

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF NOVEMBER 1, 2017

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

EX OFFICIO: Bruce Erickson, Anya Grahn, 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 except Lola Beatlebrox, who was excused.

ADOPTION OF MINUTES

October 4, 2017

MOTION: Board Member Scott moved to APPROVE the minutes of October 4, 2017 as written. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Planner Grahn reminded the Board of the joint meeting between the HPB and the City Council on Thursday, November 16th. The discussion will focus on the Historic District Grant Program. Planner Grahn would follow up with the exact time as it gets closers.

Director Erickson noted that all the Board members had a copy of the Grant Program. If they have questions or need clarification they should contact the Planning Department.

Board Member Hutchings stated that he would be traveling on November 16th and asked if he could call into the meeting if he was available at that time. Planner Grahn replied that he could not call into the meeting; however, she would send him a link to the packet. If he has any comments he could let her know prior to the meeting and she would share his comments with the group on his behalf.

Planner Grahn reported that the HPB was scheduled to meet on Wednesday, December 6, 2017. I could possibly be a large agenda and a lengthy meeting.

REGULAR AGENDA – Discussion, Public Hearing and Possible Action

1. 632 Deer Valley Loop – Reconstruction – Significant House. The applicant is proposing to reconstruct the north, east, and west walls of the existing historic house. (Application PL-17-03512)

Planner Grahn noted that the Board previously visited this site.

Planner Grahn stated that the house was initially built as a hall-parlor, and it was then expanded into a four-room house. At that time the roof was removed and the house was engulfed with a new gable that created attic space. The history of the expansion was outlined in the Staff report. Planner Grahn remarked that typically expansions are to the back of the building; however, this one was on the front and actually changed the shape of the house to what exists today.

Planner Grahn presented a slide showing that the back piece would have originally been a side gable. The gable was torn off and the piece in front was added on. The back part is sitting in the dirt. She indicated another part that extends above and it was filled in with a brick wall over in the corner, and then a porch.

Planner Grahn stated that the house has been in a dilapidated and poor condition for quite a while. There was a fire in the 1990s that burned out the back. Nothing has been done to address it since that time. The house has been exposed to the elements for at least two decades.

Planner Grahn noted that the house was originally approved for panelization, because at the time they believed that it would save the most amount of historic material. However, the applicant did some more exterior and interior exploratory demolitions. The non-historic siding material had come off and it was down to the wood material. The windows and doors had come off. They were able to see how this building was put together and what the structure is like.

Planner Grahn presented a diagram. She stated that as much as they do not prefer single-wall construction because it does not have any structure itself, it is easy to panelize because there are vertical boards on the interior and horizontal siding nailed to it on the exterior. It is cut off at the corners and the panel is removed as a whole wall. Planner Grahn explained that in this case there are studs and the interior walls are providing a lot of the sheer value and the rigidity. In looking further, they found that there was asbestos material within the wall cavities that needed to be abated. Normally, the interior of the wall would be

taken off and the cavities could be assessed and cleaned out. However, in this case the rigidity would be lost and it would be unsafe for the workers to be on the inside of the building because as the sheer value is removed the building could collapse. Planner Grahn stated that a better approach would be to take off the salvageable historic wood siding one piece at a time to get into the wall cavities and clean it out. They plan on numbering the siding and storing it in a box onsite and covered with tarps to keep it protected. As they build the new structure the siding would go back on.

Planner Grahn reviewed the criteria for reconstruction. The first is that the Chief Building Official has to find it hazardous and dangerous. That has happened since 2013. She and the Chief Building Official made additional site visits as the exploratory demolition occurred. The Chief Building Official has reiterated that the method proposed is the safest way. His determination was included as Exhibit D in the Staff report.

The second criteria is whether or not the building could be made safe and serviceable through repair. Planner Grahn noted that the building was previously found to be in poor condition, and no amount of repair could bring it back. In this case, the siding is the only wall material that could be saved.

Planner Grahn stated that the proposal complies with the third criteria, which is whether or not it would be accurately constructed.

Planner Grahn noted that this application was still in front of the City Council for the subdivision. The applicant was working out details with the City Council in terms of how he lot should be subdivided. The Staff was concerned that with the snow loads this winter the building could possibly collapse. For that reason, the applicant was allowed to move forward with what was thought to be a panelization project before the Historic District Design Review and the plat amendment were approved, because if the roof collapses the walls could go with them and cause more damage to the historic material. Planner Grahn emphasized that the HDDR for the addition has not yet been approved. The intent was to abate and solve the Notice and Order.

Bo Pitkin, the project manager, and Bryan Markkanen, the project architect, were available to answer questions.

Chair Stephens asked for more detail in terms of how they intend to protect the siding when it is stored. Mr. Markkanen understood from the contractor that it would be a box stored onsite and covered in a tarp to adequately protect it. Chair Stephens stated that based on his personal experience, the siding will be old and dry and difficult to remove without splitting the wood. He believed that unless skilled labor removes it, it would all split and when it is time to put the siding back up the pieces would not be usable. In addition, after the siding has

been stored it has a tendency to band or move, depending on how tight it is in the box. He thought it might be worthwhile to band it to keep it from warping or bending as it sits in the box.

Mr. Markkanen thought the qualifications of the contractor should be considered in the future so the questions can be mitigated before they are even raised. He noted that Mike Mercer is the chosen contractor and he has done several historic structures in Park City. From the standpoint of skilled labor, Mr. Markkanen believed that Mr. Mercer was qualified to remove the siding.

Chair Stephens acknowledged that the Board does not have the purview to dictate the qualifications of a contractor. He thought it was more the issue of making sure that someone from the Planning Department would be onsite to address his concern. Planner Grahn stated that in previous projects a condition of approval states that the Project Planner will check the panels and make sure they are properly covered. She offered to add a condition of approval for this project stating that the Planner and the Chief Building Official would make sure the siding is stored in such a way as to prevent warping or buckling. Chair Stephens thought it would be beneficial to check the tension after they are crated.

Mr. Pitkin stated that Mike with Aerie Construction is the contractor. He did the Fletcher's historic remodel and his siding crew did the actual demolition of the non-historic siding. Mr. Pitkin would insist that Mike use that same crew to do the historic siding salvaging on this project. Chair Stephens clarified that he was not trying to micro-manage the project. He only wanted to address that concern so it does not become an issue as the project progresses. Chair Stephens believed it would be easier to reinstall the siding if it remained straight. Mr. Pitkin explained the process for removing, storing and re-installing the siding. He commented on a way to fill in the extra space at the top of the crate to create a tighter pack.

Board Member Scott wanted to know on a reconstruction/deconstruction project whether there is an enhanced level that the Planning and Building Departments follow in terms of how it gets put back together. Planner Grahn stated that "historic" is marked on all of the building permits for historic buildings. The Planning Department works closely with the Building Department and the Building Inspectors, and she and Planner Tyler look at the four-way inspection and other things before the project progresses too far. Planner Grahn also suggested that they add a condition of approval stating that the Historic Preservation Planner will complete a site visit once the siding is removed to insure that the historic siding is being stored and protected in such a way to prevent damage and warping of the historic materials.

Director Erickson noted that yesterday Anya Grahn and Hannah Tyler conducted a training for the building inspectors in a historic house. For this project, he

thought Planner Grahn should be onsite at the onset of the siding removal to reiterate the need to make sure the siding is removed carefully. She should check back in the interim and again to check the storage. Planner Grahn should also be onsite when the siding is re-installed. Director Erickson stated that it would be incumbent on Mr. Pitkin as the Project Manager to contact Planner Grahn when they begin the removal. He noted that he and Planner Grahn are in the field at least once a week, and Planner Grahn and Planner Tyler are in the field at least one additional day in the week.

Board Member Scott noted that for 20 years everyone has wondered what would happen to this structure. There are several deconstruction projects that were never reconstructed right. He thought this could be an example of working with the right people to deconstruct and reconstruct the right way.

Board Member Holmgren asked if it was possible to shrink wrap the siding and hold it together in foam within a box. Planner Grahn thought it was worth looking into. Her only concern with shrink wrapping was the potential to trap in moisture.

Director Erickson stated that the potential condition of approval is that the project superintendent will contact the Historic Preservation Planner before removal of the siding. Planner and Building Official will go onsite during the removal and ensure that the siding is being removed in the best manner possible for storage and replacement. Storage will be reviewed before closure to make sure it is protected from the weather and from changes in the wood's condition. The Planner will be onsite at the beginning of the replacement of the siding.

The Board was comfortable with that language. Mr. Pitkin was comfortable with the condition as proposed.

Chair Stephens opened the public hearing.

There were no comments.

Chair Stephens closed the public hearing.

Director Erickson stated that the motion would be to 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 as amended.

MOTION: Board Member Scott moved to APPROVE the reconstruction of the historic house at 632 Deer Valley Loop as stated by Director Erickson. Board Member Hutchings seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 632 Deer Valley Loop

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 – 632 Deer Valley Loop

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 – 632 Deer Valley Loop

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.

5. The project superintendent will contact the Historic Preservation Planner before removal of the siding. Planner and Building Official will go onsite during the removal and ensure that the siding is being removed in the best manner possible for storage and replacement. Storage will be reviewed before closure to make sure it is protected from the weather and from changes in the wood's condition. The Planner will be onsite at the beginning of the replacement of the siding.

2. 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.
(Application GI-15-2972)

Planner Grahn explained that every year the HPB forms a three-person committee. They put out an RFP for an artist and a piece of artwork is commissioned for one selected winner for the Preservation Award. Thus far it has been paintings; however, the Staff was open to three-dimensional artwork as well. Planner Grahn noted that the HPB could also choose up to four additional award winners to receive a plaque.

Planner Grahn stated that this past year plaques were presented retroactively to the 2016 award winners, as well as past award winners. This year plaques will be given to the 2017 recipients.

Planner Grahn presented the eligible six categories for awards: 1) adaptive reuse, such as High West; 2) infill development, which is usually new construction; 3) excellence in restoration; 4) sustainable preservation; 5) embodiment of historical context; or 6) connectivity of the site. Planner Grahn presented a list of past award winners and the artists that were commissioned.

Planner Grahn explained that she reaches out to the Planning Department Staff for suggestions on completed projects that they would nominate. She noted that many great projects were still under construction and could be considered for 2018. Planner Grahn pointed out that the Board members could add their own suggestions to the list for consideration.

Board Member Hodgkins asked how last year's winner was nominated because that project was not completed. Planner Grahn recalled that last year's winner was the California Comstock and that phase was completed by December.

Planner Grahn reviewed the suggested nominees for this year:

1) 222 Sandridge is a Landmark house at the bottom of the hill. It was built to face town. She pointed out the addition that was added along Sandridge Road, which fits in nicely with the streetscape. She indicated a historic shed that under the previous LMC was relocated because the Chief Building Official and the Planning Director found unique conditions. The shed was relocated to a corner of the lot. Planner Grahn thought the size, scale, and materials were complimentary of the District and of Sandridge Road.

Director Erickson suggested that they look at the side that faces Swede Alley. He thought it was instructive about how the new construction was accomplished in a way that still identified the historic structure.

2) 129 Main Street is infill development. This project was in process for approximately 10 years because it was on a substandard lot. A large building was located on the lot until the 1980s when it was torn down. The owner was adamant about building on this lot and it took ten years. In terms of infill development, Planner Grahn thought this project was more reflective of the historic character than other infill projects.

3) The King Con Counterweight was stabilized this year. Clark Martinez, who did the California Comstock, came out with a crane and lifted the structure. He has to sister some of the beams. New footings and foundations were put in to lift the beams off the ground and keep them away from moisture to prevent rotting. She indicated some of the beams that were removed. Even though they only looked weathered on the exterior, the interior was hollow. It was in very poor condition.

Planner Grahn remarked that in addition to the three main suggestions, the Staff also suggested other projects that they felt had done a good job with preservation in different ways. One was Flanagan's which has a mural about Father Flanagan and John Kenworthy's grandfather coming to Park City as part of Boys' Town. It promotes a different story within the Park City history. It is an ornate structure that both the current owners and previous owners have maintained. At one time the building had burned and the façade was the only portion that could be saved. Therefore, most of the building had to be reconstructed.

The No Name Saloon was another building recommended by Staff for good preservation. They were able to fit in a rooftop deck above the barrels that exist. She suggested that the Board members look at the ceiling to see how they are arched. It was one of the few rooftop decks in town that was pushed behind the parapet and less visible from the street.

The Staff also recommended the Egyptian Theater which went through a massive restoration in the 1980s and 1990s to bring back the original motif and look. The owners have done a lot to maintain and be good stewards of the building.

Planner Grahn encouraged the Board members to offer their own suggestions. The Staff would like the HPB to form the committee this evening to choose the artist. If the Board was prepared to choose five award winners this evening, one being for the art work, that would be the preference. However, if they needed more time they could wait until the December meeting.

Chair Stephens thought it would worthwhile to form the committee and begin looking for an artist. He personally would like more time to look at other projects to consider before they choose the five projects. He understood that the awards should go to projects that are good examples of the specific criteria.

Board Member Holmgren concurred with Chair Stephens. She had other projects in mind that could be added to the list. Planner Grahn stated that she would include those for the December meeting if Ms. Holmgren or other Board members would email their suggestions.

Board Member Hodgkins asked Planner Grahn to run through the categories that each project the Staff recommended fits in. Planner Grahn stated that 222 Sandridge was fit the category of Excellence in Restoration for restoring the historic house. 129 Main Street was Infill because it is new construction. The King Con Counterweight fits within the Embodiment of Historic Context because nothing was changed. The work was to preserve a mining relic and to maintain the historic character. Flanagan's fits within the categories of Adaptive Re-use and Embodiment of Historic Context and Adaptive Re-use because they tried to portray a story of Park City. The No Name Saloon is Adaptive Re-use because it used to be the Utah Power and Light Building. The Egyptian Theatre fits the category of Sustainable Preservation or Green Energy. It also fits within the Embodiment of Historic Context.

Planner Grahn was willing to change the categories if the Board had other ideas.

Board Member Weiner asked if the intent is to have one winner from each category. Planner Grahn answered no. They could all be from one category or several. The HPB determines how they want to carry out the award.

Chair Stephens asked if five was a magic number. Planner Grahn replied that they could do more than five or less than five. It was up to the HPB to decide. Director Erickson remarked that the budget limits it to five awards. The Planning Department budget pays for the plaques and the artist. Chair Stephens clarified that he was not suggesting more than five. He thought the projects recognized should be exceptionally well-done and embody the intent they were trying to portray.

Planner Grahn requested that the HPB form a committee this evening to select the artist. Puggy Holmgren volunteered. She and other Board members volunteered Lola Beatlebrox in her absence. John Hutchings also volunteered. Director Erickson noted that this was an important program for the City Council. It was mission critical for the Planning Department so they can point at buildings and say that the Historic Preservation Board recognizes this work and the quality of craftsmanship. Director Erickson thought the three commercial candidates that Planners Grahn and Tyler produced are good examples of a commercial business model or an adaptive reuse as a distinction in terms of historic preservation. Director Erickson provided examples of different business models that come under adaptive reuse. It is the criteria they use to select these candidates and they want to recognize them. Director Erickson commented on projects in progress that could be considered for the Preservation Award next year.

Board Member Hodgkins understood that they were doing some catch-up with the Egyptian Theater, the No Name Saloon, and Flanagan's. Planner Grahn replied that he was correct. He asked if those projects should be set aside and then look for something newer that was completed this year. Planner Grahn suggested that they could add a Stewardship category because a lot of work goes into maintaining historic buildings. The Board concurred.

Board Member Hutchings asked if the plaque and the painting were two different awards that come with recognition. Planner Grahn explained the plaque is given to the property owner and they are encouraged to put it on the outside of the house or building. The one chosen for the painting that hangs in City Hall still receives a plaque to put on their structure. Director Erickson pointed out that the plaque recognizes the owner and the architect; as well as the HPB for their work to preserve the buildings and maintain the quality of the Historic District.

Chair Stephens stated that as they look at different structures on Main Street, particularly in light of trying to re-establish the grant program, he thought they should also look at synergism. There is encouragement with the grant program with the residential component; but the restoration of commercial buildings on Main Street lags behind. Chair Stephens thought this would help bring attention to those structures on Main Street that are well-maintained and encourage

further restoration of Main Street structures. Fletchers, High West Distillery, and the Washington School are good examples that received awards, and it would be nice to continue building on more commercial examples. He believed the idea of Stewardship was an excellent idea for the Main Street commercial properties.

Board Member Hodgkins asked if Stewardship was only for commercial on Main Street. Chair Stephens answered no, but it would be a way to recognized buildings on Main Street without having to go through a restoration.

Chair Stephens opened the public hearing.

There were no comments.

Chair Stephens closed the public hearing.

MOTION: Board Member Weiner moved to CONTINUE the Annual Preservation Award to December 6, 2017; and to APPROVE Lola Beatlebrox, Puggy Holmgren, and John Hutchings as the committee members to select an artist. Jack Hodgkins seconded the motion.

VOTE: The motion passed unanimously.

The meeting adjourned at 5:46 p.m.

Approved by _____
Stephen Douglas, Chair
Historic Preservation Board