PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
CITY COUNCIL CHAMBERS
November 1, 2017

AGENDA

MEETING CALLED TO ORDER AT 5:00 PM
ROLL CALL
ADOPTION OF MINUTES OF October 4, 2017
PUBLIC COMMUNICATIONS – *Items not scheduled on the regular agenda*
STAFF/BOARD COMMUNICATIONS AND DISCLOSURES
CONTINUATIONS
REGULAR AGENDA – *Discussion and possible action as outlined below*

632 Deer Valley Loop —Reconstruction—Significant House. The applicant is proposing to reconstruct the north, east, and west walls of the existing historic house. *Public hearing and possible action*	PL-17-03512 *Planner Grahn*	*17*
Annual Preservation Award - Staff recommends the Historic Preservation Board choose one (1) awardee for the annual Preservation Award, choose up to four (4) nominees for a historic award plaque, and select three (3) members to form an Artist Selection Committee. *Public hearing and possible action*	GI-15-02972 *Planner Grahn*	*55*

ADJOURN

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Park City Planning Department at (435) 615-5060 24 hours prior to the meeting.

PARK CITY MUNICPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF OCTOBER 4, 2017

BOARD MEMBERS IN ATTENDANCE: Douglas Stephens, Lola Beatlebrox, Puggy Holmgren, John Hutchings, Randy Scott, Alex Weiner

EX OFFICIO: Bruce Erickson, Anya Grahn, Hannah Tyler, Polly Samuels McLean, Liz Jackson

---

ROLL CALL
Chair Stephens called the meeting to order at 5:00 p.m. and noted that all Board Members were present.

PUBLIC COMMUNICATIONS
There were no comments.

ADOPTION OF MINUTES

August 2, 2017

MOTION: Board Member Holmgren moved to APPROVE the minutes of August 2, 2017 as written. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed. Board Members Weiner and Hutchings abstained from the vote since they were not present for the August meeting.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Planner Grahn introduced John Hutchins and Alex Weiner as the new Historic Preservation Board Members. She asked them to provide a brief background and why were interested in being on the Board.

Alex Weiner stated that she and her husband moved to Park City last January for the Washington DC area. She was involved with the Historic Preservation Society of Chevy Chase, Maryland. She thought that being on the Historic Preservation Board in Park City would be a good way to get involved.

John Hutchings stated that he and his wife have lived in Park City for seven years after living in Washington DC. He is originally from Colorado. He wanted to be on the Historic Preservation Board because he has lived in a historic structure since coming to Park City and he loves all the historic structures in town. He thought being on the Historic Preservation Board was a good way to get involved in the community.

Planner Grahn introduced Liz Jackson and Laura Newberry, the new Staff personnel in the Planning Department. Louis Rodriguez had left Park City and Liz and Laura would be taking over some of his responsibilities, particularly Staff reports and noticing. The Board members should contact them with any questions.

Director Erickson requested that all the Board Members complete and submit their direct deposit form if they had not already done so.

For the benefit of the new Board Members, Director Erickson introduced Cindy Matsumoto, the City Council liaison to the HPB. He also introduced Deputy City Attorney, Polly Samuels McLean.

Director Erickson commented on a new procedure. He explained that normally the HPB does not see Staff Communications reports. However, the Staff wanted to transmit an early draft copy of the proposed Grant Program to give the Board an opportunity to review it. Planner Grahn announced a joint meeting with the HPB and the City Council on November 16th regarding the Grant Program. She asked the Board members to let her know their availability. She would confirm that November 16th was the correct date and notify the Board.

Director Erickson announced that the Planning Commission unanimously approved the Compatible Roof Form LMC amendment at their last meeting. The only change was that the Planning Commission thought "primary" roof form was confusing and asked the Staff to change it. Director Erickson stated that the word "primary" was deleted and it is now called the "roof form" and "secondary roof". The LMC Amendment was moving forward to the City Council.

CONTINUATIONS – (Public Hearing and Continue to Date Specified)

424 Woodside Avenue – HDDR Review for Reorientation - Reorientation (rotation) of a "Significant" Structure towards Woodside Avenue and lifting of the Historic Structure 7 feet 7 ¾ inches. The primary façade of the Significant Structure is currently oriented towards Main Street and the applicant is proposing to rotate the structure 180 degrees so that the primary façade is oriented towards Woodside Avenue. Upon reorientation, the Historic Structure would be lifted 7 feet 7 ¾ inches.
(Application PL-16-03379)

Chair Stephens opened the public hearing. There were no comments. There were no comments.

MOTION: Board Member Holmgren moved to CONTINUE 424 to a date uncertain. Jack Hodgkins seconded the motion.

VOTE: The motion passed unanimously.

REGULAR AGENDA – Discussion, Public Hearing and Possible Action

1. Design Guideline Revisions – Staff recommends that the Historic Preservation Board take public comment on the proposed changes to the Design Guidelines for New Commercial Infill Construction in Park City's Historic Districts. Universal and Specific Guidelines will be reviewed for: Universal Guidelines; Site Design: Setback & Orientation, Topography & Grading, Landscaping & Vegetation, Sidewalks, Plazas, & Other Street Improvements, Parking Areas & Driveways; Primary Structures: Mass, Scale, & Height, Foundation, Storefronts, Doors & Windows, Roofs, Dormers, Balconies & Roof Decks, Decks, Fire Escapes, & Exterior Staircases; Gutters & Downspouts; Chimneys & Stovepipes; Architectural Features; Mechanical Systems, Utility Systems, & Service Equipment; Materials; Paint & Color; Additions to Existing Non-Historic Structures; Reconstruction of Non-Surviving Structures; Sidebars: Compatibility & Complementary, Masonry Retaining Walls, and Fencing. The Guidelines are incorporated into the Land Management Code in 15-13-2. (Application GI-13-00222)

Planner Grahn reported that they were looking at the last chapter of the Design Guideline revisions, which is New Infill Commercial Buildings. The Board has already reviewed and revised Historic Residential, Historic Commercial and New Residential Buildings. Much of the presentation this evening would be repetitive of what was done in those previous chapters; however, it reflects the changes and amendments that were made in the past. The Staff requested that the HPB Board review these amendments, provide comments, and based on the discussion either continue these amendments to the next meeting or forward a positive recommendation to the Planning Commission and City Council.

Planner Grahn explained that Design Guidelines were codified after the last HPB meeting, and because they are now part of the Code the Planning Commission also needs to review the changes.

Planner Grahn started the discussion with the Universal Design Guidelines. At the last meeting the Board had concerns with the styles that had appeared in the past in Park City, as well as how to be compatible within the context of a block. She presented the proposed changes that were made as found in the Staff report.

Chair Stephens referred to the bottom of Page 54 of the Staff report and noted that the Staff requested discussion with regards to the context of each block. Planner Grahn remarked that the Staff was looking for feedback from the Board

because the Staff struggled with that issue. If someone built an enormous 1970s building on a block, they would not want to encourage similar buildings, but it is a part of the block. The question was how does the context relate.

Board Member Beatlebrox stated that if an existing building does not fit the new Guidelines, that building should not be copied or used as a model of what is allowed on that block.

Board Member Hodgkins stated that as he read the Staff report he recalled previous discussions about neighborhoods. For example, Daly is different than Lower Woodside. In his mind, the answer is that the Guidelines apply without having to create different things for different neighborhood styles. He thought it fit.

Chair Stephens noted that they were looking for infill in the HCB District, and that can change from block to block. He did not want to put the Staff in the position that because there were larger buildings at the bottom of Main Street it would justify putting a large building next to smaller buildings at the top of Main Street. Chair Stephens favored the block by block analysis.

Chair Stephens referred to Universal Guideline #4. "New infill commercial buildings shall be differentiated from historic structures, but shall be compatible with historic structures in materials, size, scale and proportion". He asked if that was in conflict with the LMC and whether they would be able to restrict it differently than the LMC. He thought it could create an awkward situation.

Assistant City Attorney McLean stated that the Design Guidelines are codified. A provision in the Land Management Codes states that if there is any conflict the more restrictive shall apply. Because the Guidelines are now codified, it is no longer suggestive because it was adopted by Code. Chair Stephens understood, but he questioned how much it would impact the public if they were not aware of that provision. He was also concerned about property owners on Main Street that have been relying on the LMC for potential restorations.

Planner Grahn believed the next sentence in the language would help the Staff because a building could be visually broken up to look like two storefronts, as opposed to one large building, without having to break the wall plane. It breaks it up into volumes. Chair Stephens agreed on a property that is 50' wide. However, he noticed an inconsistency further into the recommendations that suggests that it might be difficult to meet the height restrictions in the LMC on a building next to a smaller building with a lower height.

Planner Tyler asked if Chair Stephens wanted to propose a specific change. Chair Stephens replied that it was not so much a change. The issue was how to restrict those property rights on Main Street. However, he was unsure whether

they wanted to go down that path. Chair Stephens stated that two-stories is the current height restriction on Main Street; but if they put it next to a one-story building is the intent to limit the two-story building. Planner Grahn explained that it was looking at the overall block, and in any block there will be historic buildings that are one, two, or three-stories tall. Finding a middle ground without engulfing the smaller historic building was a good approach. Planner Grahn stated that within the HCB, there is a specified wall height at the street and then it goes up a 45-degree angle to achieve the extra height. She believed that would naturally cause a step as well. Chair Stephens concurred; however, he thought it was important to review the guidelines to make sure that was clear.

Planner Tyler noted that the Steep Slope criteria listed in the LMC talks specifically about articulation. She asked if Chair Stephen would prefer that the language focus more on that because it implies that wall planes could be shifted, which would break up the mass. Planner Tyler clarified that the intent is not to prohibit two-story buildings, but rather suggest that the mass be broken up in ways such as shifting walls planes and adding articulation. Chair Stephens thought that could possibly work, but he believed it would work more easily on a frontage where there are multiple lots. His concern was primarily the single lots.

Chair Stephens wanted to know what problem they were trying to anticipate that would not be addressed by the current height restrictions in the LMC. Planner Grahn believed it was the massing. It is more the width along the street and less about the depth. Planner Tyler asked if it would work better if they tied it more to historic storefronts by respecting those widths and bringing those into the new infill route. She pointed out that someone could have a 300' wide building, but the issue is what it looks like in that 300 feet.

Chair Stephens agreed that it was better to address it in terms of the width. Director Erickson suggested that they eliminate the first sentence in #4 that ties it to mass, bulk, scale and size, and leave the second sentence, "The massing of the new infill commercial development shall be further broken up into volumes that reflect the mass", which is consistent with the storefront enhancement program. Chair Stephens thought the language change would give the Planning Department the ability to make judgment calls on variations with regards to wider, multiple lot combinations.

Planner Grahn noted that previously they had talked about whether they wanted to be completely different with infill within the Historic District, or whether they wanted a pattern to emerge that compliments the historic buildings. She agreed with Director Erickson suggestion overall; however, she thought they should leave the first sentence and eliminate any reference to size, scale and mass. That would still leave the reference to materials and features of the building being compatible with the historic buildings next door.

Chair Stephens pointed out that that would be consistent with what was done in the residential areas. Director Erickson agreed.

Planner Grahn moved to the next section and commented on Site Design. She stated that the Staff always tries to be proactive rather than reactive. They have done a good job of creating a street wall along Main Street, but the question is whether they need to protect against future developments that may be set back differently or create weird gaps in the smile on Main Street. She thought this was reflective of the residential guidelines, as well as the historic guidelines for commercial buildings. She asked if the Board had comments regarding setback and orientation or topography and grading.

Chair Stephens had a question on whether or not the HPB believes the Staff should address these unique conditions site design when it comes to block passageways. He asked if City-owned passageways go through the Planning Department for review. Director Erickson replied that it goes through the Planning Department but it does not go to the Planning Commission. Sometimes it has to go through the City Council if they use a platted unbuilt right-of-way. Director Erickson pointed out that the regulations require that all City projects must meet the Code and the General Plan, and he is the one who makes that Finding.

Board Member Beatlebrox stated that in general she believed the revisions and additions were more specific and clear, which would help the architect or designer know what is actually needed. She commended the Staff on the revisions.

Planner Grahn commented on landscaping and vegetation. She noted that there is not a lot of landscaping and vegetation on Main Street because there is not enough room in the side or rear backyards to accommodate it. However, they do want to be prepared because there are some places where landscaping could be encouraged and put in. One suggestion from the consultant was to reference this section back to the residential Design Guidelines.

Board Member Holmgren thought the landscaping on Main Street was usually done by the City. Planner Grahn replied that she was correct. Board Member Holmgren noted that some of the planters on Main Street have rhubarb and other foods and she thought that should be encouraged. Director Erickson remarked that this may be a larger conversation going forward. As there is more infill on Main Street, and particularly the south end of Main Street, it is becoming more and more difficult to remove some of the inappropriate trees and/or the diseased or storm damages trees. They have been approached by the Arborist community to give it more thought. Director Erickson stated that the Staff may come forward when the Urban Forestry Plan is completed to talk about more historic planting in the District and less Aspen Blue Spruce. That will be discussed more when they

talk about neighborhood context. Director Erickson wanted the Board to be aware if they see tree removals due to storm damage.

Board Member Holmgren stated that she would like to have the City pay a bounty for every Box Elder that is removed because they are called sewer destroyers.

Planner Grahn commented on sidewalks, plazas, other street improvements and parking. She believed these changes were reflective of the previous changes that were made to the Main Street District. The Board had no comments on this section.

Planner Grahn moved on to mass, scale and height. The Staff had provided a number of examples of what works and does not work on Main Street, beginning on page 59 of the Staff report. Planner Tyler stated that she and Planner Grahn spent several days going down Main Street taking photos.

The first photo was on the 500 block. The red building on the left was a historic building. The adjacent purple, yellow and teal buildings were not historic. Planner Tyler believed that speaks to #4 on the Universal Guidelines in terms of whether the wide building was broken up. This was an example of how the mass, scale and height should be broken up in order for the infill to blend, but not necessarily mimic the historic structures.

The next photo was a building with a much larger scale, but it was broken up to make it seem smaller than what it actually is.

The next two photos were larger buildings. The first photo had a lower level that was set back with an over-arching portico that is taller than what is normally seen on Main Street. The columns were also too massive. Planner Tyler pointed out that those are the elements they need to hone in on in the Guidelines to manage expectations for the design community in terms of what is expected or can be done.

Planner Tyler asked if the Board had specific questions on the redlines.

Chair Stephens referred to B.1.5 on page 61 of the Staff report. “New Buildings shall not be significantly taller or shorter than adjacent historic buildings with special consideration of the neighborhood historic buildings”. He was unsure what scenario that referred to. Planner Tyler noted that the language in black was already there. Chair Stephens thought they were dealing with it in the whole block scenario. Planner Tyler asked if he preferred to revise the language to put it more in the block context instead of calling out specific buildings. Chair Stephens believed that might be a better approach, because in one place they call for the block context, but here they were saying the adjacent building context. He thought it was difficult on Main Street because there are not many situations

where this would even apply. Planner Tyler pointed to the blue structure with the moose next to it is a very tiny building. It is probably one of the smaller one-story buildings. Chair Stephens replied that it is a one-story structure, but there is a historic building on each side of it, which protects it in that sense. Planner Tyler agreed; however, if those historic structures were not there, they would have to deal with the infill and the repercussions of saying that it was next to a one-story building. Planner Tyler thought it was important to have that discussion now.

Chair Stephens thought that an architect could deal with the height issue developed by the infill by minimizing how the height appears by massing and architectural features. They were looking at the actual height, but he believed it was more a design issue and the Staff needs the ability to address it.

Planner Tyler asked if Chair Stephens had any suggestions on how to address that. She believed his comments related to what the Staff was trying to do. Chair Stephens replied that it still comes back to the mass and the scale, and what is adjacent. The architect should be sensitive to the surrounding buildings, but that is not always the case.

Board Member Hodgkins questioned the first statement in B.1.5, "New buildings should not be significantly taller or shorter than…" He thought that was vague. He understood that they were talking about a maximum of two stories. Therefore, if it is a story taller, the next paragraph says, "Primary façade shall be limited to one to two stories in height. Special consideration would be given to the wall heights of neighboring adjacent historic structures". He thought that would address what they were trying to accomplish. Planners Tyler and Grahn agreed and suggested that they delete B.1.5.

Chair Stephens believed someone could design a two-story building next to a short, little building and the two-story building would look too tall. He clarified that his intent was to make sure that the Planning Department has the necessary tools to address those issues when they arise. He pointed out that a façade could be broken up to make the building seem shorter by adding a porch overhang and changing the window configuration. He thought the language as redlined was all about numerical height.

Planner Grahn suggested that they remove the first part of B.1.5 because they would be able to catch it with the facades.

Board Member Beatlebrox thought the language needed to be very blunt considering the pressure that a building owner or developer feels for getting the most square footage in the least amount of space. She did not believe they should remove the first sentence in B.1.5. Ms. Beatlebrox thought the language "New buildings should not be significantly taller or shorter" was clear and blunt.

Director Erickson noted that the strike-out eliminates the “should” and it becomes a “shall”. He pointed out that “should” gives some flexibility, but “shall” is more rigorous.

Board Member Holmgren asked how they would handle “significantly”. Planner Grahn thought it would be a case by case basis depending on the design and the perceived mass and scale. Board Member Weiner believed that “significantly” was the wiggle room.

Director Erickson asked Planner Grahn about the Code change for Historic District Design Reviews on commercial buildings in terms of Appeals. Planner Tyler replied that Appeals do not come before the HPB. Since the Design Guidelines were incorporated into the LMC, she believed all the Appeals go before the Board of Adjustment or the City Council. Assistant City Attorney McLean noted that the Appeal process was delineated in Chapter 1. She recalled that Appeals of Design Reviews would go to the Board of Adjustment.

Planner Grahn commented on foundations and how much should be visible. The Staff determined 8” on the primary façade. The Board had no concerns or comments.

Planner Tyler commented on storefronts. She presented examples of structures that contributed to a cohesive Main Street, and others that did not. She stated that the Staff was trying to hone in on breaking up facades to be consistent in the streetscape and the block context. It specifically talks about the components of storefronts and what they look like. Planner Tyler noted that the LMC was changed to require a maximum of a 50’ width for storefronts on Main Street, which was part of the Storefront Enhancement Program. She noted that there are protections in the LMC that were included in 2017 to create more appropriate storefronts. The Board no concerns or comments.

Planner Tyler believed the section on doors and windows were similar to the storefronts in making up the components of not only the whole building, but also crucial to what makes up the storefront. The Board had no concerns or comments.

Planner Grahn commented on roofs. The commercial buildings are almost always a flat roof or a shed roof. She asked if the HPB had any concerns with what they were proposing. The Board had no comments or concerns.

Planner Grahn moved to dormers, and noted that dormers are rarely seen on Main Street. She presented an example of one building with dormers as an example of using dormers incorrectly. Planner Grahn pointed out that if someone intends to use a dormer, the Guidelines should specify how to use it correctly. The Staff incorporated the same language that was used for

residential structures. Chair Stephens believed dormers were limited by the LMC and the height restrictions. If someone added a dormer it would be far back. Planner Grahn remarked that it could also be on the Swede Alley side or the Park Avenue side, depending on which way the back of the building faces.

Chair Stephens had a question on roof materials, page 68 of the Staff report. He noted that they often see a galvanized roof in the residential, which appears to work fine because when it rusts it drips onto that property. However, when a galvanized roof rusts on Main Street, he questioned where that would drip and whether it would drip onto the granite that was just installed. Chair Stephens did not believe a galvanized roof was appropriate on Main Street.

Director Erickson pointed out that the galvanized material does not rust. The rusted Core 10 Steel will rust. He was not opposed to prohibiting Core 10 on Main Street. Chair Stephens noted that anything that would rust would leave stains wherever it drips. Planner Grahn removed rusted steel from the list of materials.

Planner Tyler commented on balconies and rooftop decks. She noted that previously there were no Guidelines that specifically addressed decks or rooftop decks. The Staff wanted to have specific guidelines that address what appropriate decks would look like, given the number of requests. The goal is for the balcony or deck to be cohesive with the street and to be more historically appropriate, even though they are on infill.

Chair Stephens understood that decks or balconies could not go over the public right-of-way. Planner Grahn explained that if a balcony were to extend over the right-of-way, it would require City Council approval and the owner would have to enter into an encroachment agreement with the City. Planner Tyler clarified that it could occur, but it is addressed under a separate process.

Chair Stephens noted that the former City Engineer would not allow balconies on the property if the posts went down into the sidewalk. He asked if that restriction was still in place. Planner Grahn assumed it would be on the Main Street façade, but she was unsure. She offered to look into it and report back with an answer. Chair Stephens recalled that it was primarily a snow removal issue. He assumed that it was still in place.

Board Member Holmgren asked if these proposed changes were also for Swede Alley. Director Erickson answered yes.

Planner Tyler commented on fire escapes and exterior staircases. She noted that the guidelines did not address specifically address these items. They were talked about broadly in the last Guidelines, but the Staff wanted to make sure

they were addressed in this rewrite. She pointed out that the Guideline discourages fire escapes and exterior staircases on the front façade.

Planner Grahn commented on downspouts and gutters. She recalled that the last time the HPB talked about this, they removed where the water should run. The Guideline is simple and only says to keep it away from architectural features and make sure it is visually minimized.

Planner Grahn commented on architectural features. She noted that the intent is to stress simplicity. With the push for mountain modern they are not seeing a lot of people try to do ornate, Victorian looking infill, but if that changes they want to be prepared.

Planner Grahn remarked that the guidelines for mechanical equipment was the same as the previous guideline, but with a few new rules regarding where to put it so that it is visually minimized.

Director Erickson asked how the Staff addressed concrete as a primary wall material. Planner Grahn thought it might be addressed in the next section about materials.

Planner Grahn noted that she and Planner Tyler looked at materials the same as they did with the residential structures. They wanted to make sure they were similar and complimentary of the historic buildings. She pointed out that there is one board form historic concrete building on Main Street. If someone wanted to do something similar, the Staff would have to take a closer look.

Chair Stephens asked how they addressed synthetic building materials. He recalled that in the past synthetic materials were only appropriate up to a certain height because of weather issues. Planner Grahn noted that a good hardy board that has the rustic looking wood that would be seen on a historic house is usually allowed. However, the Staff always asks for a sample first to make sure it does not look like vinyl siding. She pointed out that the hardy board would be allowed on the entire building as long as the building is not historic. Chair Stephens asked if they look at the trim more closely, because the construction on the trim is more difficult using hardy board. Planner Grahn agreed. She stated that they look at that when it goes through the HDDR process and the applicant presents samples. She has not seen any bad examples, but asked Chair Stephens or the other Board members to let them know if they know of a bad example.

Director Erickson informed the HPB that the Staff would be starting the review on the Brew Pub parking lot garage, and they were proposing some board form. If the City makes external changes to China Bridge the board form concrete would come into play. He recalled that some was being used on the Kimball. It would all go through the HDDR.

Planner Grahn noted that paint and color were not regulated by the Design Guidelines; however, they wanted to make sure that people do not paint brick or start trends that are not consistent with the Historic District.

Board Member Beatlebrox noted that the focus has been on breaking up large spaces with different setbacks, etc. However, if the building is painted all one color it still looks big, as in the Mall. She asked if it would be worth suggesting that different colors or shades of the same pallet be used for different planes of the buildings. Planner Grahn thought that could be incorporated. She recalled that the Staff talked about that when they looked at additions to historic buildings. They encourage the additions to be a different color than the historic structure to keep it from being one mass.

Board Member Holmgren thought different colors work on additions to historic buildings, but when they start talking about adjusting the colors on the building, she anticipated a fight. Planner Grahn suggested using "should" or "consider", to leave it a little flexible and open. She agreed that it would create problems if it was required. Chair Stephen thought the different planes could be broken up in the HDDR process through different materials.

Planner Tyler commented on additions to non-historic buildings, and stated that the Staff has been getting a number of requests to remodel existing non-historic buildings. They wanted to make sure there were guidelines to address that specific request. The proposed guideline would insure that they have compatible additions to historic structures, as well as any other modification to the historic building, to make sure that it does fit in with the context of the street. Planner Tyler pointed out that the intent is consistent with everything else they talked about this evening. It was just specifically directed to existing buildings.

Chair Stephens clarified that if someone came in to redo a building that was built in the 1980s or 1990, it would give the Staff the tools to have the storefront facades redone.

Planner Tyler commented on the reconstruction of non-surviving structures. She stated that the changes were minimal and the primary change was to make the grammar consistent throughout the document, and lining it up with the LMC.

Planner Grahn remarked that the side bar about compatibility and complimentary was already included in the other reviews, and that has not changed.

Director Erickson asked Planner Grahn to explain the blue pages for the benefit of the new Board members. Planner Grahn stated that the Staff report redlines the changes that were made. The blue document was the clean version, and the Staff includes those as Exhibits because it is easier to read than the redlines.

The Board commended Planners Tyler and Grahn for doing a great job.

Director Erickson asked the Board which guidelines needed to come back and which ones could be moved forward this evening. Paint was the only item.

Chair Stephens opened the public hearing.

Ruth Meintsma, a resident at 305 Woodside, thought the amount of work the Staff had put into these revisions was amazing. She has seen the Staff in process and it is a full time job. These revisions add amazing depth to the rules and regulations that have been difficult to enforce in the past. She thought it would go a long way in saving things that have been lost previously.

Chair Stephens closed the public hearing.

Board Member Hodgkins thought it could be a took to project out to other historic communities that are where Park City was five years ago.

Chair Stephens thanked the Staff. He thought the benefit is that there has not been significant construction on Main Street, and it is nice to be ahead of the curve before that comes starts to occur. He asked if the Staff felt like they have the tools already in place to address historic buildings on Main Street. Planner Tyler replied that it was the lessons learned that helped guide this document. They tested these guidelines against some of those applications to see what would have been different. She gave Director Erickson credit for that input. Planner Tyler believed these guidelines would help guide future development in the direction that they all find is appropriate.

Chair Stephens noted that there is pressure on the historic buildings on Main Street to increase in size. He asked if this document would come into play to address those structures. Planner Grahn replied that it would not for the specific building they talked about this evening, but overall, she thought it would go a long way for both residential and commercial when people actually come in to rehab those Main Street buildings. Chair Stephens believed it was a Catch-22. They want to have the tools in place, but at the same time they want to encourage restoration of historic buildings on Main Street.

Director Erickson stated that unless the Board wanted to see these revisions again, he recommended that they forward a positive recommendation for the changes to the design guidelines as presented this evening, with the amendments that the Historic Preservation Board has proposed, with the exception of the section on paint, which the HPB will revisit at the next available opportunity.

Chair Stephens thought the Board had discussed the revisions sufficiently and was prepared to move forward.

MOTION: Board Member Hodgkins made a motion to forward a POSITIVE recommendation to the Planning Commission and the City Council on the Design Guidelines as presented this evening; with the exception of the section on paint, which the Board will revisit at a later date. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

The meeting adjourned at 5:56 p.m.

Approved by _____
Stephen Douglas, Chair
Historic Preservation Board

Historic Preservation Board
Staff Report

Planning Department

Author: **Anya Grahn, Historic Preservation Planner**
Subject: **Reconstruction Review**
Address: **632 Deer Valley Loop**
Project Number: **PL-17-03512**
Date: **November 2, 2017**
Type of Item: **Administrative –Reconstruction**

Summary Recommendation:
Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve the reconstruction of the historic house at 632 Deer Valley Loop pursuant to the following findings of fact, conclusions of law, and conditions of approval. This site is listed as Significant on the City's Historic Sites Inventory (HSI).

Topic:
Address: 632 Deer Valley Loop
Designation: Significant
Applicant: Lilac Hill LLC (Architect Bryan Markkanen)
Proposal: Reconstruction of c.1900 historic house

Background:
On March 28, 2017, the Planning Department received a Historic District Design Review (HDDR) application for the property at 632 Deer Valley Loop. The application was deemed complete on April 11, 2017. The Historic Preservation Board (HPB) reviewed and approved the applicant's request for Material Deconstruction and Disassembly/ Reassembly (Panelization) of the historic house on August 2, 2017 [Staff Report (starting page 25) and Minutes (starting page 2)]. Since that time, the applicant has completed further exploratory demolition, removed the siding and non-historic windows, and discovered hazardous materials. Uncovering the structural defaults and the necessary asbestos abatement has prompted this request for total reconstruction as described further in the following analysis.

The Historic District Design Review (HDDR) application for this property has not yet been approved. The Lilac Hill Subdivision has been under consideration by the Park City Council since August 2017 and it has not yet been approved. As the HDDR applications for the applicant's proposed two new duplexes is dependent on where the subdivision line is drawn, the proposal may change if the subdivision is not approved by City Council.

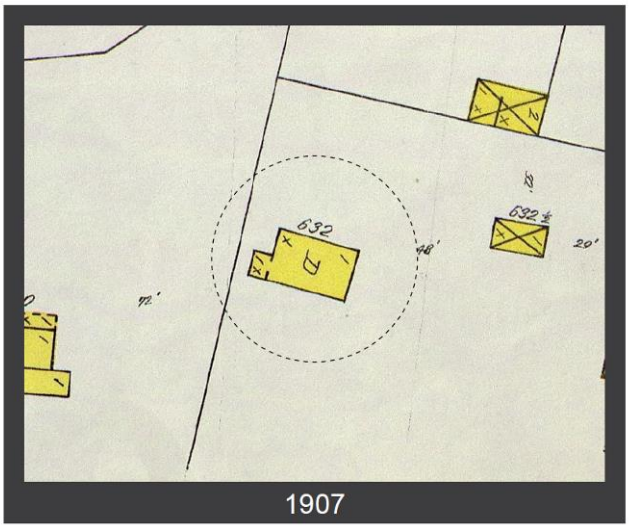
Additionally, Planning and Building Department find that the structural stability of the historic house needs to be addressed prior to winter. Staff fears that if the house, as is, remains standing throughout the winter, it is likely the weight of the snow on the roof will

cause further buckling. The collapse of the roof may cause further damage to the wall structure, particularly if they collapse with the roof structure. Planning and Building Department staff find that by taking the house down prior to final approval of the HDDR will not only address health and safety concerns, but may also allow us to salvage a greater amount of historic material.

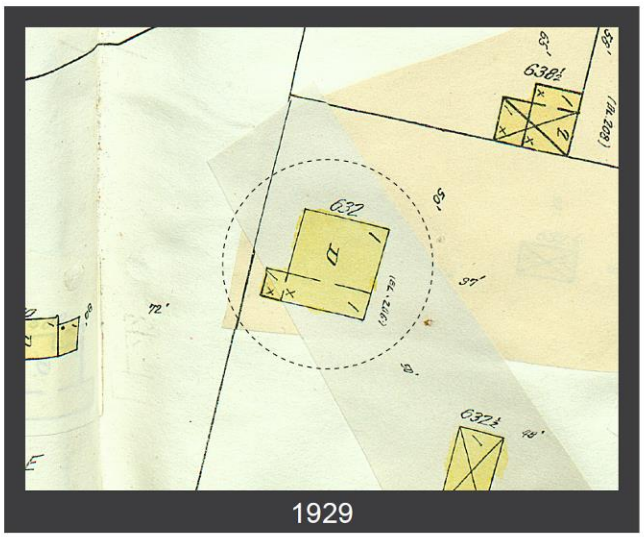
For additional background information on the history of applications on this site, please review the August 2, 2017 HPB Staff Report (starting page 25).

History of Development on this Site
Staff covered the developmental history in the August 2nd staff report [Staff Report (starting page 25)], but has summarized it below.

The residential structure constructed at 632 Deer Valley Loop was originally built circa 1900. The 1900 Sanborn Fire Insurance maps did not include this portion of Park City as it was outside the dense development of Old Town. A copy of the 1904 quitclaim deed, outlining the transfer of the property of George and Elizabeth Thompson to Sven and Hannah Bjorkman, shows that in 1904 the structure was a ―two (2) room frame dwelling." Staff finds that this is consistent with the 1907 Sanborn Fire Insurance Maps and structural evidence discovered during the applicant's exploratory demolition:

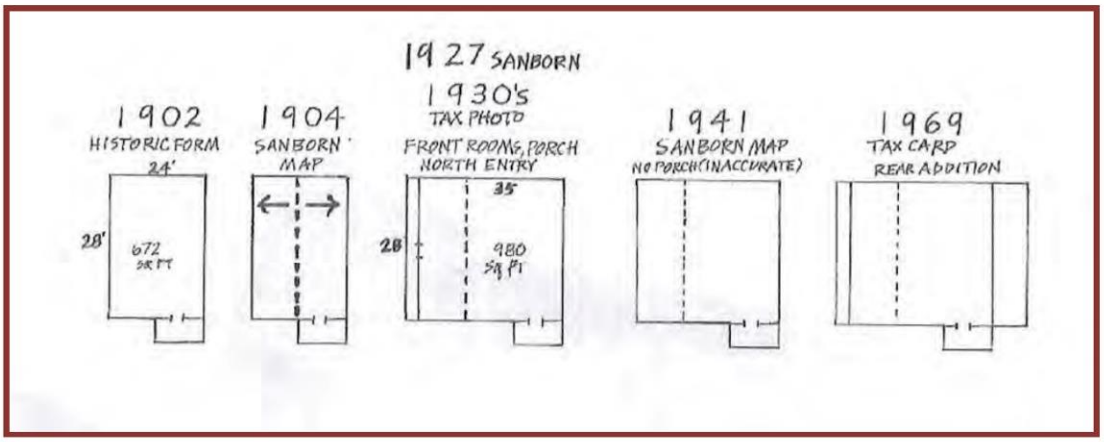


Based on physical evidence uncovered during the applicant's exploratory demo and analysis conducted by the Bertagnoles during their appeal of the DOS, the structure was expanded between 1912 and 1918. In 1918, then-owner Carl Hoger transferred the property to Willis A. Simmons. The quit claim deed describes the structure as a ―four room frame dwelling house." The four (4) room cottage first appeared on the 1929 Sanborn Fire Insurance Map, shown below:



Based on analysis provided by the Bertagnoles as well as the applicant's exploratory demolition findings, the house was then expanded by adding an addition across the north façade.

The addition on this structure in unusual in that it was added to the front of the house. At the time of its construction, the original roof of the hall-parlor was removed so that a new side-gable roof could be constructed over both the north and south halves of the house. The roof is tall and allows for a tall attic space above the living spaces. Staff finds that the following analysis supplied by the Bertagnoles documents the house's expansion:

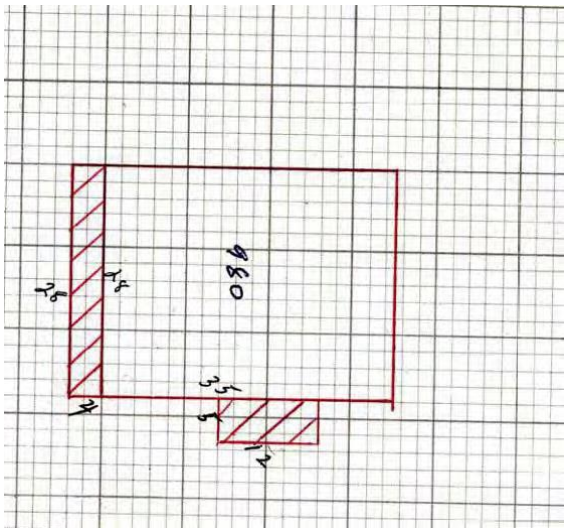


Staff has not verified the measurements provided in the analysis above; however, overall staff believes this is a feasible and corroborated explanation of the development of the structure.

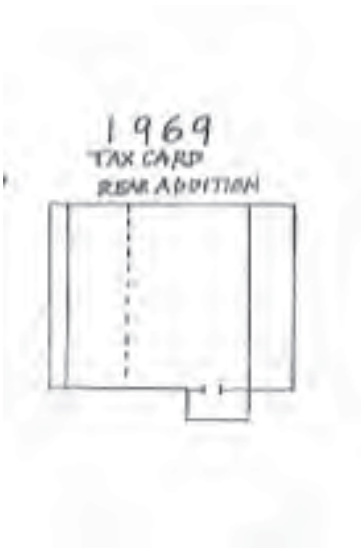
Above: The c.1941 tax photograph of the building.

The tax cards included in the Historic Sites Form further support that the side porch depicted in the c.1941 tax photograph was enclosed in the decades after, likely the same time that the present rear addition was constructed along the rear (south) wall of the structure.

It appears that the rear addition along the south wall and enclosure of the side porch to create a mudroom were completed in 1969. Staff finds that the replacement aluminum windows, vertical siding, concrete block chimneys and replacement porch posts and railing were all introduced during the 1969 remodel.



1969 Tax Card



Bertagnole's Analysis

The rear portion of the house was severely damaged in a fire on May 17, 1999. Since that time, the building has been vacant and exposed to the elements. In his Physical Conditions Report, the applicant found that "the walls of the historic portion of the house are largely intact, though portions of the East wall are fire damaged. The South wall of the original house is heavily fire-damaged and not salvageable. Roof rafters in the original house are either burned or smoke and fire damaged. The fire caused roof collapse in the South addition and portions of the South side of the historic home."

Following the HPB's approval of the Material Deconstruction in August 2017, the applicant obtained a building permit September 2017 to begin removing the non-historic materials. The applicant has removed layers of siding, non-historic windows, doors, and other materials to uncover the structural defaults outlined further in the analysis. Additionally, it was during this exploratory demolition that the applicants uncovered asbestos and began seeking a way to abate hazardous materials.

Analysis

Since August, the applicant has completed their exploratory demolition by removing the layers of non-historic siding, aluminum windows, and the west addition. In doing so, the applicant has confirmed previous analysis that the house was initially built as a hall-parlor but was expanded to the north (front) early on. It was at this time that the original roof of the hall-parlor was removed and a new attic story was constructed above both the hall-parlor and the new addition to the north. Through their exploration, the applicant's construction team has identified original window openings and dimensions, the original wood siding, and a number of structural defaults due to the building's haphazard construction.

As outlined in the applicant's analysis (Exhibit A), the foundation was "hobbled together" at best. On the east and west sides of the house, a single wythe foundation – a wall consisting of a single layer of stacked bricks—was haphazardly added as the grade falls away from the main floor level of the house. The north façade is held up by a post and beam foundation that sags some six inches (6") across the length of the house. The

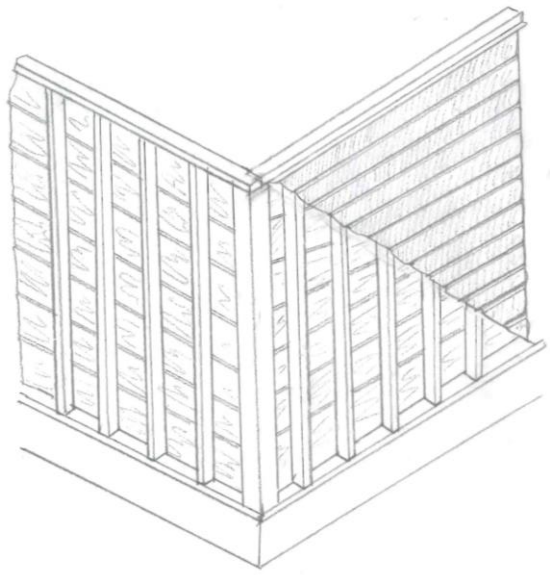
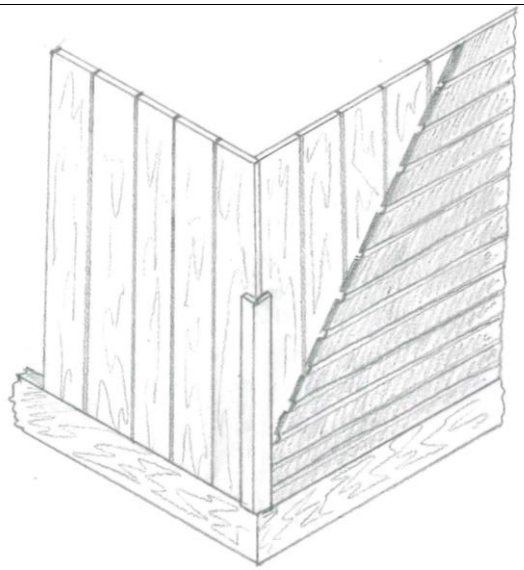
beam under the north wall of the house consists of two large timbers connected by a dovetail rabbet joint; the joint has failed and contributes to the sagging structure. On the south half of the house (original hall-parlor), the wood floor structure sits directly on the dirt. This floor structure is held up by a combination of dirt, rotted wood posts and beams that sit directly on the ground. It is in failing condition.

The structure is a hybrid between balloon framing and typical Park City Mining Era single-wall construction. There is no sill plate, which has caused the lower two to three feet of the framing studs to rot. Because of the fire, the wall framing above the top plate is charred in many cases and would not hold new bracing if the walls were panelized. The vertical seem between the original building and north addition has allowed water penetration into the interior structure which has furthered the rot and caused wood rot on the original siding.

Adding to the building's deficiencies, coal ash and other materials were dumped into the wall cavities from the attic, likely in an effort to introduce insulation into the wall structure. These materials have settled into the base of the wall structure as well as the headers for the windows and doors. The insulation material contains traces of asbestos, which require abatement; however, the poor structural stability of the house prevents those completing the abatement to do so from the interior. Should the interior wall sheathing be removed, the structure will lose its rigidity and possibly collapse. The Chief Building Official and Planning staff met with the applicant's construction team on site on September 28th, and staff has confirmed these poor and dangerous conditions (See Exhibit D-Chief Building Official Letter).

The applicant has found that the safest way to abate the asbestos materials is from the exterior; however, to do this, the historic wood siding must be removed. The applicant's General Contractor will work in concert with the asbestos abatement company to remove and number the salvage historic wood siding pieces as they are removed from the structure. They will be removed from top to bottom, salvaging those that are not too damaged by either wood rot or the asbestos. The contractor will store these boards in 16 foot crates on-site that will be covered by plastic for weather protection. The structure will then be deconstructed following standard construction practices.

In typical single-wall construction, new framed walls are typically constructed on the interior. This makes panelization an attractive option when the new framed wall structure fails as the horizontal wood siding on the exterior is attached to the vertical wood plank wall boards on the interior. The contractor can simply remove the wall—a combination of the exterior siding and interior planks—as a single sheet. In this case, panelization is not an option as the wall structure is beyond salvaging. The existing historic siding is nailed to the framing members and cannot be taken off as a whole sheet, as it would be if the house had single-wall construction.

	
Framed Wall Construction. *632 Deer Valley Loop has framed wall construction. On exterior, the horizontal wood siding is nailed to the studs. On the interior, horizontal wood planks cover the studs. This creates a cavity that was then filled with insulation, containing asbestos.* *Because the individual siding pieces are nailed to the studs on the exterior and the wall structure is in such poor condition, the applicant cannot salvage an entire wall panel the way that they could have if the structure had been built using single-wall construction.*	**Single Wall Construction.** *Most Park City houses constructed during the Mining Era consist of single-wall construction. The walls are comprised of horizontal wood siding on the exterior, attached to vertical wood planks on the interior. With this type of construction, there are no cavities for insulation, and new framed walls were sometimes added on the interior in order to facilitate new insulation. Because there are no corner boards with single-wall construction, the wall panels can generally be detached and disassembled through panelization.*

Siding salvaged from the north, west, and east walls will then be reapplied and restored on the reconstructed house once the HDDR is approved.

In order to approve the reconstruction of the historic house, the HPB must find that the proposal complies with the following:

15-11-15 Reconstruction Of An Existing Historic Building Of Historic Structure
It is the intent of this section to preserve the Historic and architectural resources of Park City through limitations on the Reconstruction of Historic Buildings, Structures, and Sites.

A. **CRITERIA FOR RECONSTRUCTION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON A LANDMARK SITE OR A SIGNIFICANT SITE**. In approving an Application for Reconstruction of the Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site, the Historic Preservation Board shall find the project complies with the following criteria:

1. The Historic Building(s) and/or Structure(s) are found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code; and

   Complies. *The Park City Building Department issued a Notice and Order on August 21, 2013, to vacate and repair the structure due to fire damage and the dilapidated state of the building. The Chief Building Official reiterated that this is a dangerous building in his letter dated, July 16, 2017, that was included in the August 2nd HPB staff report, and he has reiterated this in his letter dated October 23, 2017. The building is in a hazardous and dangerous condition due to the significant amount of damage caused by the 1999 fire.*

2. The Historic Building(s) and/or Structure(s) cannot be made safe and/or serviceable through repair; and

   Complies. *As described previously, the structure is in severe disrepair and is structurally unstable. The applicant had initially planned to panelize the house; however, through the exploratory demolition process, they discovered the need to abate asbestos. Because the interior walls and interior sheathing provide rigidity to the structure, the asbestos abatement crew is unable to remove the interior wall materials to remove the asbestos as it could increase the instability of the structure and cause the building to collapse. It is safer to remove the exterior historic wood siding and abate the asbestos from the exterior.*

3. The form, features, detailing, placement, orientation and location of the Historic Building(s) and/or Structure(s) will be accurately depicted, by means of new construction, based on as-built measured drawings, historical records, and/or current or Historic photographs.

   Complies. *The applicant has proposed to accurately reconstruct the historic building through new construction based on as-built measured drawings, historical records, and the c.1940 tax photograph. The salvaged wood siding will be used to clad the new structure.*

Recommendation:

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve the reconstruction of the historic house at 632 Deer Valley Loop pursuant to the following findings of fact, conclusions of law, and conditions of approval. This site is listed as Significant on the City's Historic Sites Inventory (HSI).

Finding of Fact:

1. The property is located at 632 Deer Valley Drive.
2. The site is designated as Significant on the Historic Sites Inventory.
3. Based on Sanborn Fire Insurance map analysis and physical evidence, the house was constructed as a two-room frame dwelling c.1900. Between 1912 and 1918, the structure was expanded to create the four-room cottage seen today by adding a new addition across the north façade. A front porch was also built at this time.
4. Following the end of the Mature Mining Era (1894-1930), an open porch on the west elevation was enclosed. This porch was later expanded again in the c.1969 remodel to create a larger mudroom that extended beyond the south wall of the historic house and on to the c.1969 rear addition that was constructed.
5. In 1981, William and Juli Bertagnole purchased the property from Harold and Mary Dudley and used it as an income property.
6. On May 17, 1999, a fire severely damaged the rear portion of the house. The house has been abandoned since that date.
7. On May 2, 2013, the Bureau of Land Management (BLM) granted the Bertagnoles a land patent for ownership of the parcel.
8. On August 21, 2013, the Park City Building Department issued a Notice and Order to Vacate and Repair the structure due to fire damage and the dilapidated state of the building.
9. On November 13, 2013, the Historic Preservation Board (HPB) held a Determination of Significance (DOS) hearing and found that the house should remain designated as —Significant on the City's Historic Sites Inventory (HSI).
10. The Bertagnoles appealed the HPB's determination of significance on April 15, 2014, to the Board of Adjustment (BOA). It was remanded back to the HPB for further review due to the applicant submitting additional information; the HPB reviewed the application again on May 21, 2014, and the Bertagnoles again appealed the determination.
11. On July 9, 2014, the Bertagnoles withdrew their appeal of the DOS.
12. In February 2016, the Bertagnoles sold the property to 632 DVL, LLC.
13. On October 20, 2016, the Park City Council approved the Lilac Hill Subdivision as Ordinance No. 16-32.
14. On March 2, 2017, the property was purchased by the current owners, Lilac Hill LLC.
15. On March 9, 2017, the Planning Department received a subdivision application to subdivide the existing lot into two lots of record. The proposed subdivision was heard by the Park City Planning Commission on July 12, 2017. The subdivision is dependent on the HPB allowing for the rear addition on the south elevation to be removed. The plat has not yet been approved by City Council.
16. On March 28, 2017, the Planning Department received a Historic District Design Review (HDDR) application for the property at 632 Deer Valley Loop; the application was deemed complete on April 11, 2017. The HDDR has not yet

been approved as it is dependent on City Council's approval of the proposed subdivision.

17. On August 2, 2017, the Historic Preservation Board approved the applicant's proposal to disassembly/reassemble (panelize) the historic house in accordance with LMC 15-11-14 Disassembly and Reassembly of a Historic Building or Historic Structure.
18. On October 11, 2017, the applicant submitted an addendum to his Physical Conditions Report and Historic Preservation Plan, Photo Documentation, and a Pre-Demolition Asbestos Inspection and Assessment report.
19. The existing building is a hybrid of typical Park City Mining Era single-wall construction and balloon framing. There is no sill plate and stud walls that framed walls that extend to the attic level. The floor structure sits directly on dirt on the south half of the building. The north half features post and beam construction, partially supported by a single wythe brick foundation. The wood structural members have largely rotted and deteriorated throughout the structure.
20. During their exploratory demolition, the applicant's construction team uncovered asbestos in the wall cavities of the structure. The applicant had considered removing the interior walls and sheathing in order to abate the asbestos; however, these walls provide rigidity to the structure and the removal of the interior walls and sheathing could cause the structure to collapse. It is safer to abate the asbestos by removing the exterior historic wood siding and accessing the wall cavities from the exterior. This will allow the interior wall structure to remain and provide the necessary rigidity to prevent the structure from collapsing.
21. The applicant proposes to remove the siding from top to bottom, number the pieces, and storing the salvaged pieces on-site in crates wrapped in plastic to protect them from the weather. The salvaged siding will then be used to clad the new structure.
22. The Historic Structure has been found by the Chief Building Official (CBO) to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code, as is evident by the Notice and Order dated August 21, 2013. The CBO also found that the structure of the house is failing and is likely to collapse due to the extensive amount of wood rot, as well as the settling and buckling between the south and north sections of the house in his letter dated October 13, 2017.
23. The Historic Building cannot be made safe and/or serviceable through repair. The structure is in severe disrepair and is structurally unstable due to the deficiencies described within this report.
24. The applicant proposes to reconstruct the form, features, detailing, placement, orientation, and location of the Historic Building by means of new construction, based on as-built measured drawings, historical records, and/or Historic and current photographs.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to 15-11-15 Reconstruction of an Existing Historic Building of Historic Structure.

Conditions of Approval:

1. Final building plans and construction details for the historic house shall reflect substantial compliance with the HDDR proposal stamped in on June 13, 2017. 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. The applicant shall document through photographic means the disassembly of the building. As each component is disassembled, its physical condition shall be noted, particularly if it differs from the condition stated in the pre-disassembly documentation.
3. When reassembling the structure, its original orientation and siting shall be approximated as close as possible.
4. 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 Director that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. The Planning Director shall approve the removal of the historic materials in writing prior to any removal of the materials. The Historic Preservation Plan shall be updated, as necessary, to reflect the conditions of the original wood siding.

Exhibits:

Exhibit A – Applicant's Update to Physical Conditions Report Summary of Current Conditions
Exhibit B – Photo Document Sheet
Exhibit C – Pre-Demolition Asbestos Inspection and Assessment
Exhibit D – Chief Building Official Determination 10.13.17

Exhibit A

ELLIOTT WORKGROUP

OCTOBER 2017 - UPDATE TO PHYSICAL CONDITIONS REPORT
SUMMARY OF CURRENT CONDITIONS

Removal of Non-historic siding and the non-historic side addition has been completed. This was done in order to determine the condition of the structure, it's underlying conditions and the conditions of the siding. The following summarizes current conditions

West Facade

- The opening on the West wall on the upper level was uncovered
  - Opening is same as the East wall opening
- The non-historic addition on the West side of the structure has been removed.
- A vertical seam in the original siding at the midpoint of the existing house was revealed.
  - Numerous nails are observed to be remaining in siding
  - Smooth shank galvanized 8d nails were used to attach brick-tex and T1-11 and have been removed with little resistance.
- Original form of historic house revealed in comparison to addition.

East Facade

- Window openings appear to be original
- A vertical seam in the original siding at the midpoint of the existing house was revealed.
- Original form of historic house revealed in comparison to addition

North Facade

- Original window openings were revealed by their 'shadow' lines. They have been documented and will be restored.
- The Front door was removed but the sill, jamb and other components were decayed beyond salvage.
- Siding on this portion of the house seems to be the best preserved
- Foundation was hobbled together and has not performed as desired.

South Facade

- House has not been demolished to point of observation. It is anticipated to confirm that all of the South wall was damaged by the fire and will not be salvageable.

Foundation

- A single wythe foundation on East and West walls was uncovered, only to mid-point of historic house (without rear addition).
  - NE & NW Corners of house had triple wythe brick columns placed.
- Wood foundation was uncovered from midpoint to back of historic house
  - Wood foundation is decayed and crumbling
- Post and beam foundation was uncovered on North or front portion of historic house. In poor condition with up to 6" of sag across the length of the elevation.
- The interior foundation of the house is made up of a combination of Dirt and post & beam conditions. Posts are not on solid foundations and have shifted up or down over time.

Roof

- In poor condition due to fire
- Will need to be replaced

UPDATED PRESERVATION METHODOLOGY

Move to De-construction

The determination from different groups including a Structural Engineer, a General Contractor, and an Asbestos Abatement company is that it would be difficult to panelize the structure for a few reasons.

Structure & Siding in general are in poor condition.

- No sill plate was used to construct the walls and many years of poor waterproofing conditions have taken their toll
    - The lower 2'-3' of wall studs are rotted and in some cases, non-existent.
- The framing above the top plate line is charred in many cases from the structure fire and in poor condition and unable to receive stabilizing elements from a panelization.
- As is seen in the photos, a vertical seam separates the South portion of the house from the North on the East and West gable walls. This seam allowed for water penetration in the past, leaving the structure inside compromised and the siding on the outside damaged.

Asbestos conditions

- Materials containing asbestos have been found in all the wall cavities. Abatement will need to occur. Coal ash and other materials were likely dumped into wall cavities from the attic above. Materials to be abated are found mostly in the base of the walls but also above headers for the windows and doors and any other vertical blocking or acting shelves inside the walls.
- The asbestos compounds any possible interior work environment concerns. Along with the structural concerns, work on the interior with members shifting and spreading dust poses a hazard to workers.
- Siding must be removed from the exterior in order to get to the asbestos and remove in a compliant manner.

Remaining Historic Items

- The front door is the only remaining item aside from siding to retain. It has been put aside but the frame and sill were far too deteriorated to salvage

ABATEMENT AND DECONSTRUCTION PROCEDURE

Asbestos removal

- The asbestos abatement company will work in concert with General Contractor
    - Siding will be striped with primer from top to bottom at 8' intervals. The siding will then be indexed from top to bottom in order to preserve order of removal and potential replacement.
    - General Contractor will start removing siding from top to bottom.
    - When materials containing asbestos are uncovered, siding removal from General Contractor will stop and Abatement team will take over, continuing to remove siding from top to bottom
    - Abatement team will remove Asbestos as it appears moving down the structure.
- General contractor to demolish house with standard construction procedures

Siding removal and re-application

- **Siding Removal - will be removed in accordance with an indexing system**
    - Siding to be catalogued as described above
    - Boards will be pulled off in order and stored in 16 foot long crates on site that will be covered in plastic for weather protection
- **Siding will remain protected on-site until re-construction begins**

    - Storage on location on lot away from construction activity
- **Siding will be re-applied**
    - North facade siding will be applied in original de-constructed patterning with infill being 'weaved' where original windows will be returned to original locations.
    - East Facade siding will applied using the existing siding and patterning from North to South and bottom to top until the vertical seam at the midpoint is reached. At this point back, siding to be blended from what is remaining of West facade siding and East facade siding to re-create the intent of the original siding typology. Rakes will be preserved and re-applied according to indexing and documentation as material stability allows.
    - South wall will not have siding retained and or re-applied. A match in size and kind will be used to match historic re-constructed portions of structure.
    - West facade siding will be applied on North portions of the wall where the addition is not constructed. Original patterning will be retained as material stability allows. Any vertical seam will be repaired by mixing siding. Rakes will be preserved and re-applied according to indexing and documentation as material stability allows.
        - Re-constructing in this configuration will alleviate waterproofing and structural issues.

ADDITIONAL ELEMENTS TO BE PRESERVED

Chimney

- Chimney bricks will be numbered and disassembled to 1 foot below roof line.
    - Bricks have been catalogued and documented
    - Stored on - site in a wood crate
- Re-assembly will follow the indexed bricks with new mortar to match existing
    - Remaining brick to be re-purposed as interior finish material

Front Door

Existing front door has been removed and preserved but remainder of door assembly was in extremely poor condition and has been demolished. While looking to Planning and the Historic Preservation Board for recommendations, it is proposed to install a new door with similar dimensions and styling.

- The existing door will have to be disassembled and reassembled with material preservation and replacement in line with National Park standards but the existing in-fill panels are ¼"-½" thick and will perform poorly in inclement weather conditions.
- The lites that remain are single pane and can be replaced with either single or double pane lites. The single pane replacement will also perform poorly in inclement weather.
- Owner is willing to replace door with a modern iteration and use door on interior of house.

EXHIBITS

Exhibit A - De-Construction Images
Exhibit B - Asbestos Report
Exhibit C - Structural Report

Exhibit B

Photo Document Sheet

Photo #1: North Elevation - October 10

Photo #2: East Elevation - October 10

Photo #3: South Elevation - October 10

Photo #4: West Elevation - October 10

Photo #6: East Elevation Demolition Process Photo - Late September

Photo #5: East Elevation Demolition Process Photo - Mid September

Photo #8: Typical Foundation

Photo #9 Front Porch

Photo #10: Interior Chimney

Photo #11 Vertical Seam

Photo #12 Ash Mixture Exiting Structure

Photo #13: Deteriorated Foundation and Ash Mixture

Photo #14: Deteriorated 6x6 Foundation Beam & Wall Construction

Photo #15: Salvaged Front Door

Photo #16: Damaged Door Frame

Photo #17: Siding Measurements

Photo #18: Typical Measurement to Determine Front Window Location

Photo #19-22: Example of Chimney Condition and Documentation

Photo #23: West Elevation - Image Showing Layering of Siding

Photo #24 East Elevation Siding Removal

Photo #25 East Facade Siding Condition

Exhibit C

A PRE-DEMOLITION ASBESTOS INSPECTION AND ASSESSMENT AT 632 Deer Valley Loop Park City, Utah

September 19, 2017

Luxury Park City Rentals

Prepared by:
Environmental Solutions
78 West 2400 South
Salt Lake City, Utah 84115
(801) 859-9333 Fax (801) 486-0849
Company Asbestos #293

SUMMARY

Environmental Solutions performed a pre-demolition asbestos inspection at 632 Deer Valley Loop located in Park City, Utah on September 19, 2017, The following table summarizes the results of the inspection. Attached to this summary are appendices that contain all analytical results for the asbestos inspection:

Appendix A - Asbestos Analytical Results

Asbestos Inspection

Environmental Solutions was requested to collect representative asbestos samples from the facilities located at 632 Deer Valley Loop in Park City, Utah. Twenty Two samples were collected and submitted to Dixon Information for analysis. This is a limited survey and is limited to the materials listed in this report. Following is a list of materials that were sampled:

ACM Type	Quantity	Location	Percent Asbestos
Drywall	~500 Sq. Feet		Asbestos Not Detected
Texture Drywall	~500 Sq. Feet	Bedroom	Asbestos Not Detected
Plaster	~100 Sq. Feet	HVAC Around Chimney	Asbestos Not Detected
Insulation	**~100 Sq. Feet**	**Exterior Wall**	**5% Chrysotile Asbestos**
Wallpaper	~700 Sq. Feet	Southeast Room Ceiling & Living Room Wall Behind Paneling	Asbestos Not Detected
Fiber Board w/Wallpaper	~200 Sq. Feet	Southwest Room Wall	Asbestos Not Detected
Floor	~100 Sq. Feet	Living Room	Asbestos Not Detected
Floor Top	~100 Sq. Feet	Kitchen	Asbestos Not Detected
Floor Middle	~100 Sq. Feet	Kitchen	Asbestos Not Detected
Floor Bottom	~100 Sq. Feet	Kitchen	Asbestos Not Detected
Roof	~500 Sq. Feet	Roof	Asbestos Not Detected
Asphalt Siding	~1000 Sq. Feet	Exterior	Asbestos Not Detected

RECOMMENDATIONS

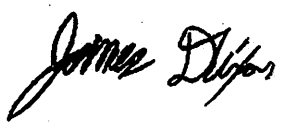
The insulation was found to contain Chrysotile Asbestos. This material must be removed using a state certified asbestos abatement contractor prior to being impacted by demolition activities.

During demolition all inaccessible areas not sampled must be treated with care to ensure unidentified regulated asbestos is not present. If discovered the material suspected to contain asbestos must be sampled and found to be non-asbestos, or treated as regulated asbestos and removed by a state certified abatement company before work can continue. If such a discovery does occur, Environmental Solutions may be contacted to assist in the evaluation and sampling of the discovered material.

A Pre-Demolition Asbestos Survey and Assessment
at
632 Deer Valley Loop
Park City, Utah

On September 19, 2017, Environmental Solutions of Salt Lake City, Utah, conducted a pre-demolition asbestos survey and assessment at 632 Deer Valley Loop in Park City, Utah. Twenty Two bulk samples of suspect asbestos-containing materials were collected and submitted for Polarized Light Microscopy (PLM) analysis. The following accredited inspector conducted the survey and assessment.

Lab Data Will Follow



Inspector:

Date: October 9, 2017

James Dixon.
State of Utah Inspector # ASB-3091
Expires 12-02-17
Environmental Solutions # 293

Appendix A

Asbestos Analytical Results

Appendix B

Certifications

DIXON INFORMATION INC.
MICROSCOPY. ASBESTOS ANALYSIS & CONSULTING
AIHA-LAP LLC. ACCREDITED LABORATORY # 101579
NVLAP LAB CODE 101012-0

September 22, 2017

Mr. Charles Dixon
Environmental Solutions, Inc.
78 West 2400 South
Salt Lake City, UT 84115

Ref: Batch # 147927, Lab # CWD67890 - CWD67911
Received September 19, 2017
Test report, Page 1 of 6
632 Deer Valley Loop, Park City
Luxury Park City Rentals
Technician Representative: Bo Pitkin
Sampled by James Dixon on 09/19/17

Dear Mr. Dixon:

Samples CWD67890 through CWD67911 have been analyzed by visual estimation based on EPA-600/M4-82-020 December 1982 optical microscopy test method, with guidance from the EPA/600/R-93/116 July 1993 and OSHA ID 191 methods. Appendix "A" contains statements which an accredited laboratory must make to meet the requirements of accrediting agencies. It also contains additional information about the method of analysis. Appendix "A" must be included as an essential part of this test report. This analysis is accredited under NVLAP Lab Code: 101012-0. It does not contain data or calibrations for tests performed under the AIHA program under lab code 101579.

This report may be reproduced but all reproduction must be in full unless written approval is received from the laboratory for partial reproduction. The results of analysis are as follows:

Lab CWD67890, Field 1 Drywall
This sample contains four types of material: The first type is white paint; the second type is white gypsum plaster with fine mica; the third type is tan and white plant fiber paper; and the fourth type is white gypsum plaster with 1% fiberglass. This sample is non-homogeneous. **Asbestos is none detected.**

The first type is 1% of the sample. The second type is 25% of the sample. The third type is 25% of the sample. The fourth type is 49% of the sample.

78 WEST 2400 SOUTH | SOUTH SALE LAKE, UTAH 84115-3013
PHONE 801-486-0800 | FAX 801-486-0849 | RES 801-571-7695

Lab CWD67891, Field 2 Drywall
This sample contains four types of material: The first type is brown paint; the second type is white gypsum plaster with fine mica; the third type is tan and white plant fiber paper; and the fourth type is white gypsum plaster with 1% plant fiber. This sample is non-homogeneous. **Asbestos is none detected.**

The first type is 5% of the sample. The second type is 60% of the sample. The third type is 20% of the sample. The fourth type is 15% of the sample.

Lab CWD67892, Field 3 Drywall
This sample contains four types of material: The first type is brown paint; the second type is white limestone plaster with mica and perlite; the third type is white gypsum plaster with fine mica; the fourth type is brown plant fiber paper. This sample is non-homogeneous. **Asbestos is none detected.**

The first type is 10% of the sample. The second type is 40% of the sample. The third type is 40% of the sample. The fourth type is 10% of the sample. .

Lab CWD67893, Field 4 Bedroom/Texture Drywall
This sample contains three types of material: The first type is white paint; the second type is white limestone plaster with mica and perlite; the third type is 1% fiberglass in white gypsum plaster with mica and perlite. This sample is non-homogeneous. **Asbestos is none detected.**

The first type is 5% of the sample. The second type is 45% of the sample. The third type is 50% of the sample.

Lab CWD67894, Field 5 Bedroom/Texture Drywall
Note: Empty Container.

Lab CWD67895, Field 6 Bedroom/Texture Drywall
This sample contains four types of material: The first type is white paint; the second type is white gypsum plaster with fine mica; the third type is tan plant fiber paper; and the fourth type is white gypsum plaster with 1% plant fiber. This sample is non-homogeneous. **Asbestos is none detected.**

The first type is 5% of the sample. The second type is 45% of the sample. The third type is 40% of the sample. The fourth type is 10% of the sample.

Lab CWD67896, Field 7 HVAC/Plaster Around Chimney
This sample contains two types of material: The first type is white paint; the second type is gray gypsum plaster with sandy particulate. This sample is non-homogeneous. **Asbestos is none detected.**

The first type is 5% of the sample. The second type is 95% of the sample.

Lab CWD67897, Field 8 HVAC/Plaster Around Chimney
This sample contains three types of material: The first type is white paint; the second type is gray gypsum plaster with grainy particulate; the third type is tan plaster. This sample is non-homogeneous. **Asbestos is none detected.**

The first type is 10% of the sample. The second type is 85% of the sample. The third type is 5% of the sample.

Lab CWD67898, Field 9 HVAC/Plaster Around Chimney
This sample contains two types of material: The first type is blackened white paint; the second type is tan sandy brick. This sample is non-homogeneous. **Asbestos is none detected.**

The first type is 1% of the sample. The second type is 99% of the sample.

Lab CWD67899, Field 10 Insulation
This sample contains two types of material: The first type is white cotton cloth; the second type is 5% fiberglass in gray and black charred debris. This sample is non-homogeneous. **Asbestos is none detected.**

The first type is 10% of the sample. The second type is 90% of the sample.

Lab CWD67900, Field 11 Insulation
This sample contains two types of material: The first type is **5% chrysotile asbestos** in white plaster; the second type is gray charred debris. This sample is non-homogeneous.

The first type is less than 1% of the sample. The second type is greater than 99% of the sample.

Lab CWD67901, Field 12 Insulation
This is black and charred debris. **Asbestos is none detected.**

Lab CWD67902, Field 13 S.E. Room Ceiling/Wallpaper
This sample contains four types of material: The first type is white paint; the second type is 50% plant fiber in black tar felt; the third type is tan plant fiber paper and yellow resin; the fourth type is brown resin mastic. This sample is non-homogeneous. **Asbestos is none detected.**

The first type is 10% of the sample. The second type is 60% of the sample. The third type is 20% of the sample. The fourth type is 10% of the sample.

Lab CWD67903, Field 14 Living Room Ceiling/Wallpaper
This sample contains three types of material: The first type is green paint; the second type is tan plant fiber paper; the third type is tan cotton cloth. This sample is non-homogeneous. **Asbestos is none detected.**

The first type is 20% of the sample. The second type is 70% of the sample. The third type is 10% of the sample.

Lab CWD67904, Field 15 Living Room Wall Behind Paneling/Wallpaper
This is tan plant fiber paper with a green and gold colored print. **Asbestos is none detected.**

Lab CWD67905, Field 16 S.W Room Wall/Fiber Board W/Wallpaper
This sample contains two types of material: The first type is pink and green paint; the second type is brown plant fiber paper with black tar on one side. This sample is non-homogeneous. **Asbestos is none detected.**

The first type is 5% of the sample. The second type is 95% of the sample.

Lab CWD67906, Field 17 Living Room Floor
This sample contains three types of material: The first type is tan, off white, and green plastic and limestone; the second type is 50% organic fiber in black tar felt; the third type is brown binder. This sample is non-homogeneous. **Asbestos is none detected.**

The first type is 20% of the sample. The second type is 70% of the sample. The third type is 10% of the sample.

Lab CWD67907, Field 18 Kitchen Floor Top
This sample contains three types of material: The first type is tan plant fiber with newsprint; the second type is red plastic; the third type is 50% plant fiber in black tar felt. This sample is non-homogeneous. **Asbestos is none detected.**

The first type is 10% of the sample. The second type is 30% of the sample. The third type is 60% of the sample.

Lab CWD67908, Field 19 Kitchen Floor Middle
This sample contains two types of material: The first type is brown plastic; the second type is 50% plant fiber in black tar felt. This sample is non-homogeneous. **Asbestos is none detected.**

The first type is 20% of the sample. The second type is 80% of the sample.

Lab CWD67909, Field 20 Kitchen Floor Bottom
This sample has a top layer of 5% plant fiber in brown plastic and limestone and a bottom layer of 80% cross woven plant fiber in brown resin binder. **Asbestos is none detected.**

The top layer is 80% of the sample. The bottom layer 20% of the sample.

Lab CWD67910, Field 21 Roof
This sample contains three types of material: The first type is roofing nail; the second type is 20% organic fiber in tar shingle with various colored rock on one side; the third type is tan plant fiber paper. This sample is non-homogeneous. **Asbestos is none detected.**

The first type is 25% of the sample. The second type is 60% of the sample. The third type is 15% of the sample.

Lab CWD67911, Field 22 Asphalt Siding
This sample contains three types of material: The first type is 20% organic fiber in black tar shingle with tan and brown rock on one side; the second type is 50% plant fiber in black tar felt; the third type is 95% brown compressed wood fiber in binder. This sample is non-homogeneous. **Asbestos is none detected.**

The first type is 10% of the sample. The second type is 35% of the sample. The third type is 55% of the sample.

In order to be sure reagents and tools used for analysis are not contaminated with asbestos, blanks are tested. Asbestos was none detected in the blanks tested with this bulk sample set.

Very truly yours,

Steve H. Dixon, President

Analyst: Steve H. Dixon Date Analyzed: September 22, 2017

Appendix "A"

"This report relates only to the items tested. This report must not be used to claim product endorsement by NVLAP or AIHA-LAP LLC."

NVLAP and AIHA-LAP LLC. requires laboratories to state the condition of the samples received for testing. These samples are in acceptable condition for analysis unless there is a statement in the report of analysis that a test item has some characteristics or condition that precludes analysis or requires a modification of standard analytical methodology. If a test item is not acceptable, the reasons for non-acceptability will be given under the laboratory number for that particular test item. The reported percentages of each material type are based on the sample received by the laboratory and may not be representative of the parent material. Orientation of top and bottom may not be specified due to uncertainty of orientation.

Methods of Analysis and Limit of Detection.

In air count analysis, the results may be biased when interferences are noted.

The accuracy of asbestos analysis in bulk samples increases with increasing concentration of asbestos. Pigments, binders, small sample size, and multiple layers may affect the analysis sensitivity.

There are two methods for analysis of asbestos in a bulk test sample. Visual estimation is the most sensitive method. If an analyst makes a patient search, 0.1% or less asbestos can be detected in a bulk sample.

The second method of analysis is a statistical approach called point counting. EPA will not accept visual estimation if a laboratory detects a trace of asbestos in a sample i.e. anything less than 1% asbestos. Government agencies regulate asbestos containing materials (ACM) whenever the ACM is more than 1%. OSHA requirements apply on samples containing any amount of asbestos.

Due to higher charge for a point count analysis, Dixon Information Inc. does not perform a point count unless authorized to do so by the customer. If a sample is point counted, when possible, various chemical and/or physical means may be used to concentrate the asbestos in the sample. This is permitted by the EPA method and it increases the accuracy of the analysis.

14791.27 pg 2 of 2

ENVIRONMENTAL SOLUTIONS
78 West 2400 South
Salt Lake City, Utah 84115
phone: 801-486-0800 fax: 801-486-0849 email: EnvironmentalSolutions2001@yahoo.com
PROVIDING CERTIFIED INDUSTRIAL HYGIENE CONSULTING & TESTING SERVICES

Chain of Custody

Batch Number:

Turnaround Time - Check One
~~☒ Same Day Rush (12 Hours)~~ Page 2 of 2
☒ 24 Hour Rush (24 Hours)
☐ Non-Rush (5 Working Days)
Include lead report Yes ☐ No ☐

Job Ordered By:

Technician/Representative:

Contact #

Name of Job Site:	Address of Job Site:
	632 Deer Valley Loop Park City

Sampled by: James Dixon Sampled Date: 9-19-17

BILLING INFORMATION

Billing To Be Sent To:	Contact Info:	Report To Be Sent To:	Contact Info:
Insurance Company:	**Claim #**	**Adjustor:**	**Contact Info:**

Sample #	Description Of Sample	Lab#
17	living room floor	67966
18	kitchen floor; top	67967
19	middle	67968
20	bottom	67969
21	roof	67970
22	Asphalt siding	67971

Submitted by: _____ Date: 9-19-17 Time: 1545
Received by Lab: _____ Date: _____ Time: _____
Received by Analyst: _____ Date: _____ Time: _____
Returned by Lab: _____ Date: _____ Time: _____

Exhibit D

Building • Engineering • Planning

October 23, 2017

Frank Watanabe
Lilac Hill LLC
275 Medical Drive
Carmel, IN 46032

CC: Brian Markkanen, Elliot Work Group; Anya Grahn, Park City Municipal Corporation

RE: 632 Deer Valley Loop, Park City, UT 84060

Dear Mr. Watanabe,

Please be advised that the historic structure located at 632 Deer Valley Loop, has been found to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code. A Notice and Order to vacate and repair the structure due to fire damage and its general dilapidated state was issued on August 21, 2013.

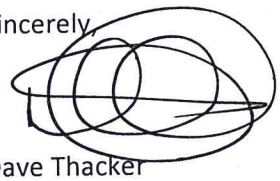
Building and Planning Department staff visited the site on September 28, 2017. During the visit, it was discovered that the structure had been constructed in two periods. The original house's floor structure sat directly on the dirt. A historic addition had been constructed to the north of the original house and the floor of the new building was supported by post and beam construction, the posts sitting directly on the dirt. There is no sill plate, and moisture has caused the foundation-level wood posts to rot as well as the framed walls up to a height of about 3 feet. The north wall of the house has settled about 6 inches, largely due to the failure of a dovetail rabbet that was used to connect two large timbers beneath this wall. The east and west walls have settled and began to disconnect at the seam between the north-south portions of the house.

The exterior walls of the house are in poor condition and are being supported only by the interior walls. Because the roof structure has failed, largely due to the 1999 fire, the interior walls are holding the structure together. Any rigidity is being provided by the interior wall sheathing that holds the framing, where it exists, in place and connected to the rest of the structure.

Should the applicant conduct the asbestos abatement from the interior, it will require that the interior wall sheathing is removed. Doing so could compromise the shear and structural integrity of the building, causing failure. Please continue to consult with your structural engineer and follow safe practices, to ensure the building and those who enter are safe during the abatement process.

I find that the safest approach to completing the asbestos abatement is from the exterior. This is safer because the structure was constructed with the majority of the shear value, or sheathing on the interior. Removing some of the exterior siding in order to conduct the abatement will allow for the work do be done in a manner which achieves the same objective while maintaining safety for those performing the work.

Sincerely,



Dave Thacker
Chief Building Official

Historic Preservation Board
Staff Report

PLANNING DEPARTMENT

Subject: **Annual Historic Preservation Award Program**
Author: **Anya Grahn, Historic Preservation Planner**
Date: **November 1, 2017**
Type of Item: **Administrative**
Project Number: **GI-15-02972**

Summary Recommendations

Staff recommends the Historic Preservation Board choose up to five (5) awardees for the annual Historic Preservation Award and select (3) members to form an Artist Selection Committee. One awardee shall be selected for an art piece to be commissioned to depict this award winner and the piece will be displayed in City Hall. Up to four (4) awardees may be selected for a plaque as well.

Background

The Historic Preservation Board (HPB) has indicated as part of their Visioning goals the intent to continue the Preservation Awards program. The awards program is to be based on a Project utilizing the *Design Guidelines for Historic Districts and Historic Sites,* adopted in 2009, and the focus of the award may change from year to year. The Board has agreed that the HPB Preservation Award should not compete with any of the Historical Society's awards, but complement the existing joint preservation efforts already taking place and highlight the *Design Guidelines for Historic Districts and Historic Sites* by which all development in the Historic Districts must comply.

Properties are selected for this award based on the following categories:

- Adaptive Re-Use
- Infill Development
- Excellence in Restoration
- Sustainable Preservation
- Embodiment of Historical Context
- Connectivity of Site

Previous award winners include:

- 2011: High West Distillery (artist Sid Ostergaard)
- 2012: Washington School House Hotel (artist Jan Perkins)
- 2013: House at 929 Park Avenue (artist Dori Pratt) and Talisker on Main/515 Main Street (artist Bill Kranstover)
- 2014: Garage at 101 Prospect (artist Bill Kranstover)
- 2015: 562 Main Street (artist Cara Jean Means)

- 2016: California Comstock (painting by Hilary Honadel). Additionally, plaques were awarded to 264 Ontario Avenue, 81 King Road, 257 McHenry, and 1102 Norfolk.

Seven (7) of these paintings are showcased in City Hall, on the main and second levels. In the past, owners of these sites have received a frame copy of the art work as part of the award; however, last year, we retroactively awarded bronze plaques to all past award winners as well as the 2016 award winners. Going forward, we will be presenting award winners with a plaque and commissioning an art piece depicting the best project.

This is the seventh (7^{th}) year that the Historic Preservation Board is honoring projects in Old Town. The plaques will be distributed at this City Council ceremony in May, in honor of Historic Preservation Month. The art piece will be unveiled at that time as well.

The Historic Preservation Award is intended to honor those projects completed under the 2009 *Design Guidelines*. There are a number of projects at the start of construction that are anticipated to be very successful and can probably be nominated next year for our Preservation Awards; however, they are not yet completed.

Because of the lack of completed projects, staff has also included stewardship projects into this year's list of nominees:

1. **222 Sandridge**. This historic Landmark house was initially constructed c.1904 facing Main Street, with its back to Sandridge Road. By 2015, the house had fallen into disrepair and the new owner was interested in restoring it. Because the house faces downhill, a second "face" to the house had to be carefully designed in the new rear addition adjacent to Sandridge Road. The applicant raised the historic house 2 feet to construct a new basement foundation. The size, scale, massing, and proportions of the new addition reflect historic 1-1/2 story cross-wing houses. The addition is traditional in design, yet discernable from the historic house as it adds to its character rather than detracting from it. In addition to the renovation of the historic house and restoration of its exterior, the applicant also relocated and restored a historic shed. The shed had initially been in the southeast corner of the site but was relocated to its current location so that it remains a focal point along Sandridge Road. The site is a great example of Excellence in Restoration.

2. **129 Main Street.** By the 1980s, the large, two-story house that occupied this site had fallen into such disrepair that it was demolished. For almost twenty years, the site stood empty and forgotten until 2005 when the then-owners of the site began looking into ways to develop the lot. In 2009, the

current owner purchased the site and continued to seek variances in order to construct on the property. The lot measures 1,208.5 sf, about 35% less than a 1,875 sf typical lot, and a variance was required to recognize the site as a buildable lot. Additional variances were granted between 2007 and 2014 to reduce the front, rear, and side yard setbacks as well as eliminate the requirement for the 10 foot horizontal step on the downhill (front) side of the house. Finally, on March 23, 2015, the Historic District Design Review (HDDR) application as approved for the construction of a new single-family residence on this lot.

The house is small in size; however, the overall mass and bulk of the structure has been largely reduced by using a cross-wing form, porch projections, and a recessed garage entrance on the basement level. The window and door styles and proportions mimic those seen in the neighborhood. Overall, the new house, sandwiched between the historic Alaskan House at 125 Main and the historic David McLaughlin House at 133 Main, reflects the simple forms and historic character of Park City's Historic District. The house reads as a new structure, yet does not detract from its historic neighbors. It is a great example of Compatible Infill development.

3. **King Con Counterweight**. This was the second project to be completed in cooperation with Vail, Park City Municipal Corporation, and the Friends of the Ski Mountain Mining History. Vail hired Clark Martinez of Xcavation Company, Inc. to restore the structure, which had settled unevenly and was in danger of collapse should more settling occur. Martinez's crew required carefully removing heavy timbers with a crane in order to stabilize and rebuild the structure. New timbers were added to provide structural stability, but do not detract from the structure. It is an example of Embodiment of Historic Context.

4. **438 Main Street (Flanagan's on Main).**
Housed in one of the most beautiful and ornate buildings in Park City's historic commercial district, Flanagan's at 438 Main Street has been a steward of not only this historic building but the history of the community. The building was initially constructed in 1901 following the Great Fire of 1898 that destroyed much of Park City and caused over $1 million dollars in damages. The building housed a number of businesses over the years before a fire destroyed much of this building and the building to the south in 1993; however, as luck would have it, the façade was salvageable and the building's owners were able to reconstruct the building and restore its ornamental pressed-metal façade.

Since 2011, Flanagan's Irish pub has operated on the main floor of this building. Though bar owner John Kenworthy was initially drawn to the beauty of Park City, he soon discovered that his grandfather, Charlie, and Father Eduard J. Flanagan of the Boys Town orphanage had a connection

to this site and community as well. Today, a large mural in the front room of the pub depicts Charles Kenworthy's trip west, Father Flanagan and the Boys Town orphanage, as well as the story's Hollywood link to the 1937 MGM Academy Award-winning move "Boys Town." The building's unique past and connection to this present day business adds to the colorful history of Park City's Main Street. It should be recognized for its Adaptive Reuse as well as Embodiment of Historic Context.

5. **447 Main Street (No Name Saloon).** This building was originally constructed by the Utah Independent Phone Company in 1905-1906; however, the company was soon bought out by Rocky Mountain Bell in 1911. It then housed the Utah Power and Light from 1913 to 1927, and a number of businesses have occupied the site since then, including a bowling alley, liquor store, and bank. The most famous business may have been the "Alamo" bar that operated until c.2000. In February 2000, a judge ordered that the new bar not use the "Alamo" name and "No Name Saloon" replaced the Alamo.

   The building has had minimal changes over the years. In 1981, paint was stripped from the exterior to restore the original natural brick appearance. In 2007, a larger renovation occurred that allowed expansion of the commercial space into the Historic Residential-2 neighborhood immediately behind the existing historic building. This structure is one of the few examples of a successful and subordinate rooftop addition. The rooftop deck was constructed over the arched roof and behind the parapet so that it is visually minimized from view along the Main Street right-of-way. The site is a great example of Adaptive Reuse.

6. **328 Main Street (Egyptian Theatre)**. The Egyptian Theatre is one of three Egyptian Revival buildings still standing in Utah. Built in 1926, the Egyptian motif was chosen by early theatre manager John Rugar during a trip he made to Los Angeles in 1926, and it is likely a replica of Warner's Egyptian Theatre in Pasadena, California. Egyptian motifs had become popular after the discovery of King Tut's tomb in 1922, and the Park City theatre was designed under the supervision of Egyptologist C.R. Burg to ensure an accurate replication of Egyptian themes. A 33 foot tall neon-lighted marquee replaced the original hanging sign in 1936; however, it was reduced to a simpler horizontal canopy prior to 1949.

   The building was remodeled in the 1950s by Campell who renamed the theatre the "LuAnn" in honor of his daughter. It was used for live melodramas in the 1960s when it was known as the "Silver Wheel Theatre."

   By the 1980s, the theatre had fallen into severe disrepair. Repairs were made to the roof as well as the brick façade using a Historic District Grant in the amount of $10,000. From 1997-1998, a larger remodel demolished

the interior of the structure to add ADA-accessible seats, restrooms and janitorial space in the basement, restoring the ticket booth, replacing glazing details and grouting brick joints, and installing a custom-made marquee with an opaque, internally-illuminated sign board and neon accent lights.

The Egyptian Theatre has been maintained in this restored state since the 1990s and, much like the other businesses nominated, is a historic reminder to our community's past as well as a leader for its future. It is an example of embodiment of historic context and sustainable preservation.

Recommendation

Staff recommends the Historic Preservation Board choose up to five (5) awardees for the annual Historic Preservation Award and select (3) members to form an Artist Selection Committee. One awardee shall be selected for an art piece to be commissioned to depict this award winner and the piece will be displayed in City Hall. Up to four (4) awardees may be selected for a plaque as well.

Exhibits

Exhibit A- HSI Form for 222 Sandridge Road + Current Photographs
Exhibit B- 129 Main Street Current Photographs
Exhibit C- HSI Form for King Con Counterweight + Current Photographs
Exhibit D- HSI Form for 438 Main Street + Current Photographs
Exhibit E- HSI Form for 447 Main Street + Current Photographs
Exhibit F- HSI Form for 328 Main Street + Current Photographs

Exhibit A

222 SANDRIDGE ROAD

Landmark Site

Exhibit B

438 MAIN STREET

New Residential Infill Construction

Exhibit C

KING CON COUNTERWEIGHT

Significant Site

Exhibit D

438 MAIN STREET (FLANAGAN'S)

Landmark Site

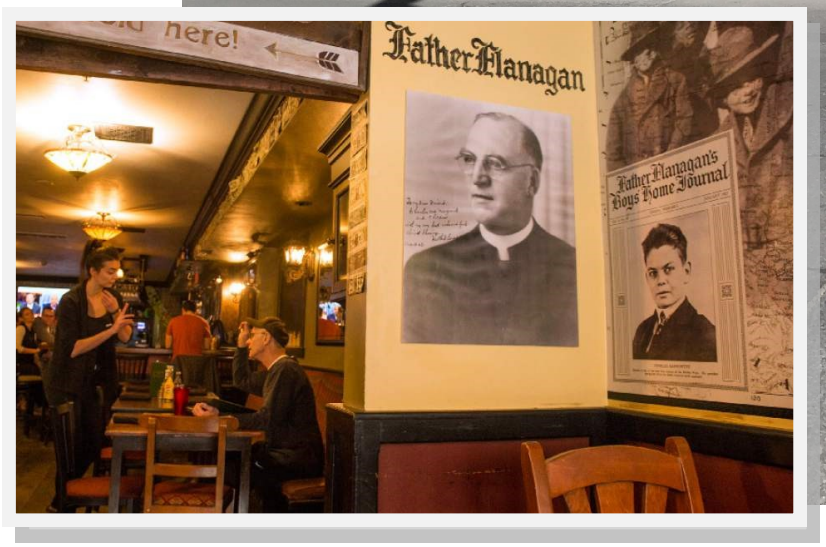


Exhibit E

447 MAIN STREET (NO NAME SALOON)

Landmark Site

Exhibit F

328 MAIN STREET (EGYPTIAN THEATRE)

Landmark Site