

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF APRIL 6, 2016

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

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

ROLL CALL

Chair White called the meeting to order at 5:06 p.m. and noted that all Board Members were present except for Hope Melville, who was excused.

APPROVAL OF MINUTES

March 2, 2016

MOTION: Board Member Stephens moved to APPROVE the minutes of March 2, 2016 as written. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/BOARD COMMUNICATIONS

Planning Director Erickson reported that the determination of significance for 569 Park Avenue was appealed to the Board of Adjustment. That meeting would be held either late April or early May within the 45 day time limit. He recommended that the HPB arrange to have one representative at that meeting to sit in the audience and report back to the Board Members on the action taken by the Board of Adjustment.

Louis Rodriguez noted that the appeal meeting was scheduled but the applicant was not able to attend on that date. A new meeting date will be rescheduled for early May.

Board Member Holmgren was willing to attend the Board of Adjustment meeting as the HPB representative if the meeting is scheduled on a Tuesday or Wednesday. She would not be available other days. The Staff would keep that in mind when trying to schedule another date.

Chari White announced that prior to this meeting the HPB had a field trip to 1406 Park Avenue and 1055 Norfolk.

REGULAR AGENDA – Discussion, Public Hearing and Possible Action

1. 1406 Park Avenue – Determination of Significance
(Application PL-15-02883)

Planner Grahn noted that the HPB discussed this item at the last meeting and visited the house this afternoon during the field trip.

The Staff had taken a neutral position and requested that the HPB determine whether or not it meets the criteria to be designated as significant. The criteria was outlined on pages 58 and 59 of the Staff report.

Planner Grahn noted that the first criteria is whether or not the structure is 50 years old. She noted that the house was constructed in 1912. The second criteria is whether or not the structure retained its integrity and historic form because, but limited to, (i) if it received a grant; (ii) it was previously listed on the HSI or; (iii) it was previously listed on a Recon Survey. Planner Grahn stated that those are indicators that it might retain its historic form, but it does not necessarily indicate that it does. The third criteria is whether or not the structure retains its historic context and reflects the historical or architectural character of the site. Criteria four is whether it is deemed important or local or regional history.

Planner Grahn noted that the Staff previously outlined their reasoning based on each criteria.

Board Member Stephens stated that when he visited the home he looked at it from the viewpoint of restoring the home if the additions were removed whether the home could be restored to more closely resemble what was consistently there at a specific time in the historic period. He noted that most times when additions are added the original historic material is left underneath. However, in this particular case, a few of the historic walls were completely removed and replaced with beams. If they removed the additions near the front porch and the where the kitchen was there would be no historic material left.

Board Member Stephens remarked that after the site visit the narrative and the photographs in the Staff report made more sense.

Board Member Beatlebrox thought the size and basic mass was compatible with historic but most of the lines and the shape had been altered. In her opinion, the original form had been lost. Board Member Hewett concurred.

Board Member Holmgren it looked like a different structure and nothing close to the original historic house.

Board Member Hodgkins had not attended the site visit and he had nothing further to add.

Chair White stated that from the exterior he could find a semblance of what the original ridge lines were, but a couple of feet down from each ridge the historic is gone. Inside the home it is possible that some of the flooring is original, but it is hard to tell. Chair White concurred with the other Board Members that the majority of the house does not resemble what was there historically.

Chair White opened the public hearing.

There were no comments.

Chair White closed the public hearing.

Planner Grahn noted that the Staff had prepared Findings of Fact, Conclusions of Law and Conditions of Approval for action to support the request for placing 1406 Park Avenue on the HSI as a Significant site, as well as a second set of Findings and Conclusions if the Board finds that it is not Significant. If the HPB makes a motion in opposition they should including the Findings, Conclusions and Conditions beginning on page 62 of the Staff report.

Planner Grahn stated that based on their comments the motion should be that the house at 1406 Park Avenue did not meet the criteria to be designated as a Significant Site on the Park City Historic Sites Inventory in accordance with the Findings of Fact and Conclusions of Law found in the Staff report.

MOTION: Board Member Holmgren made a motion in accordance with the recommended motion as stated by Planner Anya Grahn. Board Member Hewett seconded the motion.

VOTE: the motion passed unanimously.

Findings of Fact – 1406 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 1406 Park Avenue is within the Historic Residential-Medium (HRM)

zoning district.

3. The residential structure at 1406 Park Avenue was included in the 2009 HSI; however, it was removed in March 2010 due to the modifications made to the original roof form outside of the historic period based upon the older 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. There is wood-frame cross-wing cottage at 1406 Park Avenue.
6. The house was built c. 1912 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 overall form of the structure has not been altered.
7. In 1943, an addition was constructed to the northeast corner of the original crosswing according to the 1949 tax card. The roof of the east-west stem wing was modified to create a low-pitched side-facing saltbox form, seen today, in order to extend the roof form from the original ridge over the c.1943 in-line addition.
8. By 1958, the house had been clad in aluminum siding. The form of the house was modified further to create a new porch on the northwest side of the house, consuming the original cross-wing form. It is unknown if the historic wood siding has been retained beneath the aluminum siding.
9. By 1968, the front porch was relocated from the northwest side of the house to the southwest side, which is consistent with what exists today.
10. An enclosed sunporch was constructed on the front of the house, replacing the c.1968 porch. The roof form was further modified and built over the sunporch in the 1980s, according to the current owner.
11. The house is currently clad in aluminum and vinyl siding. There are casement windows of various sizes and shapes used throughout the house.
12. The original cross-wing structure is not discernable from the exterior and the original cross-wing, which was typical of the types of residential structures built during the Mature Mining Era, has been lost.
13. Built c.1912, the structure is over fifty (50) years old and has achieved Significance in the past fifty (50) years.

14. The post-1943 additions to the north side and front of the house have diminished its Historical Form, and the original cross-wing has been lost. Its scale and context has not been maintained.

15. 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.

16. The structure at 1406 Park Avenue does not meet the standards for local "significant" designation, it 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 – 1406 Park Avenue

1. The existing structure located at 1406 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

Does not comply.

(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

Does not comply.

2. The existing structure located at 1406 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.

2. 1259 Norfolk Avenue – Determination of Significance
(Application PL-15-02645)

Planner Turpen noted that this item was continued from the last meeting for clarification and additional information. She reviewed the additional information provided.

Planner Turpen stated that the first item in question was the 1940s tax photo and whether or not it was actually from the 1940s. He presented a slide showing the 1940s tax photo. She remarked that the Park City Museum are the keepers of the tax card collection for historic structures in Old Town. The Museum has tax cards from all the years that the property was assessed, as well as tax photos from other years. She explained that the tax photo did not match the date of the tax card because it is a collection of all the assessments of the property.

Planner Turpen stated that she was also able to find photographic evidence from 1947 taken from the park where they used to play football when it was a high school. She pointed out that the original windows are in their original location. Another photograph from 1950 showed that the windows had been altered and other windows were added. That indicates that an alteration occurred sometime after 1947 but before 1950.

Planner Turpen reported that at the last meeting there was some confusion as to whether or not this structure was deconstructed in 2002 as part of the renovation. The Staff was unable to find any evidence; and given the detail in the 2002 Historic District Design Review action letter it would have been mentioned. The Staff could find nothing to prove that it had occurred and concluded that it was not deconstructed.

Chair White opened the public hearing.

Malia Binderly was representing her mother who is the property owner. Ms. Binderly stated that at the last meeting they talked about the nature of the building and where it sits; and whether or not it is in its property context. They talked about one building being out of proper context in the historic district. She believed that applied to this house. Ms. Binderly stated that one issue that kept coming up during the last meeting was the Contributory Site in the LMC. She thought that needed to be considered. Ms. Binderly remarked that currently they were looking at whether this home is a Significant site, but she felt it was not a Significant site in so many ways. However, she believes it is a Contributory site. Ms. Binderly outlined why she thought the home did not meet the criteria for a Significant Site. Ms. Binderly requested that the HPB reconsider the request for determining significance and to look at the criteria for a Contributory site outlined in the LMC.

Board Member Holmgren did not believe the HPB had the purview to make a change. They were in the position of determining significance as requested.

Ms. Binderly clarified that she was asking the HPB not to find in favor of Significance because it does not meet the criteria. She requested that they deny the Significant Site request, and take it back to the HSI as a Contributory site in the future.

Board Member Stephens stated that in order for the HPB to deny, they would have to deny it within the framework of the current LMC. He agreed with Board Member Holmgren that the Board did not have the option to make a change. Planner Turpen noted that if the Board chose to deny, she would have to craft Findings of Fact and Conclusions of Law for denial.

Assistant City Attorney McLean explained that the Board was correct about their position being an analysis of the criteria for Significant Determination and whether the house meets that criteria.

Board Member Beatlebrox suggested that the Board review the criteria for Significant as requested by the applicant, specifically considering the new photos presented and verification that it is the 1943 tax card.

Director Erickson noted that the Staff had not had the opportunity to run the analysis of the structure as a Contributory site. He recommended that the HPB focus on the significance of the structure at 1259 Norfolk Avenue in the context presented by the applicant.

Board Member Beatlebrox concurred. Planner Turpen presented the criteria for determining a Significant site.

Chair White closed the public hearing.

Board Member Hewett recalled that the unresolved issue at the last meeting was whether the house has lost its historic significance because of its site location. She believed it was a challenge because the area has become fairly commercial

The Board agreed that the structure met the first criteria because it is over 50 years old.

Ms. Binderly pointed out that the structure that was built 116 years ago was moved and flattened and a new foundation was put in. Only one piece of the front wall was retained. In her opinion the structure was completely altered and did not resemble the original building. The roof line is different and the footprint doubled in size. The structure was newly built in 2002.

Board Member Stephen stated that if the structure was newly built in 2002 they would be correct in saying that the historic fabric of the house has been removed. Under bullet (b) it would not qualify as being significant. However, without any evidence other than Ms. Binderly's statement, the Board did not have sufficient information to make that determination. If that evidence would be provided, Mr. Stephens suggested that they wait to make a determination and continue this item until the information can be provided. Otherwise, the HPB would have to move forward with the information that has been presented to make a determination of significance.

Ms. Binderly stated that she could only ask the developer to confirm in writing what he said was done. Mr. Stephens stated that if they had visited this site they would probably have been able to tell what alterations were made in 2002. The structure itself could be its own evidence. Ms. Binderly remarked that if the Board was asking for a site visit she was willing to let them inside to see the interior. Mr. Stephens clarified that the discussion was not about the interior of the structure. The discussion relates to the exterior. However, he believed there would be exterior evidence to show both new and historic material.

Planner Turpen offered to schedule a site visit at the Board's request.

Chair White noted that Ms. Binderly had stated that the size of the existing building was larger than the original historic size. Planner Turpen assumed that was due to an addition. She found nothing in the action letter to indicate that the size of the historic portion was larger. Ms. Binderly stated that it was in the Staff report written by the Planner. The house was originally 883 square feet and the current size is more than 1200 square feet, excluding the lower garage which is obviously an addition.

Chair White noted that the size would show on the Sanborn map as opposed to the current size. He clarified that he was looking for the footprint. Planner Turpen stated that the footprint of the original house was expanded in the rear to accommodate an addition, which totals the 1200 square feet. The original house in the very front is approximately 800 square feet. She noted that this is typically seen throughout old town because the footprint always increases when doing an addition. Chair White explained that he was talking about the size of the historic portion and whether it was different from the original house size. Planner Turpen had no evidence of the front wall widening or any other change to that affect. She only had evidence of the rear addition.

Board Member Hewett thought the discussion should focus on whether or not the structure is in a context that is no longer historical, and whether that matters. If they were to say that the house is surrounded by non-historic homes and no longer has the right context, it would eliminate the need for additional information.

Board Member Beatlebrox stated that the Board did not make a determination that two other houses were not historic because everything around them was modern. The issue was the fact that they were not historic buildings. Since this particular building has not changed its historic form and looks very similar to the photos that have been presented as evidence, she was inclined to look at it as a historic building. In addition, it received a historic grant from the City.

Ms. Binderly remarked that the historic grant from the City never prevented demolition. She did not want to argue with the point of law, but the City now prohibits demolition of sites that are placed on the HSI as Significant. Ms. Binderly stated that if the property owner was made aware in 2001 that receiving a grant for \$16,000 would have changed the demolition requirements, they would have had a different reasoning for what they did, and they might not have accepted or even applied for the grant. She believed this was double jeopardy on this house. Simply because it had a historic grant it is suddenly prevented from being demolished.

Ms. Binderly stated that she appreciated what the HPB was trying to accomplish and what Park City is trying to do to maintain its historic character; but in her opinion it makes no sense to restrict from demolition that particular house in that particular location because it is surrounded by commercial and multi-family. She understood the Contributory designation which is why she presented the Contributory alternative. The owners were happy to be Contributory, but the demolition aspect of Significant is a major issue.

Assistant City Attorney McLean clarified that in and of itself, having received a grant does put a structure on the HSI. As the language reads, "It retains its historic form as may be demonstrated..." Ms. McLean explained that the grant can be taken into consideration, but in and of itself having a grant does not

automatically meet that criteria. The idea is that when the owner applies for a grant the structure is evaluated and considered important enough to be maintained as historic. Ms. McLean pointed out that the real issue for the Board is whether or not the structure retains its historic form, and the grant may be considered as one indicator. Ms. McLean stated that it is not double-jeopardy for the property owner that they received a grant and suddenly their rights are taken away. It only means that the City values its historic materials and historic structures and for that reason they have implemented Code requirements. One requirement is if the structure retains its historic form and meets the criteria of the HSI, it is prohibited from demolition.

Ms. Binderly stated that this house has never been designated on the HSI and she believes that speaks to the intent of what the HPB is about. She could not imagine that for 15 years the Board had not done their job or it was left off the HSI as a mistake. The house has been in existence and the fact that it has never been considered showed the intentions of the Board because the house is out of context and should not be considered a significant site.

Board Member Stephen reiterated that the role of the Board was to evaluate the proposal before them this evening based on the information they were given. Mr. Stephens understood from his reading of criteria (b), "retains its historical form" does not mean in context with the surrounding properties. It refers to the specific site itself. He acknowledged that it may be a shortfall in the LMC because it is difficult to evaluate properties on the outskirts of the historic district without taking into consideration the context of surrounding development and what was allowed to be built around the historic homes in the 1980s and 1990s.

Board Member Stephens believed the information that was still missing was whether or not the historic fabric of this house has been removed. If it has been removed that would lead them down a different path. Without that evidence, he would have a difficult time making a decision. He would like to treat the owner fairly and suggested that Ms. Binderly provide additional information on what she was proposing this evening.

Board Member Hodgkins thought the criteria hinges less on the material and more about the form. He noted that criteria c) talks about scale, context and materials. However, when he reads the findings of facts, it appears to be more intent on historical form than on material materials.

Board Member Holmgren referred to the pictures on page 97 and page 94. The photo on page 97 was after the renovation and she thought they made the yellow house look very much like the house in 1940.

Board Member Stephens disagreed with Mr. Hodgkins because materials alone are important. If he sees a structure in the Historic District that appears to be

historic, he likes to know that it is historic. Mr. Stephens did not believe the LMC intended to keep homes that were replicated as being Significant. Mr. Stephens noted that their decision would have a financial impact on the property owner. If this house truly is a newly constructed home in 2002, it would lead him to a different decision than if it were still a historic home that was remodeled or restored. Mr. Stephens thought the applicant should be given the opportunity to provide additional information either through a site visit or valid documentation.

Planner Turpen noted for the record that notice was provided on Friday. The owners were out-of-town and did not receive their notification on Friday, but they were legally noticed.

Chair White understood that the Board would continue this item pending a site visit.

MOTION: Board Member Holmgren moved to CONTINUE this item to May 4, 2016. Board Member Stephens seconded the motion.

VOTE: The motion passed unanimously.

3. 1055 Norfolk Avenue – Material Deconstruction – 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)

Planner Francisco Astorga introduced the owner, David Baglino, and Kevin Horn, the project architect. The HPB had visited the site prior to this meeting.

Planner Astorga stated that this item was before the HPB due to recent changes to the LMC that requires any material deconstruction to be reviewed by the Historic Preservation Board. He referred to Exhibit C in the Staff report, which was prepared by the property owner, showing photographs justifying the removal of the non-historic material. Planner Astorga thought the Staff report was helpful in adding context to Exhibit C. In conjunction with the submittals in Exhibit C, the applicant had also prepared the required Historic Preservation Plan and the Physical Conditions Report. Planner Astorga explained that the Physical Conditions Report identifies what is there and the condition it is in. The HPB considers that specific component and further indicates whether it can be repaired or if it needs to be replaced, and whether or not it is historic.

Planner Astorga stated that the entire Historic District Design Review was also included in the Staff report. Before the Staff can move forward with the HDDR, the Board needs to determine whether the non-historic material can be removed. Planner Astorga pointed out that the Board should not focus on the addition and what could occur in the future. They should only focus on the existing guidelines

and criteria for materials deconstruction that would allow moving forward to the next steps.

Planner Astorga presented photographs, as well as the 1900 and 1907 Sanborn maps. He noted that the 1907 Sanborn map shows the rear addition. The Planning Department found that the applicant submitted enough evidence to show that the addition shown in 1907 is not the same addition that exists today. The Staff found no historic evidence in the existing addition. Planner Astorga suggested that the owners agree to some minor exploratory demolition to find out what materials are there. An exploratory demolition would help piece together exactly what occurred.

Planner Astorga presented an Exhibit based on the investigation of what the Staff could piece together from the actual evidence and the 1900 Sanborn Fire Insurance Map. The next Exhibit as a photo showing three levels of cladding, starting with the drop-novelty siding which was the predominant material that was used in Park City. The second level of material was plaster and stucco, and finally the metal siding. Planner Astorga presented a photo of the basement/crawl space and noted that no historic materials were found in the rear wing of the house. Planner Astorga reviewed the 1900 Sanborn map showing where the structure stopped before the addition was done. He did not have a specific record of when the newer portion to the right was built; however, it does not have the drop-novelty siding and the Staff was able to conclude that it was not historic. Planner Astorga pointed out that there was also no evidence of the stucco material. It was newer construction material with aluminum siding. Planner Astorga presented the south elevation and noted that there was no evidence of historic material on the south side. Photos of the attic showed what used to be the roof form under the existing roof form. There was also evidence of a flat porch roof form underneath the existing roof.

Board Member Hodgkins asked for further explanation of the flat porch roof. The applicant and the HPB reviewed photos to try and determine the original porch. Mr. Horn referred to page 241 of the Staff report which showed a half octagon shape. Mr. Hodgkins indicated the fascia off the octagon. Mr. Horn stated that it was the fascia above the flat roof. It was the fascia of the octagon. Mr. Hodgkins was unclear as to how that supports the fact that there was a flat roof at one time. Mr. Horn pointed out that the photo would have been taken by someone standing on the flat structure. He noted that the Sanborn maps also show a wrap-around porch. Mr. Hodgkins thought the question was whether or not it was a flat porch roof. Mr. Horn replied that if the roof had any slope it would have run into the freeze board. Mr. Hodgkins was satisfied with the explanation.

Planner Astorga referred to the drawings of the existing structure on page 214 of the Staff report. The bottom drawing showed the restoration to the original

existing house. Based on that evidence the Staff finds that this request meets the guidelines that were recently adopted by the City Council regarding material deconstruction. Planner Astorga noted that the view from the south shows the wraparound porch. He noted that the wraparound porch is not typical of Park City; however, the Staff was comfortable making this finding based on the evidence provided by the property owner. It would also suggest why there was no historic material on the south elevation. He noted that through the exploratory demolition there was evidence of historic material on the front and the front half of the north elevation.

Board Member Hodgkins asked if the 1940s tax photo was the oldest photograph available. Planner Astorga replied that it was the oldest record they could find. He noted that the stucco was evident in the 1940s. Mr. Hodgkins stated that in looking at the photo it appeared that at some point something was attached to the fascia. He indicated where there was paint and then it stops. Mr. Horn pointed out where the paint resumes below that line. Mr. Hodgkins thought that area looked unpainted.

Mr. Hodgkins asked if it was typical to have flat porch roofs during that historic period. Planner Astorga replied that there were not many throughout Park City.

Planner Astorga remarked that he found a 1949 tax card that indicated stucco on the structure, which would be consistent with the 1940s photograph. The 1958 tax card still showed stucco and the aluminum siding was present in the 1962 tax card.

Board Member Holmgren thought the area Mr. Hodgkins believed was unpainted was actually paint because you could see where the paint was gouged.

Mr. Baglino stated that if the roof was not flat and they had buried the octagon look, the freeze board would have been damaged by the slope. He noted that the freeze board had slight damage like it was nicked up from something more recent in time. They found no nail holes or anything else to indicate that something was attached. He understood what Mr. Hodgkins was saying about the two paint differences, and he was unsure what had caused it. Mr. Baglino reiterated that there was no evidence that something had been attached. He clarified that he was not opposed to building a porch that meets the historic guidelines. They were proposing a flat roof based on evidence.

Planner Astorga clarified that flat roofs are not typical to Park City, but neither is the half octagon shape. Mr. Baglino stated that an octagon with a flat roof around it and the textured deep freeze board was very typical in the Victorian era.

Board Member Hodgkins stated that he was only questioning the roof form because it did not seem practical given the climate in Park City.

Chair White opened the public hearing.

There were no comments.

Chair White closed the public hearing.

MOTION: Board Member Beatlebrox moved to APPROVE the material deconstruction of non-historic materials at 1055 Norfolk Avenue based on the Findings of Fact, Conclusions of Law, and Conditions of Approval found in the Staff report. Board Member Stephens seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 1055 Norfolk Avenue

1. The property is located at 1055 Norfolk Avenue.
2. The current HDDR application is for the rehabilitation/restoration of the existing single-family dwelling.
3. The site is listed on Park City's Historic Sites Inventory (HSI) noted as Significant as it was built during the Mature Mining Historic Era (1894-1930).
4. The current physical evidence from the period that defines the typical Park City mining era home has been altered.
5. The current physical elements of the site, in combination, do not effectively convey a sense of life in western mining town of the late nineteenth and early twentieth centuries.
6. The current extent of the alterations to the main building diminishes its association with the past.
7. The current degree and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places.
8. The applicant requests to utilize the historic Building Footprint of year 1900 consisting of 488 square feet.
9. The applicant proposes a basement addition with garage, a main floor remodel and rear addition an upper floor remodel and rear addition, and an attic level

addition above the rear addition.

10. According to Summit County records the house was built in 1906, however, the house is clearly shown on the year 1900 and 1907 Sanborn Fire Insurance Maps (Sanborn Maps).

11. The applicant proposes to restore and rehabilitate the structure based on what has been found with the exploratory evidence via small removal of materials and evidence shown in the existing attic, while at the same time piecing the evidence together with the Sanborn Maps.

12. The structure will be reduced to its original cross tee shape with the octagonal hip roof and flat wrap-around porch roof restored.

13. The original roof, shingles, trim and frieze are still present in the attic over the porch enclosure.

14. The historic roof will be uncovered from the additions and restored to its original shape with trim and frieze restoration as well.

15. The form will be brought back to its original cross tee with octagonal hip and flat wrap-around porch roof.

16. The front/east facade walls were originally drop-novelty wood siding and have since been covered with plaster stucco and then aluminum siding.

17. The walls that enclose the original porch and the new porch changed the shape from its original form to the curved roof.

18. The existing east exterior walls will be uncovered down to the original drop novelty siding, the siding will be restored where it has been damage by 2 new layers of finish.

19. The north and south walls west of the original structure have been constructed with newer wood and galvanized nails. Finishes are aluminum siding. Non-historic aluminum siding, historic porch enclosure and covered up details.

20. The existing north and south walls will be uncovered down to the original drop novelty siding, the siding will be restored where it has been damage by 2 new layers of finish.

21. The existing west exterior walls where not abutting the addition will be uncovered down to the original drop novelty siding, the siding will be restored where it has been damage by 2 new layers of finish.

22. The original foundation and some addition foundations are rubble stone with a crawl space.

23. One addition was done with unreinforced CMU.

24. The varied foundations are structurally unsound and need to be replaced with continuous concrete foundation walls and raise the historic structure as allowed in this zone.

25. Existing rubble and unreinforced CMU foundations will be replaced with continuous concrete foundations that accommodate a lower level and garage and raise the house 24" as allowed in the zone per the Land Management Code and the Design Guidelines.

26. The historic front porch is visible from the new attic.

27. The porch had a flat roof and wrapped around an octagonal shape main room and hip roof.

28. The frieze and fascia boards are still visible from the attic.

29. The porch was subsequently enclosed to enlarge the living room and a new porch constructed on the front of the home with a sweeping curved roof that is out of place.

30. The original porch and roof was covered up.

31. The current porch is out of character for Park City.

32. The original wrap-around front porch that is evident from the attic and foundation will be restored.

33. The flat roof, frieze treatment and roof above are still intact in the attic and will be restored.

34. The structure has three non-historic doors.

35. The structure has ten (10) non-historic metal windows in fair condition.

36. All windows in the addition may be aluminum clad window.

37. The front picture window does not reflect the original or the period of the home.

38. The front picture window will be replaced with a period window and transom.

39. The post-1930 alterations to the site are non-contributory.

40. The multitude of additions made to the rear of the structure and the front porch detracted from the original octagonal roof-wrap-around porch.

41. These non-historic additions largely obscure the original historic form and make the developmental history of the site nearly indiscernible.

42. The removal of these non-historic additions to accommodate an addition is appropriate.

43. The proposed exterior changes do not destroy the exterior architectural features but bring back items that have been lost and that are hidden.

44. The removal of these non-contributory additions and material will not impact the historical significance of the structures nor impact their architectural integrity.

45. The applicant plans to remove material in order to rehabilitation and restore the original structure based on historic evidence gathered.

46. The proposed exterior brings back the historic material found on site based on the gathered evidence.

47. The original drop-novelty siding will be returned to the site as the metal siding and stucco will be removed.

48. The proposed remodel returns the original roof form and wrap-around porch which will significantly add to the character of the historic site.

Conclusions of Law – 1055 Norfolk Avenue

1. The proposal complies with the Land Management Code requirements pursuant to the HR-1 District and regarding historic structure Material Deconstruction.

Conditions of Approval – 1055 Norfolk Avenue

1. Final Historic District Design Review plans shall reflect substantial compliance

with the HPB Review of the Material Deconstruction. Any changes, modifications, or deviations from the approved HPB Review of the Material Deconstruction that have not been approved by the HPB may result in a stop work order. Where the historic exterior materials cannot be repaired, they will be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to replacement, the applicant shall demonstrate to the Planning Department that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.

4. 3000 N. Highway 224 McPolin Barn – Material Deconstruction – Removal of portions of the historic roof to accommodate structural upgrades and removal of boarded windows to accommodate historically compatible windows. (Application PL-16-03117)

Planner Turpen handed out public comment she had received that day from Sandra Morrison, the Executive Director of the Park City Museum.

The applicant is Park City Municipal, represented by Matt Twombly, Sustainability Project Manager, Steve Cornell, the project manager with CRSA, John Ewanowski with CRSA, and Scott Bryner with Hogan Construction.

Planner Turpen explained that the Commissioners were looking at two separate items this evening. The first was a material deconstruction. The discussion should focus on the removal of the material; but not what would replace it. The second item will be input from the HPB on the design. Planner Turpen noted that the Board would take action on the material deconstruction. The design would be input only.

Planner Turpen reported that the first item was material deconstruction for the McPolin Farm. Structural upgrades are required due to issues with snow and wind loads on the structure.

Planner Turpen commented on the removal of the gambrel roof on the McPolin Farm. She clarified that they were talking about the actual white barn portion and not any of the additions. She noted that the shingles would be removed in an effort to incorporate some of the structural members of the interior. Planner Turpen referred to the drawings and noted that the cross-hatch areas would actually be removing the sheathing and other interior materials. The Staff recommended that all the interior boards be removed in whole and not sawed in half because it is part of the aesthetic from the interior.

Board Member Stephens asked if the sub-roofing was the material being removed to allow for the stud structure to go in. Steve Cornell stated that it would depend on the area. On the edges of the roof they would only be removing the shingles and the under alignment. In the three sections for the

center of the structure they would actually be removing the shingles, the under alignment and the structural sheathing and the skip sheathing in its entirety.

Board Member Beatlebrox understood that the strips in the center were 4' wide all the way down in those five areas, and then another three feet. She asked Mr. Cornell for the dimensions. Mr. Cornell stated that it will depend on how wide the boards are and they would not know until they get in and look at the skip sheathing. As Planner Turpen had stated, the intent is to remove a board in its entirety as opposed to cutting the board and only removing a portion. Mr. Cornell noted that the spacing on the roof rafter is 24" and it would at least be that size. If the skiff sheathing is only one rafter, then it would just be that one 24" section of skip sheathing. However, if the skip sheathing spans two rafters it would be 4' of skip sheet.

Ms. Beatlebrox pointed out that besides skip sheathing there was also asbestos. Mr. Cornell stated that there was only asbestos in the asphalt shingles. Ms. Beatlebrox wanted to know how long it would take to complete. Mr. Cornell replied that it should be a relatively quick process because of the type of procedure being done. Mr. Bryner anticipated four weeks for weeks from the time they tear the roof apart to when they put the roof back together. Ms. Beatlebrox understood that the barn would be exposed to the elements for four weeks. Mr. Bryner replied that four weeks should be the maximum. The plan is to do it in less time. Mr. Cornell stated that measures would be taken to put tarps over the exposures if necessary.

Ms. Beatlebrox asked if they had looked at any alternative solutions for doing it all from the inside. Mr. Cornell stated that doing it from the inside would require them to bring in each of the steel members individually and weld everything on the inside. There is no way to bring a big braced frame into the barn from the inside, stand it up, and erect it in place. With the proposed method they could bring in the braced frame in sections. They would be pre-welded off-site and then installed and bolted once all the pieces are in place.

Board Member Beatlebrox noted from the correspondence they received that Sandra Morrison was very concerned about welding. Ms. Beatlebrox shared her concern. She understood from Mr. Cornell that the frame would be bolted and there would not be any on-site welding. Mr. Cornell replied that there would be very minimal on-site welding if any. If on-site welding is necessary there would be a fire watch in place. They have asked the engineer to work on bolt connections wherever possible.

Board Member Beatlebrox understood that the steel framing would be attached to new shear walls, and she asked for an explanation of new shear walls. Mr. Cornell stated that shear walls are essentially sections of wall on one side of the structure. He presented the plan of the milking parlor level, which is the main

level. He indicated the sections where the shear walls would be located and noted that it was basically a wall built on the inside of the barn. There will be three shear walls on each side. Mr. Cornell explained that it will brace the barn against any lateral movement. The shear walls are wood frame and they will be constructed in place inside the barn. It will be plywood on the inside face that will be covered with a sheathing that looks like the vertical sheathing on the outside. When inside it will appear to look like the outside wall. Board Member Hodgkins asked if the outside wall would remain. Mr. Cornell answered yes. The inside wall would abut up against it.

Mr. Cornell indicated the areas where the three steel brace frames would be installed. Chair White asked if it would alleviate the need for the cable that currently exist. Mr. Cornell answered yes. Mr. Cornell presented a slide showing what the shear walls would look like from inside the barn. He reviewed a diagram showing how the shear wall would be put together inside the barn. Another slide was a picture of the barn as it currently stands. He noted that the guide wires were installed in the 1990s to stabilize the building. He showed what the structure looked like historically, and what they were proposing to do structurally on the inside. Mr. Cornell pointed out that nothing in the barn meets current Code. They intent is to stabilize it with as minimal disturbance as possible. Mr. Cornell indicated new trusses on the roof level. They will be different than the historical look, but they will not be as low as the non-original that exist now.

Mr. Hodgkins asked how the sizes of the new members compare to the current structure. Mr. Cornell stated that other than being steel, the brace frames will mimic the shape of the hayloft rafter. The steel frames will be slightly smaller than the wood timbers and a dark color so they will recede into the background.

Mr. Cornell provided slides showing the methods for doing the work from start to finish. He also explained the below grade work space that would be done to support the foundation system. It would occur in the crawl space behind the foundation walls.

Board Member Beatlebrox asked if workers would be walking on the roof. Mr. Cornell replied that they would be on the roof for the material deconstruction and to re-roof.

Mr. Cornell presented a slide showing the plan for the windows. Currently, there is plywood in the window openings. The plywood will be pulled out and new windows will be installed. He noted that the wood casing, trim and everything else around the windows is historic. They would only be making the sash and putting it into place.

Chair White stated that since this was a very sensitive City project, he asked if it was reasonable to have a construction consultant on-site every day while the work is occurring. Mr. Twombly stated that the City has selected Hogan Construction based on their experience with historic remodel work on barns and other commercial historic structures. He asked if Mr. White was suggesting that a City Staff person be on-site. Mr. White stated that he thought someone should be there every day to make sure everything was being constructed according to plan. He clarified that he was not suggesting that Hogan Construction were not qualified contractors, but he thought it was important to have someone on-site watching what occurs. Mr. Twombly assured Chair White that there would be several sets of eyes on the ground throughout the process.

Director Erickson stated that given the physical nature of this project there will be several people who can take a stop work action if they are not comfortable with the progress. Mr. Twombly explained that a superintendent will be on site every day that work is being done, and the superintendent will be in touch with the project managers and the City inspectors. Mr. Twombly believed someone from the Building Department would visit the site nearly every day. He was comfortable that there would be sufficient oversight.

Board Member Hodgkins asked if any of the proposed work would jeopardize the National Register listing and whether they had consulted the State Preservation Office. Planner Grahn stated that they had not spoken with the State Historic Preservation Office; however, CRSA has done a number of National Register projects. She and Planner Turpen have reviewed it closely, and Ann Oliver, the preservation consultant, has also been involved. Planner Grahn noted that they were following the Secretary of the Interior Standards completely. She did not believe they were doing anything that would jeopardize the National Register listing.

Board Member Hodgkins asked if any of the removed historic material would be put back. Mr. Cornell stated that the only material they anticipate removing is the skip sheeting on the roof. It will be taken off, numbered, and put back. Mr. Cornell emphasized that any removed material will be put back in place.

Board Member Stephens understood that at a minimum they were looking at taking out four foot sections in between a couple of rafters that are not 24". Mr. Cornell replied that he was correct. Mr. Stephens stated that from his personal experience in working on single family residential homes between Park City and Kamas, the planks seem to be typically old growth fir probably from the Uinta's, and they were 10 to 14 feet long. If they were planning to take those out in one piece he believed it dramatically change the scope of work. Mr. Cornell stated that based on his experience he believed there may be shorter pieces between the rafters. They will not know for sure until the sheeting is removed. He thought one approach might be to look at the lengths of the skip sheeting and if they

need to cut, they would cut at the rafter line so it would never been seen when it is put back in place. Mr. Stephens suggested that it may be less damaging to consider a cut rather than trying to take them out in full pieces. If they are numbered and put back in place he thought that might be a more efficient method.

Board Member Stephens assumed the original barn would have had wood shingles on the roof. He understood that they were putting new sheeting over the skip sheeting to provide structural support. He stated that at some point in the future the asphalt roof would have to be redone and that might be a good opportunity to put on cedar shingles.

Planner Turpen believed they had covered most of the points Sandra Morrison raised in the discussion. She asked if the Board has other questions or concerns. Ms. Beatlebrox thought it should be on the record that Ms. Morrison had the opinion that the entire roof may need to be removed. Mr. Cornell stated that they were not going to take off the entire roof. He noted that Ms. Morrison had also hinted at removing rafters but there would be no rafter removal. All of the structure of the barn would be retained. Very minimal sections would be removed.

Board Member Hodgkins asked if they only do one section at a time. Mr. Bryner stated that there will be a sequence. The work will be removing a portion, inserting and patching it back while they move to the next portion.

Board Member Holmgren believed Mr. Morrison was concerned that they would have to take off the entire roof like they did with the Marsac Building. Mr. Bryner remarked that Ms. Morrison had suggested sistering the new material to the existing rafters, and that is actually what they would be doing it.

Planner Turpen reported that a Historic Preservation Plan for this site was completed in January 2016. The Staff worked with the engineer to determine the best method to structurally upgrade with the most minimal impact on the structure. In working with this team they were able to find a good solution that is not visible from the interior and was less damaging to the exterior.

Board Member Holmgren was excited about this project.

Chair White opened the public hearing.

There were no comments.

Chair White closed the public hearing.

MOTION: Board Member Holmgren moved to APPROVE the material deconstruction of the McPolin Barn at 3000 North Highway 224 in accordance with the Findings of Fact, Conclusions of Law and Conditions of Approval found in the Staff report. Board Member Hodgkins seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – McPolin Barn

1. The property is located at 3000 N. Highway 224. The site is commonly known as the McPolin Farm.
2. The McPolin Farm is listed as Landmark on the Historic Sites Inventory.
3. The McPolin Barn was originally constructed ca. 1920-1922. Following its initial construction, the Milk House Addition was constructed ca. 1930. In 1954, the Milking Parlor Addition was constructed.
4. On March 14, 2016, the Planning Department received a Historic District Design Review (HDDR) application for the McPolin Barn located at 3000 N. Highway 224.
5. The application was deemed complete on March 16, 2016. The HDDR application is still under review by the Planning Department.
6. The applicant proposes to remove and reinstall sections of the McPolin Barn gambrel roof to allow for brace frames to be constructed as a part of the structural upgrades.
7. The removal of the specific sections of the McPolin Barn gambrel roof is appropriate, as all other alternatives have been exhausted. Due to the scope of the structural upgrade, the steel structural members are too large to install any other way and smaller steel structural members would be inadequate.
8. The applicant proposes to remove and reinstall sections of the ca. 1930s Milk House Addition gable roof will be removed to allow for brace frames to be constructed as a part of the structural upgrades.
9. The removal of the specific sections of the ca. 1930s Milk House Addition gable roof is appropriate, as all other alternatives have been exhausted. Due to the scope of the structural upgrade, the roof must be attached to the top wall plate, which can only be achieved by removing portions of the gable roof.

10. The applicant proposes to remove and reinstall sections of the 1954 Milking Parlor Addition gambrel roof will be removed to allow for brace frames to be constructed as a part of the structural upgrades.

11. The removal of the specific sections of the 1954 Milking Parlor Addition gambrel roof is appropriate, as all other alternatives have been exhausted. Due to the scope of the structural upgrade, the roof must be attached to the top wall plate, which can only be achieved by removing portions of the gable roof.

12. All historic roof materials will be numbered during removal and reinstalled in its historic location and orientation.

13. The 62 existing non-historic plywood boards of the boarded windows will be removed and replaced with replica historic three-over-three windows on the McPolin Barn and steel windows on the ca. 1930s Milk House Addition and 1954 Milking Parlor Addition.

14. Pieces of wood that are damaged or rotted beyond repair will be replaced in-kind.

15. The removal and replacement of wood boards that have been damaged or rotted beyond repair is appropriate as replacement of such is consistent with the recommendations of the McPolin Barn Historic Preservation Plan.

Conclusions of Law – McPolin Barn

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 15-11-12.5 Material Deconstruction.

Conditions of Approval – McPolin Barn

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on March 18, 2016. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.

2. Where the historic exterior materials cannot be repaired, they will be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing historic materials, the applicant shall demonstrate to the Planning Director and Project Planner that the

materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No historic materials may be disposed of prior to advance approval by the Planning Director and Project Planner.

3. Any deviation from approved Material Deconstruction will require review by the Historic Preservation Board.

5. 3000 N. Highway 224 McPolin Barn – Structural Upgrade and Restoration HPB to participate in the design review of the City owned project designated as Landmark on the Historic Sites Inventory
(Application PL-16-03117)

Planner Turpen reported that on March 24th the City Council requested that the Historic Preservation Board provide input on the proposed design of the interior spaces and how it will look visually from the inside from both the hayloft and the lower portion of the barn.

Steve Cornell felt they had gone through the presentation quite thoroughly during the materials deconstruction discussion in terms of the interior. He was willing to elaborate further and to answer questions.

Board Member Stephens asked if he were standing under the second level of the barn looking at the new roof structure whether he would be able to see what was new and distinguish it from the old. Mr. Cornell replied that the steel would stand out the most. The roof trusses at the peak would be wood, and they were working with the contractor to either use rough cut timber or stained lumber. Mr. Cornell noted that samples were provided at the City Council meeting. He stated that the roof rafters would definitely be seen, but they would not stand out as brand new.

With regard to the windows, Board Member Stephens asked for more details on the sashes that would be put in. Mr. Cornell replied that wood sashes would be custom made to fit. Mr. Stephens asked if historic float glass was a possibility. Mr. Cornell had not considered float glass and he assumed it had not been considered in the budget. Mr. Twombly noted that 65 windows would be replaced. Mr. Stephens commented on the number of windows and pointed out that new glass is very noticeably new glass. Mr. Cornell stated that there was one window with the original sash in the barn and they were planning to put that back in some location.

Planner Turpen noted that the lower wood windows on the front façade were previously replicated from the single window Mr. Cornell had mentioned. At that time the City worked with a prominent window restoration company in the State, and the Museum played a big part in determining what the windows should look

like. She stated that the goal is to use that same exact style for the rest of the windows.

Board Member Stephens thought the new windows on the plaza looked fine. His only suggestion was to use a glass that reflects the historic nature and age of the barn. He asked about the metal framework and whether they would be re-glazed. Mr. Cornell believed that all the metal frames were still in place and it would just be a glazing installation.

Board Member Stephens noted that the original barn has a sandstone foundation. He understood that sandstone should not be painted. He was surprised that the foundation was still in good shape. Mr. Stephens noticed that the sandstone foundation was not differentiated from the rest of the barn and he assumed it was not part of their scope of work. Mr. Cornell noted that the foundation is not sandstone. It is limestone. From inside the crawl space there is no paint. Therefore, the stone and the mortar are able to breathe on the inside. They have seen very little deterioration on the outside. Mr. Cornell stated that they were looking at options to remove the paint from the foundation, but that would also be another budget issue.

Chair White opened the public hearing.

There were no comments.

Chair White closed the public hearing.

Chair White asked if this item required a motion. Assistant City Attorney McLean explained that the City Council can give the HPB the additional duty of providing input on design review on certain projects. It would not require a motion, but if the Board concurred with what was proposed they could do a motion to that affect.

Chair White stated that he would like the opportunity to give input as much as possible. The Board agreed.

6. Historic Preservation Updates – Review with HPB in preparation for 4.14.16 City Council quarterly update on Design Guidelines, Material Deconstruction applications, HPB’s authority to conduct design reviews and Historic Site Inventory (HIS) Updates

Planner Grahn noted that the HPB continued this item from the last meeting. On March 25th, they gave the City Council an update on some of the preservation activities. The next City Council update will be April 14th. Planner Grahn requested that the Board provide input on any items they would like the Staff to share with the City Council regarding progress on the design guidelines, the

materials deconstruction reviews, the Historic Site Inventory Updates, and whether or not the HPB should be doing design review. Planner Grahn suggested that they review each item.

Design Guideline Revisions.

Planner Grahn stated that they were currently working review of the Universal Design Guidelines and Site Design Guidelines. Next month they should begin to look at historic primary structures, accessory structures, and additions to historic buildings and sites. They would then move on to commercial buildings.

The Board had no comments.

Materials Deconstruction

Board Member Hodgkins found it difficult to review materials deconstruction without understanding the end result. He noted that the applicants propose the demolition because they have another plan in mind and it is difficult to separate the two.

Board Member Beatlebrox agreed. She stated that the presentation that was given for 1055 Norfolk earlier this evening made it far easier to make the decision than it would have been otherwise.

Board Member Holmgren believed that when people are looking for deconstruction they should be directed to provide a complete package. She appreciated the fact that occasionally it will be something like a dryer vent, but 1055 Norfolk and the McPolin Barn were complete and they were able to have a more intelligent conversation on what direction each project was going.

Board Member Hodgkins referred to the deconstruction they reviewed on lower Park Avenue where they could not talk about what was coming after the deconstruction. He thought it would have gone much better if the Board had a clear proposal of what the applicant was planning to do.

Planner Grahn stated that the Staff shared their concern. The more information they have the easier it is for the Staff to tell the HPB about the project.

Chair White remarked that the site visits help immensely.

Board Member Hewett raised the issue of cost to the applicant to create these presentations. She thought they needed to consider the difference between the McPolin Farm and the average citizen remodeling their house.

Board Member Stephens agreed that a complete package helps to see what is taking place. However, on the other hand, what if they had decided on the Norfolk project that the applicant was going down the wrong path and they would not allow the demolition. At that point the applicant would have spent significant architectural dollars putting together drawings and plans that they would not be able to use.

Director Erickson stated that the HPB saw two distinct types of material deconstruction presentations this evening. The one for 1055 Norfolk was practically below the full HDDR application, and the second was a fairly simple presentation of what is planned for the McPolin Barn. If the HPB wanted to give direction to Staff, he suggested that they consider something more like the McPolin presentation where the Board can see what is being proposed without going into the full depth of an HDDR. Director Erickson thought they might need that level only on Landmark buildings. The HPB could direct the Staff to pass that on to the City Council and if they have to adjust the Code to allow it and/or change the application, it could be done.

Board Member Hewett thought Director Erickson made a good point. However, for some of the historic homes she thought some people may need financial assistance to prepare a presentation.

Board Member Hodgkins asked if the proposal for 1055 Norfolk had been reviewed to see if it complied with the Design Guidelines. Planner Grahn replied that the Staff has been involved with that application and guiding it through the process to achieve what they wanted to propose. When the Staff felt it was nearly ready to be approved through the HDDR process, they brought it to the HPB because there would not be any further substantial changes. Mr. Hodgkins stated that until what is presented actually meets the design guidelines, what they say in assessing the proposal would not matter. If the Board knows that the proposal actually meets the guidelines it would be easier to talk about the deconstruction piece and understand the full project.

Planner Turpen pointed out that sometimes material deconstruction determines the design of whatever will be in its place. In the event of a controversial deconstruction, she was concerned that the applicant would have to spend money on something that might be denied or have to be redesigned. Planner Turpen agreed with what the Board was suggesting, but her only concern was the potential of lengthening the process for the applicant by having them come back more than once.

Assistant City Attorney McLean pointed out that because the HPB only meets once a month having to come back to the Board could extend the process several months. However, she assumed only a small number of projects would need to have material deconstruction determined prior to the design. Ms.

McLean noted that the HPB could call a second meeting to review a project if necessary.

HPB Conducting Design Reviews

Board Member Beatlebrox requested that they discuss each of the pros and cons outlined on page 465 of the Staff report.

Planner Grahn reviewed the pros: 1) Greater transparency in the decision making process and provides an opportunity for the public to give input; 2) Expands the role of the HPB and provides greater interaction with the public; 3) In doing design review, the HPB would become more familiar with the Design Guidelines; 4) The HPB would also be more familiar with projects under construction as they would be the ultimate reviewer and decision maker.

Board Member Beatlebrox stated that transparency is very important because people want to know what their next-door-neighbor is doing and possibly give input. She thought transparency would also give the community more confidence.

Board Member Hodgkins asked if an HPB review was the only way they could get transparency. Ms. Beatlebrox questioned how the neighbors get that transparency now. Board Member Holmgren stated that the property is posted and there is public notification and a public hearing. Chair White believed there was significant transparency. Ms. Holmgren thought there was more transparency now than ever before.

Planner Grahn explained the process. The HDDRs are noticed 14 days in advance to property owners within 100 feet. On the 15th day they hold a public hearing in the Planning Department conference room for neighbors who were noticed or anyone who saw the sign posted on the property to come in a review the plans. Following the public hearing the Staff begins their review of the project. Plans are available to the public throughout the review period. Once the Staff makes a decision there is a ten day appeal period. On the day of the decision the Planning Department also sends out a mailing and posts the property again saying whether the projects was approved or denied.

Board Member Holmgren asked if the projects are publicly noticed in the newspaper and the post office. Planner Grahn stated that HDDRs are not published in the newspaper or the post office, but they do it for all other public meetings.

Director Erickson thought transparency was more an issue of helping the public understand the implications of the sign and the notice and what they could do to get involved. Board Member Beatlebrox felt it was a different forum for one

person to look through plans without understanding what they are looking at, versus a forum where architects and homeowners are asked questions by the Board and there is the opportunity for the public to raise their concerns.

Director Erickson stated that the Planning Department processes three or four HDDR applications per week. In a one month period that would equate to 16 to 20 design reviews by the HPB or ten every two weeks if they meet more often. He suggested public education and other mechanisms to make the current process more user friendly.

Planner Grahn explained the HDDR process and the steps taken by the Design Review Team to reach a decision. She pointed out that the project is vetted very well.

Board Member Hodgkins understood that if the HPB reviewed these projects they would no longer be an appeal board. Planner Grahn replied that he was correct. She explained that any decision made by the HPB such as material deconstruction or determination of significance would be appealed to the Board of Adjustment. In addition, an appeal of a Staff determination on compliance with design guidelines also goes to the Board of Adjustment because if the HPB reviewed the materials deconstruction they could not review the project twice.

Assistant City Attorney McLean explained that from a legal perspective there would be too much overlap. For example, if someone appealed the decision they made on 1055 Norfolk there would not be enough separation for the HPB to hear the appeal. Board Member Hodgkins assumed from the explanation that the HPB was no longer an appeal board. Ms. McLean clarified that the HPB was not an appeal board based on recent LMC changes. She stated that in addition to material deconstruction the Board also reviews moving historic structures and other applications that would create conflicts in an appeal.

Director Erickson explained that when the LMC was changed to remove the authority of the Planning Department and the Planning Director to approve these items and the authority was given to the HPB, all of the appeal processes of the HPB were moved to the Board of Adjustment.

Board Member Beatlebrox noted that another "pro" was listed in a letter from John Plunkett. Mr. Plunkett asserted that the difficulties with a specific project would not have occurred if it had been reviewed by the HPB. He felt that the HPB should have design review capability.

Board Member Hewett asked if there was the possibility of doing commercial buildings with a separate rule than residential. For example, the Board could review commercial buildings but not residential. Planner Grahn thought it might create an unfair advantage or disadvantage. She personally felt the same body

should do the design review for all projects. However, the Staff would take that recommendation to the City Council if the Board shared Ms. Hewett's view.

Ms. Hewett asked for the current number of commercial applications. Director Erickson stated that they were seeing a complete shift in applications from residential to historic Main Street for this year. He believed that trend would be a 24 month cycle. Commissioner Erickson pointed out that the difficulty is trying to decide if a condominium that is used as nightly rental is considered a commercial structure or a residential structure. He suggested that it might be easier to make a distinction by zoning district. That could be a discussion for a future meeting.

Board Member Holmgren noted that on the Rio Grande Building the developer came before the HPB because he wanted to change the location. Ms. Beatlebrox pointed out that the developer would not have shown the design at the point. Ms. Holmgren stated that the developer did show extensive drawings but it turned out completely different. She recalled a lengthy discussion with the developer and the HPB decided to let him move the building forward because it created more of a corridor and the building would be seen coming from Park Avenue going into Main Street. Ms. Beatlebrox understood that the HPB decision related to moving the building and not the actual design. Ms. Holmgren stated that he showed the design of what he was proposing.

Commissioner Erickson stated that another issue is that the City does not regulate, even in restorations.

Board Member Stephens believed the HPB would be working with less information than the Planning Staff in reviewing these projects. He thought the Rio Grande project was being discovered as it moved along.

Planner Grahn reviewed the "cons": 1) The Design Review Team could lead the applicant in a direction that is not approved by the HPB causing the applicant to have to start over; 2) The process of going through DRT and then the HPB could seem onerous to the applicant and increase the time frame for the HDDR process; 3) In the past, there were allegations by the public that the Historic District Commission was not uniform in its decision making which led to a distrust among applicants; 4) The HPB cannot be the "taste police" and they would have to comply with the Design Guidelines; 5) The purpose of the HPB would shift to preservationist, which requires more specialized expertise in preservation by the HPB; 5) Design review is a much narrower and prevents the HPB from being the overseer of the entire district; 7) It will require a much higher time commitment from the HPB.

Planner Grahn asked if the Board had other items to add to the list.

Board Member Stephens stated that time is money on these projects. In the 1990s the architects and owners were looking at designs that they knew would get approved. The result was a number of repetitive designs that could not be denied but became boring. Mr. Stephens likes the idea of creative architecture to make the building fit within the framework of the neighborhood.

Board Member Beatlebrox thought it would be tremendously time-consuming. She appreciated what the Staff does every day and their experience and attention to detail. Their dedication comes through every time. She was concerned that a bureaucratic board would not be able to do the same justice to all of the applications.

Chair White thought that he was probably more familiar with what the Planning Staff does because he works with them as an architect. He likes and respects how the Planning Department conducts the design reviews. Chair White stated that he was part of the Historic District Commission in the late 1980s and 1990s when it was a design review board. It was a time commitment and created one log jam after another getting projects through. Chair White liked the current process. However, on high profile projects like the McPolin Barn he would like the HPB to be invited to participate in the Design Review. He was against the HPB reviewing every project.

Board Member Stephens thought Chair White made a good point with regards to using the HPB on high profile projects. He asked whether the HPB could legally be another set of eyes on specific projects. Chair White noted that the HPB was invited to provide input on the McPolin barn, which they did this evening.

Assistant City Attorney McLean stated that currently there is a mechanism in the Code where the owner could request a review by the HPB. She recalled that the language reads, "All other projects within the Historic District or within a block thereof." She had concerns with consistency because otherwise they would be open to complaints. Ms. McLean thought it was possible to be more specific to justify their review, such as National Register buildings. However, she would be concerned about discretionary reviews such as times when the Staff needs more help.

In terms of reporting their comments to the City Council, Planner Grahn asked if there was agreement among the Board to look at National Register Commercial Buildings.

Board Member Hodgkins thought the question of the National Register was interesting because some buildings are on the National Register that the Design Guidelines would not protect. In those instances where the determination was made by the National Park Service, he thought it made more sense to review the

design guidelines with additional oversight to make sure they would not jeopardize the designation.

Board Member Stephens stated that if they want to make sure to keep the designations on Main Street, he asked if that would apply to something like the Riverhorse covering their patio, which affected Main Street. Mr. Stephens suggested that it should be the HCB District rather than just the National Register. Planner Grahn preferred not to limit it to the HCB because the Historic District that is Main Street extends beyond the HCB zone. She thought it was better to include anything on the Main Street National Register District.

Director Erickson stated that the global strategy in crafting the ordinances was to have the HPB be the keeper of the abstract notion of what historic preservation is and how to protect the neighborhoods. It allowed the Board to be more pure in their reactions and in applying the design guidelines. The Planning Commission makes the compromise decisions and the City Council makes the biggest compromises. The intent is to keep the HPB as pure as possible in interpreting what historic preservation really means.

Board Member Stephens stated that he personally preferred not do design review with regards to any historic buildings. He trusts what the Planning Department has been doing and their approach. It would be nice to take some of the responsibility off of the Staff, but in the end it would not be in the best interest of the HPB. Board Member Hewett agreed.

Chair White reiterated that he was happy and proud of what the Planning Department does and what they go through, and fully agreed with Board Member Stephens. Chair White also reiterated his request for the HPB to be involved in design review the design review of special projects.

Board Member Hodgkins agreed that design review was not the place of the HPB. He reiterated his concerns with the individual listings and the actual listings on the National Register. His reasoning related more to the protection of those pieces, especially since the HPB is no longer an appeal board. He was unsure whether the Board of Adjustment understood the need to protect the National Register pieces within the community.

Board Member Beatlebrox thought they should let the professional Staff do their jobs. The HPB is a group of citizens with common sense and some expertise. He shared Chair White's request to involve the HPB on certain projects so the community has confidence that a group of citizens are overseeing historic preservation.

Board Member Holmgren agreed with all the comments of her fellow Board Members.

Planner Grahn asked if the Board had comments regarding the Historic Sites Inventory that should be reported to the City Council.

Board Member Stephens was concerned that there were structures primarily in the upper zone outside of what is defined as the Historic District that may be historic or significant by themselves, but in context of the surrounding built environment they have lost all historic context. He hoped that as a Board, they would have that as part of their review process to consider when looking at determinations of significance.

Board Member Hewett agreed. She thought it was a place where the HPB could make decisions that would not have to be revisited continually.

Planner Grahn asked if there was Board agreement on that issue. The Board concurred.

7. Annual Historic Preservation Award Program

Planner Grahn stated the Board needed to decide whether they wanted to do a plaque and if so, their plaque preference. They also need to provide four plaque recipients and one recipient for the painting. She noted that the plaque styles and sizes were located on page 544 of the Staff report.

The Board discussed the plaque style and size and agreed on the 6" x 6" square plaque with minimal text.

The Board moved to choosing recipients. They agreed that the four nominated projects were 562 Main Street, 343 Park Avenue, 651 Park Avenue and 337 Daly Avenue. One would be chosen for the painting and four would have plaques.

Board Member Beatlebrox nominated 562 Main Street for the painting. Board Member Hodgkins agreed. Board Members Hewett and Holmgren favored 343 Park Avenue for the painting. David White favored 651 Park Avenue for the painting.

The Board discussed the nominees and after two rounds of voting and a final 3-2 vote the HPB chose the Fletchers building at 562 Main Street for the painting. Fletchers and the remaining nominees would receive plaques.

Historic Preservation Board Meeting
April 6, 2016

The meeting adjourned at 7:53 p.m.

Approved by _____
David White, Chair
Historic Preservation Board

Hannah Turpen

From: Sandra Morrison <smorrison@parkcityhistory.org>
Sent: Wednesday, April 06, 2016 3:35 PM
To: Anya Grahn; Bruce Erickson; Hannah Turpen; Matt Twombly
Subject: McPolin Barn

Thank you all for your efforts to preserve the McPolin Barn for future generations. We really appreciate you moving this preservation and stabilization project forward.

I've read the staff reports for this evenings HPB meeting and have two questions

1. The plan calls for removal of three small portions of the roof (see drawing AE203). The plan also proposed replacing all the existing rafters with new roof trusses (see AE302). I'm wondering how you will get all these new truss into the building and installed without having to take off the entire roof?
 - a. Taking off the entire roof would seem problematic since that may de-stabilize the entire structure. It seems like the roof is a key element in holding the barn together.
 - b. Why not keep the existing rafters (they've served the building well for almost 100 years) and sister new material to them? This would not involve taking off the roof.
2. The plans also call for new Steel Brace Frame inside the barn (see AE203). Surely this installation will require welding in the field – and welding inside a 100 year old dry wood barn? Is this safe? Is this the only alternative? Instead, could prefabricated steel columns be bolted to the existing wood framing – not requiring any welding at all?

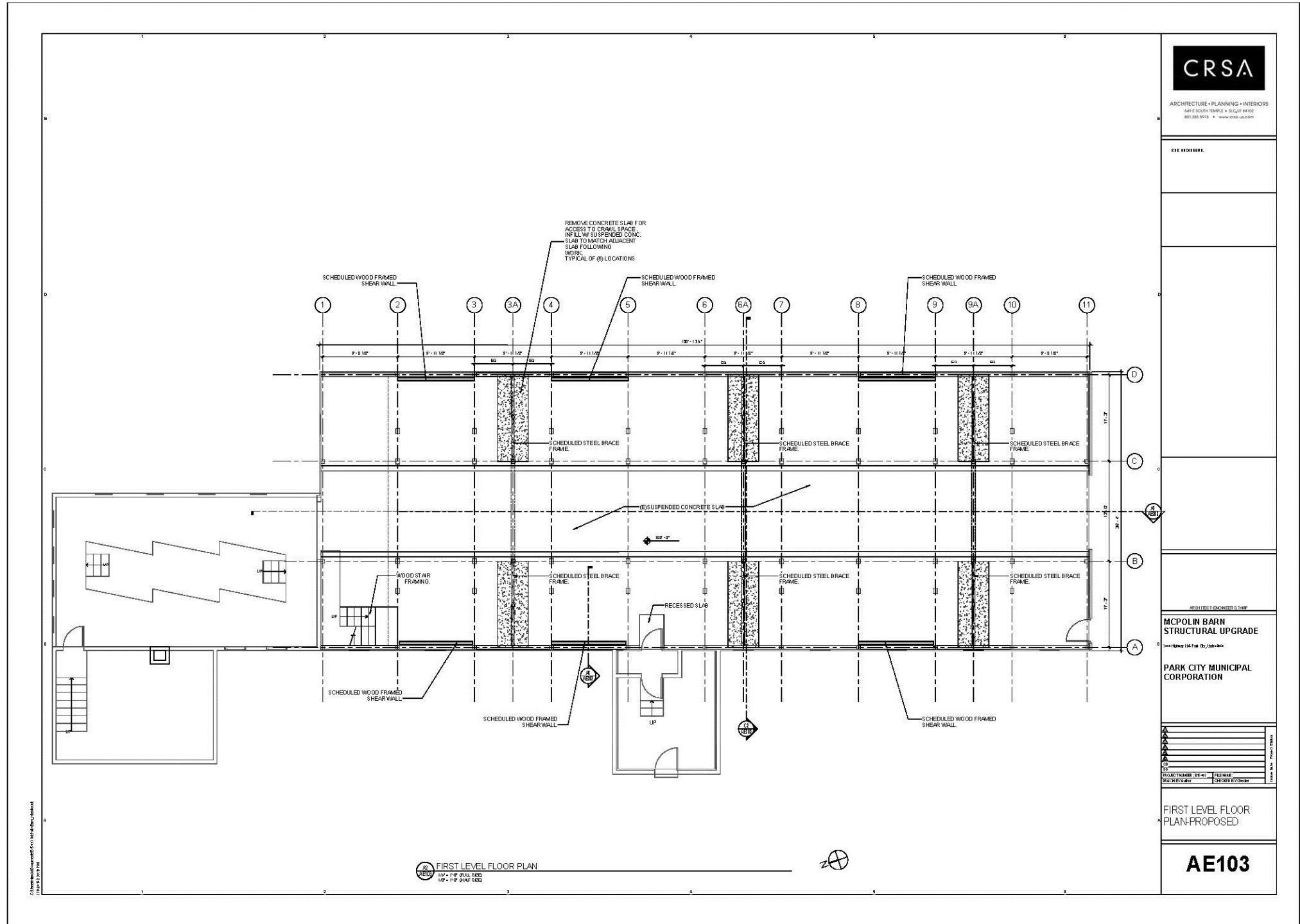
I am unable to attend the meeting tonight, so would request you submit my questions and concerns into the public record for me.

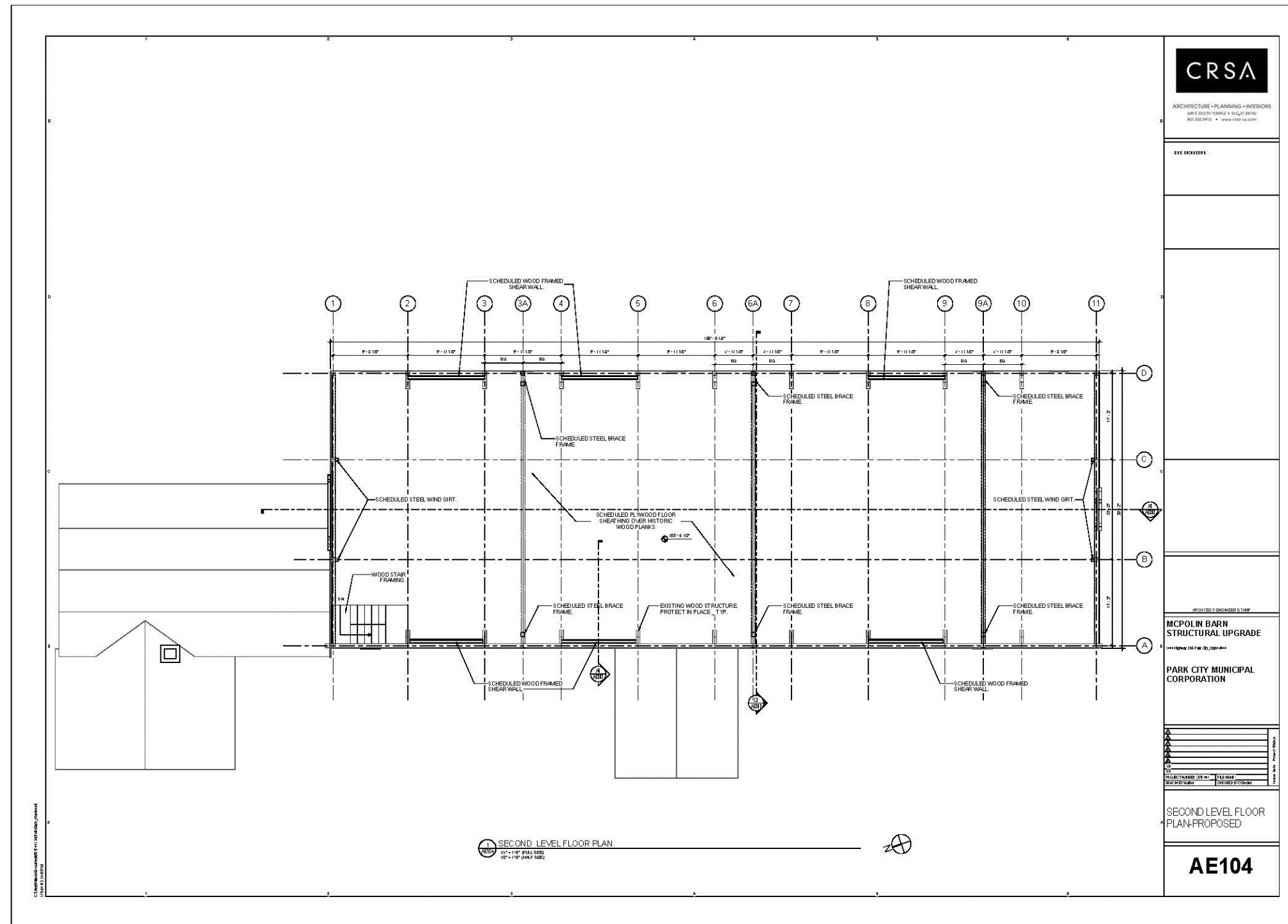
And please feel free to get back to me with any answers from the architectural team.

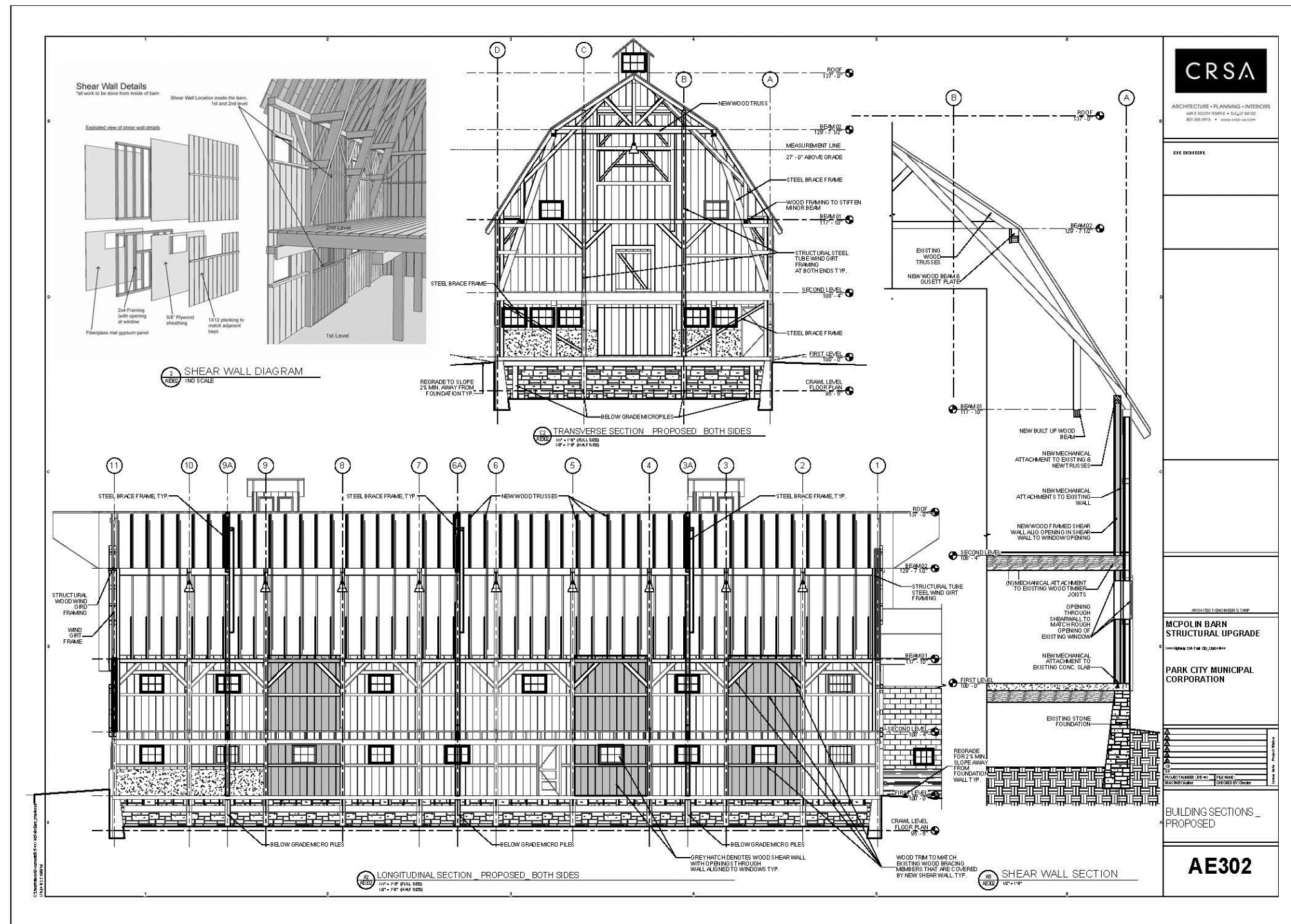
Thank you
Sandra Morrison
Park City Historical Society & Museum

CRSA

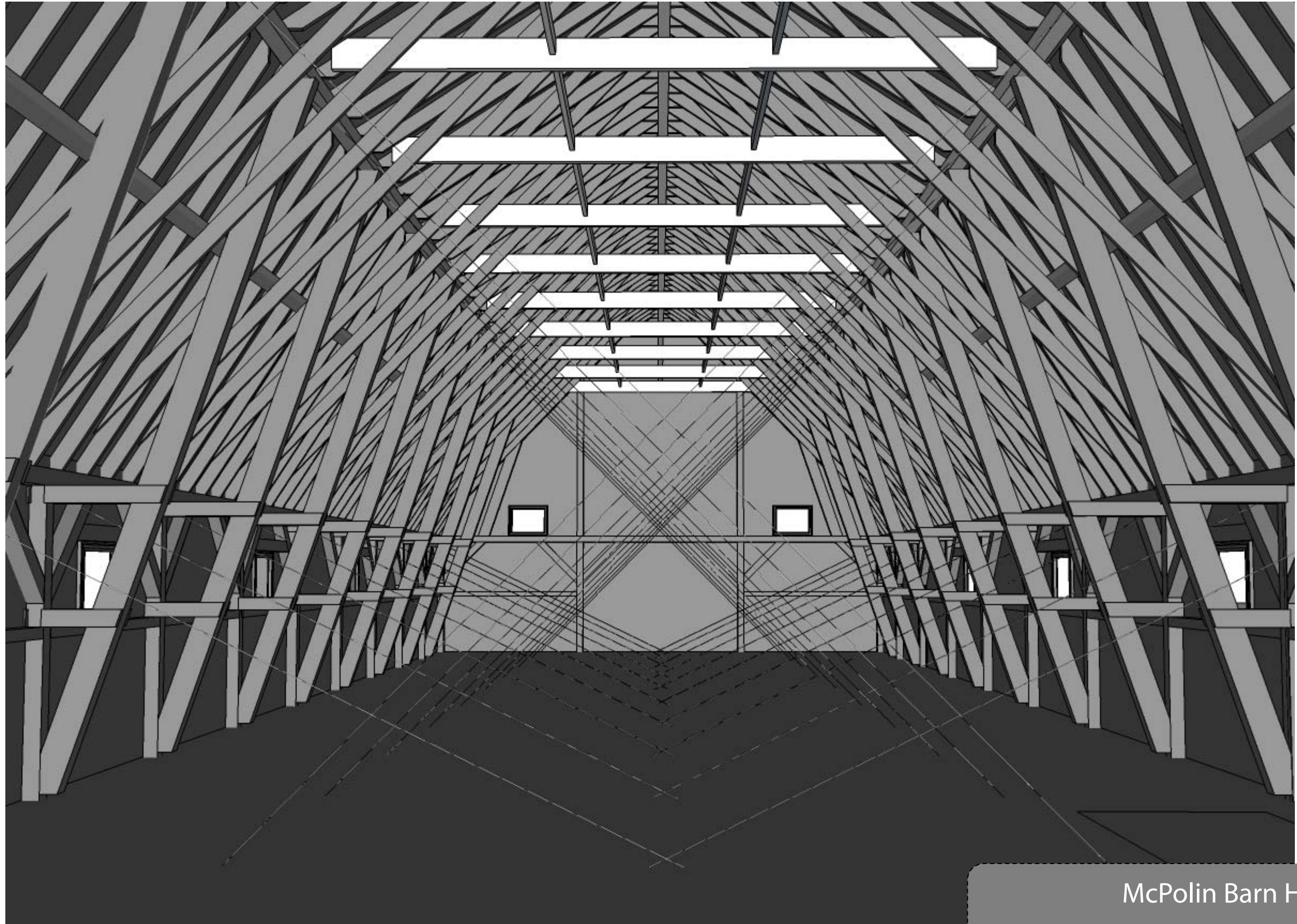
McPolin Barn
Historic Preservation Board
April 6, 2016

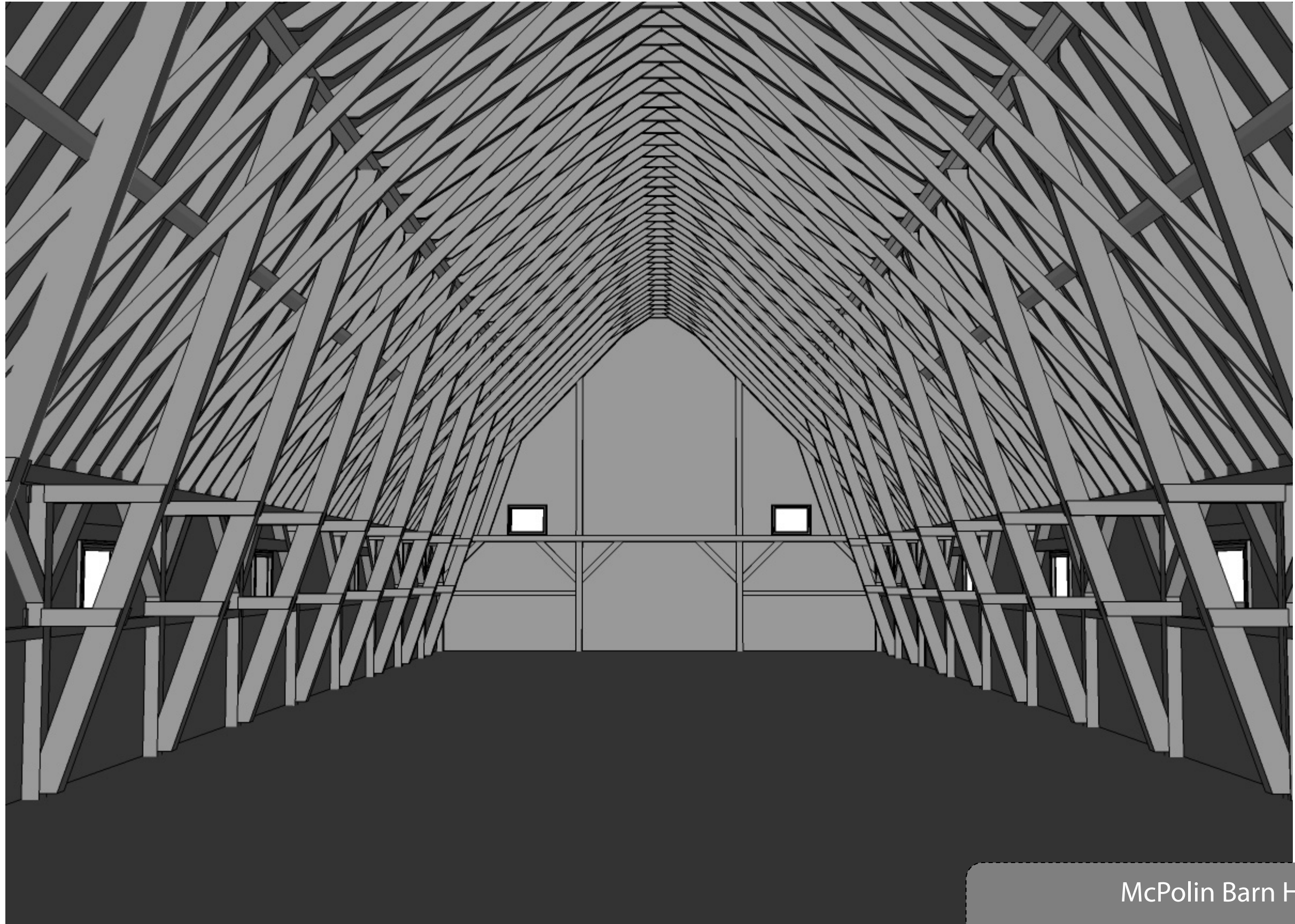


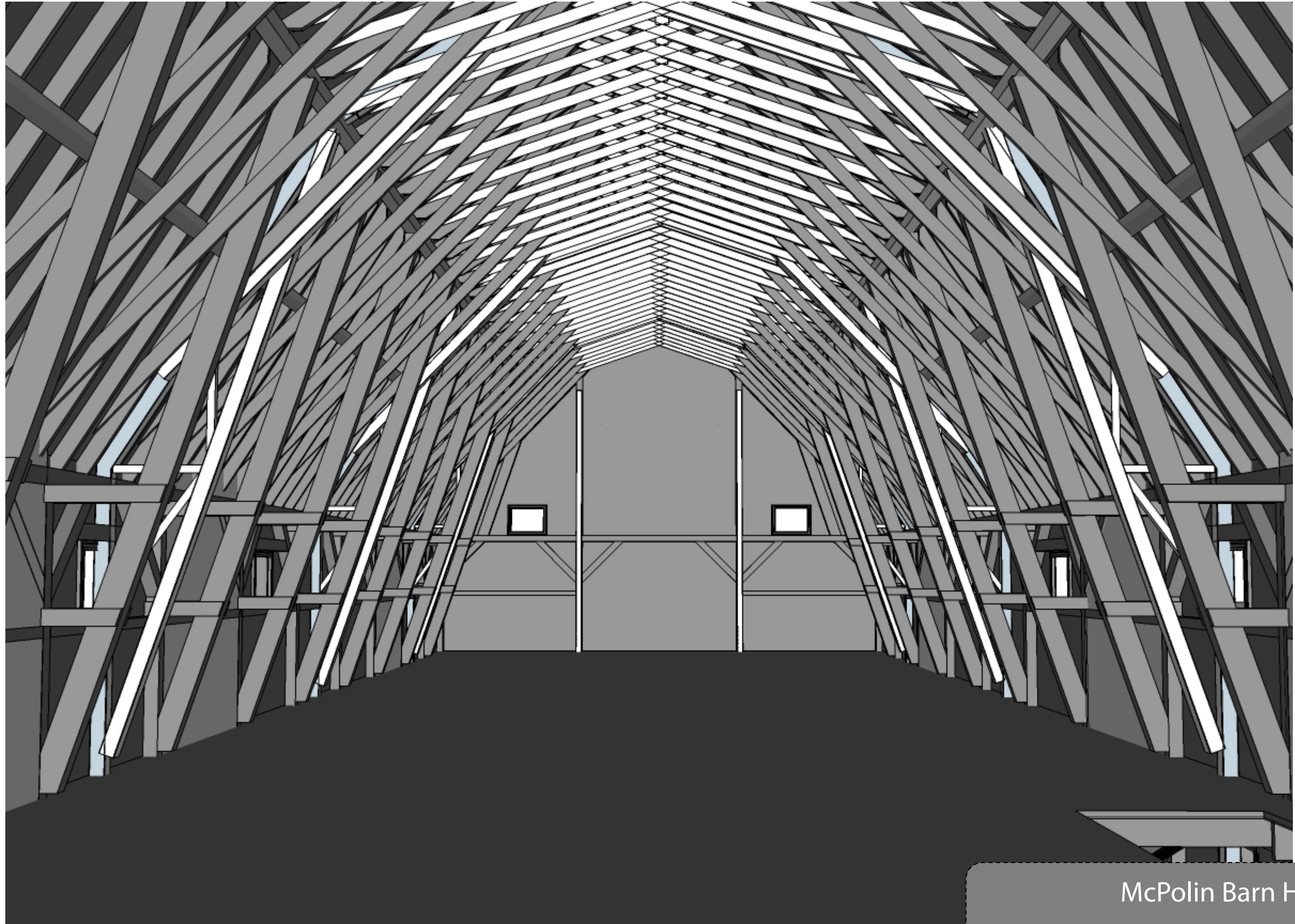


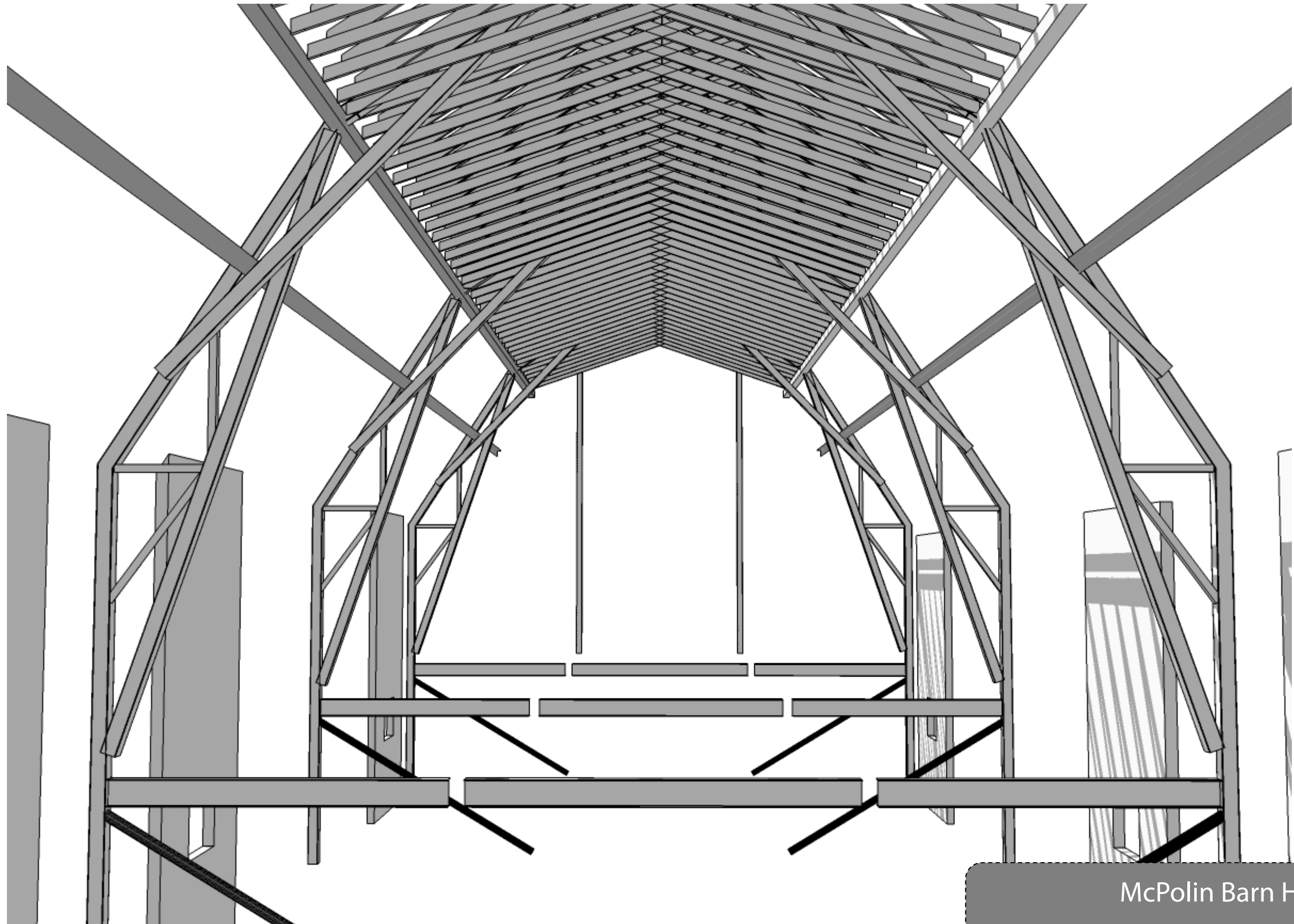


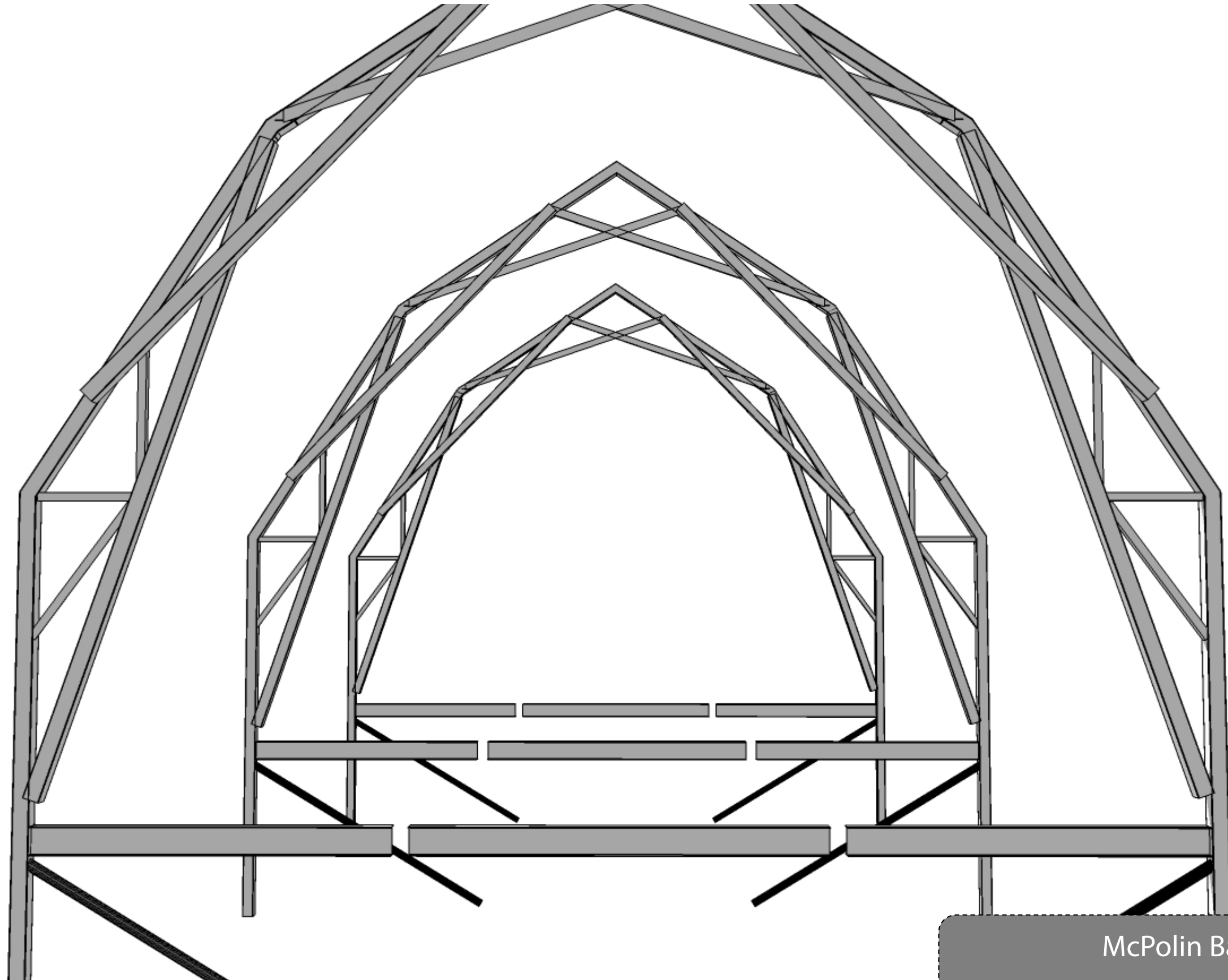


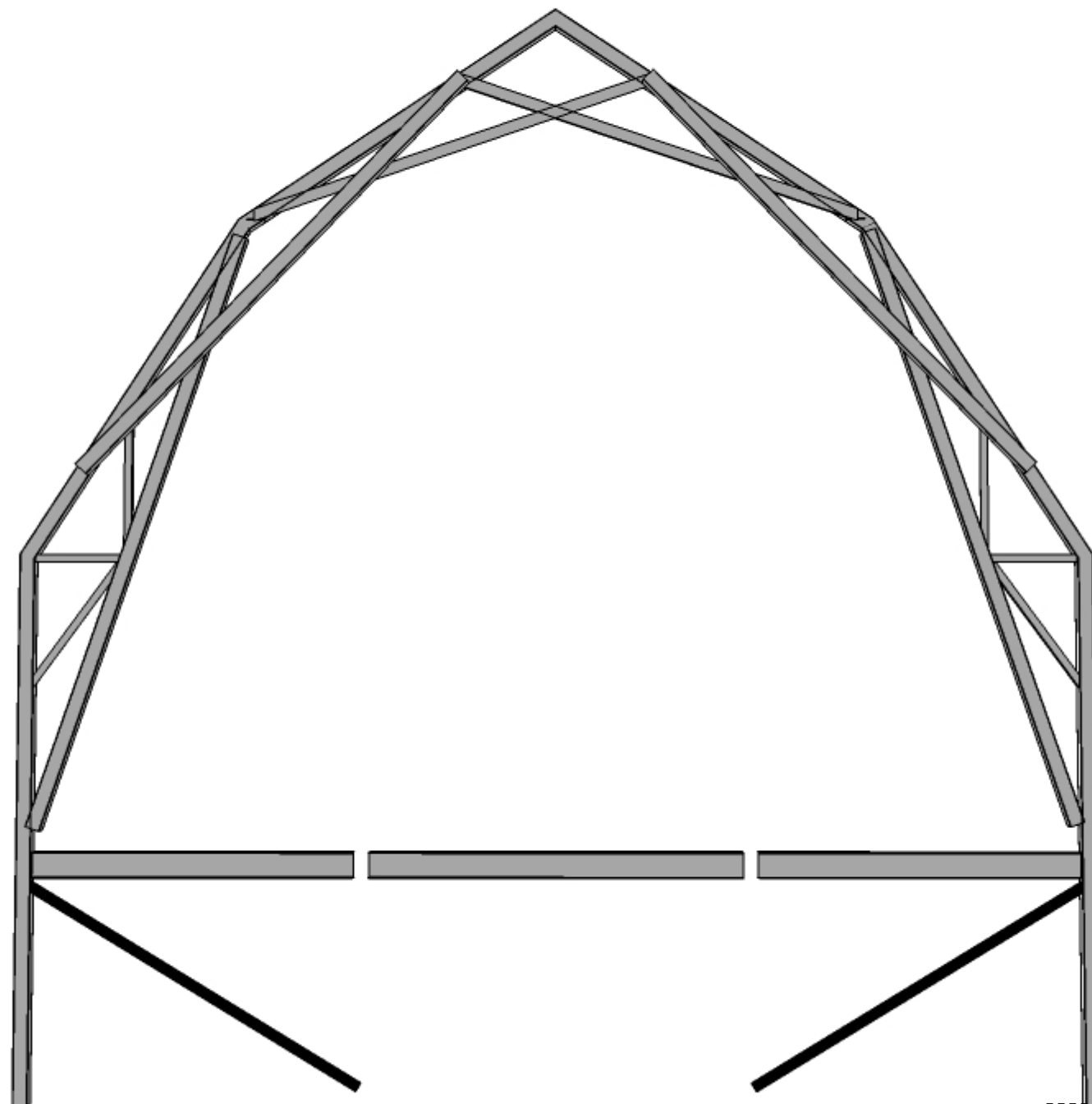




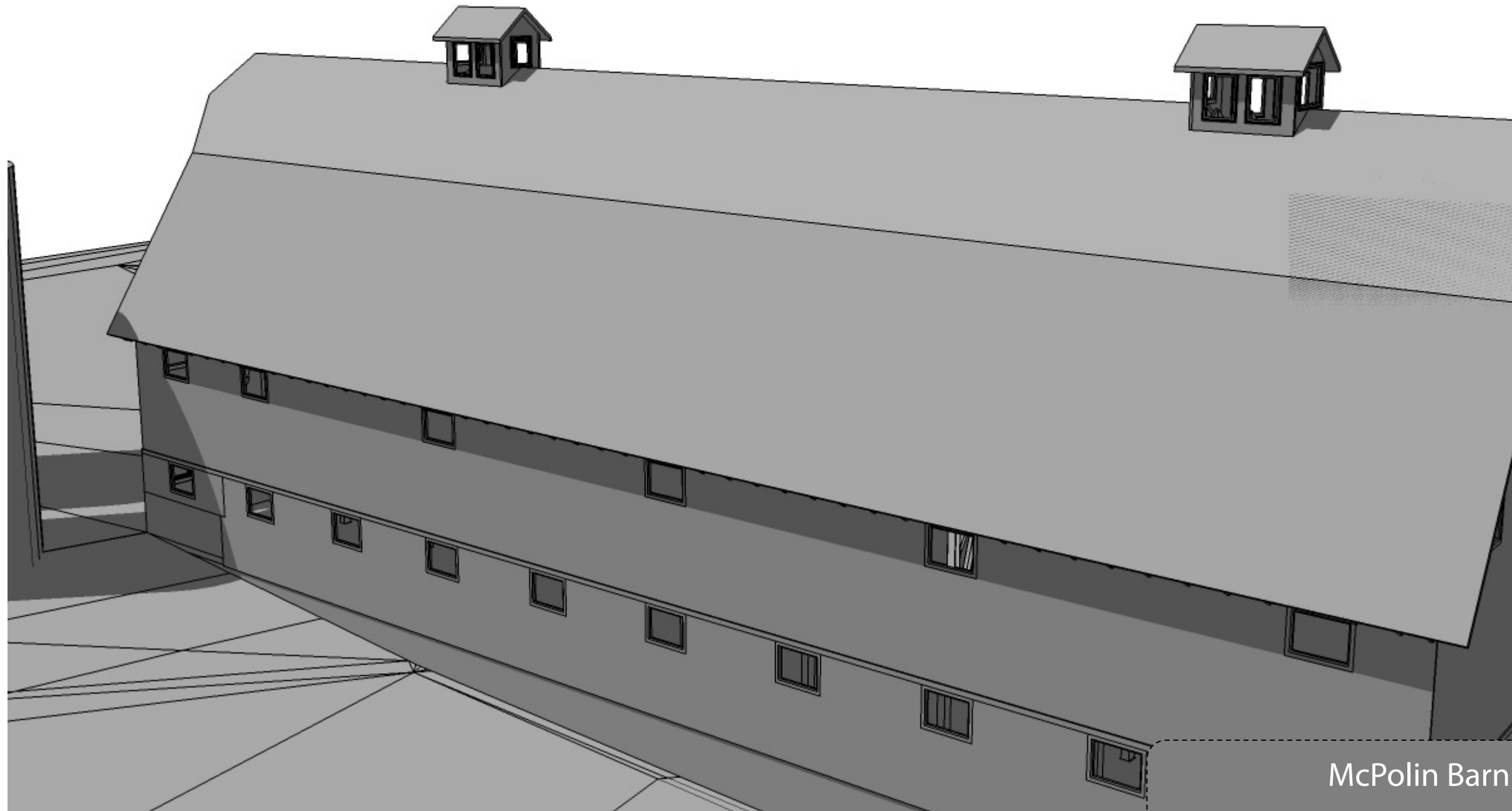




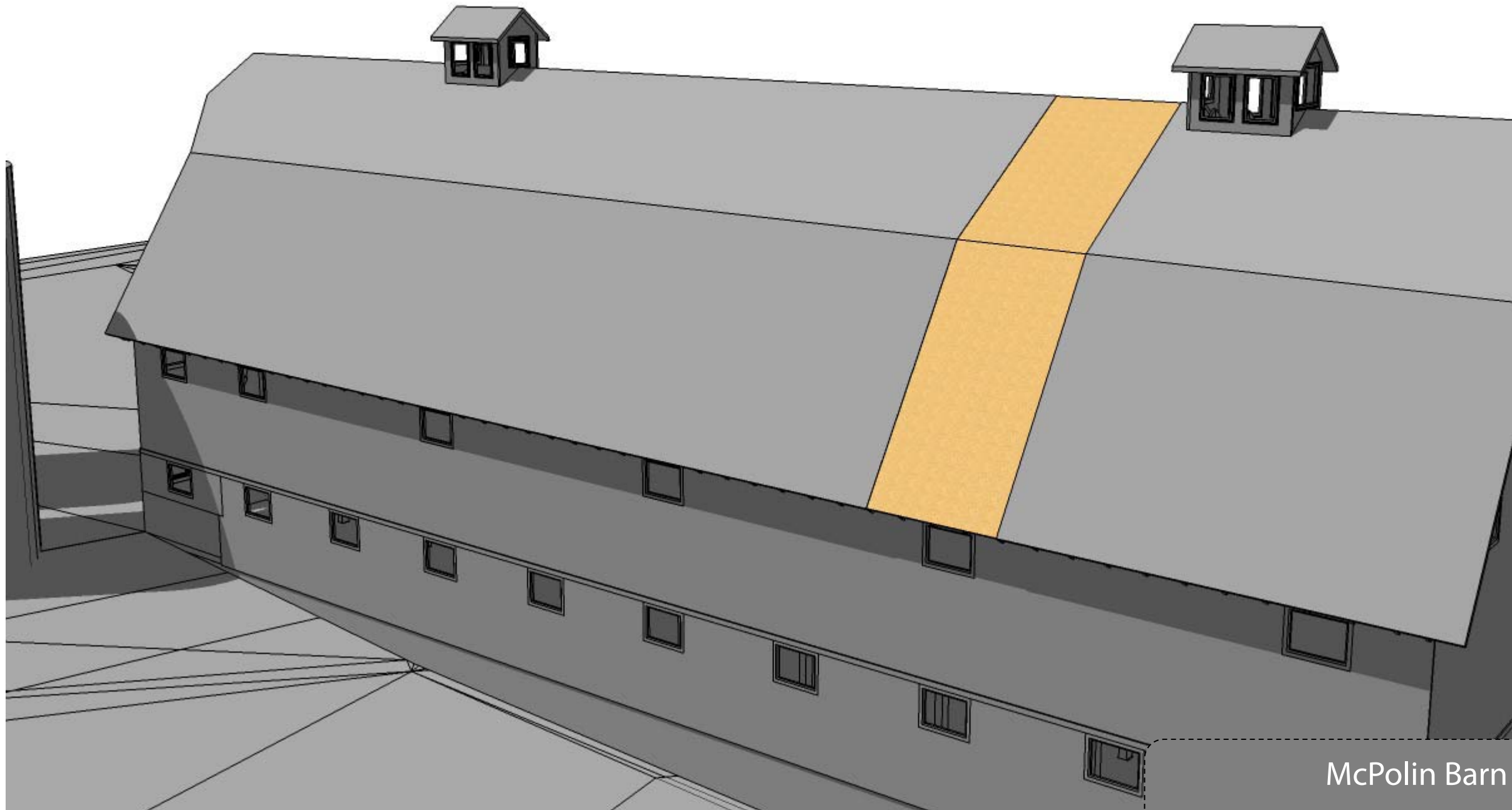




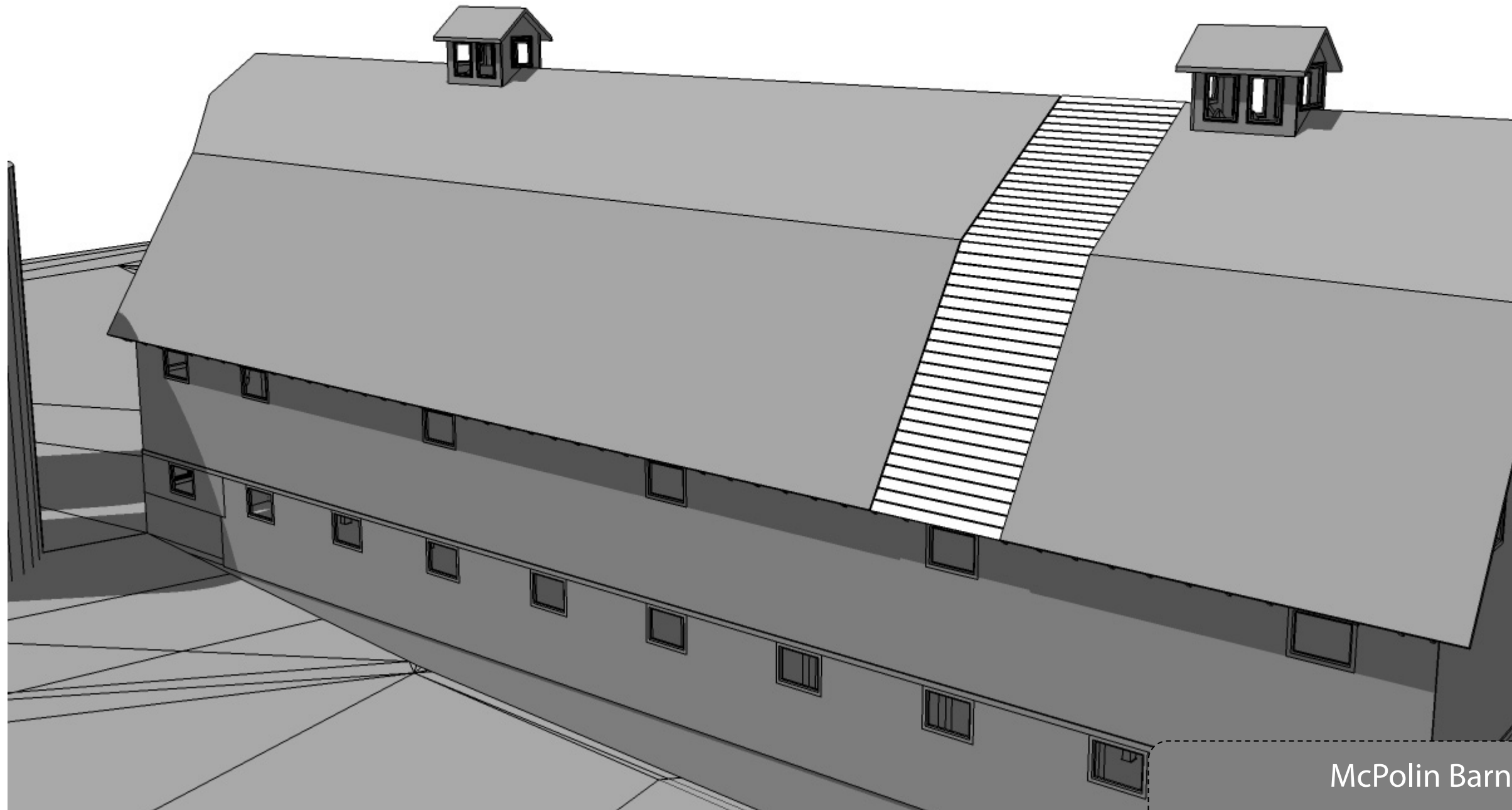
BRACED FRAME INSTALLATION



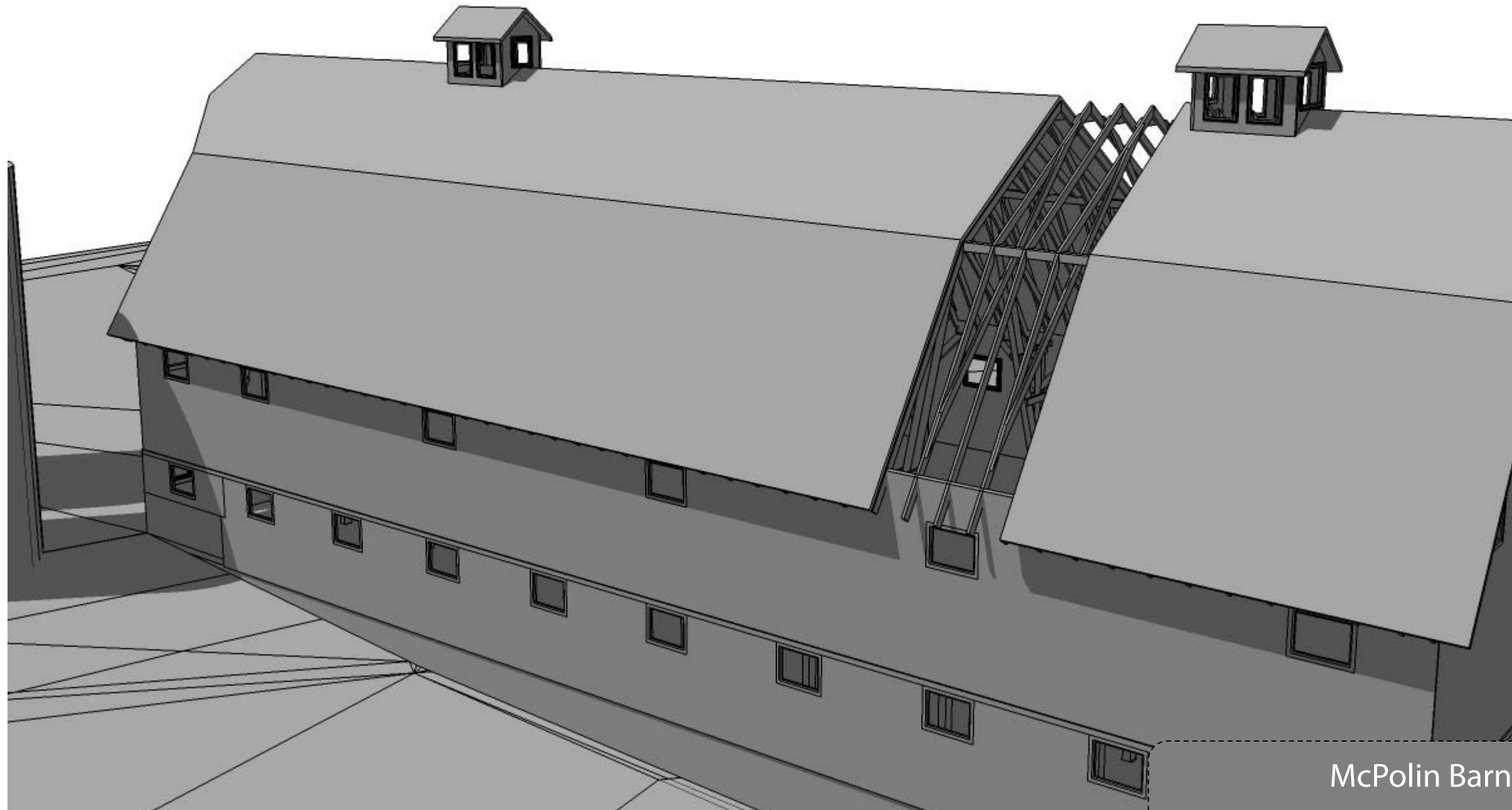
1. Remove existing roofing and underlayment



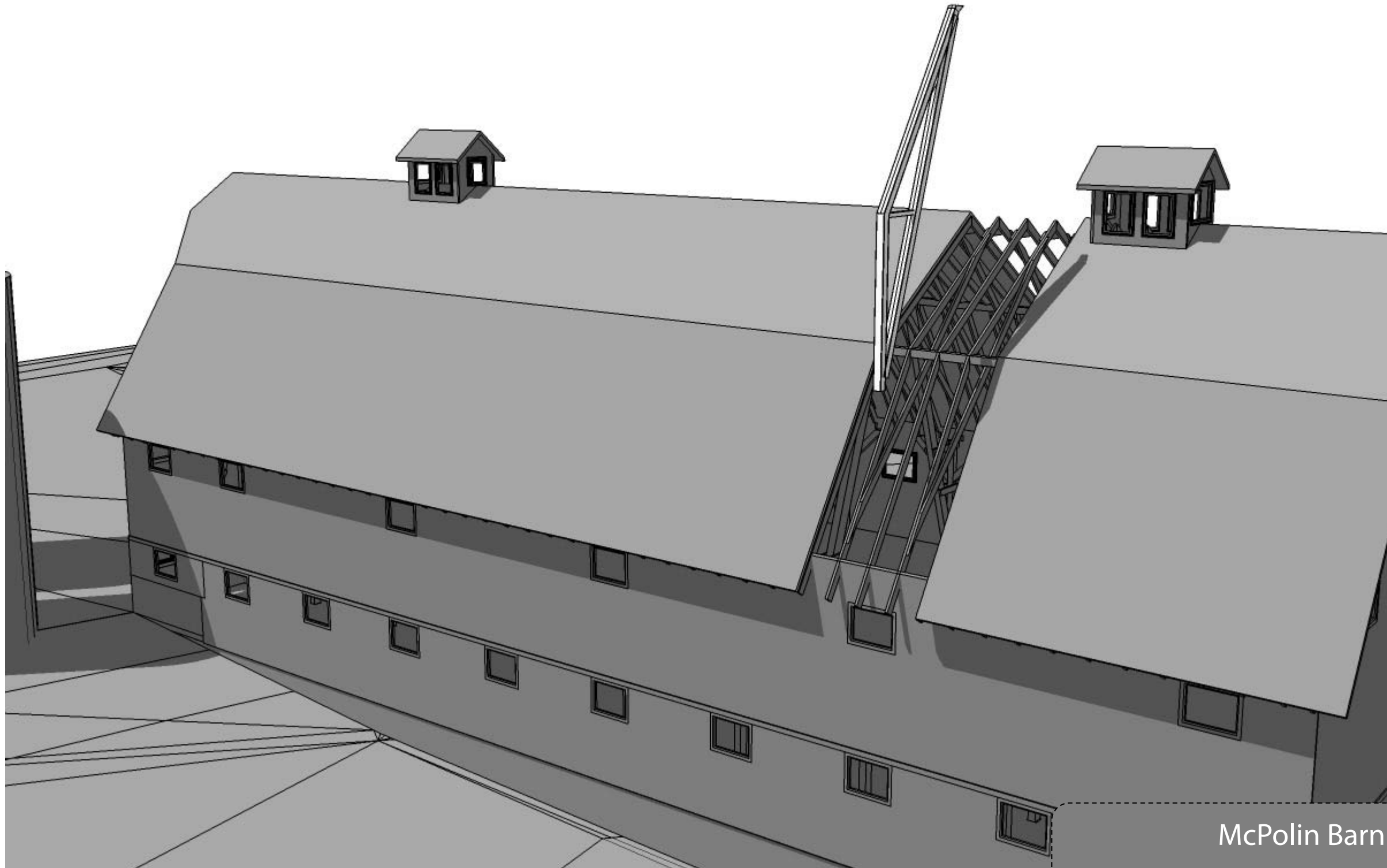
2. Remove structural sheathing and expose original skip sheathing

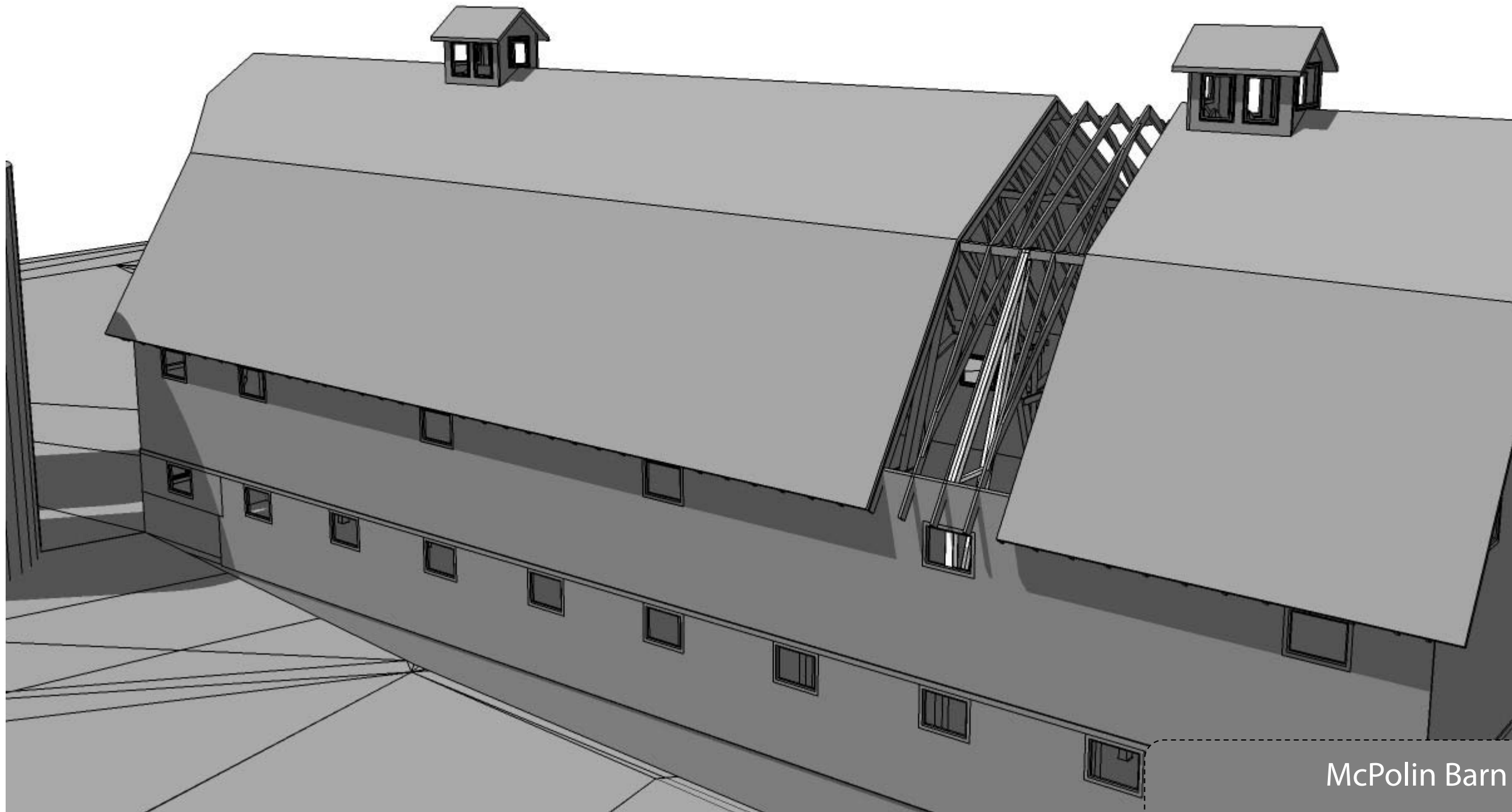


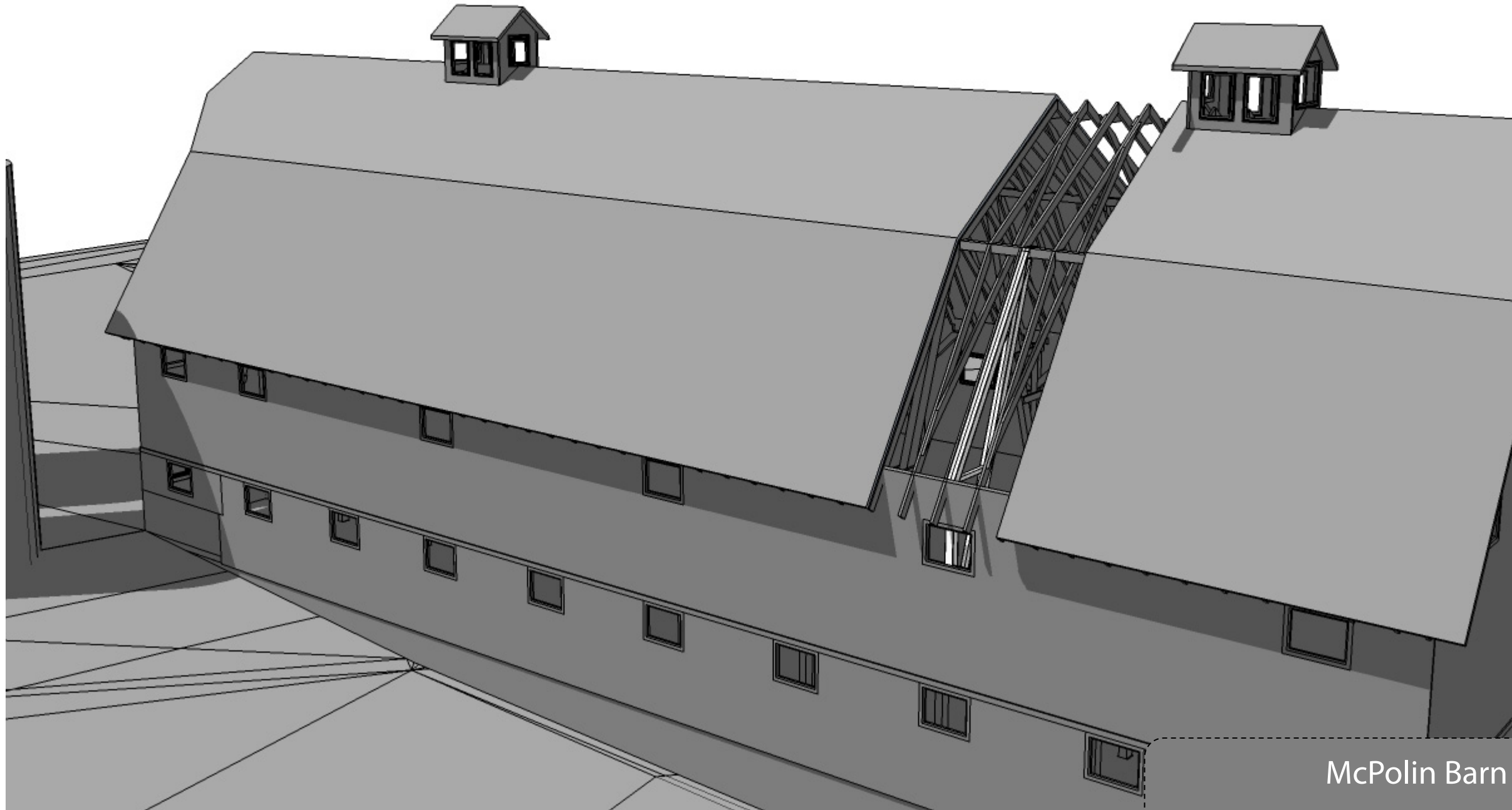
3. Remove skip sheathing, number and store on site for reinstallation after structural work

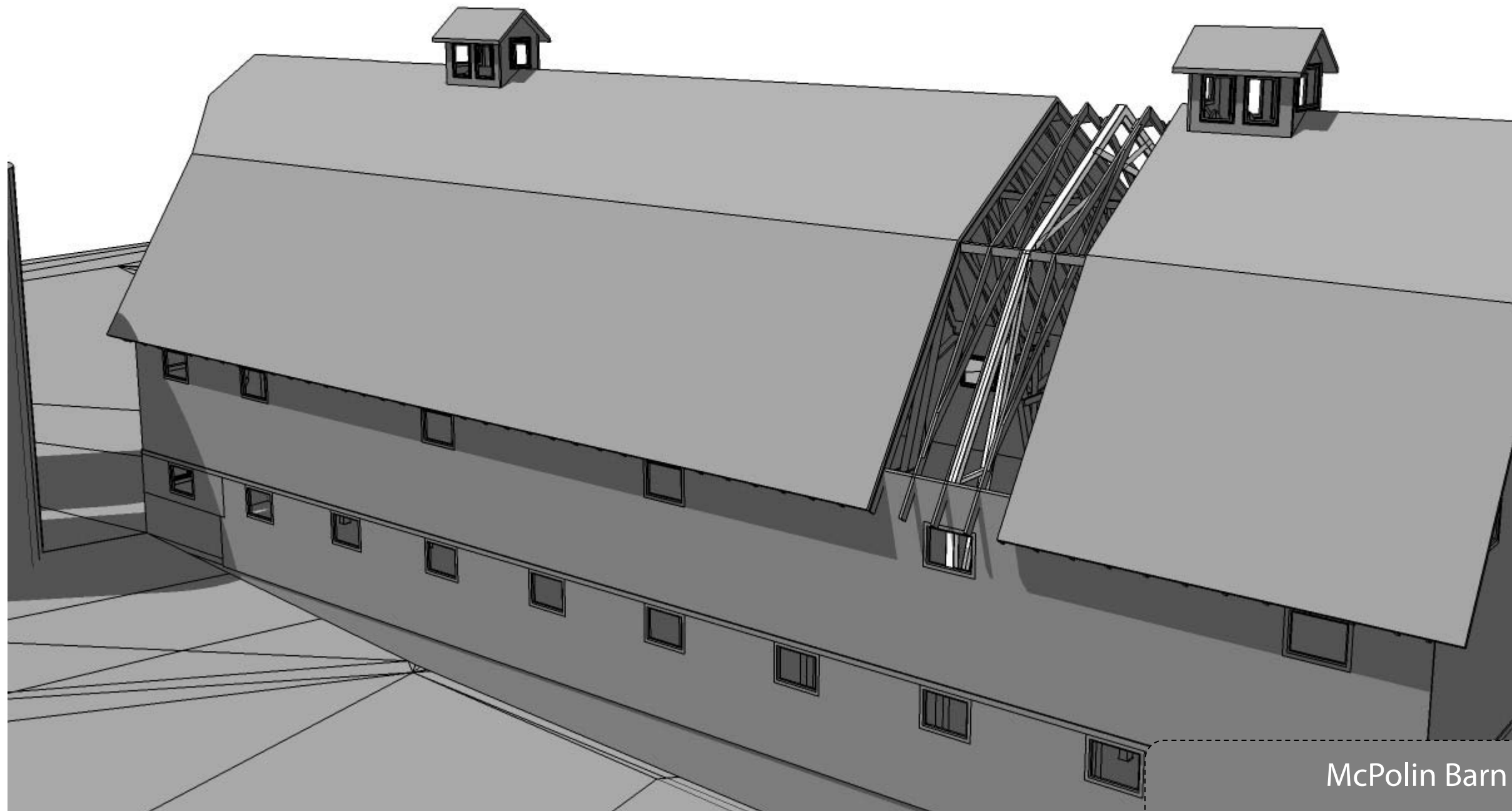


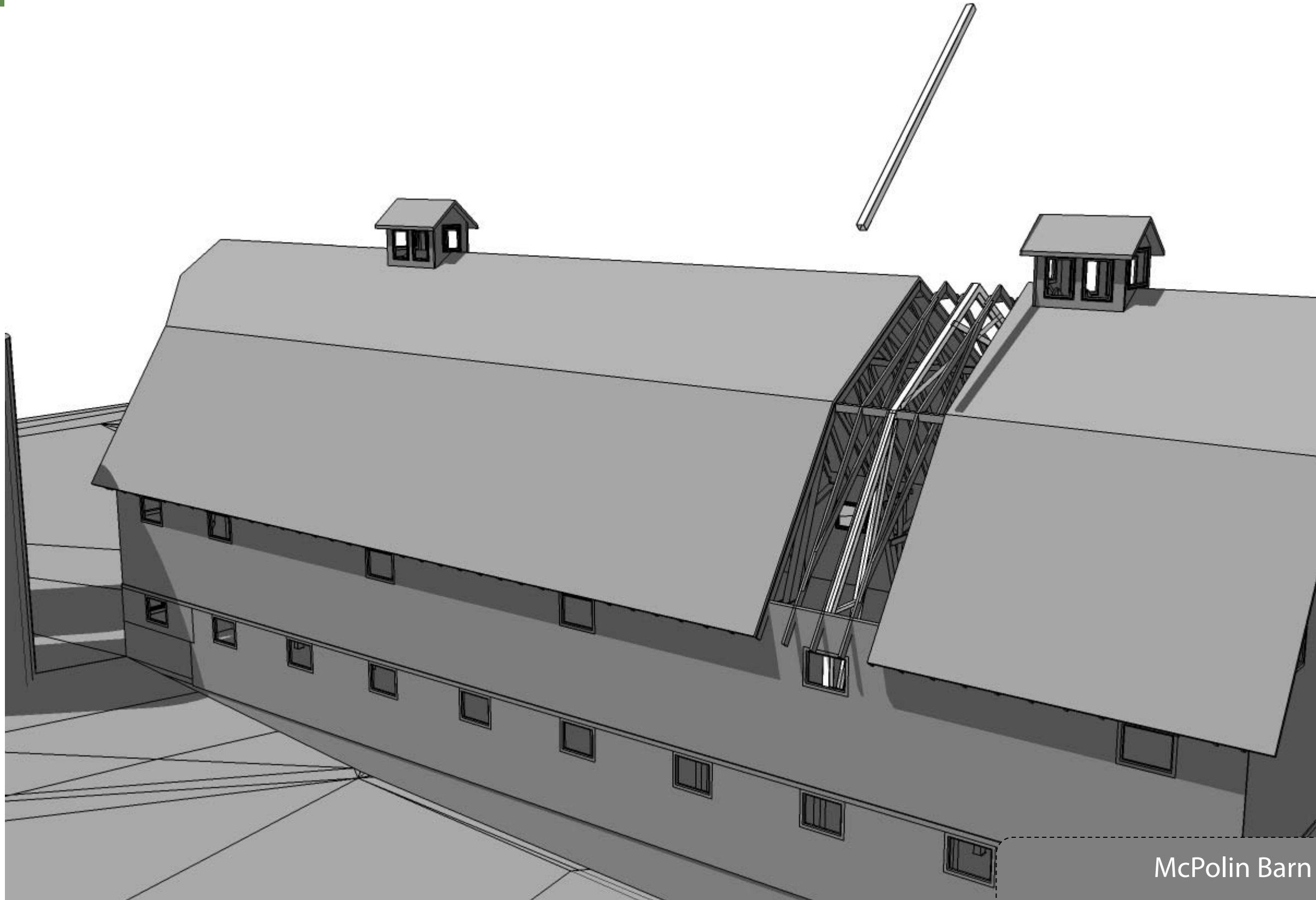
4. Crane in and install various portions of braced frame

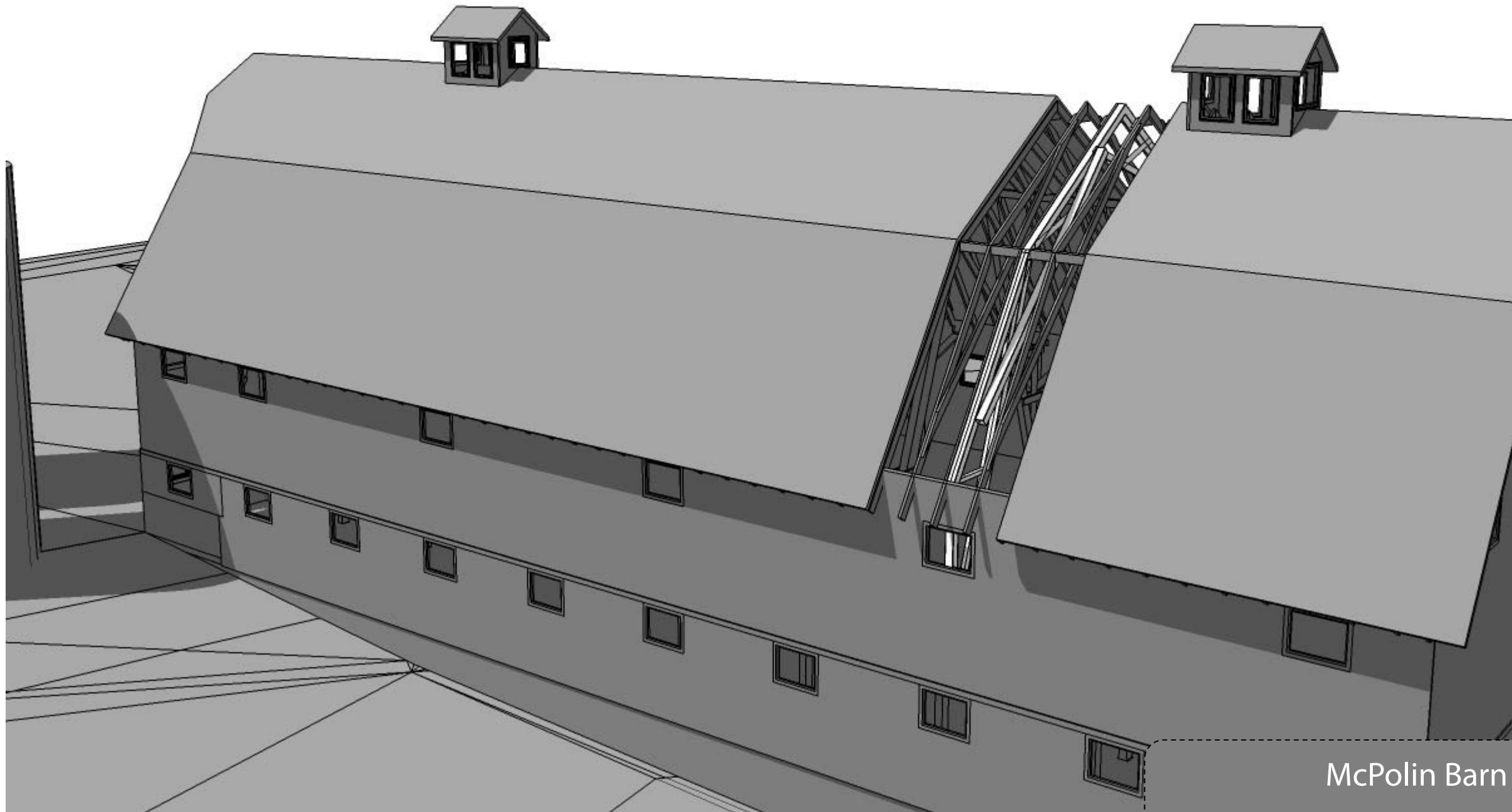




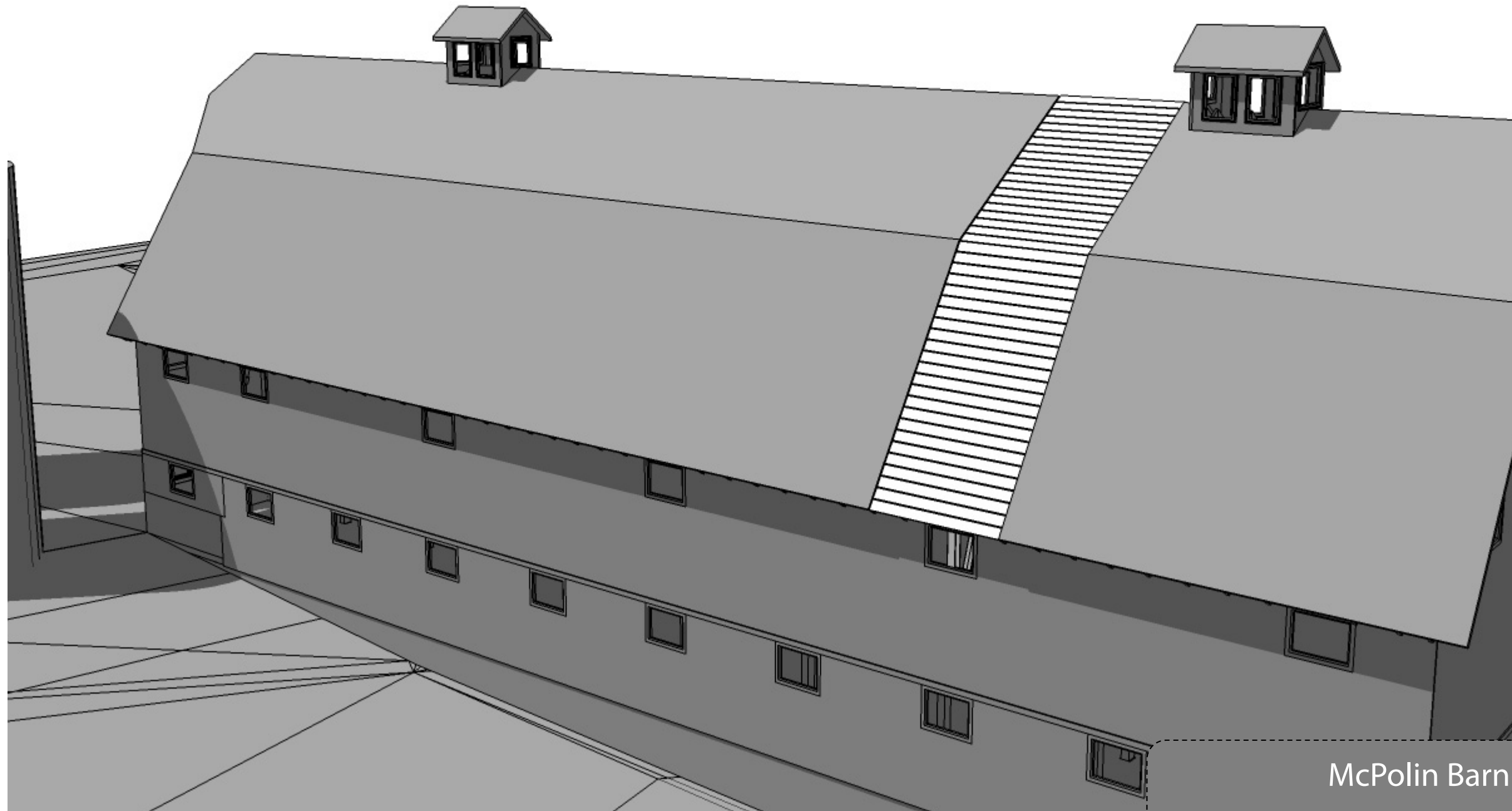




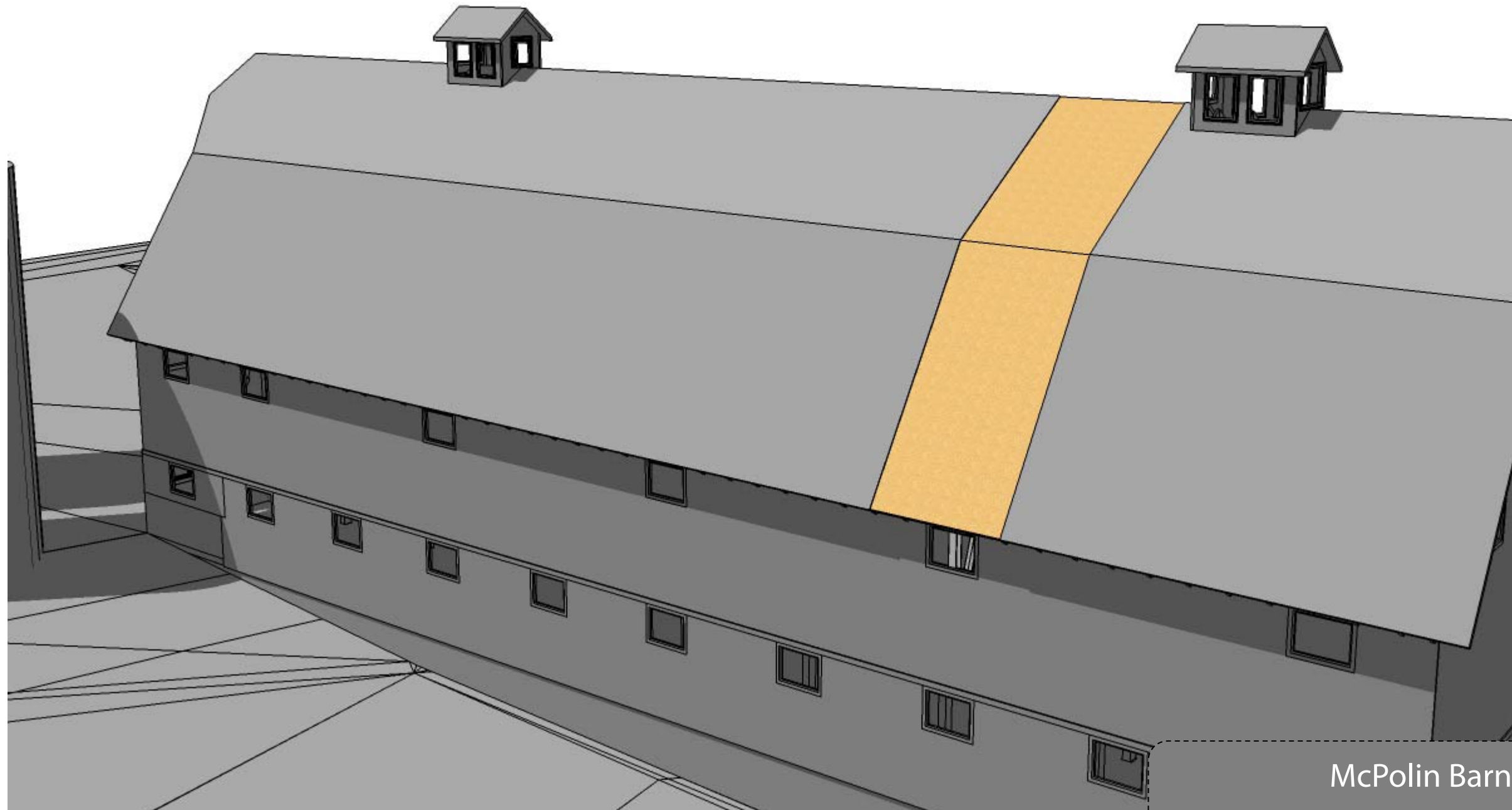




5. Reinstall skip sheathing



6. Install new structural sheathing



7. Install new roofing underlayment and matching shingles

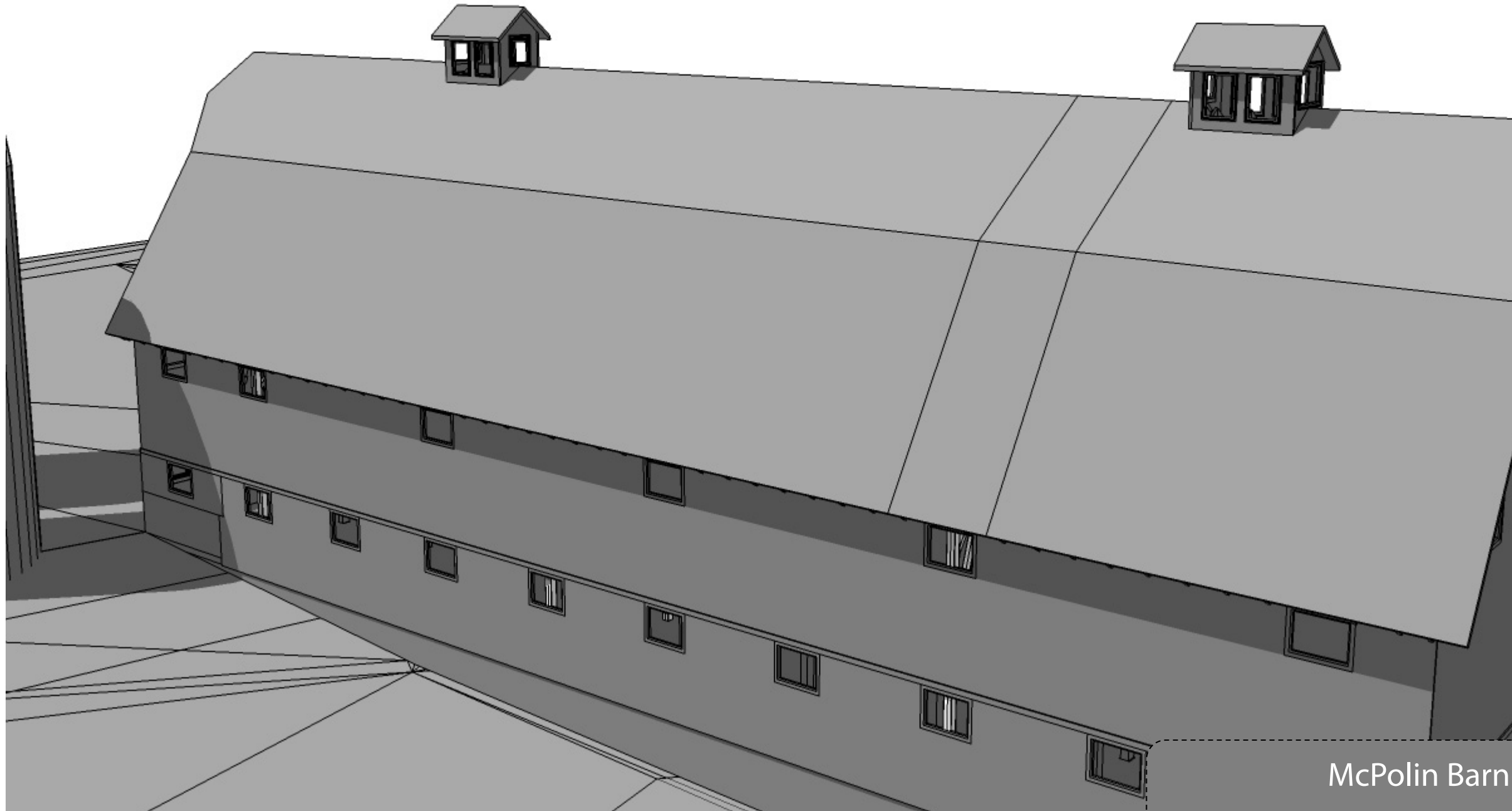
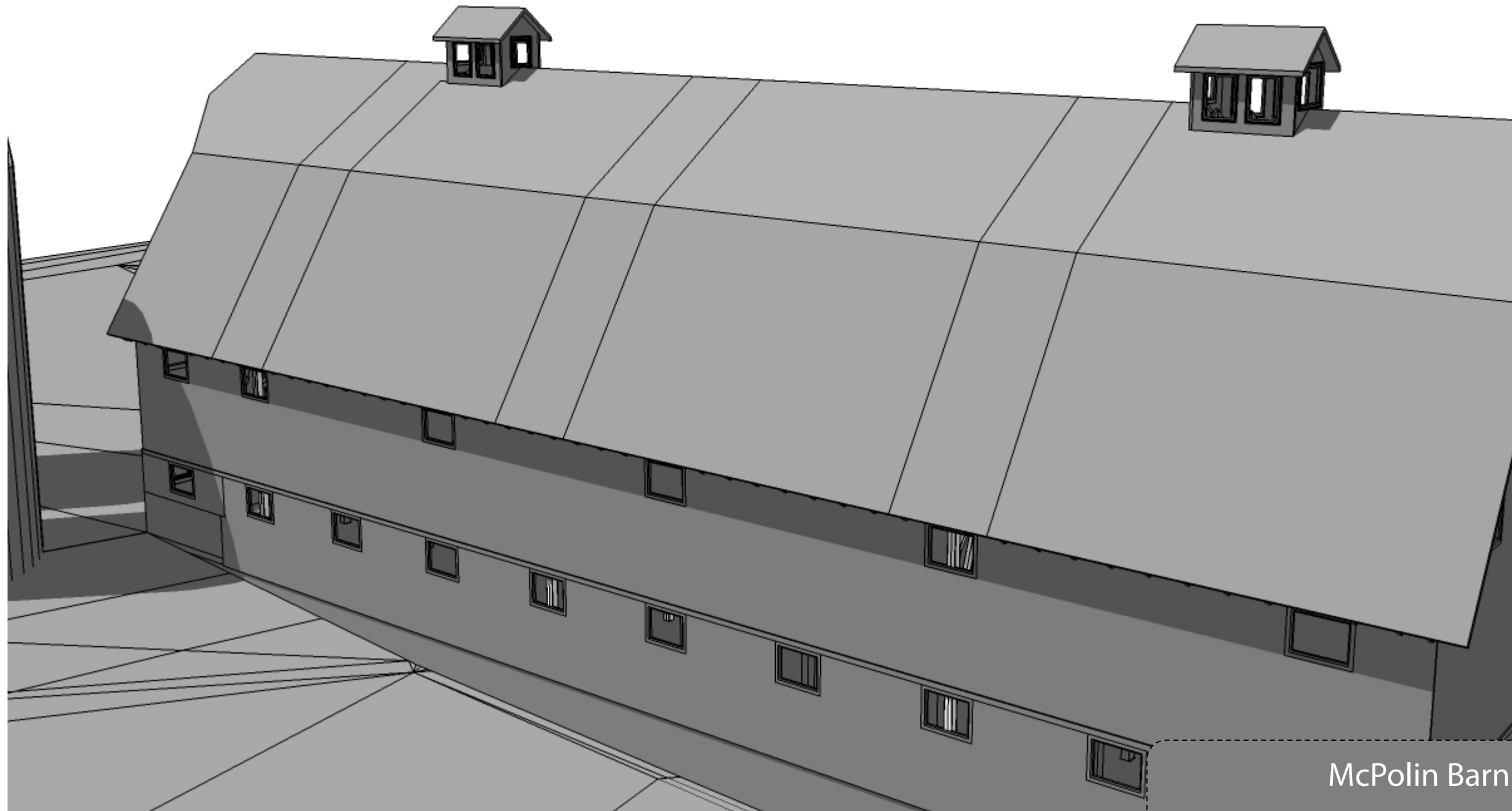
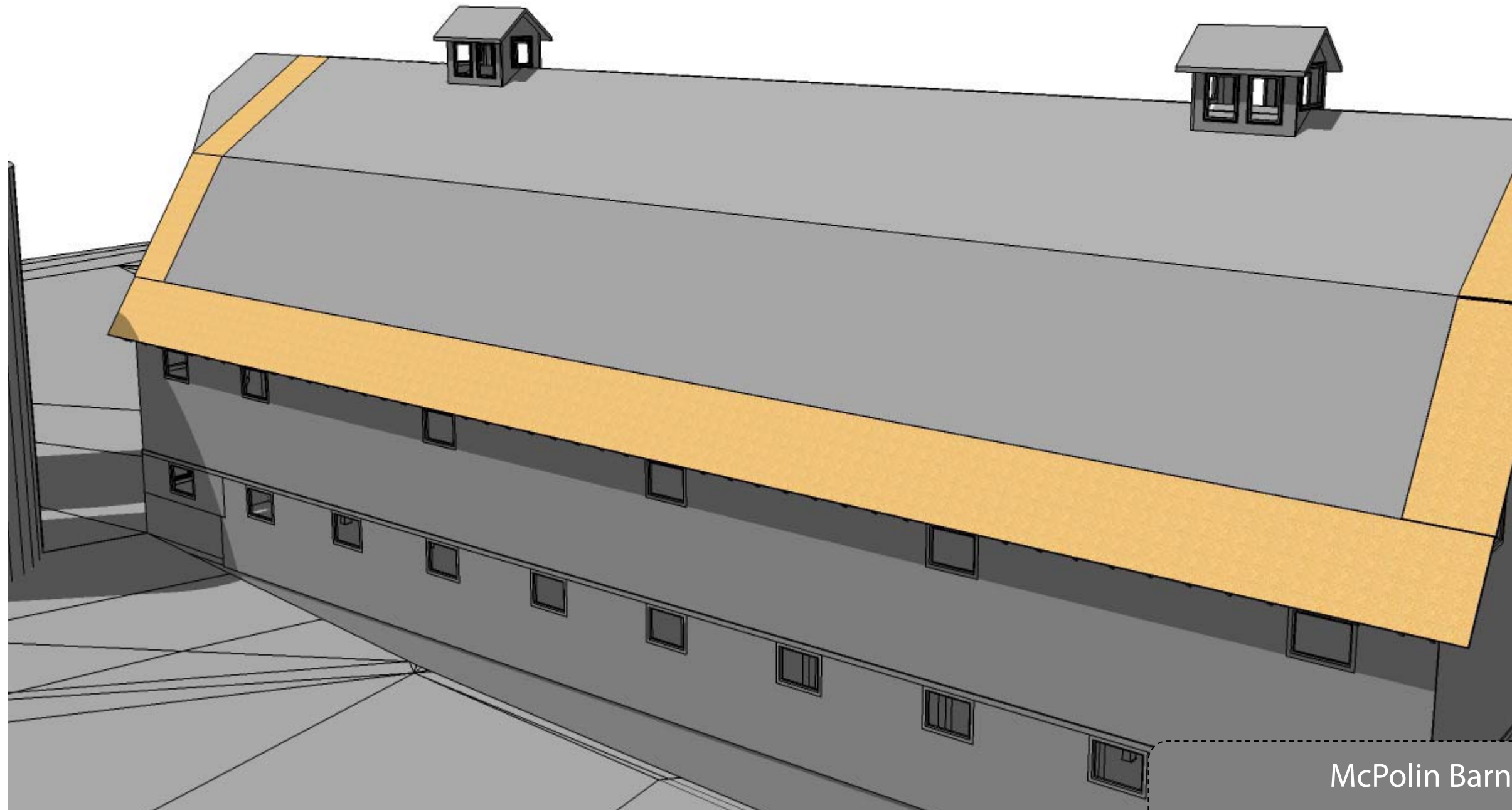


Image showing locations to be removed for installation of (3) braced frames

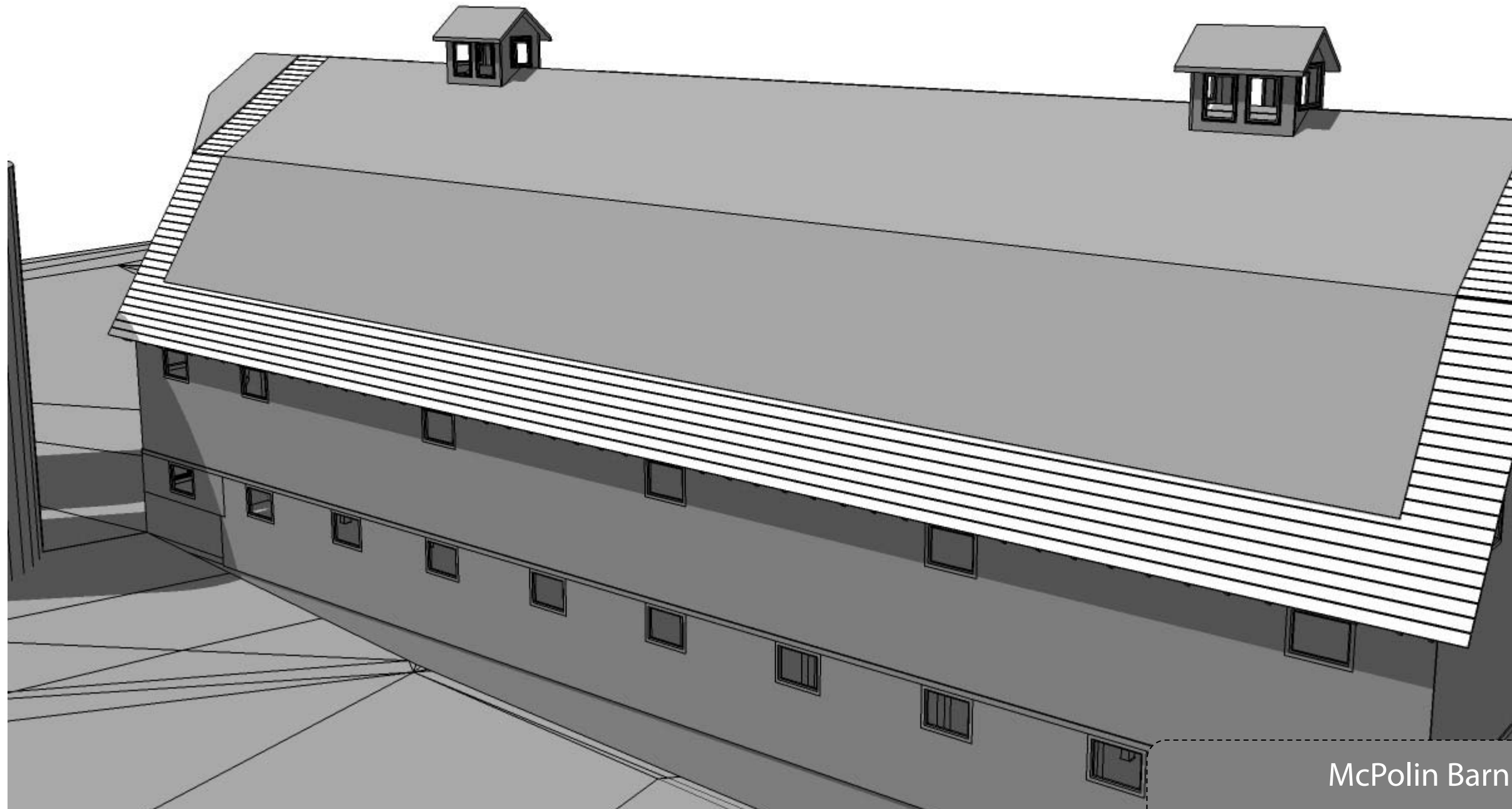


WALL TO ROOF CONNECTIONS

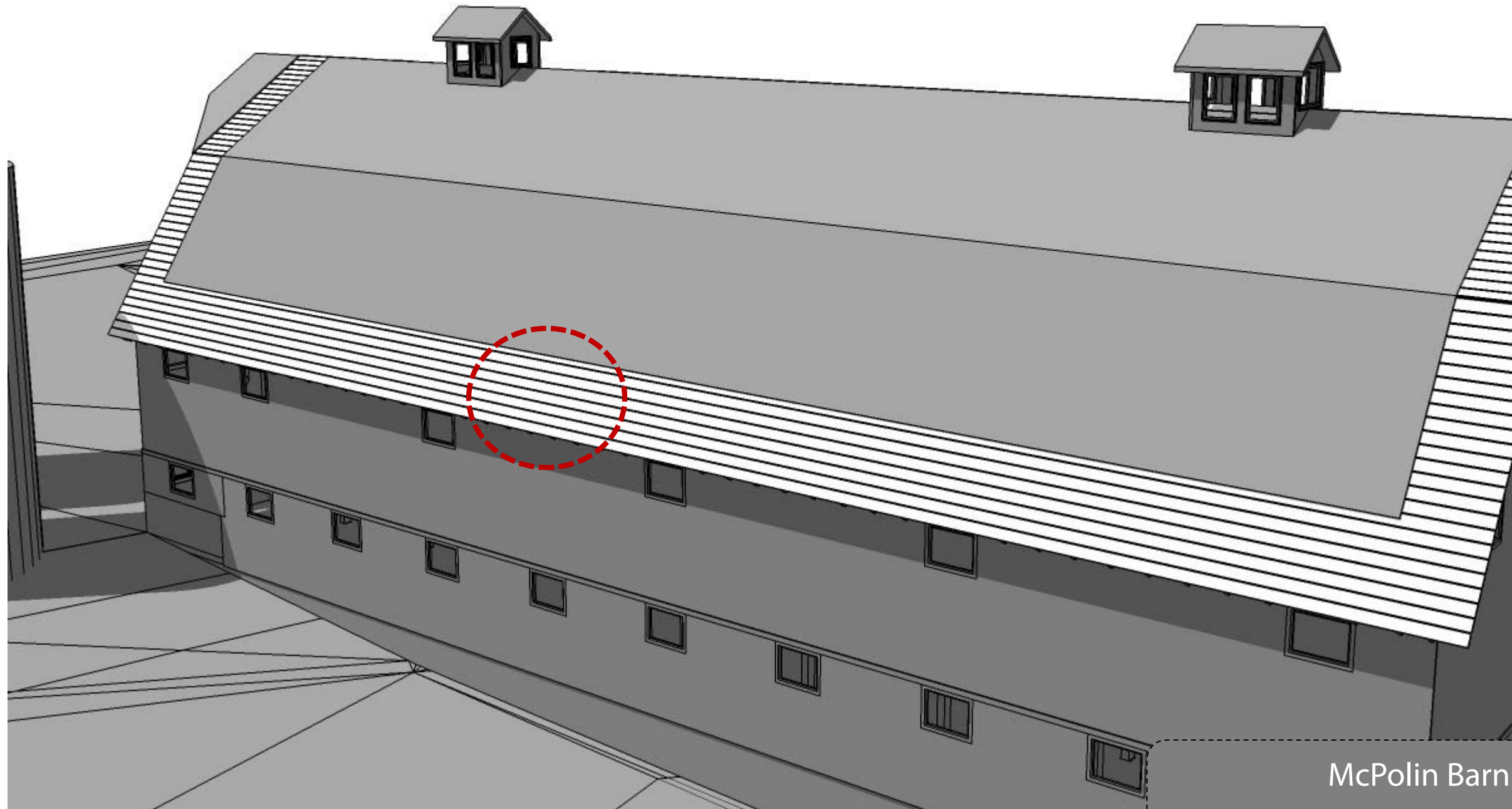
1. Remove existing roofing and underlayment

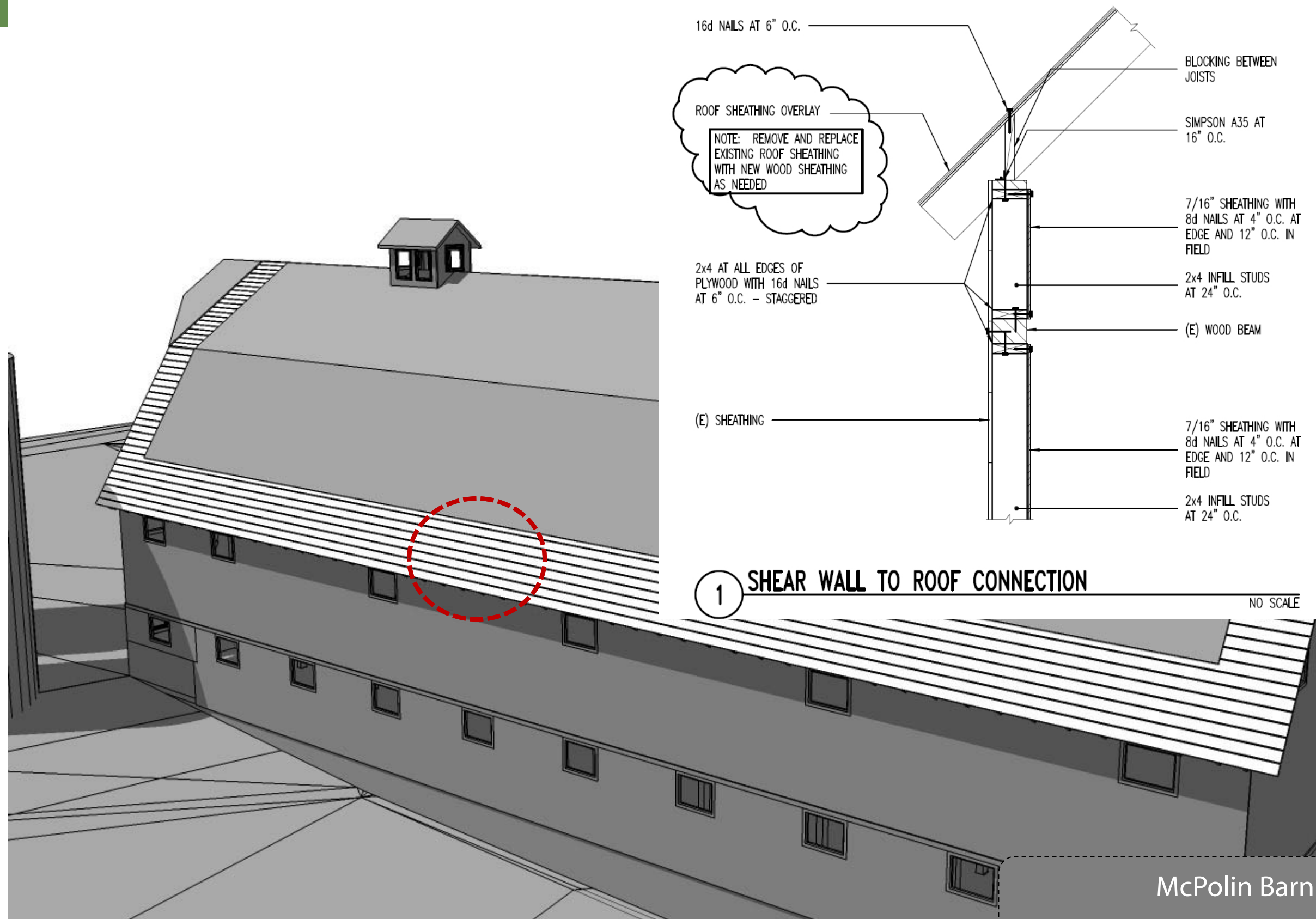


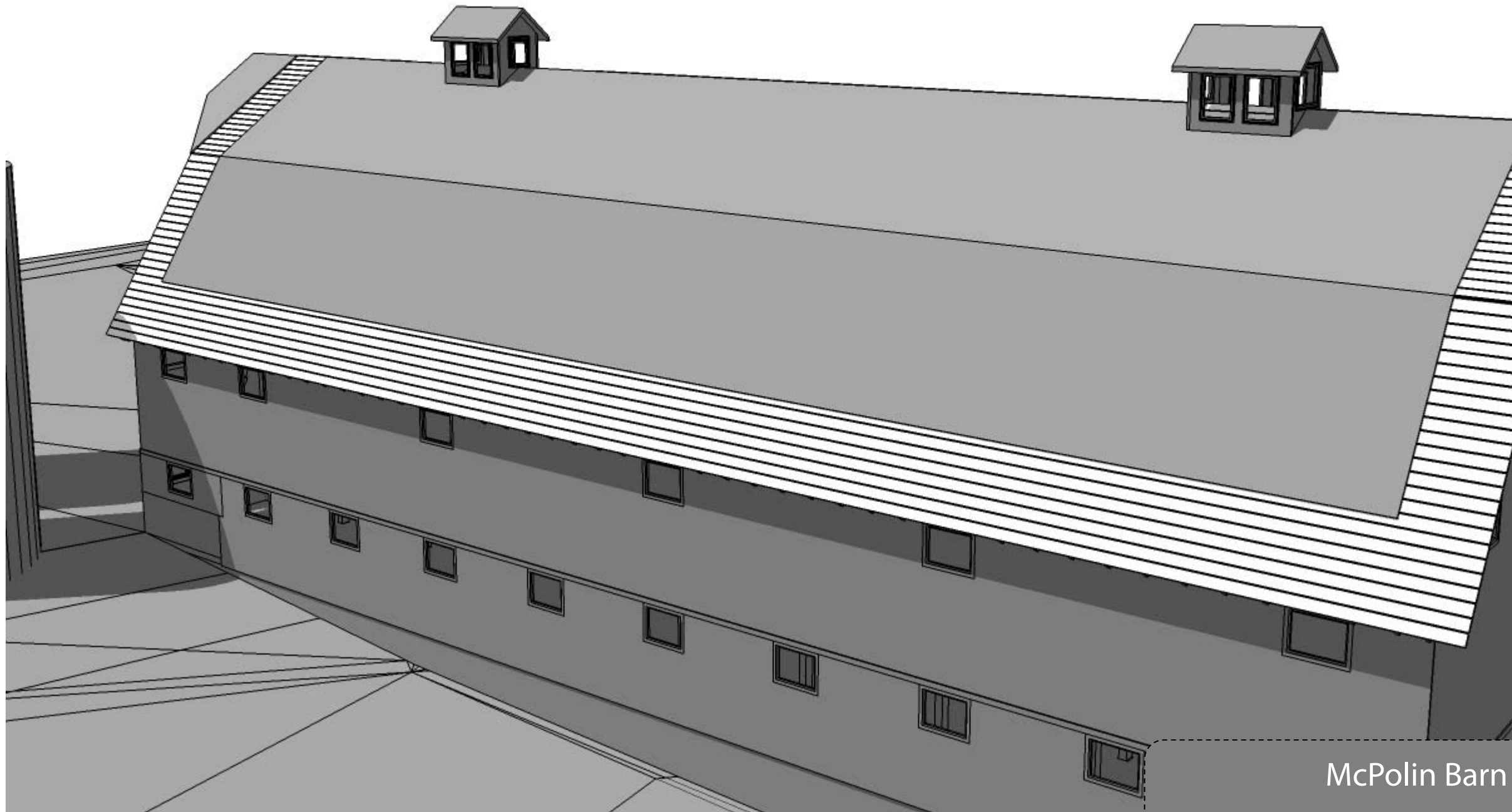
2. Remove structural sheathing and expose original skip sheathing



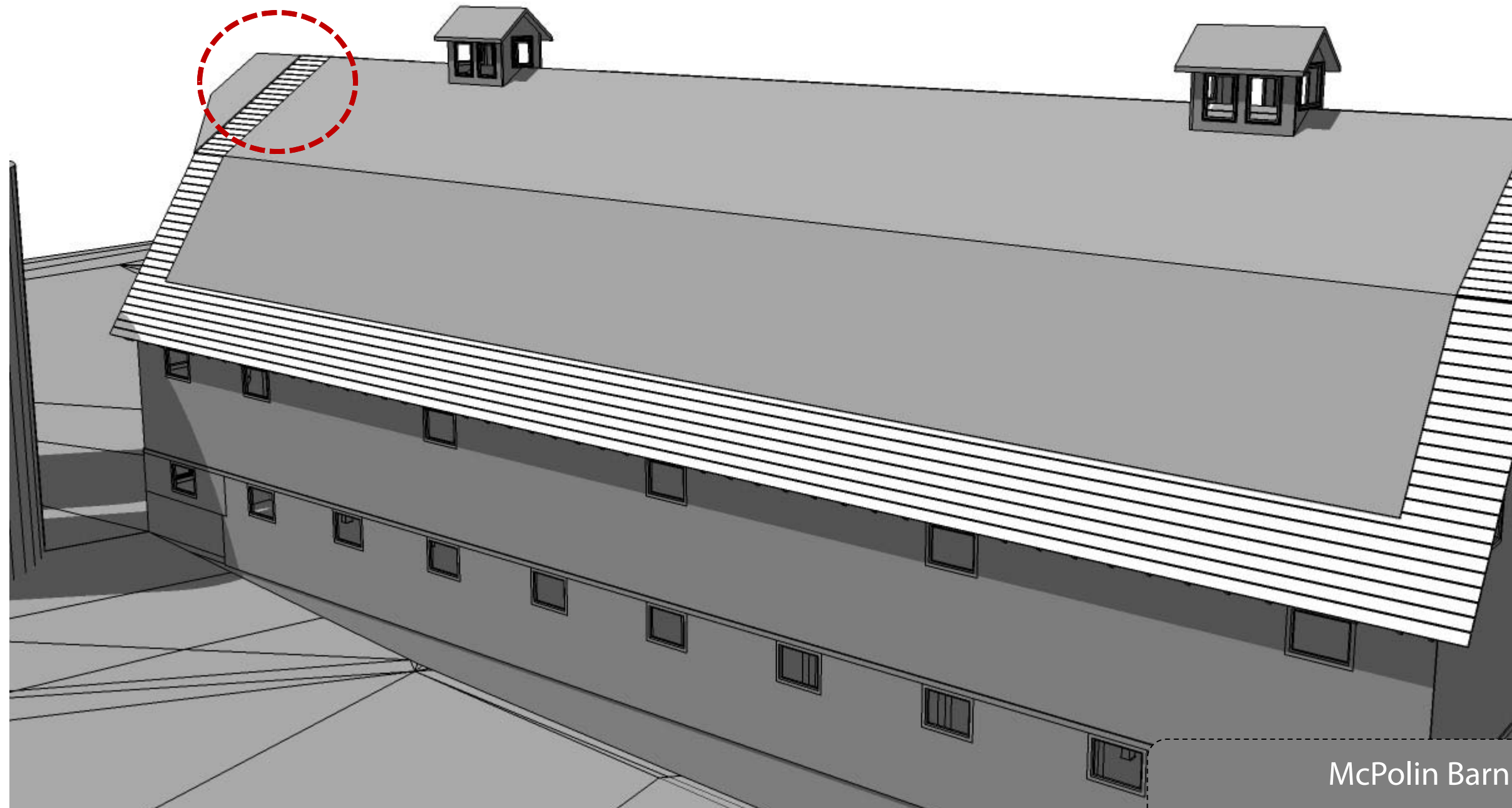
3. Wall to roof connections do not require the removal of the original skip sheathing.

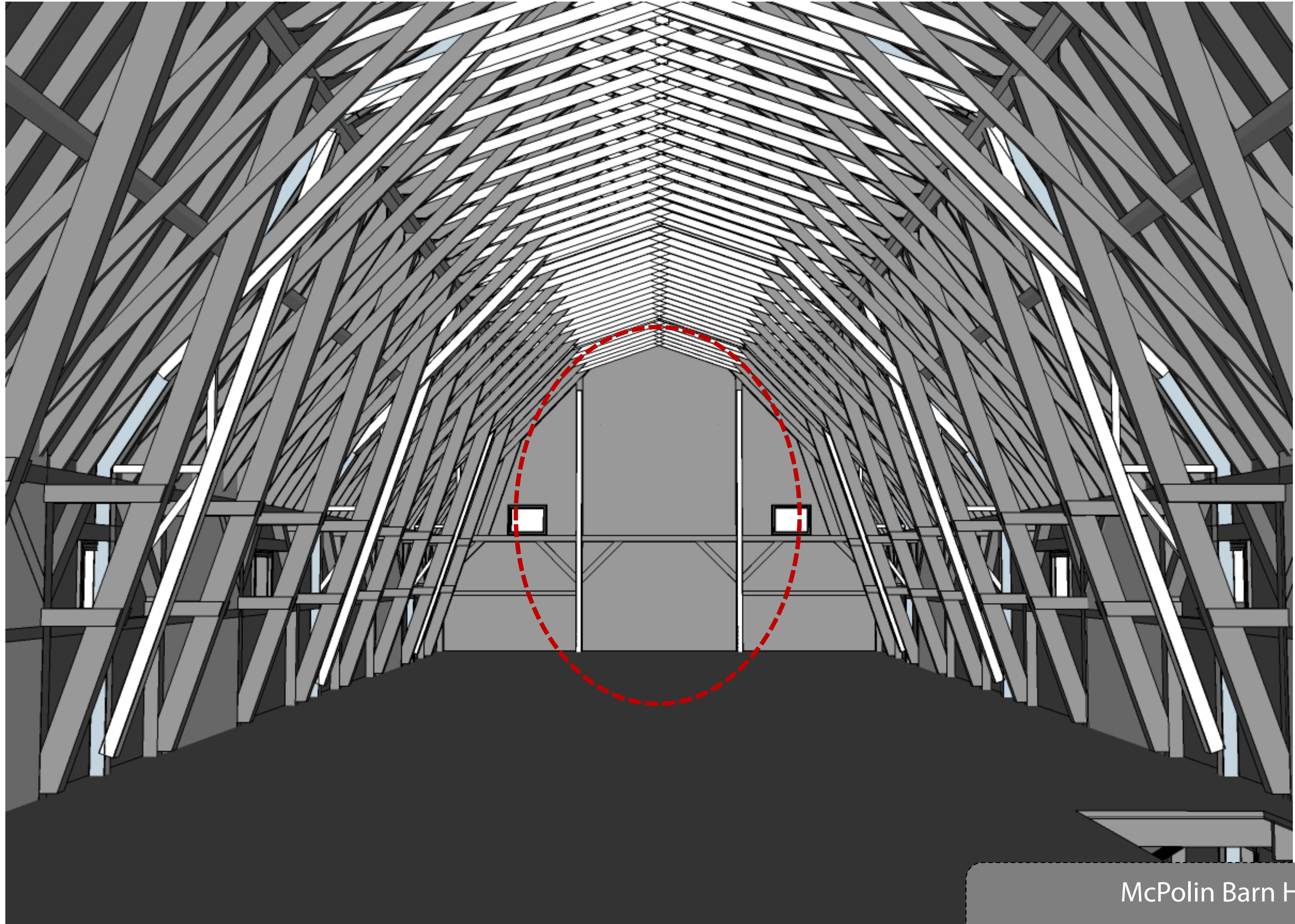


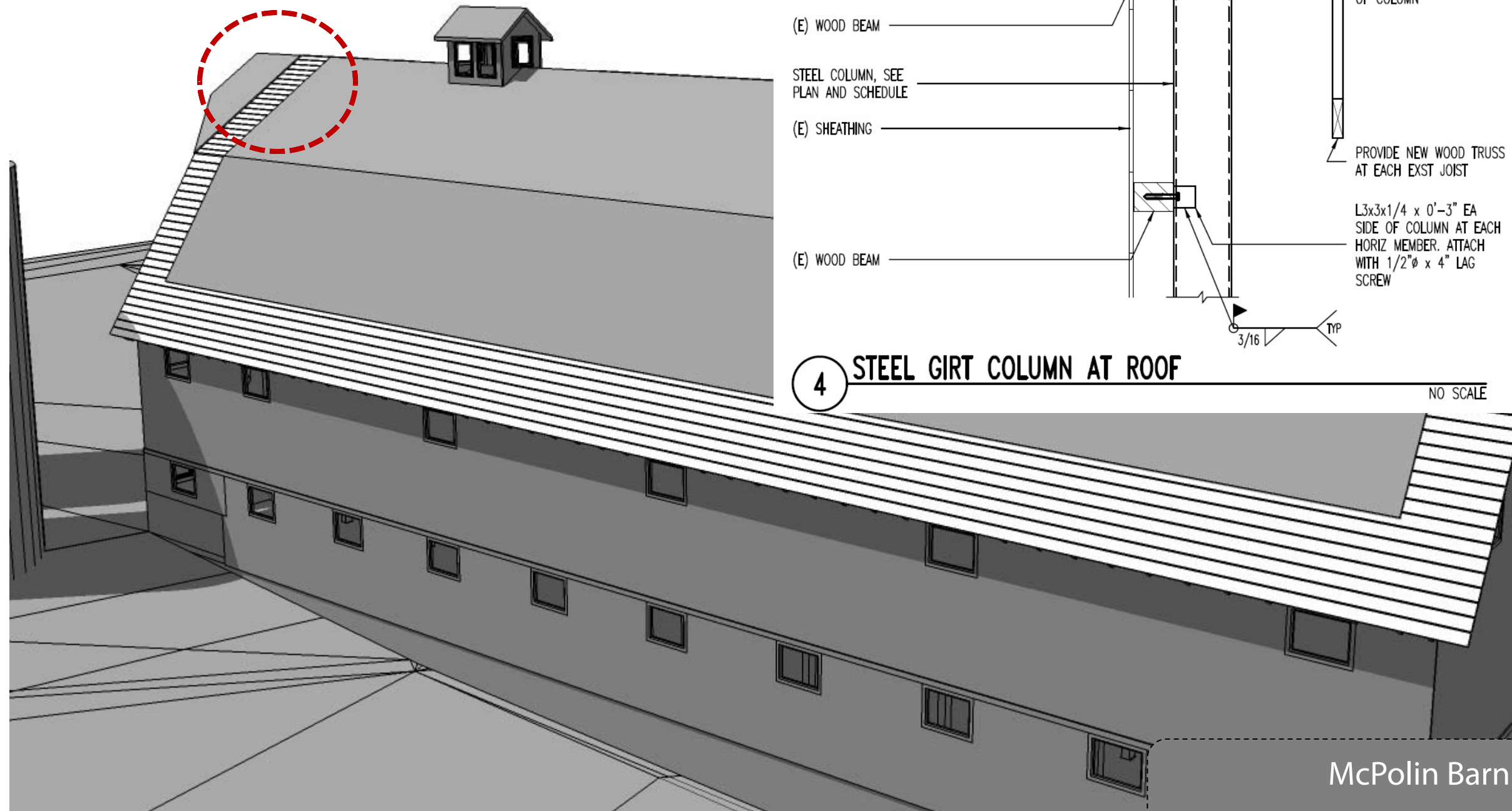


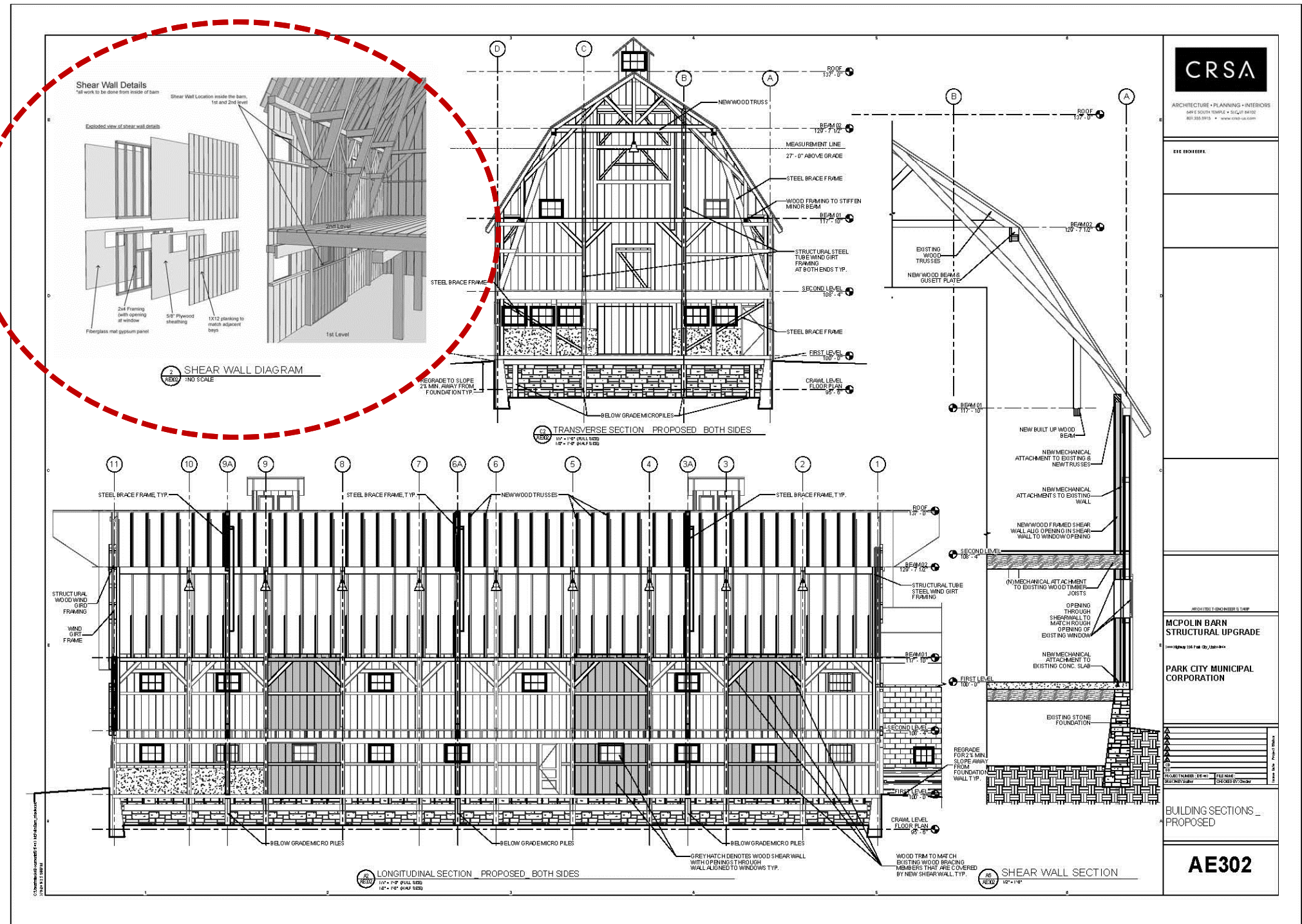


WIND GIRT TO ROOF CONNECTIONS



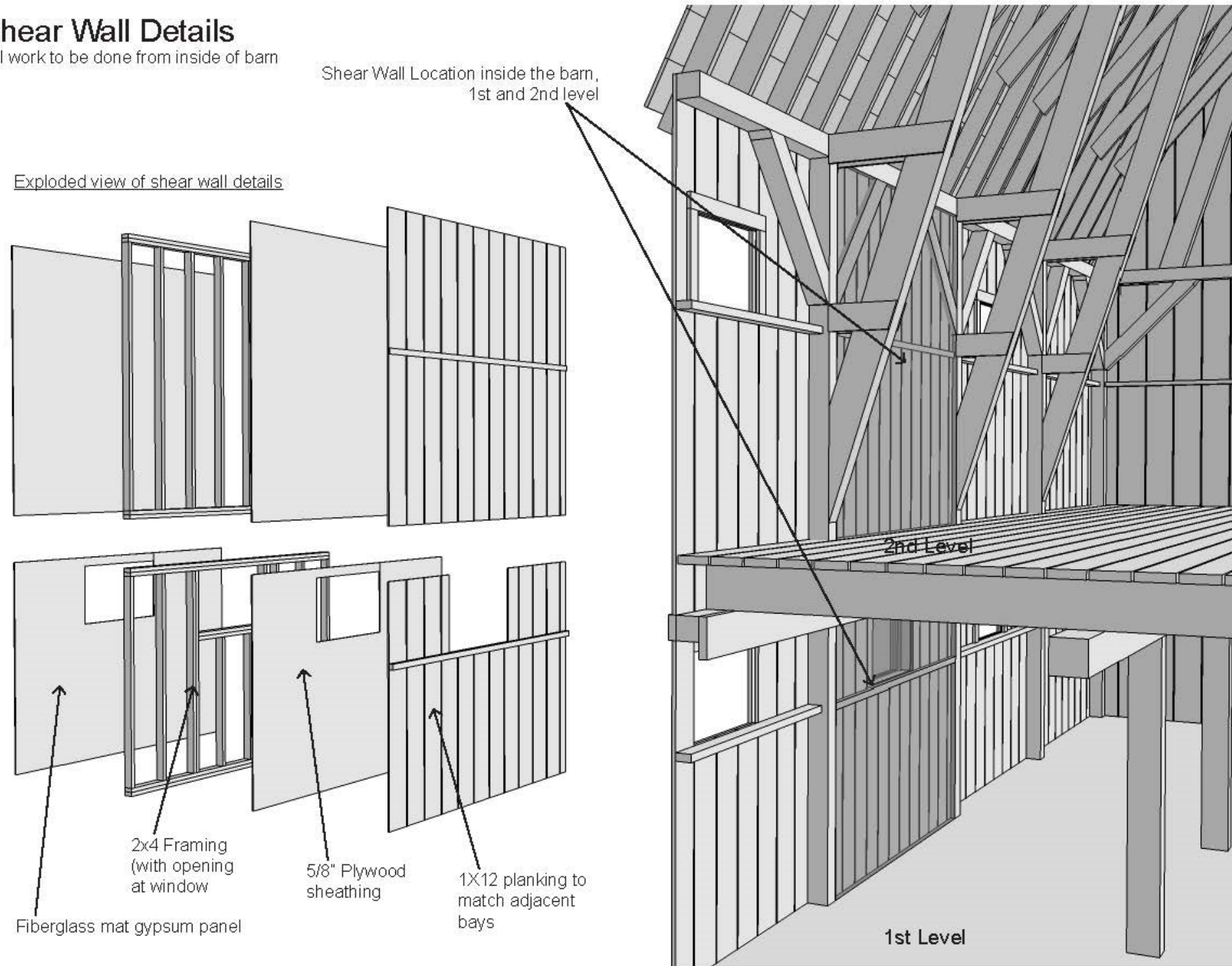


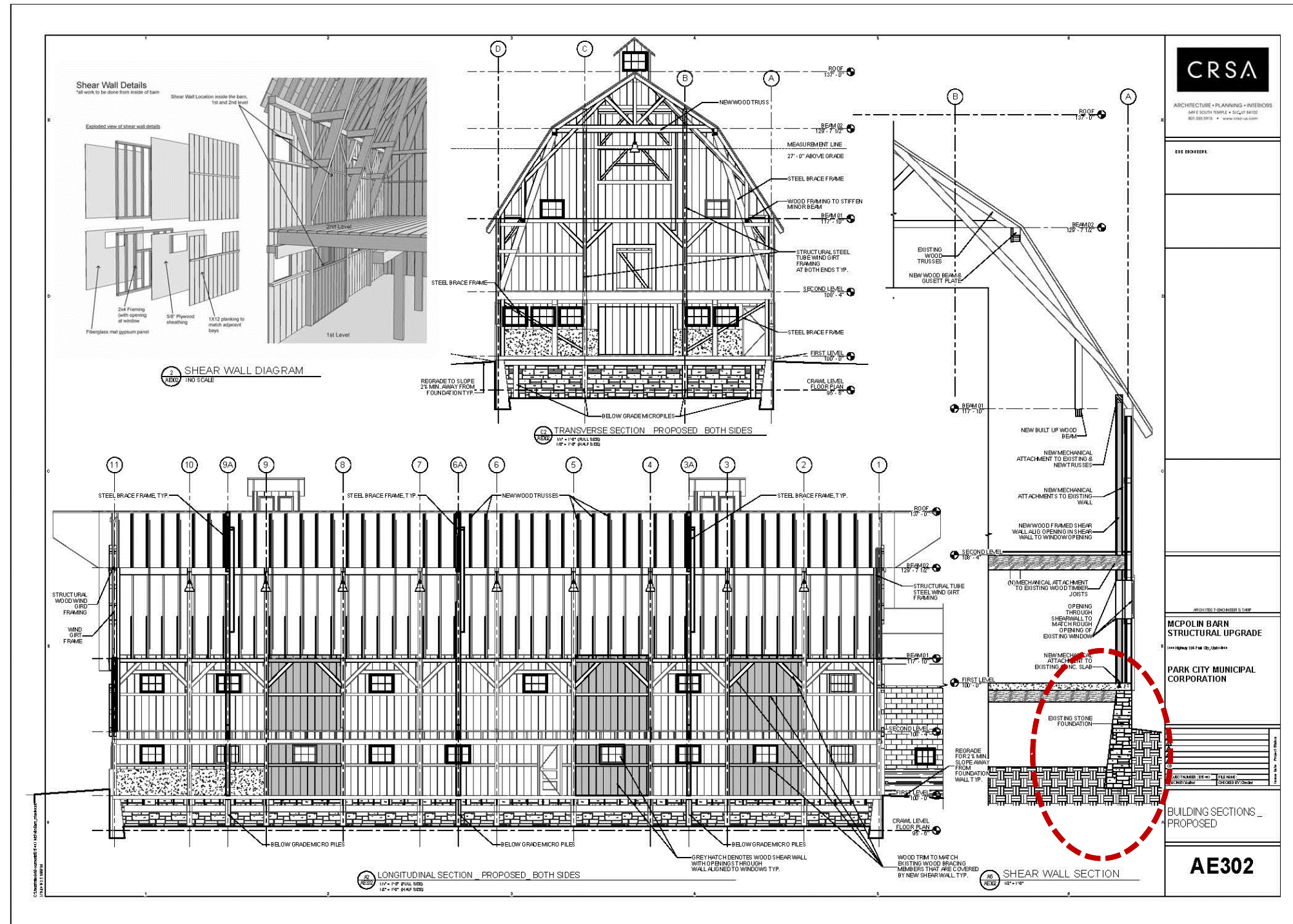


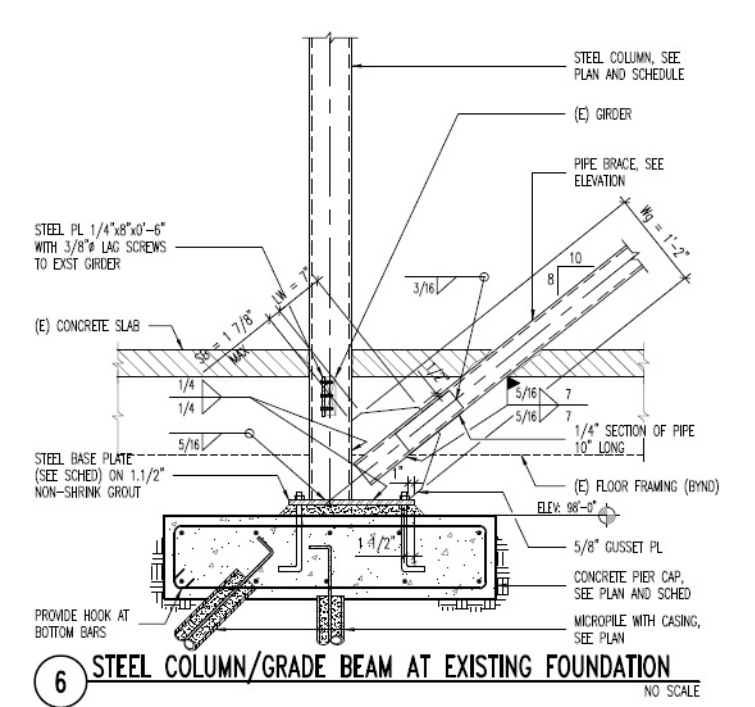
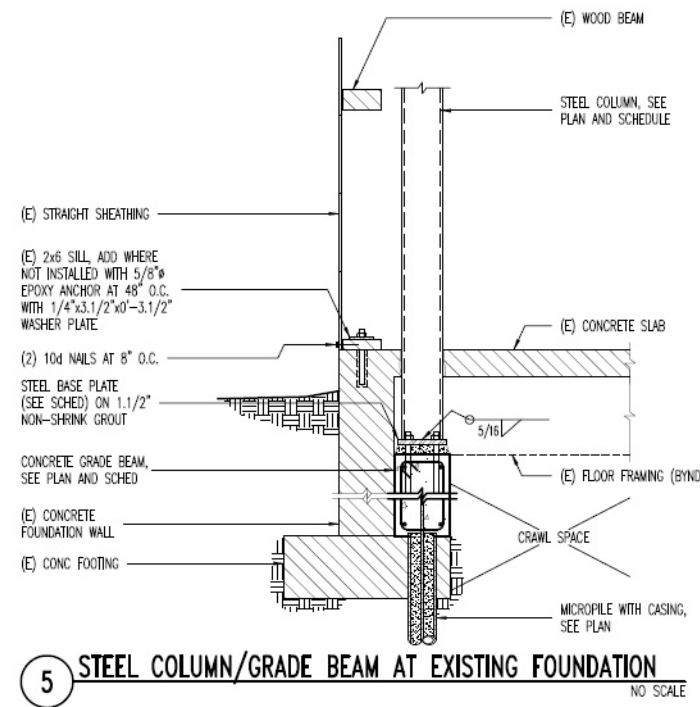
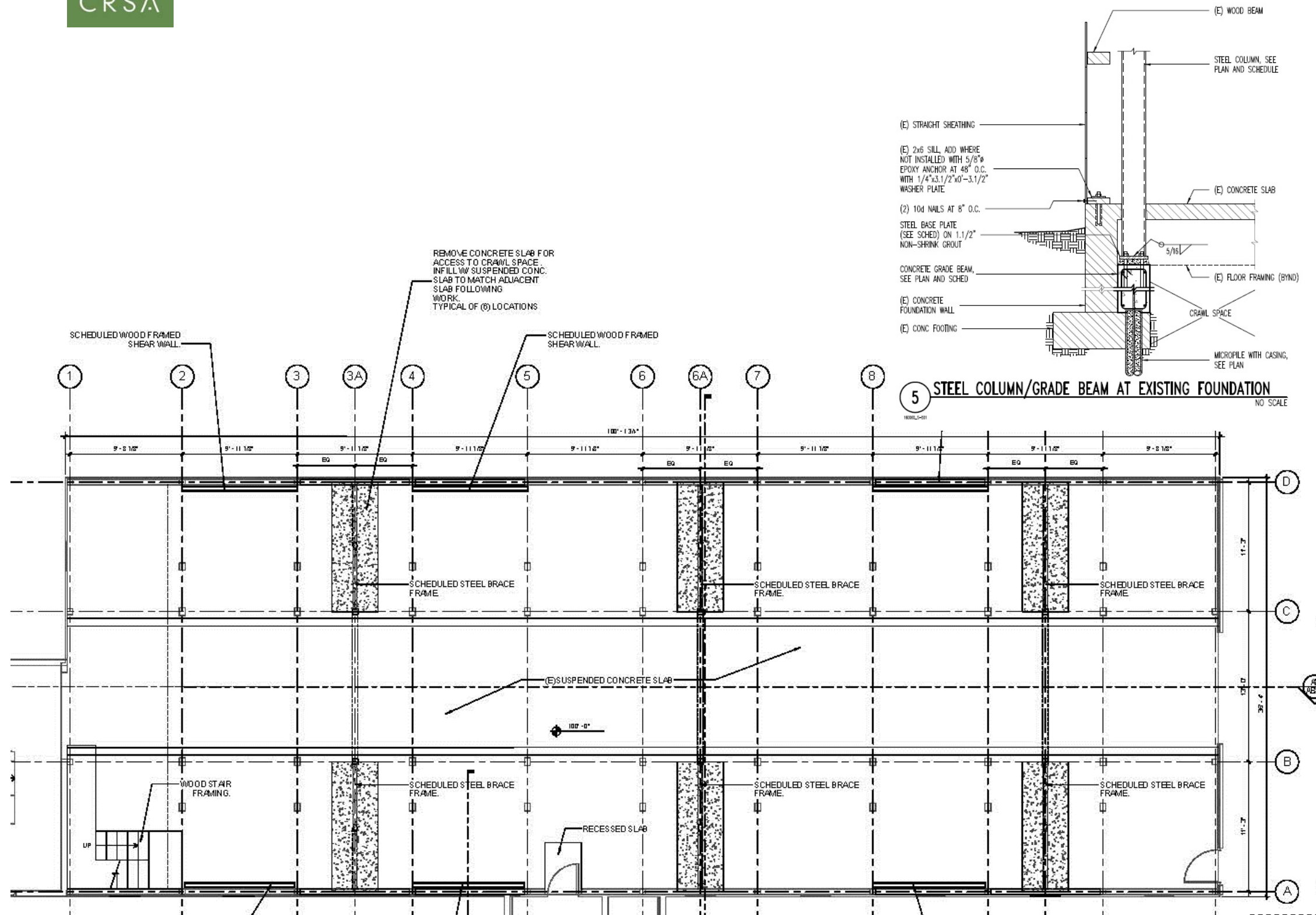


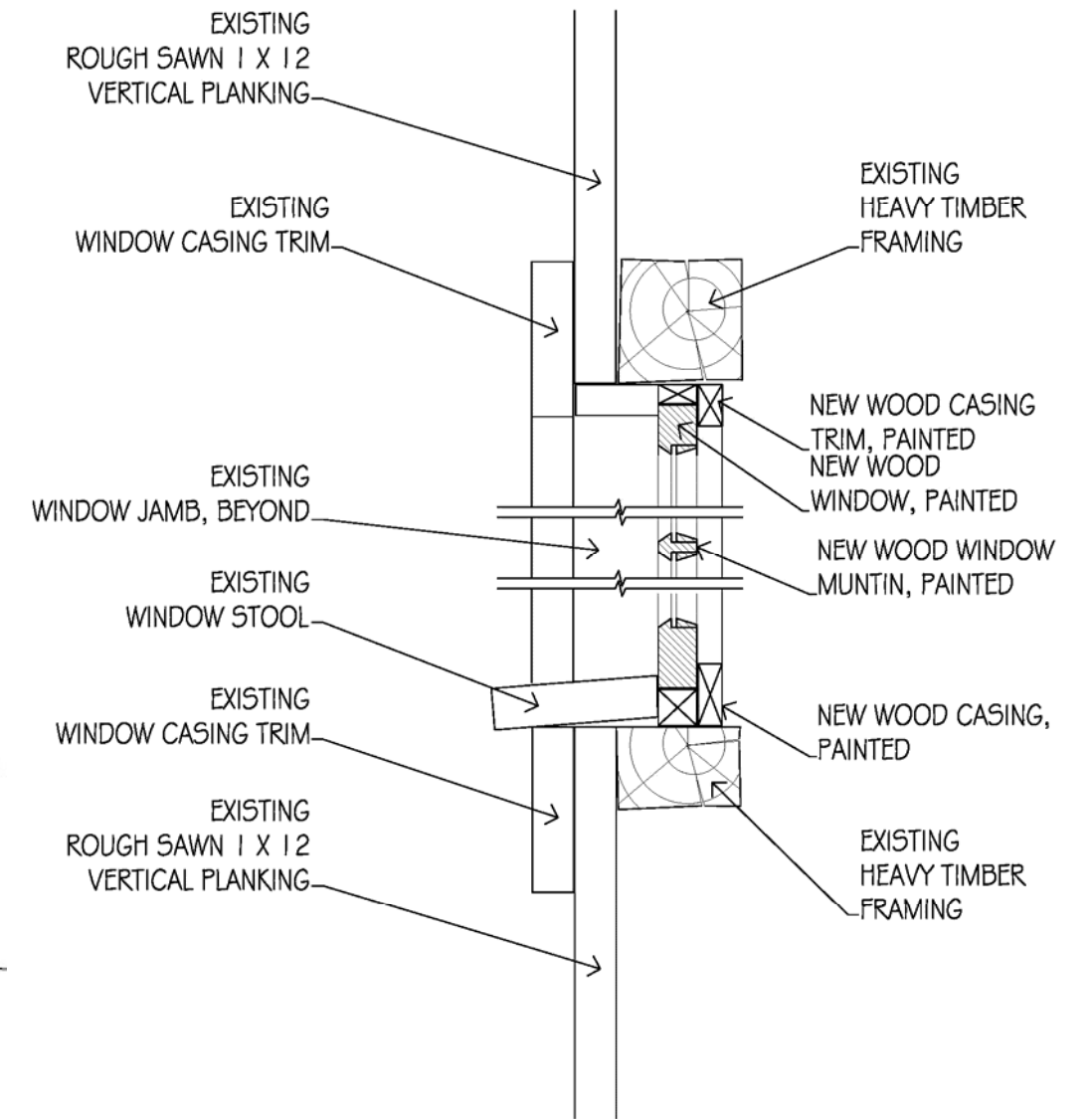
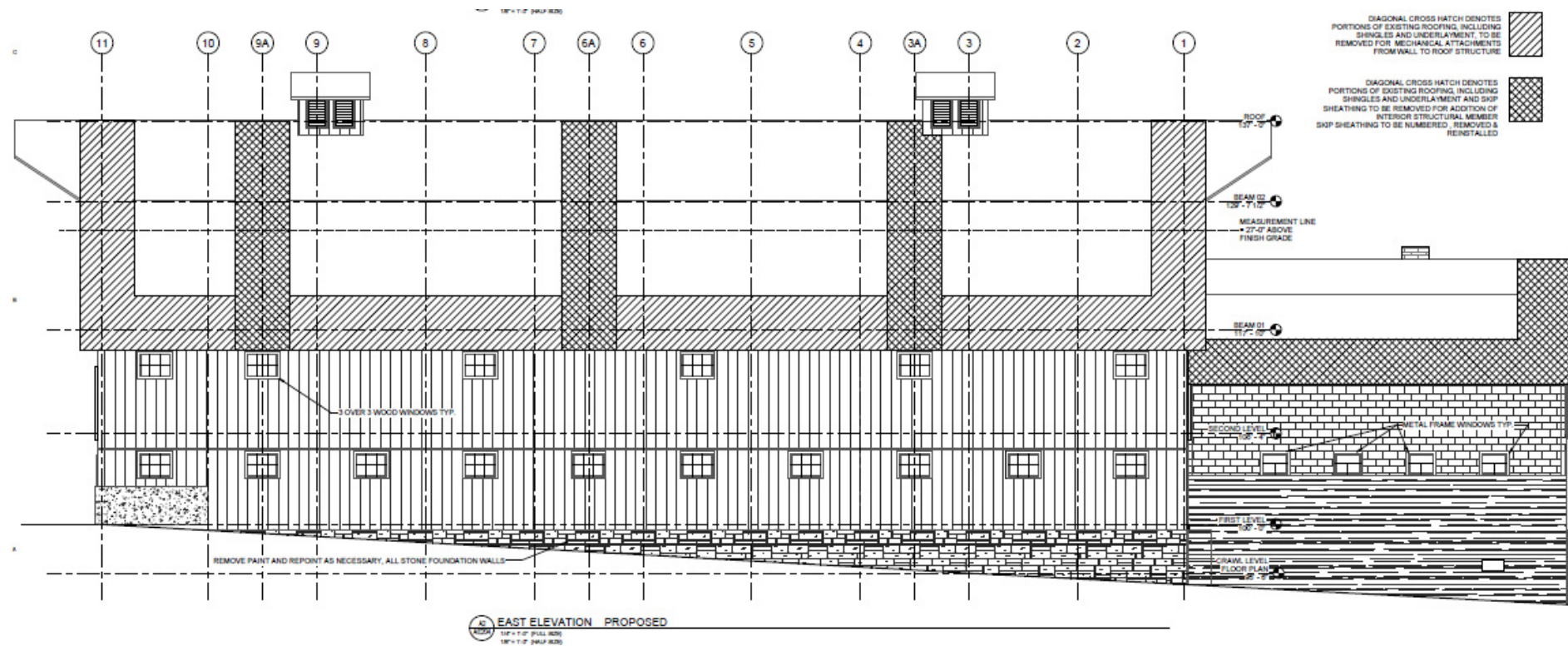
Shear Wall Details

*all work to be done from inside of barn









CRSA

McPolin Barn
Historic Preservation Board
April 6, 2016