborhood. Mr. Hodgkins felt there was confusion regarding the actual argument for unique conditions.

Ms. Stauffer replied that the LMC itself defines “unique” in Items 1, 2 and 3 under the conditions. She read, “Determines that unique conditions warrant the proposed relocation in the following ways”: 1, 2 and 3; one being, “historic context of the building has been radically changed”. Ms. Stauffer believed that was the unique condition. She Ms. McLean if she was interpreting the language correctly.

Assistant City Attorney McLean stated that it was for the HPB to evaluate it; however, based on the wording, unique conditions include but are not limited to those three items. She noted that there was an “or” between items 1, 2 and 3. Those were the type of items the Board could consider as being unique.

Board Member Hodgkins stated that he was trying to understand the historic context of the building has been radically altered. He asked if they were saying that the historic context will be radically altered by the development that goes in behind them; or that it is already radically altered by the neighborhood.

Steve Brown remarked that the question is not the historic context of the building. The question is the historical context of the surrounding neighborhood. At the last meeting the Board directed the applicant to go back and make a determination as to what the consistency was in the larger neighborhood, which is why they prepared the documents presented this evening. They did a measurement of all the setbacks along the east and west sides of Park Avenue to paint a picture that there is no consistency remaining in this particular area of town. Mr. Brown stated that the uniqueness has been disbursed over time. The request to move one home forward 8’6” and another home forward 5’5” does not in any way negate the historical context of the homes themselves, and it is not necessarily inconsistent with the lack of historical context in the larger area of Park Avenue. The applicant and the Staff believe that moving the homes forward enhances the historical significance of the home and appreciation of the historical significance. The historic significance of these homes will not be damaged in any way, and the homes would be restored to their historic architecture.

Mr. Brown stated that the primary issue is whether there is anything left that is truly unique in this neighborhood historically that would be damaged by moving the two homes forward. Mr. Brown noted that they were doing everything possible to maintain the landscaping forward. If the requested relocation is approved, the setback would still be 28’6” from the curb on Park Avenue, which is further than most homes along the thoroughfare.

Ms. Melville reiterated her continuing concern about setting a precedent. She believed every neighborhood in Park City has been radically altered from its historic setting. However, there were still a lot of historic houses and variations in setbacks and that is part of the character of those neighborhoods. Ms. Melville supported affordable housing and she agreed with developing the maximum

amount; but if everyone else wants maximum development it would impact the historic fabric.

Board Member Stephens understood Ms. Melville's concern, but he did not believe they were looking at these two homes in the context of the entire City. If they approve moving these homes forward it needs to be in the context of the surrounding built environment. He noted that if approved, the approval should make reference to that fact. Mr. Stephens agreed with Ms. Melville with regards not setting a precedent for moving historic homes; however, each case is different. For example, two homes on Upper Park Avenue are different from these two homes. If these two homes looked like the other homes on Park Avenue and multi-dwellings were not built around it, he believed this would be a different discussion. Mr. Stephens thought they needed to make their decision based on the context of what was already built and what occurred in the past. He understood that the multi-dwelling buildings were built because there was vacant land and very few houses.

Chair White understood that moving these two homes forward would not change the historic significance one way or the other. If they were two Landmark homes the question of moving them would be much different than what they were discussing now. Planner Grahn replied that he was correct. She explained that a Landmark building means that it is National Register eligible, which means it has not been relocated. There are examples of relocated buildings on the National Register such as the Miner's Hospital. However, generally if the structure is relocated it loses its National Register eligibility. Planner Grahn noted that the Historic Site Inventory Forms are very clear that even if these homes are renovated and restored to their 1904 condition they would still not be National Register eligible because of the change in the neighborhood context with the larger surrounding buildings. For that reason, these homes will remain Significant even after they have been restored.

Board Member Beatlebrox noted that last month she went on record as saying that she felt the radical change to the environment did not seem to apply. Her thinking was that the historic home was not in the middle of a ski run or an electrical transformer power station. It was just in a neighborhood with a number of other non-historic buildings. However, when she read in the Staff report that it would not be on the National Register due to the radical transformation of the lower part of Park Avenue and that the setbacks are very close to the road, she changed her opinion and now believed there has been a radical change in the neighborhood. Ms. Beatlebrox thought this was a unique situation and that moving these homes would not change their own historic value. She was less concerned about setting a precedent because it would not apply to an area that was eligible for the National Register or other neighborhoods in Old Town.

Chair White opened the public hearing.

Ruth Meintsma, a resident at 305 Woodside, did not believe the context had changed radically because there was still enough of the integrity and significance of the site that gives it the character that the town is looking to save. Ms. Meintsma stated that in looking at historic in the General Plan the lead title is character. She referred to the Sanborn map of 1907 and indicated the very edge of the ballfield on Park Avenue and a few houses north of the ballfield. The houses were consistent with the houses on Upper Park where they were close to the street in an orderly manner. The density was consistent with the upper part of Park Avenue. Ms. Meintsma pointed out where the roundhouse and the tracks divided the town and it becomes a different type of area with larger lots and more scattered homes. She spoke with someone who was born in 1930 and lived in Park City all his life. He told her that back in the day when you reached the 7-11 you were out of town. Ms. Meintsma remarked that based on that statement, the two houses in their historic setting in 1907 were at the edge of town. They did not have the same type of neighborhood and order that was found in town and they have a different character.

Ms. Meintsma presented another slide showing the streetscape. When she thinks about remaining historical context, there are two houses and those houses relate to each other in context. If it was one house alone it would be a completely different issue; but the two houses create a context on their own. They do not have the same setback, which is characteristic at the edge of town. The front yards are deeper because people in that area had larger lots as opposed to the lots in town. Ms. Meintsma pointed out that the two homes were still standing in their original historic location and they related to each other. The sites remain as they were historically. They have not been altered in any way. She thought the site itself showed a historical context.

Ms. Meintsma referred to the buildings on either side and agreed that they are different and represent a change in context, but they are residential. It is still a residential area so the context of residential remains. The density is different but other points keep it the same. Ms. Meintsma took issue with the 28 foot yard if they were moved closer to the street. She noted that 18 feet of that would be public right-of-way so it would not actually be a 28 foot front yard. The public right-of-way would be in the very center of very busy, very populated activity so it would not really be a private front yard. In reality, the front yard would be ten feet and if they put up a fence the fence could not go beyond that ten feet. Ms. Meintsma presented a picture of the house at 1450 Park Avenue standing from across the street. She thought the length of the sidewalk gave an idea of how the house has its context away from the street. She asked the Board to visualize moving the house 8-1/2 feet closer to the street. It would be in the public face and not quiet and setback like the houses at the edge of town were historically. Ms. Meintsma thought a significant amount of context remained. She believed the houses in their historic location were an anchor to that area of town.

Ms. Meintsma commented on the idea that moving the house forward would enhance it. She noted that the house at 1460 is even with the adjacent condo. Moving it forward five feet would expose the house to that crazy public section of Park City. It would stick out like a “sore thumb” and it would diminish the quality of life that comes with living in a quiet historic house. In addition, if both houses were moved forward the distance being proposed, it would align the homes and that would not represent this area of town historically. These homes identify the outskirts of Old Historic Park City. It has a different character but a very important and significant character.

Ms. Meintsma felt there were misconceptions in the Findings of Fact. She stated that Finding #10 talks about pattern that has been lost, but there was never a pattern in this part of town. Finding #15 states that the site shall convey a character similar to that of the historic site and talks about the site relationship. Ms. Meintsma believed the site relationship would change. Ms. Meintsma referred to language stating that the structures were not eligible for National Historic Places. She stated that the National Register of Historic Places is a guide they can learn from, but it is not a criteria by which to judge. Character to the Park City community is different than character on the National Register. Ms. Meintsma disagreed with the statement that the streetscape has been diminished because these house actually create the streetscape. She also disagreed with the statement that all other possibilities have been explored. This is HRM, Medium density, and multi-structures are allowed. Therefore, the cottages do not have to be individual unit. She believed two triplexes would fit nicely and greatly increase open space. Ms. Meintsma believed there were several options for using the root cellar.

Jeff Love, a resident on Woodside Avenue, stated for the record that he was not against affordable housing but he was against some of what the Municipal body does. Mr. Love stated that he was well versed in the criteria because he spent 26 months fighting the City and prevailing in District Court, but he ended up spending \$100,000 over this very same criteria. Mr. Love reported that during the process he requested an advisory opinion from the Department of Commerce in Salt Lake City, the Office of the Property Rights Ombudsman. He explained that an Ombudsman is an attorney who works for the State and acts as a neutral third party. When someone feels that the Municipality is misinterpreting an ordinance they can request an advisory opinion. Mr. Love read the first statement of the advisory opinion, “Interpretation of ordinances starts with the language of the ordinance and the purposes the ordinance is intended to promote”. He thought it was important for everyone to understand why the City Council and the Planning Commission put that language into the LMC in 2009. He encouraged the Board to research the reason for themselves. He stated that the first building boom in Old Town was in 2005, 2006 and 2007. During that time the residents and others were concerned about losing the historic fabric of

the community. The City started having public meetings and ended up drafting different ordinances to try to curb some of the construction. Mr. Love remarked that certain developers and individuals with historic houses moved them to the front setback to enhance their building pad in an effort to use their entire building footprint. A 700 or 800 square foot historic house was turned into a 3,000 or 4,000 square foot house. The City Council and the Planning Commission decided it needed to stop and they put on this limitation to reduce or limit that practice. Mr. Love requested that the HPB find out why the ordinance was put in place before they make a decision. He pointed out that the City adopted this ordinance and now the City as the applicant wants to do exactly what they tried to prevent.

Mr. Love stated that he asked Planner Grahn to see a copy of the pre-HDDR, DRT meeting notes. It turns out there was never a DRT meeting. He read from the design guidelines, "The Planning Department Staff will answer general questions, provide the applicant with an application packet outlining all the application requirements, and will schedule the project for a mandatory pre-application meeting with the DRT". He wanted to know why the City did not follow its own rule. This has been in place for seven years and the Staff did not know it was a mandatory meeting.

Mr. Love intended to raise perception issues this evening. He did not believe perception and reality were that far apart. In his opinion, the perception of what was going on "stinks". The City is the applicant and the Planning Department did not do the mandatory meeting. Mr. Love had read the minutes from the last meeting and commented on the number of times the Staff has said the LMC has changed. In the last meeting Council Member Matsumoto stated the following, "They were advised since they had gone out for a public RFP they could not change the rules in midstream and allow Greenpark to move the building". Mr. Love was unsure when the City started this process, but he knows from experience that it takes a long time to put together an HDDR. Mr. Love noted that in August the City Council directed the Staff look at making a number of changes that were adopted on December 17th, 2015, which included changes to the relocation and disassembly of a structure. The only change was to move the authority from the Chief Building Official and the Planning Director to the Historic Preservation Board. Mr. Love noted that the new language was added without any explanation. As the City was creating their plan, the Planning Department was changing the rules. The new rules added justification for allowing the houses to be moved. Mr. Love thought the Municipality should lead by example and follow the rules that apply to everyone else. He suggested that the City use these two historic houses as examples of how preservation should be done in Park City. Mr. Love stated that preservation is a controversial subject, and he thought everyone would agree that Rory Murphy's project at 820 Park Avenue project was the biggest preservation disaster in Town. Mr. Love noted that at least three times in the Staff report the Staff tells the HPB how to vote. He

wanted to know why the Staff could not provide a Staff report that just provides the facts instead of trying to convince the Board how to vote. He read from three places in the Staff report where the language tries to influence the Board's decision. He did not believe it was a fair process and suggested that the City fix the problem and start providing neutral Staff reports.

Mr. Love remarked that the idea of having to move the house because of the condo defense was laughable. In reality, the applicant wanted to move the houses to create a larger building pad to build more structures. That was the condition and the question is whether or not it is unique. Mr. Love thought Ms. Meintsma made great points in her comments, particular regarding the context of the two houses next to each other. Mr. Love requested that the HPB send a message to the City Council and deny this request.

Chair White closed the public hearing.

Board Member Holmgren asked if the right-of-way that Ms. Meintsma mentioned would actually cut back the front yard. Assistant City Attorney McLean stated that the setback is required to be 10 feet back from the property line; however, from where the street is, it is actually setback further. Ms. McLean noted that there is right-of-way there and the City has the ability to expand that right-of-way. To her knowledge widening Park Avenue is not anticipated in the master street plan or any other plan.

Mr. Brown explained that the dimensions of the 28'6" are 5 inches of curb, 5 feet of sidewalk, 8 feet of right-of-way and then 15 feet from the property line to the front of the homes in their proposed location. Chair White believed Ms. Meintsma was correct in estimating 18 feet. Mr. Brown stated that the sum of 5 feet of sidewalk plus 8 feet of right-of-way is 13 feet.

Director Erickson clarified that the right-of-way includes the sidewalk and the back of the curb. Therefore, the sidewalk dimension and the back of the curb dimension is included in the 18 feet of right-of-way, resulting in 13 feet of right-of-way. Mr. Brown noted that the homes will be offset to maintain their current historic orientation. They would simply be picked up and moved forward in the same orientation. From that point there is 15 feet from the property line to the beginning of the right-of-way, and then 8 feet, 5 feet and 5 inches if you include the width of the curb.

Planner Grahn pointed out that the property line does not start at the curb like it might in other parts of town where the right-of-way occurs. In this case there is the road, a sidewalk and a grassy area before the property line begins. From that property line the houses have to be setback a minimum of 15' feet. It creates a larger front yard because it also includes the right-of-way in from of the property line.

Chair White asked if moving the houses forward respects the required setback from the property line. Planner Grahn answered yes. She stated that if the houses were to be moved, the front of the house to the front property line would be 15 feet and an additional 13 feet of right-of-way before reaching the curb.

Board Member Stephens stated that Ms. Meintsma and Mr. Love made good points if they were looking at this just in the context of these two homes. However, he looks at it as if he were across the street and looking at what was going on around it. He believed that was the unique condition. Mr. Stephens stated that if the surrounding built product did not exist this would be a different question. If there were a number of houses sited around that area it would be a different issue and the zoning would be different. Mr. Stephens remarked that since the buildings have already been built they need to relate to them and that creates a unique condition that allows him to feel comfortable about moving the homes.

Board Member Stephens was more uncomfortable in not knowing whether the homes as they sit still retain their historical significance on a closer examination. He looks at them one way from across the street and a different way if he stands right in front of them. Mr. Stephens was concerned with language on page 46 of the Staff which states that these homes become the focal point of a project. He disagreed with that statement because these two homes should become the focal point for themselves and not part of the project. The frontage for these homes should be from Park Avenue. They should not be the entrance to a project behind it. Whatever is built behind it should front onto Sullivan Road and not Park Avenue. Mr. Stephens stated that in the process of design looking at the homes from the standpoint of higher up he did not believe moving the homes the distances proposed would change them. However, he was concerned that in looking at the homes closer up, the sense of public interest would be changed, as well as how they relate to what might be built behind them. Mr. Stephen stated that if the HPB chooses to approve the request to move the structures, he would suggest a condition of approval directing the Planning Department to make sure there is separation between the historic homes visually in terms of how they relate to Park Avenue.

Board Member Stephens believed that if it was the City's intention to prohibit moving homes the Land Management Code would specifically not allow it. Instead, they set up a process where it might seem appropriate to move homes. Mr. Stephens assumed that the process on Lower Park Avenue was different than the process on Upper Main Street.

Board Member Melville agreed that it was important for the City to set an example of historic preservation. Ms. Melville understood that the argument was made for unique conditions because the context has been changed; however,

she was not persuaded that the conditions were unique enough. If it was unique in this case, she could not understand why it would not set a precedent for arguing unique conditions everywhere else in town. Ms. Melville believed that everyone would be asking to move their historic home to the setback for the same reasons requested for these homes. She thought it was important to note that these homes could be restored and renovated on their current location. That may not be the case in other situations and the unique conditions under the Code are supposed to represent those situations. Ms. Melville remarked that the fact that a previous developer was not allowed to move the homes is critical to the perception of fairness, even it is currently allowed by Code.

Board Member Hodgkins thought the discussion hinged on the wording “unique condition”, and he understood that the Staff was saying that the neighborhood was the unique condition. He referred to a statement in the Staff report stating that the neighborhood is preventing the structures from being a qualified building on the National Register for Historic Places. Mr. Hodgkins asked for an explanation of how the neighborhood for any historic structure would prohibit it from being listed on the National Register.

Planner Grahn understood that they always look at the neighborhood as well as the historic house. She provided an example of a historic farm house that is surrounded by commercial buildings. The historic context has been lost because the farmhouse is no longer surrounded by fields and open space as it was historically. Planner Grahn stated that individual houses on Upper Park Avenue where there is still a lot of historic integrity to the streets and the historic houses create the historic fabric is a different context that this situation where there are random houses on the same street that do not relate to each other. In contrast, the houses on Upper Park Avenue create a rhythm, scale and pattern to the neighborhood.

Board Member Hodgkins asked if these homes have ever been nominated for the National Registry. Planner Grahn did not believe so. She pointed out that it would not qualify due to the aluminum siding and the context. This is the first chance to actually restore it to look like it did historically. Board Member Hodgkins stated that he had looked at the criteria on the National Park Website for what might qualify. He noted that a number of items were listed that would prohibit National Register eligibility, but neighbor context was not listed. Moving a structure was listed. Mr. Hodgkins believed that if they approve moving the structures, they would be denying the ability to ever be listed. He thought it was an important fact for the HPB to consider. Planner Grahn understood his concern.

Ms. Stauffer remarked that changes to the structures in the past would prohibit them from ever being listed. Mr. Hodgkins disagreed. He pointed out that Planner Grahn said they have never been nominated, but that does not mean

they were denied. Planner Grahn remarked that the Historic Mining Era Residences District is a Thematic District because the sites are scattered. It is not a National Register Town District like Main Street because those buildings are all adjacent. Planner Grahn reported that when the previous consultant, Dina Blaes, reviewed this with SHPO she found that these sites would not qualify for the National Register because of the change in the context of the neighborhood. In addition, the aluminum siding and aluminum windows and the incompatible additions kept it from being nominated. Following the renovation they could look to see if the homes would be National Register eligible, but she thought it would be a hard argument to make given the changes to the neighborhood context and based on how she was taught to evaluate the National Register criteria.

Board Member Stephens stated that having gone through the process with the National Park Service it does need to be supported by SHPO. With regards to the National Park Service Website, they talk about not moving it, but his historic home on Main Street was moved 75 feet and raised a couple of feet, and it was one of two or three homes that are on the National Park Service Register. It was approved even though it had been moved, but he was unsure how it was justified.

Board Member Hodgkins asked if it was impossible for the context of the neighborhood to change again. Planner Grahn did not believe it was impossible. However, given that the surrounding structures are condo units that are often owned by HOAs and multiple owners, she thought the chances of incompatible buildings being demolished and replaced with something compatible was unlikely.

Chair White asked whether the lots these homes sit on are 25' x 75' lots or whether the lots go all the way back to the park. Mr. Cerny recalled that the lots were 200 feet deep from property line to property line. He offered to verify that number if necessary.

Board Member Beatlebrox stated that according to the Guidelines, the way to address buildings, setbacks and orientation is to maintain the existing front and side yard setbacks of historic sites. However, there is also a process for moving a building if it is in the best interest of one or other of the parties. In looking at the new Guidelines, she pointed out that the two conditions they were looking at was "or" and not "and". She wanted it clear that they did not need to meet both requirements in deciding whether the building could be moved. Ms. Beatlebrox noted that the Board would be looking at another structure that was moved later this evening. She appreciated the fact that some buildings do get moved.

Board Member Holmgren did not have a problem moving the homes forward a little bit. She has been inside those buildings and she would like to see them brought back to what they were historically, and to become a show case on Park

Avenue for preservation. Ms. Holmgren agreed that the entrance to the back of the property should be off of Park Avenue. It should not become a driveway or a pass through. The homes are cute places that have been badly abused. In her opinion it is demolition by neglect. She thought with renovation and good landscaping they could highlight how good these homes can be. Ms. Holmgren expressed her opinion that in many cases changing the rules can be beneficial.

MOTION: Board Member Melville moved to DENY the relocation of the property located at 1450 Park Avenue according to the Findings of Fact and Conclusions of Law on page 49-50 of the Staff report, with an additional Finding that the evidence presented shows that the structure can be renovated and restored at its current location. Board Member Hodgkins seconded the motion.

VOTE: The motion failed 2-5. Board Members Melville and Hodgkins voted in favor of the motion. Board Members Holmgren, Hewett, Beatlebrox, Stephens and White voted against the motion.

Chair White called for another motion.

MOTION: Board Member Stephens moved to APPROVE the relocation of the house at 1450 Park Avenue as proposed in accordance with the Findings of Fact, Conclusions of Law and Conditions of Approval found in the Staff report. Board Member Holmgren seconded the motion.

Board Member Melville did not believe they could approve Finding of Fact #21 which states, "All other alternatives to relocation have been reasonably considered prior to determining relocation of this building", because the evidence presented finds that it can be restored without moving it. Ms. Melville requested that the Mr. Stephen amend his motion to strike Finding of Fact #21.

Board Member Beatlebrox asked if all the language in Finding of Fact #21 has been disproved. Ms. Melville read the entire Finding and asked if the Board wanted to approve this based on maximizing development. Ms. Beatlebrox thought Mr. Stephens was clear in making sure that whatever occurs in the rear of the lot was very distinct from the two historic houses. Mr. Stephens concurred with Ms. Melville because the purview of the HPB is not to limit the number of affordable housing units or have consider it in any way as part of this approval process.

Board Member Stephens amended his motion to delete Finding of Fact #21. Board Member Holmgren seconded the amendment to the motion.

VOTE: The motion passed 5-2. Board Members Holmgren, Hewett, Beatlebrox, Stephens and White voted in favor of the motion. Board Member Melville and Hodgkins voted against the motion.

MOTION: Board Member Stephens moved to APPROVE the relocation of the historic house at 1460 Park Avenue as proposed and in accordance with the Findings of Fact, Conclusions of Law and Conditions of Approval found in the Staff report, with the exception of striking Finding of Fact #21. Board Member Holmgren seconded the motion.

VOTE: The motion passed 5-2. Board Members Beatlebrox, Hewett, Holmgren, Stephens and White voted in favor of the motion. Board Members Melville and Hodgkins voted against the motion.

Findings of Fact – 1450 Park Avenue

1. The property is located at 1450 Park Avenue, Lot 2 of the Retreat at the Park Subdivision.
2. The historic house is listed as Significant on the Historic Sites Inventory.
3. The house was originally constructed c. 1904, per the Historic Site Inventory (HSI) Form, as a cross-wing. Following its initial construction, several additions were constructed on the rear elevation of the original cross-wing form. Material alterations, such as the asbestos siding, aluminum windows, and metal porch, were added starting in the 1940s.
4. On December 8, 2015, the Planning Department received a Historic District Design Review (HDDR) application for the renovation of the historic house at 1450 Park Avenue; the application was deemed complete on December 17, 2015. The HDDR application is still under review by the Planning Department.
5. The Historic Preservation Board approved the request for Material Deconstruction on February 2, 2016.
6. The applicant proposes to relocate the existing historic house 8'6" to the west, towards Park Avenue, as part of this renovation in order to construct three (3) new affordable housing cottages behind the historic house.
7. The proposal to relocate complies with LMC 15-11-13 Relocation and/or Reorientation of a Historic Building or Historic Structure.
8. The Planning Director and the Chief Building Official gave input that unique conditions warrant the proposed relocation and/or reorientation on the existing Site.
9. There are unique conditions that warrant the relocation of the historic house on its site as the context of the building's setting has been so radically altered that its present setting does not appropriately convey its history.
10. The 1907 Sanborn Fire Insurance map shows the neighborhood characterized by smaller single-family residences and accessory structures on larger lots. This development pattern did not have consistent setbacks, lot sizes, or a high urban density. This pattern has

- been largely lost and replaced by multi-family housing developments that have smaller side and rear yard setbacks.
11. The density of the neighborhood has increased, which has significantly diminished the historic integrity of the streetscape.
 12. Further, these new developments do not have consistent front yard setbacks with setbacks varying from 4 feet to over 90 feet.
 13. Much of the street is characterized by parking lots in front yard setbacks.
 14. The relocation will enhance the ability to interpret the historic character of the site as it will allow the house to become a focal point of project as well as the streetscape as a whole.
 15. The new site shall convey a character similar to that of the historic site, in terms of scale of neighboring buildings, materials, site relationships, geography, and age.
 16. Relocating the house 8'6" to the front of the lot will not diminish its historic integrity and significance as, even once restored, the house will not be eligible for the National Register of Historic Places due to the changes of its historic context.
 17. There are not consistent front, side, or rear yard setbacks that characterize this portion of Park Avenue's streetscape.
 18. The neighborhood has transitioned from historic houses on large lots with a low urban density to multi-family condominium projects with varying setbacks that have created a higher urban density.
 19. The relocation will not diminish its relationship with neighboring properties, but rather allow the historic house to have greater visibility among its neighbors.
 20. The integrity and significance of the historic building will not be diminished by relocation. There is little historic context remaining due to the loss of neighboring historic houses, the development of large condominium dwellings that dwarf this site, and the variety of front, side, and rear yard setbacks along Park Avenue that do not establish a clear rhythm and pattern along the streetscape.
 21. Relocation allows the historic structures to become the focal point of the new project as well as distinguish it further from neighboring non-historic structures.

Conclusions of Law – 1450 Park Avenue

1. The proposal complies with the Land Management Code requirements pursuant to the HR-M District and regarding historic structure deconstruction and reconstruction.
2. The proposal meets the criteria for relocation pursuant to LMC 15-11-13 Relocation and/or Reorientation of a Historic Building or Historic Structure.

Conditions of Approval – 1450 Park Avenue

1. The Chief Building Official and Planning Director, or their designees, shall review the Historic Preservation Plan and Relocation Plan to ensure that the historic structures are structurally stabilized in such a manner that they will survive the relocation.

Findings of Fact – 1460 Park Avenue

1. The property is located at 1460 Park Avenue, Lot 2 of the Retreat at the Park Subdivision.
2. The historic house is listed as Significant on the Historic Sites Inventory.
3. The house was originally constructed c. 1901, per the Historic Site Inventory (HSI) Form, as a cross-wing. Following its initial construction, several additions were constructed on the rear elevation of the original cross-wing form. Material alterations, such as the asbestos siding, aluminum windows, and metal porch, were added starting in the 1940s.
4. On December 8, 2015, the Planning Department received a Historic District Design Review (HDDR) application for the renovation of the historic house at 1460 Park Avenue; the application was deemed complete on December 17, 2015. The HDDR application is still under review by the Planning Department.
5. The Historic Preservation Board approved the request for Material Deconstruction on February 2, 2016.
6. The applicant proposes to relocate the existing historic house 5'5" to the west, towards Park Avenue, as part of this renovation in order to construct three (3) new affordable housing cottages behind the historic house.
7. The proposal to relocate complies with LMC 15-11-13 Relocation and/or Reorientation of a Historic Building or Historic Structure.
8. The Planning Director and the Chief Building Official gave input that unique conditions warrant the proposed relocation and/or reorientation on the existing Site.
9. There are unique conditions that warrant the relocation of the historic house on its site as the context of the building's setting has been so radically altered that its present setting does not appropriately convey its history.
10. The 1907 Sanborn Fire Insurance map shows the neighborhood characterized by smaller single-family residences and accessory structures on larger lots. This development pattern did not have consistent setbacks, lot sizes, or a high urban density. This pattern has been largely lost and replaced by multi-family housing developments that have smaller side and rear yard setbacks.
11. The density of the neighborhood has increased, which has significantly diminished the historic integrity of the streetscape.
12. Further, these new developments do not have consistent front yard setbacks with setbacks varying from 4 feet to over 90 feet.
13. Much of the street is characterized by parking lots in front yard setbacks.

14. The relocation will enhance the ability to interpret the historic character of the site as it will allow the house to become a focal point of project as well as the streetscape as a whole.
15. The new site shall convey a character similar to that of the historic site, in terms of scale of neighboring buildings, materials, site relationships, geography, and age.
16. Relocating the house 5'5" to the front of the lot will not diminish its historic integrity and significance as, even once restored, the house will not be eligible for the National Register of Historic Places due to the changes of its historic context.
17. There are not consistent front, side, or rear yard setbacks that characterize this portion of Park Avenue's streetscape.
18. The neighborhood has transitioned from historic houses on large lots with a low urban density to multi-family condominium projects with varying setbacks that have created a higher urban density.
19. The relocation will not diminish its relationship with neighboring properties, but rather allow the historic house to have greater visibility among its neighbors.
20. The integrity and significance of the historic building will not be diminished by relocation. There is little historic context remaining due to the loss of neighboring historic houses, the development of large condominium dwellings that dwarf this site, and the variety of front, side, and rear yard setbacks along Park Avenue that do not establish a clear rhythm and pattern along the streetscape.
21. Relocation allows the historic structures to become the focal point of the new project as well as distinguish it further from neighboring non-historic structures.

Conclusions of Law – 1460 Park Avenue

1. The proposal complies with the Land Management Code requirements pursuant to the HR-M District and regarding historic structure deconstruction and reconstruction.
2. The proposal meets the criteria for relocation pursuant to LMC 15-11-13 Relocation and/or Reorientation of a Historic Building or Historic Structure.

Conditions of Approval – 1460 Park Avenue

1. The Chief Building Official and Planning Director, or their designees, shall review the Historic Preservation Plan and Relocation Plan to ensure that the historic structures are structurally stabilized in such a manner that they will survive the relocation.

Chair White closed the Regular Agenda and moved into Work Session for the Historic Sites Inventory Review.

WORK SESSION – Discussion

Planner Grahn provided a brief background of the Historic Sites Inventory prior to the Board reviewing the three determinations of significance on the agenda this evening. She stated that the current Historic Sites Inventory was adopted in 2009 and contains 414 sites. A 192 of those sites are Landmark and 222 are Significant. Planner Grahn noted that the numbers were recalculated based on the DOS applications that were reviewed last Spring.

Planner Grahn stated that in December 2015 the City Council passed amendments to the LMC in order to expand the criteria for designating sites as Significant to the Historic Sites Inventory. The criteria now includes additional language to be considered such as structures that may have received a grant; if the structure was previously listed on the Historic Sites Inventory and removed; or despite non-historic additions, the structure retains its historic scale, context and materials in a manner or degree that can be reasonably restored and is consistent with the neighborhood.

Planner Grahn stated that after the City Council passed the amendments the Staff went through the Historic Sites Inventory and pulled records from Summit County to determine whether houses had been overlooked that could possibly qualify for Significant listing under the new criteria. The list of additional sites was outlined on page 339 of the Staff report. Included on the list were 569 Park Avenue, 1259 Norfolk and 1406 Park Avenue, which were on the agenda this evening.

Planner Turpen explained why the remaining structures on the list were not being considered. She reported that 222 Grant was originally included on the HSI in 2009 but it was removed from the HSI in 2011. It was removed because the consultant at the time found photographic evidence showing that the structures was not in a photo from 1965; however, it was present in a photo in 1978. The consultant determined that the structure was constructed between 1965 and 1978. The same reason applied to 210 Grant Avenue.

Planner Grahn had conducted the analysis for 921 Norfolk. The structure was initially listed on the HSI; however it was reviewed by the HPB in March of 2010 and removed due to the number of out-of-period alterations that have occurred. Planner Grahn stated that the roof form was severely modified and it looks more like a 1970s bungalow than the original pyramid roof cottage. In looking at the floor plan, it is impossible to determine the original footprint because of the number of inline additions that have been done. Additionally, the 1970s survey and the CRSA survey both found that the alterations have made the structure incompatible with the Historic District.

Planner Grahn clarified that 39 King Road was a misprint in the Staff report because it is listed on the HSI as 39 7th Street.

Board Member Melville noted that the amendments to the LMC also included the addition of a Contributory Site category. She asked if they had considered whether or not 222 Grant Avenue, 210 Grant Avenue and 921 Norfolk could possibly qualify as Contributory Sites. Planner Grahn replied that they had not looked at Contributory, but Contributory status would not prevent demolition. It is simply an additional designation. She offered to look at the ones on Grant Avenue as possibly being contributory since their scale and massing is much smaller. She did not believe 921 Norfolk would qualify for Contributory because it does not speak to the Historic District at all.

Ms. Melville asked which structures would be considered for the category of Contributory Site. Planner Grahn stated that the Staff has been concentrating on moving through the Determinations of Significance to make sure the Historic Sites Inventory is updated. Once that process is completed they would begin looking at Contributory structures.

Chair White closed the Work Session and re-opened the Regular Agenda to discuss the Determination of Significance items on the agenda.

REGULAR AGENDA – Discussion, Public Hearing and Possible Action

Assistant City Attorney McLean noted that Park City Municipal was the applicant requesting the Determination of Significance on all three properties. The property owners have the right to address the HPB.

3. 1259 Norfolk Avenue – Determination of Significance (Application PL-15-02645)

Planner Turpen provided a brief history of the structure over its lifetime. The structure was constructed in circa 1900. It showed up on the Sanborn map for the first time in 1907 because it was outside of the Sanborn Fire Insurance area prior to that time. The front porch was added sometime between 1907 and 1929. As shown on the 1941 Sanborn Map there were no alterations to the structure.

Planner Turpen presented a photo of Park City from 1904 to 1905. There was some discussion as to whether or not this house was the one in the photo. The Staff has determined that it is the same house, but before the porch was added. Planner Turpen asked the Museum to help identify the time frame of a photo that she had found. The Museum believed the photo was taken between 1950 and 1962.

Planner Turpen noted that there were no records between the late 1960s and early 2000s for this property. In 2001 the property was awarded a grant by the Historic District Commission in the amount of \$16,500, which was a dollar for dollar match. The grant was for new foundation, structural, electrical, plumbing and mechanical improvements. The door was replaced and the owner brought back the original window openings. They also re-roofed the structure. The original exterior siding was found under the non-historic siding.

Planner Turpen stated that owner had one parcel and wanted to subdivide; however the house was located in the middle. The Historic District Commission approved moving the house at that time. The property was subdivided to create two lots and the house moved slightly to the southeast.

Planner Turpen presented a photo of the house prior to the renovation. She believed the photo was taken in 2001. She also presented a current photo taken in 2014. She outlined what was done to bring the house back to how it looked in the 1940s tax photo, as well adding a new addition below the property with a garage. Planner Turpen noted that the Historic District Commission approved the work with conditions. The garage was to be set back under the porch so it would not visually compete with the historic structure above. The materials were changed on the lower level to vertical board and batten compared to the horizontal lap siding above. The 2001 photo showed an enclosed porch on the south side. That was brought back to its original orientation and they brought back the historic window opening.

Planner Turpen remarked that a historic addition was lost on the other side of the house that was not visible in the photo. The Historic District Commission determined that bringing back this porch was more important than keeping the addition. The addition had to be removed in order to meet setbacks on the new property.

The Staff finds that this structure would not meet the criteria for a Landmark Site because it could not be on the National Register. However, Staff finds that it does meet the criteria for a Significant Site. It is older than 50 years and it received a grant. The Staff was unable to determine why it was not included in the 2009 HSI. It was a windshield survey and it was possibly just missed somehow. The Staff finds that the structure has retained much of its historic architectural features and those have been brought back. It also contributes to the Park City Mature Mining Era.

Chair White opened the public hearing.

Malia Binderly, representing her mother who is the property owner, argued that just because a building still stands in place does not necessarily mean it is historic. In addition, if an owner does things to make it look in character with the

community, that does not make it historic. Ms. Binderly believed some of the items in the Staff report were skewed. She referred to the circa 1940s photograph and noted that the actual photograph was from an appraisal that was submitted in 1963 or 1968. Ms. Binderly stated that her mother is not the original property owner and they were not part of the historic grant that was applied to the property. She emphasized that the photo being represented as the 1940s was actually much later than that in the 1960s. Ms. Binderly was able to contact the previous owner and this house is characteristic of the photo showing a 1960s car. She also pointed out that the clothes the gentleman was wearing was much later than the 1940s.

Ms. Binderly requested amending the Staff recommendation and the Findings to correctly identify the date of the photo. Planner Turpen offered to confirm the date of the tax photo with the Museum.

Ms. Binderly noted that the bottom of the form itself says Record of Assessment of Improvements. She is in the real estate business and this form was revised in 1961, as indicated on the bottom of the form. That was further evidence that the photo was taken after 1961. She was also aware that Howard Sweatfield, the record owner on the tax card, did not own the property in the 1940s.

Ms. Binderly clarified that she was raising these points because it is an upcoming issue for Park City. There are a lot of properties around them. Her property is a single family structure surrounded by a new single family homes, the Chateau Apre, which is not historic and will be demolished at some point, two single family homes behind them, and then another non-historic building, with a fourplex in front of that structure. To the right is another massive multi-unit building. She referred to the previous discussion regarding neighborhood context and noted that the same context argument also matters to her. Ms. Binderly remarked understood that the issue was specific to demolition, and her comments were directed to demolition. She has a house that was kept in character because the family has been here since the 1960s, not the 1940s. Under their own personal preference the previous owner chose to keep the characteristic nature of the house. It was never designated historic and the work that was done did not make it historic. The surrounding circumstances have made it a recreation commercial zone and there is a random historic house in the middle. She pointed out that a lot of structures in Park City are going to be over 50 years old, but that still does not mean they are historic or fit the guidelines.

Ms. Binderly appreciated what the previous owner had done, but she did not believe that moving forward her family should be denied their rights that have been afforded to others. They should also not be denied the right to be in proper context with the recreational commercial zone. If the HPB designates the house historic, they would be denying them their rights. Ms. Binderly commented on

the work that was done and why she believes the home is not eligible for historic Significance.

Ms. Binderly offered to come back with additional information if necessary if the Board wanted to continue their decision this evening.

Board Member Stephens felt there were contradictions between Ms. Binderly's comments and the Staff report. He understood that she was the current owner of the property but she was not the owner when the property was remodeled with the grant. Ms. Binderly replied that he was correct. Mr. Stephens understood from her comments that the original house was torn down, which would mean that this was an entirely new structure. Ms. Binderly stated that it is brand new. Mr. Stephens asked if that included the framing and the roof structure. Ms. Binderly answered yes. Mr. Stephens stated that based on her comment, if he had visited the site while they were doing the work with the grant it would have been a vacant site.

Chair White believed that would be easy to verify by checking to see if there is historic fabric left in the house. Mr. Stephen was confused by that claim because it would have been contrary to the grant program at that time. He could not imagine the City giving a grant to a home that would be torn down and rebuilt as a replica. Board Member Holmgren stated that she is familiar with that house because it used to be on her dog walking route. She had no recollection of that house ever being torn down.

Ms. Binderly stated that she has access to that homeowner who could provide records. Planner Turpen stated that she could research the background. The Planning Department has the Historic District Design Review for the 2002 renovation, and those plans are in the archives. The action letter also references the 1940s tax photo. If the Staff is wrong, they were also wrong in 2002, which is the photo that was referenced in terms of the porch.

Chair White asked if the Board wanted to continue this item pending additional information. Board Member Melville noticed the tax card on pages 104 and 106 of the Staff report states that the house was built in 1924 and the age being at least 25 years. That would indicate that the tax card was from 1948 or 1949, but the house was built in 1924. She asked if that was consistent with the information provided. Planner Turpen noted that the house also shows up on the 1907 Sanborn map and based on the HSI form the consultants have determined that it was built in circa 1900. That determination was supported by the Sanborn evidence.

Ms. Binderly reiterated her comment that just because there is an existing structures does not mean it is historic. She asked if a house burns down in a fire if it is designated as historic if the house is rebuilt. Or if a house is significantly

altered in a remodel does it remain historic because one board is left. She emphasized that in this case they were looking at a house that was literally brand new, even though it existed on a Sanborn map in 1907. By designating a new property as historic, they wipe out the opportunity for demolition and take away the owner's property rights.

Board Member Melville asked if this structure was reconstructed. Planner Turpen replied that the word "reconstruction" was not used in any of the documentation of the 2002 Historic District Design Review. The documents only talk about the fact that the owner was bringing back specific elements and they were lifting the structure.

Board Member Stephens stated that if this house was torn down in 2001 and a brand new home was built, Ms. Binderly would have a valid point. He believed the issue was that Ms. Binderly's claim was contrary to the way the grant program worked in 2001. He needed additional information on what took place with regards to the reconstruction. Mr. Stephens suggested that the Staff research the Historic District Commission meeting that took place to provide clarity. Planner Turpen could not recall whether there were minutes from the HDC meeting, but she could provide the Action Letter from the HDC. The action letter is very thorough and addresses each guideline and how it was met. Mr. Stephens preferred to continue the item and let the Planning Department confirm the scope of work that was done on this piece of property.

Board Member Melville was sympathetic with the reality that if this is a historic house, the fact that it is the only historic house left was a concern they all have. When they start letting the houses go and it comes down to one, the context is different and the house sticks out like a sore thumb rather than being part of a historic fabric. Ms. Melville thought it was important to keep that in mind as they look at other structures. If it is only one house, she suggested that it might be better to move the house to a historic district.

Board Member Beatlebrox asked Ms. Binderly if her mother owns the house. Ms. Binderly answered yes. She appreciated the opportunity for a continuance to allow time to research additional information.

Chair White closed the public hearing.

Board Member Hodgkins noted that in a previous meeting the Staff presented a building that was a reconstruction and there was a request for materials demolition. At that time he asked how it met the criteria for the Board to review the demolition portion. He recalled that the answer was because it was a historic site. Mr. Hodgkins thought the argument was whether or not this was a historic building or a historic site; and the question was whether it really matters because it would be subject to the same rules.

Board Member Melville thought the Code indicates that a reconstruction remains historic. Assistant City Attorney McLean referred to Section 15-11-10, which is the Determination of Significance. If it meets the criteria it does remain historic. She explained that the difference between a reconstruction and a new site is that they allow for reconstruction and reconstructed sites can be on the Inventory. Typically it is because it has gone through the process to approve a reconstruction. She pointed out that there could be a situation where a structure was reconstructed prior to that Code process, but even if it was not mandated by the City she could see no reason why it would not remain historic as long as it meets the criteria. Ms. McLean stated that the recent changes to the Code that were adopted in December makes it clear that a reconstruction could still be on the Inventory. The language also allows the site to remain on the Inventory in the case of a panelization, relocation, or reorientation.

Board Member Melville assumed there were other photos of this house from the past besides the ones presented. Planner Turpen believed she had other photos but she needed to confirm the year with the Museum because it would help to verify the year of the tax photo.

Assistant City Attorney advised against each Board member doing their own research because it needs to take place in a forum where the owner and the public have the benefit of seeing the same information. She suggested that they either schedule a site visit to the Museum to look at the evidence or ask someone from the Museum to attend the next meeting. Board Member Melville asked if the Planners could obtain the evidence from the Museum and send it to the Board. Ms. McLean answered yes. However, if the evidence was in a book or some other means that could not be moved from the Museum, they could plan a site visit.

Director Erickson believed that Planner Turpen was suggesting that the applicant visit the Museum and not the Historic Preservation Board. He stated that the HPB would take evidence from the Planners and the applicant has the right to do their own review. In accordance with Section 15-11-10(A), the HPB is making the determination on one or more of the following: Retention of historic scale, context and materials in a manner and degree which can be restored to historic form, even if it has non-historic additions, and it reflects the historical architectural character of the site or District. It will be reviewed under that criteria. The Planning Department will verify the evidence and the HPB can make the determination. The owner has the right to present additional input at the discretion of the Chair at the next meeting.

MOTION: Board Member Holmgren moved to CONTINUE the discussion on 1259 Norfolk Avenue - Determination of Significance. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed unanimously.

Assistant City Attorney McLean stated that the item would be re-noticed since it was not continued to a date certain.

4. 569 Park Avenue – Determination of Significance
(Application PL-15-02879)

Planner Grahn referred to the Sanborn map on page 128 of the Staff report which showed that the house was clearly a cross-wing form. However, by 1929 it was replaced by a rectangular bungalow with a full-width front porch. The Sanborn map on page 129 shows the same bungalow form still in existence. A historic tax photo shows a full-width front porch, a pyramid roof and definitely a cross-wing bungalow. Planner Grahn stated that outside of the historic period and after 1941 three significant alterations occurred to these homes. She presented a photo showing how the hip roof form was changed to a gable. Half of the full-width front porch was filled in. A portion of the porch was left but the windows were altered. Between 1990 and 1995 the roof form was changed again to a gable on a hip roof form. The recessed porch was completely filled in and they tried to re-create the look of the bungalow by adding back the full-width front porch. At that time square porch posts and a solid rail were added, which were reminiscent of the original bungalow but not based on photographic or physical evidence. Because of the way the tax photo was taken it is difficult to determine what kind of windows would have originally been on this site. Planner Grahn assumed they were either the Chicago style windows or possibly double-hung windows. However, they have been more recently placed by vinyl windows and sliders.

Planner Grahn reported that this structure was on the 2009 Historic Site Inventory. It was removed in 2010 because they found that the alterations to the roof form had occurred outside of the historic period. This house also received grant funds in 1988 for a re-roof, replacing trim and a stone walkway. Planner Grahn stated that because the City Council adopted the Land Management Code amendments that expanded the criteria for Significant, the Staff re-reviewed this property to see if it meets the designation for Significance.

Planner Turpen reported that the Staff has determined that this site does not qualify for a Landmark site because it would not be eligible for the National Register. However, the Staff finds that it meets the qualifications for a significant site because it is at least 50 years and it received a grant in 1988. Planner Turpen stated that the current building does not reflect the architectural style or design of the original house; however, the house is compatible with the scale, context and materials use historically. The gable and hip style roof reflects the historic and architectural character of the District through its design

characteristics. The original hip roof bungalow form has been transformed to a front gable on hip form, but the Staff finds that these alterations could be removed, in which case the historical form could be restored. Planner Turpen noted that the wall plans on the north and south are still in their original location despite out-of-period additions occurring to the east and west. The Staff finds that if these were removed the historic structure could be found beneath.

Planner Grahn stated that the structure meets the criteria for contributing to regional history in that it is associated with the Mature Mining Era based on its original date of construction.

Chair White opened the public hearing.

Bill Kershaw stated that he was one of the owners of 569 Park Avenue and Todd Simpson is the other owner. He and Mr. Simpson have been coming to Park City for 30 years and they started with a timeshare. As time progressed they eventually purchased the home at 569 Park Avenue in 2009 and the primary attraction was the double-wide lot. The double-wide lot was a selling point because they each have families and at the appropriate time they could split the lot and build two homes. The idea was to give their kids the opportunity to continue in this vein because they love to ski. Mr. Kershaw pointed out that when they were looking to purchase the property no one mentioned historic significance or that there was an HSI Inventory. Until recently, they were not even aware that the site has been listed in 2009 and de-listed in 2010. They have been good neighbors and the property is well-maintained. Mr. Kershaw stated that they intended to build on the lot and consulted with Jonathan DeGray in terms of what could be built. In April 2015 a house down the street was listed for sale and unbeknownst to them it triggered a flow of letters, which he only discovered today. He has been traveling and when he pulled the agenda electronically he saw the letters. Mr. Kershaw stated that neither he nor Mr. Simpson were copied on the letters nor informed that it was occurring. The neighbors were writing letters, the Staff was responding and Staff reports were being prepared. He was completely unaware until he received an email from Assistant City Attorney McLean telling him that the issue of Significance would be addressed by the City Council. At that point he discovered that their house had been listed as Significant and then de-listed as Significant. It was a major issue because it was a critical point in their long-held plans in terms of how to manage the property to accommodate their families.

Mr. Kershaw stated that they have always been concerned about the historical nature of Park City and he was frustrated that no one approached them to see if something could be worked out. Instead, there was a City Council meeting and an outpouring from the neighbors regarding 569 Park Avenue; and the Staff was directed to relook at the LMC in light of this issue to see what could be done. Mr. Kershaw noted that as the revamping started to occur the idea of a Contributor

category was raised as a catch-all for buildings that were not Significant. The Contributory category was explored and it was discussed at length by the Planning Commission. Mr. Kershaw believed that some of the comments were very telling with respect not only to Contributory, but it could be applied to the category of Significance as well. Mr. Kershaw read from the minutes of the October 14, 2015 Planning Commission meeting, "Commissioner Phillips noted that Staff reported that Contributory sites would be identified through a survey that was not yet completed." "Commissioner Joyce understood that someone interested in purchasing a historic house would know that the house was considered Contributory before buying it rather than finding out when they went to remodel or do an addition." "The 40 year issue was kind of a moving target." Mr. Kershaw stated that Contributory was not in existence when they purchased their property, but they also did not know about the Significance issue when they purchased. Mr. Kershaw continued to read from the minutes. "Commissioner Joyce thought the term Contributory was vague." Mr. Kershaw agreed that a lot of the language that has to do with Significant and Contributory is vague and ambiguous, and it is in the eyes of the beholder. "Commissioner Joyce noted that A-frames are part of the ski culture of Park City and pre-1975, but there is no interest in preserving those structure." "Director Erickson explained that ski-era buildings are Contributory in terms of mass and scale but not particularly for the design." "Commissioner Joyce was concerned about going down the path of preserving structures that were previously determined not worth saving." "Commissioner Phillips was concerned that the process left the door open for opinionate discretion." Mr. Kershaw reiterated that it is in the eyes of the beholder.

Assistant City Attorney McLean clarified that the issue for discussion this evening was not the history but rather the criteria and the historic fabric of the house. She recommended that the owner's comments pertain to what is being discussed as opposed to the intent of the use of the house or the history of the Code change.

Mr. Kershaw argued that many of his points were apropos to what the Board would determine this evening. Specifically, "Commissioner Worel concurred about the vagueness of the Contributory concept. She was bothered by the vagueness when she read the Staff report." "Commissioner Joyce thought the language rhythm and pattern of the streetscape was vague". Mr. Kershaw believed this was an issue with respect to Significant sites. "Commissioner Band was not in favor of leaving anything vague or arbitrary. The HPB review should not be a subjective process."

Mr. Kershaw reviewed the items on the agenda regarding Significant sites that he believed it was a "road map" to their concerns. He stated that the full real issues was 15-11-10(B) – It retains its historical form as may be demonstrated but not limited by any of the following: 1) It previously received a historic grant from the

City. He stated that the third paragraph on page 128 of the Staff report directly addresses the issue of the historic grant. He read, "In 1988 historic district grant funds were issued for a re-roof, replacing trim, and a stone walkway, but we are still searching for records from this time period. Grant eligibility was likely determined by a different criteria; either by zone or extended to properties listed as Contributory. On the original Utah State Historical Society Historic Preservation Research Office Structure/Site Information Forms". Mr. Kershaw stated that in looking at the referenced form, under building conditions it says major alterations completely changed. The next lines says preliminary evaluation, not Contributory. Mr. Kershaw pointed out that the form finds that this particular house was not Contributory. He thought those statements were contrary to the idea that this was the justification for the historic grant that entitles it to be placed on a historic list that prohibits improvements or demolition.

Mr. Kershaw read the second point under (B): 2) it was previously listed on the Historic Sites Inventory or it was listed as Significant or on any reconnaissance or intensive level survey of historic resources. He agreed that it was listed, but it was found to be a mistake and that it should not have been listed.

Mr. Kershaw believed 15-11-10C, was the core of this issue. He read, "It has one or more of the following: It retains its historic scale, context, materials in a manner and degree which can be restored to historical form even if it has non-historic additions". Mr. Kershaw noted that the Staff conclusion is that it complies with that language because "the gable on hip style reflects the historical and architectural character of the District". Mr. Kershaw referred to the February 2010 Historic Site Form and the analysis of the Historic Site Inventory with respect to 569 Park Avenue. Under the discussion of workmanship and feeling of the property, the specific statement reads, "The gable on hip roof form was not used in Park City during the Mining Era, but rather seen in French colonial style buildings rarely from the late 19th Century, and Queen Anne style buildings, also rarely, from the early 20th Century. He believed that was directly contrary to the conclusion which states the gable on hip style reflects the historical and architectural character of the Mining Era District. Mr. Kershaw remarked that the contradictions were an issue and if he was a Board member it would bother him.

Mr. Kershaw stated that the way this has evolved, he and Mr. Simpson felt like they were being targeted by this new ordinance. He commented on the discussion resulting from an expert report commissioned by a neighbor about returning the site to its original form. Mr. Kershaw noted that if they did that they would lose a lot of space within the house. In summary, he stated that in 1978 the house was not Contributory. In 2009 it was found to be Significant. In 2010 it was found to be a mistake. Now in 2016, because of public uproar, the City wants to reverse the 2010 determination and make the structure Significant again. Mr. Kershaw wanted to know why no one had bothered to talk to him or Mr. Simpson before moving forward on this.

Chair White stated that it was one of his questions as well. He clarified that Mr. Kershaw was saying that while this activity was occurring neither he nor Mr. Simpson were ever notified. Mr. Kershaw replied that until he received an email from Ms. McLean he had no idea. He believed he received the email sometime in July. All he knew was that people were coming from everywhere to talk to him about his property. He became aware once it went to the City Council. Mr. Kershaw wanted it clear that he was not trying to be adversarial. He was only asking for the chance to work something out before they make their decision.

Board Member Stephens asked when Mr. Kershaw purchased the home. Mr. Kershaw replied that they closed on the house in May 2009; however, they started looking at the house and talking with the owners in January and February 2009.

Graham Gilbert, representing Todd Simpson and his wife Lila, co-owners of 569 Park Avenue. Mr. Gilbert passed out a packet and CD that contained various documents related to 569 Park Avenue. Mr. Gilbert raised a few points that he thought were very important to the decision the HPB would be making, particularly since it would be a significant decision for his clients, the property owners. Mr. Gilbert referred to page 130 of the Staff report and called out a few things that had changed. There has been a lot of talk about the roof and he believed Mr. Kershaw had made a good point that it was hip on gable, which is not typical of the Mature Mining Era. Mr. Gilbert commented on the porch and noted that it was not the original porch. The existing porch is several feet in front of the original porch. It is styled to look like a bungalow but it does not look like the original porch on the home. He stated that a chimney has been removed, a window on the south façade has been covered over, and there are vinyl windows on the front of the home and some vinyl siding. Mr. Gilbert remarked that the existing home is not the historic home and it was not restored to look like the historic home. The home has gone through several changes over time that make it less and less historic. Mr. Gilbert referred to the expert report in the Staff report that was prepared by Mr. Winter. He believed the report makes the inaccurate conclusion that the existing porch is the original porch. It is not the original porch and as Mr. Kershaw pointed out, to restore the original porch would mean taking away half the kitchen, eliminating the roof. It would require substantial work. Mr. Gilbert remarked that there were four criteria that the HPB needed to consider in making their decision; and they have to find that each of those criteria has been satisfied with respect to this property. Mr. Gilbert spoke specifically about the historic grant from 1988 that Mr. Lee received. He stated that the historic grant program has evolved over time and in 1988 the criteria applied to this grant were unclear. They do not know what was required to qualify for the grant, what conditions were placed on the grant, and there was no restrictive covenant associated with the grant or future restrictions on development. Mr. Gilbert pointed out that the grant was for a re-roof. It was not to restore the historical

character of the home. He also pointed out that after the grant was received, the home was modified again to create the hip on gable roof which is not historic. Mr. Gilbert noted that Mr. Kershaw had already talked about historical form, as well as the previous listing and how it was deemed inaccurate. The important point is that the house did not retain its historical form with respect to the roof, the porch, the chimney, the windows, the siding and other alterations. Mr. Gilbert thought Mr. Kershaw had done a good job of addressing the compatibility issue. He referred to Subpart D with respect to whether or not this qualifies as a significant site. The questions to be considered in making their decision are: 1) the association of the home within an era of historic importance; 2) The materials construction or craftsmanship of the home. Mr. Gilbert stated that the relevant historic period would be the Mature Mining Era, and this home is not reflective of the Mature Mining Era due to the significant changes. Similarly, the vinyl siding and vinyl windows are not reflective of the materials and craftsmanship during that period. Mr. Gilbert stated that to list this home as Significant would be taking a home that is clearly not significant in its architecture, and going through contortions to try and make it significant. He stated that if they care about Park Avenue and how it looks, the way to preserve it is not to list 569 Park Avenue and to allow the owners to apply for the Historic District Design Review Process and comply with the Historic District Design Guidelines. The owners care a lot about Park City and how it looks and they want to build a home that will be consistent with that look.

Wade Budge, legal counsel for Bill Kershaw, stated that he would not repeat the points that have already been argued. However, he wanted to highlight other points that he thought were important as the HPB considers this application. Mr. Budge thought the ordinance needed to be applied in a practical context as well as a legal context. One of the important aims and purposes of the City is to make sure that the historic feel of this area in Old Town is preserved. Mr. Budge stated that Park City was able to prepare the ordinance because the State has delegated authority to the City because that power has been used in a thoughtful way. Mr. Budge remarked that the delegation from the State of Utah is very narrow. It is found in two sections: Title 10-8-85.9 and also in LUDMA. Both of those sections talk about representing property rights at every step of the way. Mr. Budge agreed that it was very important that historic preservation continue in Park City because it is an important feature of this community. However, it needs to be applied in a way that stays true to the principles and the delegation of the power and authority. Mr. Budge stated that if this application that was submitted by the City is approved, they would be running afoul of the legal standards that exist in the delegation primarily due to the fact that they were dealing with a home that is not historic. Mr. Budge reiterated all the reasons why they believe it is not historic. He remarked that another component is that when they look at the criteria in the new ordinance they have to make sure it is applied in a legal way. If the Staff recommendation is that because this home received a grant in 1988 it is eligible to be declared Significant and if that interpretation is

applied in this case, it would result in a legal effect on the owners because there was no restriction on demolition in 1988. A recipient of the grant money would not be able to expect that if they received that money they would be surrendering a significant property right to later make sure of the two lots on which this home is located. Mr. Budge commented on retroactive effect. He thought the ordinance as amended could be applied to anyone who accepts a grant moving forward, and the person receiving the grant would understand that they may be deemed eligible. In case, the grant that was received was not to restore historic features. It was for the installation of non-historic trim and stonework. Mr. Budge stated that if this application is approved it will work an unlawful exaction on his clients. He noted that the US Supreme Court in a case decided last year stated that cities need to apply their ordinances in a way that does not unjustifiably burden the property owners. There is a recorded subdivision plat with two lots and everyone is aware of that subdivision plat. It would be an unjustifiable action to require his clients to always keep their property in that same place so the adjacent owners can enjoy the airflow between those two properties. Instead, it would be consistent to allow the form of this neighborhood to continue and to allow new homes to be built that are consistent with the Historic Design Guidelines. Mr. Budge stated that preventing people from making use of their lots would result in a taking of significant property rights. Actions taken by bodies to address a particular property can create Class of One situation.

Mr. Budge had prepared proposed Findings of Fact for denial since there were none for denial in the Staff report. He read the Findings as proposed: 1) Incorporate Findings one through seven in the Staff report with the modification that the date on Finding 5 be changed to circa 1941 as to that referenced photos. 2) The current building does not reflect the architectural style or design of the original circa 1923 bungalow in that it has been modified in a way that is inconsistent with the period of historic significance. 3) Nothing has changed on the building since the decision was made to delist the building due to an error in 2009, as discussed in the letter dated July 27, 2015 from CRSA Architects. 4) The new amendments do not change the fact that the home has not received a historic grant to establish or maintain a historic feature on the building. Instead, the building has been dramatically changed by its additions, including the out of period roof, porch and window elements. Further, the owners have not received notice a historic grant, no recorded notice or no restrictive covenant, and no new historic grant has been provided since the amendment of this Code was enacted in December. 5) The house has never been properly listed as a Significant historic site and that the only prior attempt to designate was done so in error and was corrected by the City in 2010. 6) To find the building a Significant historic site would work a burden on the applicants that is not necessary to address impacts associated with the owner's use of the property. 7) To make or restore the property to its historic condition would require significant re-construction, the loss of a significant portion of the kitchen, and the loss of living space. 8) Any

new structures on the two lots would have to comply with Historic Design Guidelines that are designed to protect the historic feel and appearance of the neighborhood. And these ordinance would protect the fabric and the historic components of this neighborhood.

Mr. Budge had also prepared two Conclusions of Law: 1) The existing structure located at 569 Park Avenue does not meet the required criteria in LMC Section 15-11-10(a)(2). 2) A denial of this application prevents an unconstitutional taking or exaction or burdening of owners' property rights and is consistent with the delegation of authority to this Board and to the City by the State of Utah.

Justin Keys, an attorney with Jones Waldo stated that he was representing two homeowners on Park Avenue, Linda Cox and John Browning, who own homes in close proximity to 569 Park Avenue. Mr. Keys noted that when Mr. Kershaw purchased this home it was listed as a Significant home at that time. It was delisted after that due to a misunderstanding based on comments made by Sandra Morrison. However, Ms. Morrison corrected the misunderstanding when it was brought to her attention in April of last year, and that spawned the communication Mr. Kershaw had mentioned. Mr. Keys disputed some of the legal points that were made this evening; however, he would not take time this evening to argue those points because the HPB was represented by the Assistant City Attorney and she could advise them on the legal points that were raised. He noted that many of the same legal points were raised to the City Council and the Council went ahead and adopted these amendments to the LMC. Mr. Keys stated that the question before the HPB is whether or not 569 Park Avenue meets the criteria necessary for determination that it is a Significant site under the LMC as amended. Mr. Keys reviewed the criteria on page 132 of the Staff report that the HPB would consider in making their decision. There was no dispute with criteria A because everyone recognizes that it is at least 50 years. Criteria B - Does it retain its historic form as may be demonstrated but not limited by any of the following: It previously received a historic grant from the City; or it was previously listed on the Historic Sites Inventory; or it was listed as Significant or on reconnaissance or intensive level survey of the historic resources. Mr. Keys thought it was undisputed that 569 Park Avenue meets all of the above categories. He reiterated that it was de-listed in 2010 as a result of a miscommunication from Sandra Morrison.

Mr. Keys referred to a letter from Tim Lee on page 168 of the Staff report. Mr. Lee was the prior owner who received the grant from the City and did the work with the grant money to bring it back to a closer resemblance of what it was originally. Mr. Keys urged the Board to carefully read the letter because many of Mr. Lee's statement are helpful. According to the letter a grant was awarded in the maximum amount of \$5,000. The Planning Department and HPB encouraged him to work from the historic photos to replicate the appearance of the original front porch that had been framed in. Mr. Lee worked to replicate the

original home and it received a historic preservation award. The home was included on a number of tours up to and through 2012.

Mr. Keys continued with the next criteria and noted the structure has to meet one or more of the following: It retains its historic scale, context and materials in a manner and degree which can be restored to the historical form even if it has non-historic additions. He believed Mr. Lee's letter was very important because he performed the work on the roof and addressed it in his letter. Based on the letter, Mr. Keys stated that the original roof is under the gable hip roof and could be brought back to its original form. Mr. Keys pointed out that the letter from Mr. Lee was not included and the information and evidence was not considered in the decision to de-list the home. In addition, LMC amendments in place today also changed the factors. Mr. Keys read the next criteria. It is important in local or regional history, architecture, engineering or culture associated with at least one of the following: An era of historic importance to the community; or lives or persons noteworthy; or methods of construction. He believed 569 Park Avenue meets an era of historic importance to the community because it is of the Mature Mining Era. Mr. Keys referred to the photo on page 141 which showed the home in the context of the neighborhood. He believed the importance is where the home is located and its context of the neighborhood generally. When the City Council was considering this ordinance they worried about the loss of homes that contribute to the fabric and structure of the Historic District, and they wanted to avoid piecemeal removal. Mr. Keys stated that the issue with this home is exactly what the amendments to the provision were meant to do. He noted that what started this process was a submission by Mr. Kershaw to demolish this house and it was very concerning to the residents in the area. If it were to be demolished it would impact the home values for all of the homes in the area because they would lose part of the fabric of this historical community. For that reason and because it meets the criteria, Mr. Keys thought the HPB should vote to relist the home as Significant.

Referring to a comment Mr. Keys made about previously crossing paths with Mr. Keys on another litigation matter, Mr. Budge wanted it clear the Mr. Kershaw has never met Mr. Keys. He did not want the Board to think that Mr. Kershaw was litigious or constantly crossing swords with lawyers.

John Plunkett a resident on Park Avenue, commended the HPB for volunteering for this citizen board and for listening to the insane amount of detail at each public hearing. Mr. Plunkett stated that he and his wife have redone three houses in a row on Park Avenue, including the one at 561 Park Avenue which they sold to John Browning, and which is next door to Mr. Kershaw's house. Mr. Plunkett stated that if you step back from the mountain of details and legally debate, the question is whether it is worth keeping a 93 year old house that sits in the middle of two lots, or is it better to tear it down and build two new houses. Which one is more in line with the City's goals of preservation of the historic

district. Mr. Plunkett noted that rhythm and pattern were mentioned. In looking at the Sanborn maps for 93 years a house more or less in that shape has been in that location. He believed that was a rhythm and pattern worth maintaining. Mr. Plunkett acknowledged that this house has been modified, but the question is whether any historic house in Park City has not been modified. To his knowledge, every house in the Historic District that is listed has either had major or minor modification, which is a natural part of houses over time. However, when Tim Lee redid the house in 1988, it was attempt to bring it back to something more like the tax photo. Mr. Plunket noted that Mr. Lee followed the process and went through the Planning Department, which he has done himself on four historic homes. None of the homes looked like the historic photos because they had all been modified, and he put them back as accurately as possible to match the historic photos. Mr. Plunkett believed the modification issue was intrinsic to maintaining and preserving the historic district.

Mr. Plunkett commented on significant discussion this evening regarding the rights of individual homeowners, and he agreed that all homeowners like to have their rights respected. The role of the HPB is to balance the rights of the individual homeowner against the rights of all the homeowners in the Historic District. Mr. Plunkett stated that the City has a duty to preserve and protect the investments of all historic district homeowners. The community relies on the City to fulfill that obligation and protect the value if their investments.

Chair White closed the public hearing.

Board Member Stephens asked about the process that the homeowner may have expected when he purchased the home. He wanted to know when the City began the Historic Survey Inventory. Planner Grahn believed the survey was conducted between 2007 and 2008, and it was officially adopted in 2009. Mr. Stephens asked if the City relied solely on the LMC prior to the HSI. He recalled that certain criteria within the LMC. If the structure was at least 50 years old it was expected to go through a Design Review process.

Assistant City Attorney McLean could not recall the exact process. She thought there were different renditions of the inventory prior to 2009; and that the HSI adopted in 2009 was a revamp of what already existed.

John Plunkett explained that when he moved to Park City in 1991 he obtained a copy of the LMC and the Design Guidelines from the Planning Department, as well as a written list of houses that were included in the Historic District. At that time most of the houses were listed as Contributing with the exception of a few houses that were Federal Landmarks. Mr. Stephens believed it was contributing to the thematic nomination for the Historic District. Mr. Plunkett stated that it was listed by address, and all of Park Avenue and all the residential streets were listed as Contributing. Mr. Stephens pointed out that it was not the same list that

SHPO prepared because Contributory within the City was on SHPO's list. Mr. Plunkett remarked that Derek Satchel, the historic planner in the 1990s worked on making a more official version. Chair White also recalled that Mr. Satchel was very instrumental in preparing a list. Mr. Stephens could not recall a specific list. His recollection was if a structure was 50 years or older and within an HR zone it was listed as Contributory. He believed some homes outside of the HR District were also Contributory and had to go through the historic process.

Assistant City Attorney McLean clarified that the Board needed to look at the criteria. The first criteria that talks about the grant are only indicators of retaining its historic form. Determining that the structure retained its historic home is demonstrated but not limited by the points listed. They are intended to be examples of how the HPB could find whether or not the historic form was retained.

Board Member Beatlebrox stated that she is concerned about preserving the line of historic homes and the whole neighborhood, and making sure that everyone's preservation is the same as an individual's preservation. Ms. Beatlebrox stated that there were questions regarding the impact of the new ordinance on property rights, and that this issue was raised with the City Council. She asked if Mr. Kershaw or his representative gave their opinion to the City Council when that discussion was occurring in terms of the denial of property rights and what could be done with the property.

Assistant City Attorney McLean stated that City Attorney Mark Harrington is the attorney who advises the City Council. She believed that legally the City was on firm ground because they were not taking away all use of these properties from the owners, which is the criteria for determining a taking. Furthermore, zoning is changed all the time and that changes property rights. Ms. McLean remarked that just because property rights have been altered it does not make it illegal.

Board Member Stephens understood that within the Significant Site designation the owner still has the opportunity to go through a demolition process. Planner Grahn clarified that a Significant Site cannot go through the demolition process. If the owner wanted to scrape the site completely they would have to keep the building off of the HSI because any site on the HSI is protected from demolition. If the City finds that the building was in such poor condition that it needed to be reconstructed, that would be a material deconstruction. The reconstruction would be approved by the HPB. Planner Grahn stated that a reconstruction can still be listed as Significant.

Board Member Holmgren understood that when a grant is awarded a lien is placed against the property. When the work is completed the lien is released. She believed that information would show up in a Title Search. Ms. McLean replied that liens were not placed when this home received a grant in the 1980s.

The process of placing liens when grants are awarded came later in the Grant Program. Ms. McLean explained that the purpose of the lien was to keep people from taking the grant money and then flipping the house.

Board Member Holmgren questioned why Mr. Budge was suggesting that they change the date of the tax photo from 1938 to 1941. Ms. Holmgren noted that the owners purchased the house in 2009. In 2009 the home was still on the HSI as Significant and the broker or realtor had the responsibility to inform the buyer before the house was purchased.

Board Member Hewett stated that she was not considering the grant because in her opinion it has no bearing. She thought the 93 years has a lot of bearing with regards to the streetscape. Everyone who purchases within a historic area knows that if the property is 93 years old they are buying historic property.

Board Member Melville stated that in looking at the criteria on pages 132-133, the home is at least 50 years old, it retains its historic home, previously received a historic grant, was previously listed on the Historic Sites Inventory, it was listed as Significant on any reconnaissance or intensive level historic resources, and it is important to local and regional history. Per the Code as written, Ms. Melville believed there was compliance with each of those criteria.

Assistant City Attorney McLean referred to Sub (b) and noted that Historical Form is capitalized. The definition of essential historical form in the Definition Section of the Code states, "The physical characteristics of a structure that make it identifiable as existing in or relating to an important era in the past".

Chair White stated that he was interested to hear from Mr. Keys that the original roof forms, the pyramid roof and the structure was still there and remains intact. He believed that was an important fact.

Board Member Stephens agreed with Ms. Melville because their decision is based on the criteria in the LMC as written. In 1988 there was some indication by the Historic District Commission at that time that this building was worth preserving and saving. The home was listed on the Historic Sites Inventory, and based on his own restoration experience during that time period, he would have been surprised if this home was not on some type of list as historic. Based on how the LMC was written, Mr. Stephens understood that it only needed to comply with Sub (a) and (b). It then says or (c) or (d). Mr. Stephen believed this home should be listed as Significant on the Historic Sites Inventory.

MOTION: Board Member Holmgren made a motion to list 569 Park Avenue on the Historic Sites Inventory as a Significant site in accordance with the Findings of Fact and Conclusions of Law found in the Staff report. Board Member Hodgkins seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 569 Park Avenue

1. The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites.
2. The house at 569 Park Avenue is within the Historic Residential (HR-1) zoning district.
3. The residential structure at 569 Park Avenue was included in the 2009 HSI; however, it was removed in April 2010 due to the modifications made to the original roof form outside of the historic period based on earlier criteria.
4. In December 2015, City Council amended the Land Management Code to expand the criteria for what structures qualify to be significant sites.
5. The house was built c. 1923 during the Mature Mining Era (1894-1930). The structure appears in the 1929 and 1941 Sanborn Fire Insurance maps. A c. 1938 tax photo of Park City also demonstrates that the original low-pitch hipped-roof bungalow form.
6. Between 1958 and 1968, the hip roof was modified to a low-pitch gable. A portion of the bungalow's full-width front porch was infilled to create a recessed, partial-width front porch.
7. Between 1990 and 1995, the roof pitch was modified once again to create a gable-on-hip roof. The partial width front porch was filled in and a new full-width porch was constructed on the façade. During this renovation, bungalow-style elements such as the square porch posts and solid rail were returned; however, these were not based on physical or photographic evidence.
8. The site meets the criteria as Significant on the City's Historic Sites Inventory.
9. Built c.1923, the structure is over fifty (50) years old and has achieved Significance in the past fifty (50) years.
10. While the current building does not reflect the architectural style or design of the original c.1923 bungalow, the gable-on-hip form reflects the Historical and Architectural character of the district through its design characteristics, including its mass, scale, composition, materials, treatments, and other architectural features that are visually compatible to the Mining Era Residences National

Register District, despite alterations made to its façade between 1990-1995.

11. The original hip-roof bungalow form could be restored to its Historical Form if the non-historic additions to the façade and rear were removed. The wall planes on the north and south elevations remain in their original location, through the length of the wall plane has been extended toward the east and west due to out-of-period in-line additions.

12. The house is important in local or regional history because it is associated with an era of historic importance to the community, the Mature Mining Era.

13. Staff finds that the structure at 569 Park Avenue meets the standards for local "significant" designation, but does not meet the criteria for "landmark" designation. In order for the site to be designated as "landmark," the structure would have to be eligible for the National Register of Historic Places and retain a high level of integrity.

Conclusions of Law – 569 Park Avenue

1. The existing structure located at 569 Park Avenue meets all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:

(a) It is at least fifty (50) years old or the Site is of exceptional importance to the community; and

Complies.

(b) It retains its Historical Form as may be demonstrated but not limited by any of the following:

(i) It previously received a historic grant from the City; or

(ii) It was previously listed on the Historic Sites Inventory; or

(iii) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; or

Complies.

(c) It has one (1) or more of the following:

(i) It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; and

(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 as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; or

Complies.

2. The existing structure located at 569 Park Avenue does not meet all of the criteria for designating sites to the Park City Historic Sites Inventory as a Landmark Site including:

a. It is at least fifty (50) years old or has achieved Significance or if the Site is of exceptional importance to the community; and Complies.

b. It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and **Does Not Comply.**

c. It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:

i. An era that has made a significant contribution to the broad patterns of our history;

ii. The lives of Persons significant in the history of the community, state, region, or nation; or

iii. The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman. **Complies.**

5. 1406 Park Avenue – Determination of Significance
(Application PL-15-02883)

Planner Grahn reported that the Staff was forwarding a neutral recommendation because they were unable to make a specific recommendation and needed the HPB to make the determination.

Planner Grahn noted that this site was being reviewed based on the Land Management Code changes. She referred to the 1929 Sanborn map analysis on page 190 of the Staff report, which showed that the house originated as a cross-wing house. The 1941 Sanborn map on page 191 shows that the house remained the same. She explained that the house did not show up until the 1929 Sanborn map was because prior to that it was outside of the City limits in a rural area of Park City.

Planner Grahn stated that between 1949 and 1968 several major changes occurred to the house, which was outside of the historic period of significance. Based on the tax code analysis the first one notes that an addition was added to the northeast corner of the cross-wing in 1943. In 1958 the home was clad in aluminum siding and the form was modified further by adding a new porch on the northwest side of the house, consuming the cross-wing. By 1968 the front porch was relocated to the northwest side of the house, which is consistent with what exists today. The sun porch and roof were further altered in the 1980s. The roof was extended over the existing porch and sun porch to create the new roof.

Planner Grahn compared photos on page 192 and 193 and pointed out the differences in the structure over time and how additions had changed the original roof form.

Planner Grahn stated that the three major alterations included 1) an inline addition that created more of a saltbox form and non-projecting gable; 2) the front porch was built in and a new sun porch was added in front; 3) the roof form has been altered on the north/south stem wing. Planner Grahn remarked that based on the analysis the site does not meet the criteria for Landmark, and the extent of the alterations have made it ineligible for the National Register. The Staff requested that the HPB determine whether or not the house meets the criteria for a Significant designation. The Staff report included Findings of Fact both in support and in opposition of listing it on the Historic Sites Inventory.

Planner Grahn reviewed the criteria for determination. The first is whether or not the house is 50 years old. According to the Summit County Recorder the house was constructed in 1912, making it at least 104 years old. The second criteria is whether it retains its historic form. Planner Grahn reported that the house was initially listed on the HSI in 2009 but it was removed in 2010 when the Staff discovered that the tax cards showed that the alterations had been made outside of the historic period. The third criteria is that it has one or more of the following: It retains its historic scale, context and material; or it retains a historic form consistent with what is in Park City. Planner Grahn stated that the house does not retain a historic form consistent with what is in Park City, but the scale and the context have been maintained in the sense that the scale of the house is still relatively small and there were no large additions. The windows, door openings, materials, treatment of cornice and architectural features have all been lost. New materials were added. Planner Grahn believed that the criteria of whether the house is important to local or regional historic was based on its date of construction. It is associated with the Mature Mining Era based on the 1912 Construction date. She pointed out that the 1949 tax cards note that the walls were lumber lined. She assumed that meant single wall construction, which was prominent during the historic period.

Planner Grahn requested that the HPB discuss this application and determine whether or not the house at 1406 Park Avenue belongs on the Historic Sites Inventory.

Chair White opened the public hearing.

Lisa Laporta, the owner, stated that she purchased the house 20 years ago. She approached the City because she wanted to know what she could do to improve the house. She could not afford to move anywhere else and she could not afford to tear it down and build a new home. Ms. Laporta noted that it would be nice if she could get a grant, but \$15,000 would not accomplish much. She was

interested in hearing the Board's evaluation of the home and how she could improve it. Ms. Laporta remarked that her house is an isolated historic home surrounded by condos.

Chair White closed the public hearing.

Board Member Melville referred to the Google Map on page 60 of the Staff report which showed an aerial map of all the buildings. The map shows that the 1406 Park Avenue sits next to another historic house at 1420 Park Avenue. Therefore, in context there are two historic houses. She believed that was important to consider in terms of not only this house but also the integrity of the other house. Ms. Melville asked if it made a difference to Ms. Laporta to live next door to a historic house.

Ms. Laporta stated that Jeff Camp owned the house at 1420 and he eventually built condos behind their houses. Before the condos they had open property behind them and the dogs would move back and forth. In response to Ms. Melville, Ms. Laporta stated that it was not important to her to be part of a couple of historic houses. She personally felt the house was destroyed once everything was built behind it. The house at 1420 has no privacy. She has a little more privacy because the condos behind it do not have windows facing into her backyard. It would be nice to have the integrity and charm of Old Town by having those two houses, but that was already diminished by the encroaching condominiums. Ms. Laporta noted that there is another large condo building across the street. She is newly married and she and her husband have no intentions of moving. For that reason, they would like to know the possibility of adding a second level to accommodate another bedroom, as well as making other improvements to the house. She wants a yard and the small community charm, and she wants to live in Park City. Ms. Laporta noted that the house has already had many additions and the walls are thin.

Board Member Melville asked if Ms. Laporta was opposed to having the home placed on the Historic Sites Inventory. Ms. Laporta was concerned that a Significant Designation would limit the possibilities for improving the home. However, she believed there should be some limitations for altering historic homes.

Board Member Holmgren asked if Ms. Laporta had spoken with an architect to see what could potentially be done to improve the house. Ms. Laporta replied that she had consulted an architect who said that she could demolish the house and build a new house for \$500,000, and then sell it for \$1.3 million. She has no intention of ever doing that or even spending \$500,000 to rebuild. Ms. Laporta clarified that she only wanted to improve the existing house.

Chair White informed Ms. Laporta that if the house was determined to be Significant and on the HSI, it would not take away her ability to do an addition. Chair White asked Planner Grahn if there was anything left of the original roof or the original form. Planner Grahn was not able to speak to the north-south cross wing. She asked if Ms. Laporta had looked in her attic to see if the structural members were still there. Ms. Laporta replied that the home has had so many additions that she would not be able to tell. Planner Grahn had been inside the home and from what she could tell the cross-wing form is partially there among layers and layers of alterations. Where the saltbox occurs is a new bedroom wing. Where the original gable would have been in more like the living room. She noted that the sun porch has completely obliterated where the historic porch would have been. If they had to draw a line she was unsure where to draw it.

Board Member Beatlebrox stated that in terms of Park City vernacular, she thought it looked like a charming Old Town house. However, it does not look like any of the historic structures that they know and love as part of the Mining Era. Ms. Beatlebrox thought it looked more like a hippie home.

Board Member Hodgkins asked if the additions were presumed to be over 50 years old. Planner Grahn replied that the additions started in 1943 and went on until the 1980s.

Board Member Melville referred to page 195 of the Staff report and noted that the house was initially listed on the Historic Sites Inventory and later removed. Assistant City Attorney McLean stated that it was language to help the HPB determine whether or not it retains its historic form. She re-read the definition of essential historical form. "The physical characteristics of a structure that make it identifiable as existing in, or relating to an important era in the past". Board Member Melville stated that based on that definition and sub (b), it is a historic house that is older than 50 years old and it was listed on the HSI at one time. She believed it could meet (b) in two ways. Ms. Melville also thought it would meet (c) because it has retained its historic scale and context. She also thought it could potentially be restored to its historic home even if it has non-historic additions, but that was still unclear. Ms. Melville stated that it would also meet (d) because it was important to the Mature Mining Era.

Board Member Hewett was in favor of finding the house historically Significant based on most of the criteria. The only thing that would hold it back were the visual aspects, which she believed was part of the conversation they had with the other structures this evening. Ms. Hewett chose to disregard that visual aspect piece and to look at the fact that it complies with the rest of the criteria for being historically Significant.

Board Member Stephens asked why it was listed on the HSI in 2009. Planner Grahn clarified that she was not with the City in 2009; but she assumed they took

a list from the County Recorder's Office and found buildings that were built during the Mature Mining Era. In 2010 the house was removed from the Inventory due to the roof alterations that had occurred outside of the historic period. Mr. Stephens understood that in order to be a Significant site it must comply with (a) and (b); and then or (c) and (d). The home did not receive a grant and there was no evidence that it was on any other intensive level surveys. For that reason, he was struggling with compliance with (b) ii, if it was put on the HSI in error. Planner Grahn clarified that she had expressed her assumption for how it got listed on the HSI, but she had no specific knowledge as to how it was actually determined.

Board Member Stephens stated that if he were to acquire a piece of property and wondered if he could restore it, he would need to know whether there was historic fabric left underneath the additions. He had visited the site and he could not see where there was any historic fabric left underneath the exterior alterations. He assumed the exterior walls were probably removed in the process of remodeling. Without having evidence to the contrary, he did not believe there was any historic left on the home. Mr. Stephens had difficulty finding that this should be put on the HSI.

Board Member Melville asked if this home would be eligible for a historic grant if it was not listed on the HSI. Planner Grahn answered no because it would not be considered historic. Assistant City Attorney McLean pointed out that once the Contributory Inventory is completed, structures that are found to be Contributory will be allowed to apply for a grant. Planner Grahn clarified that if the owner does not take the grant money on a Contributory structure they would still be allowed to demolish it.

Board Member Hodgkins wanted to know the process if the HPB voted to place it on the HSI and it was later discovered during remodeling that there is no historic material. Ms. McLean stated that the home would still have to retain its historic form. She remarked that if the HPB was basing their decision on whether or not there was still historic material left in the house, she would recommend a continuance and request an exploratory or some other means to find the evidence. Ms. McLean emphasized that once the HPB makes a decision it is the final action.

Board Member Stephens noted that a third alternative would be not to take any action, in which case it would stay not be listed on the HSI and the HPB would not be ruling whether it is or is not Significant. Assistant City Attorney McLean stated that the homeowner has a due process right to have a determination.

Board Member Beatlebrox thought there was a significant missing piece of information. She was surprised this evening at how their decisions have been on

inheritance, resale value, property rights and known and unknown futures. She preferred to have the missing information before making any type of decision.

Board Member Melville referred to the two photographs on page 192 and thought it appeared that the footprint was not much different from the tax 1938 tax card photo, with the exception of the addition on the side. The context, the scale and the fact that the house looks old Park City leans in the direction of meeting the criteria under historical form. Ms. Melville could not dismiss the fact that it was one of two side by side houses that were listed as 1914 and 1912. Should one go ahead it creates the situation of one historic house in the neighborhood which diminishes the house itself and the streetscape. Based on those reasons, Ms. Melville was leaning towards the criteria that it retains its historic form per the criteria that it could be restored.

Ms. Laporta pointed out that the house looks cute on the outside because she painted it and had the roof redone and added a fence. It was far from looking cute before that because it had flesh colored aluminum siding and the house was basically taped together. She has made an effort to keep the house cute. Ms. Laporta did not have an opinion on whether or not it was better to make the house Significant, but she felt that listing it on the HSI would take away her rights. She pointed out that the house was not on the Historic Sites Inventory when she purchased her house 20 years ago.

Assistant City Attorney McLean advised the Board to focus on apply the criteria in making their decision. Board Member Stephens noted that the Board members have not had the opportunity to look inside the home to understand what is actually taking place. The fact that Planners Grahn and Turpen were unable to make a recommendation even after being inside the house demonstrates how perplexing this was. Mr. Stephens stated that if could not have the level of survey that the Planners had either more complete through documentation or through a site visit, it would be difficult for him to make a decision. If the Planners had trouble based on their career experience, he was uncomfortable making a decision that would affect someone's property rights over a long period of time. Board Member Beatlebrox concurred. Chair White preferred to do a site visit before making a decision.

MOTION: Board Member Beatlebrox moved to CONTINUE the Determination of Significance for 1406 Park Avenue to allow for a site visit.

Ms. McLean noted that the site visit would be noticed as a meeting because the Board would be visiting the site as a group. The Board could continue this item to a date uncertain and it will be noticed 14 days prior, or it could be continued to the next meeting on April 6th. Planner Grahn suggested that they continue to April 6th and if there is a conflict it could be continued again to the May meeting.

AMENDED MOTION: Board Member Beatlebrox amended the motion to CONTINUE 1406 Park Avenue to April 6, 2016. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

Director Erickson stated that the Staff would tentatively schedule a site visit on April 6th prior to the regular meeting.

6. Annual Preservation Award – Staff recommends the Historic Preservation Board choose one (1) awardee for the annual Preservation Award, select three (3) members to form an Artist Selection Committee and discuss awarding commemorative plaques. (Application GI-15-02972)

Due to the late hour Board Member Melville preferred to continue this item to the next meeting when the Board would have time for an adequate discussion.

MOTION: Board Member Melville moved to CONTINUE the Annual Preservation Award to April 6, 2016. Board Member Stephens seconded the motion.

VOTE: The motion passed 6-1. Board Member Hodgkins voted against the motion.

7. Design Guideline Revisions – Staff recommends that the Historic Preservation Board take public comment on the proposed changes to the Design Guidelines for Park City’s Historic Districts and Historically Significant Buildings. (Application GI-13-00222)

Chair White noted that the HPB had reviewed these Guidelines several times. Board Member Melville agreed. Board Member Beatlebrox thought the revisions were well done.

Chair White opened the public hearing.

There were no comments.

Chair White closed the public hearing.

MOTION: Board Member moved to APPROVE the Revisions to the Design Guidelines as presented on pages 302 to 319 of the Staff report. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed unanimously.

Historic Preservation Board Meeting
March 2, 2016

Planner Grahn noted that the Historic Preservation Updates was scheduled for Work Session. If the Board decided to continue this evening, in their quarterly update to the City Council on March 31st the Staff would not include the issue of whether or not the HPB would do design review because the Board would not have discussed it at an open meeting.

Board Member Melville stated for the record that the Board members had received a letter dated March 2, 2016 that was public comment for this work session.

Director Erickson stated that when the Staff give their report to the City Council on the Historic Preservation Update, they would omit the section regarding the HPB's desire to do historic design review. The report would include the Historic District Updates, the Grant Program, the plaques, the CRSA survey, as well as other topics.

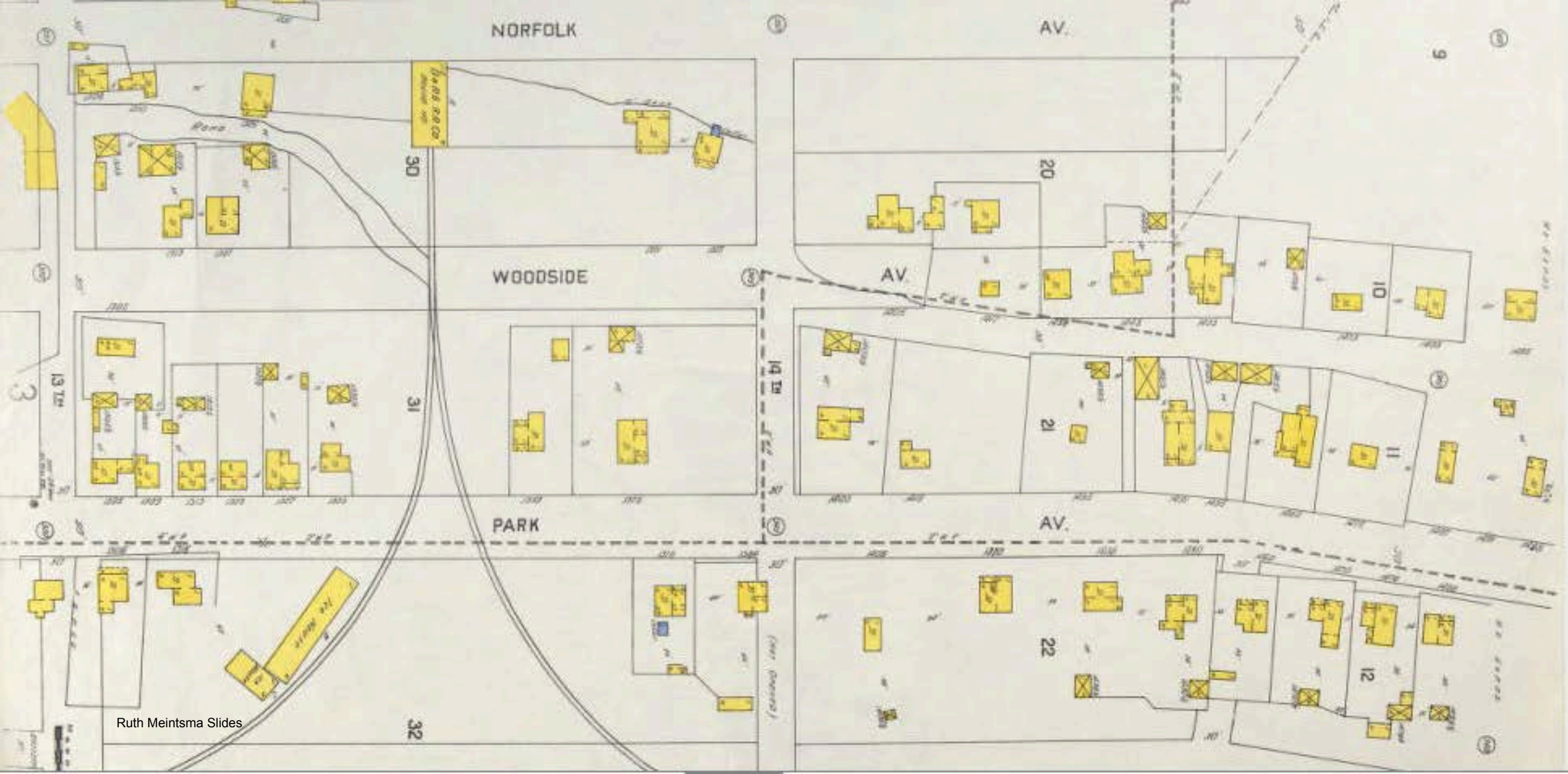
Board Member Hewett asked if the Staff had any idea that this meeting would go this late. Planner Grahn stated that she did not think it would be to this extent. Ms. Hewett thought it would be helpful if the Board could have prior notice so they would be prepared to sit through a long meeting.

Board Member Stephens stated that if the intent is to hear from the public he did not believe the public is well-served when they are asked to keep their comments short. He recalled that when the HPB went back to one meeting a month they left open the idea of meeting twice a month if necessary. He was willing to attend a second meeting if required.

Planner Erickson stated that Planner Grahn has the responsibility of managing the agenda looking forward six months. This was the first time they had the chance to see the depth of the inquiries regarding Determinations of Significance and he believed Planner Grahn would have a better idea of how to manage the agenda moving forward.

The meeting adjourned at 9:04 p.m.

Approved by _____
David White, Chair
Historic Preservation Board





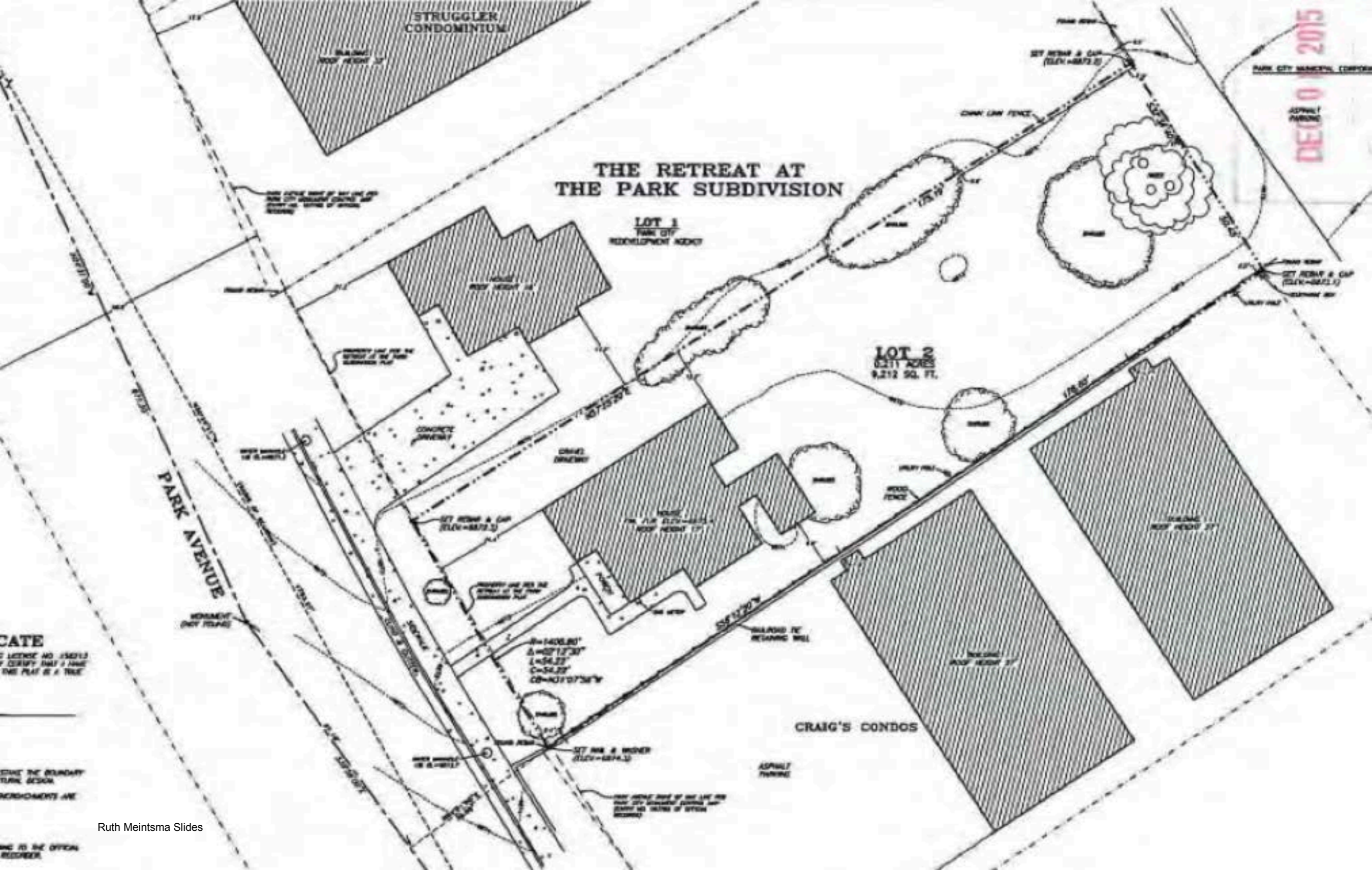
Ruth Meintsma Slides

↑
1490 PARK AVE.





Ruth Meintsma Slides



DEC 0 2015

PARK CITY MUNICIPAL CORPORATION

ASPHALT PARKING

THE RETREAT AT THE PARK SUBDIVISION

LOT 1
2.101 ACRES
REDEVELOPMENT ADD'D

LOT 2
0.211 ACRES
9,212 SQ. FT.

PARK AVENUE

CRAIG'S CONDOS

STRUGGLER CONDOMINIUM

CATE
LICENSE NO. 156113
VERIFY THIS IS THE
TRUE AND CORRECT

THE BOUNDARY
LINE SECTION
ENCLOSURES ARE