



**PARK CITY HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
September 2, 2020**

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, September 2, 2020.

ATTENTION

Determination of Health and Safety Risk Under OPMA

Determination of Health and Safety Risk Under OPMA

Determination of Health and Safety Risk Under OPMA

[Determination_of_Health_and_Safety_Risk_under_OPMA_09.02](#)

MEETING CALLED TO ORDER AT 5:00 PM.

1.ROLL CALL

2.MINUTES APPROVAL

- 2.A. Consideration to Approve the Historic Preservation Board Meeting Minutes from August 5, 2020.

[HPB Minutes 08.05.2020_Pending Approval](#)

3.PUBLIC COMMUNICATIONS

4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5.REGULAR AGENDA

- 5.A. 1128 Park Avenue – Historic District Design Review
Historic Preservation Board Review for Material Deconstruction of a Landmark Historic Site – The Applicant is Proposing Material Deconstruction for the Landmark Historic Site consisting of removal of the Historic foundation for the construction of a new basement foundation and removal of the rear wall and possible Historic addition to accommodate a New Addition. PL-20-04484
(A) Public Hearing (B) Possible Action
[1128 Park Avenue Staff Report](#)
[Exhibit A: Existing Plans and Elevations](#)
[Exhibit B: Proposed Plans and Elevations](#)

6.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.**

NOTICE OF ELECTRONIC MEETING & HOW TO COMMENT VIRTUALLY:

This meeting will be an electronic meeting without an anchor location as permitted by Utah Code Open and Public Meetings Act section 52-4-207(4) as amended June 18, 2020, and Park City Resolution 18-2020, adopted March 19, 2020. The written determination of a substantial health and safety risk, required by Utah Code section 52-4-207(4) is attached as Exhibit A. Historic Preservation Board members will connect electronically. Public comments will be accepted virtually as described below.

To comment virtually, use eComment or raise your hand on Zoom. eComments submitted before the meeting date will be attached to the packet as appendices. eComments submitted on Commission meeting days will be read aloud. For more information on participating virtually and to listen live, please go to www.parkcity.org.

Exhibit A: Determination of Substantial Health and Safety Risk

On September 2, 2020 the Commission Chairperson determined that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. Utah Code section 52-4-207(4) requires this determination and the facts upon which it is based, which include:

The percent of positive COVID-19 cases in Utah has been on the rise since May 27, 2020. Positive cases from testing have increased from 4.96% to 9.23% during the month of June, and COVID-19 patients in Utah hospitals have increased during the same time period. As of June 25, 2020 there have been 158 deaths in Utah due to COVID-19. Summit County has the third highest case rate of COVID-19 in the state.

This determination is valid for 30 days, and is set to expire on October 2, 2020.

Dated September 2, 2020.

Commission / Board Chair

Approved as to form

ATTEST

City Attorney's Office

City Recorder

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF AUGUST 5, 2020

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

EX OFFICIO: Bruce Erickson, Caitlyn Barhorst, Hannah Tyler, Mark Harrington

The Historic Preservation Board meeting was conducted virtually via Zoom. The public was able to submit eComments during the meeting.

ROLL CALL

Vice-Chair Scott called the meeting to order at 5:00 p.m. and noted that all Board Members were present except Doug Stephens, who was excused.

Determination of the Health and Safety Risk under the OPMA

Vice-Chair Scott read the Determination of Health and Safety Risk under OPMA. Notice of electronic meeting and how to comment virtually. The meeting will be an electronic meeting without an anchor location as permitted by Utah Code Open and Public Meetings Act Section 52-4-207(4) as amended June 18, 2020, and Park City Resolution 18-2020 adopted March 19, 2020. The written determination of a substantial health and safety risk, required by Utah Code section 52-4-207(4) attached as Exhibit A.

The Board will connect electronically. Public comments will be accepted virtually. To comment virtually, use eComment or raise your hand on Zoom. eComments submitted before the meeting date will be attached to the packet as appendices. eComments submitted on HPB meeting days will be read aloud. For more information on participating virtually and to listen live, please go to www.parkcity.org

Vice-Chair Scott read from Exhibit A, Determination of Substantial Health and Safety Risk. On August 5, 2020, the Board Chair determined that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. Utah Code Section 52-4-207(4) requires this determination and the facts upon which it is based, which include the percent of positive Covid-19 cases in Utah has been on the rise since May 27, 2020. Positive cases from testing have increased from 4.96% to 9.23% during the month of June, and COVID-19 patients in Utah hospitals have increased during the same time period. As of June 25, 2020, there have been 158 deaths in Utah due to COVID-19. Summit County has the third highest case rate of COVID-19 in the state.

This determination is valid for 30 days and is set to expire on September 5, 2020.

Dated August 5, 2020.

ADOPTION OF MINUTES

July 1, 2020

MOTION: Board Member Hutchings moved to APPROVE the minutes of July 1, 2020 as written. Board Member Hutchings seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Planner Barhorst provided an update on the 1162 Woodside Avenue HDDR. The Staff was still working with the designer. The applicant had personal issues and the application was currently on hold. Planner Barhorst noted that they were still refining the details, and nothing had been approved at this point. When there is final action, she will update the Board with that information.

REGULAR AGENDA

- 5.A. Daly-West Mine Headframe - 9100 Marsac Avenue - Historic Preservation Board Review for Relocation of a Significant Historic Structure – The Applicant is Proposing the Relocation of the Historic Mine Headframe Structure Approximately 150 feet South West of the Historic Site.
(Application PL-20-04572)

Planner Barhorst reported that the HPB was being asked to review the relocation of the Daly West Mine Headframe structure.

Planner Barhorst presented a slide showing the submitted application with photographs of the current conditions. She reported that the headframe toppled in 2015 after the mine shaft collapsed. The applicant was proposing to re-erect the structure at a site approximately 150' further up the hill to allow for proper structural repairs and footings. The hoist equipment will remain in its existing location, and the applicant was proposing to construct a weather structure over the top to protect it from the elements. Planner Barhorst noted that the weather structure was not part of this application. The Staff will review that proposal when it is submitted.

Planner Barhorst pointed to the site at the top of Marsac at the Montague. The applicant had submitted a site plan showing the current site, as well as the proposed location up the hill. Planner Barhorst indicated two historic fire hose sheds that will remain and be kept intact.

Planner Barhorst reported that the Staff will review the actual structural repairs once that portion of the application is submitted. The structural engineer was still working with the applicant on a plan. That plan will be reviewed under the Material Deconstruction Code that was reviewed and updated in February 2020, which allows the Staff to approve these types of repairs.

The Staff recommended that the Historic Preservation Board review the proposal, conduct a public hearing, and consider approving the relocation of the Daly West Mine Headframe, a significant historic site, located at 9100 Marsac Avenue, based on the findings of fact, conclusions of law, and conditions of approval in the Staff report.

Planner Barhorst presented a series of historic photographs. One showed the site before the circa 1914 fire where the entire site was destroyed. The site was rebuilt and the headframe came into play. Another photo was part of the 2009 Historic Sites Inventory. Planner Barhorst presented a photo of the headframe after it collapsed in 2015.

Director Erickson gave credit to Deer Valley for purchasing this site and to those who were funding this work.

Doug Ogilvy, representing the Empire Pass Master Owners Association, reported that Deer Valley acquired the last a couple of months ago. Empire Pass entered into a Memorandum of Understanding with the City to undertake a number of historic preservation projects in the Empire Pass area with funding coming from both the City and various sources in Empire Pass. Mr. Ogilvy stated that rebuilding the roof on the Judge Mining Building was substantially completed. The next project on the priority list was the Daly West Headframe. Deer Valley secured ownership of the headframe and they were now proposing to shift it 150' up the hill to place it on solid ground. Mr. Ogilvy noted that when the headframe collapsed, the mine shaft collapsed dramatically. Neither the structural engineer, Deer Valley, nor Empire Pass thought it was a good idea to put the headframe back over that mining shaft, and instead recommended moving it up the hill to solid ground.

Mr. Ogilvy stated that he was onsite this week with the structural engineer and a steel contractor to discuss repair methodology. They intend to meet with the City shortly to talk about the repair method.

Vice-Chair Scott thanked Mr. Ogilvy for his involvement. He also thanked everyone at Deer Valley who was involved in the decision to purchase the land. He noted that the headframe has needed attention for a long time, and he was pleased they had taken action on it quickly.

Board Member Holmgren remembered when the headframe collapsed, and she was very positive on this project.

Board Member Beatlebrox asked if the new location was being proposed because it is a flatter site. Mr. Ogilvy explained that they were looking for a site that was as close as possible to its historical location, but also structurally sound. He noted that the historic location is more than 20' of uncompacted fill, which is problematic. There is a small historical retaining wall indicating some fill on the site; however, after doing several test holes, it was determined they could hit native soil at a reasonable depth. Mr. Ogilvy stated that taking it up the hill will better stabilize headframe. They believe the view from the Montage pool deck or the patio at the Empire Day Lodge will be similar to what it was prior to the collapse of the structure. Mr. Ogilvy commented on how they intend to move the headframe to its new location and which components are badly damaged and need to be replaced. He anticipated retaining approximately 80% of the original structure with the proposed rebuild.

Board Member Beatlebrox asked what was being proposed for the existing location once the headframe is moved. Mr. Ogilvy replied that the land is now owned by Deer Valley. He pointed to a couple of electrical boxes in the foreground that power the Empire Lift and the Ruby Chair Lift. Directly behind those is the historical hoist equipment. Mr. Ogilvy thought it made reasonable sense to create a pole barn to cover that equipment, but still leave it exposed so people could see it. He stated that they were looking for guidance from the historic community on the best way to address that space. Mr. Ogilvy emphasized that the immediate challenge is how to get the headframe standing up and in an appropriate location close to its historical location. In addition, they were scheduling meetings with the Historical Society regarding interpretative signage on the site. Mr. Ogilvy stated that his personal perspective would be to have a simple pole barn over the hoist equipment that provides visibility but is not climbable. However, he did not believe that would be a 2020 project. The goal for this year is to repair the headframe and stand it up. Mr. Ogilvy recalled that the stop work date at Deer Valley is October 31st. If they move quickly, they should be able to at least do the repair work and pour the foundations and stand it up in the Spring.

Steve Issowitz, with Deer Valley, stated that this headframe was a hot issue for a long time that no one wanted to touch primarily because of the 2,000-foot hole below it. He remarked that Deer Valley purchased it because there was no movement on doing anything with the headframe until someone was willing to

sign documents and work with the Master Association and the City to stand it back up. Mr. Issowitz remarked that the Master Association immediately got involved and started with structural engineers and geo-tech consultants. He noted that there were 10 structural opinions on the soils. One opinion was to build floating foundations and try to re-erect the headframe over the existing hole. The other nine opinions, as well as their legal team, went against that option. Mr. Issowitz credited Mr. Ogilvy for finding another site that was close to the historical site.

Mr. Issowitz stated that they were open to any ideas on what to do with the ground where the headframe is currently located if the headframe is moved up the hill. They would like to fence the area that is currently fenced with a different fence. They were also open to suggestions regarding the hoist equipment and how they can safely make it visible. Mr. Issowitz pointed out that the number one goal is to operate the mountain and to keep people safe, whether they are skiing or looking at historical structures.

Vice-Chair Scott recalled an earlier conversation where Mr. Ogilvy talked about the intent of allowing people to walk around the headframe once it is re-erected securely. He asked if that was still in the plan for Phase I. Mr. Issowitz remarked that there were several phases. Phase I is whether everyone agrees with the relocation. Phase 2 would be discussing the structural repair. Phase 3 would determine the type of fence and how close people can get to the structure. Mr. Ogilvy stated that Deer Valley and Empire Pass share the goal for this site to be accessible and visible to the general public as much as possible, with the caveat to maintain skier safety and the safety of people visiting the historic site.

Board Member Hodgkins wanted to know the historic significance of this mine headframe, and whether the historic significance stands alone no matter where the headframe is located. He personally thought it would look strange if people can see where it is attached to the ground.

Planner Barhorst understood that the headframe was used to hoist things in and out of the shaft. It had big rigs and it was attached to the hoist equipment. The actual mined materials were lifted out of the shaft using the headframe. Planner Barhorst stated that the headframe does have a connection to the actual shaft, and the question for the HPB is whether or not relocating the headframe from the historic site is appropriate.

Board Member Beatlebrox was not opposed to moving the headframe. She noted that the site was chosen 100 years ago, and since there are miles and miles of tunnel, she thought they could have easily picked the proposed site. Given the constraints, Ms. Beatlebrox thought moving the headframe 150' was reasonable.

Mr. Issowitz stated that 100 years ago the headframe was made of wood. It burned down and was replaced by the steel structure. It was used for moving men up and down the shaft to the mines, as well as pulling out the ore.

Board Member Holmgren noted that Planner Barhorst provided a detailed explanation of the function and use on page 55 of the Staff report.

Vice-Chair Scott stated that the pictures presented this evening shows the headframe as being the last structure standing from the mining community. He agreed that ideally it would be great to keep it in its original location, but there is no firm ground to keep it up safely. Vice-Chair Scott felt the two choices were to leave it in its current location in its current condition; or allow it to be moved and to work closely with those involved to make sure it is interpreted the best way possible.

Planner Barhorst stated that the Planning Director and the Chief Building Official have determined that the structure is threatened in its present setting because the shaft was capped in 2015 using polyurethane foam. It was a cap rather than a structural fix. Planner Barhorst noted that the Chief Building Official, Dave Thacker, was on the line if the Board had questions.

Board Member Hodgkins asked how they were locking it into place, and whether it would prohibit the headframe from being moved back to its original location. Mr. Ogilvy replied that the headframe would be placed on new concrete foundations and moved onto those foundations using the largest crane available. If they stand it up on new foundations, it could theoretically be placed on top of the hole in the future, but it would be costly. The challenge is that there is nothing structural sound in the existing location to place it on. There is 20' of foam sitting on loose compacted fill on top of native soil that is unraveling into 120' of mine shaft. Mr. Ogilvy stated that if the headframe is relocated onto the new site, he did not believe it would be moved again.

Board Member Hutchings was comfortable with the relocation. However, in spite of the challenges, he asked if the current site could be built upon in the future. Mr. Ogilvy stated that there is a requirement to maintain the air duct. He noted that a significant portion of Park City's drinking water comes out of that mine, and the miners are in and out of there as necessary to maintain the mines. The galvanized culvert shown in one of the photos is the air shaft that allows for air to get into the mine below. It is ringed by 20' of styrofoam.

Planner Barhorst explained that not just any building can be erected on a historic site. Any proposal would be required to go through a HDDR. She noted that once the site planning is done with regards to the hoist equipment and the interpretative signage, the historic sites inventory form will be updated to include this new 2020 project. The site will still have historic significance.

Vice-Chair Scott opened the public hearing.

Sally Elliott stated that on half of the Friends of Ski Mountain Mining History, she wanted to thank Steve Issowitz at Deer Valley who took significant risks to acquire this site. She pointed out that no one wants to own a structure 1600 feet deep that will cave. It is a problematic site. Ms. Elliott appreciated the Empire Master Owners Association and Doug Ogilvy for listening to public comment. Ms. Elliott stated that she and Jack Hodgkins have chaired Preservation Utah, and both of them are preservation purists. They would prefer to see the project done exactly as it was historically, but at the same time they realize that it could not safely happen. Ms. Elliott felt they owed a great debt of gratitude to Mr. Issowitz, Mr. Ogilvy, and the City for coming up with a location that is proximate and safe and as historically accurate as possible. Ms. Elliott was excited about the location. She was thrilled that she did not need to raise money for this project because Empire Pass and the City were funding it. Regarding historic significance, Ms. Elliott stated that the Daly West was an enormous money generator for Park City, and they employed many people. In order of importance, the Ontario, the Silver King, and the Daly West/Daly Judge/Judge area, were the three most significant mining areas in Park City in terms of revenue generated. This is an important site to preserve and she would like to see as much public access to the site as possible, while at the same time precluding anyone from climbing on anything, including the relocated headframe and the hoisting machinery.

Ms. Elliott expressed deep gratitude to everyone who was involved. It was the best possible solution. She particularly liked the notion that structural members would be added to the frame to allow it to stand straight up. She noted that the frame was significantly compromised when it fell, and it needs modern steel to help it stand up. Ms. Elliott was also pleased that they were not cutting or removing the bent members. Preserving the site is wonderful and limiting public access is necessary. She was certain that the shaft at 1600 feet deep will cave in perpetuity. Ms. Elliott stated that Daly West is one of only three headframes remaining. On August 14th, The Friends of Ski Mountain Mining will evaluate the shafts of the Silver King and the Thanes and decided how best to preserve the structures that surround them. She noted that Doug Ogilvy and Steve Issowitz will participate on a zoom call on August 17th to talk about ideas for interpretation. Ms. Elliott thought the Staff report offered excellent ideas for how to interpret the site and what the public might be interested in. When they talk about interpretative signage on August 17th, they will also look at including some of those great idea.

No e-comments were submitted and no one else raised their hand on zoom.

Vice-Chair Scott closed the public hearing.

Vice-Chair Scott referred to the criteria listed on *page* 28 of the Staff report and called for Board members questions or comments.

Board Member Holmgren was comfortable that the criteria had been met.

Board Member Hodgkins asked Planner Barhorst to walk through the ands and or of the criteria. He understood that it does not need to meet all the criteria, but it did need to meet several. Planner Barhorst referred to the page in the Staff report that highlights all of the criteria. All criteria under A and B must be met for either a Landmark or Significant site. Item 2 applies to Landmark sites only. At least one of the criteria under Item 3, either a, b, or c, must be met. She noted that b) applies because the Planning Director and Chief Building Official have determined that the structure is threatened, and that preservation of the building will be enhanced by relocating it. However, the HPB still needs to find that the project complies with the said criteria.

Planner Barhorst noted that she had analyzed the criteria that apply in the next section.

Board Member Hodgkins thought 3 a) could apply because they could leave the structure where it is. Planner Barhorst replied that the Staff's analysis is that under Item 3, criteria b) has been met. Mr. Hodgkins clarified that he was trying to make sure he understood how it meets the Code criteria. He believed there was agreement that relocating the structure was a good idea, but he was concerned about setting precedence.

Board Member Hodgkins asked for the definition of a Landmark site. Planner Barhorst explained that historic sites are designated as Significant or Landmark. Mr. Hodgkins asked if the only designation of Landmark is through the National Parks Service. Planner Barhorst replied that the designation is through the Park City Historic Sites Inventory process. A site is designated either Landmark or Significant.

Planner Tyler recalled that in order to be a Landmark structure it must be eligible to be listed on the National Register of Historic Places. Board Member Hodgkins understood that eligibility for National Landmark status was the City's definition of a Landmark Structure. Significant sites are the inventory of sites in Park City and other determinations. A Significant structure is not eligible for National Landmark Status, but they contribute to the historic nature of Park City. Planner Barhorst stated that a Landmark site, per the LMC definition, is any site, including building, main, attached or detached, or public accessory buildings and/or structures that is determined by the HPB to meet the specified criteria set forth in 15-11. A Landmark must be at least 50 years old, retains its historic integrity, and is significant in a local regional or national history, architecture, engineering, or culture, or associated at least with one of the following: historic era, persons of

significant history, or distinctive characteristics of type. Planner Barhorst clarified that Landmark definition is linked to the National Register criteria.

Board Member Hutchings appreciated the justification that was written into the hazardous conditions and why the structure cannot be rebuilt in its current location. He found it helpful to have the justifications and analysis included in the Staff report.

MOTION: Board Member Holmgren moved to APPROVE the proposed relocation of the Daly West Mine Headframe, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval found in the Staff report. Board Member Hutchings seconded the motion.

VOTE: The motion passed unanimously.

Board Member Holmgren remarked that this is one of the most significant things the HPB has done, and she was proud of everyone. The Board thanked Mr. Ogilvy and Mr. Issowitz for acting quickly to move forward on these projects.

Findings of Fact – 9100 Marsac Avenue

1. The property is located at 9100 Marsac Avenue.
2. The legal description of the property is Lot B Empire Village Subdivision Parcel B-2. Parcel Number EV-B-2-B.
3. The property is located in Flagstaff Mountain Resort Master Planned Development.
4. The Daly West Mine Headframe and Fire Hydrant Shacks located at 9100 Marsac Avenue is designated as Significant on the Park City Historic Sites Inventory.
5. On July 20, 2020 the Planning Department received a complete Historic District Design Review application.
6. The Applicant is proposing the Relocation of the Daly-West Mine Headframe approximately 150 feet south west from the Historic Site.
7. The 2019 SWCA Historic Preservation Plan Update for Flagstaff Mountain Resort highlights recommended work to be done to the Daly-West Mine Headframe in addition to the 2001 recommendation to install interpretive signage. This includes re-erecting the structure to the original upright configuration.
8. The proposal complies with the Land Management Code requirements pursuant to LMC § 15-11-13(B) Relocation and/or Reorientation of a Historic Building or Historic Structure, including:
 - LMC § 15-11-13(B)(1)(a). Per Exhibit D, a Paul W. McMullin, a licensed structural engineer, states the following:
“After observing the Daly Headframe, and reviewing the geotechnical recommendations, it is my opinion that it is necessary to relocate the

headframe from the existing site. This will allow a new foundation to be poured that will adequately support the headframe and eliminate potential problems from the mine shaft.

Lifting the structure with the crane will be feasible, and can be done by a qualified crane and rigging company, without causing undue distress.”

Staff finds this structural engineer report, along with the other analyses done for the site (Exhibit D) demonstrates, along with the fact that the structure was temporarily moved from the site while the mine shaft closures were taking place in 2015, that the headframe structure can successfully be relocated to the proposed new site.

- LMC § 15-11-13(B)(1)(b). The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure; The headframe was temporarily relocated in 2015 while the mine shaft was closed and set back to where it is currently. No further structural damage was incurred during this process; the structural members were damaged during the collapse in 2015 as seen in Image 4 and 5. The new site will allow the necessary structure/ foundation to be installed for the headframe to be re-erected and repaired.

- LMC § 15-11-13(B)(3)(b). The collapsed mine shaft was closed in 2015 using a combination of polyurethane foam, a concrete cap, and a corrugated metal pipe (CMP) to allow airflow to the Park City water supply tunnel located in the Ontario tunnel below the shaft. The structural stability of the closed shaft at the current site was not designed to incur the load of the re-erected structure (estimated weight of 80,000 pounds). The proposed Relocation is necessary in order to re-erect the Structure with proper structural foundations that will not compromise the mine shaft. Per Exhibit E, the Planning Director and Chief Building Official find the proposed site does not negatively impact the historic character or context of the Structure, as the proposed site is within the Historic context of the Daly-West Mine complex.

9. The proposal complies with the Land Management Code pursuant to LMC § 15-13-4 Design Guidelines for Relocation and/or Reorientation of Intact Building Or Structures, including:

A. Protection for the Historic Building and Site

1. Relocation and/or reorientation of a historic building shall be considered only after it has been determined by the Historic Preservation Board that the integrity and significance of the historic building will not be diminished by such action.

Analysis of Proposal

Under review by the
Historic Preservation
Board with this application.

2. Relocation and/or reorientation of a historic building shall be considered only after it has been determined that the structural soundness of the building will not be negatively impacted. A professional structural analysis shall be conducted in order to minimize any damage that may occur during the relocation/reorientation of a historic structure.

Complies; The structural soundness of the headframe structure will not be negatively impacted upon relocation. A professional structural analysis shall be required upon Building Permit review. Condition of Approval (COA) #4

3. Hire licensed professional building movers to relocate a historic building.

Complies as conditioned. COA #5.

4. A historic structure shall be secured and protected from adverse weather conditions, water infiltration, and vandalism before, during, and after the relocation/ reorientation process.

Complies as conditioned. COA #6.

5. When rehabilitation of the historic structure is delayed, temporary improvements, such as roof repairs, secured and/or covered windows and doors, and adequate ventilation shall be made to the structure to protect the historic fabric until rehabilitation can be accomplished.

Complies as conditioned. COA #7.

6. A written plan detailing the steps and procedures for relocation or reorientation of a historic building shall be completed and approved by the Planning and Building

Departments. This plan shall outline, step by step, the proposed work to relocate and/or reorient the building to ensure that the least destructive method of moving the building will be employed.

Complies as conditioned.
COA #8.

7. Relocating and/or reorienting a historic building of which the location contributes to the character of the Historic District shall be avoided.

The Structure is not located within the Historic District.

8. A historic building shall be moved in one piece whenever possible. When problematic structural or relocation route conditions preclude moving a building as a single unit, then partial disassembly into large sections may be acceptable. Total disassembly of building components shall be avoided except under extreme situations.

Complies as conditioned.
COA #9.

9. Buildings and their components shall be protected from damage during the moving process by adding bracing, strapping, and by temporarily infilling door and window openings

Complies as conditioned.
COA #10.

10. The setting for a relocated historic building shall be selected for compatibility with the character of the structure and with the character of the original site.

Complies; The proposed new site is compatible with the character of the structure and the character of the original site, as the site 150 feet south west of the historic location still remains within the

historic Daly-West within the context of which the headframe structure contributed to.

11. A relocated/reoriented historic building shall be sited in a position similar to its historic orientation. The relocated/reoriented historic building shall maintain its relationship with the street and shall have a relatively similar setback. Relocating a historic structure to the rear of a parcel to accommodate a new building in front of it is not appropriate.

Complies; The proposed orientation of the headframe will be sited in a position similar to the historic orientation on the original site. COA #11.

12. When a historic building is relocated to a new site, the building shall be placed on the new lot with the same orientation and (if consistent to the District) with the same setbacks to the street as the placement on the original site.

Complies; the headframe will maintain the same orientation as the historic site upon placement on the new site. COA #11

10. Per LMC § 15-11-12.5(A)(1) Historic Preservation Board Review for Material Deconstruction, the Planning Director or their designee shall review the proposed Routine Maintenance of the repair of the Historic Structure.

11. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on July 22, 2020. Staff mailed courtesy notice to property owners within 100 feet on July 22, 2020. The Park Record published notice on July 22, 2020.

12. The Design Review Committee, Development Review Committee, and Planning and Legal Departments reviewed this application.

13. Staff did not receive any public input at the time this report was published.

Conclusions of Law – 9100 Marsac Avenue

1. The proposal complies with the Land Management Code (LMC) pursuant to LMC § 15-11-13(B) Relocation and/or Reorientation of a Historic Building or Historic Structure.
2. The proposal complies with the Land Management Code (LMC) pursuant to LMC § 15-13-4 Design Guidelines for Relocation and/or Reorientation of Intact Building Or Structures.

Conditions of Approval – 9100 Marsac Avenue

1. Final building plans and construction details shall reflect substantial compliance with the Relocation site plans approved August 5, 2020 by the Historic Preservation Board.
2. The applicant is responsible for notifying the Building Department prior to making any changes to the approved plans.
3. 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. Any changes, modifications, or deviations from the approved Relocation that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
4. In order to minimize any damage that may occur during the relocation/reorientation of a historic structure, a professional structural analysis shall be conducted and submitted for review and approval by the Planning Director and Chief Building Official upon submittal of the Building Permit.
5. The applicant shall hire licensed professional building movers to relocate the Historic Structure.
6. The historic structure shall be secured and protected from adverse weather conditions, water infiltration, and vandalism before, during, and after the relocation/reorientation process.
7. When rehabilitation of the historic structure is delayed, temporary improvements, such as roof repairs, secured and/or covered windows and doors, and adequate ventilation shall be made to the structure to protect the historic fabric until rehabilitation can be accomplished.
8. A written plan detailing the steps and procedures for relocation or reorientation shall be completed and approved by the Planning and Building Departments upon submittal of the Building Permit. This plan shall outline, step by step, the proposed work to relocate and/or reorient the building to ensure that the least destructive method of moving the building will be employed.
9. The Historic Structure shall be moved in one piece whenever possible. When problematic structural or relocation route conditions preclude moving a building as a single unit, then partial disassembly into large sections may be acceptable. Total disassembly of building components shall be avoided except under extreme situations.

10.The Historic Structure and its components shall be protected from damage during the moving process by adding bracing, strapping, and by temporarily infilling door and window openings for structural rigidity.

11.The relocated structure shall be sited in a position similar to its historic orientation.

12.When a historic building is relocated to a new site, the building shall be placed on the new lot with the same orientation as the placement on the original site.

13.The applicant shall 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 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.

14.Per LMC § 15-11-9 Preservation Policy, 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.

The Historic Preservation Board Meeting adjourned at 5:55 p.m.

Approved by _____
Douglas Stephens, Chair
Historic Preservation Board

Historic Preservation Board Staff Report



Subject: Material Deconstruction
Application: PL-20-04484
Author: Caitlyn Barhorst
Date: September 2, 2020
Type of Item: Administrative

Summary Recommendation

Staff recommends the Historic Preservation Board review the proposal, hold a public hearing, and:

1. Consider approving the Material Deconstruction of the Historic Foundation of the Landmark Historic Site located at 1128 Park Avenue based on the Findings of Fact, Conclusions of Law, and Conditions of Approval;
2. Direct staff to make findings for approval or denial, or request additional information and continue the discussion of the proposed Material Deconstruction of the rear wall and possible Historic addition to October 7, 2020.

Description

Applicant: Mark Alter, represented by Kevin Horn, Architect
Location: 1128 Park Avenue
Zoning District: Historic Residential- Medium Density (HRM) District
Historic Designation: Landmark
Historic Era: Mature Mining Era, 1894-1930
Reason for Review: Land Management Code (LMC) [§ 15-11-12.5](#) Historic Preservation Board Review for Material Deconstruction

Acronyms

HPB Historic Preservation Board
LMC Land Management Code
HDDR Historic District Design Review
HSI Historic Sites Inventory

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § [15-15-1](#).

Executive Summary

The Applicant is proposing Material Deconstruction for the Landmark Historic Site consisting of removal of the Historic foundation for the construction of a new basement foundation and removal of the rear wall to accommodate a New Addition.

Background

On July 27, 2020, the Planning Department received a complete Historic District Design Review application. The property located at 1128 Park Avenue is designated as Landmark of the Park City Historic Sites Inventory (HSI) (see [Historic Site Form](#)). The subject property is located in the Historic Residential- Medium Density (HRM) Zoning District. The following is a list of Planning applications for the proposed project:

Permit Number	Application Type	Review Authority	Review Status
PL-20-04484	Historic District Design Review	Planning Department Staff	Under Review*
PL-20-04607	Conditional Use Permit for an exception to the Building Setback	Planning Commission	Under Review

*Staff is reviewing the design of the proposed addition for compliance with LMC [§ 15-13](#).

History of Development on the Site

Built circ. 1895, the Structure located at 1128 Park Avenue is a one story T/L cottage with a gable roof. It is a T/L cottage by addition, but, unlike most houses of this type which have a cross-wing added to an existent hall and parlor house, the cross-wing section of this house was the original section, and the stem-wing was the later addition. According to the 1907 Sanborn Map seen in Figure1, this house was originally a shotgun house which is a long rectangular house oriented gable-end to the street. When the stem-wing was added, the two roof edges did not meet, and a section of the stem-wing roof projects up over the roof edge of the cross-wing which can be seen in Images 1-5.

Figure 1: Sanborn Fire Insurance Maps (circ. 1907-1941)

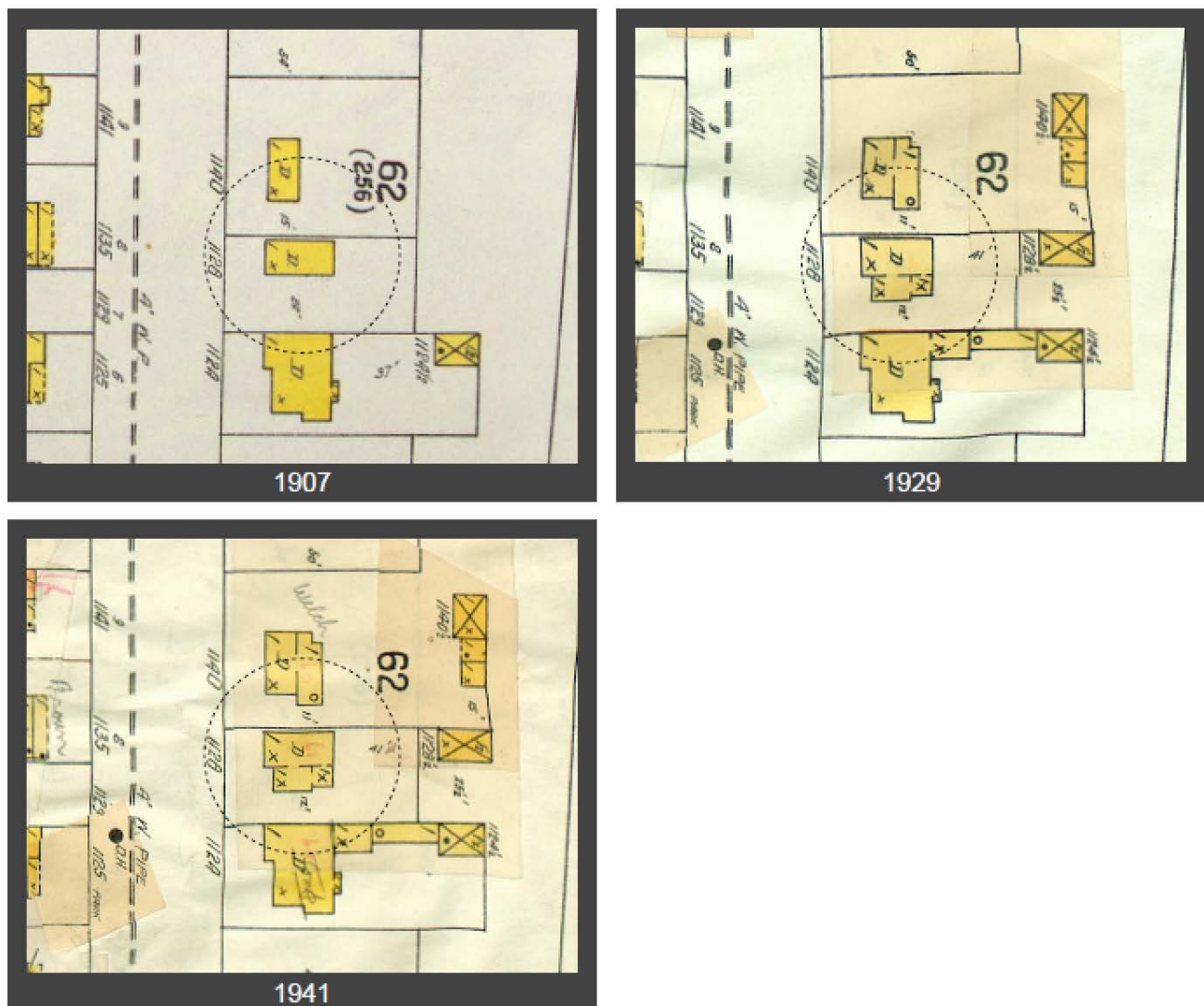


Image 1: Tax Photo circ. 1940



Image 2: Circ. 1982 photograph



Image 3: Circ. 1995 photograph



Image 4: Circ. 2013 photograph



Image 5: 2020 photograph



Analysis

Per LMC [§ 15-11-12.5\(A\)\(2\)](#) Historic Preservation Board Review for Material Deconstruction:

- A. All Applications for Material Deconstruction involving any Building(s) (main, attached, detached, or public, Accessory Buildings and/or Structures designated to the Historic Sites Inventory as Landmark or Significant shall be subject to review and approval, approval with conditions, or denied by the following Review Authorities:
(...)
- 2. The Historic Preservation Board shall review the following:
 - a. Removal of Historic Material to Accommodate New additions, New Construction, or Structural Upgrades.

Prior to issuance of a Building Permit for any Material Deconstruction work, the Review Authority shall review the proposed plans for compliance with the Land Management Code 15-13 Design Guidelines For Historic Districts and Historic Sites.

All Routine Maintenance as well as removing and replacing of non-historic features will be reviewed and approved by staff per LMC [§ 15-11-12.5\(A\)\(1\)](#). This includes historic window restoration, non-historic window replacement, chimney restoration, removal of the non-historic rear addition, non-structural re-roof, and siding repairs.

The Applicant is proposing Material Deconstruction for the Landmark Historic Site consisting of removal of the Historic foundation including lifting the existing floor elevation by two feet (2') for the construction of a basement and removal of the rear wall and possible Historic addition to accommodate a new Addition. The following analysis breaks these two proposed items into 1. Historic foundation; and 2. Rear wall and possible Historic addition.

The applicant is proposing to lift the Historic Structure from its existing USGS elevation of 6925'- 8 ½" to a new elevation of 6927'- 8 ½" in order to accommodate the new basement foundation.

Technical drawing of a house with dimensions and callouts. The drawing shows a side elevation of a house with a gabled roof and a chimney. Dimensions are provided for various parts of the house:

- Overall height: 13' - 7 1/2"
- Overall width: 14' - 2 1/2"
- Roof slope: 12" (vertical) to 10 1/2" (horizontal)
- Chimney height: 12"
- Window height: 7' - 5"
- Door height: 7' - 1 1/2"
- Callouts: X1, X2, X3, X4, X5, X10, X11, X12, X13, X14

6925' - 8 1/2"

Architectural elevation drawing of the front of a three-story house. The drawing shows the roofline, windows, doors, and various elevation markers (E01 through E26). To the right of the drawing, the following information is provided:

- ROOF LEVEL 199 SF 6944' - 10 1/2"
- LEVEL 2 453 SF 6935' - 10 1/2"
- 6927' - 8 1/2"
- 6925' - 8 1/2"

At the bottom, a cross-section of the ground is shown with labels for "NEW FINISH GRADE AT HOUSE" and "EXISTING GRADE".

ANALYSIS: Historic Foundation

The proposed Material Deconstruction of the Historic foundation has been reviewed for compliance with LMC [§ 15-13-2](#) Design Guidelines for Historic Residential Sites, including the following applicable Design Guidelines:

B. Specific Guidelines:

2. Primary Structures

b. Foundation

(1) The historic placement, orientation, and grade of a historic building shall be retained, as shall the original grade of the property where feasible.

- *Complies, The building orientation will remain the same as the historic placement; original grade will be returned at the perimeter of the site.*

(2) A new foundation shall not raise or lower a historic structure generally more than two (2) feet from its original floor elevation.

- *Complies, The floor elevation proposes to raise the structure no more than two (2) feet from its original floor elevation.*

(3) A historic site shall be returned to original grade following construction of a foundation. When the original grade cannot be achieved, generally no more than six inches (6") of the new foundation shall be visible above final grade on the primary and secondary facades.

- *Complies, see Condition of Approval #13.*

(4) Re-grade the site so that all water drains away from the structure and does not enter the foundation.

- *Complies, see Condition of Approval #13.*

(5) A plinth, or trim board at the base of the historic structure, shall be added to visually anchor the historic structure to the new foundation.

- *Complies, see Condition of Approval #13.*

(6) Any re-grading of the site shall blend with grade of adjacent sites and shall not create the need for incompatible retaining walls.

- *Complies, grade will be returned following construction. No incompatible retaining walls are proposed.*

(7) The form, material, and detailing of a new foundation shall be similar to the historic foundation (when extant) or similar to foundations of nearby historic structures.

- *Complies, the new foundation will be made of board formed concrete.*

2. Rear wall and possible Historic addition:

The applicant is proposing the removal the rear wall and possible Historic addition to accommodate a new addition, as seen in Figures 5 and 6.

Figure 5: Existing floor plan showing footprint proposed to be removed.

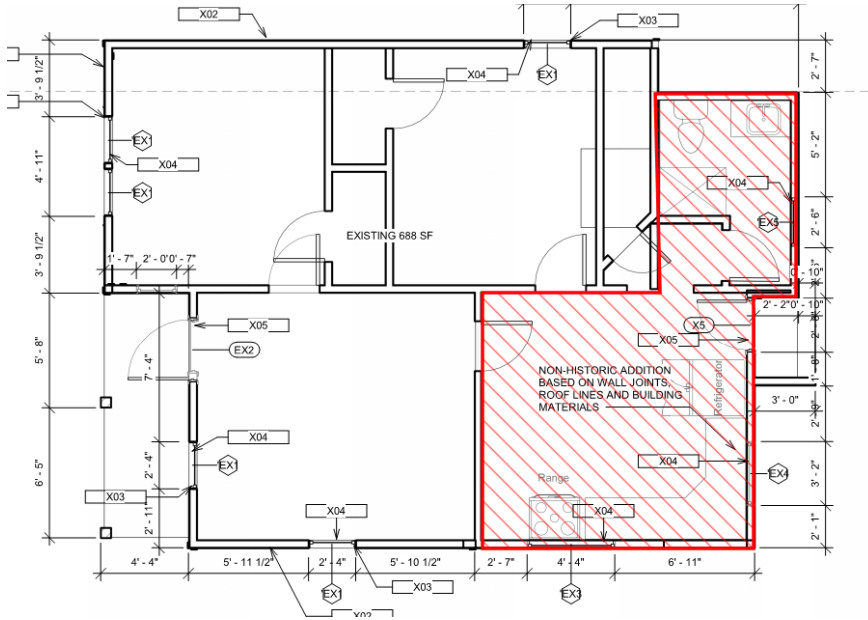
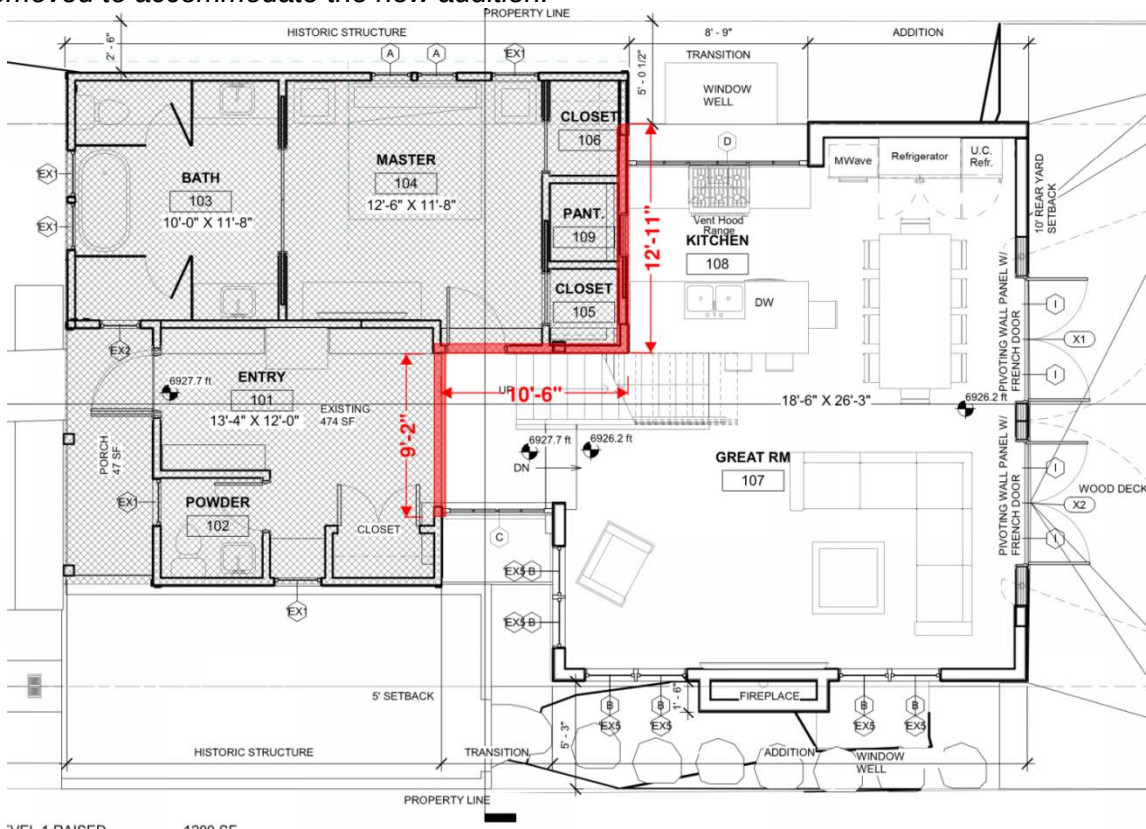


Figure 6: Proposed floor plan showing the proposed Historic exterior rear wall area to be removed to accommodate the new addition.



Staff finds the footprint area outlined in red in Figures 7 and 8 below partially matches the footprint shown in the 1929 Sanborn Fire Insurance Map (Figure 9). As seen in Figure 9, the south wall has a small offset from the south-facing gable to the small one-story area outlined in red which does not exactly match the existing conditions.

Figure 7: Existing South Elevation with possible Historic addition (red) and non-historic addition (green).

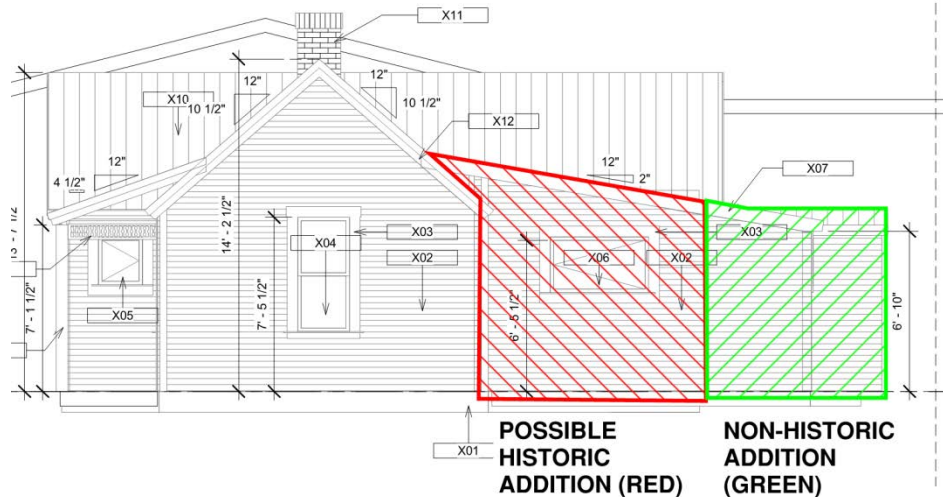


Figure 8: Existing Floor Plan with possible Historic addition (red) and non-historic addition (green).

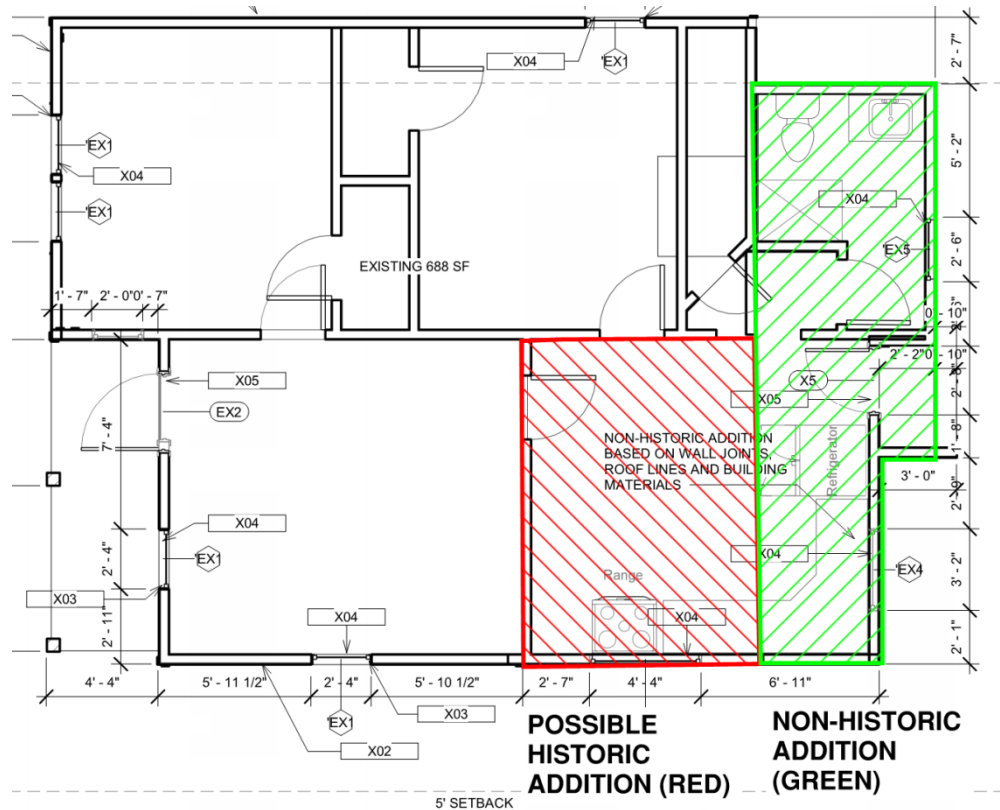
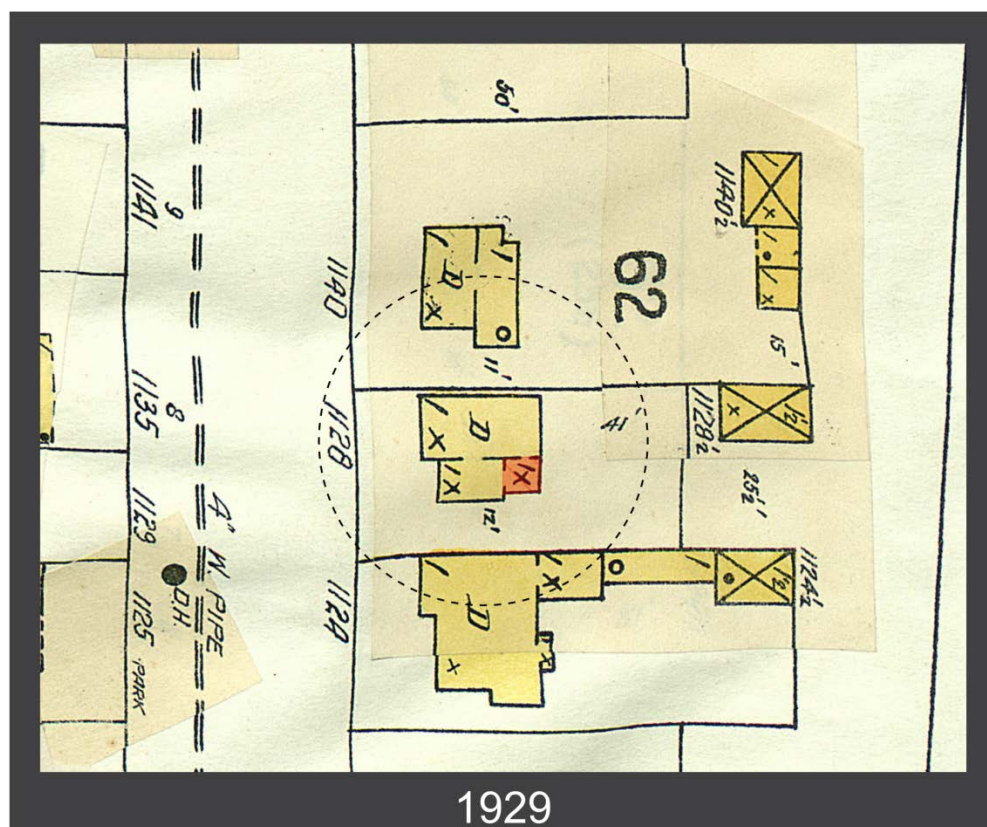
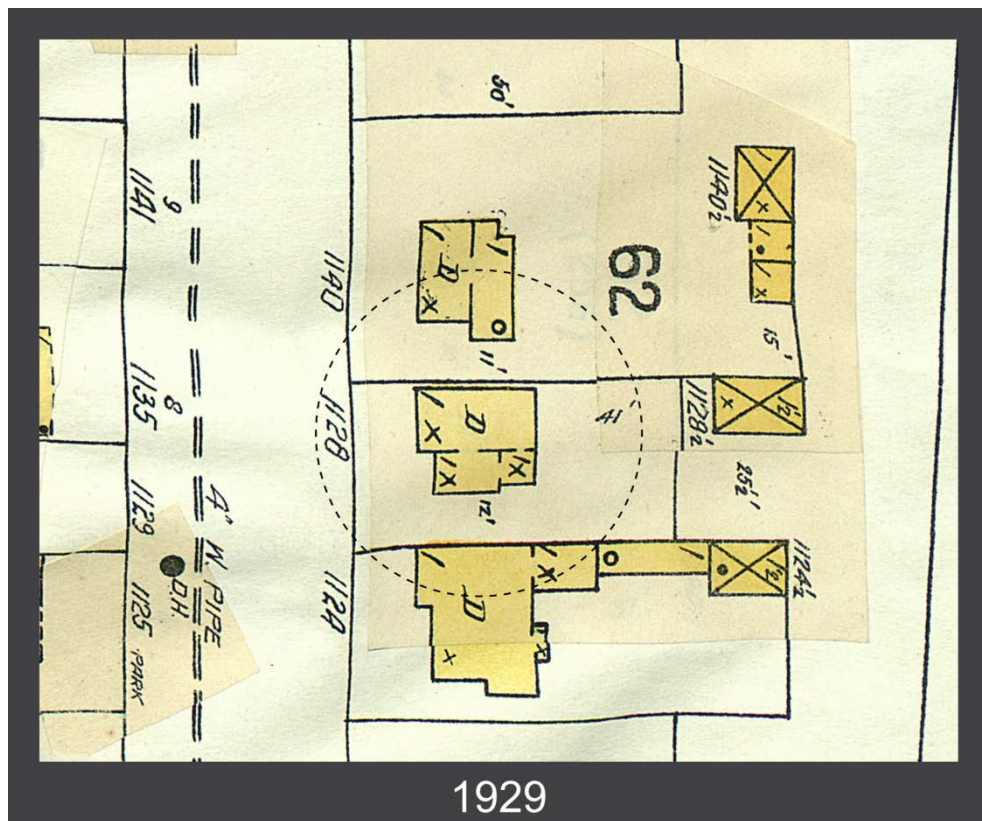


Figure 9: Top; 1929 Sanborn Fire Insurance map.
 Bottom; 1929 Sanborn Fire Insurance map with possible Historic addition outlined in red.



The original shotgun, street facing gable structure could have been added on to in phases between what is evident in the 1907 and 1929 Sanborn maps. This type of construction method was common practice in Park City. Figure 10 below outlines the possible phases of additions. The original structure is shown in yellow. The south-facing cross gable shown in blue was possibly the next phase of addition, which shows up in the 1929 Sanborn map. The shed addition that the applicant is proposing to remove is shown in red and also shows up in the 1929 Sanborn map.

There is no current submitted evidence proving the south-facing gable addition (blue) existed prior to the shed addition (red) as both appear concurrently in the 1929 Sanborn map. Based on the submitted information by the applicant, Restoration of the applicant's proposed T/L cottage footprint does not comply with the Design Guidelines as no evidence has been submitted that supports the proposed footprint to have existed historically (see **Analysis: Rear Wall and Possible Historic Addition** below for review of Design Guidelines).

At this time, no interior exploratory demolition has been completed. Staff finds such a demolition might provide evidence that the rear wall connecting to the shed addition (highlighted in yellow in Figure 11 below) was historically an exterior wall. Examples of such evidence could be in the form of exterior siding along the wall, or framed-in "ghost lines" of an exterior window, etc.

Figure 10: Existing Footprint showing possible phases of additions.

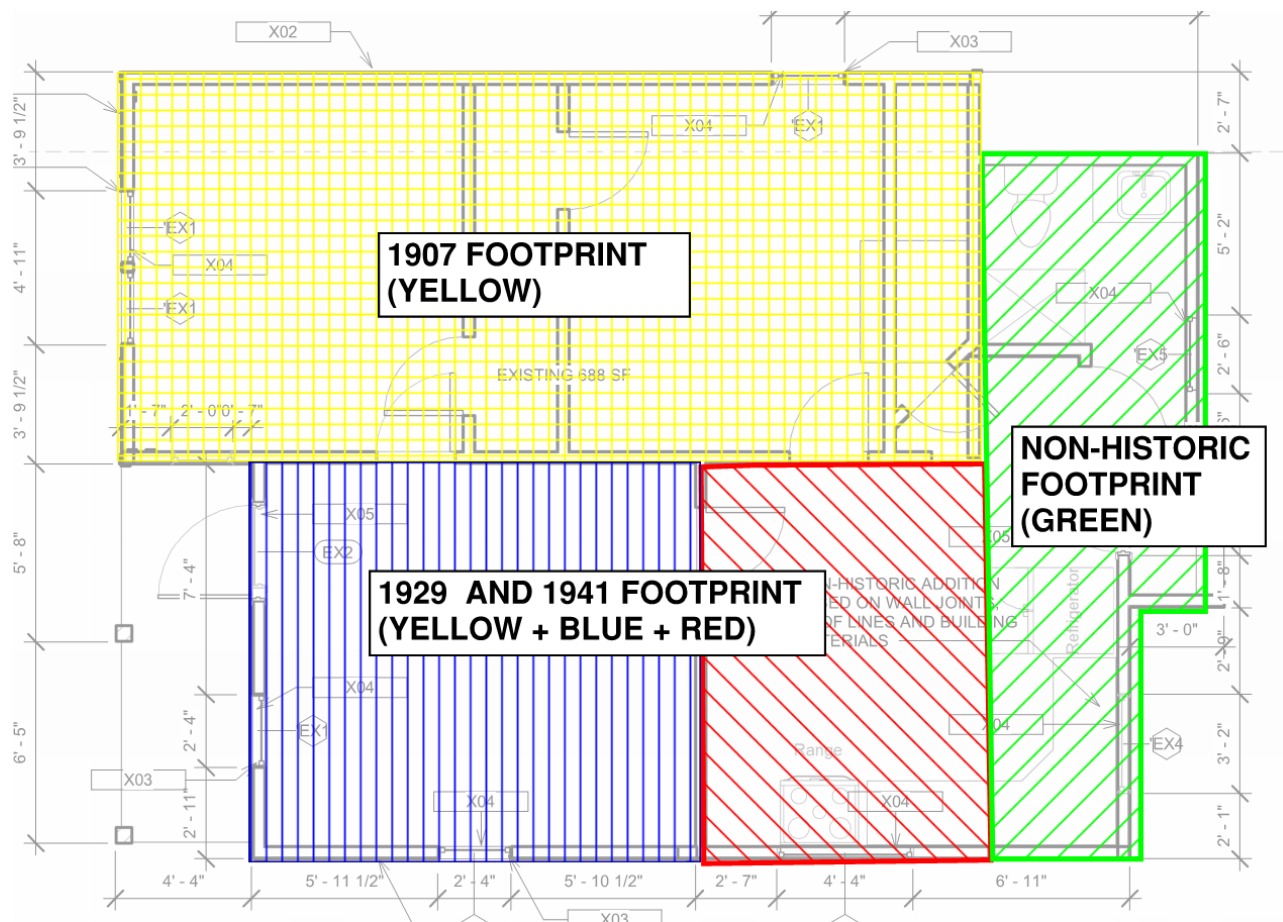


Figure 11: Existing Floor Plan with possible Historic addition (red) and non-historic addition (green), and possible Historic exterior wall (yellow).

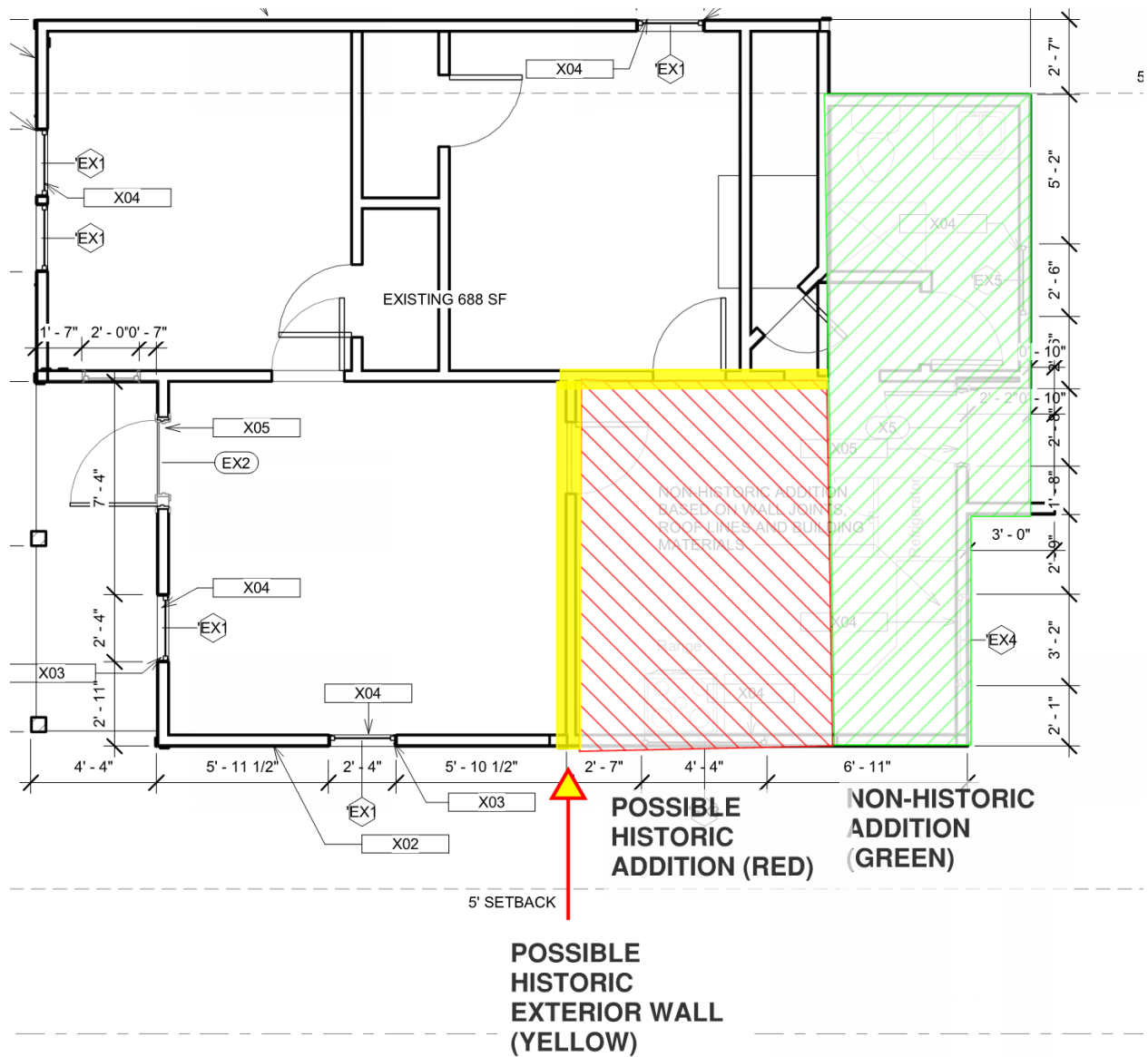


Figure 12: Top; Applicant's Submitted Photograph of South Elevation.
Bottom; South Elevation with possible Historic addition in red and non-historic addition in green.



ANALYSIS: Rear Wall and Possible Historic Addition

The proposed Material Deconstruction of the rear wall and possible Historic addition has been reviewed for compliance with LMC [§ 15-13-2](#) Design Guidelines for Historic Residential Sites, including the following applicable Design Guidelines:

B. Specific Guidelines:

2. Primary Structures

a. Exterior Walls

(2) Preserve and maintain historic exterior materials including wood siding (drop siding, clapboard, board and batten), frieze boards, cornices, moldings, shingles, etc., as well as stone and masonry. Repair deteriorated or damaged historic exterior materials using recognized preservation methods appropriate to the specific material.

- *Complies. The applicant proposes to preserve and maintain the historic exterior materials.*

4. Additions to Primary Structures

a. Protection for Historic Structures and Sites

(1) Additions to historic buildings should be considered only when it is demonstrated that the new use of the building cannot be accommodated by solely altering interior spaces.

- *Complies, the applicant desires to construct an addition to achieve additional square footage that is located on a tertiary façade and not visible from the primary public right-of-way.*

(2) Additions to historic structures shall be considered with caution and shall be considered only on non-character defining facades, usually tertiary and occasionally secondary facades. Additions shall not compromise the architectural character of historic structures. Additions to the primary façades of historic structures are inappropriate.

- *Complies, the addition is proposed on the tertiary façade.*

(3) Additions should be visually subordinate to historic buildings when viewed from the primary public right-of-way.

- *The Administrative Review of the Historic District Design Review will confirm compliance with this Design Guideline.*

(4) Additions to historic structures shall not be placed so as to obscure, detract from, or modify historic roof forms.

- *Complies, the proposed addition does not obscure, detract from, or modify the historic roof form.*

(5) Additions to historic structures shall not contribute significantly to the removal or loss of historic material.

- *Does not comply; Based on the submitted information by the applicant, Restoration of the applicant's proposed T/L cottage footprint does not comply as no evidence has been submitted that supports the proposed footprint to have existed historically.*

(6) Where the new addition abuts the historic building, a clear transitional element between the old and the new should be designed

and constructed. Minor additions, such as bay windows or dormers do not require a transitional element.

- *Complies, the applicant is proposing a transitional element between the old and the new, as seen in Exhibit B.*

(7) Maintain and preserve additions to structures that are significant to the era/period of restoration.

- *Does not comply; Based on the submitted information by the applicant, Restoration of the applicant's proposed T/L cottage footprint does not comply as no evidence has been submitted that supports the proposed footprint to have existed historically.*

(8) In-line additions shall be avoided.

- *Complies, the proposed addition is not in line with the Historic Structure.*

Staff recommends the Historic Preservation Board review the proposal and analysis and direct staff to make findings for approval or denial, or request additional information and continue the discussion of the proposed Material Deconstruction of the rear wall and possible Historic addition to accommodate a new addition to October 7, 2020.

Department Review

The Design Review Committee, Development Review Committee, and Planning and Legal Departments reviewed this application.

Notice

Staff published notice on the City's website and the Utah Public Notice website, and posted notice to the property on August 17, 2020. Staff mailed courtesy notice to property owners within 100 feet on August 19, 2020. The *Park Record* published notice on August 19, 2020. LMC [§ 15-1-21](#).

Public Input

Staff did not receive any public input at the time this report was published.

Alternatives

1. Historic foundation:

- The Historic Preservation Board may approve the proposed Material Deconstruction of the Historic foundation of 1128 Park Avenue;
- The Historic Preservation Board may deny the proposed Material Deconstruction of the Historic foundation of 1128 Park Avenue; or
- The Historic Preservation Board may request additional information and continue the discussion to October 7, 2020.

2. Rear wall and possible Historic addition:

- The Historic Preservation Board may direct staff to make findings for approval of the proposed Material Deconstruction of the rear wall and possible Historic addition of 1128 Park Avenue;

- The Historic Preservation Board may direct staff to make findings for denial of the proposed Material Deconstruction of the rear wall and possible Historic addition of 1128 Park Avenue;
- The Historic Preservation Board may request additional information and continue the discussion to October 7, 2020.

Exhibits

Exhibit A: Existing Plans and Elevations

Exhibit B: Proposed Plans and Elevations

Exhibit C: Historic Preservation Plan

Exhibit D: Historic Site Inventory Form

Findings of Fact

1. The property is located at 1128 Park Avenue.
2. The legal description of the property is all Lot 8 and South ½ Lot 9 of Block 56 of Snyder's Addition to Park City, SA-365. The property is currently undergoing a subdivision plat; upon recordation of the plat the legal description will change.
3. The property is located in the Historic Residential- Medium Density (HRM) Zoning District.
4. The property at 1128 Park Avenue is designated as Landmark on the Park City Historic Sites Inventory.
5. On July 27, 2020 the Planning Department received a complete Historic District Design Review application.
6. Staff published notice on the City's website and the Utah Public Notice website, and posted notice to the property on August 17, 2020. Staff mailed courtesy notice to property owners within 100 feet on August 19, 2020 The *Park Record* published notice on August 19, 2020.
7. The Historic Single-Family Dwelling was constructed circ. 1895.
8. The Minimum Lot Area for a Single Family Dwelling is 1,875 square feet. This Lot contains 2,812.50 square feet.
9. The applicant has submitted a Conditional Use Permit (CUP) application (PL-20-04607) that is currently under review per LMC 15-2.4-6 Existing Historic Structures. The request is to construct a basement addition beneath the existing historic structure's footprint that currently does not meet setbacks. This CUP application has not been approved at the time of writing this report.
10. The proposed addition complies with the required Front and Rear Setbacks. The minimum Front and Rear Setbacks are ten feet (10') each; the Applicant is proposing a ten foot (10') Rear Setback for the addition.
11. The proposal complies with the Side Setbacks. The south Side Setback is five feet (5') and the north Setback is five feet (5') with the Conditional Use Permit application to approve the construction of the basement addition within the Setback.
12. The proposal complies with LMC 15-2.4-7, with a maximum height of twenty-seven feet (27') from Existing Grade. The maximum height of the proposed structure is 27 feet (27').

13. The Applicant is proposing Material Deconstruction for the Landmark Historic Site consisting of removal of the Historic foundation including lifting the existing floor elevation by two feet (2') for the construction of a basement.
14. Per LMC [§ 15-11-12.5\(A\)\(2\)](#) Historic Preservation Board Review for Material Deconstruction The Historic Preservation Board shall review the Removal of Historic Material to Accommodate New additions, New Construction, or Structural Upgrades. Prior to issuance of a Building Permit for any Material Deconstruction work, the Review Authority shall review the proposed plans for compliance with the Land Management Code 15-13 Design Guidelines For Historic Districts and Historic Sites.
15. The applicant is proposing to lift the Historic Structure from its existing USGS elevation of 6925' - 8 ½" to a new elevation of 6927' - 8 ½" in order to accommodate the new basement foundation.
16. The proposed Material Deconstruction of the Historic foundation has been reviewed for compliance with LMC [§ 15-13-2](#) Design Guidelines for Historic Residential Sites, including the following applicable Design Guidelines:
 1. **Historic foundation:**
 - B. Specific Guidelines:
 2. Primary Structures
 - b. Foundation
 - (1) The historic placement, orientation, and grade of a historic building shall be retained, as shall the original grade of the property where feasible.
 - *Complies, The building orientation will remain the same as the historic placement; original grade will be returned at the perimeter of the site.*
 - (2) A new foundation shall not raise or lower a historic structure generally more than two (2) feet from its original floor elevation.
 - *Complies, The floor elevation proposes to raise the structure no more than two (2) feet from its original floor elevation.*
 - (3) A historic site shall be returned to original grade following construction of a foundation. When the original grade cannot be achieved, generally no more than six inches (6") of the new foundation shall be visible above final grade on the primary and secondary facades.
 - *Complies, see Condition of Approval #13.*
 - (4) Re-grade the site so that all water drains away from the structure and does not enter the foundation.
 - *Complies, see Condition of Approval #13.*
 - (5) A plinth, or trim board at the base of the historic structure, shall be added to visually anchor the historic structure to the new foundation.
 - *Complies, see Condition of Approval #13.*
 - (6) Any re-grading of the site shall blend with grade of adjacent sites and shall not create the need for incompatible retaining walls.
 - *Complies, grade will be returned following construction. No incompatible retaining walls are proposed.*
 - (7) The form, material, and detailing of a new foundation shall be similar to the historic foundation (when extant) or similar to foundations of nearby historic structures.
 - *Complies, the new foundation will be made of board formed concrete.*

17. The Design Review Committee, Development Review Committee, and Planning and Legal Departments reviewed this application.
18. Staff did not receive any public input at the time this report was published.

Conclusions of Law

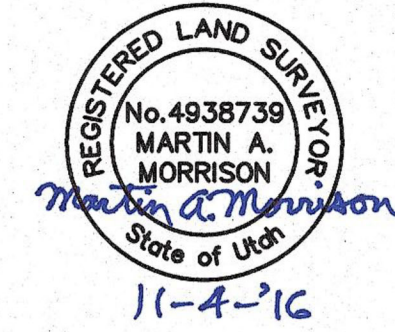
1. The Historic District Design Review application for the Material Deconstruction of the Historic Foundation of 1128 Park Avenue is consistent with the Park City Land Management Code, including LMC § 15-2.4 Historic Residential-Medium Density (HRM) District, LMC § 15-5, LMC § 15-11-12.5 Historic Preservation Board Review for Material Deconstruction, and LMC § 15-13 Design Guidelines for Historic Districts and Historic Sites.

Conditions of Approval: Historic Foundation

1. Final building plans and construction details shall reflect substantial compliance with the plans approved by the Historic Preservation Board September 2, 2020 for the Material Deconstruction of the Historic foundation for the construction of the basement addition. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. The applicant is responsible for notifying the Building Department prior to making any changes to the approved plans.
3. 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.
4. 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.
5. The applicant shall 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 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.
6. An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
7. 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.
8. Within five (5) days of installation of the cribbing and shoring, the structural engineer will inspect and approve the cribbing and shoring as constructed.
9. 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.
10. 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.

11. 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.
12. Prior to removal of any Historic material which is required to be reused, the applicant shall document their location and condition.
13. The historic site shall be returned to original grade following construction of a foundation. When the original grade cannot be achieved, generally no more than six inches (6") of the new foundation shall be visible above final grade on the primary and secondary facades. The site shall be re-graded so that all water drains away from the structure and does not enter the foundation. A plinth, or trim board at the base of the historic structure, shall be added to visually anchor the historic structure to the new foundation.
14. Per LMC 15-11-9 Preservation Policy, 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.

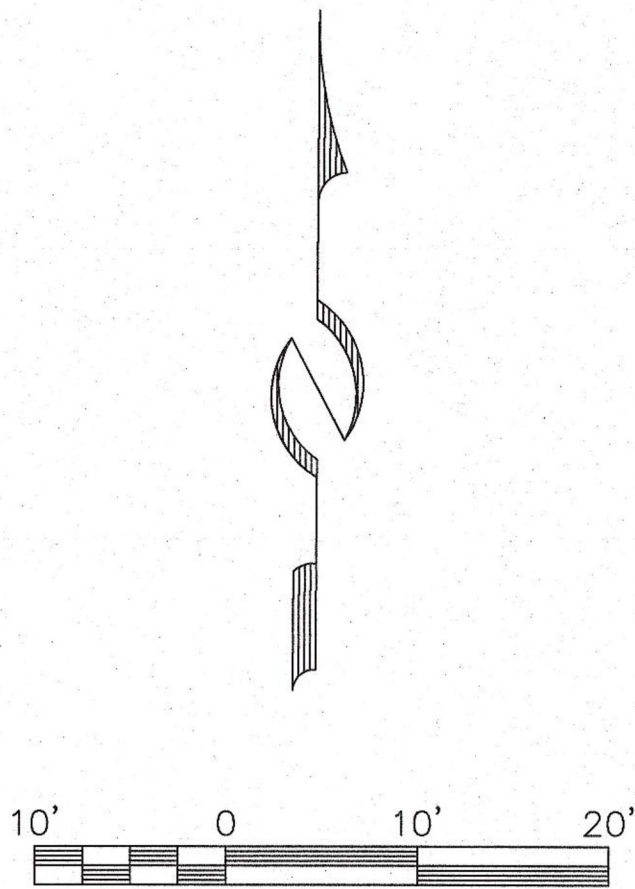
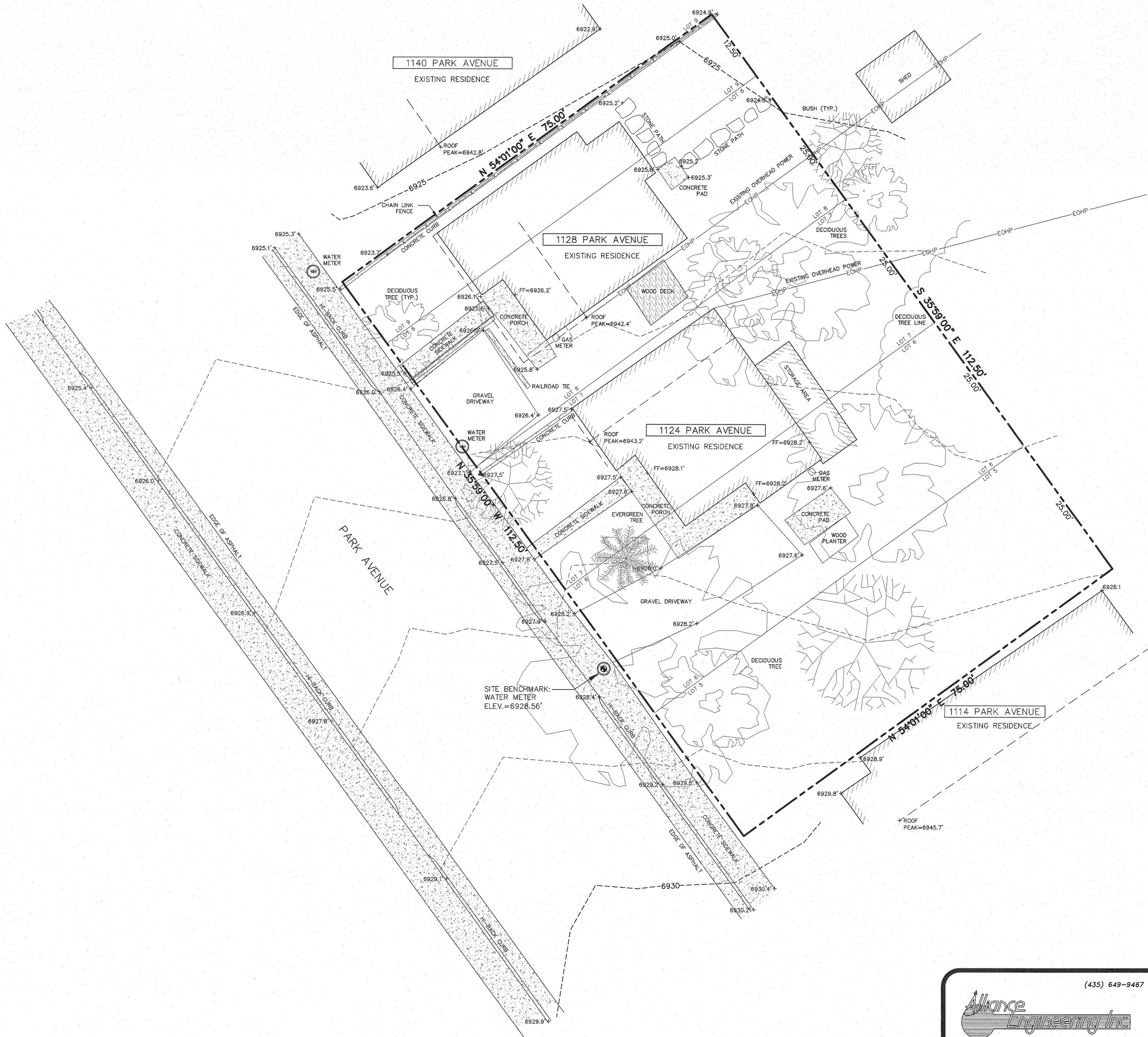


SURVEYOR'S CERTIFICATE

I, Martin A. Morrison, do hereby certify that I am a registered land surveyor and that I hold certification no. 4938739 as prescribed under the laws of the State of Utah. I further certify that a topographic survey has been made under my direction of the lands shown and described herein. I further certify that this topographic survey is a correct representation of the land surveyed at the time the field work was completed and is in compliance with generally accepted industry standards for accuracy.

NOTES

1. Site Benchmark: Water Meter Lid
Elevation=6928.56'
2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
3. This topographic map is based on a field survey completed on August 19, 2016.
4. The two southerly property corners were found.



 (435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	STAFF: MARSHALL KING MARTY MORRISON RYAN BETZ	EXISTING CONDITIONS & TOPOGRAPHIC MAP 1124 & 1128 PARK AVENUE BLOCK 56, SNYDER'S ADDITION	SHEET 1 OF 1
	DATE: 11/4/16	FOR: HOLT/HOSENFIELD JOB NO.: 7-8-16 FILE: X:\SnydersAddition\dwg\srvtopo2016\070816.dwg	



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Park City UT

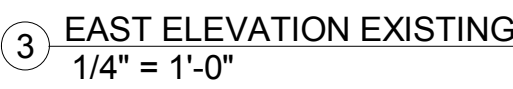
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Project number	20
Date	

EXISTING ELEVATIONS

E3.01

Scale 1/4" = 1'



EXISTING NOTES	
Key Value	Keynote Text
X01	EXISTING FOUNDATION
X02	EXISTING DROP NOVALTY SIDING
X03	EXISTING 1X6 WINDOW TRIM
X04	EXISTING DOUBLE HUNG WOOD WINDOW
X05	EXISTING WOOD DOOR
X06	EXISTING WOOD FIXED/CASEMENT WINDOW
X07	EXISTING 2X8 WOOD FASCIA AND SOFFIT
X10	EXISTING METAL ROOF PANELS
X11	EXISTING BRICK CHIMNEY
X12	EXISTING 2X6 FASCIA AND WOOD SOFFIT
X13	EXISTIG WOOD DETAIL - PAINTED
X14	EXISTING FRONT WINDOW DETAIL
X15	EXISTING 4X4 WOOD COLUMN



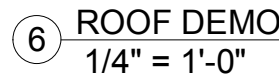
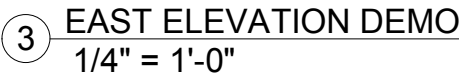
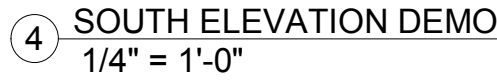
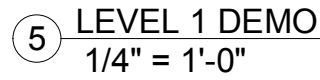
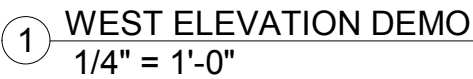
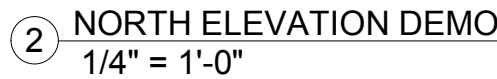


1128 PARK AVE
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D1.01

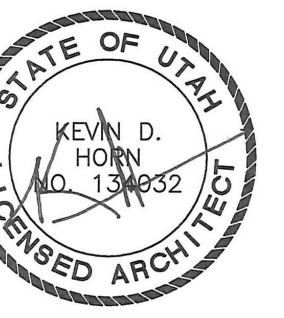
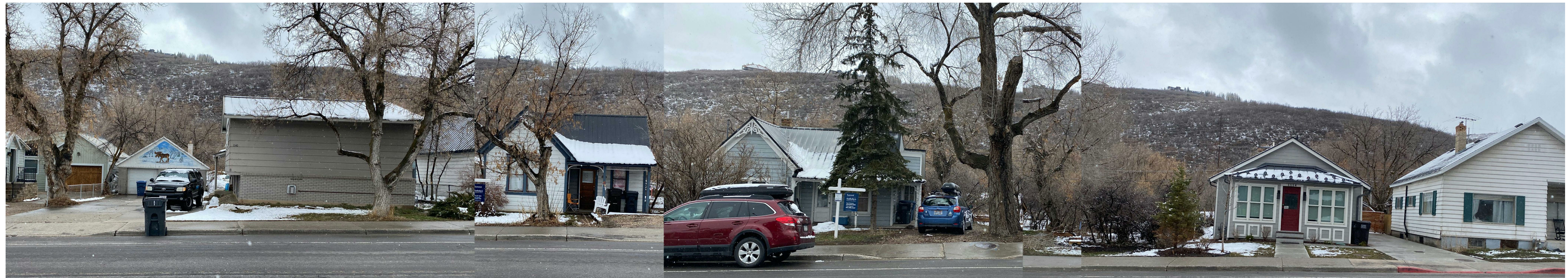
Scale 1/4" = 1'-



DEMOLITION GENERAL NOTES

1. ITEMS SHOWN DASHED ARE TO BE REMOVED. DEMO TO BASE SUBSTRATE.
2. PROTECT FINISHES NOT INVOLVED IN DEMOLITION. PATCH AND REPAIR ALL EXISTING FINISHES OF WALLS, CEILINGS, FLOORS, OR SURFACES THAT ARE EXPOSED OR DAMAGED DURING DEMOLITION. MATCH EXISTING AND/OR PROVIDE NEW FINISHES AS REQUIRED.
3. PROVIDE CLEAN SEAMLESS TRANSITION BETWEEN NEW AND EXISTING MATERIALS AND FINISHES.
4. FIELD VERIFY EXISTING STRUCTURE AND BUILDING CONDITIONS. PROVIDE PROPER AND ADEQUATE SUPPORT OF EXISTING STRUCTURE. SHORE-UP EXISTING WALLS AND STRUCTURE AS REQ PRIOR TO STARTING ANY DEMOLITION. PLAN AND PREPARE AS REQ. TO ACCOMPLISH THE DEMOLITION AND CONSTRUCTION.
5. FINAL GRADING SHALL BE EXECUTED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE HOUSE AT ALL POINTS.
6. FIELD VERIFY ALL CURRENT EXISTING CONDITIONS & COORD. SCOPE OF PROJECT W/ ARCHITECT PRIOR TO STARTING ANY WORK.
7. IDENTIFY CURRENT EXISTING MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS AND CONDITIONS. PLAN AND PREPARE AS REQ. TO ACCOMPLISH THE DEMOLITION AND CONSTRUCTION.
8. FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO STARTING ANY WORK.
9. TAKE ALL NECESSARY AND REQUIRED STEPS TO ENSURE THE SAFETY OF ALL WORKERS DURING DEMOLITION AND RECONSTRUCTION.
10. DISPOSE OF ALL CONSTRUCTION DEBRIS ACCORDING TO SALT LAKE COUNTY REQUIREMENTS IN AN APPROVED SALT LAKE COUNTY LANDFILL.

PRESERVATION NOTES	
Key Value	Keynote Text
P-1	PRESERVE EXISTING WALL AND EXTERIOR FINISH
P-2	PRESERVE AND REFURBISH HISTORIC DOOR
P-3	PRESERVE AND REFURBISH HISTORIC WINDOW
P-4	PRESERVE EXISTING COLUMNS AND TRIM
P-5	EXISTING PORCH TO REMAIN, REPAIR FRAMING AND FLOOR FINISH
P-6	SHORE WALLS, FLOOR AND ROOF FOR LIFTING THE HOUSE
P-7	NEW ROOF FINISH PER ROOF PLAN
P-8	REMOVE PORTIONS OF ROOF TO SHORE HISTORIC ROOF FORM
P-9	PRESERVE AND REPAIR HISTORIC BRICK CHIMNEY
P-10	PRESERVE AND REPAIR FASCIA AND SOFFIT AND TRIM
P-11	PRESERVE AND REPAIR CASING AND TRIM



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Park City UT

[illegible]

Project number	2001
Date	

SITE PHOTOS

P1.01

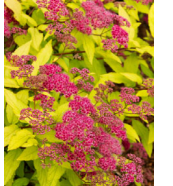
Scale



DENSE YEW
(TAXUS X MEDIA DENSIFORMIS)



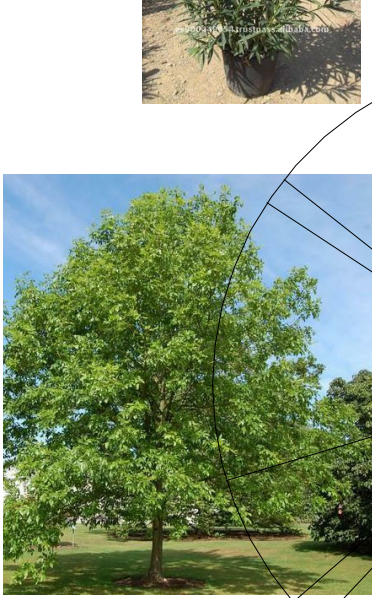
PRAIRIE DROPSEED GRASS
(SPOROBOLUS HETEROLEPIS)



GOLDFLAME SPIRAEA
(SPIRAEA JAPONICA)



NERIUM OLEANDER EVERGREEN
(NERIUM OLEANDER)



RED ASH
(ALPHITONIA EXCELSA)
1 X 6" CALIPER
(4) X 4" CALIPER



HONY LOCUST
(GLEDITSIA TRIACANTHOS)
(6) X 4" CALIPER



TURF: BUFFALOW GRASS
(BOUPELOUA DACTYLOIDES)



MULCH & SHRUB
AREA W/ BORDER

Irrigation Notes

Provide a complete underground irrigation system including all back flow preventers piping, automated control valves, controls, sprinkler heads, and control wiring for a complete system as required to support plantings.

Provide the following key noted irrigation systems on the cycle indicated (1 thru 12)

A

Area pop-up spray heads for turf.

B

Area tall spray heads for shrubs.

C

Drip system.

Landscape Notes

All lawn areas shall receive a 4 inch depth of topsoil, all shrub planting areas a 12 inch depth of topsoil. Topsoil material is not available at the site and must be imported from an approved local source. All topsoil to be used shall be of a sandy loam consistency.

All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.

Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive, and shall be rotary mixed on-site prior to installation.

Upon completion of planting operations, all shrub and tree wells shall receive a 3 inch depth of appropriate mulch cover. All perennial areas (if any) shall receive a 3 inch depth of fine ground bark ("Soil Pep") tilled into the top 6 inches of topsoil.

All lawn and shrub areas shall be separated with pvc border, to be installed per manufacturer's recommendations.

All landscape boulders shall be of similar color to any exterior building stone, etc. that may be used in the construction.

The project shall be swept clean of dirt and debris prior to completion of the project. The landscape contractor shall be responsible for maintaining the entire project for a period through the second mowing of the lawn, or 30 days, whichever is greater.

The contractor shall comply with all warranties and guarantees set forth by the Owner, and in case shall that period be less than one year following the date of completion and acceptance.

The contractor shall line all planting areas with weed barrier fabric, and bark.

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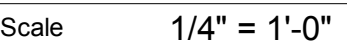
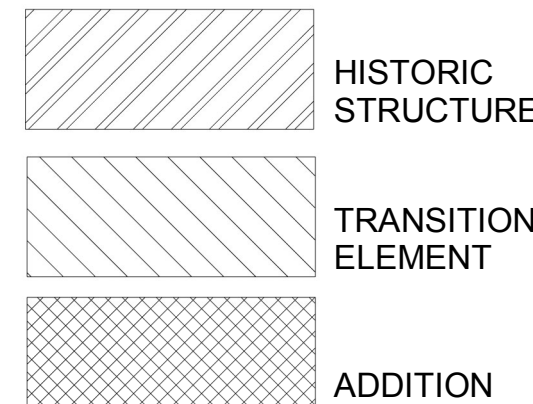
Project number 2001
Date

LANDSCAPE

L1.01
Scale 1/4" = 1'-0"

7/2/2020 3:47:07 PM

45





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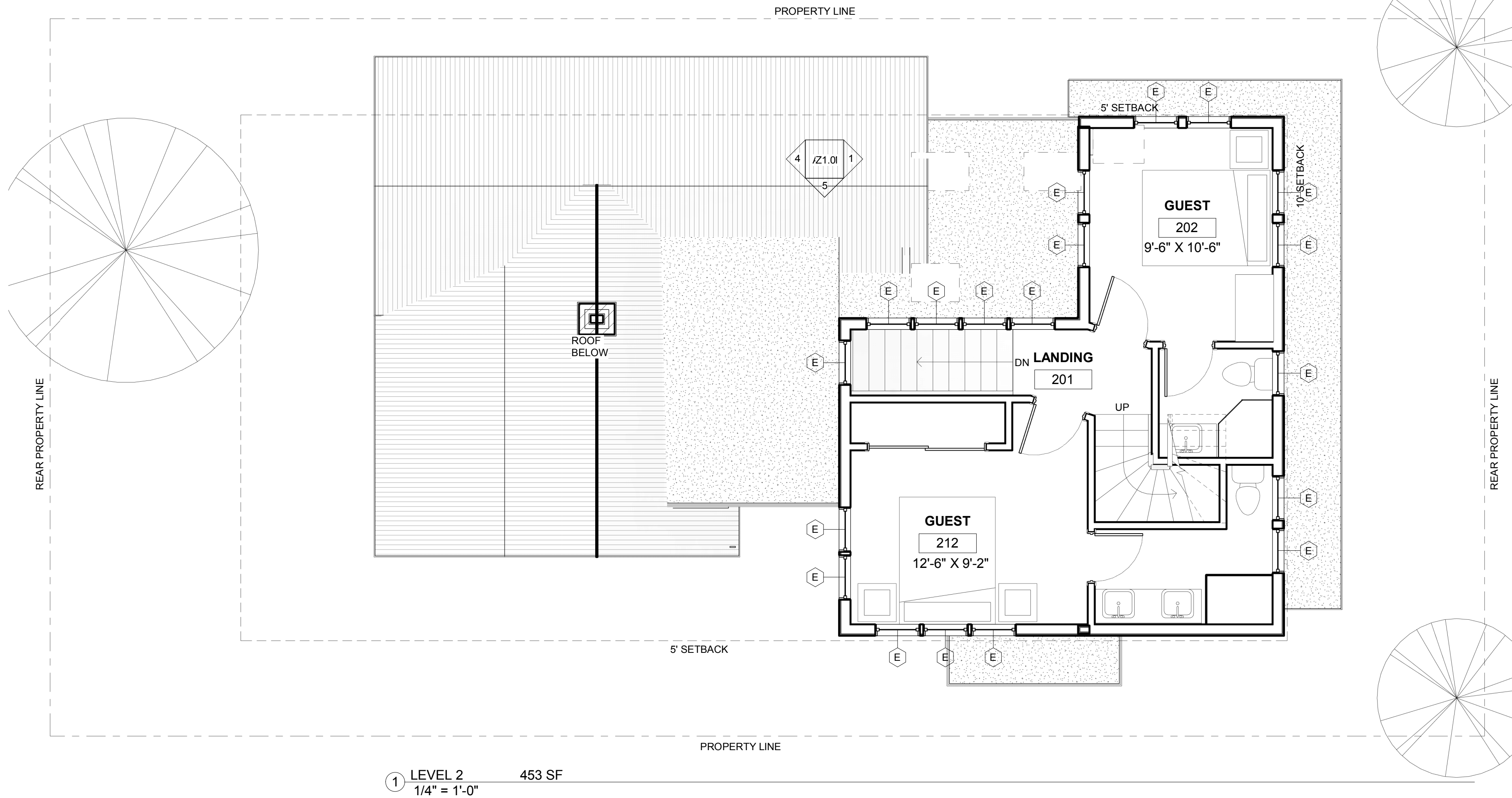
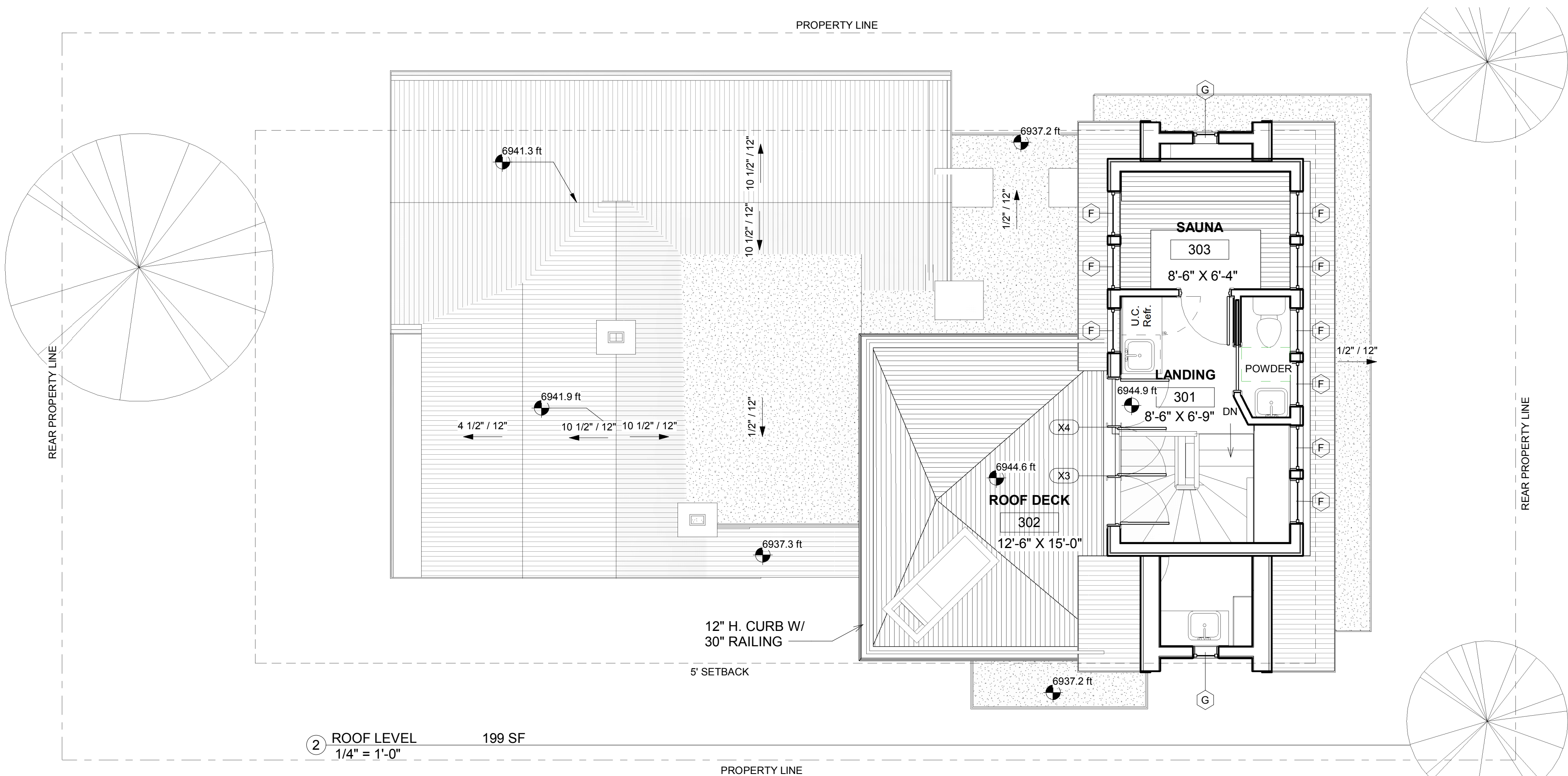
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Project number	2001
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FLOOR PLANS

A2.02

Scale 1/4" = 1'-0'





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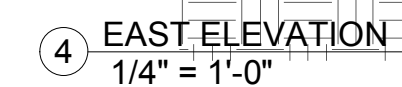
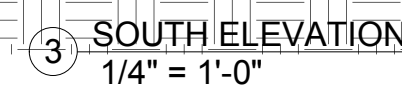
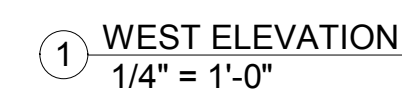
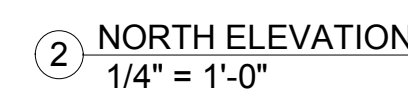
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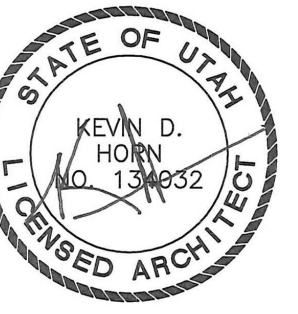
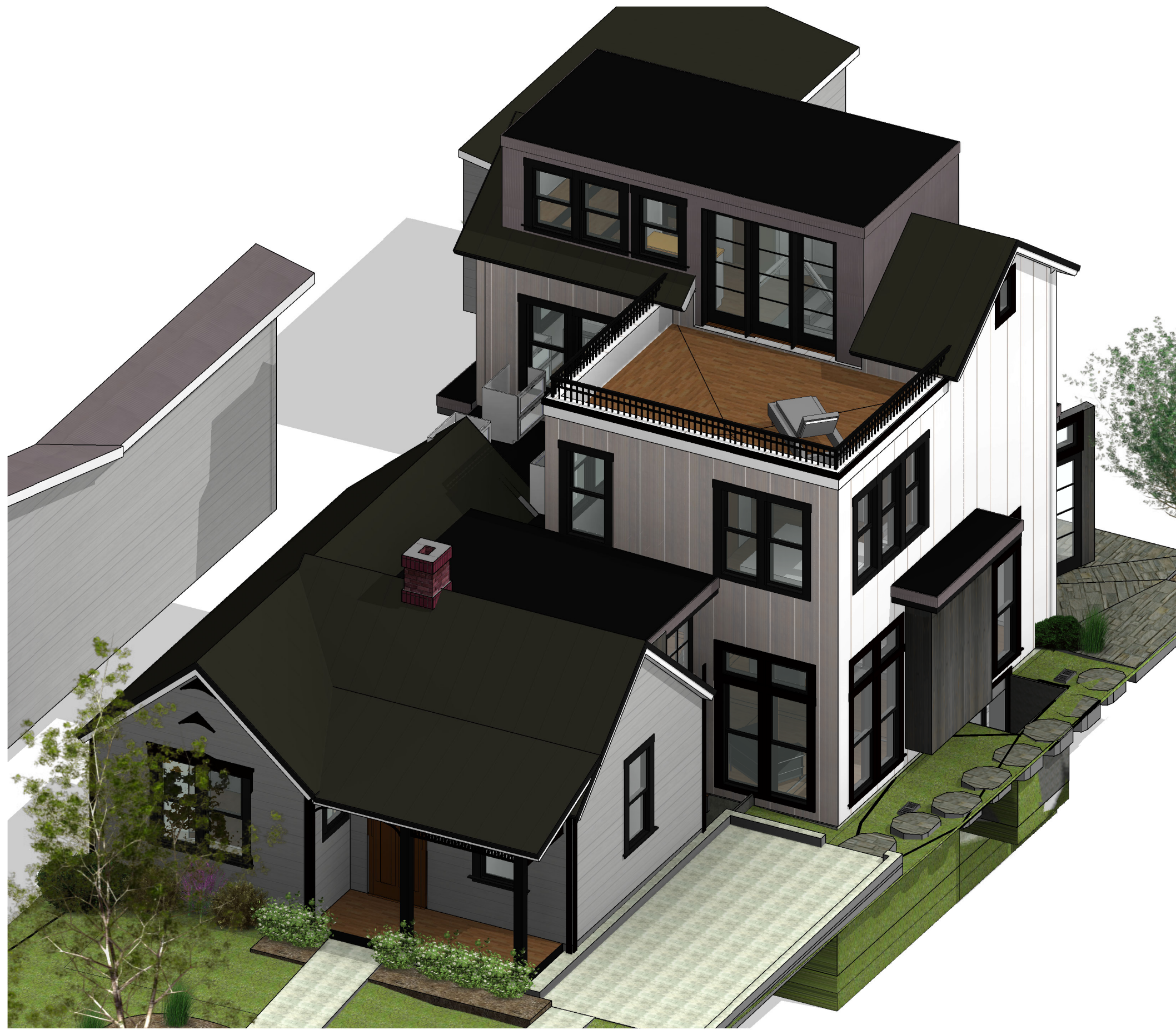
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ELEVATIONS

A3.01

Scale	1/4" = 1'-0"
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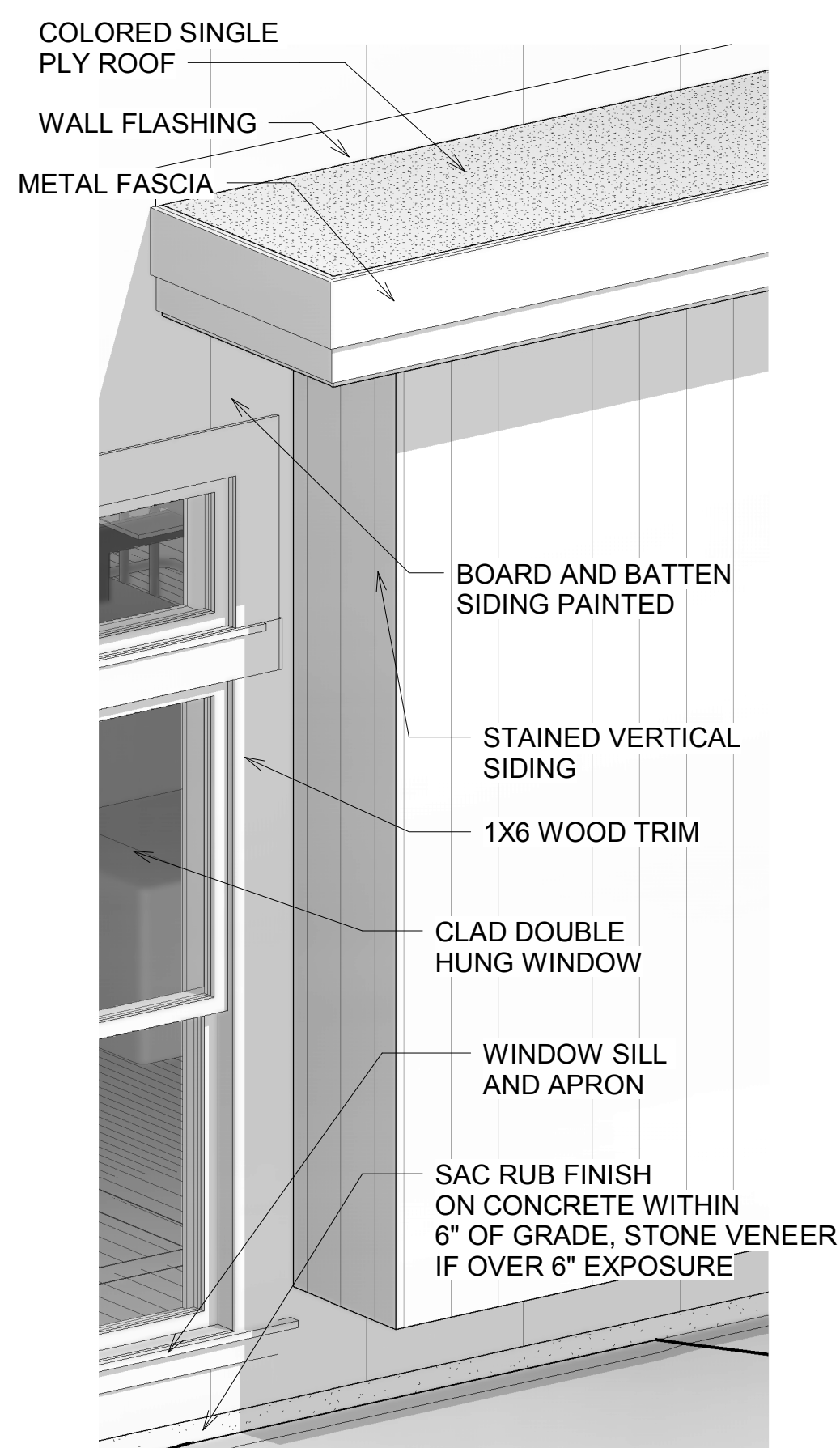
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Project number	2001
Date	

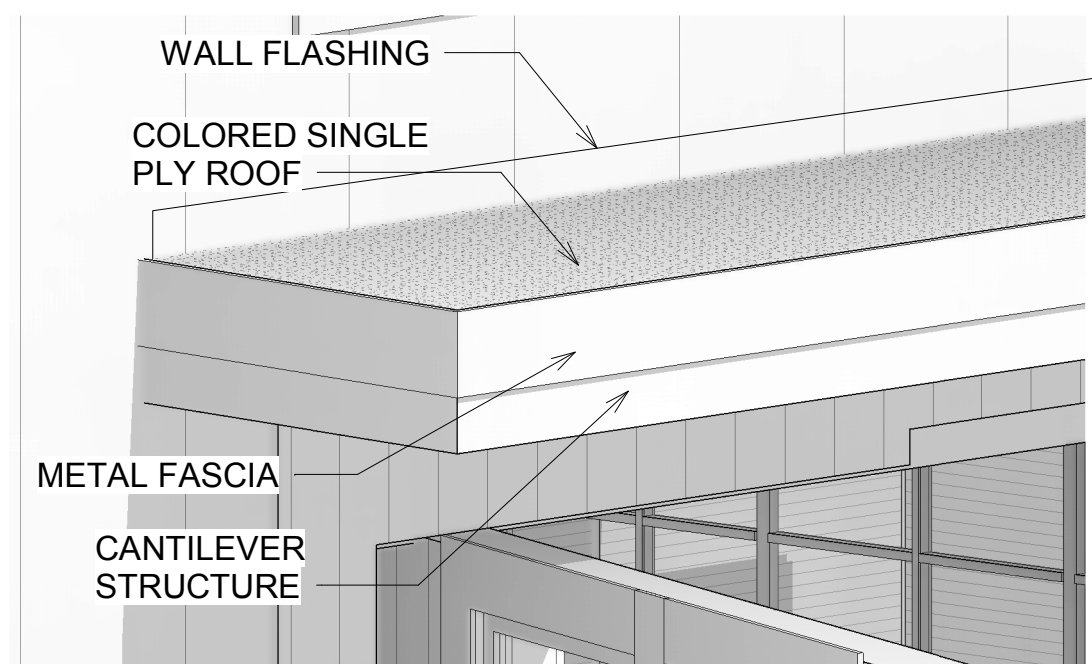
3D VIEWS

A3.02

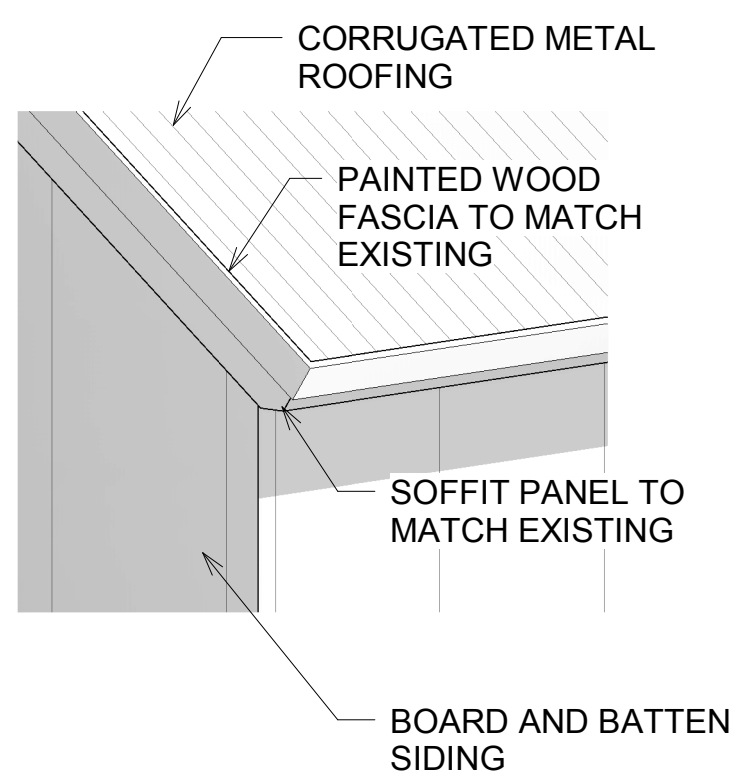
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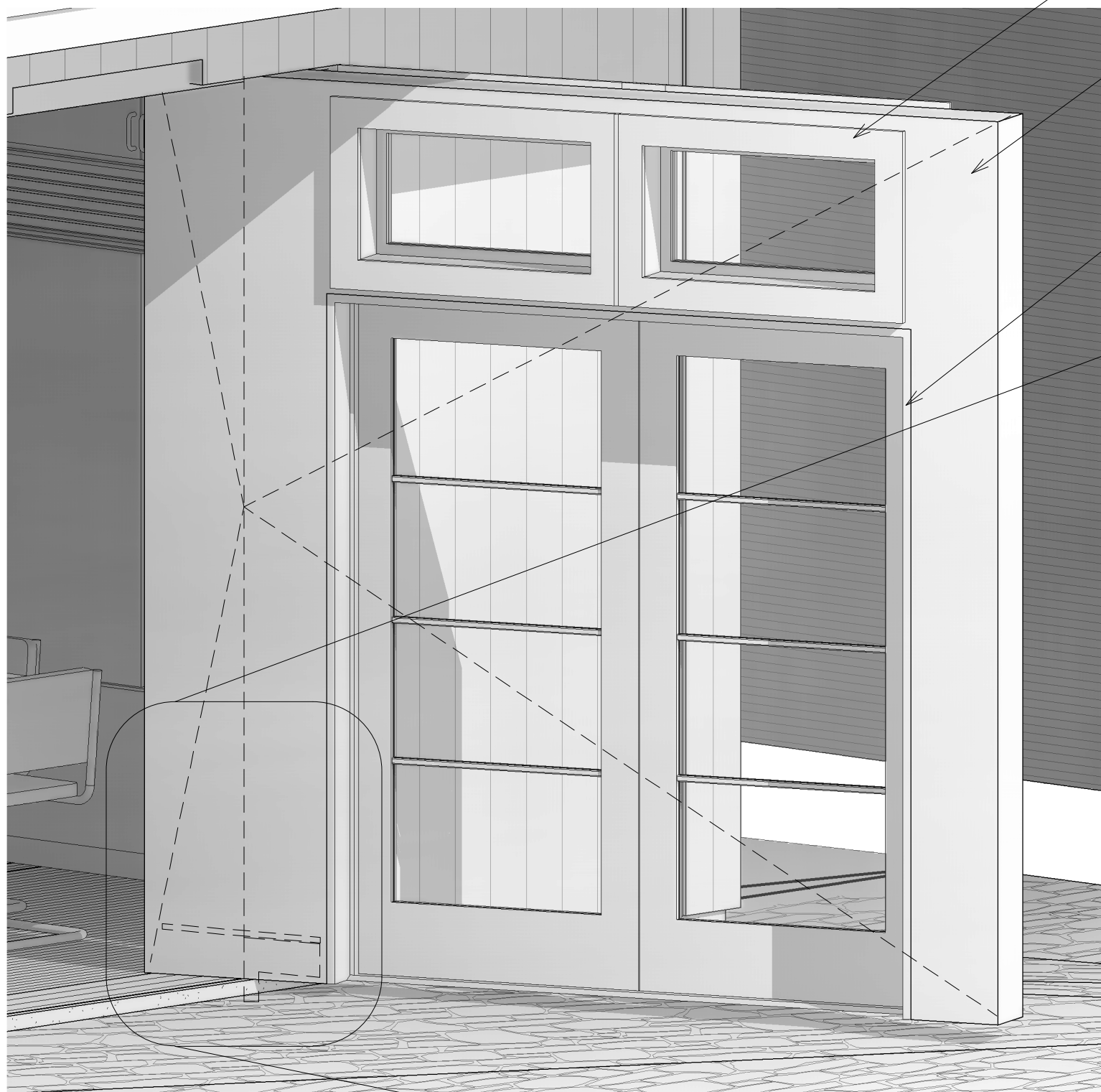
9 BAY WINDOW



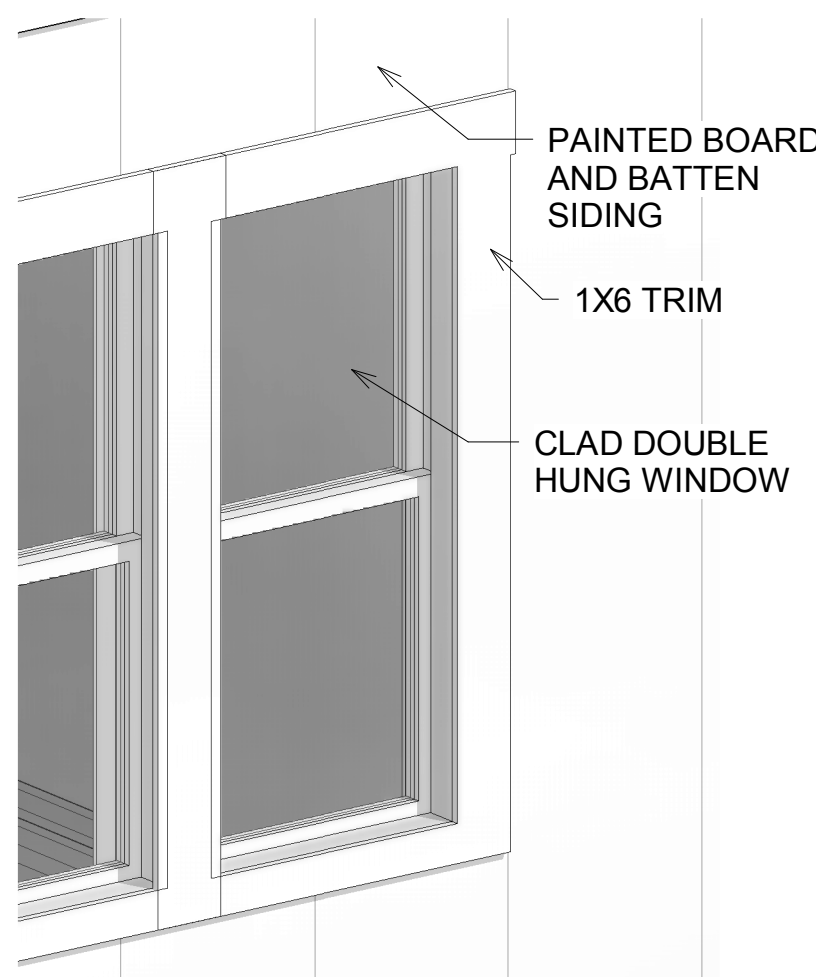
7 FLAT ROOF



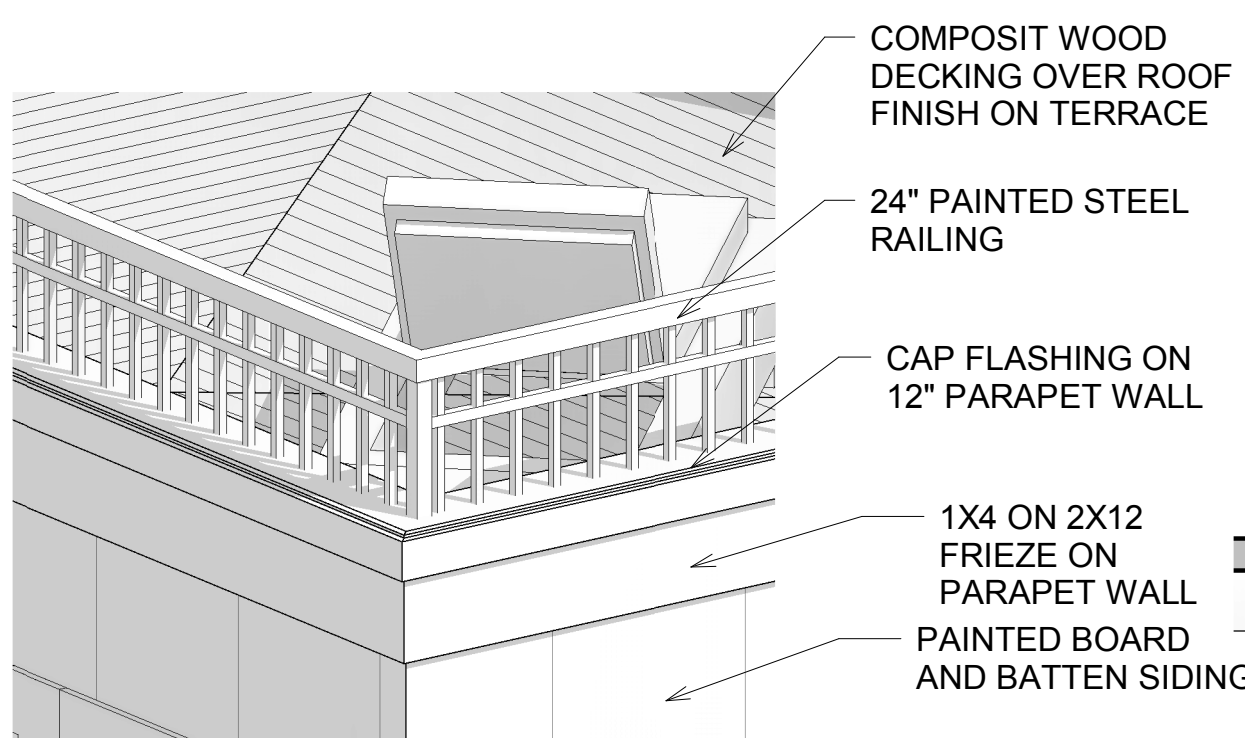
6 FASCIA



5 WALL PANEL



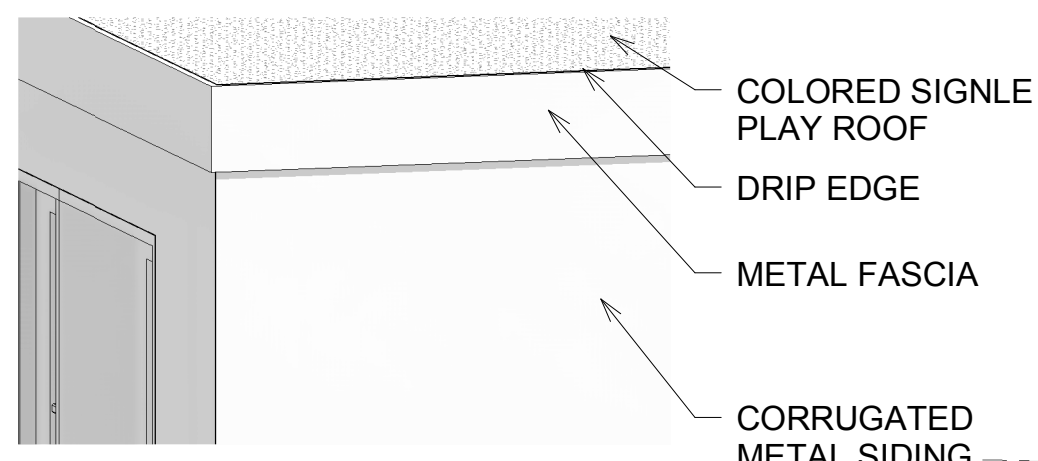
4 WINDOW DETAIL



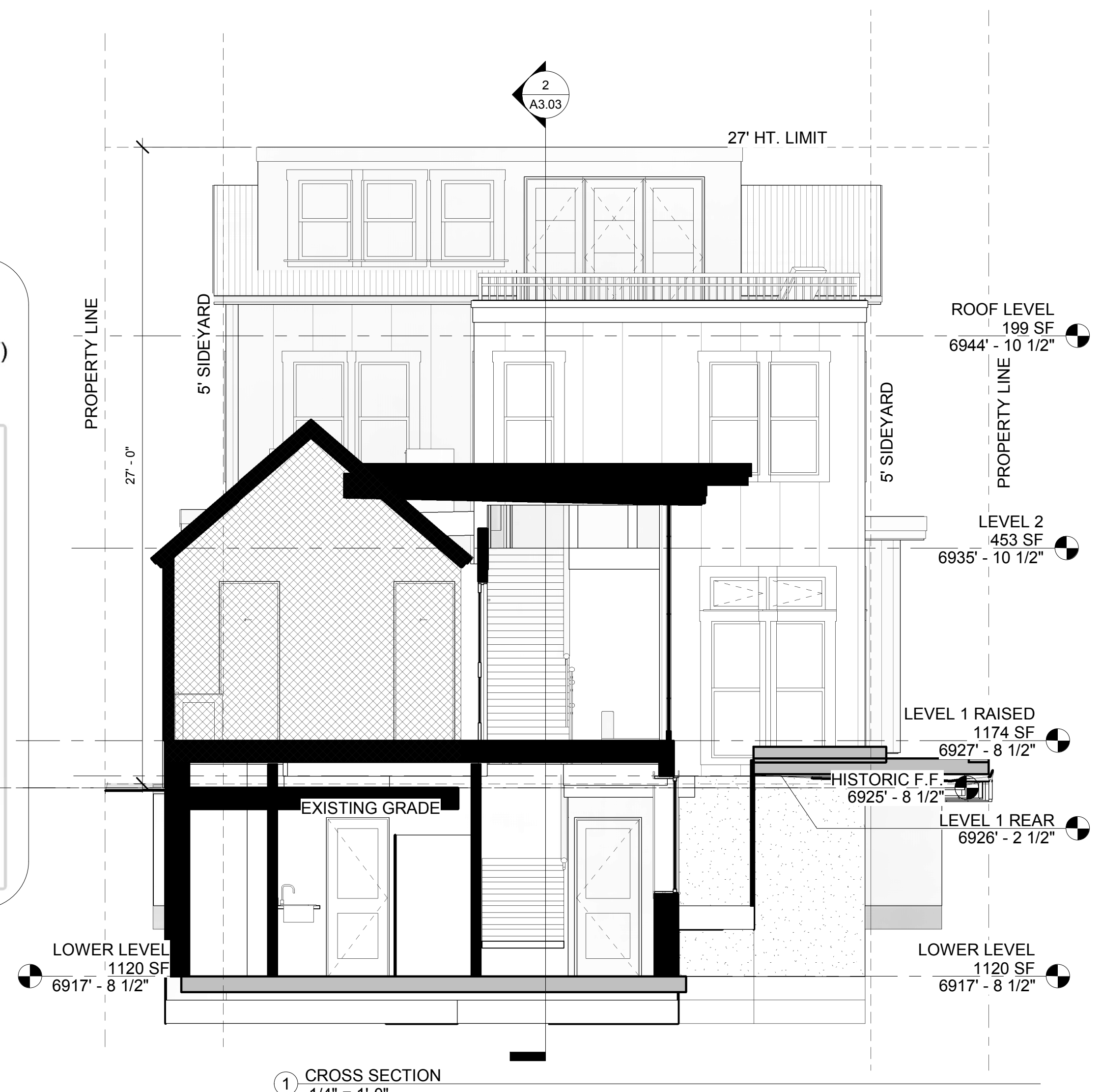
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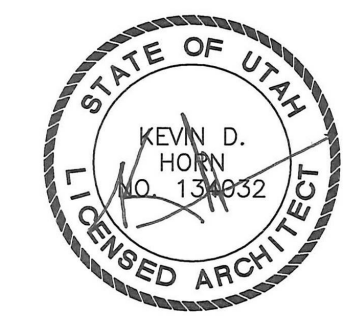
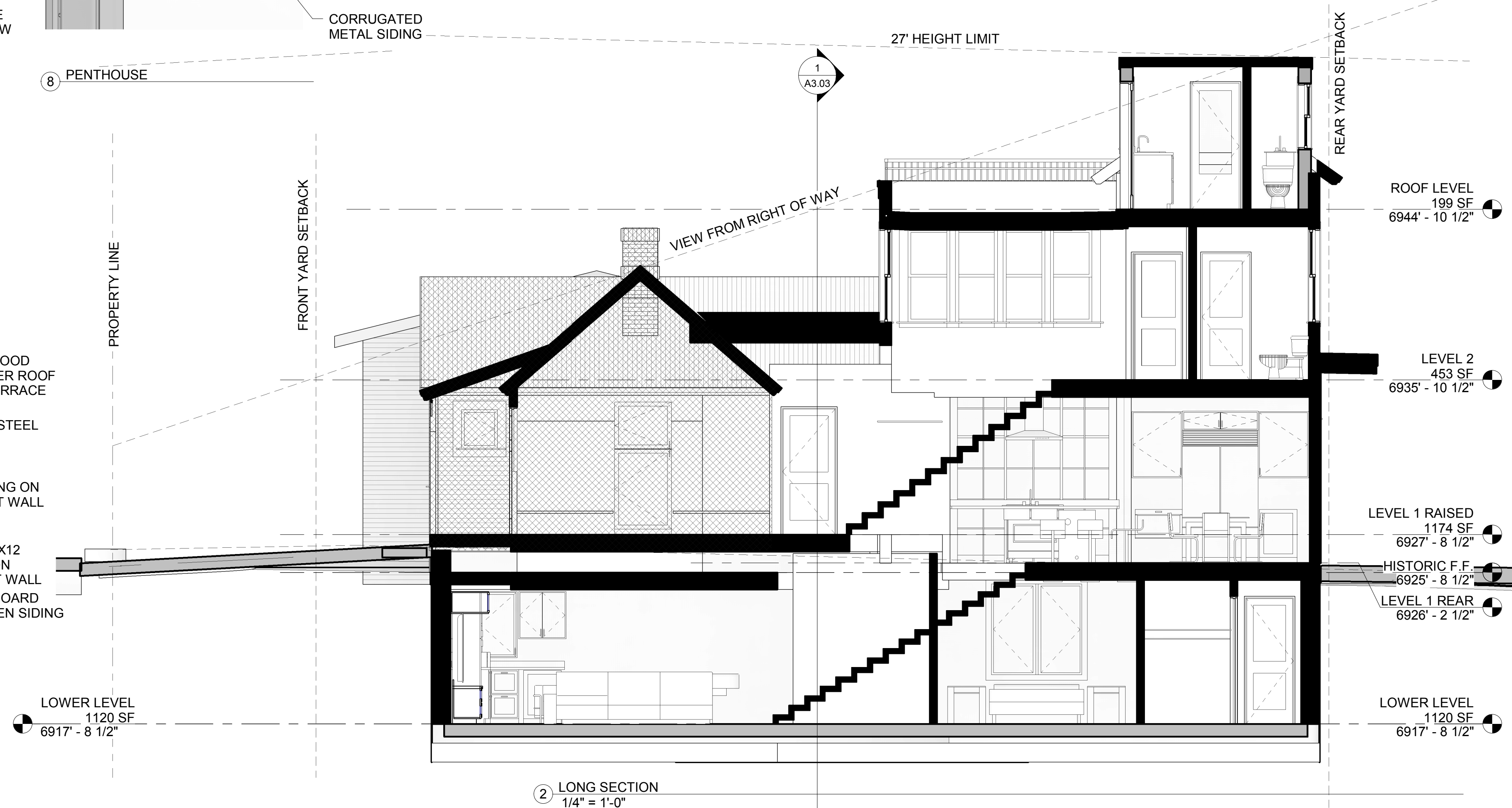
FLUSH FLOOR MOUNTED WALL CARRYING PIVOT



8 PENTHOUSE



2 LONG SECTION 1/4" = 1'-0"



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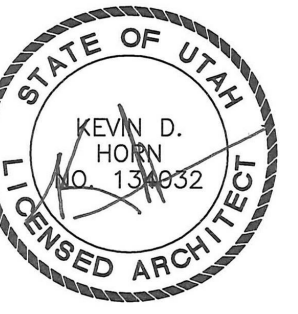
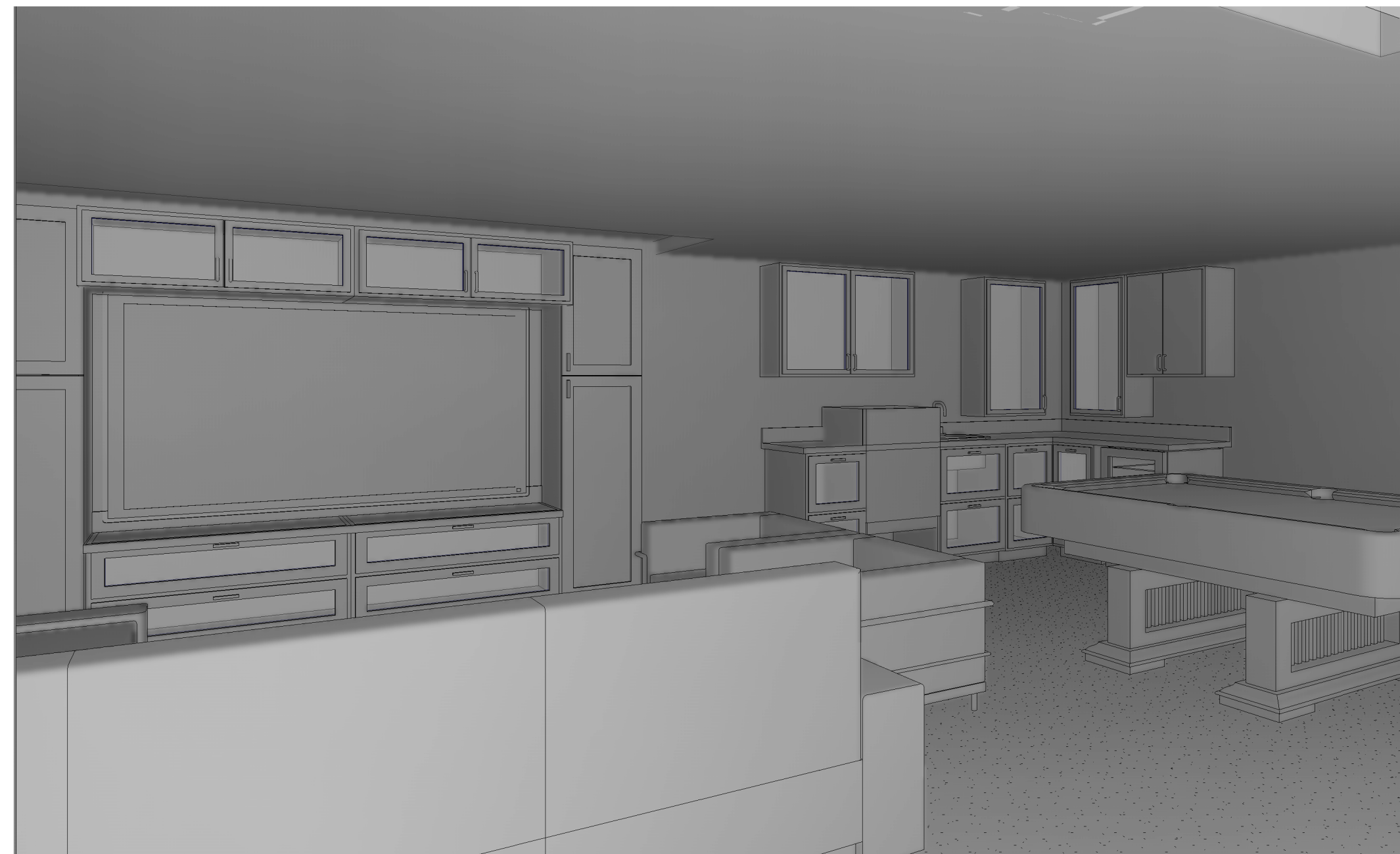
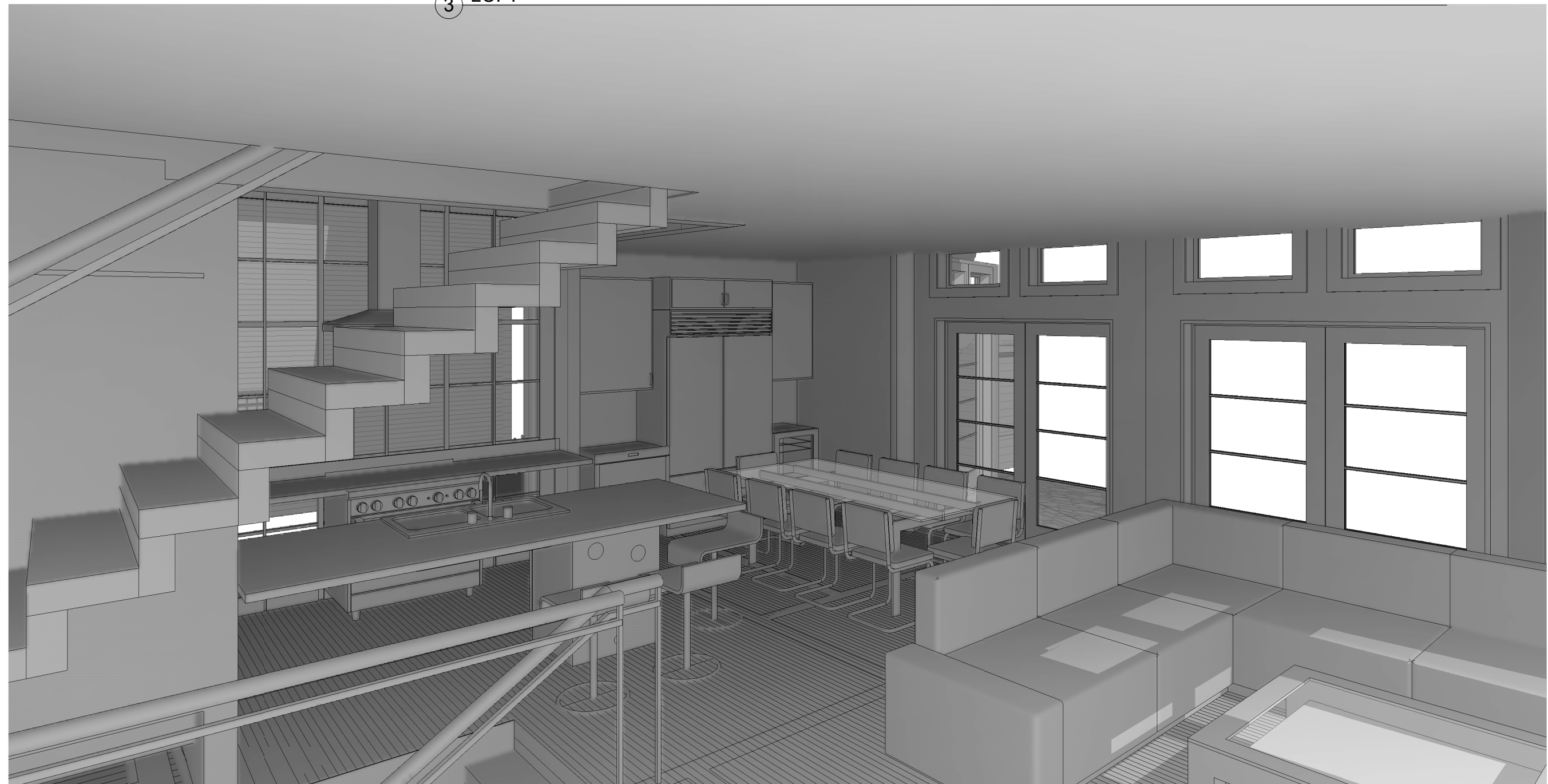
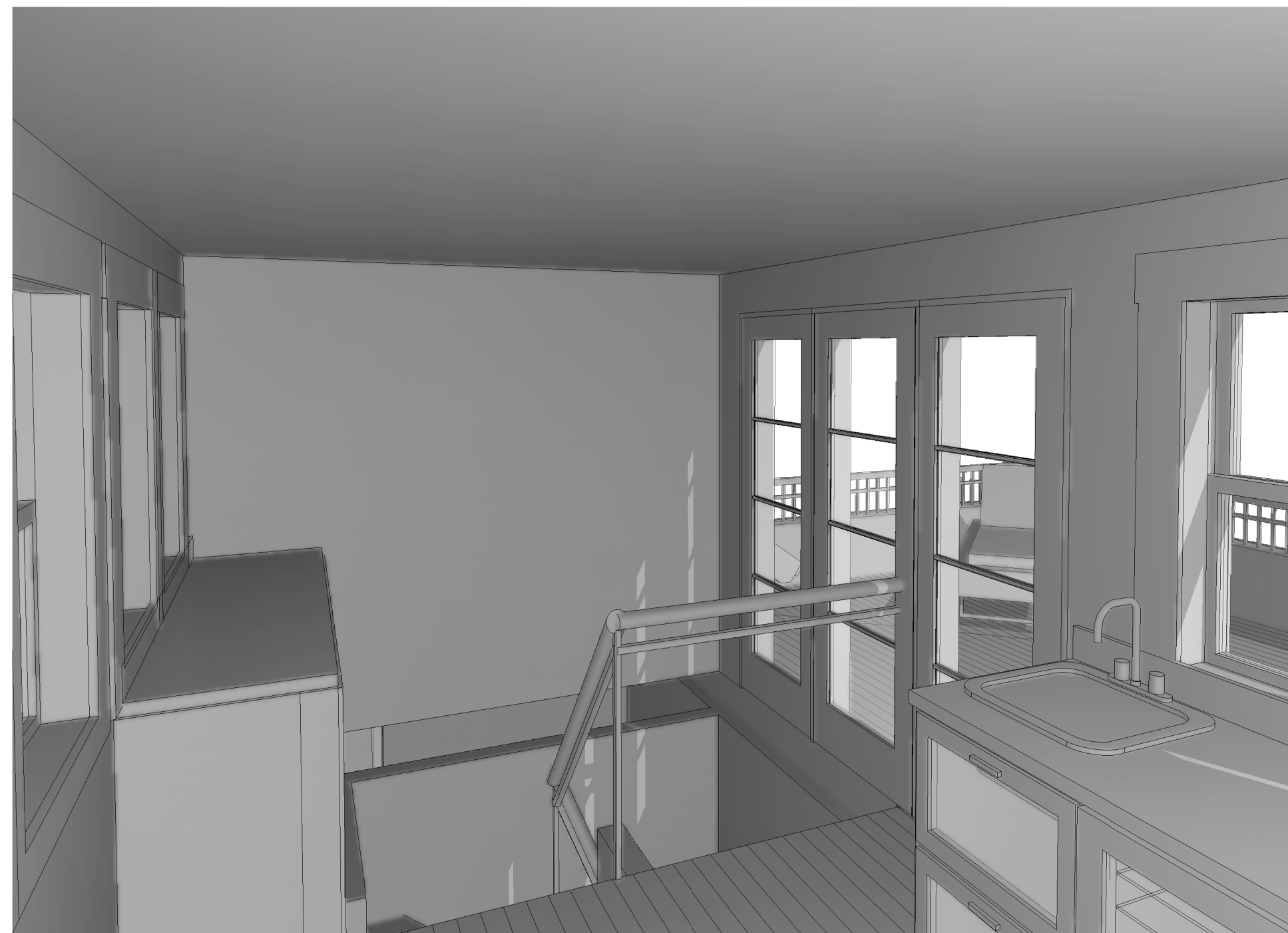
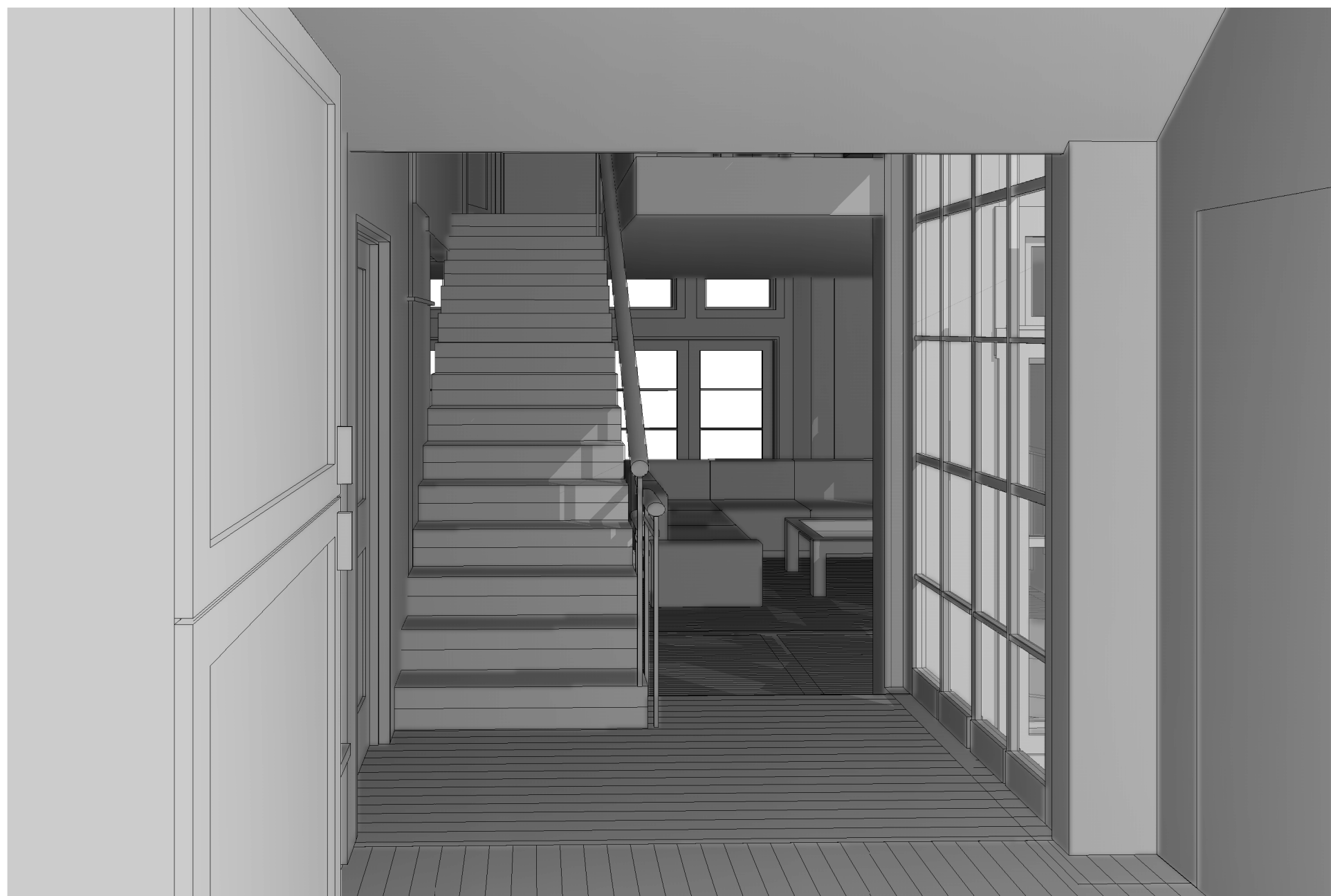
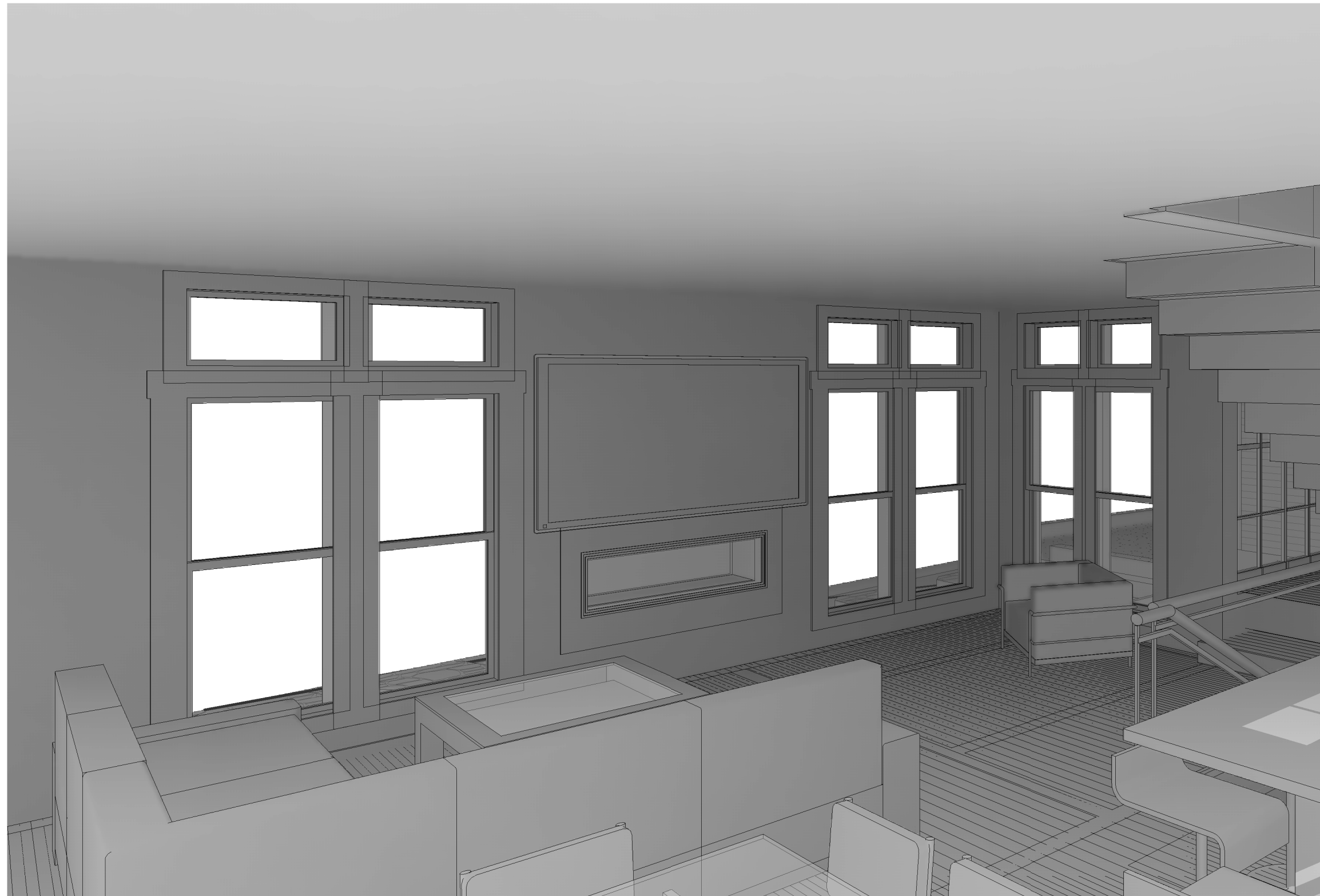
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SECTIONS

A3.03
Scale 1/4" = 1'-0"



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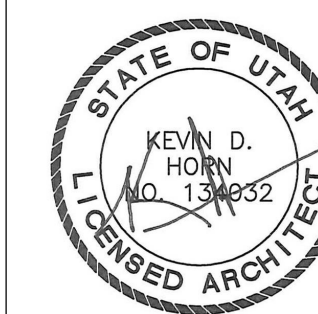
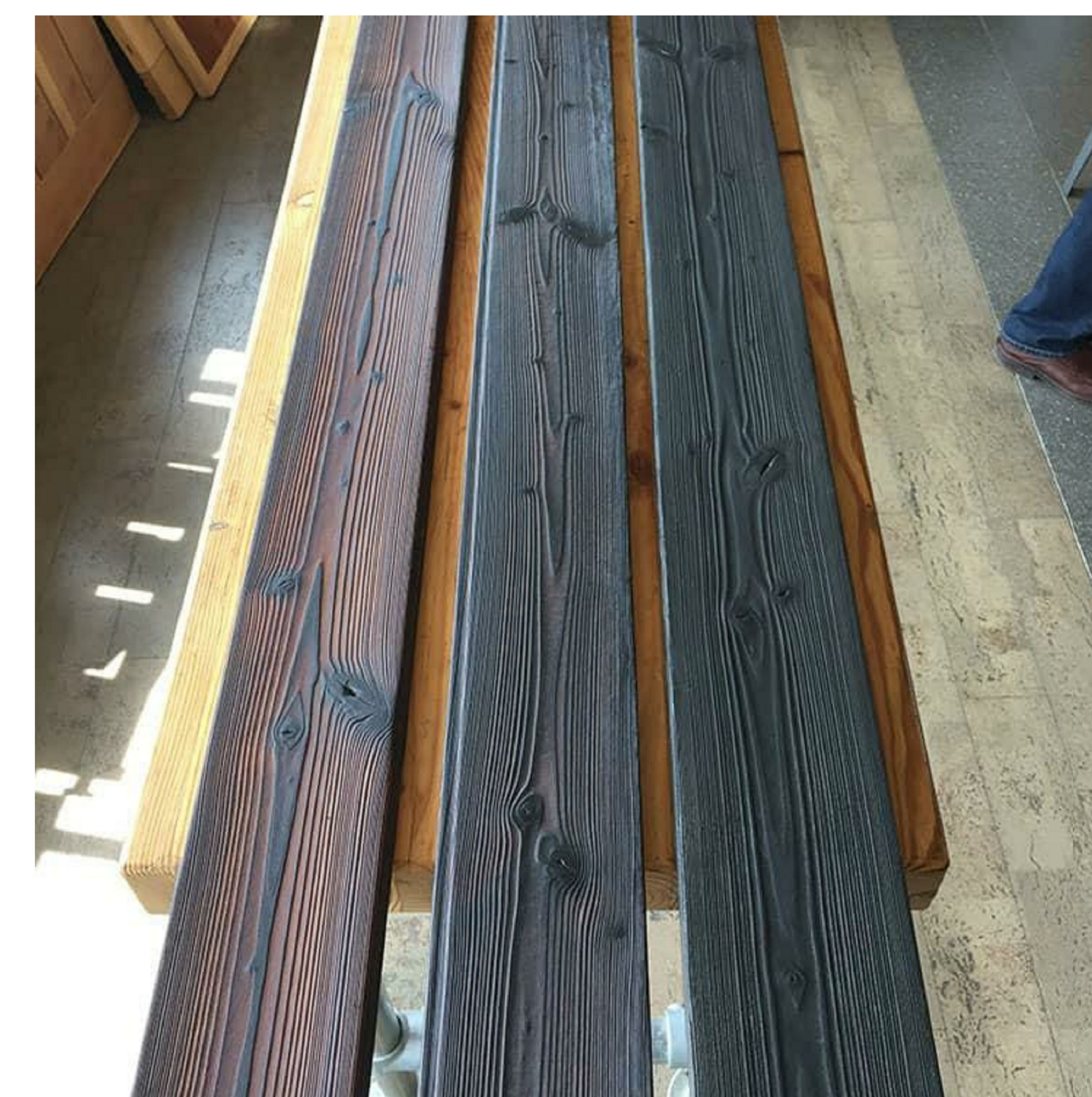
[illegible]

Project number	2001
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INTERIOR VIEWS

A5.01

Scale



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[illegible]

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EXTERIOR FINISHES

A8.01

Scale

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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: HRM

NAME: Alter Residence

ADDRESS: 1128 Park Ave

TAX ID: SA-365 OR

SUBDIVISION: _____ OR

SURVEY: Park City LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: Kevin Horn, architect

PHONE #: (801) 232 - 9333 FAX #: () -

EMAIL: kevin@hornandpartners.com

INSTRUCTIONS FOR HISTORIC PRESERVATION PLAN

The purpose of the HISTORIC PRESERVATION PLAN is to provide a detailed description of the proposed project, including the scope of work, methods/techniques being considered, and the potential impacts and/or benefits to Park City's historic resources. The Planning Department is authorized to require a Historic Preservation Plan as a condition of approving an application for a building project that affects a historic structure, site or object. The Planning Director and the Chief Building Official, or their designees, must approve the Historic Preservation Plan.

It is important to address the condition of each element, feature, or space of a historic site and/or structure as identified by the Physical Conditions Report.

Please note the following:

- 1. Multiple Buildings and/or Structures.** For Historic District Design Reviews (HDDR) that include more than one (1) structure, please complete an individual Physical Conditions Report for each structure on the site.
- 2. Scope of Work.** Summarize the impacts the proposed project will have on each of the elements/features identified by the Physical Conditions Report. If the project proposes a negative impact on any character-defining feature, explain why it is unavoidable and what measures are proposed to mitigate the adverse affects.
- 3. Construction Issues.** Following the format of the Physical Condition Report, summarize the work being proposed for each feature. Provide reference to or excerpts from the Physical Condition Report if needed to supplement the work summaries. Address the treatments being considered and the methods and techniques being proposed.

According to the *Design Guidelines for Historic Districts and Historic Sites* the four treatments for historic sites include:

- **Preservation.** If you want to stabilize a building or structure, retain most or all of its historic fabric, and keep it looking the way it does now, you will be preserving it. Preservation is the first treatment to consider and it emphasizes conservation, maintenance and repair.
 - **Rehabilitation.** If you want to update a building for its current or a new use, you will be rehabilitating it. Rehabilitation, the second treatment, also emphasizes retention and repair of historic materials, though replacement is allowed because it is assumed that the condition of existing materials is poor.
 - **Restoration.** If you want to take a building back to an earlier time by removing later features, you will be restoring it. Restoration, the third treatment, centers on retaining materials from the most significant period in the property's history. Because changes in a site convey important information about the development history of that site and its structures, restoration is less common than the previous treatments.
 - **Reconstruction.** If you want to bring back a building that no longer exists or cannot be repaired, you will be reconstructing it. Reconstruction, the fourth treatment, is used to recreate a non-surviving building or one that exists now, but is extremely deteriorated and unsalvageable. Reconstruction is rarely recommended.
- 4. Conditions Evaluation.** The scope of work for those features/elements identified as fair or poor in the Physical Conditions Report require a more comprehensive approach to its deteriorated condition. Please provide specific details outlining your scope of work.
 - 5. References.** Specific conditions should be addressed using recognized preservation methods. It may be helpful to reference the National Park Service's Preservation Briefs in order to specify

recognized preservation methods for features/elements such as wood windows, porches, and masonry chimneys. These and other features are described in the Preservation Briefs, available online at: <http://www.nps.gov/tps/how-to-preserve/briefs.htm>.

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: **GRADING**

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 site is relatively flat with only 2' slope. The structure is low and will be raised 24" with minimal transition grading as required.

SEE 1

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: **Roof, floor, 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:

Roof, Floor and foundation structure will be replaced from the interior without removing roof or walls unless it is determined in construction that the roof section needs to be removed to properly install reinforcing to preserve the historic roof lines.

SEE 2, 3, 4



GRADING



WALLS





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: **Metal Roof**

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:

Metal roof has been replaced with a non-historic "b" shape metal profile. this will be replaced with a corrugated metal roof appropriate to the period. Snow retention devices will be installed.

SEE 5

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: **Central Brick 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 is a central brick chimney that will be restored. A secondary chimney/vent stack is part of the non-contributing addition to be removed.

SEE 6



ROOF

CHIMNEY



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: **West**

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 west facade is the primary historic facade and will be preserved with existing siding, detailing and reconstructed wood windows.

SEE 7

Element/Feature: **North**

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 north facade will have window modification to meet current light and ventilation requirements. The existing and new windows will be of matching historic wood. A transitional element will be added for the addition.

SEE 8



WEST

NORTH



Element/Feature: **East**

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 east facade will be removed for the new addition except for the upper gable of the original historic structure. The gable contains a window opening that was boarded up and will be reopened with a historic gable window facing the rear.

SEE 9

Element/Feature: **South**

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 south wall of the original historic home will be preserved. The non-contributing additions will be removed and replaced with a transitional element for the addition.

SEE 10



EAST

SOUTH



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: **Replace 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:

Lift structure and install new foundation

SEE 11

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: **Porch roof**

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:

Porch will be preserved and leveled with the historic detailing.

SEE 12

FOUNDATION



PORCH



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: **Entry**

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 entry door will be preserved with functioning hardware and repainted finish.

SEE 13

Element/Feature: **Rear Door**

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:

Rear door will be removed with the non-contributing addition.

SEE 14

FRONT DOOR





REAR DOOR

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: **West**

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 west windows will be preserved and brought into working function with the existing historic wood materials.

SEE 15, 17

Element/Feature: **North and South**

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 windows that are part of the historic portion of the home will remain and be preserved. Other windows will be removed with the not-contributing addition.

East windows are not historic and will be removed for the addition

SEE 16, 18





NORTH



EAST

SOUTH



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: **Heating**

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:

Existing heating is poorly functioning in the crawl space and is not energy efficient. New heating system will be installed.

SEE 19

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: **Addition**

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:

A new transitional element will be constructed connecting the new addition in the rear of the home. The transitional element and distance from the existing ridge line will make the addition mostly screened from the right of way. The upper most portion of the addition will be partially visible but substantially subordinate to the historic structure due to its distance from the historic structure.

SEE 20





20

ADDITION



Supplemental Sheets

Supplemental Page ____ of ____

Supplemental pages should be used to describe the scope of work and preservation treatment for any additional elements and features not previously described in this packet.

Element/Feature: **DETAILS**

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:

Various detail on the west historic elevation will be preserved. Also roof and fascia details on all elevations will be preserved.

see 21

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:



DETAILS

4. PROJECT TEAM

List the individuals and firms involved in designing and executing the proposed work. Include the names and contact information for the architect, designer, preservation professional, contractor, subcontractors, specialized craftspeople, specialty fabricators, etc...

Provide a statement of competency for each individual and/or firm listed above. Include a list or description of relevant experience and/or specialized training or skills.

Will a licensed architect or qualified preservation professional be involved in the analysis and design alternatives chosen for the project? Yes or No. If yes, provide his/her name.

Will a licensed architect or other qualified professional be available during construction to ensure the project is executed according to the approved plans? Yes or No. If yes, provide his/her name.

5. SITE HISTORY

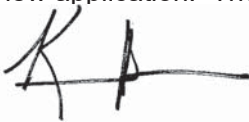
Provide a brief history of the site to augment information from the Historic Site Form. Include information about uses, owners, and dates of changes made (if known) to the site and/or buildings. Please list all sources such as permit records, current/past owner interviews, newspapers, etc. used in compiling the information.

6. FINANCIAL GUARANTEE

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. (See Title 15, LMC Chapter 11-9) Describe how you will satisfy the financial guarantee requirements.

7. ACKNOWLEDGMENT OF RESPONSIBILITY

I have read and understand the instructions supplied by Park City for processing this form as part of the Historic District/Site Design Review application. The information I have provided is true and correct to the best of my knowledge.

Signature of Applicant:  Date: 5-20-20

Name of Applicant: Kevin Horn, architect

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Charles Rolfe House**

Address: 1128 PARK AVE

AKA: 1130 Park Avenue

City, County: Park City, Summit County, Utah

Tax Number: SA-365

Current Owner Name: HOSENFELD/HOLT FAMILY LLC Parent Parcel(s):

Current Owner Address: PO BOX 579; PARK CITY, UT 84060-0579

Legal Description (include acreage): SUBD: SNYDERS ADDITION BLK 56 LOT: 8; 0.06 AC

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:

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

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

☐ 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.):

Foundation: Not verified.

Walls: Drop siding.

Roof: Cross-wing roof form sheathed in standing-seam metal material.

Windows/Doors: Paired and single 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 remains as it was described in the National Register nomination (see Structure/Site Form, 1983). Minor alterations include the addition of decorative porch elements that do not appear in the early photographs. The changes are minor and do not affect the site's original design character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting remains unchanged from what is described in the National Register nomination and early photos.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

Feeling (Describe the property's historic character.): 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.

This site was nominated to the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*, but was not listed because of the owner's objection. It was built within the historic period, defined as 1872 to 1929 in the district nomination. The site retains its historic integrity and would be considered eligible for the National Register as part of an updated or amended nomination. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

5 SIGNIFICANCE

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

Date of Construction: c. 1895¹

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:

¹ National Register nomination.

- ☐ 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: West elevation. Camera facing east, 2006.

Photo No. 2: Southwest oblique. Camera facing northeast, 1995.

Photo No. 3: Northwest oblique. Camera facing southeast, 1983.

Photo No. 4: West elevation. Camera facing east, tax photo.

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



Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 1130 Park UTM: 12 457660 4499900
 Name of Structure: Park City, Summit County, Utah
 Charles Rolfe House T. R. S.
 Present Owner: Helen L. and Kenneth W. Holt
 Owner Address: c/o Fairmont School
 1557 West Marble Street, Anaheim, CA 92802
 Year Built (Tax Record): Effective Age: Tax #: SA 365
 Legal Description: Kind of Building:
 All of Lot 8, South half Lot 9 Block 56, Snyder's
 Addition to Park City Survey.
 Less than one acre.

STATUS/USE 2

Original Owner: Unknown Construction Date: 1895 Demolition Date: c. 1895
 Original Use: Residence Present Use: Residence
 Building Condition: Integrity: Preliminary Evaluation: Final Register Status:
☐ Excellent ☐ Site ☐ Unaltered ☒ Significant ☐ Not of the ☐ National Landmark ☐ District
☒ Good ☐ Ruins ☒ Minor Alterations ☐ Contributory Historic Period ☐ National Register ☐ Multi-Resource
☐ Deteriorated ☐ Major Alterations ☐ Not Contributory ☐ State Register ☐ Thematic

DOCUMENTATION 3

Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:
 Views: ☐ Front ☐ Side ☐ Rear ☐ Other Views: ☐ Front ☐ Side ☐ Rear ☐ Other

Research Sources:

☒ Abstract of Title ☒ Sanborn Maps ☒ Newspapers ☐ U of U Library
☒ Plat Records/Map ☐ City Directories ☐ Utah State Historical Society ☐ BYU Library
☒ Tax Card & Photo ☐ Biographical Encyclopedias ☐ Personal Interviews ☐ USU Library
☐ Building Permit ☒ Obituary Index ☐ LDS Church Archives ☐ SLC Library
☐ Sewer Permit ☒ County & City Histories ☐ LDS Genealogical Society ☒ Other Census Records

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Salt Lake Tribune. November 20, 1966, p. C-7. Charles Rolfe obituary.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: T/L Cottage by Addition

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one story frame T/L cottage with a gable roof. It is a T/L cottage by addition, but, unlike most houses of this type which have a cross-wing added to an existent hall and parlor house, the cross-wing section of this house was the original section, and the stem-wing was the later addition. According to the Sanborn Insurance Map of 1907, this house was originally a shotgun house, a long rectangular house oriented gable end to the street. When the stem-wing was added, the two roof edges did not meet, and a section of the stem-wing roof projects up over the roof edge of the cross-wing. A pair of double hung sash windows topped with a single pedimental window head is set into the gable end of the cross-wing, and there is a door and single window on the stem-wing. A porch spans the west side of the stem-wing. A shed extension was added to the rear of the house. It is complementary to the house in scale and materials. In-period rear extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. The house does not maintain its original integrity as a shotgun house. It,
(See continuation sheet)

Statement of Historical Significance:

Construction Date: c. 1895

Built c. 1895, the Charles Rolfe House at 1130 Park is architecturally significant as one of about 34 extant T/L cottages by addition in Park City, 11 of which are included in this nomination. The T/L cottage was one of three popular Park City house forms that was built in the late nineteenth century. T/L cottages by addition make up 9% of the total number of in-period buildings in Park City, and represent 30% of the total number of houses with T/L plans. In most cases this type of T/L cottage resulted from the addition of a cross-wing to an existing hall and parlor house. This T/L cottage, however, was created by adding a stem-wing to an existing shotgun house. It is the only documented extant example in Park City of a T/L cottage that was originally a shotgun house. Even though the normal process by which a T/L cottage by addition was generally created was reversed in this house, the house is still significant because it documents the most common and acceptable major method of expanding a small mining town cottage-adding a wing to an existing building.

Judging from its appearance, this house was probably built in the mid-1890s, but the exact date of its construction and the name of its original owner are not known. The 1907 Sanborn Insurance Map, which was the first to cover this area, indicates that the original "shotgun" portion of the house was built by that time. The stem-wing addition on the south side of the house was probably built in 1909, when the owner, Charles Rolfe, mortgaged the property for \$150, a likely amount to cover the cost of materials for the addition. Due to insufficient property records, it is not known when Rolfe bought the property or how long he owned it. He was probably not the original owner, since his name does not appear on the 1900 census records as a resident of a house on Park Avenue. Rolfe, born in 1883, was a dairy farmer and probably did not own this house until after his marriage in 1905.

(See continuation sheet)

1130 Park

Description continued:

however, was altered to a larger, equally acceptable form, the T/L cottage, and retains its integrity as a T/L cottage. It is the only documented extant example of a shotgun house that was enlarged to a T/L cottage.

History continued:

David C. McLaughlin of the Park City Townsite Corporation was the owner of this and much of the surrounding property from 1893 until 1905. It is possible that he had this house built as rental property, but it is more likely that it was built by someone who had "bought" this land through an unofficial property transaction - a common occurrence in the early decades of Park City's settlement.

Other owners of this property after Rolfe include Frank Archer (c.1915-24), and Peter V. Offret and family (1924-64).

