



**PARK CITY HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
October 2, 2019**

PUBLIC NOTICE IS HEREBY GIVEN that the HISTORIC PRESERVATION BOARD of Park City, Utah will hold its Historic Preservation Board Meeting at the City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 for the purposes and at the times as described below on Wednesday, October 2, 2019.

MEETING CALLED TO ORDER AT 5:00 PM.

I.ROLL CALL

II.MINUTES APPROVAL

- II.A. Consideration to Approve the Historic Preservation Board Meeting Minutes from August 21, 2019.
[August 21, 2019 Minutes](#)

III.PUBLIC COMMUNICATIONS

IV.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

V.CONTINUATIONS

VI.WORK SESSION

- VI.A. Park City Community Vision 2020 Update
[Vision 2020 Staff Report](#)

VII.REGULAR AGENDA

- VII.A. 1135 Norfolk Avenue – Historic District Design Review –
Historic Preservation Board Review for Disassembly and Reassembly of a Significant
Historic Site – Applicant is Proposing the Disassembly and Reassembly (Panelization) of
the Significant Historic Site. PL-17-03702
(A) Public Hearing (B) Possible Action

[Staff Report](#)
[Exhibit A- Panelization Proposal and Plan](#)
[Exhibit B- Historic Sites Inventory Form](#)
[Exhibit C- HDDR Plans](#)
[Exhibit D- Physical Conditions Report and Historic Preservation Plan](#)

Exhibit E- 1982 Reconnaissance Level Survey
Exhibit F- Chief Building Official and Planning Director Determination
Exhibit G- Epic Engineering Report
Exhibit H- Exterior Photos
Exhibit I- Interior Photos
Exhibit J- Interior Demolition Photos

VIII.ADJOURN

A majority of HISTORIC PRESERVATION BOARD members may meet socially after the meeting. If so, the location will be announced by the HISTORIC PRESERVATION BOARD Chair Person. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or planning@parkcity.org at least 24 hours prior to the meeting. Wireless internet service is available in the Marsac Building on Wednesdays and Thursdays from 4:00 p.m. to 9:00 p.m. Posted: See: www.parkcity.org

***Parking validations will be provided for meeting attendees that park in the China Bridge parking structure.**

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF AUGUST 21, 2019

BOARD MEMBERS IN ATTENDANCE: Lola Beatlebrox, Puggy Holmgren, John Hutchings, Jack Hodgkins, Tana Toly

EX OFFICIO: Bruce Erickson, Laura Kuhrmeyer, Caitlyn Barhorst, Mark Harrington

Director Erickson requested that the Board nominate a Chair Pro Tem to facilitate the meeting this evening.

MOTION: Board Member Hodgkins nominated Lola Beatlebrox to preside over the meeting this evening. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

Chair Pro Tem Beatlebrox assumed the Chair.

ROLL CALL

Chair Pro Tem Beatlebrox called the meeting to order at 5:00 p.m. and noted that all Board Members were present except Douglas Stephens and Randy Scott who were excused.

ADOPTION OF MINUTES

August 7, 2019

MOTION: Board Member Homgren moved to APPROVE the minutes of August 7, 2019 as written. Board Member Hodgkins seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Director Erickson introduced Tana Toly, the newest member to the Historic Preservation Board.

Director Erickson reported that the HPB is scheduled to hold their regular meeting on September 4th; however, that meeting may need to be rescheduled due to the Miners Day Holiday if Board Members are out of town that week. The

Planning Department will email the Board with the exact meeting date once a final decision is made.

Board Member disclosed that she sits on the HPCA Board with Rhonda Sideris, the applicant for 22 Prospect Avenue. However, she did not believe that would affect her ability to discuss and vote on the agenda item this evening.

REGULAR AGENDA

- V.A. 839 Woodside Avenue – Historic District Design Review
Historic Preservation Board Review for Material Deconstruction of a
Landmark Historic Site – The Applicant is proposing to rehabilitate of the
Landmark Historic Site following the Material Deconstruction of the non-
historic concrete foundation; non-historic retaining walls; non-historic
doors; non-historic and Historic siding; non-historic roof material; non-
historic porch; non-historic steps; non-historic chimney; Historic and non-
historic windows; and Historic shed.
(Application PL-19-04131)

Planner Laura Kuhrmeyer reviewed the application as outlined in the Staff report. She presented the tax photo from 1940 and a current photo. The garage existed in the 1940 photo. The applicant was proposing to do a material deconstruction to primarily remove retaining walls, patios, and a small non-historic addition on the backside of the house that was added after 1940. The roof is proposed to remain as is and to be modified slightly in the rear where the addition will be removed to tie into the new addition. It is unclear whether the chimney is historic because it is obscured by a tree in the 1940 tax photo. However, the chimney is referenced on the HSI Form and the applicant has no plans to remove the chimney.

Planner Kuhrmeyer pointed to a small red line indicating where the non-historic addition would be removed across the back. She stated that the foundation is not original and was probably added when the garage foundation was added beneath the house. The applicant was proposing to remove the existing foundation under the garage for the lower level, and lift the house to add a new foundation underneath that will expand to create a bigger footprint.

Planner Kuhrmeyer thought the porch was likely rebuilt and expanded. Further investigation will be done at the building permit stage; however, conditions were added to require that if historic materials are discovered at that time, those materials need to be maintained or replaced in kind.

Planner Kuhrmeyer noted that no mechanical, utility, or electrical changes were proposed at this time. There are no historic doors remaining on the house. The

applicant was proposing to replace the front door and all the other doors with something that would be seen historically in the District. Planner Kuhmeyer stated that there are a total of 10 window openings and only two are historic. The applicant had agreed to allow an independent window evaluation specialist to assess the windows to determine whether they can be restored or rehabilitated or if they needed to be replaced. That was also added as a condition of approval.

Planner Kuhmeyer noted that the Material Deconstruction Review Checklist was included in the Staff report.

Board Member Holmgren thought the application was straightforward. She referred to page 25 of the Staff report and noted that the Summary Recommendation shows the designation as a Significant structure. However, under the Topic Section it shows the designation as Landmark. Planner Kuhmeyer clarified that it is a Landmark Structure.

Chair Pro Tem Beatlebrox opened the public hearing.

There were no comments.

Chair Pro Tem Beatlebrox closed the public hearing.

Board Member Hodgkins agreed that the Material Deconstruction request was straightforward and self-explanatory in the Staff report. He wanted to know if the proposed addition meets the current LMC; specifically, the roof pitch requirement and the siding. Planner Kuhmeyer replied that the roof pitch requirement is only for the first 20-feet from the front façade. The proposed addition is outside of that area and is not required to meet the roof pitch. Mr. Hodgkins questioned why it was not required because it faces the street. He did not believe it was in keeping with the vernacular of Old Town. Planner Kuhmeyer understood that the original proposal was more of a flat roof and the applicant decided to pitch it slightly.

Planner Caitlyn Barhorst stated that this has been reviewed by the Design Review Team and by a Preservation Consultant. It is under the height limit and the addition is more modest in scale and the massing is broken up. The design takes into consideration all of the requirements for transitional elements and it has gone through the stages of being approved per the design.

Board Member Hodgkins asked about the siding. Planner Barhorst replied that it is a modern take on a modular siding material with the metal. She thought the metal would be an appropriate addition to tie into the metal roof.

Chair Pro Tem Beatlebrox asked the Staff to comment on how the rear addition and the historic building are separated from each other. Planner Kuhmeyer

explained that this application was submitted prior to the new Design Guidelines changes; therefore, the transitional element was reviewed under the 2009 Design Guidelines. She pointed to a small connection that attaches the addition to the historic building.

Board Member Hutchings asked if the addition was flush on the back of the house. Planner Kuhrmeyer replied that a portion of it was flush and pointed to where the addition would be attached. She noted that it had already been modified because of the existing non-historic addition on the back.

MOTION: Board Member Hutchings moved to APPROVE the Material Deconstruction at 839 Woodside Avenue pursuant to the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the Staff report. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 839 Woodside Avenue

1. The property I - located at 839 Woodside Avenue in the Historic Residential (HR-1) zoning District.
2. The Site is designated as Landmark on the Historic Sites Inventory (HSI).
3. On January 22, 2019, a complete Plat Amendment application was submitted to combine two standard size lots from the Snyder's Addition Park City Survey. On April 4, 2019, the City Council approved the Plat Amendment (Ordinance 2019-16). The 839 Woodside Avenue Plat Amendment was recorded on July 19, 2019 (Entry No 1114405).
4. On April 25, 2019, the Planning Department received a complete Historic District Design Review (HDDR) application for the property at 839 Woodside Avenue.
5. The HDDR application has not yet been approved as it is dependent on the HPB's Review for Material Deconstruction of portions of the Landmark Historic Site.
6. The Structure was constructed between circ. 1889 and 1900. The Historic Site Form has identified this site's era of historical significance as the Mature Mining Era, 1894 to 1930.
7. The house first appears on the 1889 Sanborn Fire Insurance Map as a simple, one-story T/L cross wing cottage style house with an east-west (front-rear) facing gable and south (side) facing gable with a single-story shed roof front porch.
8. The first known photograph of the house was taken as part of the circ. 1940 tax assessment. The photograph shows drop novelty wood siding, fence, and stairs leading to the front entry porch.
9. In the 1900 Sanborn map, two small accessory structures can be seen at the rear of the house, one on the northwest corner and one on the southwest corner

of the property. Both accessory structures were expanded between circ. 1900 and 1907 and then remained the same until the 1941 Sanborn map.

10. Between circ. 1889 and 1900, the porch on the northwest side (rear) of the house was expanded to the full length of the house.

11. The lower level garage appears in the 1941 Sanborn map but may have been built much earlier.

12. Prior to now, the rear porch was enclosed and an addition to the south (rear) of the Historic Structure was constructed with a shed roof. The front porch was also extended east toward the street and the shed roof extended to cover it.

13. The applicant is proposing to remove the non-Historic addition in the rear. The applicant also proposes to lift the Historic structure, remove the existing garage foundation, construct a new full basement and garage foundation, and add an addition to the rear of the historic home. The proposed scope of work mitigates any

impact that will occur to the Historic significance of the Site.

14. The concrete and stacked railroad tie retaining walls at the front property line is to be removed and replaced with a new retaining wall. The existing railroad tie retaining wall in the rear yard is to be removed to allow for the new addition structure in the rear.

15. The applicant proposes to leave the existing roof structure with the exception of a modification at the rear to tie into the new addition structure. The applicant is not proposing to alter the Historic roof form.

16. The existing brick masonry chimney is to remain.

17. The applicant is proposing to remove twenty-three linear feet (23') of material on the south (rear) wall of the Structure for the construction of an addition.

18. The applicant is proposing to construct a new foundation with a basement addition and garage entrance. The construction of a new foundation is required for the restoration of the Structure.

19. The existing porch is to be inspected by the Contractor to determine if it can be braced for lifting of the home or if it should be removed and reconstructed. The Historic Preservation Planner shall review prior to any Historic materials being removed.

20. Should any Historic material be discovered while deconstructing the porch, The Physical Conditions Report and Preservation Plan shall be amended to document the condition of the porch structure and provide an updated scope of work to the satisfaction of the Historic Preservation Planner.

21. There are no existing Historic mechanical, electrical or utility systems. The Contractor will evaluate the operable condition of the existing mechanical, electrical, and plumbing systems to determine what can be reused.

22. The garage and front entry doors are non-historic and are to be removed and replaced with new doors of historic style.

23. The existing, historic entry door on the north façade is damaged and will be replaced with a new door of similar style.

24. There are a total of ten (10) window openings, two (2) of which are historic. All windows have been replacement at a time outside the Historic period. The Physical Conditions Report notes the eight (8) existing non-historic windows are in good condition and will remain. The two historic windows on the east (front) façade have been painted shut. The Applicant will work with the Historic Preservation Planner to determine if the two (2) historic windows can be restored. If the windows cannot be restored, new windows to match the style and dimensions will be approved by the Historic Preservation Planner prior to installation.

25. The HPB found compliance with the following applicable Design Guidelines:

A. Universal Guidelines:

1. A site should be used as it was historically or be given a new use that requires minimal change to the distinctive materials and features. The applicant is proposing to remove the non-Historic site addition and use it as it was historically.
2. Changes to a site or building that have acquired historic significance in their own right should be retained and preserved. The applicant is proposing to remove all non-Historic changes.
3. The historic exterior features of a building should be retained and preserved. The applicant is not proposing to alter any Historic features.
4. Distinctive materials, components, finishes, and examples of craftsmanship should be retained and preserved. The applicant is proposing to maintain the existing porch.
5. Deteriorated or damaged historic features and elements should be repaired rather than replaced. The applicant is proposing to re-use the salvageable Historic materials. Conditions of Approval were added to ensure the protection of any Historic materials.
6. Features that do not contribute to the significance of the site or building and exist prior to the adoption of these guidelines may be maintained; however, if it is proposed they be changed, those features must be brought into compliance with these guidelines.
7. Each site should be recognized as a physical record of its time, place and use. The proposed work does not change the appearance of the site.
8. Chemical or physical treatments, if appropriate, should be undertaken using recognized preservation methods. No chemical or physical treatments are proposed.
9. New additions, exterior alterations, or related new construction should not destroy historic materials, features, and spatial relationships that characterize the size or building. The proposed work complies.
10. New additions and related new construction should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment could be restored. The proposed work mitigated any impacts on the historic site.

B. Specific Guidelines:

A. Site Design

A.1.1 Maintain existing front and side yard setbacks of Historic Sites. The applicant is not proposing to alter the existing location.

A.1.2 Preserve the original location of the main entry, if extant. The applicant is not proposing to alter the location of the entry.

A.1.3 Maintain the original path or steps leading to the main entry, if extant. The applicant is proposing to construct new steps as the existing steps are non-Historic and unsafe.

A.4.1 Maintain historic hillside steps that may be an integral part of the landscape. The applicant is proposing to construct new steps as the existing steps are non-Historic and unsafe.

A.5.3 The historic character of the site should not be significantly altered by substantially changing the proportion of built or unpaved space. The proposed scope of work will not substantially change these proportions.

B. Primary Structures

B.1.1 Maintain the original roof form, as well as any functional and decorative elements. The applicant is not proposing to alter the Historic roof form.

B.1.2 New roof features, such as photovoltaic panels (solar panels) and/or skylights should be visually minimized when viewed from the primary public right-of-way. These roof features should be flush mounted to the roof. The applicant is proposing three (3) skylights on the south (side) roof and two (2) skylights on the west (rear) roof, all of which are beyond the midpoint and flush mounted to the roof.

B.2.1 Primary and secondary façade components, such as window/door configuration, wall planes, recesses, bays, balconies, steps, porches, and entryways should be maintained in their original location on the façade. The applicant is not proposing to alter the location of any of the above items on the primary façade.

B.2.4 If historic exterior materials cannot be repaired, they should be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material, and finish. The replacement of existing historic material should be allowed only after the applicant can show that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. As conditioned, the proposal complies.

B.3.1 A new foundation should not raise or lower the historic structure generally more than two (2) feet from its original floor elevation. The applicant is not proposing to lift the structure more than two (2) feet from its original floor elevation.

B.3.2 The original placement, orientation, and grade of the historic building should be retained. The applicant is not proposing to change any of these features.

B.4.1 Maintain historic door openings, doors, and door surrounds. The applicant is not proposing to alter these elements.

B.4.2 New doors should be allowed only if the historic door cannot be

repaired. Replacement doors should exactly match the historic door in size, material, profile, and style. The applicant is proposing to replace the non-Historic door, as well as the damaged Historic door, with one that will match what is seen historically in the District.

B.5.1 Maintain historic window openings, windows, and window surrounds.

The applicant is not proposing to alter the Historic window openings.

B.5.2 Replacement windows should be allowed only if the historic windows cannot be made safe and serviceable through repair. Replacement windows should exactly match the historic window in size, dimensions, glazing pattern, depth, profile, and material. The applicant is proposing to replace the non-Historic windows with ones that will match what is seen historically in the District. The two (2) Historic windows shall be evaluated by a window restoration specialist to determine their potential for restoration prior to replacing them in-kind.

26. The HPB made the following findings with respect to Material Deconstruction Review

Checklist Criterion:

A. Criterion 1: The proposed work is not Routine Maintenance.

B. Criterion 2: The proposed Material Deconstruction is required.

C. Criterion 3: The proposed work does not damage or destroy the exterior architectural features.

D. Criterion 4: The proposed work mitigates any impacts that will occur to the visual character of the neighborhood; Historical significance of the Structure; architectural integrity of the Structure; and structural stability. All proposed Material Deconstruction complies with applicable Design Guidelines.

E. Criterion 5: The proposed work will not compromise the historical importance of other structures on the property and on adjacent properties. The applicant is proposing to remove all non-Historic features.

F. Criterion 6: All non-Historic additions and site features are proposed to be removed and are non-contributory.

Conclusions of Law – 839 Woodside Avenue

1. The proposal complies with the Land Management Code requirements pursuant to 15-2.2 Historic Residential (HR-1) District.

2. The proposal meets the criteria for Material Deconstruction pursuant to LMC 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.

Conditions of Approval – 839 Woodside Avenue

1. Final building plans and construction details shall reflect substantial compliance with

the HDDR proposal submitted on June 24, 2019. 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 is responsible for notifying the Planning and Building Departments if changes are made.
3. The current proposal does not include any changes to the roof. However, if once construction has started it is determined that the structure needs to be re-roofed or the roof needs to be reinforced, the following conditions shall apply:
 - a. The applicant shall maintain the original T/L cottage style roof form.
 - b. Should reinforcing the roof structure from the interior not be possible due to the existing condition, the applicant shall schedule a site visit with the Chief Building Official and Planning Director and/or Historic Preservation Planner to evaluate the condition of the roof structure and assess the salvageable Historic material. The applicant shall prove the defects in the roof that prevent the new reinforcing structure to be added from the interior.
 - c. If the scope of work requires a full reconstruction of the roof structure, the applicant shall update the Physical Conditions Report and Preservation Plan to provide documentation of the existing Historic roof structural members highlighting their condition, location, and size.
 - d. The reconstructed roof form shall re-use all salvageable Historic material in their original location, if possible. Where the Historic materials cannot be used, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material, and finish.
4. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or his/her designee prior to construction.
5. Prior to removal of any Historic material, the applicant shall document their location and condition in order to facilitate in their reuse, if applicable.
6. Where the Historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing Historic materials, the applicant shall demonstrate to the Planning Director and Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No Historic materials may be disposed of prior to advance approval by the Planning Director and Historic Preservation Planner.
7. The Preservation Plan must include a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.
8. An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.

9. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
10. Within five (5) days of installation of the cribbing and shoring, the structural engineer will inspect and approve the cribbing and shoring as constructed.
11. Historic Structures which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.
12. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, he determines that it is necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties. The applicant is responsible for notifying the Building Department if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during the construction of the foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to re-inspect and approve the cribbing and/or shoring alterations within five (5) days of any relocation or alteration to the cribbing and/or shoring.
13. The applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the Historic Preservation Financial Guarantee or ACE could take place.
14. Should any Historic material be discovered while deconstructing the porch, The Physical Conditions Report and Preservation Plan shall be amended to document the condition of the porch structure and provide an updated scope of work to the satisfaction of the Historic Preservation Planner.
15. The applicant shall submit for written approval from the Historic Preservation Planner prior to installation of the selected replacement doors.
16. An independent window evaluation specialist will assess and report on the existing window conditions and outline options for rehabilitation or replacement consistent with Design Guideline B.5.1, B.5.2, and B.5.3, to be approved by the Planning Director and/or Historic Preservation Planner.
17. Should the original wood windows not be able to be restored, the replacement windows shall exactly match the historic window in size, dimensions, glazing pattern, depth, profile, and material.
18. The Historic shed will be structurally stabilized and reinforced from the inside and any historic exterior materials that cannot be repaired shall be replaced with materials that match the original in all respects (scale, dimension, texture, profile, material, and finish).
19. Should it be determined that the Historic shed cannot be structurally stabilized from the inside, the Applicant shall return to HPB for review of the panelization and/or reconstruction of the shed.

V.B. 22 Prospect Avenue – Historic District Design Review
Historic Preservation Board Review for Reconstruction of a Landmark
Historic Site – The Applicant is proposing to Reconstruct the Landmark
Historic shed that collapsed due to age and snow loads. A Notice and
Order has been issued for the collapsed shed.
(Application PL-19-04269)

Planner Barhorst reported that a Notice and Order was placed on the structure by the Chief Building Official. The structure is on the rear of the property facing across the valley. She presented the Sanborn map showing the structure. The construction date was placed around 1900.

Planner Barhorst stated that the structure has never been altered. There have been a few roof replacements over the years that have not worked well. The condition of the structure is the same as shown in the photograph. The applicant was proposing to deconstruct and salvage as much material as possible. The amount of salvageable material will be updated as the structure is taken apart. Planner Barhorst pointed out that the structure rests against a retaining wall and a tree. There are two-stories on the downhill side which makes it difficult to enter the shed.

Planner Barhorst reported that the applicant has submitted an accurate set of plans and everything complies. The Staff recommended approval of the proposed request to reconstruct the shed structure.

Board Member Hodgkins wanted to know who would do the reconstruction. Planner Barhorst replied that Clark Martinez would do the work. He has done most of the mine sites restoration.

Planner Barhorst noted that after the reconstruction was approved for 1057 Woodside, she and Planner Tyler went out with applicant to see what materials could be used and which ones were too deteriorated. She stated that they had already done something similar at 22 Prospect for the top piece of the roof, which is a character defining feature on the entryway. Most of the material is board and batt and most of it was fairly warped. Planner Barhorst reiterated that the applicant intends to save as much as possible.

Chair Pro Tem Beatlebrox commented on the two pictures and understood that one was from the patio and the other was from down below on the hillside. Planner Barhorst replied that she was correct.

Board Member Hodgkins asked if Planner Barhorst would be involved in the deconstruction as well as the determination on materials. Planner Barhorst answered yes. It was also addressed in the conditions of approval.

Chair Pro Tem Beatlebrox noted that the Notice and Order to Repair was issued on August 1, 2019. She asked if any notices were issued prior to that Notice and Order and how long the structure has been neglected. Planner Barhorst stated that like many other 120-year-old sheds in town, the structure has never been repaired correctly. In conversations with Code Enforcement, they were unaware of this shed because it is hidden from the street. Chair Pro Tem Beatlebrox asked to what extent the shed will look like it does now as opposed to a new shed building. Planner Barhorst replied that it would be depend on the new materials allowed in the reconstruction. Currently, they encourage more opaque paint finishes or a dark stain to hide the grain. Since the shed is historic, they would allow a raw material that ages with time. Once the applicant applies for reconstruction the plans will go through an HDDR and be reviewed against the updated Design Guidelines, taking into consideration that it should still look old.

Board Member Hutchings asked if there were conditions of approval that address the historic material. Planner Barhorst replied that Conditions 2, 3, 4, 5 and 6 address the different aspects of determining the original profile, sizing, and providing documentation.

Board Member Holmgren stated that when the City changed the Historic District Commission to the Historic Preservation Board, she was on the Board but had to leave because her term was up. At that time the Board created a situation called "Save our Sheds" because so many historic shed were being removed through neglect. Ms. Holmgren thought it would be beneficial to re-start that conversation because sheds are an integral part of Park City's history. Planner Barhorst offered to look at providing an analysis on all the sheds and their condition. Ms. Holmgren recalled that there was a map of all the shed locations and their conditions. It was done at the time the City first started rewriting the LMC.

Chair Pro Tem Beatlebrox stated that her biggest concern is that the shed should not look new. It is important for the shed to retain its character, even though it is not visible from the road. Board Member Holmgren asked if they could add a condition of approval stating that the shed should retain its aged look.

City Attorney Harrington suggested revising Condition #4, to prioritize the retention of the historic look consistent with the Design Guidelines.

Chair Pro Tem Beatlebrox opened the public hearing.

Bill Hummer stated that he owns the property at 28 Prospect Avenue, directly south of 22 Prospect. He has owned his property since 1990 and in the last five

years they have witnessed the deterioration of the shed building. It is a beautiful historic building and over the past winters the snow had caused significant damage. Mr. Hummer remarked that the neighbors on Prospect recognize that this shed is one of the best representations of historic architecture in the City. The neighbors encourage the Board to approve this request and that the shed can be reconstructed. Mr. Hummer hoped the property owners and the contractor would allow him to take a couple of boards because they love that piece of property and the shed. Any help the HPB could give to the property owners to restore this building would be supported. Mr. Hummer pointed out that there are 27 properties between Chambers, Prospect and Hillside, and 19 of those properties are historic structures. He believes anything in that corner of the City that can be improved would be a benefit. Mr. Hummer and his wife support this request and he urged the HPB to approve it.

Director Erickson asked Mr. Hummer if the shed was leaning on his tree or if the tree belongs to the owners of 22 Prospect Avenue. It was determined that the shed was leaning against Mr. Hummer's tree.

Chair Pro Tem thanked Mr. Hummer for his comment. She noted that the HPB appreciates the property owners who cherish their own historic homes.

Helena Sideris stated that she lives in the house at 22 Prospect with two other individuals. She emphasized that they have every intention of rebuilding the house to be as close to its historic representation as possible. The request to reconstruct is simply a matter of public safety. Ms. Sideris stated that the primary reason for the delay was trying to find a contractor. They were elated to have the attention from Clark Martinez this summer. Ms. Sideris appreciated the support and asked the Planning Commission to appreciate their request.

Chair Pro Tem Beatlebrox closed the public hearing.

Board Member Toly disclosed that she is friends with the residents of 22 Prospect Avenue; however, their association will not affect her decision on this item.

MOTION: Board Member Holmgren moved to APPROVE the reconstruction of the historic shed at 22 Prospect Avenue, pursuant to the Findings of Fact, Conclusions of Law, and Conditions of Approval as amended with the revision to Condition #4. Board Member Hutchings seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 22 Prospect Avenue

1. The property is located at 22 Prospect Avenue. The property consists of Lots 6 & 7 BLK 19 Park City Survey.
2. The historic site is listed as Landmark on the Historic Sites Inventory.
3. The house was originally constructed circ. 1889, per the Historic Site Inventory (HSI) Form, and has undergone a series of alterations since.
4. Development on this property has spanned across two (2) of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930).
5. The house was built before circ. 1889 by Joseph Durkin. The Durkin family owned the property until 1902. The shed at the rear of the property was constructed during that time. Kate Carpenter was the next owner from 1902-1908 and before circ. 1907 the form of the current house changed to the T cottage form with the wrap-around porch. The Grose family owned the property from 1908-1979. The Cannard family owned it until 2013 when it was transferred to the current owner.
6. On July 29, 2019, the Planning Department received a Historic District Design Review (HDDR) application for the property at 22 Prospect Avenue. The application was deemed complete on July 31, 2019. Approval of the HDDR application is dependent on the Historic Preservation Board's approval of the Reconstruction.
7. The applicant is proposing to Reconstruct the Historic shed on the Landmark site at 22 Prospect Avenue. The existing condition of the shed is poor. The structural members of the shed are compromised, the roof has buckled from the weight of the snow, the exterior siding material is deteriorating, and the building is leaning downhill.
8. The proposal for Reconstruction complies with LMC 15-11-15(A)(1) as the representative of The Chief Building Official made a site visit on April 4, 2019. At that time, the representative of the Chief Building Official observed the conditions of the structures to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code. The site was posted "Do Not Enter- Unsafe to Occupy" due to its general dilapidated and unsafe state on April 4, 2019. The hazardous or dangerous conditions observed included:
9. Due to the instability and collapse of the shed's roof structure system, the extent of the deterioration of the original materials, as well as the health concerns, the safest approach is to Reconstruct the Historic shed.
10. The proposal complies with LMC 15-11-15(A)(2) as the representative of the Chief Building Official found the building to be dangerous. Staff finds it apparent that there are unique conditions, specifically, the structural conditions, physical conditions of the existing materials, and the additional submitted reports by the applicant supporting the dangerous building finding. The Historic Building(s) cannot be safe and/or serviceable through repair.
11. The proposal complies with LMC 15-11-15(A)(3) as the applicant has worked with staff to develop an accurate set of plans for the Reconstruction. The Building(s) and/or Structure(s) will be reassembled in their original form, location, placement, and orientation.

12. The proposal complies with LMC 15-11-15(B) as on July 29, 2019, the Planning Department received a Historic District Design Review (HDDR) application for the property at 22 Prospect Avenue. The application was deemed complete on July 31, 2019. Approval of the HDDR application is dependent on the Historic Preservation Board's approval of the Reconstruction.

13. Staff and the Design Review Team find that Reconstructing the Historic Structure will not significantly change the context of the site, nor diminish its historical significance. The shed is a contributing feature of the Landmark Site.

14. The specific techniques for Reconstruction will be approved as a part of the Historic District Design Review and Building Permit. A plan highlighting what historic material will be salvaged will be submitted prior to the approval of the application.

15. A Financial Guarantee will be required prior to Building Permit issuance. The Financial Guarantee will require that the shed be reassembled within 18 months of Building Permit issuance. A Building Permit must be issued within one (1) year of approval of the Historic District Design Review application.

16. The structure is not threatened by demolition.

Conclusions of Law – 22 Prospect Avenue

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

Conditions of Approval – 22 Prospect Avenue

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal received on July 29, 2019. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.

2. Where the historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing historic materials, the applicant shall demonstrate to the Planning Director and Project Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No historic materials may be disposed of prior to advance approval by the Planning Director and Project Planner.

3. The applicant shall salvage and reuse any and all serviceable Historic Materials. The applicant shall demonstrate the severity of deterioration or existence of defects by showing the Planning Department that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition prior to disposal.

4. As the shed is Deconstructed, the applicant shall identify and analyze different siding profiles to determine the original siding profile. The applicant shall work

with the Planning Department to approve determination of the original siding material, to prioritize the retention of the historic look consistent with the Design Guidelines. The applicant shall salvage and reuse any original siding materials that can be made safe and/or serviceable through repair.

5. Where the severity of deterioration or existence of material defects requires replacement, the new wood siding materials shall match the original in design, dimension, texture, material, and finish. The applicant shall demonstrate the severity of deterioration or existence of defects by showing the Planning Department that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.

6. Prior to approval of the Historic District Design Review application, the applicant shall submit a site plan identifying the storage location of the salvageable materials from the Historic shed.

7. Per LMC 15-11-9 the Planning Department is authorized to require that the applicant provide the City with a financial guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan.

V.C. Land Management Code (LMC) Amendments – Regarding Historic Preservation in 15-11 including amendments to the following sections: 15-11-2(C) Terms and Qualifications of Members; 15-11-8(A) Staff Assistance; and 15-11-12.5 Historic Preservation Board Review for Material Deconstruction. All references to Utah Heritage Foundation will be updated to reflect their new organizational name of Preservation Utah. The Historic Preservation Board Review process for Material Deconstruction will be updated as directed by City Council. (Application PL-19-04232)

Planner Barhorst stated that the Board would be reviewing two sections of LMC Amendments this evening.

The first amendment changes all the references to Utah Heritage Foundation to reflect their new organization name of Preservation Utah. The draft ordinance shows the change being made twice.

The second item for review would amend the HPB review process for material deconstruction.

Planner Barhorst stated that the City Council had directed the Staff to evaluate the process for the HDDR applications in an effort to return to a faster administrative level process on certain items. Planner Barhorst remarked that she and Planner Tyler worked together to draft an amendment. She noted that currently, the removal of any material on any historic site; even non-historic materials, must be approved by the HPB. The Staff looked at the process more thoroughly and it was broken into Administrative review and HPB review. An

Administrative review would include the Planning Director or his/her designee reviewing routine maintenance at an administrative level. For example, a proposal to re-roof without changing the historic roof form. Other items include chimney repair or placement of historic wood features such as repairing porch columns, etc. Planner Barhorst stated that conditions of approval would be added to make sure the element could not be repaired and needed to be replaced. Administrative review would also include removing or replacing non-historic features.

Planner Barhorst reported that the HPB would review the removal of historic materials to accommodate new additions, new construction, or structural upgrades. She referred to the redline ordinance on page 175 of the Staffa report and noted that the HPB review would be triggered by the removal of anything that was approved for material deconstruction, such as removal of a rear wall to accommodate an addition, lifting a structure, adding a basement, reconstruction, etc.

Director Erickson stated that anything that the Planning Director or the HPB review would still remain consistent with the Design Guidelines. He emphasized that the review criteria would not change. The only change would be the people doing the review.

Planner Barhorst presented a summary of what the HPB would review for approval and the current checklist. Any application would still be reviewed under the Design Guidelines. Page 174 of the Staff report contained an example of how an Administrative level review would be conducted for replacing historic windows that were deemed beyond repair by a window specialist. She noted that the windows would be evaluated based on the Design Guidelines criteria rather than the material deconstruction checklist.

Board Member Hutchings had concerns about the overlap between Items A and B in terms of material deconstruction. He understood that the intent is for material deconstruction to be reviewed by the Board, and the Administrative items listed in Item A are more repair and maintenance issues that should be reviewed more expeditiously. Mr. Hutchings asked if plan is to reserve all material deconstruction for the HPB. Planner Barhorst answered no. Mr. Hutchings asked if removing a historic window would be considered material deconstruction. Planner Barhorst answered yes. Planner Barhorst clarified that removal of a historic window would be reviewed at the Administrative level if it was only for repair.

City Attorney Mark Harrington stated that the ordinance uses the term "replacement" or "maintenance". He believed the focus was on removal of historic materials that would not be replaced or maintained. Removal of historic materials to accommodate a significant alteration or a connection would also

come to the HPB. If someone was replacing an existing historic window without affecting the wall or other materials, that could be reviewed and approved by the Staff. Planner Barhorst agreed. The difference is that it was not a permanent removal. She clarified that replacement and repair would be approved at the Administrative level consistent with the Design Guidelines. HPB would review the permanent removal of materials. Mr. Harrington explained that replacing the roof and was looking for approval on the roofing material, that would be done at the Staff level. If an applicant wanted to alter the roof for an addition, that would come before the HPB for review.

Board Member Hodgkins did not believe the language indicated that intent because of the word "or". He understood that the Staff could approve a removal without a replacement. Planner Barhorst noted that the Ordinance states "The replacement or repair of the following..." under Item A. Under Item B it states "removing or replacing".

Chair Pro Tem Beatlebrox read from A 1. "The Planning Director or his designee shall review the following: Routine maintenance, including but not limited to.... replacement or repair of the following." She remarked that replacement of a historic window is not routine maintenance unless there was a plan to put it back in. In her opinion, that would be routine maintenance. Chair Pro Tem Beatlebrox stated that removing a historic window and replacing it with something else should come to the HPB for approval. Board Members Hutchings did not believe it would come to the HPB based on how the language was written. Planner Barhorst did not believe the Staff had addressed that level of a project. She provided an example. If a historic wood window needed to be repaired for whatever reason, a specialist would assess the condition of the window. If the specialist determines that the existing historic window could not be repaired, it would be replaced in-kind with a wood window, which is consistent with the Design Guidelines. However, if the HPB wanted to review items of that level, the Staff could add that to the HPB review section.

City Attorney Harrington stated that they could easily replace the word "replacement" with "repair" in subsection 2 and add "historic door or window replacement" at the end of 2 a. for HPB review.

Board Member Hodgkins was not comfortable saying that a complete replacement was routine. Planner Barhorst agreed that the language was not clear and it could create issues. Chair Pro Tem Beatlebrox pointed out that typically the HPB does not review routine maintenance items. She was concerned that historic windows could be lost if they are not reviewed by the HPB.

Board Member Hutchings preferred to have the Board review any removal of historic material and limit the Administrative review to routine maintenance.

Planner Barhorst noted that an HDDR is not currently required for routine maintenance that follows the Design Guidelines. Something such as reroofing a historic structure is currently reviewed and approved Administratively. Mr. Hutchings thought doors and windows should require more review than a roof or chimney that only needs to be repaired.

Board Member Holmgren was comfortable with everything except for the language "Replacement or Repair" in item 1(a) iv. Board Member Hutchings thought the word "Replacement" should also be removed from 1b. Chair Pro Tem Beatlebrox pointed out that 1b addressed non-historic features. Mr. Hutchings felt that would be opening the door to interpretation of historic. Board Member Holmgren agreed.

Planner Barhorst stated that currently non-historic structures and sites, and minor routine maintenance and minor alterations are waived from the HDDR process. She outlined a list of specific items that do not require an HDDR. Mr. Hutchings thought they could expand the list by removing "minor" and other qualitative phrases and leave it as routine maintenance. Mr. Hutchings suggested removing the word replacement in 1(a) iv. He also suggested revising 2(a) to say the removal of all historic material.

Board Member Hutchings asked if he understood correctly that the City Council had directed the HPB to review this language. City Attorney Harrington explained that the City Council had asked the Staff to look at ways to increase efficiencies in the process and the Staff identified this as a methodology to accomplish that goal. Mr. Harrington understood from the Staff that currently there was an overlap because the Code requires Board review of Material Deconstruction for HDDR reviews that would otherwise be Administrative decisions. The intent is to modify the ordinance to make those consistent because the Staff HDDRs do not go to the Board if they meet the definition of the maintenance standard. The question is whether the Board still wanted to see some things because they are important from a policy perspective and require Board review. Based on their comments, he thought the Board wanted to review window replacement and anything beyond maintenance regarding removal of historic material. Mr. Harrington believed those issues required the Staff to edit the amendments as written.

Planner Barhorst asked if the HPB wanted to see everything related to historic windows, including ones that have been deemed beyond repair by a professional. Board Member Hodgkins stated that he often sees conditions put on those types of requests. It was not a matter of whether or not it could be done, but rather based on the conditions of how it should be done. Board Member Hutchings remarked that it was more about the unknowns of each individual request. For that reason, he preferred a Board review.

Planner Barhorst reiterated that the direction from the City Council was to streamline the process with the Design Guidelines and have accurate conditions to make sure the applicant does not remove more material than is necessary. The intent was to review that level of the project at the Administrative level.

Director Erickson noted that a section of the Code strongly discourages reducing either the historic character of any of the buildings. Planner Barhorst replied that it was the primary intent of the overall Design Guidelines. Director Erickson thought the section outlined the tiers of review. The applicant has the right to bring in a pre-HDDR application, which allows the Planning Director and the Historic Preservation Planner to review an application at no cost and make a determination on what they are asking. At that level, if the request is minor and consistent with the Design Guidelines, as the Planning Director he can write a waiver. Once they get past that level, the application is thrown into the full system and the authority of the Planning Director is limited. He noted that the minor projects typically do not go the HPB. The HPB sees the larger projects. Additions and removal of the back wall and other things the Board reviews is the bottom threshold that would still remain with the HPB.

Director Erickson stated that the HPB controls the policy level against the Design Guidelines and the Preservation Planner regulates that to the direction given by the HPB. He pointed out that if the Board is not getting what they want with window and door replacements, then the Guidelines need to be changed.

Board Member Hutchings did not think the Board needed to see non-historic materials. However, he wanted to review historic doors and windows.

Chair Pro Tem Beatlebrox opened the public hearing.

There were no comments.

Chair Pro Tem Beatlebrox closed the public hearing.

Director Erickson noted that the HPB was being asked to forward a recommendation to the Planning Commission on the proposed Amendments. The Planning Commission would review the Amendments and forward their recommendation to the City Council. He stated that the HPB could direct the Staff to reconsider the changes per their comments. When this goes to the Planning Commission the Staff would let the Commissioners know that the HPB wanted to review specific items and the Staff recommendation was changed to accommodate the HPB's recommendation. Director Erickson remarked that the HPB could move to recommend approval in accordance with the Staff direction, and direct Staff to reconsider the replacement of historic doors and windows as a material deconstruction to be reviewed by the HPB.

The Board concurred with the approach outlined by Director Erickson. Mr. Hutchings pointed out that Director Erickson limited the revision to historic doors and windows for Board review. He thought historic wood features and historic site features should also be included. Director Erickson agreed.

Planner Barhorst revised the language to say, "The Historic Preservation Board shall review the removal of historic material". Mr. Hutchings also removed the word "replacement" from 1(a) iv.

In terms of the amendment to the name change to Preservation Utah, Board Member Hodgkins disclosed that he sits on the Preservation Utah Board.

Planner Barhorst stated that the last amendment was updating the language to state that material deconstruction reviews are subject to the following process by including the Planning Director and his/her designee in #3 under Public Hearings and Decisions. Board Member Hutchings wanted to know how the Planning Director or his or her designee would hold a public hearing. Director Erickson stated that under the current process the item is noticed and a public hearing is scheduled at noon. He presides over the public hearing and the Staff takes input from the public. Planner Barhorst clarified that the public hearing is for new construction that has an HDDR application.

MOTION: Board Member Hutchings made a motion to forward a POSITIVE recommendation to the Planning Commission for amending the Land Management Code, consistent with the modified language discussed this evening. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

City Attorney Harrington stated that because this was a legislative matter, if Douglas Stephens and Randy Scott wanted to add their comments to what the Board had discussed, they could submit them to the Planning Department. Mr. Harrington also encouraged the Board to check the Staff report to make sure their comments were accurately reflected. He invited the Board members to attend the Planning Commission and City Council meetings to represent the Board's comments as appropriate.

The Meeting adjourned at 6:16 p.m.

Approved by _____

Historic Preservation Board Meeting
August 21, 2019

Douglas Stephens, Chair
Historic Preservation Board

DRAFT



Historic Preservation Board Staff Report

Subject: Park City Vision 2020 Update
Authors: Jed Briggs, Budget Operations & Strategic Planning Manager
Linda Jager, Community Engagement Manager
Department: Budget & Community Engagement
Date: October 2, 2019
Type of Item: Informational

Summary:

In July 2019, Park City Municipal Corporation (PCMC) launched Park City Vision 2020 – a community visioning project asking residents and business owners to share their perspectives on:

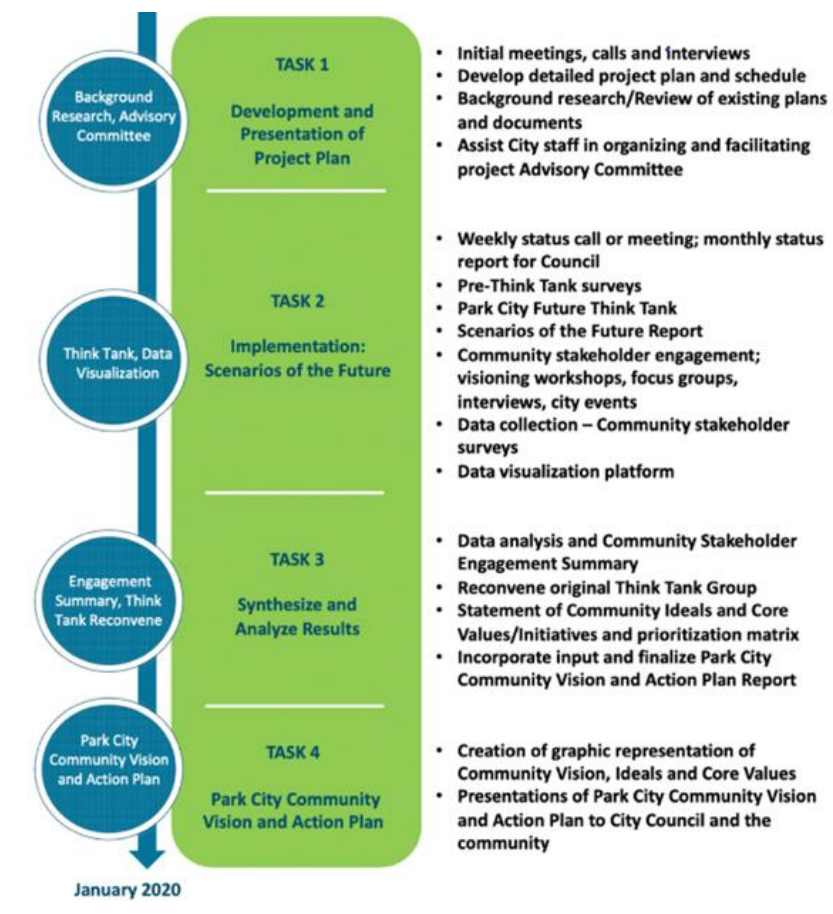
- What makes Park City the place that people wish to call home?
- What makes Park City special?
- What community elements that, if lost, would fundamentally change the character of Park City?

Park City Vision 2020 is a 6-month process to define Park City's future Community Vision and Action Plan. Staff and the project team from Future iQ will provide an update to Planning Commission detailing current activities, events, and community feedback received to date.

The project update will include:

- Review of the role of community visioning and recap of the [2009 visioning project](#)
- Introduction of the Park City Vision 2020 team (City staff and Future iQ)
- Review of Park City Vision 2020 timeline, activities and progress
- Presentation and discussion of Park City Vision 2020 survey results and feedback from Think-Tank sessions

Project Activity and Timeline:



A project [website](#) has been developed to provide project background, information and additional participation opportunities.

The project team is working in the Task 2 phase of the project, which includes the following:

- Administration of the [community survey](#), which will provide baseline data as a foundation for discussion throughout the visioning process. This survey is available in English and Spanish and will remain open through November. The survey currently has over 600 responses. Please visit the [data visualization link](#) for current survey results. The survey has been promoted on all City social platforms, website, local media, and is available on the Park City Vision 2020 website.
- Facilitation of the [Park City Vision 2020 Think-Tank](#), which was a starting point for a comprehensive stakeholder engagement process. The Think-Tank

convened a group of 35 selected key stakeholders with a broad diversity of knowledge and experience in Park City for two sessions on July 29 and 30.

The Think-Tank workshop included:

- Discussion of Park City's "future readiness"
 - A review of important global, national and local trends and the impact on Park City
 - Review of initial community survey results
 - Formulation of the different plausible scenario 'spaces' and development of detailed narratives and descriptions of each scenario
 - Examination of the impact and consequences of each scenario on various aspects of Park City
 - Identification of the preferred future and critical actions steps to achieve the preferred future
- Launch of [Community Engagement Sessions](#) – a series of group and neighborhood events designed to bring the scenarios generated at the project's recent Think-Tank to the wider Park City community. Focus is on scheduling outreach to a broad cross-section of the community to ensure diverse voices are engaged and have an opportunity to participate in the visioning process. During these sessions, input from participants will be gathered on the scenarios via a Vision Survey.
- Planning and promotion of the Future of Park City Summit, scheduled for Thursday, November 21 (location and time TBD). This community-wide event will be facilitated by Future iQ CEO David Beurle.



Historic Preservation Board Staff Report

Planning Department

Author: Caitlyn Barhorst, Historic Preservation Planner
Subject: Historic Preservation Board Review of Disassembly and Reassembly (Panelization)
Address: 1135 Norfolk Avenue
Project Number: PL-17-03702
Date: October 2, 2019
Type of Item: Administrative – Disassembly and Reassembly

Summary Recommendation:

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and determine whether to approve or deny the Disassembly and Reassembly at 1135 Norfolk Avenue and direct staff to prepare Findings of Fact and Conclusions of Law and Conditions of Approval for Final Action.

Topic:

Address: 1135 Norfolk Avenue
Designation: Significant
Applicant: David R. and Bobbi L. Emmett, represented by Bill Van Sickle
Proposal: Disassembly and Reassembly (Panelization) of the Significant Historic Site.

Background:

The property located at 1135 Norfolk Avenue is designated as Significant on the City's Historic Sites Inventory (HSI) (See [Historic Site Form](#)). The subject property is located in the Historic Residential (HR-1) Zoning District.

The Historic District Design Review (HDDR) application for the property at 1135 Norfolk Avenue was submitted on March 27, 2019 and deemed complete on April 18, 2019. On June 24, 2019, the applicant updated the HDDR proposal from lifting the Historic Structure in place, pouring a new foundation and restoring the Historic Structure to complete Reconstruction.

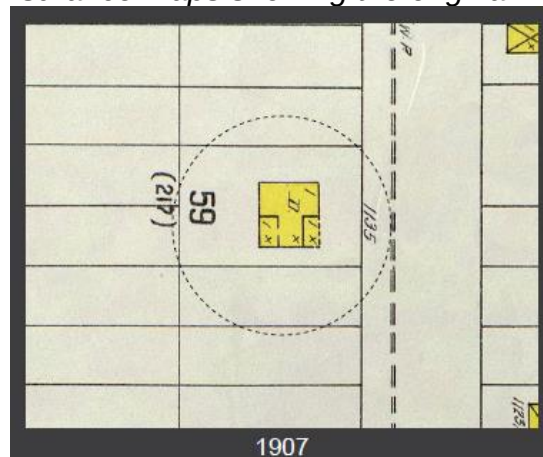
On July 17, 2019 the Historic Preservation Board approved the Material Deconstruction for the site at 1135 Norfolk Avenue. The Reconstruction proposal was continued to August 7, 2019. [July 17, 2019 HPB Staff Report](#) (page 24). At the August 7, 2019 meeting the applicant withdrew the proposal for Reconstruction ([Minutes](#), page 10). After withdrawing the application for Reconstruction during the August 7, 2019 HPB meeting ([Minutes](#), page 10), the applicant has updated the proposal to Disassembly and Reassembly (Panelization).

The applicant applied for a plat amendment extension on June 13, 2019. The applicant requested the extension for more time to complete the Conditions of Approval for recordation of the plat. The original approval (see [Ordinance No. 2018-34](#)) expired June 21, 2019. The extension of the plat amendment was approved through [Ordinance No. 2019-42](#) by City Council on August 1, 2019.

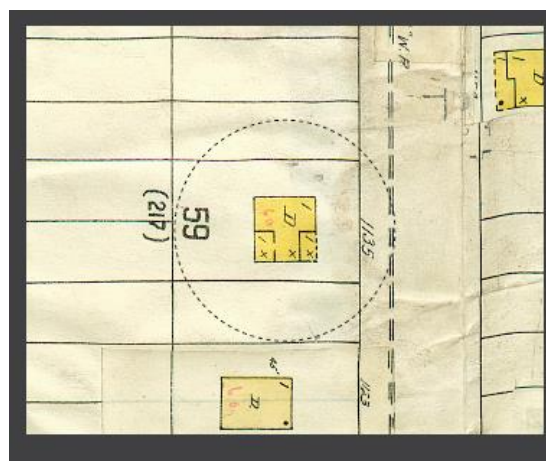
The Developmental History of the Site can be found in the [July 17, 2019 HPB Staff Report](#) (page 25).

After the exploratory interior demolition completed by the applicant on August 21, 2019, the construction techniques can clearly be seen with an addition to the south end of the cross-gable structure having been added sometime post-circ. 1940s. Figure 1 shows the original house form with the shorter-end cross gable with a front porch and rear enclosed porch. Figures 2 and 3 both show the original house form with the addition.

Figure 1: Sanborn Fire Insurance Maps showing the original house form



1907 Sanborn Fire Insurance Map



1941 Sanborn Fire Insurance Map

Figure 2: Floor plan of existing building with the original floor plan in red.

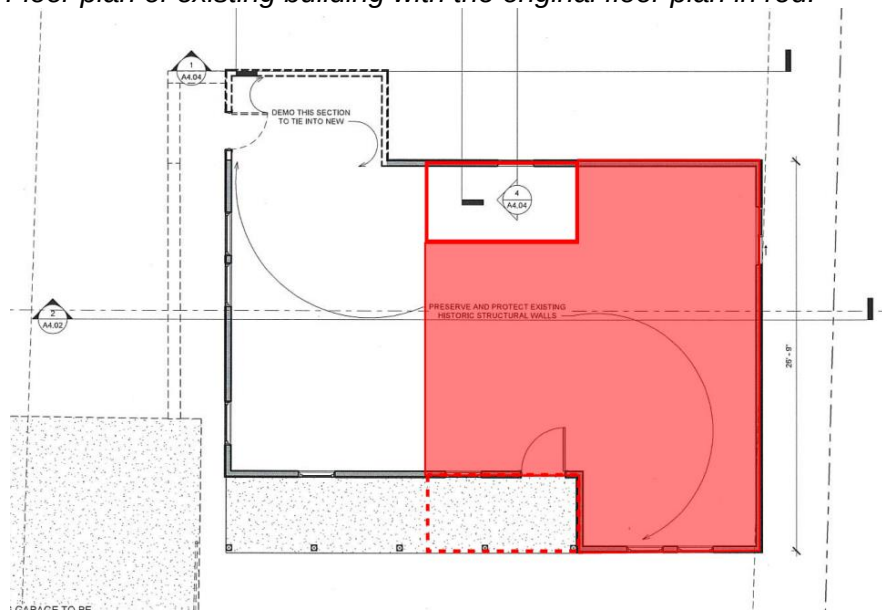


Figure 3: Photo looking to the front (east) of the house where the original exterior wall (middle of photo) partitions the addition (right of photo) dated circ. 1930s-40s.



The applicant is proposing to Panelize the entire structure (Exhibit A) and re-use any interior siding, as well as the siding on the rear of the house that was approved in the Material Deconstruction Review on July 17, 2019, to restore the exterior.

PROPOSAL – DISASSEMBLY AND REASSEMBLY OF THE SIGNIFICANT HISTORIC SITE. The applicant is proposing the Disassembly and Reassembly (Panelization) of the Significant Historic Structure.

HPB Discussion Requested. Staff requests HPB discussion regarding the proposed Disassembly and Reassembly of the Significant Historic Site. The HPB shall make their decision based on the criteria below. Staff has provided points for discussion and consideration (below).

Analysis:

Proposals for Disassembly and Reassembly are subject to Land Management Code (LMC) § 15-11-14 DISASSEMBLY AND REASSEMBLY OF A HISTORIC BUILDING OR HISTORIC STRUCTURE. Staff has determined compliance with LMC 15-11-14 based on the following (LMC language is in **bold** and staff analysis is in *italics*):

LMC § 15-11-14 DISASSEMBLY AND REASSEMBLY OF A HISTORIC BUILDING OR HISTORIC STRUCTURE It is the intent of this section to preserve the Historic and architectural resources of Park City through limitations on the Disassembly and Reassembly of Historic Buildings, Structures, and Sites.

A. CRITERIA FOR DISASSEMBLY AND REASSEMBLY OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON A LANDMARK SITE OR SIGNIFICANT SITE. In approving a Historic District or Historic Site design review Application involving disassembly and reassembly of the Historic Building(s) and/or Structure(s) on a Landmark Site or Significant Site, the Historic Preservation Board shall find the project complies with the following criteria:

- 1. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) cannot reasonably be moved intact; and**

The structural engineer's report (Exhibit G) highlights the existing condition of the Structure that cause concern with either rehabilitation technique:

“Considering the observations of the sag in the floor joists and the haphazard placement of beams and shims in the basement level, there are concerns that the structure by itself lacks the stiffness necessary to lift or move it as an independent unit.

With this and the issues presented earlier in this report, it is my engineering opinion that construction required to retrofit or panelize the structure presents safety issues in either rehabilitation technique. Without direct access for heavy machinery, the time-frame needed for workers to perform the required stiffening and excavation would be extended and leave the structure vulnerable in its weakened state to the elements or unforeseen shifts and settlements as forces redistribute throughout the structure.”

Staff finds the information submitted in Exhibit G to be insufficient in determining that the Historic Structure cannot be reasonably shored and braced to support lifting as one unit. Condition of Approval #10 from the July 17, 2019 Historic Preservation Board approval for Material Deconstruction ([Staff Report](#) page 45) requires the applicant to “submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring materials must be of engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.”

2. At least one of the following:

- A. The proposed disassembly and reassembly will abate demolition of the Historic Building(s) and/or Structure(s) on the site; or**

The proposed disassembly and reassembly does not abate demolition of the Historic Structure.

- B. 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; or**

The Chief Building Official (Exhibit F) determined the Structure is not hazardous or dangerous, pursuant to Section 116.1 of the International Building Code.

- C. The Historic Preservation Board determines, with input from the Planning Director and the Chief Building Official, that unique conditions and the quality of the Historic Preservation Plan warrant the proposed disassembly and reassembly; unique conditions include but are not limited to:**

The Chief Building Official and Planning Director find a lack of unique conditions. Both find that either method of rehabilitation poses the loss of Historic Material (Exhibit F). Their letter explains that Historic Structures in similar conditions, “and even some with greater concerns, have been temporarily shored, lifted and placed on a new foundation.”

- 1. If problematic site or structural conditions preclude temporarily lifting or moving a building as a single unit; or**

Staff recommends the HPB evaluate whether temporarily lifting or moving the building as a single unit is precluded due to the site conditions and the construction history of the Historic Structure explained previously in this report, as well as the information presented by the structural engineer.

2. **If the physical conditions of the existing materials prevent temporarily lifting or moving a building and the applicant has demonstrated that Panelization will result in the preservation of a greater amount of historic material; or**

The structural engineer's report (Exhibit G) highlights the existing condition of the Structure that cause concern with either rehabilitation technique. The HPB should evaluate the physical conditions and the degree of loss of historic material.

3. **All other alternatives have been shown to result in additional damage or loss of historic materials.**

The applicant has proposed that Panelization is the method that will save the most Historic Material (Exhibit A).

Staff finds that the proposed Panelization method will cause additional loss of historic material compared to the method of lifting. The floor structure and roof have already been approved to be removed for the new foundation (per the July 17, 2019 approval for Material Deconstruction). Although lifting will require extra bracing and structure to be built to stabilize the walls of the house, which could damage some historic material at the base of the walls where cross beams would need to be cut-in and placed, keeping the structure in one piece will preserve the greatest amount of historic material. The Chief Building Official (Exhibit F) determined that the "structure can be engineered and shored to be made safe for lifting and preservation of the existing structure."

- B. PROCEDURE FOR THE DISASSEMBLY AND REASSEMBLY OF A LANDMARK SITE OR A SIGNIFICANT SITE. All Applications for the disassembly and reassembly of any Historic Building(s) and/or Structure(s) on a Landmark Site of a Significant Site within the City shall be reviewed by the Historic Preservation Board pursuant to Section 15-11-12 of this Code.**

If an Application involving the disassembly and reassembly of Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site also includes relocation and/or reorientation of the reassembled Historic Building(s) and/or Structure(s) on the original Site or another Site, the Application must also comply with Section 15-11-13 of this Code.

The Historic District Design Review (HDDR) application for the property at 1135 Norfolk Avenue was submitted on March 27, 2019 and deemed complete on April 18, 2019. The applicant is not proposing to relocate or reorient the Historic Structure.

LMC § 15-13-4(B) DESIGN GUIDELINES FOR HISTORIC DISTRICTS AND HISTORIC SITES: DISASSEMBLY AND REASSEMBLY OF ALL OR PART OF A HISTORIC STRUCTURE:

- a. **Disassembly of a historic building shall be considered only after it has been determined by the Historic Preservation Board that the Panelization is necessary as outlined by Land Management Code 15-11-14.**
The Historic Preservation Board Review for Disassembly and Reassembly is pending approval and under review.
- b. **Disassembly/reassembly of a historic building is not a common practice in the preservation field. When disassembly/reassembly must be undertaken, it shall be done using recognized preservation methods.**
If the HPB were to approve the proposal for Disassembly and Reassembly, staff would recommend the following Condition of Approval:
 - *The applicant shall complete the Disassembly and Reassembly using recognized preservation methods.*
- c. **Measured drawings of the structure or element to be disassembled/reassembled shall be completed.**
The applicant updated the plans on September 16, 2019 (Exhibit A).
- d. **A thorough photographic survey of the interior and exterior elevations as well as architectural details of the structure shall be completed, including site and location views from all compass points, exterior elevations, interior elevations of each room, and elevations of each basement and attic wall. Standards for photographic documentation are provided in the Design Review Process section of these Design Guidelines.**
If the HPB were to approve the proposal for Disassembly and Reassembly, staff would recommend the following Condition of Approval:
 - *The applicant shall submit a thorough photographic survey prior to the issuance of the HDDR Final Action Letter.*
- e. **Written plans detailing the disassembly and reassembly steps and procedures shall be completed and approved by the Planning and Building Departments.**
If the HPB were to approve the proposal for Disassembly and Reassembly, staff would recommend the following Condition of Approval:
 - *The applicant shall submit for a building permit through the Building Permit for the Disassembly and Reassembly of the Structure.*
- f. **In order to minimize loss of historic fabric, structures shall be disassembled in the largest workable pieces possible.**
The updated Panelization plan (Exhibit A) identifies the largest workable sections of the structure to be disassembled.

- g. To ensure accurate reassembly, all parts of the building, structure, or element shall be marked as they are systematically separated from the structure. Contrasting colors of paint or carpenter wax crayons shall be used to establish a marking code for each component. The markings shall be removable or shall be made on surfaces that will be hidden from view when the structure is reassembled.**

If the HPB were to approve the proposal for Disassembly and Reassembly, staff would recommend the following Condition of Approval:

- To ensure accurate reassembly, all parts of the building, structure, or element shall be marked as they are systematically separated from the structure. Contrasting colors of paint or carpenter wax crayons shall be used to establish a marking code for each component. The markings shall be removable or shall be made on surfaces that will be hidden from view when the structure is reassembled.*

- h. Important architectural features of a historic building or structure shall be removed, marked, and stored before the structure or element of the structure is disassembled.**

If the HPB were to approve the proposal for Disassembly and Reassembly, staff would recommend the following Condition of Approval:

- Important architectural features of a historic building or structure shall be removed, marked, and stored before the structure or element of the structure is disassembled.*

- i. The process of disassembly of a historic building or structure shall be recorded through photographic, still or video, means.**

If the HPB were to approve the proposal for Disassembly and Reassembly, staff would recommend the following Condition of Approval:

- The process of disassembly of a historic building or structure shall be recorded through photographic, still or video, means.*

- j. As each component of a historic building is disassembled, the physical condition shall be noted, particularly if it differs from the condition stated in pre-disassembly documentation. When a component is too deteriorated to remove, it shall be carefully documented— with photographs and written notes on its dimensions, finish, texture, color, etc.---to facilitate accurate reproduction.**

If the HPB were to approve the proposal for Disassembly and Reassembly, staff would recommend the following Condition of Approval:

- As each component of a historic building is disassembled, the physical condition shall be noted, particularly if it differs from the condition stated in pre-disassembly documentation. When a component is too deteriorated to remove, it shall be carefully documented— with photographs and written notes on its dimensions, finish, texture, color, etc.---to facilitate accurate reproduction.*

- k. **Wall panels and roof surfaces shall be protected with rigid materials, such as sheets of plywood, when there is risk of damage during the disassembly/storage/reassembly process.**

If the HPB were to approve the proposal for Disassembly and Reassembly, staff would recommend the following Condition of Approval:

- *Wall panels and roof surfaces shall be protected with rigid materials, such as sheets of plywood, when there is risk of damage during the disassembly/storage/reassembly process.*

- l. **Disassembled components— trim, windows, doors, wall panels, roof elements, etc.— shall be securely stored on-site in a storage trailer or off-site in a garage/warehouse/trailer until needed for reassembly.**

If the HPB were to approve the proposal for Disassembly and Reassembly, staff would recommend the following Condition of Approval:

- *Disassembled components— trim, windows, doors, wall panels, roof elements, etc.— shall be securely stored on-site in a storage trailer or off-site in a garage/warehouse/trailer until needed for reassembly.*

Process:

The HPB will hear testimony from the applicant and the public and will review the Application for compliance with the following sections of the Land Management Code (LMC):

- [LMC 15-11-14 Disassembly and Reassembly of a Historic Building or Historic Structure.](#)
- [LMC 15-13-4\(B\) Design Guidelines for Historic Districts and Historic Sites Disassembly and Reassembly of All or Part of a Historic Structure.](#)

The HPB shall forward a copy of its written findings to the Owner and/or Applicant.

The Applicant or any party participating in the hearing may appeal the Historic Preservation Board decision to the Board of Adjustment or City Council. Appeal requests shall be submitted to the Planning Department thirty (30) days of the Historic Preservation Board decision. The appellant has the burden of proving that the land use authority erred. The appeal authority shall review factual matters de novo, without deference to the land use authority's determination of factual matters. The appeal authority shall determine the correctness of the land use authority's interpretation and application of the plain meaning of the land use regulations, and interpret and apply a land use regulation to favor a land use application unless the land use regulation plainly restricts the land use application.

Notice:

The complete application notice mailing was sent on April 19, 2019 notifying of the first public hearing on May 3, 2019. On September 18, 2019, Legal Notice of this public hearing was published in the Park Record. Staff sent a mailing notice of this public

hearing to property owners within 100 feet and posted the property in required public spaces on September 18, 2019.

Recommendation:

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and determine whether to approve or deny the Disassembly and Reassembly at 1135 Norfolk Avenue and direct staff to prepare Findings of Fact and Conclusions of Law and Conditions of Approval for Final Action.

Alternatives

- The Historic Preservation Board may approve the Disassembly and Reassembly at 1135 Norfolk Avenue and direct staff to make Findings of Fact, Conclusions of Law, and Conditions of Approval for this decision; or
- The Historic Preservation Board may deny the Disassembly and Reassembly at 1135 Norfolk Avenue and direct staff to make Findings for this decision; or
- The Historic Preservation Board may continue the discussion on the Disassembly and Reassembly at 1135 Norfolk Avenue and request additional information or analysis in order to take action.

Exhibits:

Exhibit A – Panelization Proposal and Plan

Exhibit B – [Historic Sites Inventory Form](#)

Exhibit C – HDDR Plans, updated July 9, 2019

Exhibit D – Physical Conditions Report + Historic Preservation Plan

Exhibit E – 1982 Reconnaissance Level Survey, done by Ellen Beasley

Exhibit F – Chief Building Official and Planning Director Determination Letter

Exhibit G – Epic Engineering Report

Exhibit H – Exterior Photos

Exhibit I – Interior Photos

Exhibit J – Interior Demolition Photos

Exhibit A

Panelization Proposal and Plan



Aug 12, 2019

Park City Planning Department
445 Marsac Ave
Park City, UT 84060

1135 Norfolk Historic Preservation Plan

Planners and Historic Preservation Board,

We are working on the plan for 1135 Norfolk. After the interior demolition we have established that we would like to do panelization of the existing structure.

The structural engineer of record has done his review and his report concludes that we cannot lift the existing structure without a significant amount of damage being done to the historic elements of the structure. His recommendation is to panelize. The foundation has been found to be in sever repair and we have approval for a partial material deconstruction of the foundation and non-historic elements of the home, including the rear bump out.

We have also concluded in our demolition that there is a visible line on the front wall of the structure where there was once a significant remodel done and no historic elements exist on the structure south of this line. The wall construction and the roof construction have been rebuilt and there is clear evidence of where the historic home stops and the new begins. Our intention would be to save all the historic elements north of this line.

We have found enough historic siding on the home on both the interior and the exterior of the structure that we believe, that some of the walls can be panelized, moved off site, and replaced in the same spot.

There are enough materials on site to make the necessary repairs to the historic siding, using the interior siding as found on site, and the existing exterior siding to repair the siding on the north wall(right side), the east gable end wall(front wall), a small portion of the porch wall(front wall) and the remaining portion of the west wall (rear wall). We would like to remove all non-historic siding to establish which historic siding pieces underneath can be salvaged and what is not repairable.

A panelization plan will be provided showing the plan for panelization.

We believe this method would allow us to bring back the structure to it's most accurate historical state using the historic siding on the inside to repair as much as we can on the exterior and then bracing those walls and storing them off site until which time we can replace them in the exact spot from which they were removed and thus restoring the historic nature of this home.



We initially believed the home to be in such non historic state that there wouldn't be much to salvage but the above listed walls are able to be removed and replaced in a manner that allows us to preserve as much of the historic home as we can and bring it back to it's original historic state.

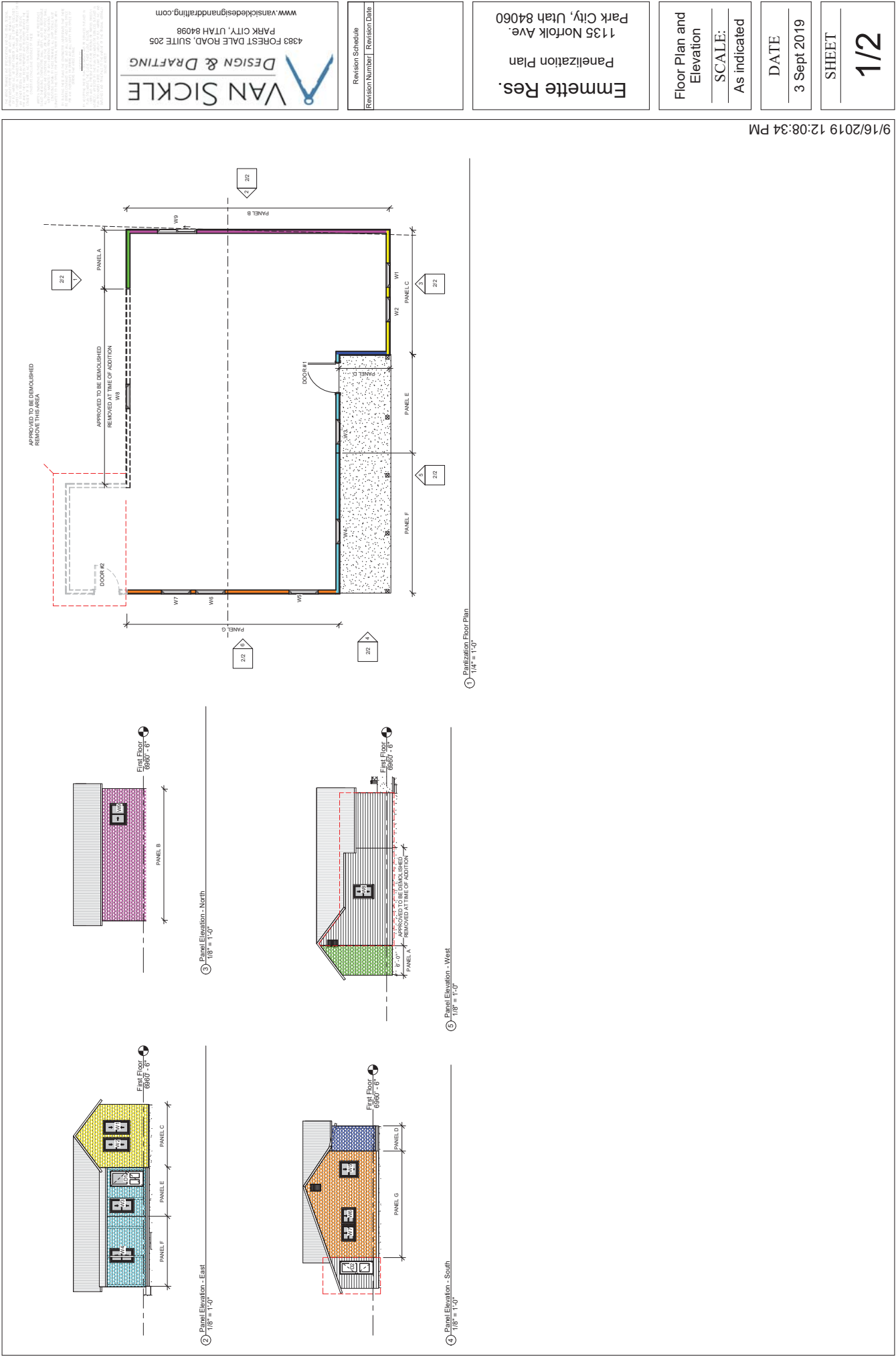
Thanks,

Bill Van Sickle

Bill Van Sickle

801.694.9683

bill@vansickledesigned.com



Revision Schedule	
Revision Number	Revision Date

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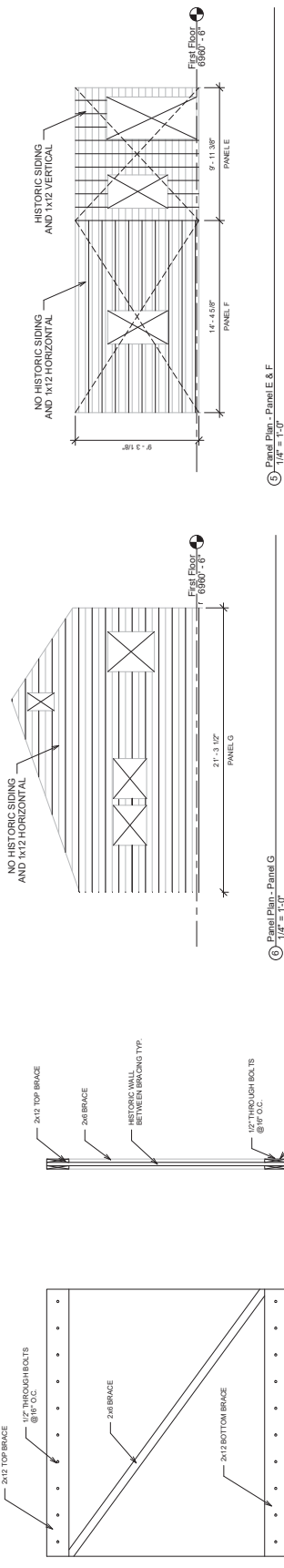
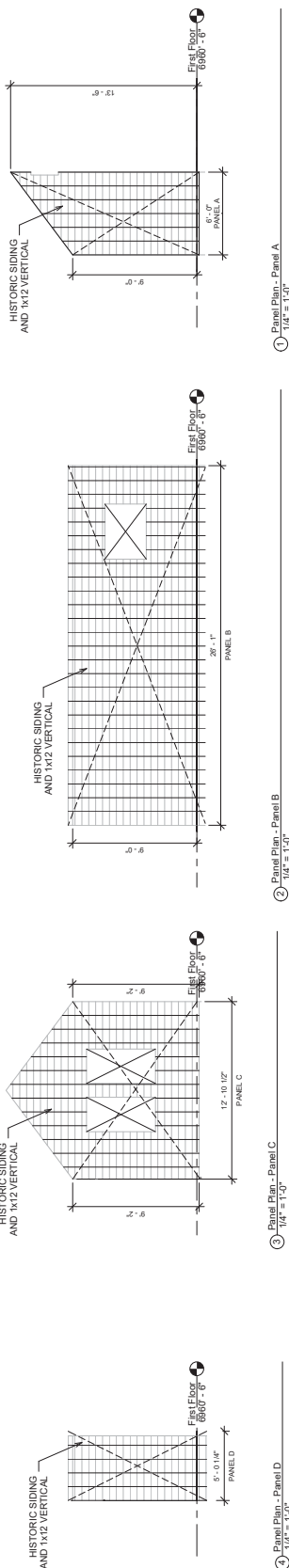


Exhibit B

Historic Sites Inventory Form

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1135 Norfolk Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-183

Current Owner Name: James Steinmetz

Parent Parcel(s):

Current Owner Address: PO BOX 843, Park City, Utah 84060

Legal Description (include acreage): ALL LOTS 8 & 9 AND S ½ LOT 10, BLK 17, SNYDERS ADDITION TO PARK CITY; 0.10 ACRES.

2 STATUS/USE

Property Category

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

Evaluation*

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

Reconstruction

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

Use

- Original Use: Residential
- Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

- ☒ tax photo:
- ☒ prints:
- ☐ historic: c.

Drawings and Plans

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

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

- ☐ abstract of title
- ☐ tax card
- ☐ original building permit
- ☐ sewer permit
- ☒ Sanborn Maps
- ☐ obituary index
- ☐ city directories/gazetteers
- ☐ census records
- ☐ biographical encyclopedias
- ☐ newspapers
- ☒ city/county histories
- ☐ personal interviews
- ☐ Utah Hist. Research Center
- ☐ USHS Preservation Files
- ☐ USHS Architects File
- ☐ LDS Family History Library
- ☐ Park City Hist. Soc/Museum
- ☐ university library(ies):
- ☐ other:

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

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

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

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

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

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

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: T/L cottage type

No. Stories: 1

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

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

General Condition of Exterior Materials:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

☒ Good (Well maintained with no serious problems apparent.)

☐ Fair (Some problems are apparent. Describe the problems.):

☐ Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):

☐ Uninhabitable/Ruin

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

Site: Concrete retaining wall runs along frontage. Concrete garage at street front.

Foundation: Concrete and stone veneer.

Walls: Clapboard siding.

Roof: Cross-wing form - standing seam metal material.

Windows/Doors: One-over-one double-hung sash type.

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The one-story frame T/L cottage has been altered over time. The 1907 Sanborn Insurance map shows a T cottage with a stem-wing that was quite a bit shorter than what is seen today. Further, the tax photo shows a break in the roofing material between what is likely the original stem-wing and the extension of that stem-wing to the northeast. In the tax photo, the siding material does not show a juncture because the entire house is clad in brick-tex. The more recent photographs--1995 and 2006--show an uninterrupted field of clapboard siding. The grouped double-hung windows in the gable end appear to have replaced a set of paired windows that are visible in the tax photo. The extension of the stem-wing is a common practice seen on many mining era homes in Park City when the site constraints allowed. The changes diminish the site's original character, but the addition is not as significant as the change in window openings and the loss of the original siding material.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has not been significantly altered. A concrete garage appears to be located where a frame garage was located (the frame garage is not seen in the Sanborn Insurance map, but is seen in the tax photo. Also, the steps from the roadway to the front porch are repeated in newer materials today--concrete rather than wood.

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

Feeling (Describe the property's historic character.): Though the siding has been altered, the physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

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

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

5 SIGNIFICANCE

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

Date of Construction: c. 1905¹

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

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

1. Historic Era:

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

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.²

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

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

6 PHOTOS

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

Photo No. 1: Northeast elevation. Camera facing southwest, 2006.

Photo No. 2: Accessory building - not associated with the historic building, 2006.

Photo No. 3: Northeast elevation. Camera facing southwest, 1995.

Photo No. 4: East oblique. Camera facing west, tax photo.

¹ The structure appears on the 1907 Sanborn Insurance map, though the Summit County Recorder dates the building to 1908.

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.









Exhibit C

I 55w Plans, updated July 9, 2019

Emmetts Residence

Snyders Addition to Park City, SA-134 Lot A
1135 Norfolk Avenue
Park City, Utah 84060



R-4 RESIDENTIAL ZONE
PASSIVE RADON RESISTANCE PLAN AS 103.6 IN CRAWL SPACE OR UNDER SLAB ON GRADE
PRESSURIZATION SYSTEM (PASSIVE RADON PIPING AT FINISHED FLOOR LEVEL) OR MECHANICAL PIPING IN PLASTIC WITH 1/2" OVERLAP ON EACH JOINT.
VERTICAL TERMINATION OF RADON PIPE THROUGH THE MECHANICAL ROOM OR THROUGH THE ROOF.
ELECTRIC RADIANT HEATING OR OTHER HEATING SYSTEM VENTED IN MECHANICAL ROOM.
THREE BACKFLOW PREVENTERS WILL BE INSTALLED.

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Revision Schedule
Revision Number / Revision Date

Emmette Res.
Remodel
1135 Norfolk Ave.
Park City, Utah 84060

Cover Sheet
SCALE:
1/4" = 1'-0"

DATE
18 April 2019

SHEET
A1.01

Sheet Number	Sheet Name	Current Revision	Current Revision Description	Current Revision Date
A1.01	Cover Sheet			
A1.02	General Notes			
A1.03	Site & Grading Plan			
A1.04	Site Plan Existing			
A1.05	Landscaping Plan			
A2.01	Basement Proposed			
A2.02	Basement Existing			
A2.03	First Floor Proposed			
A2.04	Second Floor Proposed			
A2.05	Attic Level Proposed			
A2.06	Roof Plan Existing			
A3.01	Structural Foundation			
A3.02	Isometric Elevations			
A3.03	Elevations Existing			
A3.04	Elevations Proposed			
A4.01	Building Sections			
A4.02	Building Sections			
A4.03	Typical Wall Sections			
A4.04	Stair Sections			
A4.05	Fenestration Details			
A4.06	Roof Details			
A4.07	Code Compliance Details			
A5.01	Basement Ceiling Plan			
A5.02	First Floor Reflected Ceiling Plan			
A5.03	Second Floor Reflected Ceiling Plan			
A5.04	Attic Reflected Ceiling			
A6.01	Interior Elevations			
A6.02	Interior Elevations			
E1.01	Basement Electrical Plan			
E1.02	First Floor Electrical			
E1.03	Second Floor Electrical			
E1.04	Attic Level Electrical			
S1.01	Isometric Foundation			
S1.02	Foundation Plan			
S2.01	Isometric Framing			
S2.02	First Floor Framing			
S2.03	Second Floor Framing			
S2.04	Attic Level Framing			
S2.05	Roof Framing			
S3.01	Basement Shearplan			
S3.02	Main Shearplan			
S3.03	Upper Shearplan			
S4.01	Attic Shearplan			
S4.02	Foundation Details			
S5.01	Framing Details			
S5.02	Framing Details			
S6.01	Steel Details			

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Area	Square Footage
Existing Main Level	865 SF
Lower Living	1248 SF
Upper Proposed	887 SF
Upper Proposed	125 SF
Front Porch	551 SF
Garage	522 SF
Loft / Bonus Level	1901 SF
BUILDING FOOTPRINT	4803 SF
TOTAL GROSS	4803 SF

CODE ANALYSIS	CONSTRUCTION TYPE
R-42	ROOF
R-24	2nd WALLS
R-13	2nd WALLS
R-13	FOUNDATION @SLAB ON GRADE
R-13	FLOORS
R-13	FLOORS
U-38	DOORS

ENERGY VALUE ANALYSIS	General Contractor
ROOF	
2nd WALLS	
2nd WALLS	
FOUNDATION @SLAB ON GRADE	
FLOORS	
FLOORS	
DOORS	

CONSTRUCTION DOCUMENTS	Structural
Bill Van Sickle Van Sickle Design & Drafting 4383 Forestdale Road #205 Park City, Utah 84098 801.694.9683 bill.draftmaster@gmail.com	

DESIGNED BY	General Contractor
Bill Van Sickle Van Sickle Design & Drafting 4383 Forestdale Road #205 Park City, Utah 84098 801.694.9683 bill.draftmaster@gmail.com	

DESIGNED BY	General Contractor
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Revision Schedule	
Revision Number	Revision Date

Emmette Res.
Remodel
135 Norfolk Ave.
Park City, Utah 84060

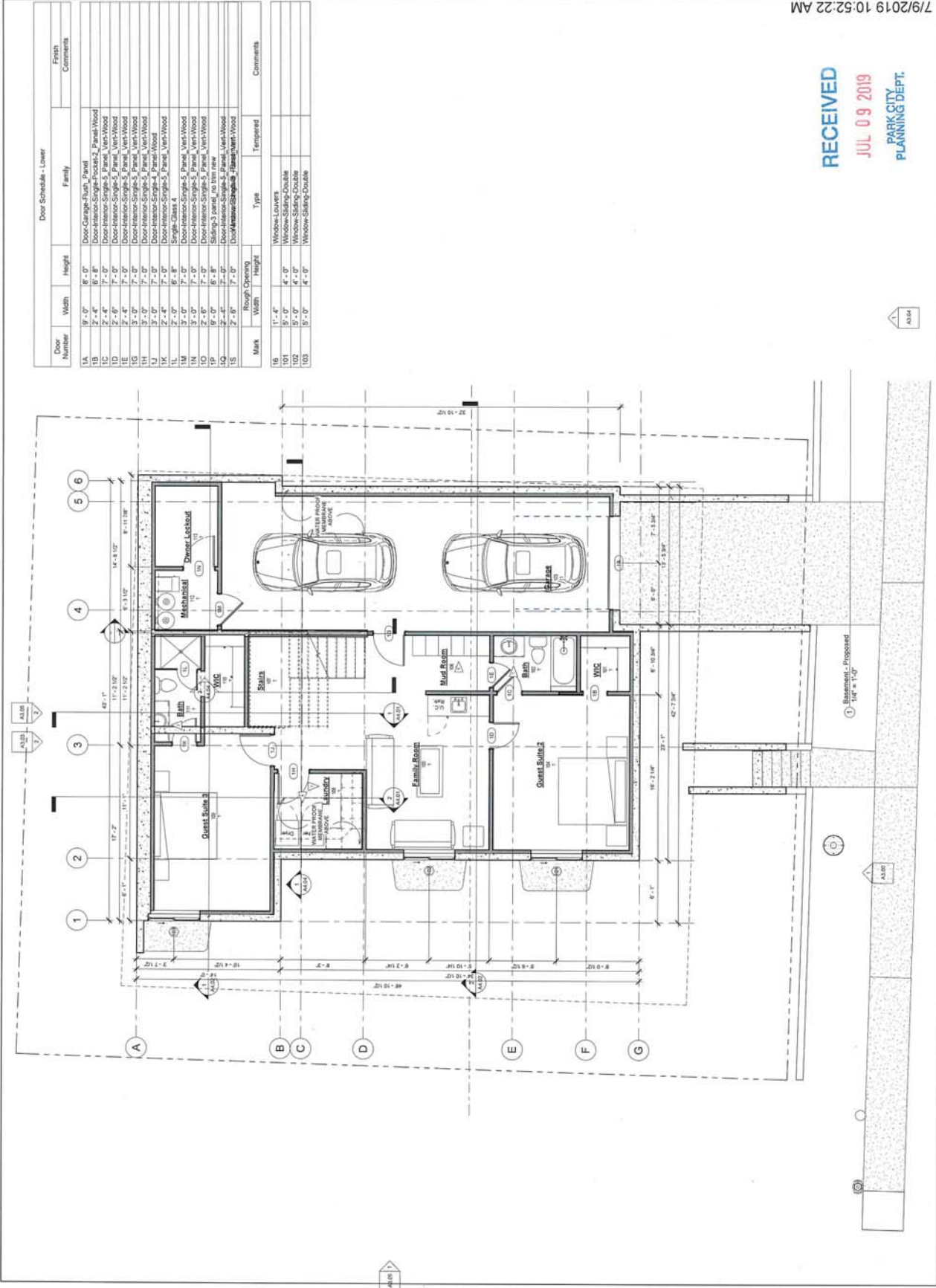
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Proposed
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1/4" = 1'-0"

DATE
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SHEET
A2.01

7/9/2019 10:52:22 AM

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① First Floor
1/4" = 1'-0"



SHEET

DATE _____

SCALE:

First Floor

Remodel
1135 Norfolk Ave.
Park City, Utah 84060

Revision Schedule	Revision Date
Number	

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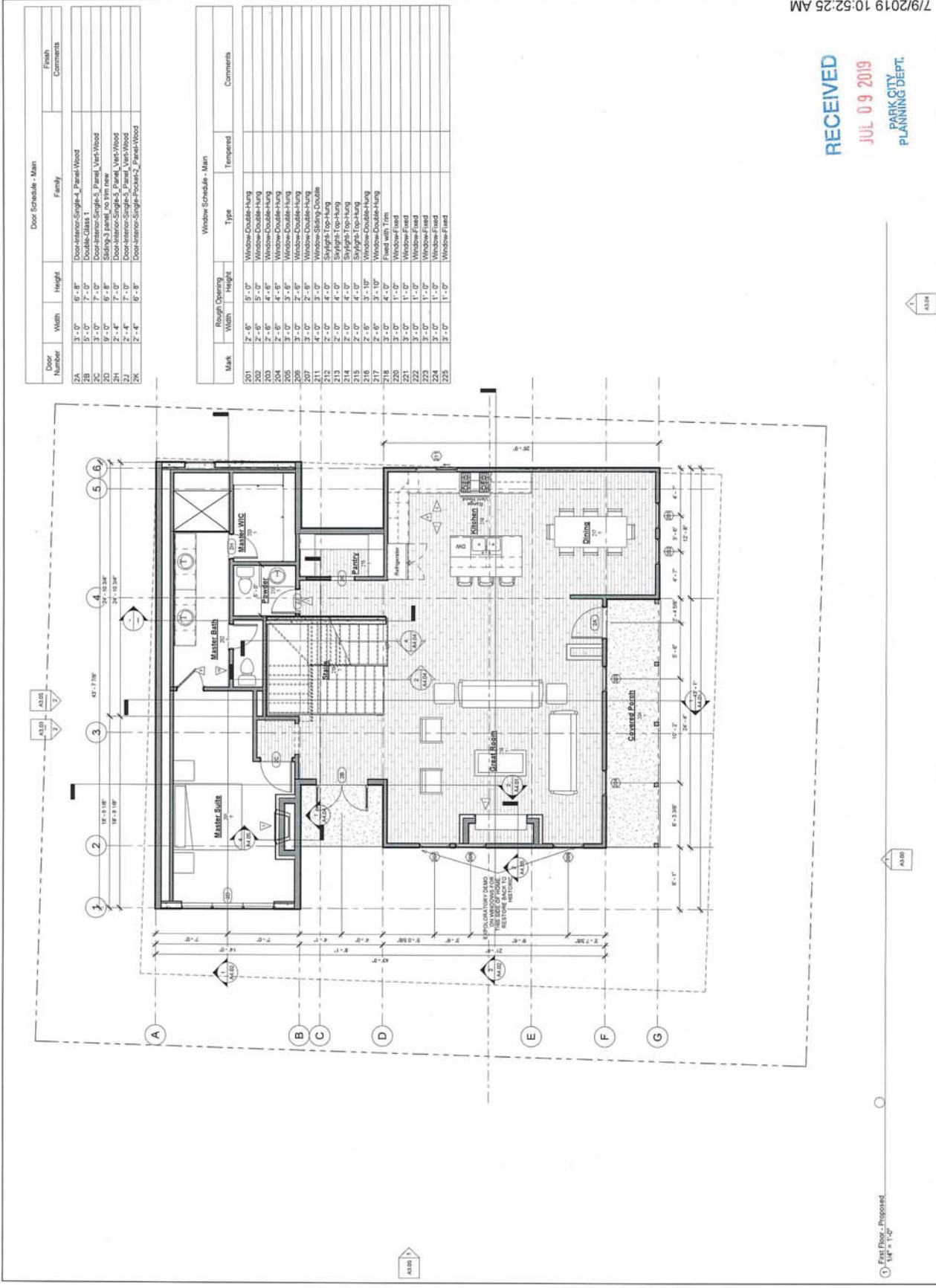
Revision Number	Revision Description
1	Initial Design
2	Revised Design
3	Final Design

Emmette Res.
Remodel
135 Norfolk Ave.
Park City, Utah 84060

First Floor Proposed
SCALE:
1/4" = 1'-0"

DATE
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A2.03



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First Floor - Proposed
1/4" = 1'-0"



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Revision Number	Revision Date

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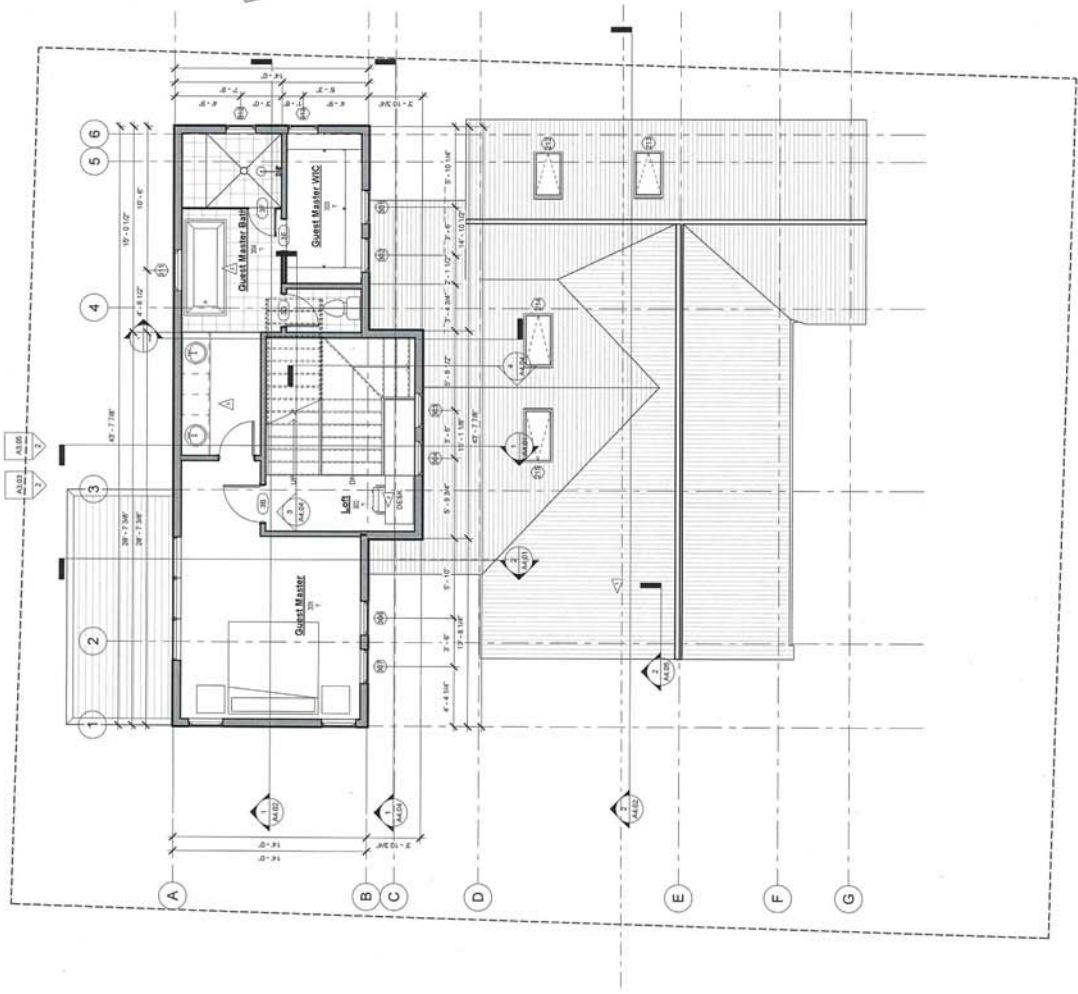
Second Floor
Proposed
1/4" = 1'-0"

DATE
18 April 2019

SHEET
A2.04

Door Schedule - Upper			
Door Number	Width	Height	Family
3B	2'-0"	7'-0"	Door Interior Single-5_Prand_Vent-Wood
3D	2'-0"	7'-0"	Door Interior Single-5_Prand_Vent-Wood
3E	2'-0"	7'-0"	Door Interior Single-5_Prand_Vent-Wood
3F	2'-0"	7'-0"	Single-6-4

Window Schedule - Upper			
Mark	Rough Opening	Height	Comments
301	2'-0"	5'-0"	Window Double-Hung
302	2'-0"	5'-0"	Window Double-Hung
303	2'-0"	5'-0"	Window Double-Hung
304	2'-0"	5'-0"	Window Double-Hung
305	2'-0"	5'-0"	Window Double-Hung
306	2'-0"	5'-0"	Window Double-Hung
307	2'-0"	5'-0"	Window Double-Hung
311	2'-0"	5'-0"	Window Double-Hung
312	2'-0"	5'-0"	Window Double-Hung
313	2'-0"	5'-0"	Window Double-Hung

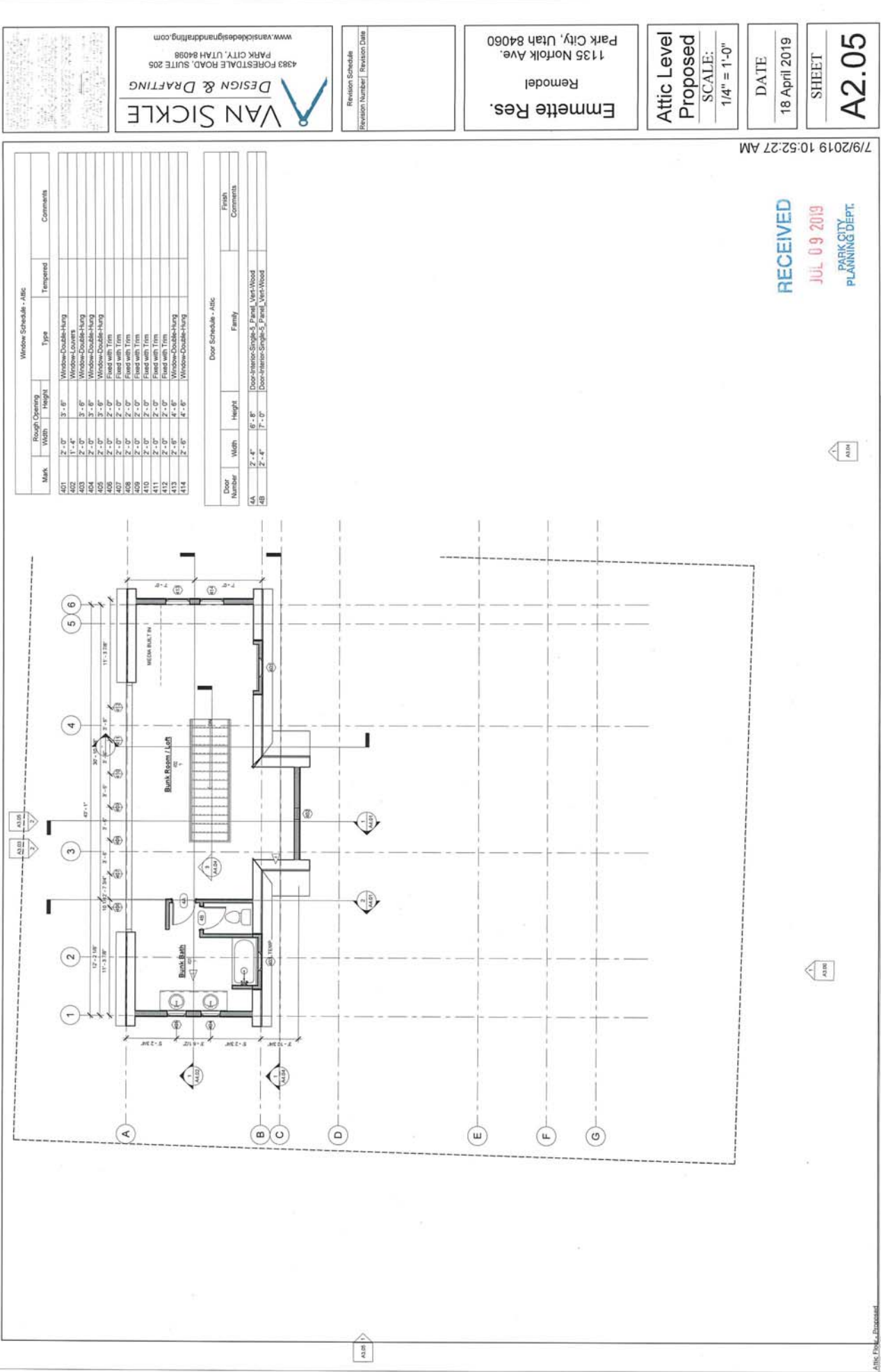


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1 Second Floor - Proposed
1/4" = 1'-0"



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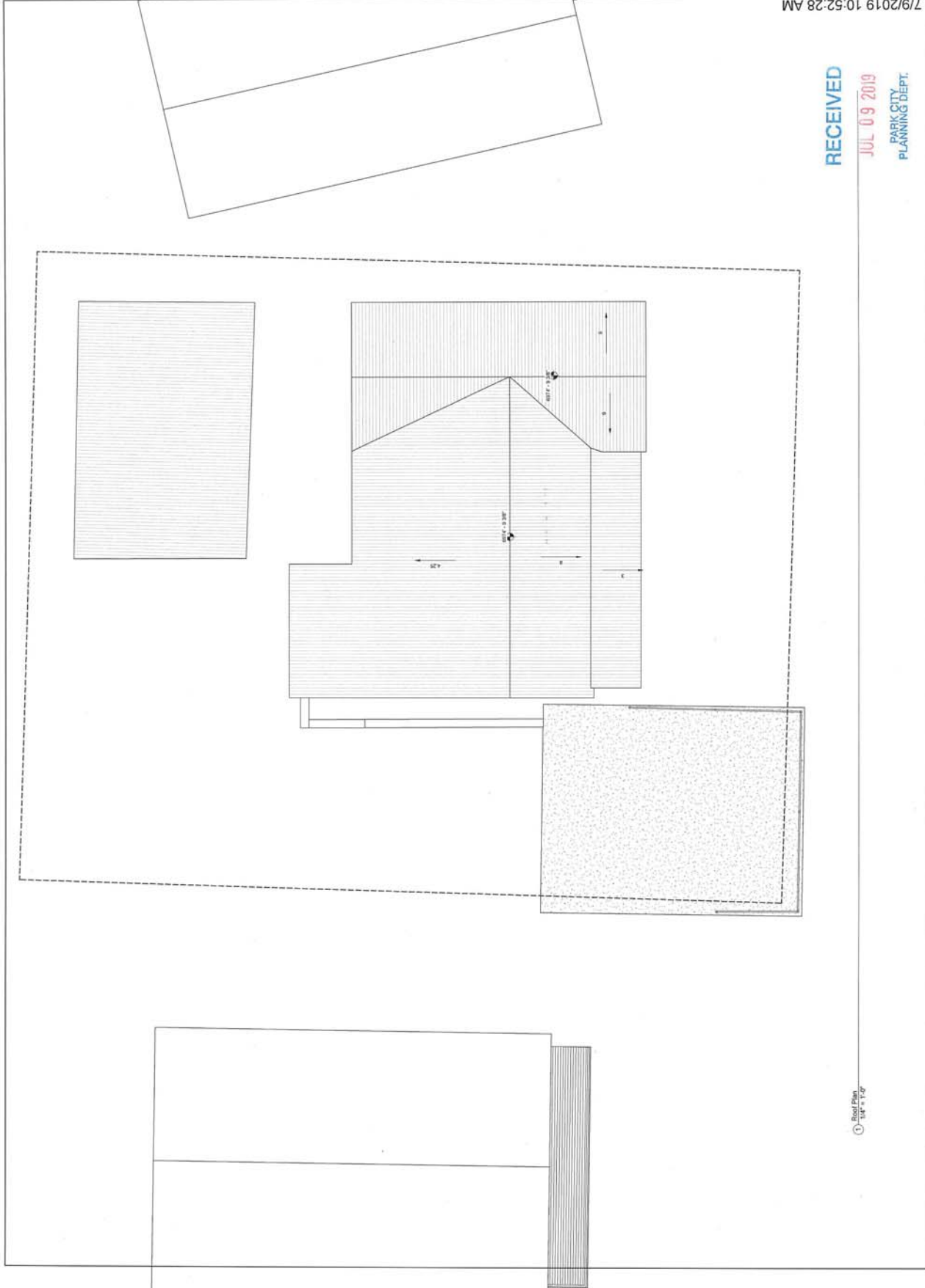
Roof Plan
Existing
SCALE:
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DATE
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SHEET
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1 - Roof Plan
1/4" = 1'-0"



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Remodel
1335 Norfolk Ave.
Park City, Utah 84060

Roof Plan
Proposed
SCALE:
1/4" = 1'-0"

DATE
18 April 2019

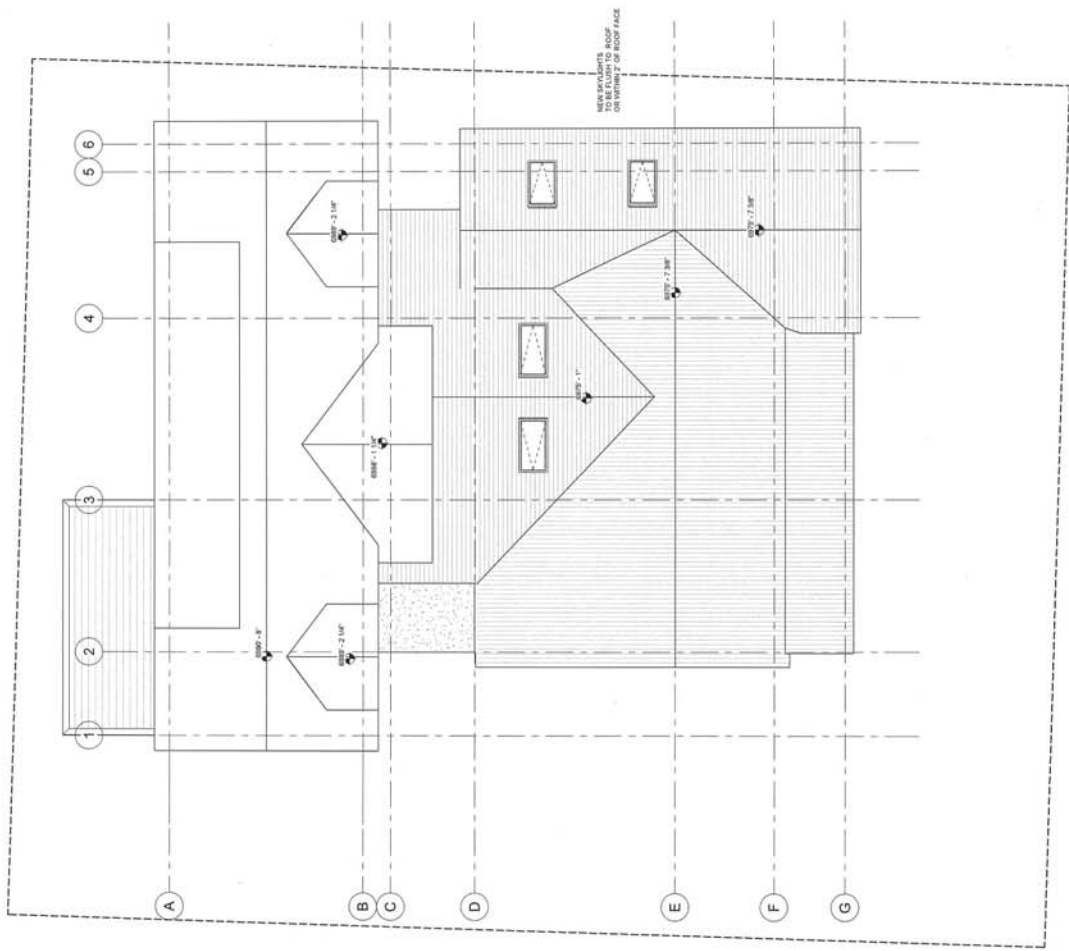
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① Roof Plan - Proposed
1/4" = 1'-0"



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PARK CITY, UTAH 84098
www.vansickledesignanddrafting.com

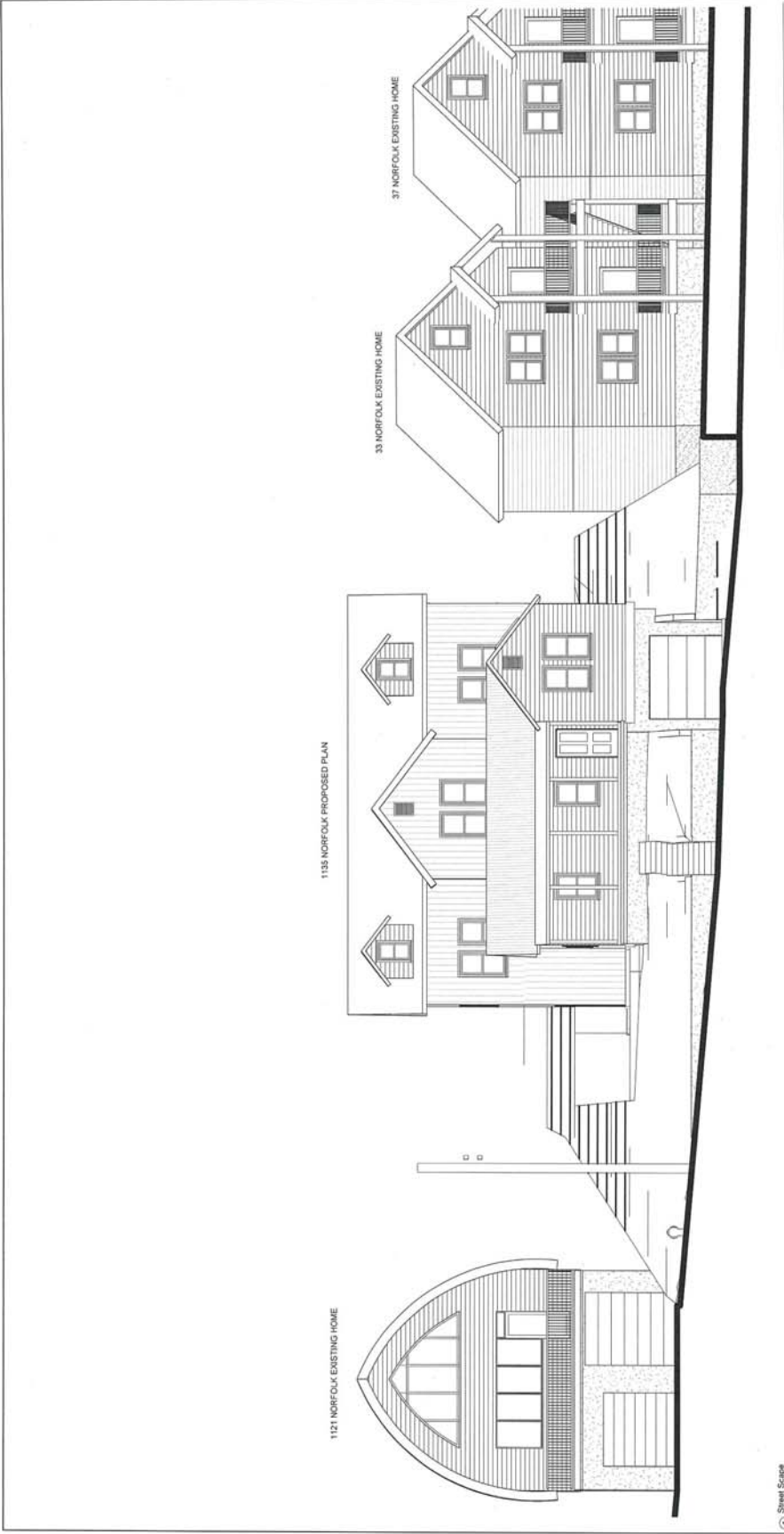
Revision Schedule	Revision Number	Revision Date

Emmette Res.
Remodel
1135 Norfolk Ave.
Park City, Utah 84060

Streetscape
Elevation
SCALE:
3/16" = 1'-0"

DATE
18 April 2019

SHEET
A3.00



1 Street Scope
3/16" = 1'-0"

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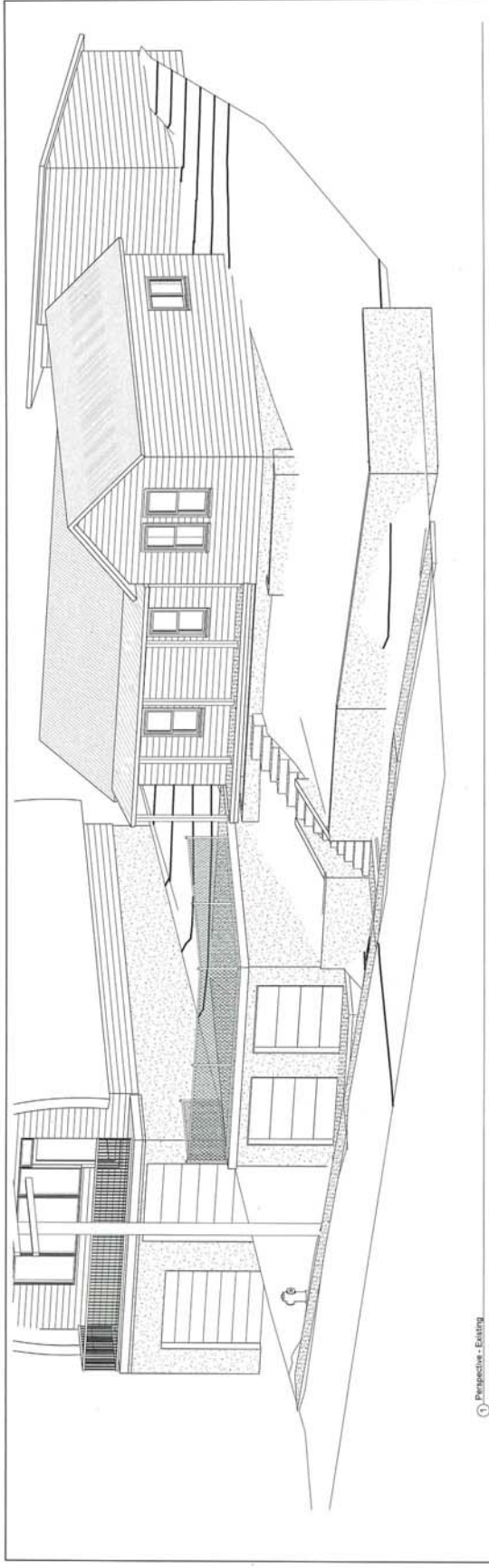
Revision Schedule
Revision Number / Revision Date

Emmette Res.
Remodel
135 Norfolk Ave.
Park City, Utah 84060

Isometric Elevations
SCALE:

DATE
18 April 2019

SHEET
A3.01



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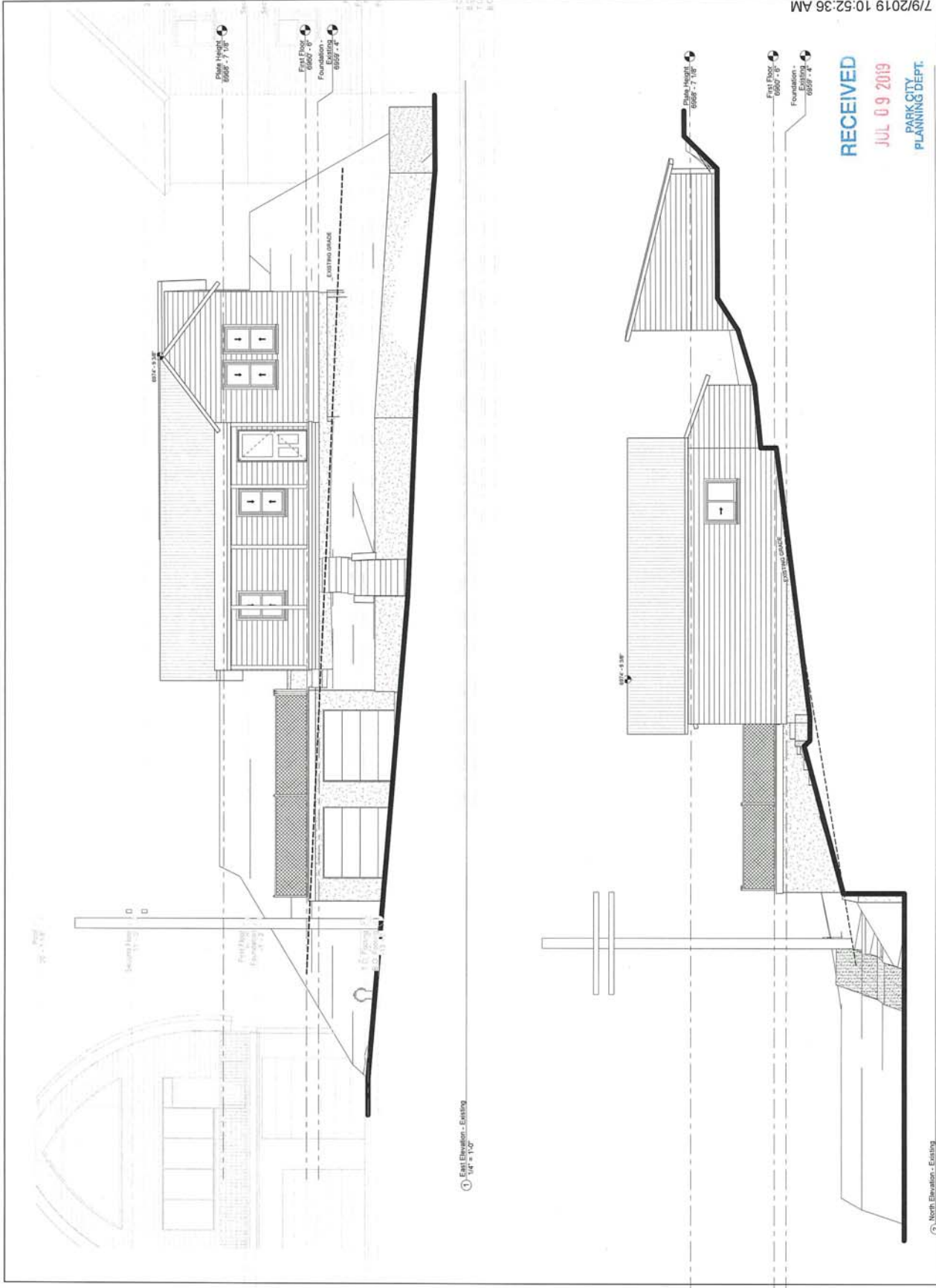
Revision Schedule	
Revision Number	Revision Date

Emmette Res.
Remodel
135 Norfolk Ave.
Park City, Utah 84060

Elevations Existing
SCALE:
1/4" = 1'-0"

DATE
18 April 2019

SHEET
A3.02



① East Elevation - Existing
1/4" = 1'-0"

② North Elevation - Existing
1/4" = 1'-0"



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Revision Schedule	
Revision Number	Revision Date

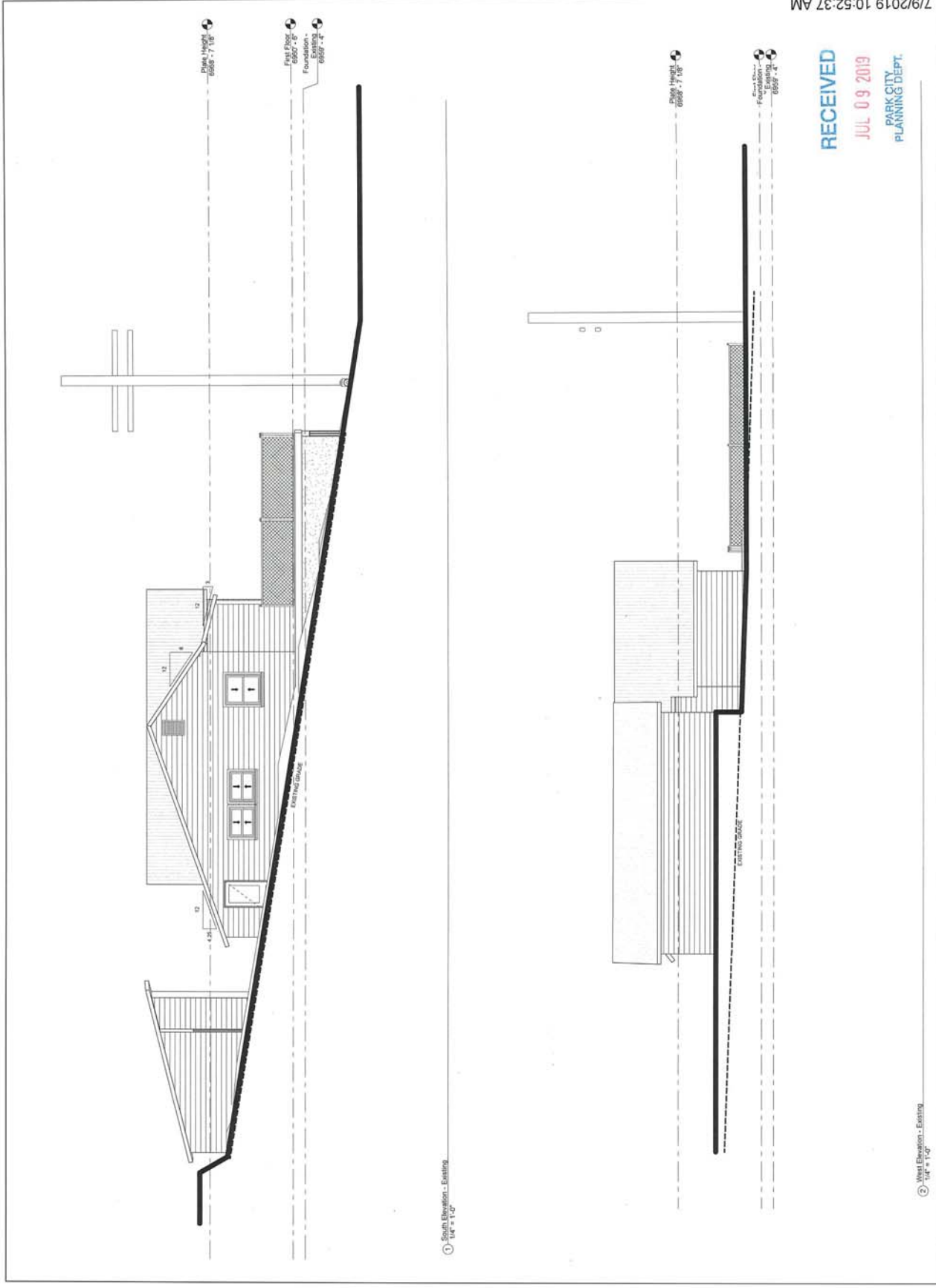
Emmette Res.
Remodel
1135 Norfolk Ave.
Park City, Utah 84060

Elevations
Existing
SCALE:
1/4" = 1'-0"

DATE
18 April 2019

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DESIGN & DRAFTING

Revision Schedule
 Revision Number Revision Date

Emmette Res.
 Remodel
 135 Norfolk Ave.
 Park City, Utah 84060

Elevations Proposed
 SCALE:
 As indicated

DATE
 18 April 2019

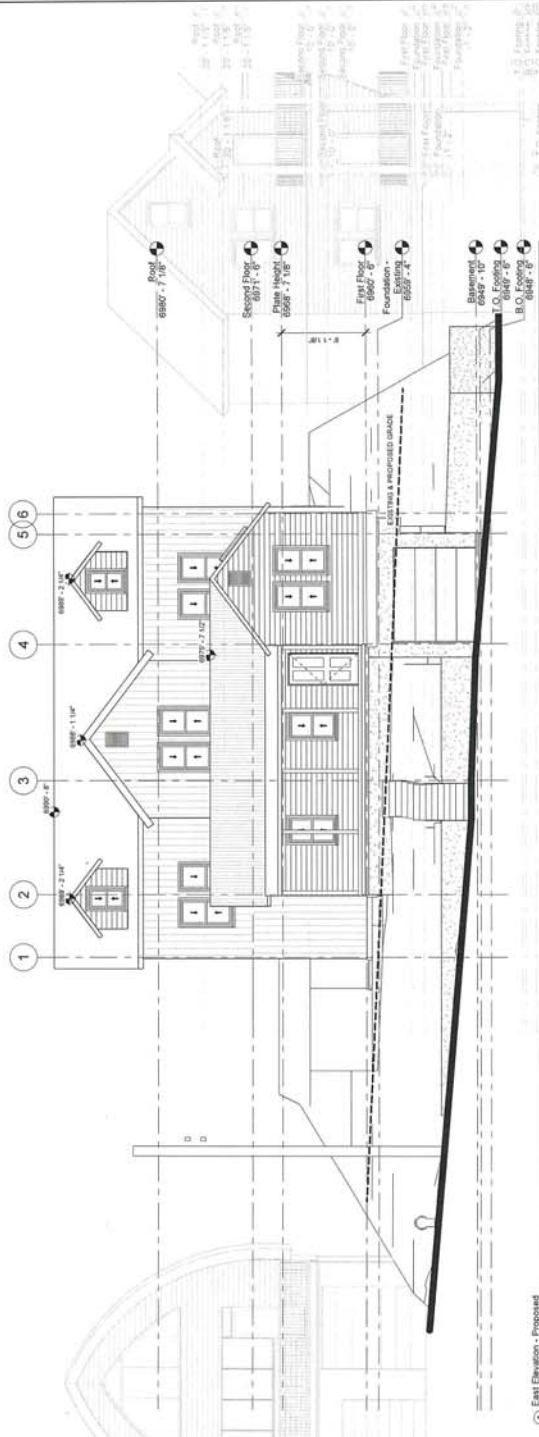
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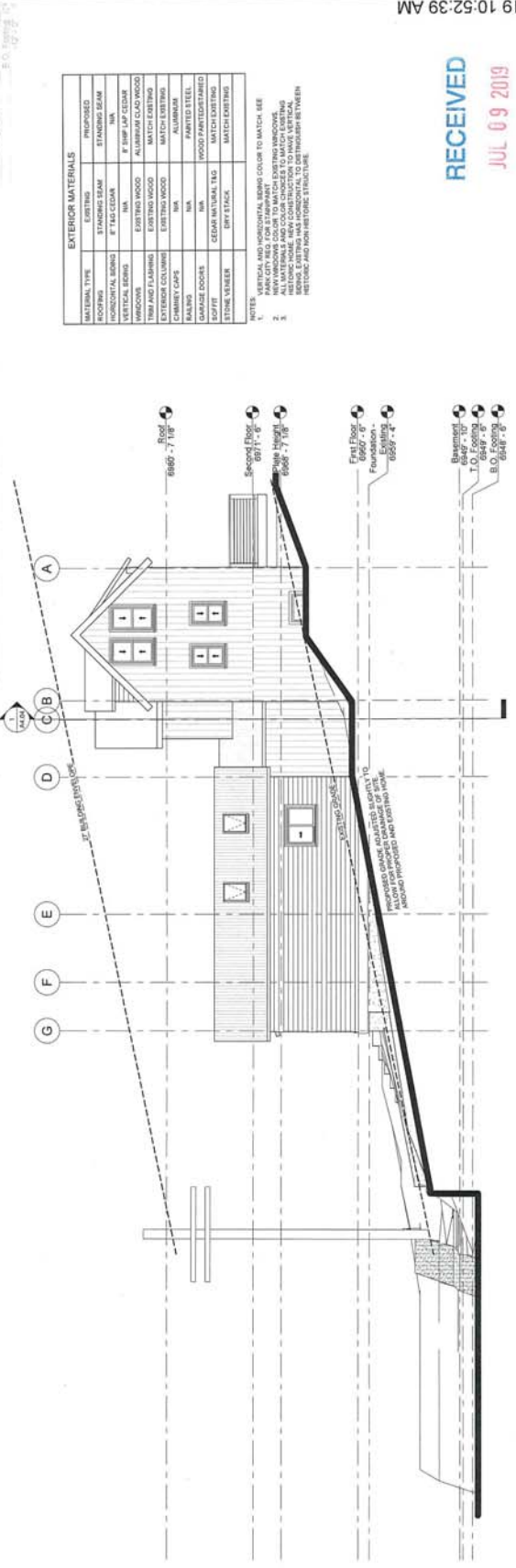
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① East Elevation - Proposed
 3/16" = 1'-0"



② North Elevation - Proposed
 3/16" = 1'-0"

EXISTING TYPE	EXISTING	PROPOSED
ROOFING	EXISTING	STANDING SEAM
HORIZONTAL SIDING	8" TAG CEDAR	NA
VERTICAL SIDING	NA	8" SHIP LAP CEDAR
WINDSHIELD	EXISTING WOOD	ALUMINUM CLAD WOOD
TRIM AND FLAMING	EXISTING WOOD	MATCH EXISTING
EXTERIOR COLUMNS	EXISTING WOOD	MATCH EXISTING
DOOR CASES	EXISTING WOOD	MATCH EXISTING
WALLS	NA	PAINTED STEEL
CEILING	EXISTING WOOD	WOOD PANTOUSTAINED
STONE VENEER	EXISTING	DRY STACK
STONE VENEER	EXISTING	MATCH EXISTING

NOTES:
 1. VERTICAL AND HORIZONTAL SIDING COLOR TO MATCH. SEE EXISTING ELEVATIONS FOR COLOR.
 2. ALL MATERIALS AND COLORS TO MATCH EXISTING MATERIALS AND COLORS.
 3. ALL MATERIALS AND COLORS TO MATCH EXISTING MATERIALS AND COLORS.
 4. ALL MATERIALS AND COLORS TO MATCH EXISTING MATERIALS AND COLORS.
 5. ALL MATERIALS AND COLORS TO MATCH EXISTING MATERIALS AND COLORS.



NOTES

- 1 VERTICAL AND HORIZONTAL SIDING COLOR TO MATCH. SEE PARK CITY REC. FOR STAINPANT
- 2 NEW WINDOWS COLOR TO MATCH EXISTING WINDOWS.
- 3 ALL MATERIALS AND COLOR CHOICES TO MATCH EXISTING HISTORIC HOME. NEW CONSTRUCTION TO HAVE VERTICAL SIDING. EXISTING HAS HORIZONTAL TO DISTINGUISH BETWEEN HISTORIC AND NON HISTORIC STRUCTURE.



② Depth Section B
1/4" = 1'-0"





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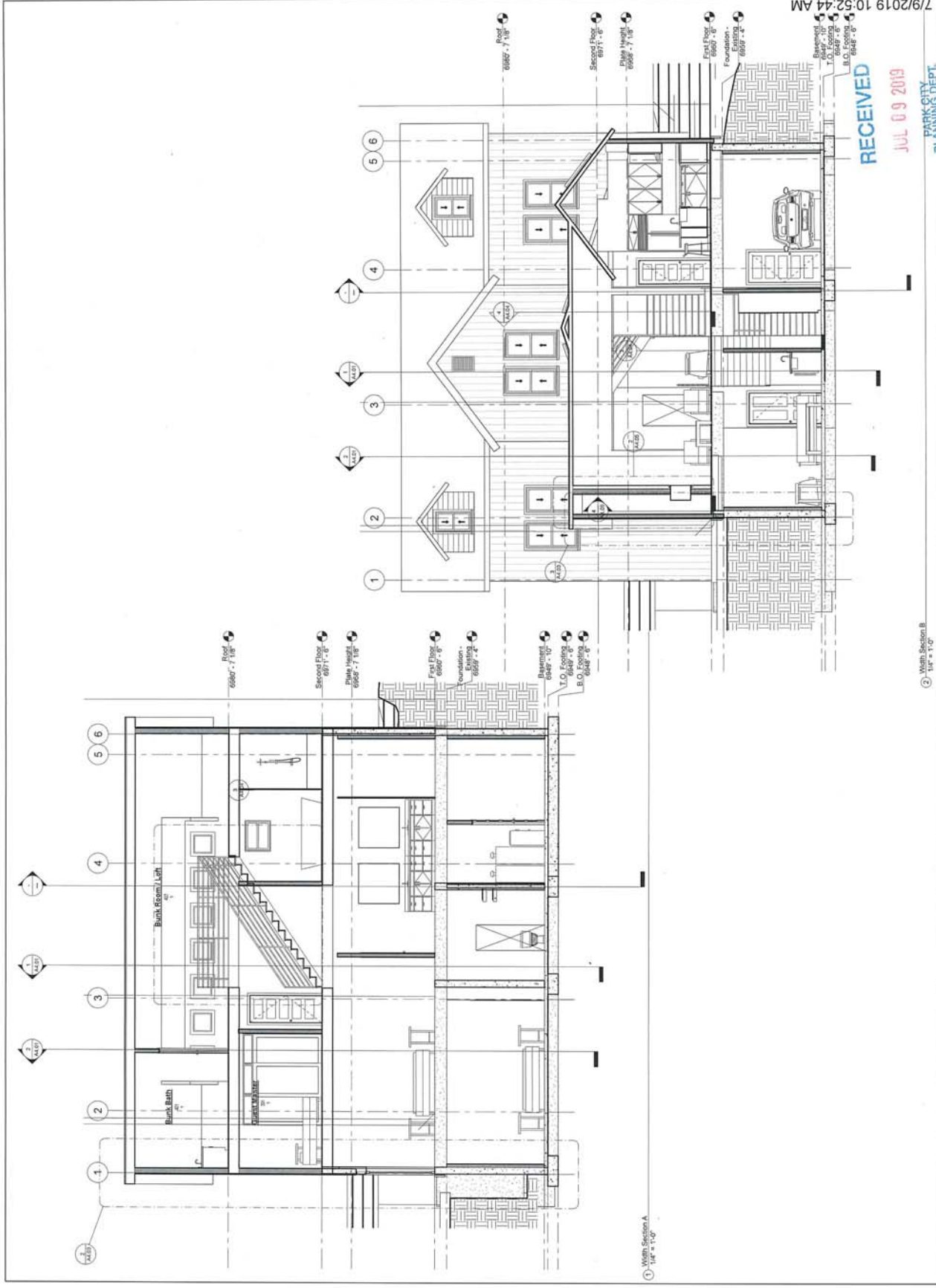
Revision Schedule	
Revision Number	Revision Date

Emmette Res.
Remodel
135 Norfolk Ave.
Park City, Utah 84060

Building Sections
SCALE:
1/4" = 1'-0"

DATE
18 April 2019

SHEET
A4.02



1 Width Section A
1/4" = 1'-0"

2 Width Section B
1/4" = 1'-0"

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7/9/2019 10:52:44 AM

Exhibit D

Physical Conditions Report

And

Historic Preservation Plan



PHYSICAL CONDITIONS REPORT

For Use with the *Historic District Design Review (HDDR)* Application

For Official Use Only

PLANNER: _____ APPLICATION #: _____
DATE RECEIVED: _____

PROJECT INFORMATION

NAME: _____
ADDRESS: 1135 NORFOLK AVENUE
PARK CITY, UT 84060
TAX ID: SA-183 OR
SUBDIVISION: SNYDERS ADDITION TO PARK CITY OR
SURVEY: SA-183 LOT #: 89, 54210 BLOCK #: 17
HISTORIC DESIGNATION: ☐ LANDMARK ☒ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: David R. & Bobbi L. Emmett
MAILING ADDRESS: PO Box 841, Camp Verde, AZ 86322
PHONE #: 602-405-9559 - FAX #: () -
EMAIL: emmettsemail@yahoo.com

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: BILL VAN SICKLE / VAN SICKLE DESIGN + DRAFTING, LLC
PHONE #: (801) 694-9683
EMAIL: bill.draftmaster@gmail.com

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

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PLANNING DEPT.

ACKNOWLEDGMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am a party whom the City should contact regarding any matter pertaining to this application.

I have read and understood the instructions supplied by Park City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that my application is not deemed complete until a Project Planner has reviewed the application and has notified me that it has been deemed complete.

I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review three days prior to any public hearings or public meetings. This report will be on file and available at the Planning Department in the Marsac Building.

I further understand that additional fees may be charged for the City's review of the proposal. Any additional analysis required would be processed through the City's consultants with an estimate of time/expense provided prior to an authorization with the study.

Signature of Applicant: David R. Emmett Bobbi L. Emmett
DocuSigned by: 6FE9A951E5134D6... 1EF3BB9514CE44B...
 Name of Applicant: David R. & Bobbi L. Emmett
 Mailing PO Box 841, Camp Verde, AZ 86322
 Address: _____
 Phone #: 602-405-9559 Fax #: () -
 Email: emmettsemail@yahoo.com
 Type of Application: _____

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action. I further affirm that I am aware of the City policy that no application will be accepted nor work performed for properties that are tax delinquent.

Name of Owner: David R. & Bobbi L. Emmett
 Mailing Address: PO Box 841, Camp Verde, AZ 86322
 Street Address/ Legal 1135 Norfolk Avenue
 Description of Subject Property: _____

Signature: David R. Emmett Bobbi L. Emmett Date: 3/7/2019
DocuSigned by: 6FE9A951E5134D6... 1EF3BB9514CE44B...

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership
4. If a Home Owner's Association is the applicant than the representative/president must attaché a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

Please note that this affirmation is not submitted in lieu of sufficient title evidence. You will be required to submit a title opinion, certificate of title, or title insurance policy showing your interest in the property prior to Final Action.

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

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If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.



PHYSICAL CONDITIONS REPORT

Detailed Description of Existing Conditions. Use this page to describe all existing conditions. Number items consecutively to describe all conditions, including building exterior, additions, site work, landscaping, and new construction. Provide supplemental pages of descriptions as necessary for those items not specifically outlined below.

1. Site Design

This section should address landscape features such as stone retaining walls, hillside steps, and fencing. Existing landscaping and site grading as well as parking should also be documented. Use as many boxes as necessary to describe the physical features of the site. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Stone Retaining Walls, steps to the front porch, landscape in general.

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: 1980's

Describe existing feature:

Along the front of the site, there is a retaining wall in place that is non historic but is in fact in the right of way. Removal of this wall is part of the plat amendment conditions and will be done at the time of construction, just prior to recording the plat and prior to pulling a building permit.

The stone and concrete. steps to the front porch are in dilapidated condition. The stepping is uneven and some of the steps have broken and are in need of replacement.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The stairs are in need of replacement. The existing stone and concrete steps leading up the home are broken in some areas, have settled in other areas and need to be removed and rebuilt. As they are currently they are not fit to use as an access staircase.

Photo Numbers: _____ Illustration Numbers: _____

2. Structure

Use this section to describe the general structural system of the building including floor and ceiling systems as well as the roof structure. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Roof, Walls, and Floor framing**

This involves: ☒ An original part of the building
☒ A later addition

Estimated date of construction: _____

Describe existing feature:

The framing of this home is in poor condition. See also the structural engineering report from John Riley and Epic Engineering. The floor framing is 2x6 at 16" o.c. and the wall framing is true 2x4 studs @16" o.c. The roof framing is 2x4 top and bottom chords and vertically braced at 4' o.c. each way.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The floor framing is sagging in several places and is a state of structural failure. The wall studs are in decent shape but have been cut and replaced in several locations throughout the home. There is 1x material over the exterior of the studs and an asphalt layer on the exterior to protect the 1x sheathing. The 1x sheathing is failing and broken in several areas. The roof framing is sagging and is in need of repair. The 2x4 rafters at 24" o.c. have a 1x8 collar tie that is broken on several and in need of repair throughout.

Photo Numbers: _____ Illustration Numbers: _____

3. Roof

Use this section to describe the roofing system, flashing, drainage such as downspouts and gutters, skylights, chimneys, and other rooftop features. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Roof, soffit and fascia**

This involves: ☐ An original part of the building
☒ A later addition

Estimated date of construction: **1980's**

Describe existing feature:

The roof material is a non historic metal finish. Original roof on the home has been replaced. The silver metal was added in the last renovation and has not been maintained and is in need of replacement.

Fascias are 2x wood, single step.

Soffit is wood 1x6

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

Roof material: Valley and ridge areas have sagged and separated and are in need of replacement and repair.

Fascia: The fascia on this home was painted with the last remodel but has not been maintained and this has allowed the fascia to rot and is in need of replacement.

Soffit: The soffit on this home is missing in some areas and the under side of the roof sheathing is exposed. The other areas of soffit are painted plywood and the paint is peeling and plywood is delaminating.

Photo Numbers: _____ Illustration Numbers: _____

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4. Chimney

Use this section to describe any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

Element/Feature:

No existing chimney on building a it sits.

This involves:

☐ An original part of the building

☐ A later addition

Estimated date of construction: _____

Describe existing feature:

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: _____ Illustration Numbers: _____

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PLANNING DEPT.

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5. Exterior Walls

Use this section to describe exterior wall construction, finishes, and masonry. Be sure to also document other exterior elements such as porches and porticoes separately. Must include descriptions of decorative elements such as corner boards, fascia board, and trim. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Exterior walls**

This involves: ☒ An original part of the building
☒ A later addition

Estimated date of construction: _____

Describe existing feature:

Exterior wall: construction is nominal 2x4 construction with 1x4 and 1x6 slats on the exterior acting as exterior sheathing. There is an asphalt under-layment on the exterior and a brick looking asphalt under-layment.

Exterior horizontal siding: the primary finish on the exterior of the home is a 4" horizontal wood siding ship lap.

Exterior Masonry: The only exterior masonry on the home is under the front porch on the foundation.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☒ Poor

The exterior wall framing is in ok shape but the 1x sheathing on the exterior is broken and is in poor shape and in need of repair.

-Exterior siding needs painted, repaired, or replaced in some areas around entire home

-Porch masonry is in historic and we intend to replace it

Photo Numbers: _____ Illustration Numbers: _____

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6. Foundation

Use this section to describe the foundation including its system, materials, perimeter foundation drainage, and other foundation-related features. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Foundation

This involves: ☒ An original part of the building
☒ A later addition

Estimated date of construction: _____

Describe existing feature:

Existing Foundation is made up of 3 different types of construction. we did some exploratory demo and found it is block in some areas, stone stacked in some areas and concrete in some areas.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Block: The stacked block has collapsed in some areas. it is unreinforced block and needs removed & replaced

Stone: The stacked stone will be removed & replaced

Concrete: We will demo the concrete & tie it to a new foundation.

Photo Numbers: _____ Illustration Numbers: _____

7. Porches

Use this section to describe the porches. Address decorative features including porch posts, brackets, railing, and floor and ceiling materials. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Concrete porch cap, Stone Veneer, Columns

This involves: ☐ An original part of the building
☒ A later addition

Estimated date of construction: 1980's

Describe existing feature:

-Concrete porch cap: The porch is composed of a concrete porch cap 8" thick. This will need to be replaced with the new foundation the historic structure showed this element as wood.

Columns: The 4x4 wood columns are new & non-historic

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

-Porch Cap: we will be replacing this with a new porch cap and will put a wood decking to more match the original historic structure.

-Columns: original columns will be replaced to match

Photo Numbers: _____ Illustration Numbers: _____

8. Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features.

Element/Feature: HVAC & ELECTRICAL

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

- AN OLD FURNACE IS IN THE CRAWL SPACE BUT IS PART OF THE NEWER REMODEL DONE IN THE 80'S
- ELECTRICAL SYSTEM IS METERED AS PART OF THE 1980'S REMODEL BUT THE INTERNAL WIRING IS NOT GROUNDED AND IS NOT UP TO CODE

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

- THE HVAC SYSTEM WILL BE REPLACED & NEW DUCT WORK INSTALLED
- NEW WIRING WILL BE INSTALLED THROUGHOUT HOME

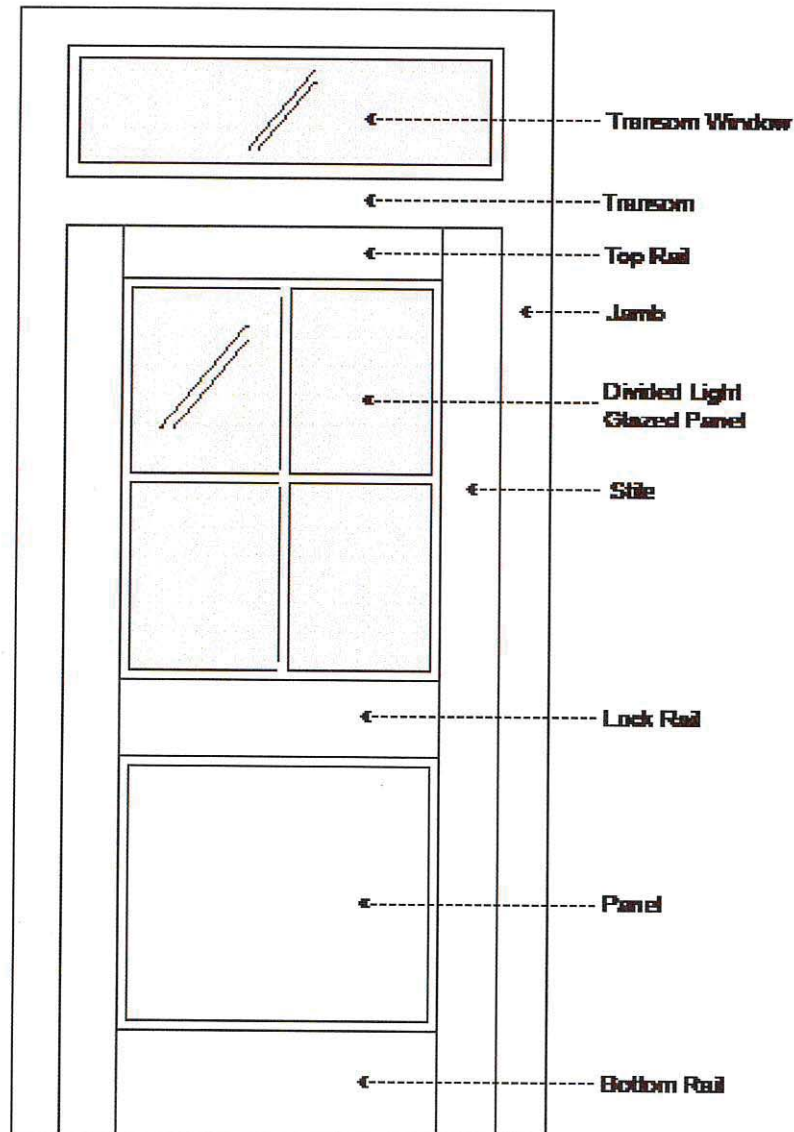
Photo Numbers: _____ Illustration Numbers: _____

9. Door Survey

Basic Requirements

1. All door openings on the exterior of the structure should be assigned a number and described under the same number in the survey form. Doors in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each exterior door in detail, referring to specific parts of the door. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the door unit and associated trim. Broken glass and normal wear and tear are not necessarily grounds for approving replacement.
4. The condition of each door should be documented based on the same criteria used to evaluate the condition of specific elements and features of the historic structure or site: Good, Fair, Poor.

Don't forget to address service, utility, and garage doors where applicable.



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PLANNING DEPT.

Door Survey Form

Total number of door openings on the exterior of the structure: 2

Number of historic doors on the structure: 0

Number of existing replacement/non-historic doors: 2

Number of doors completely missing: 0

Please reference assigned door numbers based on the Physical Conditions Report.

Number of doors to be replaced: 2

Door #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
1	Fair POOR	DOOR IS WARPED AND NON HISTORIC (FRONT DOOR)	7	NO
2	Good POOR	DOOR IS MISSING PART OF IT (SOUTH ELEVATION)	12	NO
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

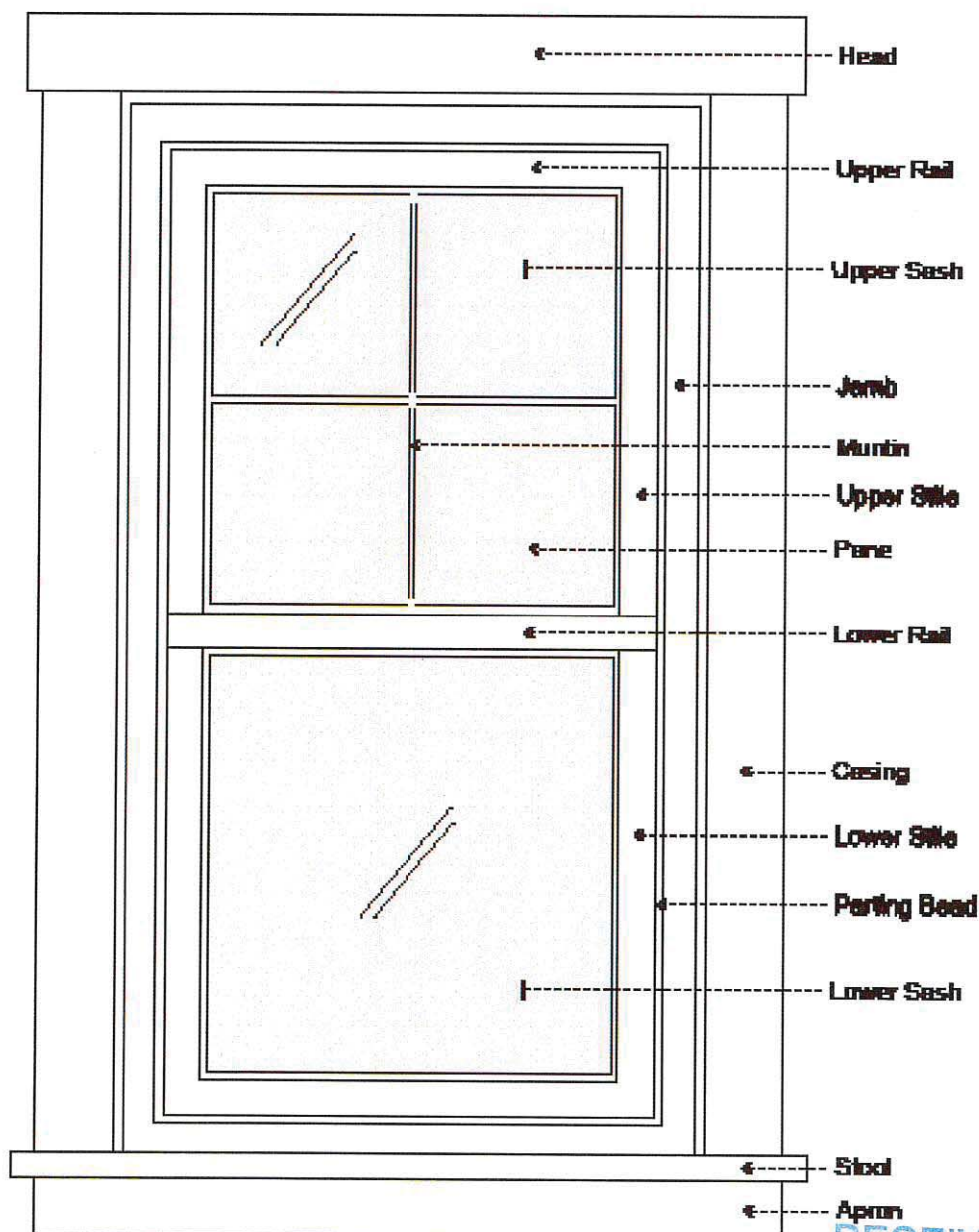
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If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

10. Window Survey

Basic Requirements

1. All window openings on the structure should be assigned a number and described under the same number in the survey form. Windows in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each window in detail, referring to specific parts of the window. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the window unit and associated trim. Broken glass and windows that are painted shut alone are not grounds for approving replacement.



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

Window Survey Form

Total number of window openings on the exterior of the structure: 10
 Number of historic windows on the structure: 0
 Number of existing replacement/non-historic windows: 7
 Number of windows completely missing: 3

Please reference assigned window numbers based on the Physical Conditions Report.

Number of windows to be replaced: 9

Window #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
1	Fair EAST ELEV.	WOOD FRAME NON-HISTORIC WILL BE REPLACED	5	NO
2	Fair EAST ELEV	WOOD FRAME NON-HISTORIC WILL BE REPLACED	6	NO
3	Fair EAST ELEV.	WOOD FRAME NON-HISTORIC WILL BE REPLACED	1	NO
4	Fair EAST ELEV.	WOOD FRAME NON-HISTORIC WILL BE REPLACED	1	NO
5	Fair SOUTH ELEV.	WOOD FRAME NON-HISTORIC WILL BE REPLACED	8/19	NO
6	Fair SOUTH ELEV.	WOOD FRAME NON-HIST. WILL BE REPLACED	8	NO
7	Fair SOUTH ELEV	WOOD FRAME NON-HIST WILL BE REPLACED	8	NO
8	Fair WEST ELEV	WINDOW IS MISSING, WILL BE DELETED w/ NEW AND.	13	N/A
9	Fair NORTH ELEV.	WINDOW IS MISSING, WILL BE REPLACED w/ NEW	20	N/A
10	Fair NORTH ELEV.	WINDOW IS MISSING WILL BE REPLACED w/ NEW	20	N/A
	Fair			
	Fair			
	Fair			

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If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

11. Interior Photographs

Use this section to describe interior conditions. Provide photographs of the interior elevations of each room. (This can be done by standing in opposite corners of a square room and capturing two walls in each photo.)

Element/Feature: INTERIOR WALLS, FLOORING, CABINETS

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: 1980's

Describe existing feature:

- THE INTERIOR WALLS ARE DRYWALL & PAINTED.
- FLOORING IS CARPET & VINYL
- CABINETS ARE PARTIALLY STILL THERE MOST DOORS ARE BROKEN OR MISSING

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

- INTERIOR DRYWALL HAS A LOT OF DAMAGE AND WILL BE REMOVED & REPLACED w/ NEW CONSTRUCTION
- CARPET & VINYL WILL BE REMOVED & RECONSTRUCTED
- CABINETS WILL BE REPLACED

Photo Numbers: _____ Illustration Numbers: _____

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PARK CITY MUNICIPAL CORPORATION
PLANNING DEPARTMENT
445 MARSAC AVE - PO BOX 1480
PARK CITY, UT 84060
(435) 615-5060



HISTORIC PRESERVATION PLAN

For Use with the *Historic District/Site Design Review* Application

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PLANNING DIRECTOR _____ CHIEF BUILDING OFFICIAL _____
APPROVAL DATE/INITIALS: _____ APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

☐ LANDMARK ☒ SIGNIFICANT DISTRICT: _____

NAME: Emmett Residence

ADDRESS: 1135 Norfolk Avenue

Park City, Utah 84060

TAX ID: SA-134 OR

SUBDIVISION: Snyders Addition to Park City OR

SURVEY: SA-134 LOT #: A BLOCK #: 17

APPLICANT INFORMATION

NAME: David and Bobbi Lynn

PHONE #: (435) 659 - 1025 FAX #: () -

EMAIL: camschiedel@gmail.com , tisha.digman@gmail.com

Site Design

Use this section should describe the scope of work and preservation treatment for landscape features such as stone retaining walls, hillside steps, and fencing. Existing landscaping and site grading as well as parking should also be documented. Use supplemental pages if necessary.

Element/Feature: **Steps, Existing Landscape, Site Conditions**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

We are planning to rebuild the staircase and repair the site and reveg the site after plat conditions are met.

Structure

Use this section to describe scope of work and preservation treatment for the general structural system of the building including floor and ceiling systems as well as the roof structure. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Structure**

This involves: ☒ Preservation ☒ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

We are planning to panelize parts of the structure. See attached Panelize plan. We will use the siding we found inside the home and on the areas of the home we are not reusing in the new addition out the rear of the home to rehab the broken pieces of the siding on the panels we are planning to keep.

Roof

Use this section to describe the proposed scope of work and preservation treatment for the roofing system, flashing, drainage such as downspouts and gutters, skylights, chimneys, and other rooftop features. Use supplemental pages if necessary.

Element/Feature: **Roof Finish and Structure**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The roof finish is not historic and a significant amount of the roof framing is new and already rebuilt. We are planning to build a new roof structure to match the existing roof structure form.

Chimney

Use this section to describe the proposed scope of work and preservation treatment for any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **No Chimney**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

There are no remnants of the historic chimney on site therefore we will not be doing anything with a historic chimney of any kind.

Exterior Walls

Use this section to describe the proposed scope of work and preservation treatment for the exterior wall construction, finishes, and masonry. Please describe the scope of work for each individual exterior wall, use supplemental pages if necessary.

Element/Feature: **Exterior walls and siding material**

This involves: ☒ Preservation ☐ Restoration
☒ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

- We are planning to panelize part of the west wall, the full north wall, the gable east wall and partial east wall at the front porch/front door wall. We will add structure to the inside of these walls, we will use any historic siding we found in the home to rehabilitate any pieces on the walls we plan to panelize, then move them off site while we pour a new foundation and do any on site earth work. Then we will bring those sections of wall back and place them in the same location from which they were removed. The windows in these walls are not historic. We will be replacing all windows in the home and will replace them with wood windows to match the original historic home.

- The non historic walls as indicated on the plan attached will be demolished and we will salvage any materials we can use in the reconstruction part of this project.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
 ☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
 ☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Foundation

Use this section to describe the proposed scope of work and preservation treatment for the foundation including its system, materials, perimeter foundation drainage, and other foundation-related features. Use supplemental pages if necessary.

Element/Feature: **Footings and foundation**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

- The foundation is in poor condition and is in need of replacement. See also the structural engineers report. He has recommended full replacement as it is so mixed and matched with different types of foundation support that it would be nearly impossible to rehab the historic structure without pouring a new footing and foundation package.
- We will be pouring a new foundation.
- We will be using any flag stone we find in the existing foundation that supports some of the existing home in the patio on the exterior of the home.

Porches

Use this section to describe the proposed scope of work and preservation treatment for all porches. Address decorative features including porch posts, brackets, railing, and floor and ceiling materials.

Element/Feature: **Front Porch and Columns**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

- We will be rebuilding a front porch, the columns as they are now on the building are non historic and not in the original location as the historic home. Our plan is to replace those columns with the same columns shown in the historic plan and place them in the same spot as shown on the historic plan.

Doors

Use this section to describe the proposed scope of work and preservation treatment for all exterior doors, door openings, and door parts referenced in the Door Survey of the Physical Conditions Report. Please describe the scope of work for each individual exterior door, use supplemental pages if necessary.

Element/Feature: **Exterior Doors**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

- The doors into the home are non historic doors, they are going to be replaced with new doors that are a style that matches closer to the mining era style of door.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Windows

Use this section to describe the proposed scope of work and preservation treatment for all exterior windows, window openings, and windows parts referenced in the Door Survey of the Physical Conditions Report. Please describe the scope of work for each individual exterior window, use supplemental pages if necessary.

Element/Feature: **Windows 1-7 and 9**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

-Windows 1 - 7 and 9 are not historic windows and are in need of replacement. We will be replacing these windows as part of the reconstruction element of this home. Window 8 will be removed and not replaced as this is in the area of the home we plan to extend the connecting element to the new addition to the rear of the home.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe proposed scope of work and preservation treatment for items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features. Use supplemental pages if necessary.

Element/Feature: **Mechanical Utilities and Electrical**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

- We will be installing all new Mechanical, Plumbing and electrical in this home and all new installation will be to meet code.

Additions

Use this section to describe the proposed scope of work for any additions. Describe the impact and the preservation treatment for any historic materials. Supplemental pages should be used to describe additional elements and features. Use supplemental pages if necessary.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Exhibit E

1982 Reconnaissance Level Survey,

Done by Ellen Beasley

Name of site _____ Subdivision _____
Address 1135 Norfolk Block _____ Lot(s) _____
Owner _____ Present Zoning _____
Owner Address _____

PRIMARY STRUCTURE



View _____

Date of photo _____
Negative File _____

Physical description: One-story wood residential building; L-shape with intersecting gable roof; attached porch supported by wrought iron columns; single entrance; large aluminium window openings.

Features of interest: _____

Building materials: Wood/synthetic Building type/style vernacular L

Modifications: None to minor siding Moderate _____ Major _____

Explain: Openings altered; synthetic siding; porch details

Condition: Excellent _____ Good x Fair _____ Deteriorated _____

Comment: _____

Present use: residential Original use: residential

SIGNIFICANCE OF PRIMARY STRUCTURE

Individual landmark _____ Typical example x Contributes to district _____

Comment: If some alterations were reversed, would be contributing

Exhibit C

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September 17, 2019

1135 Norfolk Avenue
Park City, UT 84060

CC: 1135 Norfolk Avenue Determination

NOTICE OF OFFICIAL DETERMINATION:

Project Address: 1135 Norfolk Avenue
Project Description: Chief Building Official and Planning Director Determination
Date of Action: September 17, 2019

ACTION TAKEN:

The property located at 1135 Norfolk Avenue has been designated as Significant on the City's Historic Sites Inventory. Per The Land Management Code § 15-11-14 Disassembly and Reassembly of a Historic Structure, Criteria 1. A. states the Historic Preservation Board can determine, with input from the Planning Director and the Chief Building Official, that unique conditions and the quality of the Historic Preservation Plan warrant the proposed Disassembly and Reassembly. This letter is to act as the input from both the Chief Building Official and Planning Director.

The Chief Building Official, based on the submitted engineering report, and after visiting the site with the Historic Preservation Planner on June 26, 2019 and again on August 20, 2019 after the completion of the exploratory interior demolition, finds the structure at 1135 Norfolk Avenue can be made safe and/or serviceable through repair. The Historic Structure is not hazardous or dangerous pursuant to Section 116.1 of the International Building Code.

The International Building Code (IBC) section 116.1 states:

*"Structures that.....involve illegal or improper occupancy or inadequate maintenance shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or **made safe**....."*

It is the determination of the Chief Building official that based on the criteria noted in the IBC, this structure can be engineered and shored to be **made safe** for lifting and preservation of the existing structure.

The construction method(s) of the Structure consist of typical Historic single-wall 1x12 vertical wood framing with horizontal drop siding on portions of the Structure and horizontal 1x12 wood framing with no Historic siding on other portions. The original form of the house was a shortened T-Cottage, with the addition to the south added sometime post-circ. 1940s. The excavated basement only exists beneath the original house, with a crawlspace underneath the addition.

Prior to issuance of the building permit, proper cribbing and shoring plans shall be submitted to ensure the proper protection of the Structure (Condition of approval #10-15 in the Historic Preservation Board Final Action Letter dated July 17, 2019).

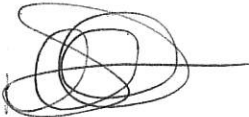
The proposed method of Disassembly and Reassembly requires the individual wall panels to be taken apart, braced, and lifted off the floor structure, to be attached onto the new building structure. The approved Material Deconstruction includes lifting the house as one unit (with necessary bracing and shoring), pouring a new foundation, and setting the Structure on the new foundation. The removal of the roof, as well as floor structure and foundation, has also been approved as a part of the Material Deconstruction.

Structures in similar conditions to the home at 1135 Norfolk Ave, and even some with greater concerns, have been temporarily shored, lifted and placed on a new foundation. The Chief Building Official upon review determines that with proper engineering for temporary shoring, engineered cribbing during the lift, along with structural engineering observations, the structure should be considered for lifting. Additionally, the structural engineer's evaluation for this structure does not note any specific structural concerns related to lifting the structure, rather the concerns seem to be about the inability to preserve the structure at all.

The Historic Preservation Board shall decide the appropriate method of preservation and rehabilitation of the Significant Historic Structure at 1135 Norfolk Avenue. Either method, Disassembly and Reassembly (Panelization) or the approved Material Deconstruction, poses the loss of some Historic Material, which is typical of this scope of work.

If you have any questions regarding this determination, please don't hesitate to contact the Building Department at 435-615-5100 or the Planning Department at 435-615-5060.

Sincerely,

A handwritten signature in black ink, consisting of several overlapping loops and a horizontal line extending to the right.

Dave Thacker
Chief Building Official

A handwritten signature in black ink, featuring a stylized 'B' and 'E' followed by a horizontal line.

Bruce Erickson, AICP
Planning Director

Exhibit G

Epic Engineering Report

June 11, 2019

Mr. Bill Van Sickle
4838 Forestdale Road Suite 205
Park City, UT 84098

Via e-mail: bill.draftmaster@gmail.com

Re: Panelization or Retrofit of an Historic Residence
Structural Assessment of Visible Structure

Dear Mr. Van Sickle,

The purpose of this report is to render an engineering opinion after evaluating the condition of the historic residence located at 1135 Norfolk Avenue, Park City, UT. This engineering opinion is based on the photos and observations taken during a site visit performed by Epic Engineering on June 5th, 2019.

BACKGROUND

The Emmette family, the new property owners of the Norfolk Avenue historic residence, wish to build a modern extension and addition to the existing structure in the back-yard of the property. They also wish to excavate below the existing building to accommodate a new street level single-car garage by removing the existing roof and pouring a new foundation to replace the old.

There are several modern smaller structures or additions on this property that fall outside the scope of this report as shown in Figure 1, including a detached shed, a slab-on-grade addition to the house, and a detached street level concrete garage.

OBSERVATIONS

Photographs taken during the site visit are attached at the end of this report and illustrate the following observations.

The foundation of the structure follows three different design patterns, refer to photos 1-3. The outline of the historic building is placed on a concrete frost wall above an unexcavated crawl space. The addition at the rear of the house is placed on a slab on grade. An interior section of the foundation has been excavated to accessible depth and the crawl space soil is retained by a brick wall, which has collapsed in at least one location.

The floor framing consists of 2x6 joists supported by rough sawn beams of varying dimensions (in one case a felled tree). These beams are resting on posts that are not always positively connected to the foundation wall below it, and rely on friction to hold them in place. Two corners of the house exhibit noticeable sag in the floor joists, refer to pictures 4-6.

The walls consist of original 2x4 true sawn stud walls. The exterior siding of the house is placed over 1x slats of varying height which are then attached to the studs; there is a protective asphalt layer between the slats and the exterior siding.

The roof appears to be younger than other portions of the structure, and consists of 2x4 rafters at 24 inches on center with 2x6 reinforcement along the long dimension of the house. The long dimension is supported by a pony wall several feet from the ridge line of the house, and each rafter pair is tied near the top with a 1x8 collar. This supports slatted sheathing and a metal deck. There is a noticeable bow and sag in the ridge of the house.

DISCUSSION

Two options for salvaging the historic nature of the structure include retrofitting the existing structure or panelization of the existing structure. The panelization technique would include demolishing the majority of the structure and preserving as much of the exterior wall framing as possible in order to retain the historic quality of the structure. Both techniques require that the house be shored and lifted and a new foundation poured and that the stud walls be shored and stiffened to allow for the demolition and removal of the roof.

Structural Retrofit

In order to return the building to a serviceable condition, a jack-and-lift approach would allow for the construction of a new foundation to support the existing structure; the building would then be lowered and reattached to the new foundation. This would require an incremental excavation of the crawl-space below the house while shoring the existing floor joists and beams against collapse.

The excavation would begin by placing jacks in the already excavated portion of the basement to support the bearing beams of the floor near the points in the basement where shims currently serve as structural columns. Shoring would be placed to restrain the brick wall while it is slowly removed. The crawl space would then be excavated and removed carefully while adding jacks as necessary to prevent any inward collapse of the floor and wall assembly. This excavation would proceed to the outer frost wall of the house. The existing foundation at the perimeter would then be demolished, and re-poured following modern conventions and provisions for reinforcement and retained depth limitations. This would be done by hand as there is no feasible access for heavy machinery.

In order to retrofit the floor structure, floor joists would either be replaced or sistered to new reinforcement joists to meet loading requirements and address floor sag. The spans of these joists would require intermediate beam support to address deflection and strength concerns. This beam (or multiple beams if required) would bear on the exterior foundation wall or a column/footing assembly that would have to be poured.

To retrofit the walls, structural sheathing capable of resisting lateral forces would have to be installed on the studs at the interior of the house in order to preserve any historical exterior façade. This interior lateral sheathing in combination with 4" of wall space could present problems for mechanical, electrical, and plumbing design and insulation requirements.

Panelization Technique

The panelization technique involves salvaging structural exterior bearing walls by rehabilitating the walls in place, transporting them away from the construction process, then reinstalling the walls as non-bearing façade walls. This process allows reusing as much of the existing historic structure as possible.

Shoring the walls to allow for the removal of the roof may cause potential damage to the walls that panelization is attempting to save. Without the stiffness of the roof helping to hold the exterior walls up, unpredictable forces and stresses may develop in roof and walls during the roof removal process. This

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uncertainty could lead to unsafe working conditions, and put more strain on the floor assembly than it is currently subjected to. The existing sag of the floor and lack of stiffness in the floor assembly implies that the walls are currently out of plumb, further complicating the safe removal process.

RECOMMENDATIONS

Considering the observations of the sag in the floor joists and the haphazard placement of beams and shims in the basement level, there are concerns that the structure by itself lacks the stiffness necessary to lift or move it as an independent unit.

With this and the issues presented earlier in this report, it is my engineering opinion that construction required to retrofit or panelize the structure presents safety issues in either rehabilitation technique. Without direct access for heavy machinery, the time-frame needed for workers to perform the required stiffening and excavation would be extended and leave the structure vulnerable in its weakened state to the elements or unforeseen shifts and settlements as forces redistribute throughout the structure.

Additionally, it is my engineering opinion that due to the reasons stated above, it is economically unfeasible to panelize the exterior walls or rehabilitate the structure without damaging the historic portions of the structure.

LIMITATIONS

All observations were visible in nature and based on photos taken by Epic Engineering during a site visit.

Please do not hesitate to contact our office at 435-654-6600 with any questions.

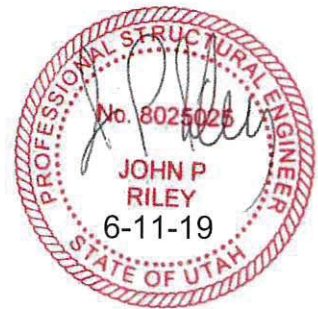
Respectfully,



Chris Reeves, E.I.T.

Epic Engineering, P.C.

Reviewed By:



John Riley, S.E.

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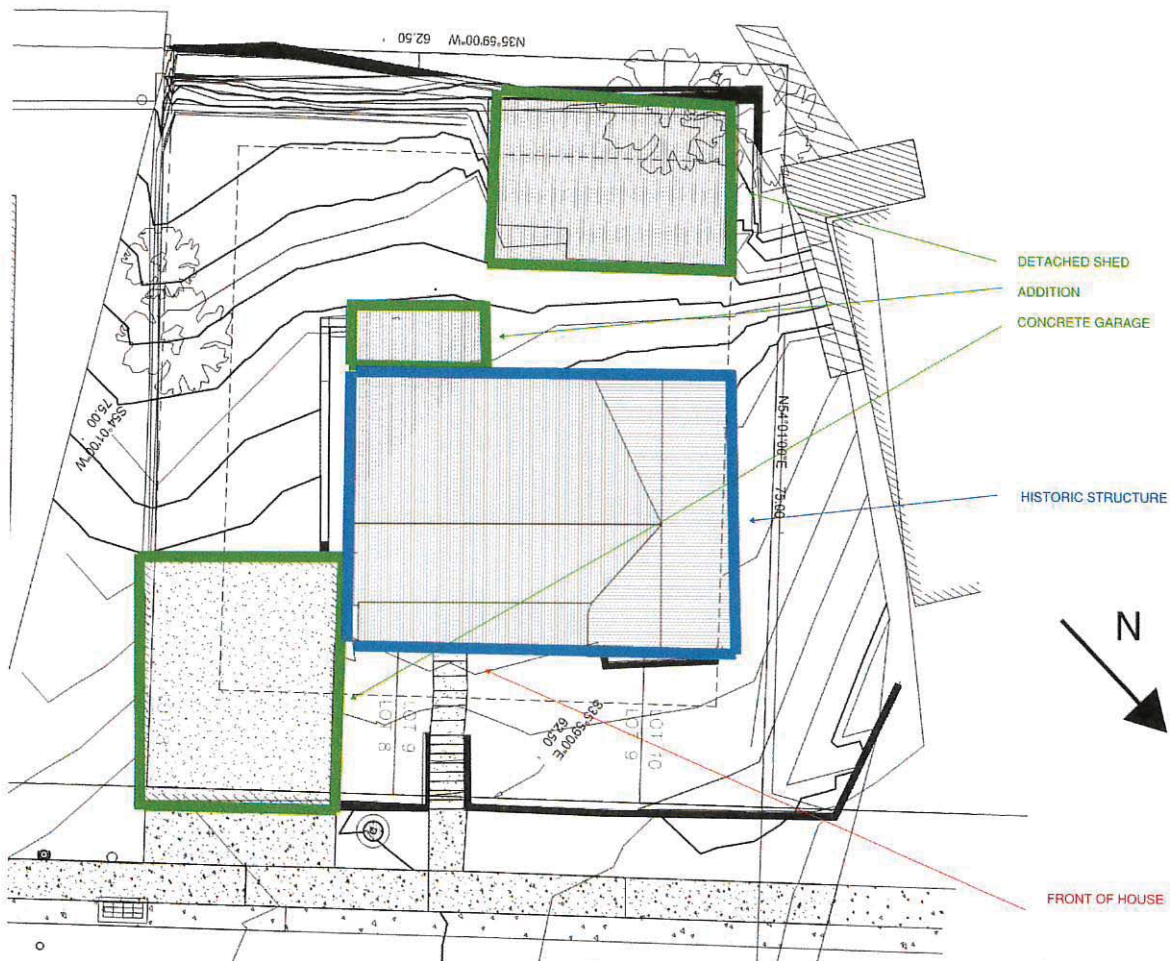


Figure 1: Scope of Report

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Photo 1: Excavated Basement with Collapsed Brick



Photo 2: Inaccessible Crawlspace

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Photo 3: Exterior Concrete Frost Wall



Photo 4: Sagging Floor Corner and Historical Studs/Slats

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Photo 5: Sub-Floor Shimming



Photo 6: Sub-Floor Beams and Joists

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Photo 7: Roof Assembly



Photo 8: Ridge Sag and Joist Bow

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Exhibit H

Exterior Photos

EXTERIOR PHOTOS



1



2

3



4



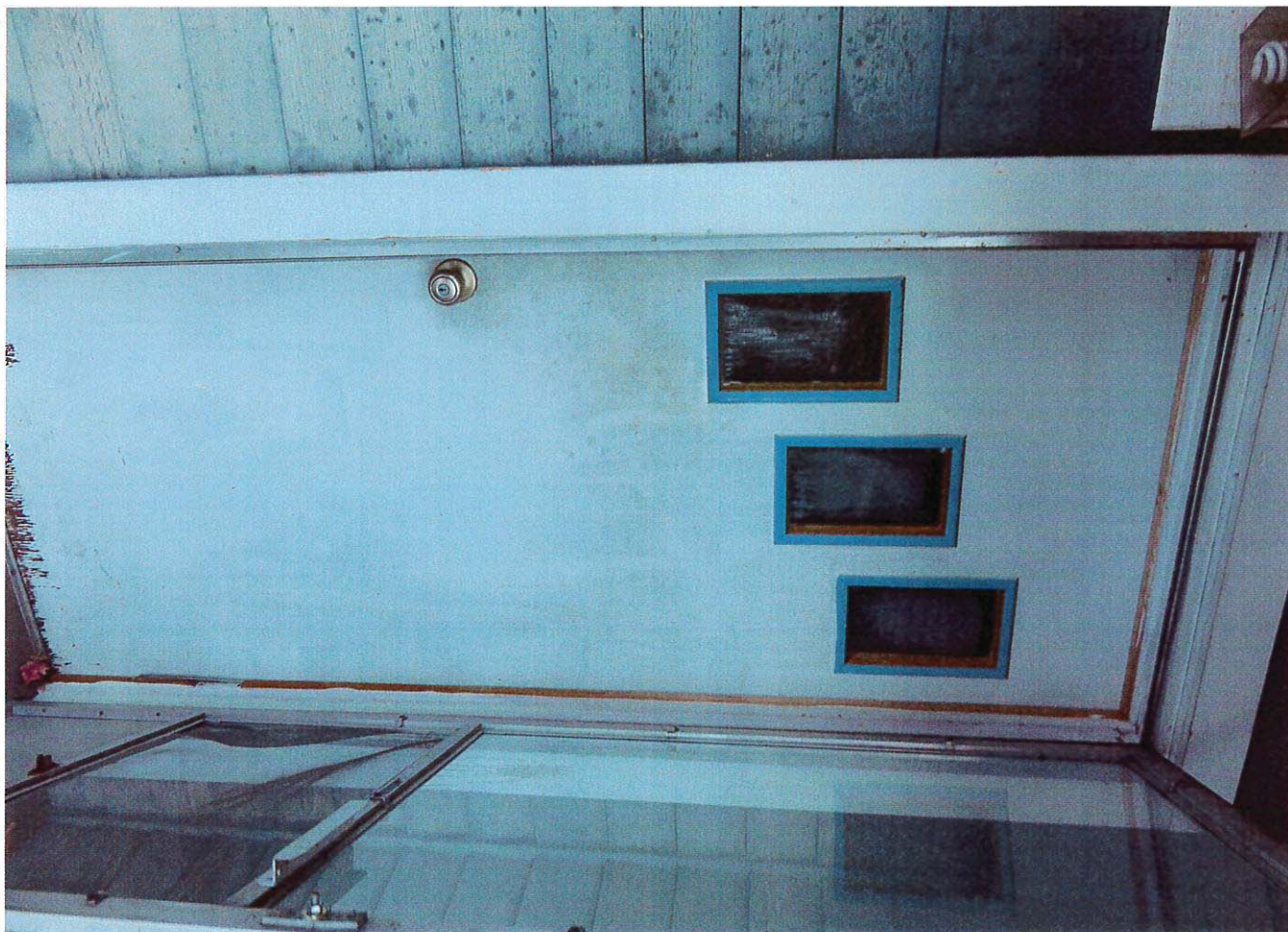
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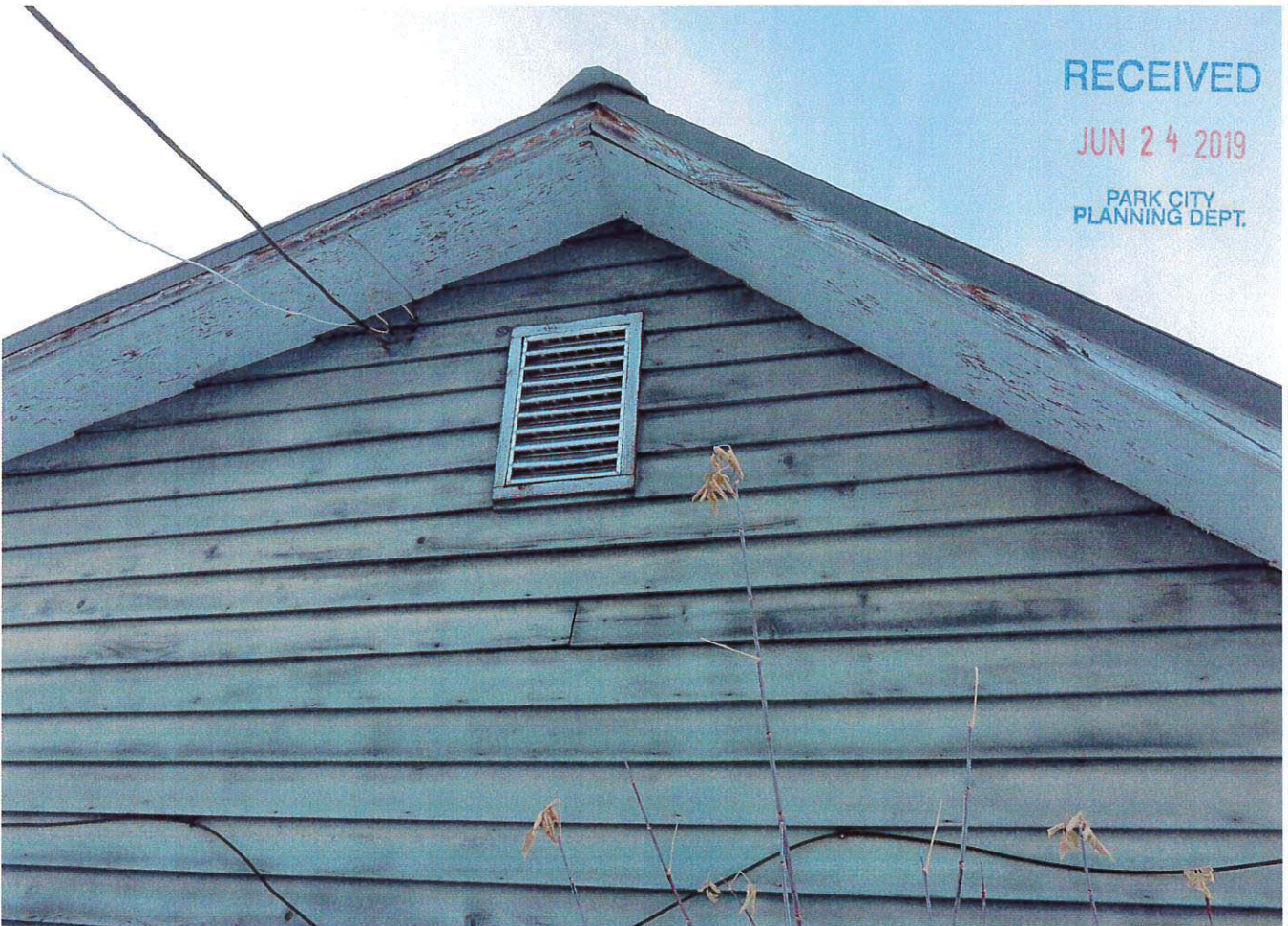


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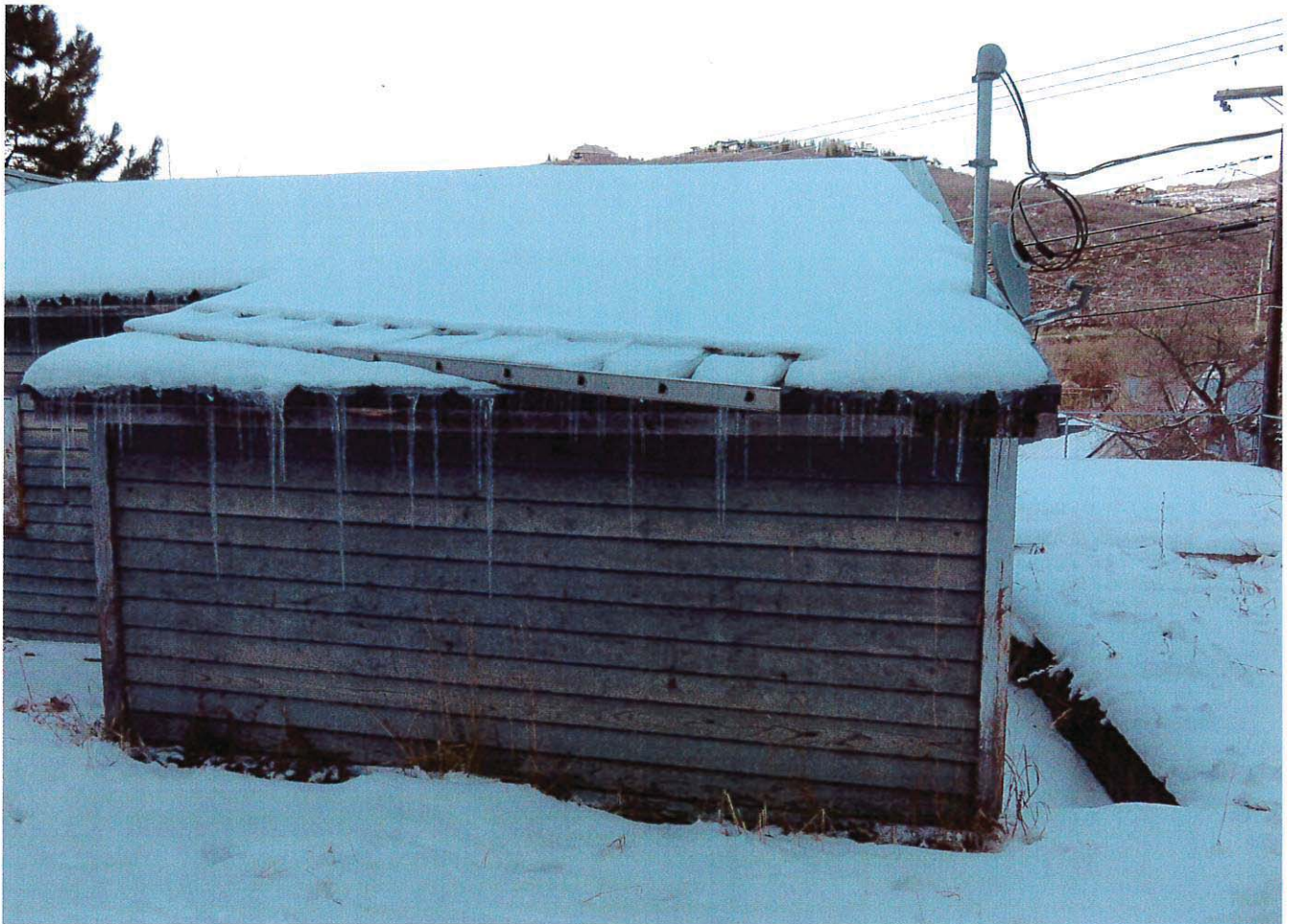
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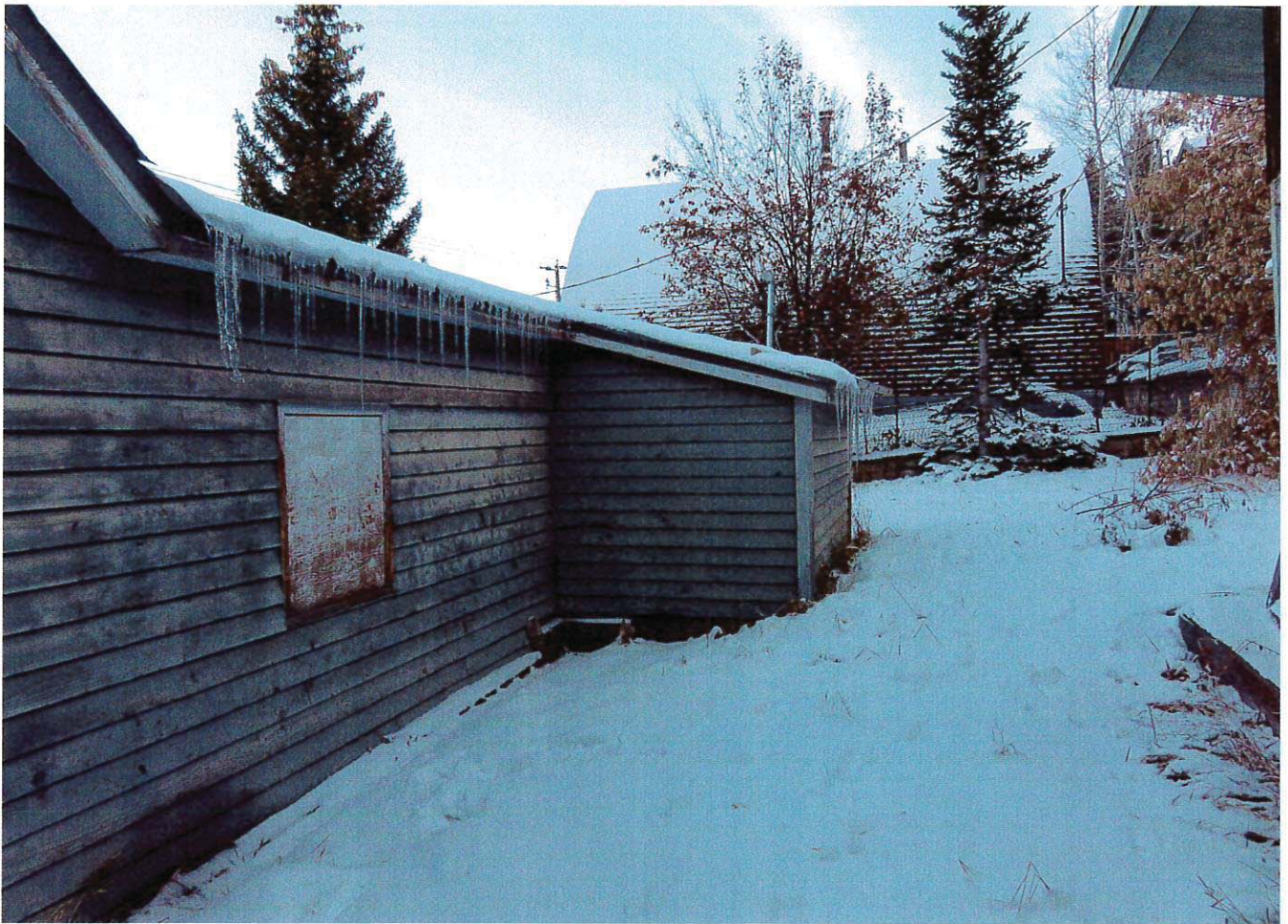
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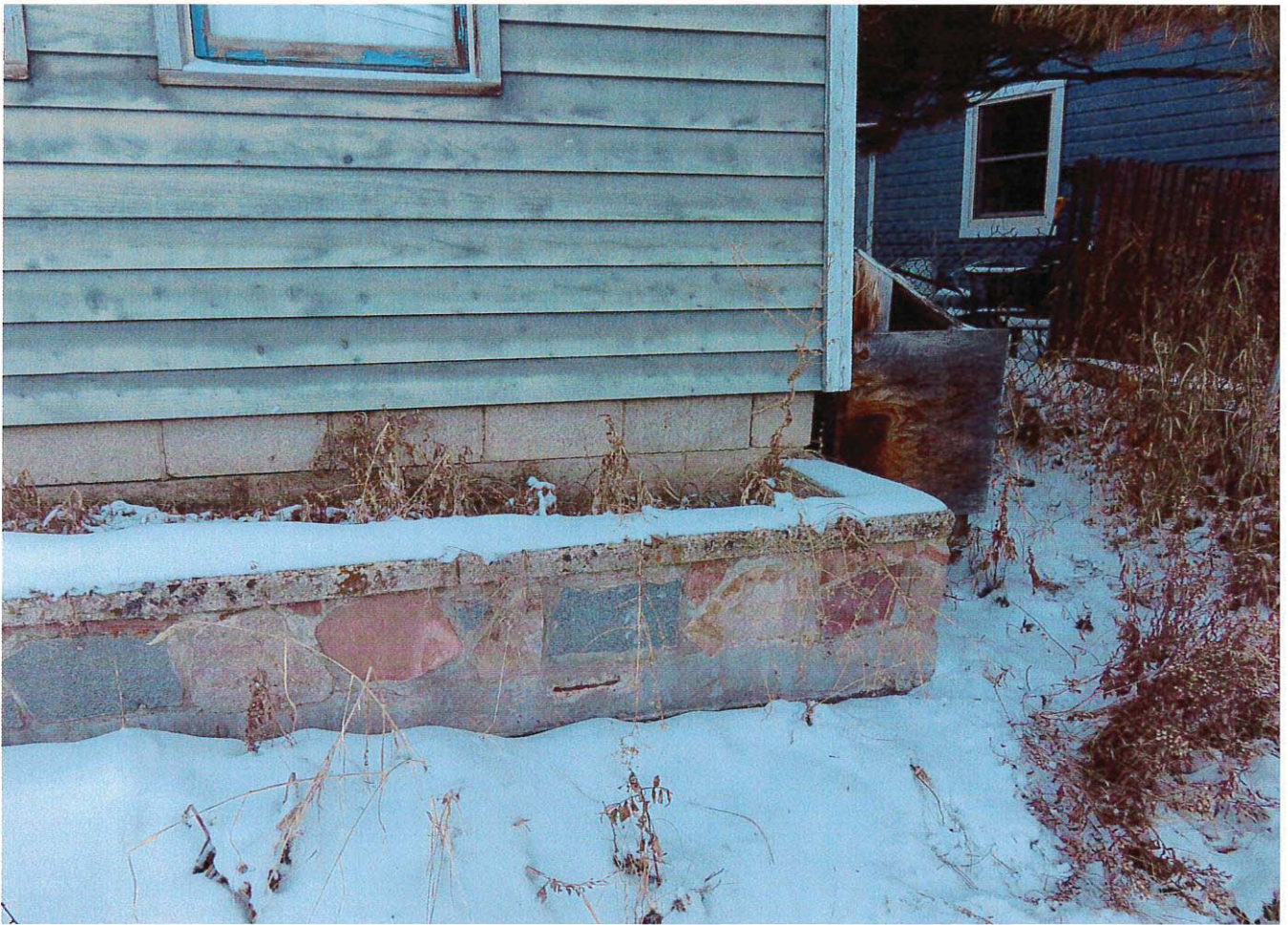


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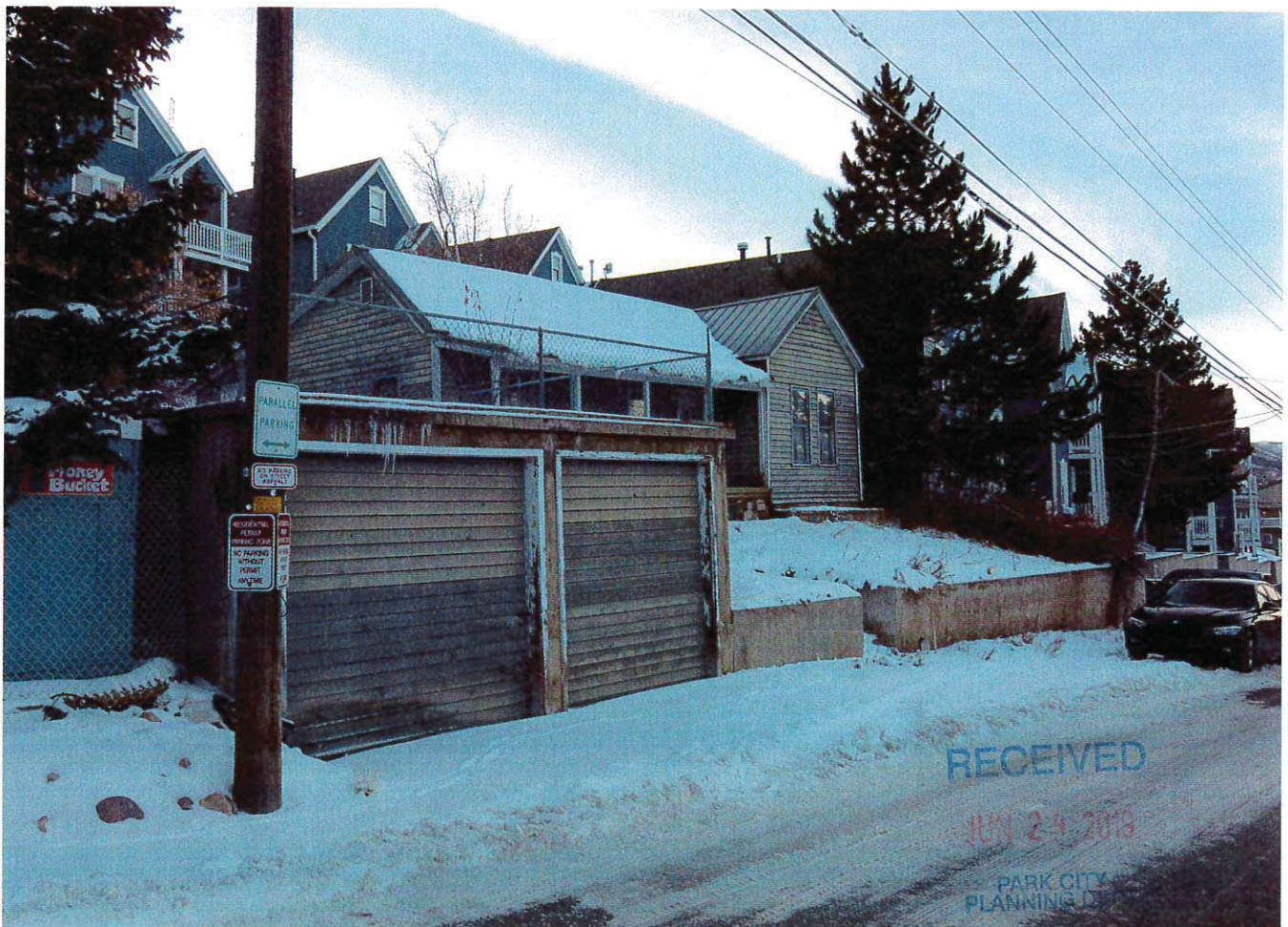


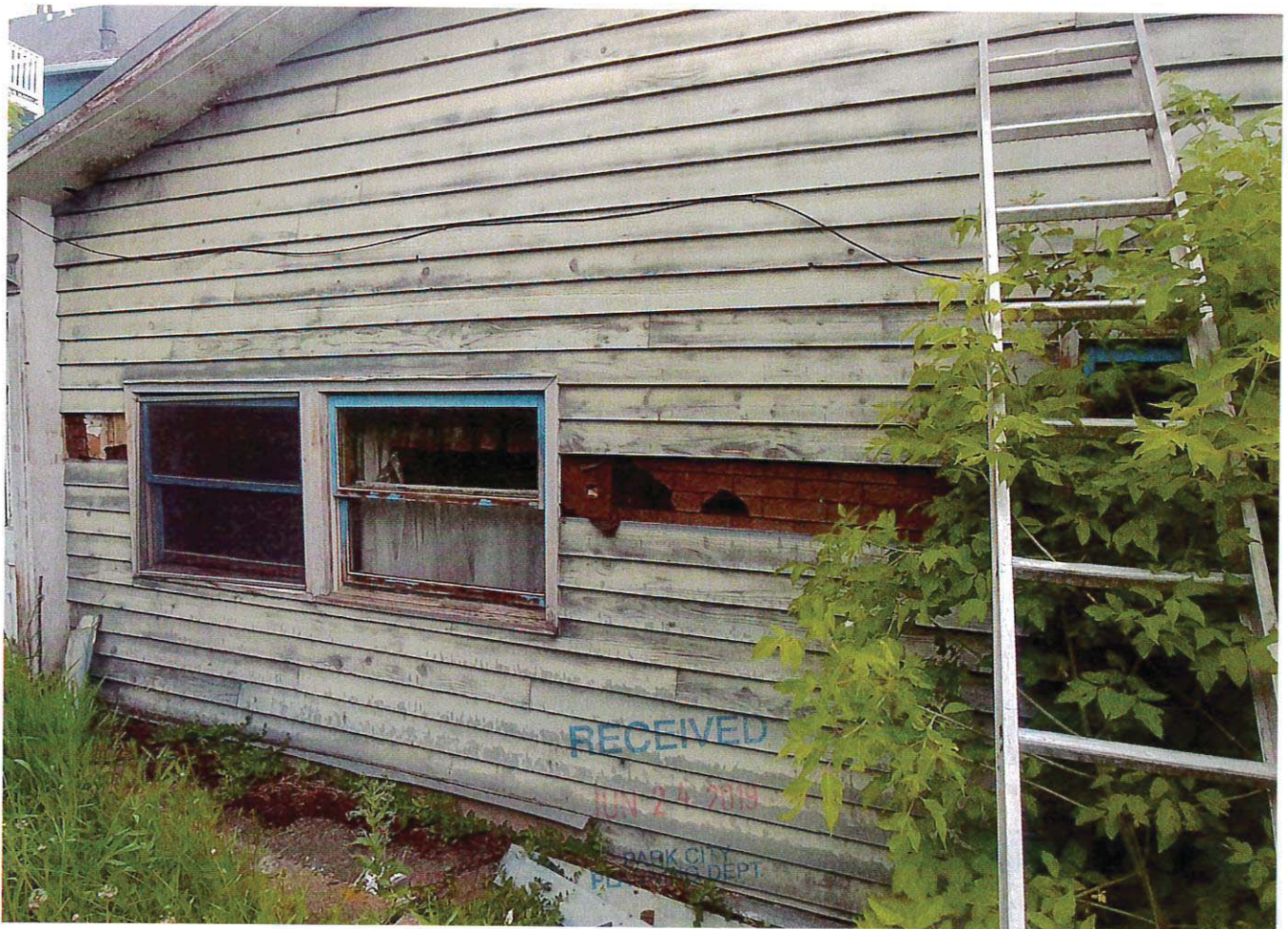
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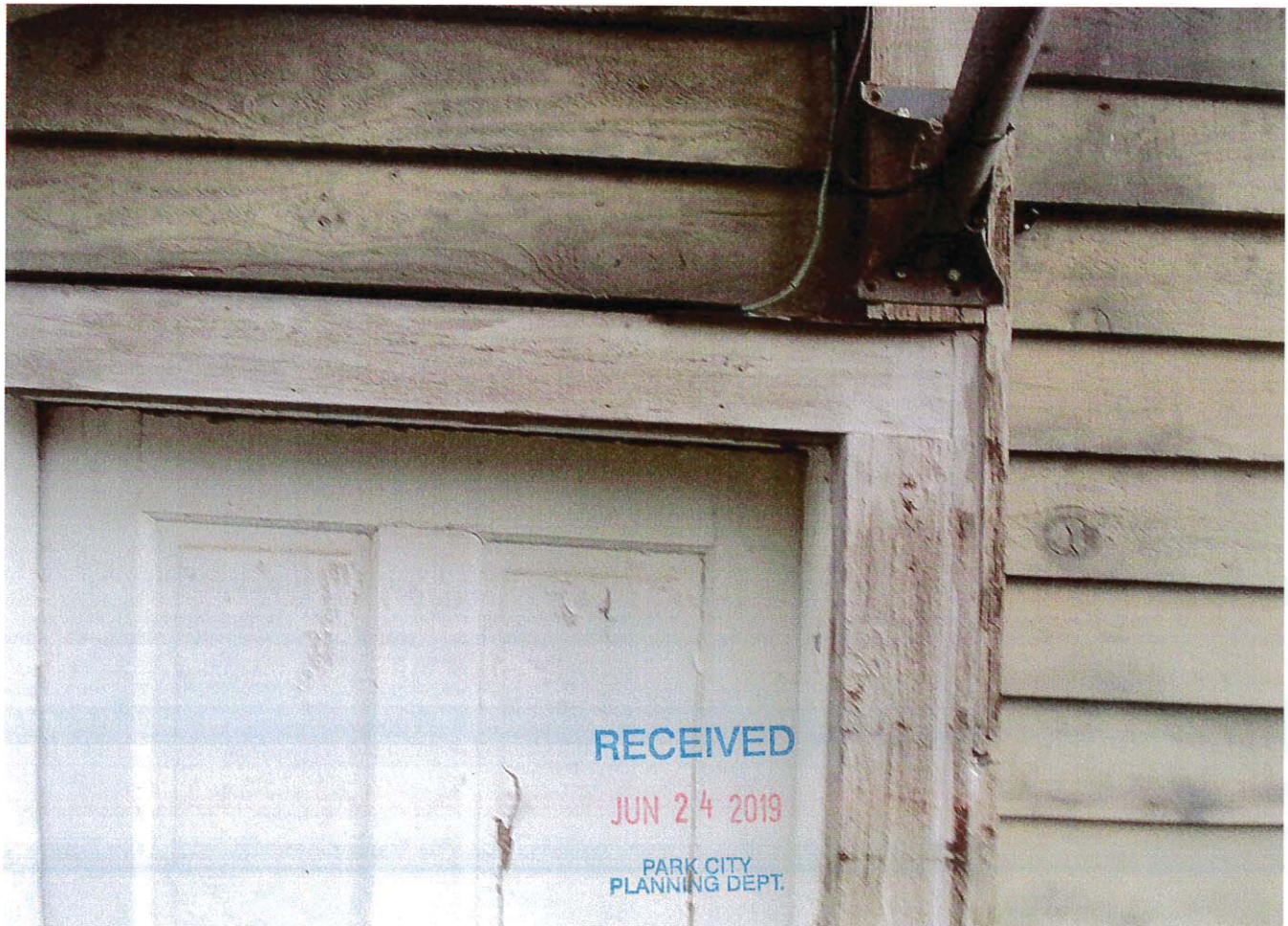
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Exhibit I

Interior Photos

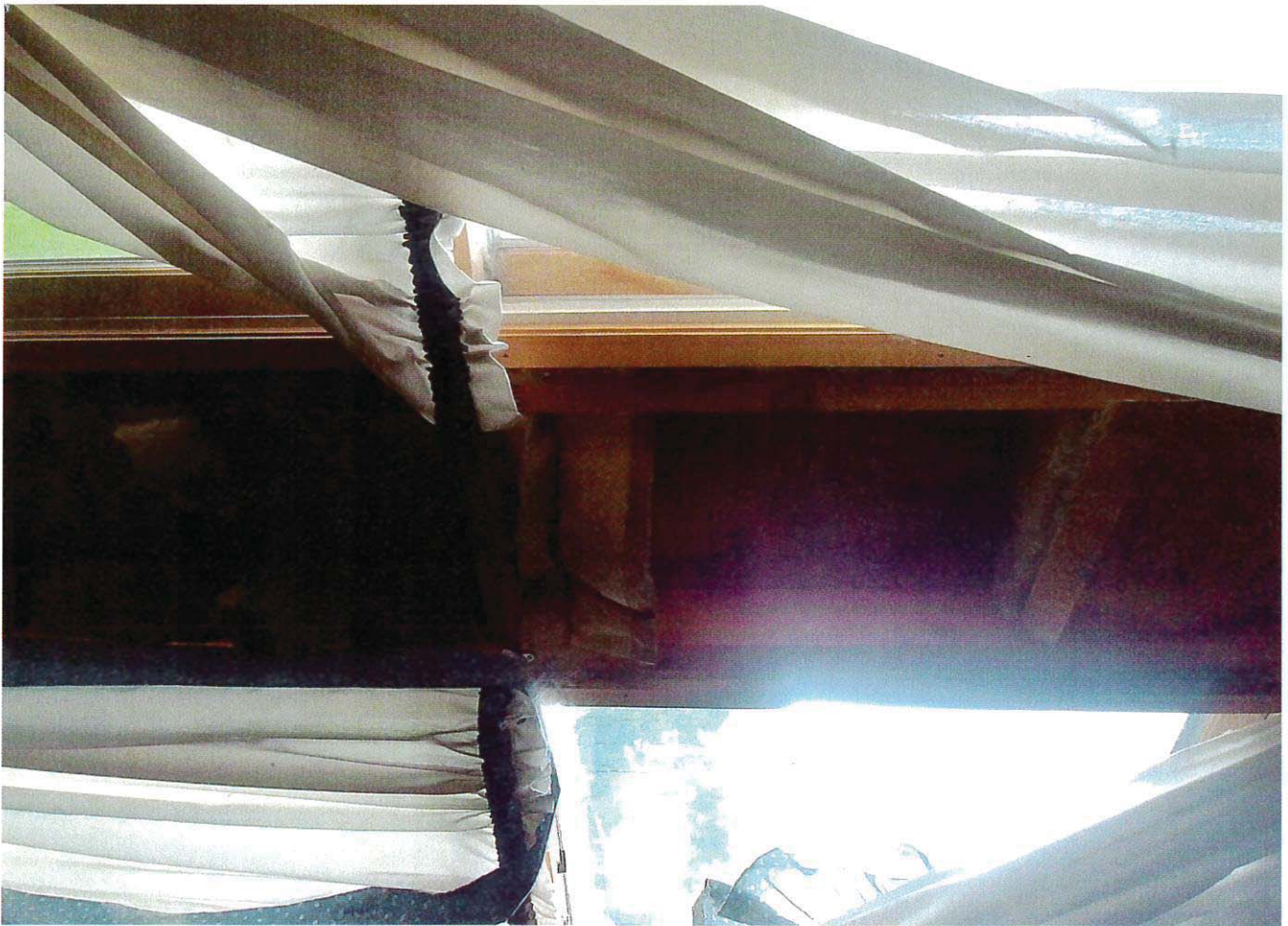


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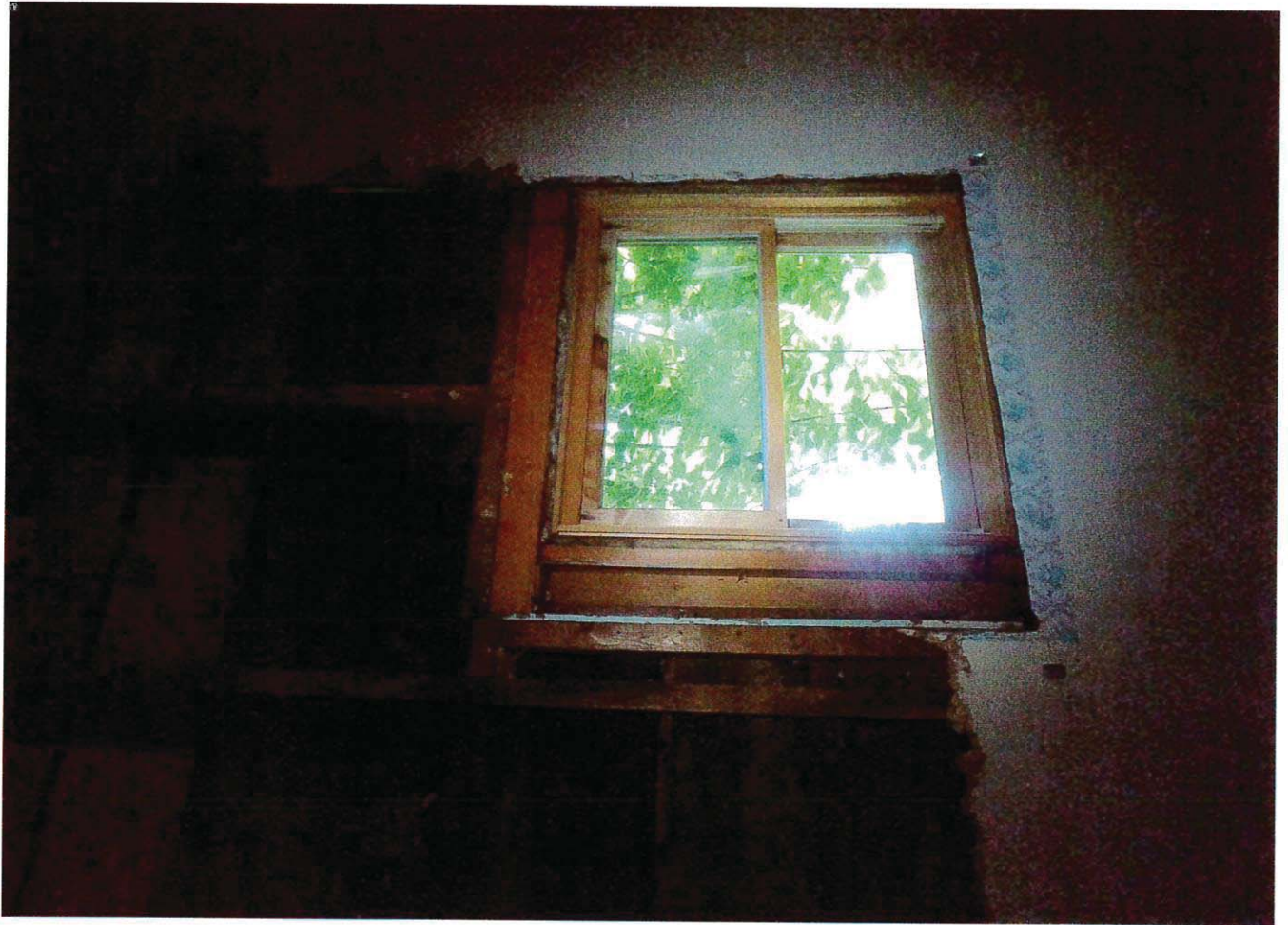


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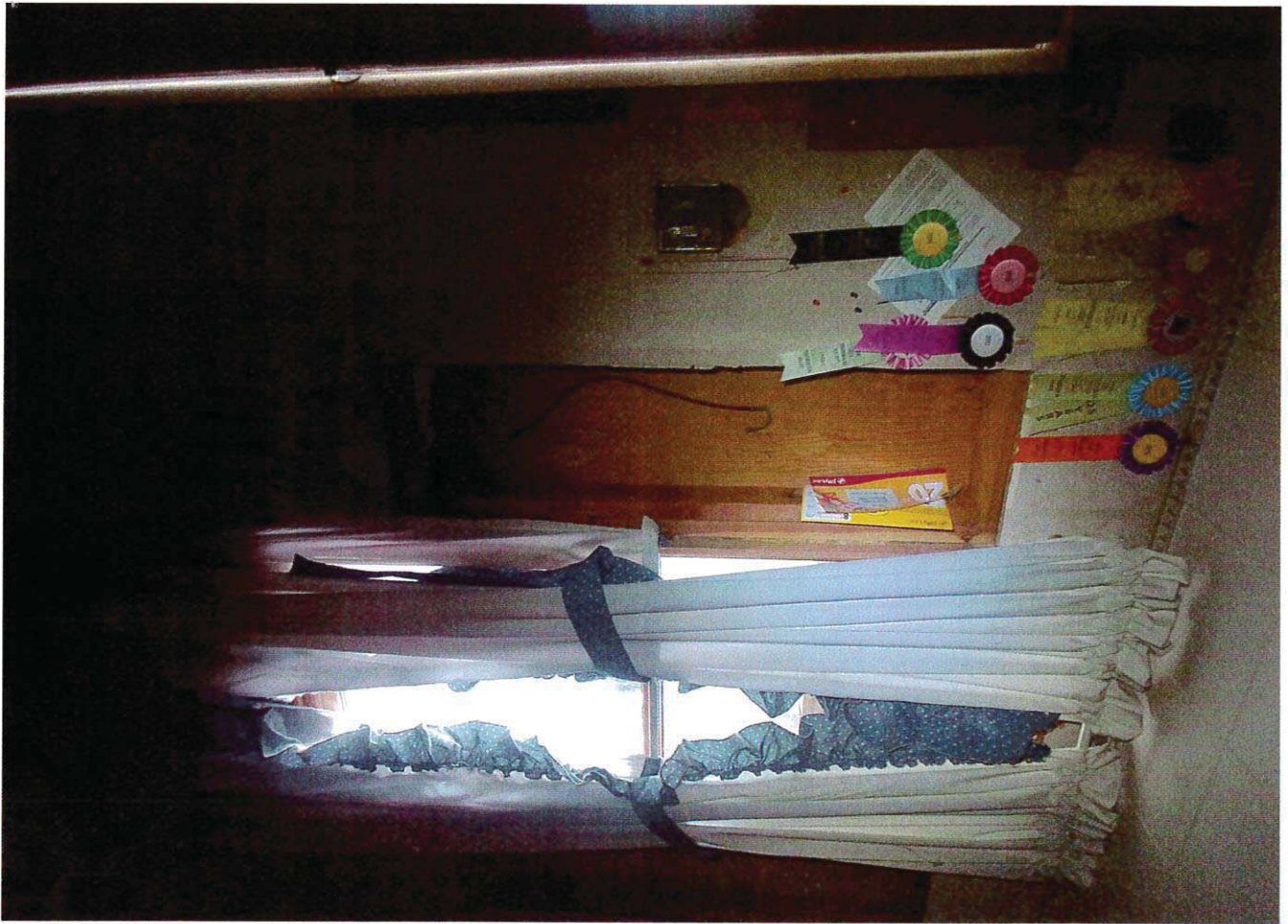
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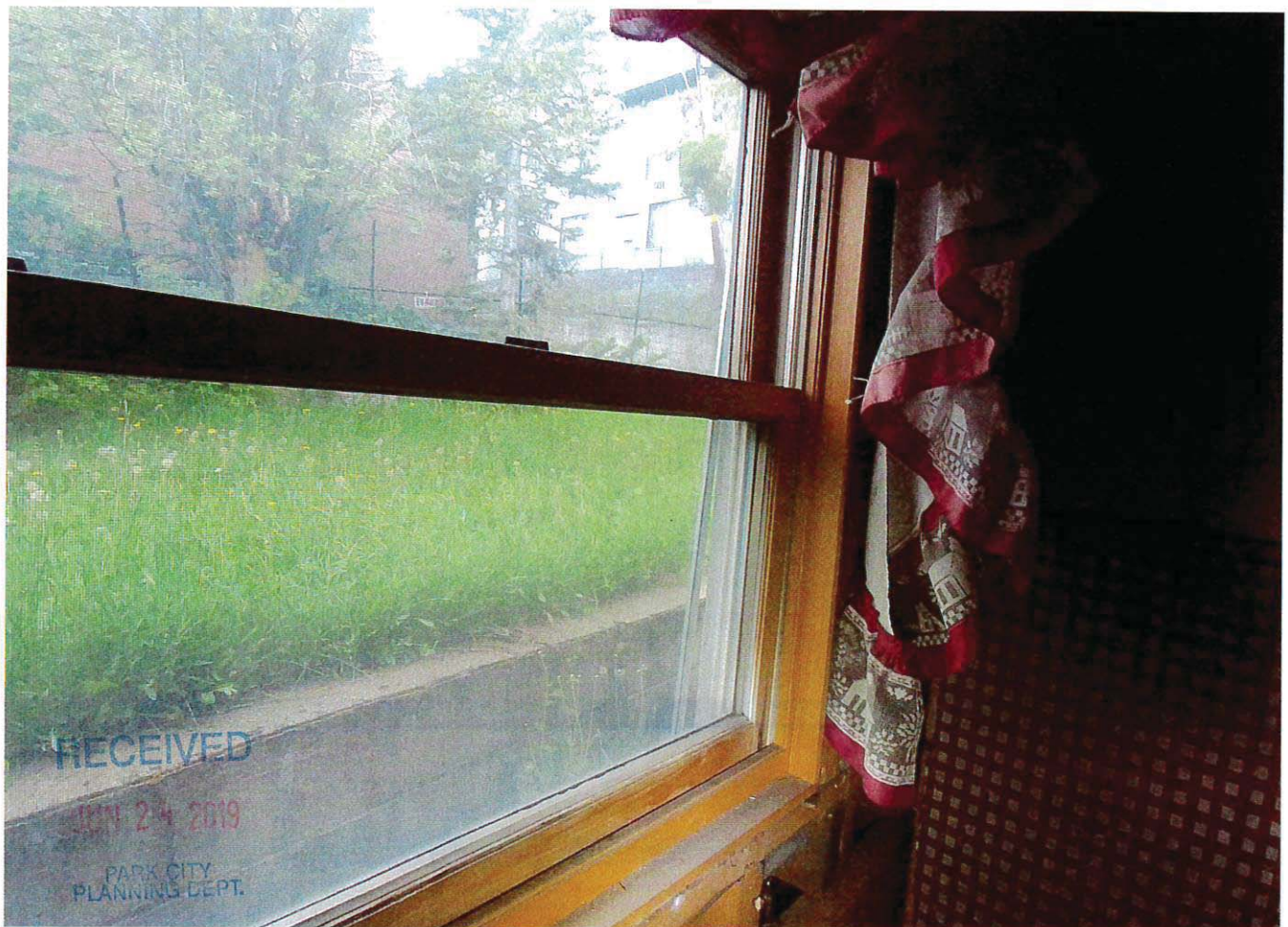
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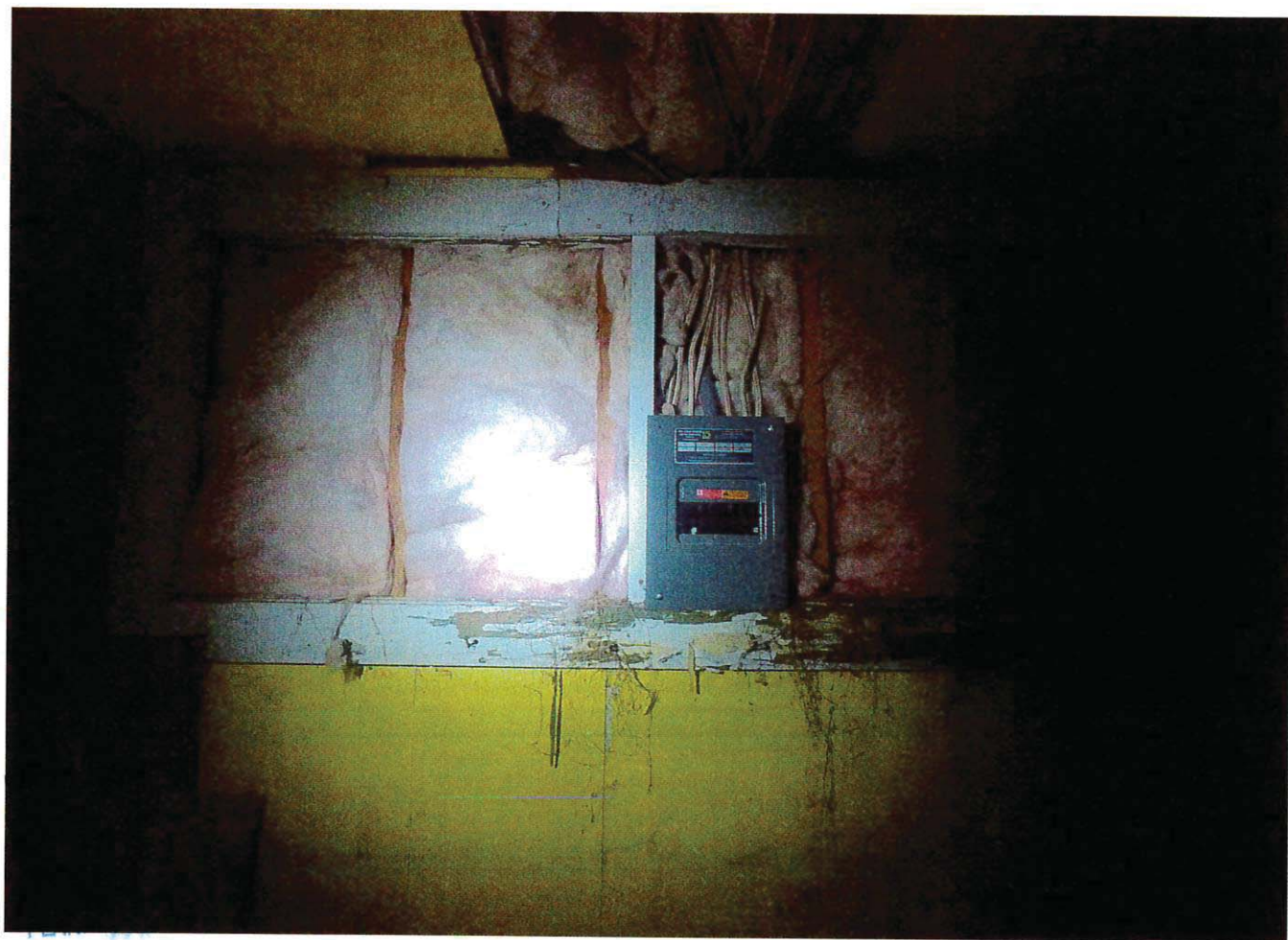


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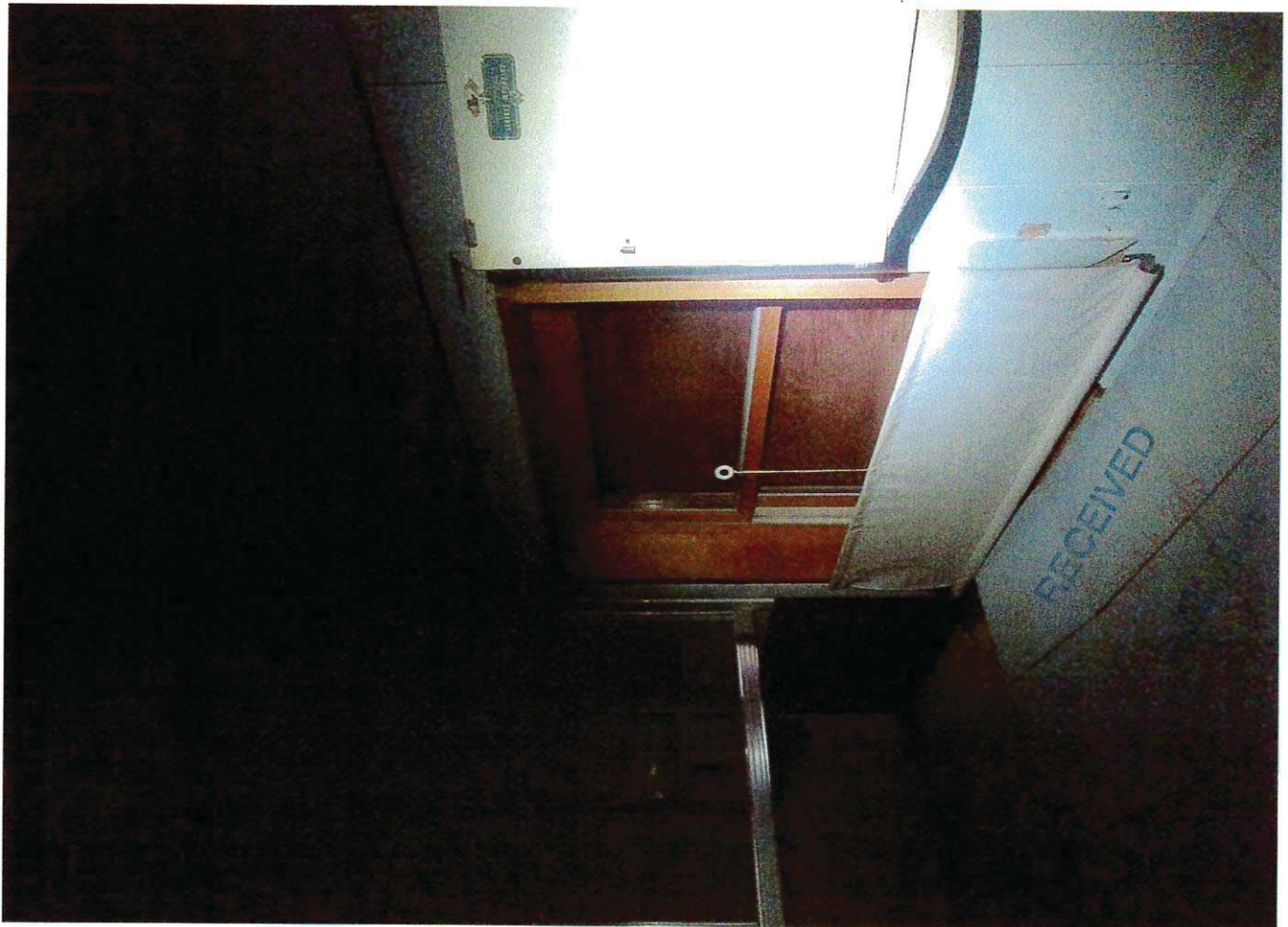












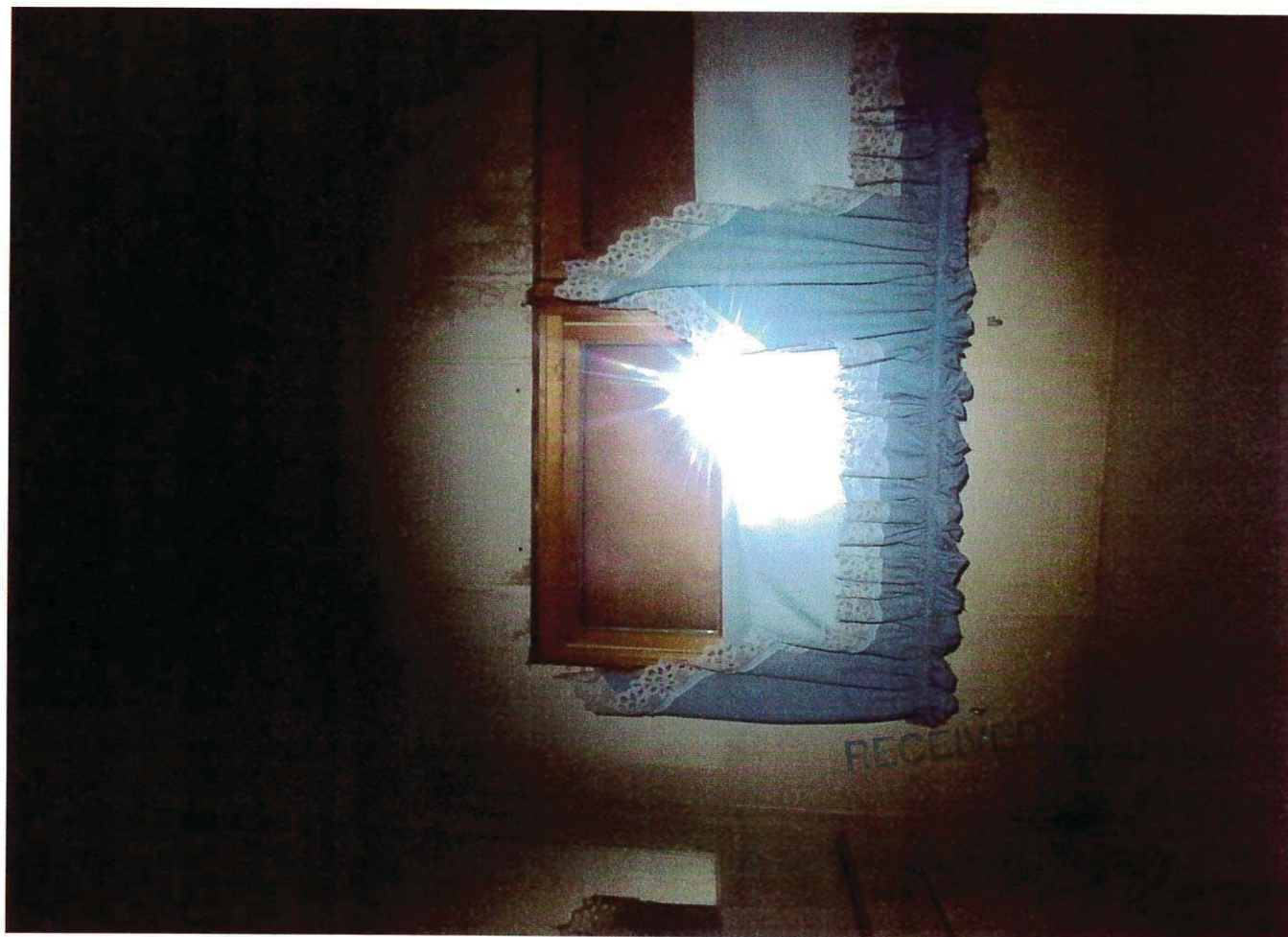
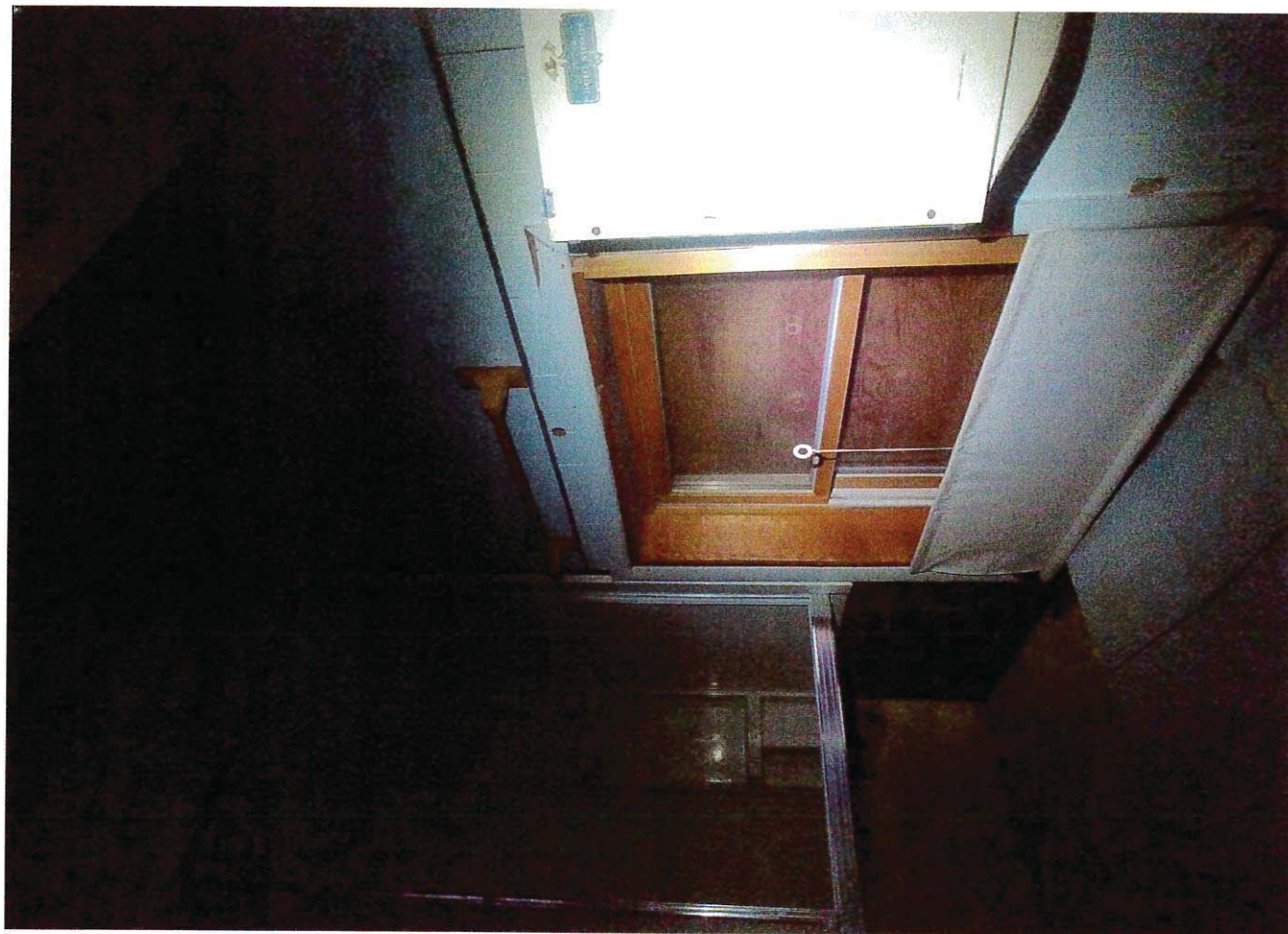




Exhibit J

Interior Demolition Photos























































