



**PARK CITY HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
August 21, 2019**

PUBLIC NOTICE IS HEREBY GIVEN that the HISTORIC PRESERVATION BOARD of Park City, Utah will hold its Historic Preservation Board Meeting at the City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 for the purposes and at the times as described below on Wednesday, August 21, 2019.

MEETING CALLED TO ORDER AT 5:00 PM.

I.ROLL CALL

II.MINUTES APPROVAL

- II.A. Consideration to Approve the Historic Preservation Board Meeting Minutes from August 7, 2019.
[August 7, 2019 Minutes](#)

III.PUBLIC COMMUNICATIONS

IV.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

V.REGULAR AGENDA

- V.A. 839 Woodside Avenue – Historic District Design Review
Historic Preservation Board Review for Material Deconstruction of a Landmark Historic Site –
The Applicant is proposing to rehabilitate of the Landmark Historic Site following the Material Deconstruction of the non-historic concrete foundation; non-historic retaining walls; non-historic doors; non-historic and Historic siding; non-historic roof material; non-historic porch; non-historic steps; non-historic chimney; Historic and non-historic windows; and Historic shed. PL-19-04131
A) Public Input and B) Possible Action
[Staff Report](#)
[Exhibits](#)
- V.B. 22 Prospect Avenue – Historic District Design Review
Historic Preservation Board Review for Reconstruction of a Landmark Historic Site –
The Applicant is proposing to Reconstruct the Landmark Historic shed that collapsed due to age and snow loads. A Notice and Order has been issued for the collapsed shed. PL-19-04269
A) Public Hearing and B) Possible Action

[Staff Report](#)
[Exhibits](#)

- V.C. Land Management Code (LMC) Amendments –
Regarding Historic Preservation in 15-11 including amendments to the following sections:
15-11-2(C) Terms and Qualifications of Members; 15-11-8(A) Staff Assistance; and
15-11-12.5 Historic Preservation Board Review for Material Deconstruction. All references
to Utah Heritage Foundation will be updated to reflect their new organizational name of
Preservation Utah. The Historic Preservation Board Review process for Material
Deconstruction will be updated as directed by City Council. PL-19-04232
A) Public Hearing and B) Possible Recommendation to Planning Commission on August
28, 2019

[Staff Report and Exhibits](#)

VI.ADJOURN

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

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

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF AUGUST 7, 2019

BOARD MEMBERS IN ATTENDANCE: Lola Beatlebrox, Puggy Holmgren, Jack Hodgkins, Randy Scott

EX OFFICIO: Bruce Erickson, Hannah Tyler, Caitlyn Barhorst, Tricia Lake

The Board had site visits to 901 Woodside Avenue and 1135 Norfolk Avenue prior to the meeting.

Director Erickson noted that Doug Stephens was at the Old Town Circulation Planning meeting. John Hutchins had a work conflict and was not able to attend this evening.

Director Erickson requested that the Board nominate a Vice-Chair to facilitate the meeting this evening.

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

VOTE: The motion passed unanimously.

Vice-Chair Scott assumed the Chair.

ROLL CALL

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

ADOPTION OF MINUTES

July 17, 2019

MOTION: Board Member Hodgkins moved to APPROVE the minutes of July 17, 2019 as written. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Director Erickson announced that the next HPB meeting was scheduled for August 21st. He anticipated only having one meeting in September. Planner Tyler noted that the first Wednesday in September was the week of Labor Day. Director Erickson stated that the Planning Department would send a notice for the meeting on September 4th. If Board members will be out of town that week, the meeting would be rescheduled.

Vice-Chair Scott asked if the HPB had a quorum for the meeting on August 21st. Director Erickson answered yes.

Board Member Hodgkins disclosed that he was a Board Member of Preservation Utah, but he did not believe that association would affect his ability to vote on the LMC item on the agenda this evening.

Board Member Holmgren noted that in the past the agenda had page numbers for each item. She asked if it was possible to add the page numbers again.

CONTINUATIONS - (Public Hearing and Continue to date specified).

Land Management Code (LMC) Amendments - PL-19-04232

Regarding Historic Preservation in 15-11 including amendments to the following sections: 15-11-2(C) Terms and Qualifications of Members; 15-11-8(A) Staff Assistance; and 15-11-12.5 Historic Preservation Board Review for Material Deconstruction. Staff will be updating all references to Utah Heritage Foundation to reflect their new organizational name of Preservation Utah. In addition, staff will be updating the Historic Preservation Board Review process for Material Deconstruction as directed

Vice-Chair Scott opened the public hearing. There were no comments. Vice-Chair Scott closed the public hearing.

MOTION: Board Member Beatlebrox moved to CONTINUE the Land Management Code Amendments to August 21, 2019. Board Member Hodgkins seconded the motion.

VOTE: The motion passed unanimously.

REGULAR AGENDA

1. 1135 Norfolk Avenue - Historic District Design Review - PL-17-03702 Historic Preservation Board Review for Reconstruction of a Significant Historic Site.

The Board visited the site prior to the meeting this evening.

Board Member Holmgren asked if the extension for the plat amendment had been approved. Planner Barhorst stated that it was approved last Thursday.

Garrett Strong, representing the applicant, stated that the goal was to plan a site visit so the Board could see what was behind the siding in order to make educated decisions on how to proceed. Mr. Strong thought it was apparent walking through the house that the northwest and possibly the northeast corner were all original walls. He presented a picture showing the entry from the front door. He indicated the vertical boards that were still in place and he believed they were most likely part of the original structure. The bedroom on the southeast corner and the kitchen behind it were added on, and possibly the bathroom.

Mr. Strong stated that the roof structure was indicative of a roof being added on. It was easy to see difference between the 1x6 of the original structure and the 1x10s in the room that was added. He remarked that when the house was built the slope of the roof would have been equal on both sides. Mr. Strong thought it appeared that the area coming off the back of the house with a shallower pitch was added at a later time. He noted that most of the homes in Old Town were put together in a T-shape. In this particular home they would be looking at the living room and the two bedrooms to the north, which is the structure with the gable-end running east to west; and then a little bit of a wing coming off of it. Looking from the front of the house on the east side of the home, they could see how the old doorway had been cut in and replaced.

Mr. Strong stated that these were the kinds of questions in terms of what is historic and what they were trying accomplish and salvage. He noted that a significant amount of reinforcement needs to be done into the roof structure. The old roof structure is clearly historic and a new portion of the roof is not. As they went into the crawl space they could see concrete, stones stacked in certain places, a floor that was added on. Mr. Strong needed clarification on what the Board would like to see done after visiting the site. The applicant would prefer to panelize the structure, keeping the west, north and east walls and bringing them back. However, because it is a historic home the applicant was looking for guidance.

Board Member Hodgkins clarified that the Board had approved the material deconstruction at the last meeting. He understood that the primary issue this evening was panelization. Planner Barhorst stated that currently the applicant was requesting reconstruction which is the focus of this discussion; however, they were also asking for direction.

After visiting the site and looking at the historic maps, Planner Barhorst observed that the original proportions of the house were a little shorter on the cross-gable

side. She found vertical framing and evidence of nails of the siding that could have been on the exterior side. With the additional of the horizontal structure being added at a later date, she dated that to around 1940 because of the maps and the time period for using asphalt.

Board Member Hodgkins did not believe the map showed the original location of the front door. Planner Barhorst replied that the Sanborn maps are not always accurate. She thought another indication was the floor level change. The exterior siding did not have structure behind. There was a floor level change, which could have been the original porch to the rear. She pointed out that the siding on the addition side to the south did not have the drop siding. It only has asphalt brick and then the structure. The other pieces of the original T-shape have the drop siding.

Board Member Beatlebrox stated that during the site visit, what they saw in the front of the house was a hodge-podge of siding which was termed as lapsiding. Where the siding was removed, they could see the 1x12 wall behind it, which is essentially the interior of the house. Ms. Beatlebrox observed that there was not much lapsiding on the front of the house. She asked if Planner Barhorst had determined the lapsiding to be historic. Planner Barhorst answered yes, because it was the original form before the addition.

Board Member Beatlebrox remarked that in a reconstruction they would want to keep as much of the lapsiding as possible in the front of the house. She also noted from the pictures that there was also lapsiding inside the house. Planner Barhorst replied that she was correct. Ms. Beatlebrox assumed that lapsiding was also considered historic and could be used on the front of the house. Ms. Barhorst stated that it was possibly the original exterior porch. She thought the original interior materials could be reused.

Board Member Beatlebrox understood that the applicant was proposing to put as much of the historic lapsiding as possible on the front of the house. She assumed they were not concerned about the 1x12s because they are on the interior. Ms. Beatlebrox thought the primary decision was whether the HPB would ask the applicant to lift the house and drop it down, and cover the front with the lapsiding; or whether the entire house would be disassembled and rebuilt using the lapsiding. She noted that the engineer had said the house could be lifted, but at the same time the floors are uneven and the house is a hodge-podge. Ms. Beatlebrox questioned how much of the original material could be used.

Vice-Chair Scott agreed with Ms. Beatlebrox; however, he thought they needed to focus on reconstruction of an existing historic building or structure. Per the LMC, a building can be reconstructed if it is deemed hazardous or dangerous by the Chief Building Official.

Board Member Barhorst reviewed the criteria and the Staff analysis. Criteria 1 did not comply. She noted that Dave Thacker, the Chief Building Official, was present to answer questions on his determination.

Mr. Strong clarified that the engineer did not believe the house should be lifted, but Mr. Thacker had said he thought it could be lifted. Mr. Strong was willing to take any of the salvageable original siding off the west and north walls and put it on the front.

Board Member Beatlebrox asked if there was any precedent for not complying with Criteria 1. Dave Thacker, the Chief Building Official, stated that he made the determination on Criteria 1. He noted that the determination letter from the structural engineer recommended panelization as opposed to lifting the house. When he looked at the building itself there were areas that could be panelized and he agreed with that assumption.

Vice-Chair Scott recalled that when the HPB last met, there was limited deconstruction on the inside. Mr. Thacker replied that very little had been pulled apart. He had not been to the site since his initial determination. Vice-Chair Scott thought hodge-podge was an accurate word. It looked like the house could be structurally sound for panelization or being moved.

Cam Schiedel, representing the applicant, thanked the Board for taking the time to visit the site. Ms. Schiedel stated that the applicant originally submitted for approval to deconstruct the historic structure. However, after having the opportunity to do more deconstruction they found historic siding on the inside. There is very little historic siding on the front, but other material on the property is historical. Ms. Schiedel stated that they would be open to revising the plan to disassemble in a panelization fashion and reuse as much historic material as possible.

Vice-Chair Scott asked if the applicant was changing their request to panelization. Planner Barhorst replied that the current proposal was for reconstruction. She had analyzed the proposal against the Code criteria based on reconstruction. If the request is changed to panelization, the application would need to be updated and a new Staff report provided.

Vice-Chair Scott thought the front gable was one of the most distinguishing characteristics. He noted that a portion of the newer siding was taken off and it looked like there was drop siding on the entire area. He believed the windows have been changed at least twice, and it was typical of any old town home where there are patches on the outside. He pointed to the left and right of the two windows and considered that to be historic siding.

Board Member Holmgren stated that there was so much of the original siding in different places on the outside and on the inside. She was pleased that the applicant was willing to put the historic siding on the front.

Mr. Strong stated that if they take off the siding, store it, and reuse it on the front of the house, whether that would be considered panelization. He understood that they would not need to take the entire wall. It would still be considered panelization if they only saved specific pieces. Planner Barhorst explained that the approval needs to be for reconstruction of the form. The applicant would then come back and request panelization. She clarified that currently the request is for reconstruction.

Board Member Hodgkins asked if they would only come back for panelization if the Board did not approve reconstruction. Planner Barhorst replied that he was correct. She noted that the applicant already has approval for material deconstruction to renovate, lift, fix it up, and add the addition on the back.

Planner Hannah Tyler explained that the current request is for reconstruction, which would be to save some material throughout the building and reuse it. Panelization would take each wall and add 2x4s and other structural members to the interior of each wall prior to cutting them out. They would use a crane to pull the panels and they would be stored either on-site or off-site. Planner Tyler pointed out that Garrett Strong has done this work on other homes in the past.

Planner Tyler noted that panelization and reconstruction are very different requests and she wanted to make sure the Board understood that the application before them was reconstruction. The applicant could amend their application, but the Staff would need to change some findings. To prevent this from going to another meeting, she suggested that the Board could move on to the next agenda item to give the Staff time to work on Findings and come back after the discussion on 901 Woodside.

Director Erickson did not favor a hurry-up approach. Depending on the public hearing and the direction the Board takes, he thought the HPB could direct the Staff to prepare Finding for ratification at the August 21st meeting. That would allow adequate time to make sure they know exactly what the applicant was proposing and that the Findings and Conclusions accurately reflect what they want to accomplish.

Planner Barhorst commented on reconstruction versus panelization. She noted that panelization saves the whole wall structure. Reconstruction removes everything and the historic siding is put back piece by piece, but the structure is completely new.

Board Member Hodgkins understood that in panelization, interior siding could be filled onto the panels, but the panels still remain intact and the boards stay in their original location.

Board Member Beatlebrox asked if there was any precedence for not complying with Criteria 1. Director Erickson was not aware of anything.

Vice-Chair Scott opened the public hearing.

Ruth Meintsma, a resident at 305 Woodside, pointed to an area on the front of the structure where the drop siding is missing. On the inside it looked like a patch where there may have been a previous door or window. She thought that area was a small section and not the whole front. Ms. Meintsma stated that the front gable has the interior planks and the drop siding. The front has the drop siding with the exception of the small patch and the planks. The area open on the north side looks like it has drop siding and vertical planks. Ms. Meintsma noted that on the south side only the back end was exposed, so there could still be drop siding over the vertical on the front end. She remarked that if all the material is there, the essential form is saved.

Ms. Meintsma had looked in the General Plan to see if it said anything about historic material. She also went to neighborhoods in Old Town. She noted that the General Plan talks about specific neighborhoods. Ms. Meintsma read from the General Plan for the Old Town neighborhood. "The purpose in Old Town is to maintain historic district designation. The City must prevent significant modification alterations to historic structures and the loss of historic resources. Ms. Meintsma stated that the fabric of the historic structure must be retained, maintained, and protected to prevent the decline and loss of local historic resources. She noted that three of the four supported historic preservation practices are: Preservation, Rehabilitation, and Restoration. The fourth is the least favorable. Preservation is stabilization and retention of material, and it is the first treatment to consider. Preservation emphasizes conservation, repair, and maintenance. Rehabilitation is the second treatment and it allows for replacement of historic material when the condition of the material is too deteriorated to redress. Restoration is the third choice. Restoration takes the historic structure back to an earlier time by retaining materials from the most significant period in the structure's history. Ms. Meintsma stated that the City rarely recommends reconstruction for preservation practice because it produces a new structure identical in size, form, features, and details from a historic structure too dilapidated to be restored. Reconstruction lacks historic materials.

Ms. Meintsma understood this application was asking for a reconstruction, which requires completely removing and rebuilding the structure, and possibly adding back bits and pieces of the historic material. Ms. Meintsma thought the City should only allow reconstruction if the structure cannot be preserved in any other

way. Ms. Meintsma remarked that short of restoration, panelization would retain the historic material in a much better way than completely removing the structure.

Chair Scott closed the public hearing.

Cam Schiedel commented on the area under the front of the porch in the front of the house, and the area on the left side, and noted that they have not been able to confirm that there is much historic siding underneath those two portions. If the applicant chooses to request panelization, she understood they would not be able to take the historic siding from the rear house or the north side of the house and use it in the places where historic siding is missing. Ms. Schiedel stated that the applicant would like to use the historic material on the front of the house and use the interior lapping on the exterior. However, she was concerned that if they do not get approval for deconstruction there would not be enough historical siding to cover the portions of the house most visible from the street.

Board Member Beatebrox asked if that was accurate that gaps could not be filled with other historic siding from other parts of the house. Planner Barhorst answered no. She stated that currently no historic horizontal siding has been found where the original T-shape ends north to the middle of the porch where the addition was added. The full panel of siding found on the interior could definitely be reused on the exterior.

Board Member Hodgkins asked in a panelization if patched areas could be patched if necessary. He considered the gabled area to be historic from front to back, outside of the sheathing on the front. He thought it was important to keep all of it, including the inside. If patchwork is required, he asked if it could be pulled from other areas. Director Erickson stated that panelization does not prohibit repairs. He noted that the applicant already had approval for material deconstruction. Therefore, some of the materials could be removed from other walls that are not necessarily historic.

Director Erickson clarified that the panelization question was in lieu of raising the house. The Staff recommendation was that the structure could not be disassembled and reassembled. Planner Barhorst clarified that currently the application was only analyzed for reconstruction. Director Erickson commented on the importance of understanding exactly what the applicant was requesting so the Staff could write the Findings. The applicant would need to stipulate that the existing house would not be reconstructed; however, panelization in some form is acceptable. The Staff would make an affirmative Finding of Fact that the applicant put on the record that they wanted the request changed to either lifting or panelization.

Board Member Hodgkins asked if the HPB voted on the current request and it was denied, whether the applicant could come back and request panelization.

Director Erickson replied that it would be a different application because at that point they would be applying for something different. They would submit a new application and come back to the HPB.

Tricia Lake, with the Legal Department, thought the aspect of what the Board was reviewing had changed based on testimony from the applicant to the HPB. Ms. Lake thought clarification was needed on exactly what the applicant was requesting, because it affects the ability of the Planning Department to provide accurate Findings and Conclusions to the Board. She asked if the applicant was no longer requesting reconstruction and instead was asking for panelization.

Vice-Chair Scott suggested that each Board member state what they would be the most comfortable with in order to provide some direction to the Staff and the applicant.

Board Member Holmgren thought it would make everyone happy if they could bring the old siding to the front of the house. As an aside, she noticed a beautiful apple tree in the back of the property that she would like saved.

Board Member Beatlebrox noted that the application for reconstruction did not comply with Criteria 1 and they would need to deny the request for that reason. Ms. Beatlebrox thought panelization was a win/win for everyone; especially if they could pull pieces from other walls and portions of the structure to fill the gaps.

Vice-Chair Scott stated that his opinion was similar to Ms. Beatlebrox. He thought it was possible to lift the structure, but in his opinion, they would be lifting a couple of important areas of the house that would not be worth the expense. Vice-Chair Scott thought there was historic value to the front of the house. He was not able to see all of it, but the north side was very interesting, and he was particularly interested in the gabled area. Vice-Chair Scott was leaning towards some level of panelization looking at those areas specifically.

Board Member Hodgkins stated that in being asked to interpret the Findings of Fact and Conclusions of Law, he could not see how this would comply with the criteria for reconstruction. He did not believe the HPB could approve this application for reconstruction. Mr. Hodgkins stated that putting a garage underneath the most historic piece of the structure would ruin the streetscape and facade of the historic house. He did not understand why the applicant would want to make a historic single-level home look like a two-story structure. He pointed out that a non-historic garage already sits on the property and there was no reason why that garage could not be rebuilt. Mr. Hodgkins stated that he would need to see the Findings of Facts and Conclusions of Law for panelization before he could commit. He was not opposed if the applicant wanted to propose panelization.

Planner Barhorst asked if there was the potential for a combination of reconstruction and panelization. They could do panelization on the pieces everyone was concerned about, and reconstruct the rest of the historic form.

Mr. Hodgkins thought it was clear after the site visit which sections of the building were original. He asked if the applicant could come back and request additional demolition of the areas where the floor shifts, and only deal with the original portion of the building in terms of panelization.

Planner Tyler commented on other houses in Old Town where for various reasons the front and the side were panelized and other portions were reconstructed. However, those houses were in much worse condition than the structure at 1135 Norfolk. Planner Tyler clarified that the applicant could request a partial reconstruction and partial panelization based on the Chief Building Official's determination. She understood that the Chief Building Official did not find that parts of the building were dangerous or hazardous. Planner Tyler recommended that the applicant reassess and provide a panelization plan between now and the meeting on August 21st, and for the HPB to Continue this item to August 21st with panelization as the next step. At that time the applicant could come forward and propose the different panels they would be structurally stabilizing.

Ms. Schiedel and Mr. Strong were comfortable doing what Planner Tyler had recommended. Director Erickson clarified that the applicant needed to stipulate to the panelization this evening. Otherwise the HPB would probably deny the reconstruction application. Board Member Hodgkins asked if the applicant needed to withdraw the current application and submit a new application. Director Erickson stated that the typical procedure would be to have the applicant stipulate to what they want to do, and the Staff would make it a Finding of Fact and change the Conclusions of Law. Another option would be for the applicant to withdraw the current application and submit a new application; or the HPB could deny the current application and the applicant would submit a new application.

Director Erickson thought Planner Tyler's comments were valid with respect to the rear portions of the site. He was unsure whether the Chief Building Official could make a determination that those wall were hazardous.

Ms. Schiedel preferred to withdraw the application and reapply.

Director Erickson stated that since the applicant had stipulated that the application would be withdrawn, no action was required. Planner Tyler asked how this item would be continued to August 21st. Director Erickson replied that it would need to be re-noticed as a new application. Planner Tyler noted that the

noticing deadline had passed for the August 21st meeting. It would have to be noticed for the September agenda.

2. 901 Woodside Avenue - Historic District Design Review - PL-18-04030 Historic Preservation Board Review for 1) Material Deconstruction and 2) Disassembly and Reassembly of the Landmark Historic Structure. The applicant is proposing Disassembly and Reassembly of the Landmark Historic Site after the Material Deconstruction of non-Historic concrete exterior stairs; circ. 1890s sandstone foundation; circ. 1889 original roof forms and later roof form additions; circ. 1930s Bricktex asphalt siding; non-Historic wood siding; non-Historic window replacements; non-Historic exterior wood trim; non-Historic doors; circ. 1890s floor structure with modern upgrades; non-Historic asphalt roof shingles; brick chimney; non-Historic porch columns and railing; non-Historic rear yard deck.

The Board visited the site prior to the meeting.

Planner Barhorst noted that this item was broken into two proposals requiring two separate actions.

Proposal #1 - Material Deconstruction.

Planner Barhorst reported after further investigation of the structure it was determined that the original form of the house was an L-shape cottage that was lifted at some point prior to 1900. Exhibit B noted the construction method. Planner Barhorst stated that the photos available showed that the asphalt siding was put onto the historic siding prior to 1940. The front porch and roof was built new circa 1982.

Planner Barhorst presented photos showing an open porch and an actual enclosed space with a shed roof from the spring point. She indicated what the structure resembled for the first ten years from the time it was built until it was raised with a first floor and the addition to the rear.

Planner Barhorst requested that the HPB discuss the material deconstruction. The applicant was proposing to remove all non-historic site additions, which included the back deck. The retaining walls and stairs will be reconstructed because they do not meet Code.

Planner Barhorst stated that the applicant was proposing to rebuild the roof using any salvageable materials. They were not proposing to change the historic roof forms. The applicant was proposing to reconstruct the chimney as a non-functional feature.

For the exterior walls, Planner Barhorst stated that the applicant was proposing to reuse any salvageable materials. She noted that the porch was enclosed historically, but there is still siding on the outside that could potentially be reused in the patchwork on the outside.

Planner Barhorst noted that the applicant was proposing to construct a new foundation with the garage.

Planner Barhorst reported that the conditional use permit to construct the basement within the historic footprint; as well as a conditional use permit for a private driveway access through the platted right-of-way was scheduled to go before the Planning Commission the following week.

Planner Barhorst noted that the porch had been altered many times. The applicant was not proposing to construct the original form because the changes are historic in their nature. No mechanical, utility or electrical was being reused.

The applicant was proposing to replicate the front door and replace the other doors. A historic door beneath the siding could be used to replicate. The windows have all been altered, and the applicant was proposing to replace those windows and alter the three rear window openings to match the double-hung windows in the rest of the house.

Planner Barhorst presented the material deconstruction checklist outlined in the Staff report.

Vice-Chair Scott opened the public hearing.

There were no comments.

Vice-Chair Scott closed the public hearing.

Having visited the site, the Board thought the proposal was straightforward.

MOTION: Board Member Hodgkins moved to Approve the Material Deconstruction Proposal based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the Staff report. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

Proposal #2 – Disassembly/Reassembly/Panelization

Planner Barhorst reviewed the Criteria as found in the Staff report. She noted that a licensed structural engineer had certified that the structure could not be

reasonably moved intact. Exhibit H was the Structural Engineer's report. Planner Barhorst noted that the application complies with all Criteria or will comply as conditioned.

The Staff recommended approval of the application for disassembly and reassembly.

Vice-Chair Scott opened the public hearing.

Ruth Meintsma, a resident at 305 Woodside, commented on the added conditions of approval outlined on page 54 of the Staff report. She thought the conditions were great because it locks down the details on saving bits and pieces. She thought it would be helpful if similar conditions of approval were added for the structure at 1135 Norfolk if panelization is considered.

Planner Barhorst clarified that Ms. Meintsma was referring to conditions of approval 7-14 under the Exterior Walls Analysis and the Foundation Analysis.

Vice-Chair Scott closed the public hearing.

Board Member Hodgkins referred to the Findings of Fact and he thought Findings 10-15 were confusing as written. Planner Barhorst clarified that it was not referencing the Finding. It was referencing the number on the Condition of Approval.

Board Member Beatlebrox thought this was an elegant project and she could not wait to see it finished. She thought the owners were doing a wonderful service to the community. Board Member Holmgren noted that Jonathan DeGray has several projects that are admirable. Board Member Hodgkins agreed. Walking on the outside of the house there is no evidence that it is compromised. It is nice to see this structure saved with no change in form. He thanked the owners for what they were doing.

MOTION: Board Member Hodgkins moved to APPROVE the disassembly and reassembly of the historic structure located at 901 Woodside Avenue, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval found in the Staff report. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

Proposal #1 – Material Deconstruction

Findings of Fact – 901 Woodside Avenue

1. The property is located at 901 Woodside Avenue in the Historic Residential (HR-1) zoning District.
2. The Site is designated as Landmark on the Historic Sites Inventory.
3. On February 15, 2019, Planning Department received a Historic District Design Review (HDDR) application for the property at 901 Woodside Avenue. It was deemed complete on April 18, 2019 as the applicant was working with the Planning Department to update the Panelization plan.
4. The Conditional Use Permit Application (PL-19-04152) was deemed complete on April 19, 2019. The applicant is requesting 1.) a setback exception for construction of a basement using the footprint of the Historic Structure per LMC § 15-2.2-4 and 2.) construction of a private driveway within Platted, Unbuilt City Streets per LMC § 15-3-5. The application has not been approved at the time of this report as it is pending review by the Planning Commission.
5. Development on this property has spanned across three (3) of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930), and the Mining Decline and Emergence of Recreation Industry Era (1931-1962).
6. The house first appears on the 1889 Sanborn Fire Insurance Map as a simple, one-story T/L Crosswing cottage style house with a single-story L-shaped front porch and bay window on the east (front) elevation.
7. The 1900 Sanborn Fire Insurance map shows that the house as a two-story wood frame structure with a one-story L-shaped porch and a large addition in the rear, which means the house was most likely lifted and a new first level was constructed beneath the original form. The L-shaped front porch was recorded as two-story in the 1907 Sanborn map. The house remained unchanged through 1929, with where the front porch used to be recorded as two-story in the 1941 Sanborn Map and a section of the back circ. 1900 L-shaped addition removed.
8. The first photograph of this house appeared as part of the circ.1941 tax assessment. At this time of the 1949, and 1958 tax assessments it was clad in Bricktex asphalt siding and shows the second-floor porch was enclosed with a shed roof sometime after circ. 1900 and pre-circ. 1907. The original pitch of the L-shaped roof can be seen in Figure 2, and was changed before circ. 1982 when windows were added to the second-floor and enclosed the porch as livable space. The first floor porch was also opened up and wood columns were added prior to circ. 1982.
9. The owner of the property received a Historic District Grant in 1987 for \$4,850 and in 1990 for \$1,000. There are no records of any building permits documenting the work done using the Grant money.
10. The applicant is proposing to remove all non-historic site additions and construct new retaining walls, steps, and foundation with a basement level garage addition. The proposed scope of work mitigates any impact that will occur to the Historic significance of the Site.
11. The applicant proposes to Reconstruct the roof using salvageable Historic material. Staff has determined there is existing Historic material in the roof structure. The applicant is not proposing to alter the Historic roof form.

12. The applicant is proposing to reconstruct the chimney as a non-functional feature using the salvageable bricks on the exterior of the roof.
13. Portions of the original horizontal drop-siding remain. The applicant is proposing to install siding that matches the original in profile, detailing, and sizing.
14. The applicant is proposing to construct a new concrete foundation with a basement and basement-level garage. The salvageable Historic stone shall be used to face the new foundation.
15. The Historic porch has been altered within the Historic period. The applicant is not proposing to reconstruct the original form of the house or the structure as the changes made to the Structure have acquired Historic importance in their own right as the major alterations were done prior to circ. 1900.
16. The applicant is proposing to replicate the Historic front door and replace the other non-historic doors.
17. There are a total of twenty-three (23) windows. All windows have been replacement at a time outside the Historic period. The Preservation Plan notes that all windows will be replaced. The three (3) rear window openings will be altered to install double-hung windows to match the rest of the house.
18. The HPB found compliance with the following applicable Design Guidelines:
 - A. Universal Guidelines:
 1. A site should be used as it was historically or be given a new use that requires minimal change to the distinctive materials and features. The applicant is proposing to remove the non-historic site additions and use it as it was historically.
 2. Changes to a site or building that have acquired historic significance in their own right should be retained and preserved. The applicant is proposing to remove all non-historic changes.
 3. The historic exterior features of a building should be retained and preserved. The applicant is not proposing to alter any Historic features.
 4. Distinctive materials, components, finishes, and examples of craftsmanship should be retained and preserved. The applicant is proposing to restore the porch to the Historic form.
 5. Deteriorated or damaged historic features and elements should be repaired rather than replaced. The applicant is proposing to re-use the salvageable Historic materials. Conditions of Approval were added to ensure the protection of the Historic roof form.
 6. Features that do not contribute to the significance of the site or building and exist prior to the adoption of these guidelines may be maintained; however, if it is proposed they be changed, those features must be brought into compliance with these guidelines.
 7. Each site should be recognized as a physical record of its time, place and use. The proposed work does not change the appearance of the site.
 8. Chemical or physical treatments, if appropriate, should be undertaken using recognized preservation methods. No chemical or physical treatments are proposed.

9. New additions, exterior alterations, or related new construction should not destroy historic materials, features, and spatial relationships that characterize the size or building. The proposed work complies.

10. New additions and related new construction should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment could be restored. The proposed work mitigated any impacts on the historic site.

B. Specific Guidelines:

a. Site Design

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

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

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

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

b. Primary Structures

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

B.2.1 Primary and secondary façade components should be maintained in their original location on the façade. The applicant is not proposing to alter the façade.

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

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

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

B.4.2 New doors should be allowed only if the historic door cannot be repaired. Replacement doors should exactly match the historic door in size, material, profile, and style. The applicant is proposing to replace the non-historic door with one that will match what is seen Historically in the District.

B.5.1 Maintain historic window openings, windows, and window surrounds. There are no existing Historic windows. The applicant is not proposing to alter the window openings. Staff has added the Condition of Approval to determine the Historic window openings, sizing, and detailing.

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

Checklist Criterion:

- a. Criterion 1: The proposed work is not Routine Maintenance.
- b. Criterion 2: The proposed Material Deconstruction is required.
- c. Criterion 3: The proposed work does not damage or destroy the exterior architectural features.
- d. Criterion 4: The proposed work mitigates any impacts that will occur to the visual character of the neighborhood; Historical significance of the Structure; architectural integrity of the Structure; and structural stability. All proposed Material Deconstruction complies with applicable Design Guidelines.
- e. Criterion 5: The proposed work will not compromise the historical importance of other structures on the property and on adjacent properties. The applicant is proposing to remove all non-historic features.
- f. Criterion 6: All non-historic additions and site features are proposed to be removed and are non-contributory.

Conclusions of Law – 901 Woodside

1. The proposal complies with the Land Management Code requirements pursuant to 15-2.2 Historic Residential (HR-1) District.
2. The proposal meets the criteria for Material Deconstruction pursuant to LMC 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.

Conditions of Approval – 901 Woodside

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal submitted on April 16, 2019. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
2. The applicant is responsible for notifying the Building Department if changes are made.
3. The applicant shall maintain the original T/L cottage style roof form and Historic roof form additions.
4. The reconstructed roof form shall re-use all salvageable Historic material in their original location, if possible.
5. 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.
6. The applicant shall salvage the existing chimney bricks. Any bricks that can be made safe and/or serviceable shall be reused to reconstruct the chimney after review under the Historic District Guidelines. The applicant shall provide construction details documenting the Historic chimney at the time of the building

permit. The reconstructed chimney shall be on the exterior of the Structure and shall not be required to be functional.

7. Written plans detailing the disassembly and reassembly steps and procedures shall be submitted and approved by the Planning and Building Departments as part of the building permit.

8. The applicant shall document through photographic means the disassembly of the building. As each component is disassembled, its physical condition shall be noted, particularly if it differs from the condition stated in the pre-disassembly documentation.

9. The wall panels shall be protected with rigid materials, such as sheets of plywood. The wall panels shall be securely stored on-site until needed for reassembly. The City may hold a portion of the financial guarantee should further damage or destruction occurs to the panels while they are stored on site.

10. When reassembling the structure, its original orientation and siting shall be approximated as close as possible.

11. Should the historic chimney not be able to be removed in one piece, the applicant shall disassemble the chimney in the largest workable pieces possible. All the elements of the chimney shall be systematically separated from the chimney. The markings shall be removable or made on surfaces that will be hidden from view when the chimney is reassembled. The process of the disassembly shall be recorded through photographic means.

12. Where the historic exterior materials cannot be repaired, they will be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to replacement, the applicant shall demonstrate to the Planning Director that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. The Planning Director shall approve the removal of the historic materials in writing prior to any removal of the materials. The Historic Preservation Plan shall be updated, as necessary, to reflect the conditions of the original wood siding.

13. The salvageable Historic stone foundation shall be reused to face the new foundation. Where the Historic material cannot be reused, the foundation veneer shall match the original in shape, dimension, profile, and color.

14. The new foundation shall not raise or lower the Historic Structure more than two feet (2') from its original floor elevation.

15. The applicant shall submit for written approval from the Historic Preservation Planner prior to installation of the selected replacement door.

16. The replacement windows on the Historic Structure shall be wood windows.

17. No alterations of the Historic window openings shall be made.

Proposal #2 – Disassembly and Reassembly

Findings of Fact – 901 Woodside

1. The property is located at 901 Woodside Avenue in the Historic Residential (HR-1) zoning District.

2. The Site is designated as Landmark on the Historic Sites Inventory.
3. On February 15, 2019, Planning Department received a Historic District Design Review (HDDR) application for the property at 901 Woodside Avenue. It was deemed complete on April 18, 2019 as the applicant was working with the Planning Department to update the Panelization plan.
4. The Conditional Use Permit Application (PL-19-04152) was deemed complete on April 19, 2019. The applicant is requesting 1.) a setback exception for construction of a basement using the footprint of the Historic Structure per LMC § 15-2.2-4 and 2.) construction of a private driveway within Platted, Unbuilt City Streets per LMC § 15-3-5. The application has not been approved at the time of this report as it is pending review by the Planning Commission.
5. Development on this property has spanned across three (3) of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930), and the Mining Decline and Emergence of Recreation Industry Era (1931-1962).
6. The house first appears on the 1889 Sanborn Fire Insurance Map as a simple, one-story T/L Crosswing cottage style house with a single-story L-shaped front porch and bay window on the east (front) elevation.
7. The 1900 Sanborn Fire Insurance map shows that the house as a two-story wood frame structure with a one-story L-shaped porch and a large addition in the rear, which means the house was most likely lifted and a new first level was constructed beneath the original form. The L-shaped front porch was recorded as two-story in the 1907 Sanborn map. The house remained unchanged through 1929, with where the front porch used to be recorded as two-story in the 1941 Sanborn Map and a section of the back circ. 1900 L-shaped addition removed.
8. The first photograph of this house appeared as part of the circ. 1941 tax assessment. At this time of the 1949, and 1958 tax assessments it was clad in Bricktex asphalt siding and shows the second-floor porch was enclosed with a shed roof sometime after circ. 1900 and pre-circ. 1907. The original pitch of the L-shaped roof can be seen in Figure 2, and was changed before circ. 1982 when windows were added to the second-floor and enclosed the porch as livable space. The first floor porch was also opened up and wood columns were added prior to circ. 1982.
9. The owner of the property received a Historic District Grant in 1987 for \$4,850 and in 1990 for \$1,000. There are no records of any building permits documenting the work done using the Grant money.
10. The applicant is proposing the Disassembly and Reassembly of the Landmark Historic Structure.
11. The HPB has made the following findings with respect to LMC § 15-11-14 Disassembly and Reassembly of a Historic Building or Historic Structure:
 - Criteria A:
 - A. Complies. The structural engineer's report (Exhibit H) highlights the issues with the existing condition that cause the Structure to not be reasonably moved intact.
 - B. At least one of the following:

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

1. Complies. Due to the construction history of the Historic Structure explained previously in this report, Staff has found temporarily lifting or moving the building as a single unit is problematic. The Chief Building Official determined (Exhibit L) Panelization to be the appropriate method of Rehabilitation.
2. Complies. The structural engineer's report (Exhibit G), as well as multiple site visits by the Historic Preservation Planner has determined Panelization is the best approach to preserving the Historic material.
3. Complies. Due to the unique construction of this house highlighted in the sections above, the proposed Panelization allows for the greatest amount of Historic material to be saved.

□ Criteria B:

Complies. On February 15, 2019, Planning Department received a Historic District Design Review (HDDR) application for the property at 901 Woodside Avenue. It was deemed complete on April 18, 2019 as the applicant was working with the Planning Department to update the Panelization plan. The applicant is not proposing to relocate or reorient the Historic Structure.

12. The HPB has made the following findings with respect to LMC § 15-13-4(B) Guidelines for Disassembly and Reassembly:

4. Pending. The Historic Preservation Board Review for Disassembly and Reassembly is pending approval and under review.
5. Complies as Conditioned. The applicant shall complete the Disassembly and Reassembly using recognized preservation methods.
6. Complies. The applicant has updated the plans for Panelization with the input from the Preservation Planner. The updated drawings were received July 17, 2019.
7. Complies. The applicant has documented the interior and exterior of the structure thoroughly throughout the HDDR application process. The updated Panelization plan received July 17, 2019 includes interior photographs of the structure. (Exhibit I)
8. Complies. The applicant shall submit for a building permit through the Building Permit for the disassembly and reassembly of the Structure.
9. Complies. The updated Panelization plan identifies the largest workable sections of the structure to be disassembled.
10. Complies as Conditioned. The applicant shall comply with Condition of Approval #8.
11. Complies as Conditioned. The applicant shall comply with Condition of Approval #9.
12. Complies as Conditioned. The applicant shall comply with Condition

of Approval #10.

13. Complies as Conditioned. The applicant shall comply with Condition of Approval #11.

14. Complies as Conditioned. The applicant shall comply with Condition of Approval #12.

15. Complies as Conditioned. The applicant shall comply with Condition of Approval #13.

Conclusions of Law – 901 Woodside

1. The proposal meets the criteria for Panelization pursuant to LMC § 15-11-14 Disassembly and Reassembly of a Historic Building or Historic Structure.

2. The proposal meets the criteria pursuant to LMC § 15-13-4(B) Guidelines for Disassembly and Reassembly of all or part of a Historic Structure.

Conditions of Approval – 901 Woodside

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal submitted on April 16, 2019. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.

2. The applicant is responsible for notifying the Building Department if changes are made.

3. The applicant shall maintain the original T/L cottage style roof form and Historic roof form additions.

4. The reconstructed roof form shall re-use all salvageable Historic material in their original location, if possible.

5. 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.

6. The applicant shall complete the Disassembly and Reassembly using recognized preservation methods.

7. The structure shall be disassembled in the largest workable pieces possible in order to minimize loss of Historic fabric.

8. To ensure accurate reassembly, all parts of the building, structure, or element shall be marked as they are systematically separated from the structure.

Contrasting colors of paint or carpenter wax crayons should be used to establish a marking code for each component. The markings shall be removable or shall be made on surfaces that will be hidden from view when the structure is reassembled.

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

10. The process of disassembly of a historic building or structure shall be recorded through photographic, still or video, means.
11. As each component of a historic building is disassembled, the physical condition shall be noted, particularly if it differs from the condition stated in pre-disassembly documentation. When a component is too deteriorated to remove, it shall be carefully documented— with photographs and written notes on its dimensions, finish, texture, color, etc.---to facilitate accurate reproduction.
12. Wall panels and roof surfaces shall be protected with rigid materials, such as sheets of plywood, when there is risk of damage during the disassembly/storage/reassembly process.
13. Disassembled components— trim, windows, doors, wall panels, roof elements, etc.— shall be securely stored on-site in a storage trailer or off-site in a garage/warehouse/trailer until needed for reassembly.

The Meeting adjourned at 6:00 p.m.

Approved by _____
Douglas Stephens, Chair
Historic Preservation Board



Historic Preservation Board Staff Report

Planning Department

Author: Laura Kuhrmeyer, Planner I
Subject: Material Deconstruction
Address: 839 Woodside Avenue
Designation: Landmark
Project Number: PL-19-04131
Date: August 21, 2019
Type of Item: Administrative – Material Deconstruction

Summary Recommendation:

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and consider approving the Material Deconstruction at 839 Woodside Avenue pursuant to the included Findings of Fact, Conclusions of Law, and Conditions of Approval. This site is designated as Significant on the City's Historic Sites Inventory (HSI).

Topic:

Address: 839 Woodside Avenue
Designation: Landmark
Applicant: Fred Keller, represented by Jonathan DeGray
Proposal: The applicant is proposing to rehabilitate the Landmark Historic Structure following the Material Deconstruction of the non-historic concrete foundation; non-historic retaining walls; non-historic doors; non-historic and Historic siding; non-historic roof material; non-historic porch; non-historic steps; non-historic chimney; Historic and non-historic windows; and Historic shed.

Background:

The property located at 839 Woodside Avenue is designated as Landmark on the City's Historic Sites Inventory (HSI) (See [Historic Site Form](#)). The subject property is located in the Historic Residential (HR-1) Zoning District.

On January 22, 2019, a complete Plat Amendment application was submitted to combine two (2) lots from the Snyder's Addition Park City Survey. On [April 4, 2019](#), the City Council approved the Plat Amendment ([Ordinance 2019-16](#)). The 839 Woodside Avenue Plat Amendment was recorded on July 19, 2019 (Entry No 1114405).

The complete Historic District Design Review (HDDR) application for the property at 839 Woodside Avenue was submitted on April 25, 2019. The HDDR application has not yet been approved, as it is dependent on Historic Preservation Board's (HPB) Review for Material Deconstruction of portions of the Landmark Historic Site.

History of Development on this Site

Development on this property has spanned across two (2) of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893) and the Mature Mining Era (1894-1930). The house was built between circ. 1889 and 1900. The owner at the time of construction was likely James Forsythe, who owned the property from 1890 to 1907.

James Forsythe was a mining Engineer, who lived with his family in a house on Norfolk Avenue and may have rented this house out. S.S. Lane purchased the property in 1907, and owned it until 1911. Simon Lane was a miner who lived in the house with his wife and son. The house was purchased by Robert Johnson in 1911 who sold the house to Lillie Tretheway in 1913. Lillie Tretheway was an English immigrant who moved to the United States in 1907. She worked as a dressmaker in Park City and lived in the house with her son. She sold the house to Bessie Wyckoff in 1923.

Bessie Wyckoff and her family lived at 919 Woodside Avenue. The Wyckoff family rented out the house to C.D. Waltman and his family during the 1930 census. During the 1940 census, the house was occupied by Floyd McAfee, who worked for the power company, and his family. The McAfee's purchased the home from Bessie Wyckoff in 1942 then sold it to Virgil Street in 1945. The property has changed owners many times since then, and is currently owned by 839 Woodside LLC.

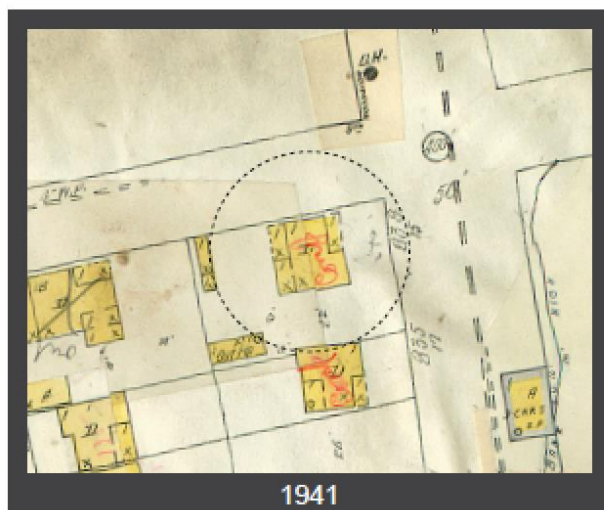
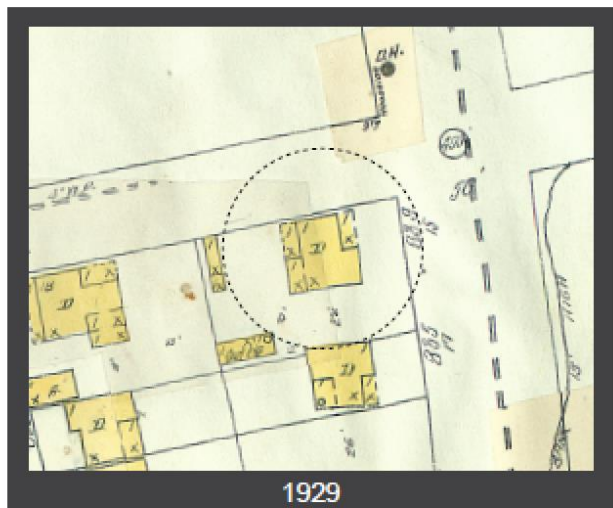
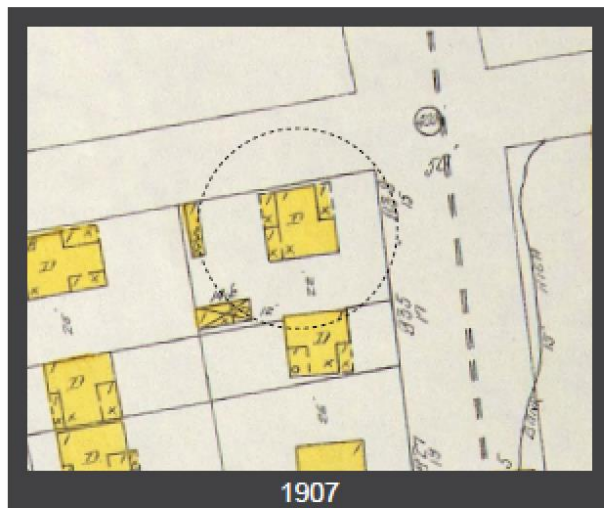
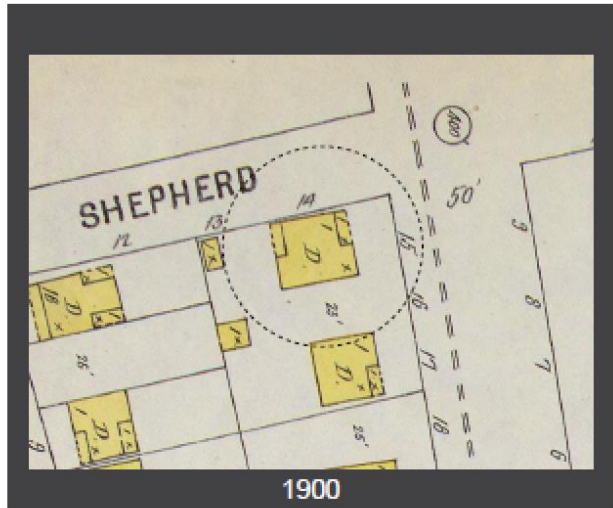
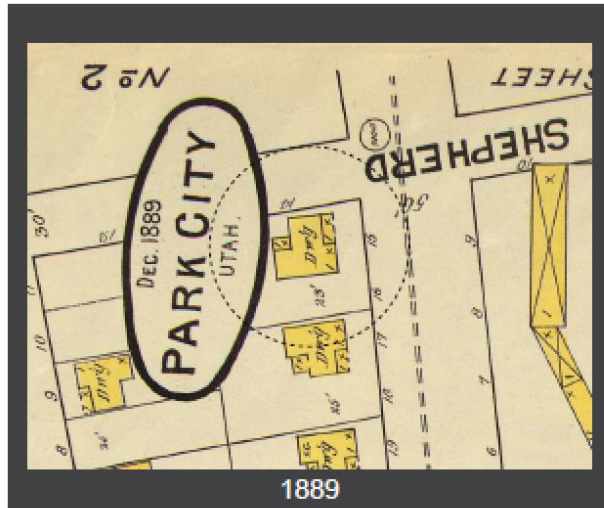
The house first appears on the 1889 Sanborn Fire Insurance Map as a simple, one-story T/L cross wing cottage style house with an east-west (front-rear) facing gable and a south (side) facing gable with a single-story shed roof front porch.

In the 1900 Sanborn map, two small accessory structures can be seen at the rear of the house, one on the northwest corner and one on the southwest corner of the property. Both accessory structures were expanded between 1900 and 1907 and then remained the same until the 1941 Sanborn map. Between 1889 and 1900, the porch on the northwest side (rear) of the house was expanded to the full length of the house.

The house has undergone minor alterations. The most major changes made to the house were the front porch extension and the lower level garage, which appears in the 1941 Sanborn map but may have been built much earlier.

The cross gable roof is sheathed with standing seam metal with a brick chimney at the peak of the stem wing. The house had drop-novelty wood siding. The windows appear to be same as seen in the early tax photo. The small one-over-one double hung sash window in the upper gable of the cross-wing may be original to the house, but the area is obscured in the early tax photo. The front door is a wood frame, panel door with a multi-paned upper light. The porch has been rebuilt and expanded beyond the edge of the cross-wing and the shed roof has been expanded to cover it. The overall form and materiality of the building remains intact and the building retains its historic value.

Figure 1 Sanborn Fire Insurance Map Series



The Sigg Family Partnership purchased the home in 1981 and Henry Sigg received a Historic District Grant in 1989 for \$4,500. The scope of work for the building permit

issued August 10, 1989, included: new roof, front porch railings, chimney repaid, new siding, foundation, windows & doors, electrical, bathroom foundation wall, removing shutters, and interior kitchen remodel.

In 1991, Kelly Ann Collin purchased the home from the Sigg Family Partnership. Kelly Ann Collin received a Historic District Grant in 1992 for \$5,000. Her proposed scope of work included a new foundation, replacing a door, addition of an egress window on the south side, exterior trim and paint, structural support, and new wiring, plumbing, and flue.

In 1995, Kelly Ann Collin received another Historic District Grant for \$2,500. Her proposed scope of work included a new concrete seal for the front porch and steps as well as new flooring for the front porch. The work was only partially completed, and a portion of the grant funds were reallocated to other projects.

Kelly Ann Collin received a third Historic District Grant for \$1,000 in 1997. The proposed scope of work included replacing three (3) windows. The original single pane wood windows were proposed to be replaced with storm (wood) windows. However, on April 12, 1999, the City informed Kelly Ann Collin that the grant had expired and no additional extensions could be granted.

On April 20, 2000, Kelly Ann Collin received a fourth Historic District Grant for \$234 to repaint the exterior of the house. In July of 2000, she requested additional funds to complete the painting work and was granted an additional \$1,000. The work was completed and funds were released in September of 2000.

Figure 2 *Photo of 839 Woodside Avenue from the circ. 1940 tax assessment*



Figure 3 *Photo of 1135 Norfolk Avenue from the applicant's submittal dated 2019*



Analysis:

The Historic Structure has received various alterations during and outside of the Historic period. The current basement level garage was altered after circ. 1941, the front porch was extended further to the street (east), and the porch in the rear was enclosed and an addition was added beyond that. The applicant is proposing to lift the Historic Structure, remove the existing garage foundation, construct a new foundation with basement level garage, and construct an addition to the rear of the Historic Structure. Staff is recommending approval of all proposed Material Deconstruction.

1. SITE DESIGN:

This site is a fairly flat lot except the +/- eight foot (8ft) grade change from the street to the entrance of the house. The circ. 1940 tax photograph shows a white fence and a wooden staircase leading to the front porch of the house. The fence has been replaced with wood retaining walls by circ. 1995.

Staff has found the shed in the rear of the property to be Historic and constructed of vertical rough sawn 1" x 12" boards. The shed has been supplemented with modern materials, shown in Figure 4. The Historic shed will be structurally stabilized and reinforced from the inside and any historic exterior materials that cannot be repaired shall be replaced with materials that match the original in all respects (scale, dimension, texture, profile, material, and finish). Should it be determined that the Historic shed cannot be structurally stabilized from the inside, the Applicant shall return to HPB for review of the panelization and/or reconstruction of the shed.

Figure 4 Photos of the Historic Shed from Site Visit on July 16, 2019



Figure 5 Portions of the Existing Site to be impacted

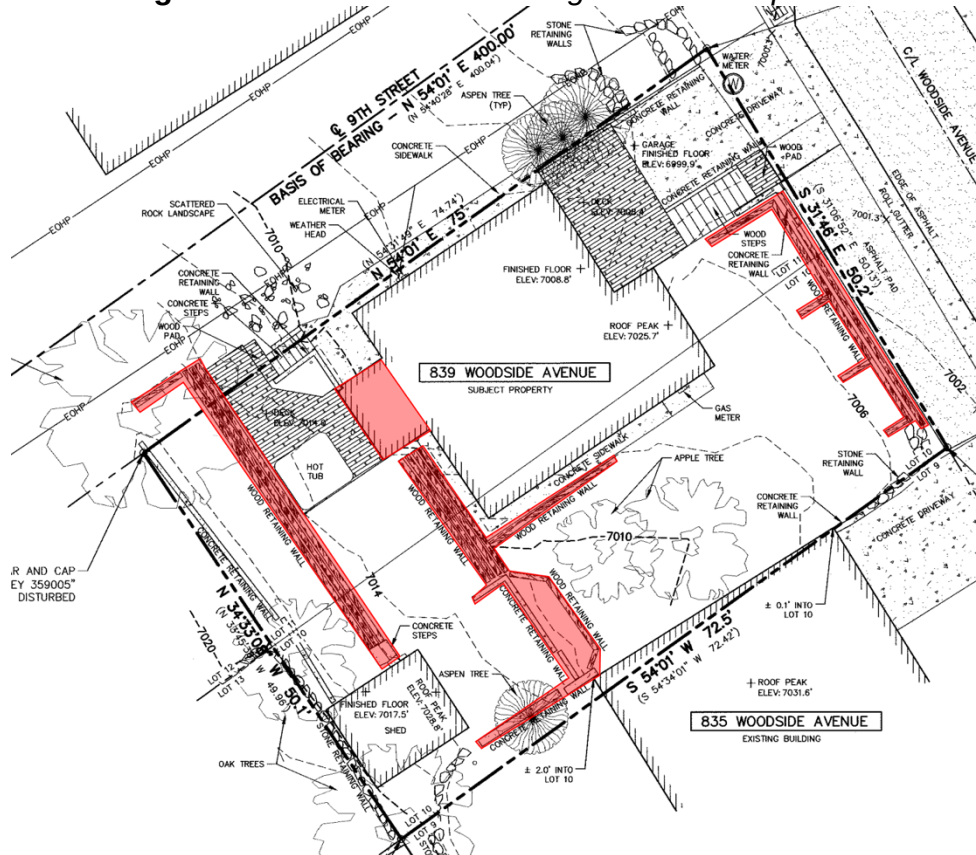
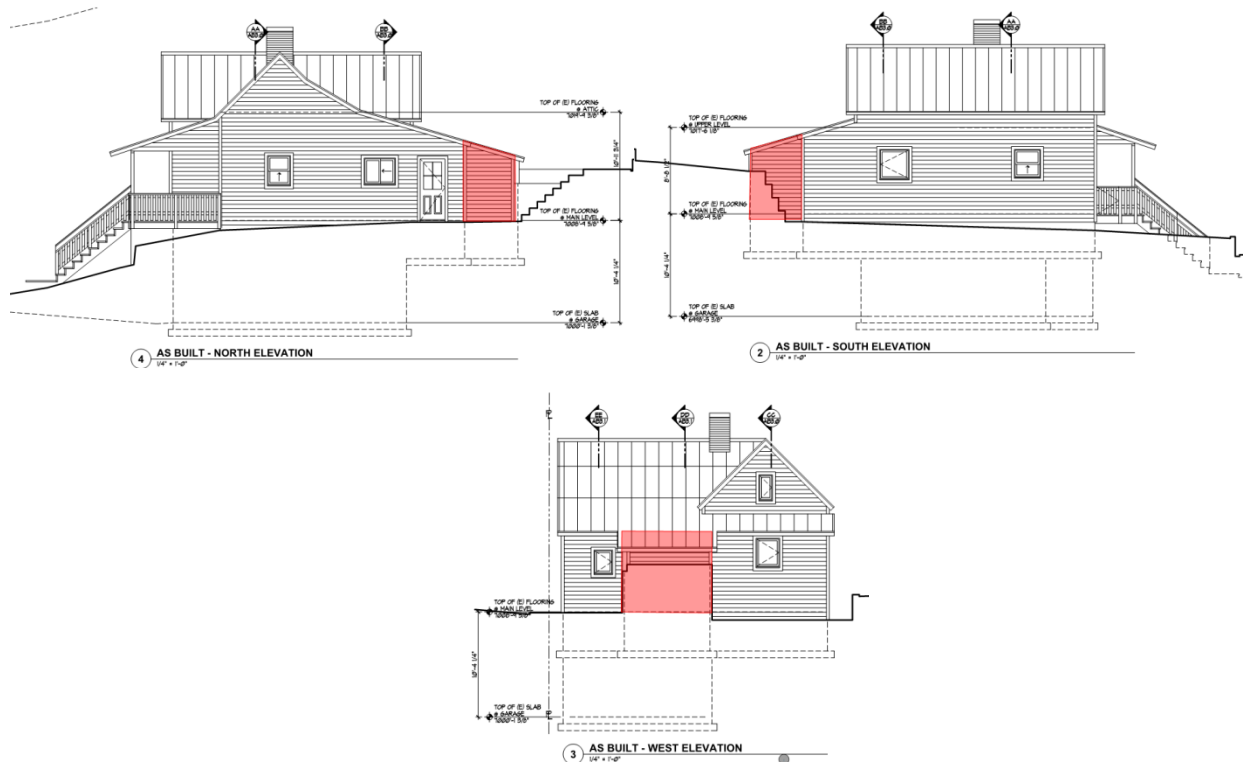


Figure 6 *Portions of the Existing Elevations to be impacted*



The applicant proposes to remove the non-Historic addition in the rear in order to redevelop the site.

Staff finds that the proposed scope of work mitigates any impact that will occur to the Historic significance of the Structure as this addition does not contribute to the Historic integrity of the Site. Staff has provided the following analysis of compliance based on the Material Deconstruction Review Checklist (Exhibit A) and applicable Design Guidelines:

Material Deconstruction Review Checklist:

3. The proposed scope of work is to remove non-Historic site addition and does not damage or destroy the Historic character of the Site.
4. The applicant is proposing to remove some non-Historic elements of the Site and this addition does not contribute to the visual character.
5. The applicant is not proposing to remove any Historic structures located on the property.
6. The addition that the applicant is proposing to remove is non-Historic.

Design Guidelines:

-Universal Guidelines:

1. A site should be used as it was historically or be given a new use that requires minimal change to the distinctive materials and features. *The applicant is proposing to remove the non-Historic site addition and use it as it was historically.*

2. Changes to a site or building that have acquired historic significance in their own right should be retained and preserved. *The applicant is proposing to remove only non-Historic changes.*

-Specific Guidelines:

A. Site Design

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

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

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

A.5.3 The historic character of the site should not be significantly altered by substantially changing the proportion of built or unpaved space. *The applicant does not propose any changes to the proportions of the existing driveway.*

2. ROOF

The Historic roof form is T/L cottage style with an east-west (front-rear) facing gable and south (side) facing gable. As the re-roof was done in 1989 per the Historic District Grant, the structure was most likely upgraded at that time with new rafters and vertical strut support.

The existing roof structure is to remain and be modified in the rear to tie into the new addition structure.

3. CHIMNEY

The Intensive Level Survey describes a brick chimney at the peak of the stem wing. The area of the chimney is obscured in the early tax photo so it is unclear if it is original to the home. The existing chimney appears to be intact and serviceable and the applicant does not propose to change it.

4. EXTERIOR WALLS

The house was originally constructed between circ. 1889 and 1900. The proposed work in the 1989 Historic District Grant included residing the home. The existing exterior walls are wood framed with various sized lumber and methods. All exterior framed walls are clad with wood drop novelty siding. The existing wood framed walls are to remain. The Contractor will evaluate shoring needs during the lift process.

Approximately twenty-three linear feet (23') of the west (rear) elevation as well as the eight feet ten inch by five feet four inch (8'10" x 5'4") rear addition will be removed in order to accommodate the new addition. Staff finds the proposed exterior changes will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the Historic Structure. Staff has highlighted in red the back sections proposed to be removed.

The applicant is proposing to maintain the existing horizontal wood siding and repair and replace as needed.

Figure 7: As-Built Walls to Be Removed

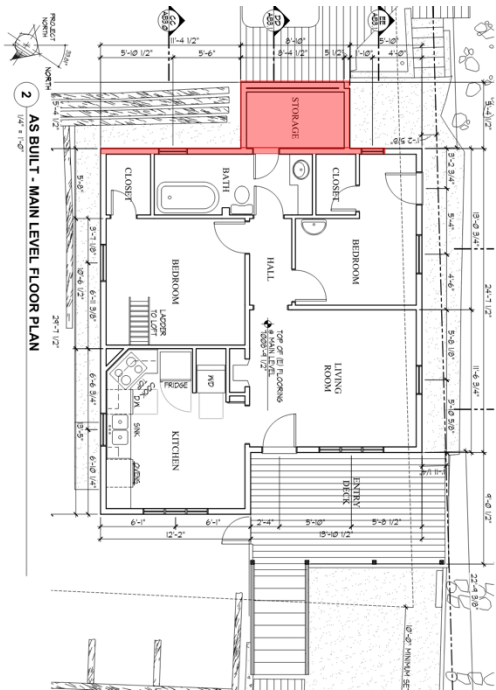
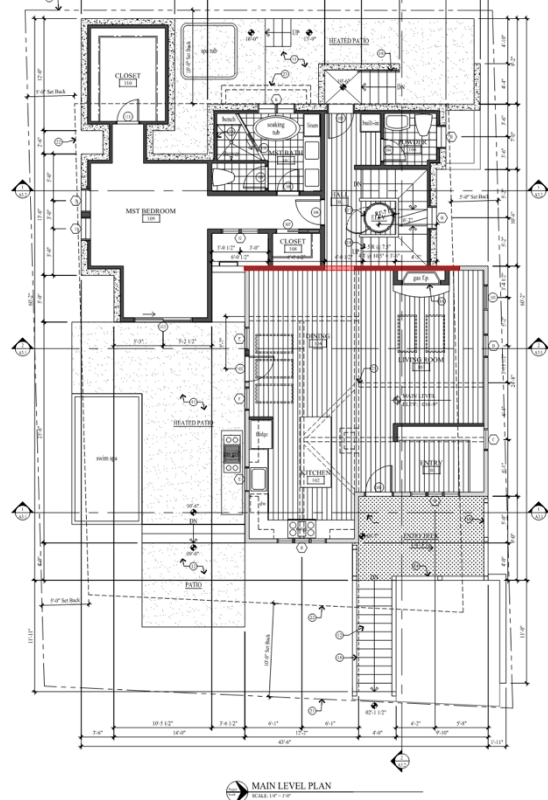


Figure 8: Proposed Remodel/Addition



Staff finds the proposed scope of work mitigates any impact that will occur to the Historic significance of the Structure as the scope of work is limited to the tertiary (rear) façade of the Historic Structure that has been altered previously. Staff has provided the following analysis of compliance based on the Material Deconstruction Review Checklist (Exhibit A) and applicable Design Guidelines:

Material Deconstruction Review Checklist:

2. The proposed Material Deconstruction is required for the rehabilitation of the Historic Structure.
3. The proposed exterior changes do not destroy the exterior architectural features which are compatible with the character of the Historic site as the rear (tertiary) façade has been altered previously.

Design Guidelines:

-Universal Guidelines:

6. Features that do not contribute to the significance of the site or building and exist prior to the adoption of these guidelines may be maintained; however, if it is proposed they be changed, those features must be brought into compliance with these guidelines.

-Specific Guidelines:

B. Primary Structures

- B.2.1 Primary and secondary façade components should be maintained in their original location on the façade. The applicant is not proposing to alter the primary façade.

To ensure the rehabilitation of the Historic Structure, Staff has added the following Conditions of Approval:

#5. Prior to removal of any Historic material, the applicant shall document their location and condition in order to facilitate in their reuse, if applicable.

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

5. FOUNDATION

The applicant is proposing to remove the existing lower level garage foundation and construct a new concrete foundation with a full basement and garage. The existing condition of the foundation is highlighted in the Physical Conditions Report as follows:

“There is a concrete foundation at perimeter of home. This foundation is basement depth at the lower level garage and a shallower depth everywhere else. At driveway there are concrete retaining walls that tie into the concrete foundation.”

To ensure that no damage shall occur to the Historic Structure with the new foundation being installed, Staff has added the following Conditions of Approval:

#7 The Preservation Plan must include a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.

#8 An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.

#9 A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.

#10 Within five (5) days of installation of the cribbing and shoring, the structural engineer will inspect and approve the cribbing and shoring as constructed.

#11 Historic Structures which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.

#12 The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, he determines that it is necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties. The applicant is responsible for notifying the Building Department if changes are made. If the cribbing and/or shoring plan(s) are

to be altered at any time during the construction of the foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to re-inspect and approve the cribbing and/or shoring alterations within five (5) days of any relocation or alteration to the cribbing and/or shoring.

#13 The applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the Historic Preservation Financial Guarantee or ACE could take place.

Staff finds the proposed scope of work mitigates any impact that will occur to the Historic significance of the Structure and is necessary for rehabilitation as the existing foundation is in need of repair. Staff has provided the following analysis of compliance based on the Material Deconstruction Review Checklist (Exhibit A) and applicable Design Guidelines:

Material Deconstruction Review Checklist:

2. The proposed Material Deconstruction is required for the rehabilitation and restoration of the Historic Structure.

3. The proposed exterior changes do not damage the compatible Historic features of the Site.

4. The proposed foundation work mitigates the possible compromise of the structural stability of the Historic Structure as Staff has included Conditions of Approval #7-13.

Design Guidelines:

-Specific Guidelines:

B.3 Foundations

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

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

6. PORCH

The Historic porch has been rebuilt and expanded beyond the edge of the cross-wing and the shed roof has been expanded to cover it. This alteration took place after circ. 1941 and is not original. The applicant is proposing further investigation at the Building Permit stage to decide if the porch can be braced for lifting of home or if it will need to be removed and reconstructed. To ensure the proper rehabilitation of the porch, Staff has added the following Conditions of Approval:

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

Staff finds the proposed scope of work mitigates any impact that will occur to the Historic significance of the Structure as the existing porch is non-Historic and the applicant is proposing to construct the porch to the Historic Form. Staff has provided the following analysis of compliance based on the Material Deconstruction Review Checklist (Exhibit A) and applicable Design Guidelines:

Material Deconstruction Review Checklist:

3. The proposed exterior changes do not destroy the exterior architectural features which are compatible to the Structure as the applicant is not proposing to alter the Historic porch roof form.

Design Guidelines:

-Universal Guidelines:

4. Distinctive materials, components, finishes, and examples of craftsmanship should be retained and preserved. The applicant is proposing to restore the porch to the Historic Form.

-Specific Guidelines:

B.1 Roofs

- B.1.1 Maintain the original roof form, as well as any functional and decorative elements. The applicant is proposing to reconstruct the Historic porch roof form.

7. MECHANICAL, UTILITY, AND ELECTRICAL SYSTEMS

There are no existing Historic mechanical, electrical or utility systems. The applicant is not proposing to re-use any existing systems.

8. DOORS

There are no remaining Historic doors on the Site. The three (3) non-historic doors will be removed and replaced with new doors of Historic style. To ensure an appropriate replacement door type is used, Staff has added the following Conditions of Approval:

#15 The applicant shall submit for written approval from the Historic Preservation Planner prior to installation of the selected replacement doors.

Staff finds that the proposed replacement complies with the following Design Guidelines:

Specific Guidelines:

B.4 Doors

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

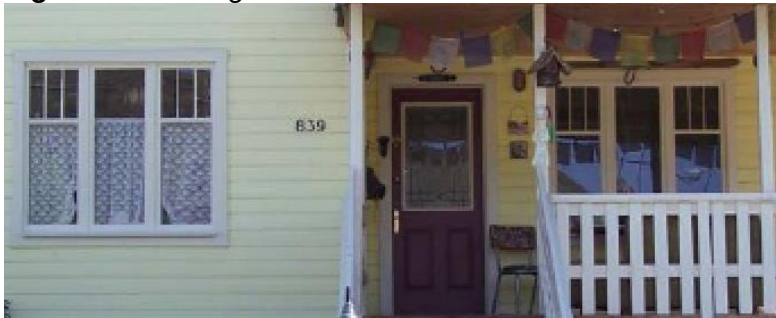
9. WINDOWS

There are a total of ten (10) windows openings, two (2) of which are Historic windows. The Physical Conditions Report notes the eight (8) existing non-historic windows are in good condition and will remain. The two (2) Historic windows on the east (front) façade have been painted shut.

Figure 9 *Circ. 1940 Tax Photo*



Figure 10 *Existing Front Window*



Staff finds that the Historic windows may be able to be repaired through window restoration. The applicant has agreed to have an independent window restoration specialist inspect the windows and determine their potential for restoration prior to replacing them in-kind. Staff finds that any proposed Material Deconstruction is necessary in order to restore the original wood windows; however, staff understands they may be beyond repair and has incorporated the following Conditions of Approval:

- #16. An independent window evaluation specialist will assess and report on the existing window conditions and outline options for rehabilitation or replacement consistent with Design Guideline B.5.1, B.5.2, and B.5.3, to be approved by the Planning Director and/or Historic Preservation Planner.*
- #17. Should the original wood windows not be able to be restored, the replacement windows shall exactly match the historic window in size, dimensions, glazing pattern, depth, profile, and material.*

Staff finds the proposed scope of work mitigates any impact that will occur to the Historic significance of the Structure as the existing windows are non-Historic. Staff has provided the following analysis of compliance based on the Material Deconstruction Review Checklist (Exhibit A) and applicable Design Guidelines:

Material Deconstruction Review Checklist:

- 2. The proposed Material Deconstruction of the non-Historic windows is required for the renovation of the Historic Structure.

3. The proposed exterior changes do not damage the Historic exterior features. Staff has added Condition of Approval #16&17 to ensure historic materials are maintained when possible.

4. The proposed scope of work mitigates any impacts of the visual character of the neighborhood, Historical significance, and architectural integrity as a majority of the existing windows are non-Historic.

Design Guidelines:

-Specific Guidelines:

B.5. Windows

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

There are no existing Historic windows. The applicant is not proposing to alter the window openings. Staff has added the Condition of Approval #16 & #17 to ensure Historic materials are maintained when possible.

Process:

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

[LMC 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.](#)

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

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

Notice:

The complete application notice mailing was sent on May 13, 2019 notifying of the first public hearing on June 4, 2019. On August 3, 2019, Legal Notice of this public hearing was published in the Park Record. Staff sent a mailing notice of this public hearing to property owners within 100 feet and posted the property on August 7, 2019.

Recommendation:

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and consider approving the Material Deconstruction at 839 Woodside Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval. This site is designated as Landmark on the City's Historic Sites Inventory (HSI).

Findings of Fact:

1. The property is located at 839 Woodside Avenue in the Historic Residential (HR-1) zoning District.
2. The Site is designated as Landmark on the Historic Sites Inventory (HSI).
3. On January 22, 2019, a complete Plat Amendment application was submitted to combine two standard size lots from the Snyder's Addition Park City Survey. On [April 4, 2019](#), the City Council approved the Plat Amendment ([Ordinance 2019-16](#)). The 839 Woodside Avenue Plat Amendment was recorded on July 19, 2019 (Entry No 1114405).
4. On April 25, 2019, the Planning Department received a complete Historic District Design Review (HDDR) application for the property at 839 Woodside Avenue.
5. The HDDR application has not yet been approved as it is dependent on the HPB's Review for Material Deconstruction of portions of the Landmark Historic Site.
6. The Structure was constructed between circ. 1889 and 1900. The Historic Site Form has identified this site's era of historical significance as the Mature Mining Era, 1894 to 1930.
7. The house first appears on the 1889 Sanborn Fire Insurance Map as a simple, one-story T/L cross wing cottage style house with an east-west (front-rear) facing gable and south (side) facing gable with a single-story shed roof front porch.
8. The first known photograph of the house was taken as part of the circ. 1940 tax assessment. The photograph shows drop novelty wood siding, fence, and stairs leading to the front entry porch.
9. In the 1900 Sanborn map, two small accessory structures can be seen at the rear of the house, one on the northwest corner and one on the southwest corner of the property. Both accessory structures were expanded between circ. 1900 and 1907 and then remained the same until the 1941 Sanborn map.
10. Between circ. 1889 and 1900, the porch on the northwest side (rear) of the house was expanded to the full length of the house.
11. The lower level garage appears in the 1941 Sanborn map but may have been built much earlier.
12. Prior to now, the rear porch was enclosed and an addition to the south (rear) of the Historic Structure was constructed with a shed roof. The front porch was also extended east toward the street and the shed roof extended to cover it.
13. The applicant is proposing to remove the non-Historic addition in the rear. The applicant also proposes to lift the Historic structure, remove the existing garage foundation, construct a new full basement and garage foundation, and add an addition to the rear of the historic home. The proposed scope of work mitigates any impact that will occur to the Historic significance of the Site.
14. The concrete and stacked railroad tie retaining walls at the front property line is to be removed and replaced with a new retaining wall. The existing railroad tie retaining wall in the rear yard is to be removed to allow for the new addition structure in the rear.
15. The applicant proposes to leave the existing roof structure with the exception of a modification at the rear to tie into the new addition structure. The applicant is not proposing to alter the Historic roof form.
16. The existing brick masonry chimney is to remain.

17. The applicant is proposing to remove twenty-three linear feet (23') of material on the south (rear) wall of the Structure for the construction of an addition.
18. The applicant is proposing to construct a new foundation with a basement addition and garage entrance. The construction of a new foundation is required for the restoration of the Structure.
19. The existing porch is to be inspected by the Contractor to determine if it can be braced for lifting of the home or if it should be removed and reconstructed. The Historic Preservation Planner shall review prior to any Historic materials being removed.
20. Should any Historic material be discovered while deconstructing the porch, The Physical Conditions Report and Preservation Plan shall be amended to document the condition of the porch structure and provide an updated scope of work to the satisfaction of the Historic Preservation Planner.
21. There are no existing Historic mechanical, electrical or utility systems. The Contractor will evaluate the operable condition of the existing mechanical, electrical, and plumbing systems to determine what can be reused.
22. The garage and front entry doors are non-historic and are to be removed and replaced with new doors of historic style.
23. The existing, historic entry door on the north façade is damaged and will be replaced with a new door of similar style.
24. There are a total of ten (10) window openings, two (2) of which are historic. All windows have been replacement at a time outside the Historic period. The Physical Conditions Report notes the eight (8) existing non-historic windows are in good condition and will remain. The two historic windows on the east (front) façade have been painted shut. The Applicant will work with the Historic Preservation Planner to determine if the two (2) historic windows can be restored. If the windows cannot be restored, new windows to match the style and dimensions will be approved by the Historic Preservation Planner prior to installation.
25. The HPB found compliance with the following applicable Design Guidelines:
 - A. Universal Guidelines:
 1. A site should be used as it was historically or be given a new use that requires minimal change to the distinctive materials and features. *The applicant is proposing to remove the non-Historic site addition and use it as it was historically.*
 2. Changes to a site or building that have acquired historic significance in their own right should be retained and preserved. *The applicant is proposing to remove all non-Historic changes.*
 3. The historic exterior features of a building should be retained and preserved. *The applicant is not proposing to alter any Historic features.*
 4. Distinctive materials, components, finishes, and examples of craftsmanship should be retained and preserved. *The applicant is proposing to maintain the existing porch.*
 5. Deteriorated or damaged historic features and elements should be repaired rather than replaced. *The applicant is proposing to re-use the salvageable Historic materials. Conditions of Approval were added to ensure the protection of any Historic materials.*

6. Features that do not contribute to the significance of the site or building and exist prior to the adoption of these guidelines may be maintained; however, if it is proposed they be changed, those features must be brought into compliance with these guidelines.
 7. Each site should be recognized as a physical record of its time, place and use. *The proposed work does not change the appearance of the site.*
 8. Chemical or physical treatments, if appropriate, should be undertaken using recognized preservation methods. *No chemical or physical treatments are proposed.*
 9. New additions, exterior alterations, or related new construction should not destroy historic materials, features, and spatial relationships that characterize the size or building. *The proposed work complies.*
 10. New additions and related new construction should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment could be restored. *The proposed work mitigated any impacts on the historic site.*
- B. Specific Guidelines:
- A. Site Design
 - A.1.1 Maintain existing front and side yard setbacks of Historic Sites. *The applicant is not proposing to alter the existing location.*
 - A.1.2 Preserve the original location of the main entry, if extant. *The applicant is not proposing to alter the location of the entry.*
 - A.1.3 Maintain the original path or steps leading to the main entry, if extant. *The applicant is proposing to construct new steps as the existing steps are non-Historic and unsafe.*
 - A.4.1 Maintain historic hillside steps that may be an integral part of the landscape. *The applicant is proposing to construct new steps as the existing steps are non-Historic and unsafe.*
 - A.5.3 The historic character of the site should not be significantly altered by substantially changing the proportion of built or unpaved space. *The proposed scope of work will not substantially change these proportions.*
 - B. Primary Structures
 - B.1.1 Maintain the original roof form, as well as any functional and decorative elements. *The applicant is not proposing to alter the Historic roof form.*
 - B.1.2 New roof features, such as photovoltaic panels (solar panels) and/or skylights should be visually minimized when viewed from the primary public right-of-way. These roof features should be flush mounted to the roof. *The applicant is proposing three (3) skylights on the south (side) roof and two (2) skylights on the west (rear) roof, all of which are beyond the midpoint and flush mounted to the roof.*
 - B.2.1 Primary and secondary façade components, such as window/door configuration, wall planes, recesses, bays, balconies, steps, porches, and entryways should be maintained in their original location on the façade. *The applicant is not proposing to alter the location of any of the above items on the primary façade.*

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

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

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

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

B.4.2 New doors should be allowed only if the historic door cannot be repaired. Replacement doors should exactly match the historic door in size, material, profile, and style. *The applicant is proposing to replace the non-Historic door, as well as the damaged Historic door, with one that will match what is seen historically in the District.*

B.5.1 Maintain historic window openings, windows, and window surrounds. *The applicant is not proposing to alter the Historic window openings.*

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

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

- A. Criterion 1: The proposed work is not Routine Maintenance.
- B. Criterion 2: The proposed Material Deconstruction is required.
- C. Criterion 3: The proposed work does not damage or destroy the exterior architectural features.
- D. Criterion 4: The proposed work mitigates any impacts that will occur to the visual character of the neighborhood; Historical significance of the Structure; architectural integrity of the Structure; and structural stability. All proposed Material Deconstruction complies with applicable Design Guidelines.
- E. Criterion 5: The proposed work will not compromise the historical importance of other structures on the property and on adjacent properties. The applicant is proposing to remove all non-Historic features.
- F. Criterion 6: All non-Historic additions and site features are proposed to be removed and are non-contributory.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to 15-2.2 Historic Residential (HR-1) District.
2. The proposal meets the criteria for Material Deconstruction pursuant to LMC 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.

Conditions of Approval:

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

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

Exhibits:

Exhibit A – HPB Checklist for Material Deconstruction

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

Exhibit C – Proposed Plans (updated August 7, 2019)

Exhibit D – Physical Conditions Report + Historic Preservation Plan

Exhibit E – Exterior Photos

Exhibit F – Interior Photos

Exhibit A – HPB Checklist for Material Deconstruction

Historic Preservation Board Material Deconstruction Review Checklist:

1. Routine Maintenance (including repair or replacement where there is no change in the design, materials, or general appearance of the elements of the structure or grounds) does not require Historic Preservation Board Review (HPBR).
2. The material deconstruction is required for the renovation, restoration, or rehabilitation of the building, structure, or object.
3. Proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.
4. The proposed scope of work mitigates any impacts that will occur to the visual character of the neighborhood where material deconstruction is proposed to occur; any impacts that will occur to the historical significance of the buildings, structures, or objects located on the property; any impact that will occur to the architectural integrity of the buildings, structures, or objects located on the property; and any impact that will compromise the structural stability of the historic building.
5. The proposed scope of work mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and on adjacent parcels.
6. Any addition to a Historic Building, Site, or Structure has been found to be non-contributory to the historic integrity or historical significance of the structure or site.

Exhibit C – Proposed Plans (updated August 7, 2019)

KELLER RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW SET
839 WOODSIDE AVENUE
PARK CITY, UTAH 84060

CONSULTANTS

LEGEND	
	BRICK & STONE
	EARTH
	CONCRETE
	CONCRETE MASONRY UNIT
	STEEL (LARGE SCALE)
	RIGID INSULATION
	ROUGH WOOD
	BLOCKING
	ALUMINUM (LARGE SCALE)
	GRAVEL
	FINISHED WOOD
	BATT OR BLOWN INSULATION
	PLASTER SAND (BRUIT, MORTAR)
	STEEL (SMALL SCALE)
	BITUMINOUS PAVING
	PLANK WOOD
	GYPSUM BOARD
	FLOOR, POINT ELEV.
	CENTER LINE
	ROVING DIA
	CHANNEL
	ANGLE
	DETAIL
	SECTION CUT, DETAIL
	BUILDING SECTION
	KEYED NOTES
	WINDOW TYPE
	DOOR NUMBER
	REVISION
	INTERIOR WALL ELEV.
	WALL TYPE

AREA CALCULATIONS (S/F)			
LIVING AREA	EXISTING	NEW	TOTAL
LOWER LEVEL	789	989	989
MAIN LEVEL	750	724 *	1474
UPPER LEVEL	157	350	507
TOTAL	907	2063	2970
SHED	120		
GARAGE	322	31	353
SCREEN AREA	301	232	539
PAVING AREA	939	680	600
UNDISTURBED AREA			
LOT AREA	3676		
ALLOWABLE FOOTPRINT	1495		
PROPOSED FOOTPRINT		1495	

* EXISTING SHED S/F INCLUDED IN MAIN LEVEL NEW S/F.

[illegible][illegible]

GENERAL NOTES

1. THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECTURAL FIRM.
2. THESE SHEETS—LISTED BY DRAWING INDEX, ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP QUALITY, AND NOTES HAVE BEEN PREPARED SOLELY FOR THE CONSTRUCTION AND FINISH OF PROJECT IMPROVEMENTS, COMPLETE, AND READY FOR OCCUPANCY AND USE.
3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES AND ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
4. ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
5. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND/OR DISCUSSIONAL REQUIREMENTS, THE MORE RESTRICTIVE FROM THE STANDPOINT OF SAFETY AND PHYSICAL SCIENCE SHALL APPLY.
6. ANY INSTALLATION, FINISH OR COMPONENT INVENTED TO PROVIDE ENCLOSURE, WEATHER ABILITY OR APPEARANCE QUALITY SHALL BE APPROVED BY THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH COMPLETION. WORK PERFORMED WITHOUT WRITTEN APPROVAL OF SUCH SAMPLE BY THE ARCHITECT/ENGINEER SHALL BE DONE AT THE RISK OF THE CONTRACTOR. A MINIMUM OF TWO (2) WORKING DAYS NOTICE SHALL BE GIVEN.
7. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. DISCUSSIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
8. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2015 IRC AND REQUIREMENTS OF THE MAY BE LOCALLY ENACTED. ALL AMENDMENTS OF THE DISCUSSIONAL FIRE SAFETY PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.
9. ALL 2 1/2" GAS PIPE SYSTEM METER SITES REQUIRES PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SITED.
10. ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 106.6.11.
11. TOWER CRANES REQUIRE A SEPARATE PERMIT, CONTACT BUILDING DEPARTMENT FOR REQUIREMENTS.

[illegible]

KELLER RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW SET
839 WOODSIDE AVENUE
PARK CITY, UTAH 84060

REVISIONS:
 1 JUNE 18, 2019
 HDR Review Comments
 2 AUGUST 07, 2019
 HDR Review Comments

Aa

839 WOODSIDE AVENUE

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN

LOTS 10 & 11, BLOCK 11, SNYDER'S ADDITION TO THE PARK CITY SURVEY
RECORD OF SURVEY-EXISTING CONDITIONS
SUMMIT COUNTY, UTAH



SURVEYOR'S CERTIFICATE

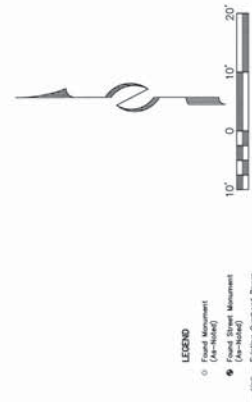
I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold License No. 7248891, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision and control, I have caused to be surveyed and mapped the above described property and that to the best of my knowledge this plot is a correct representation of said survey.

LEGAL DESCRIPTION

Lots 10 and 11, Block 11, Snyder's Addition to the Park City Survey, According to the official plot thereof on file and of record in the Summit County Recorder's Office.
Contains 3,679 square feet more or less.

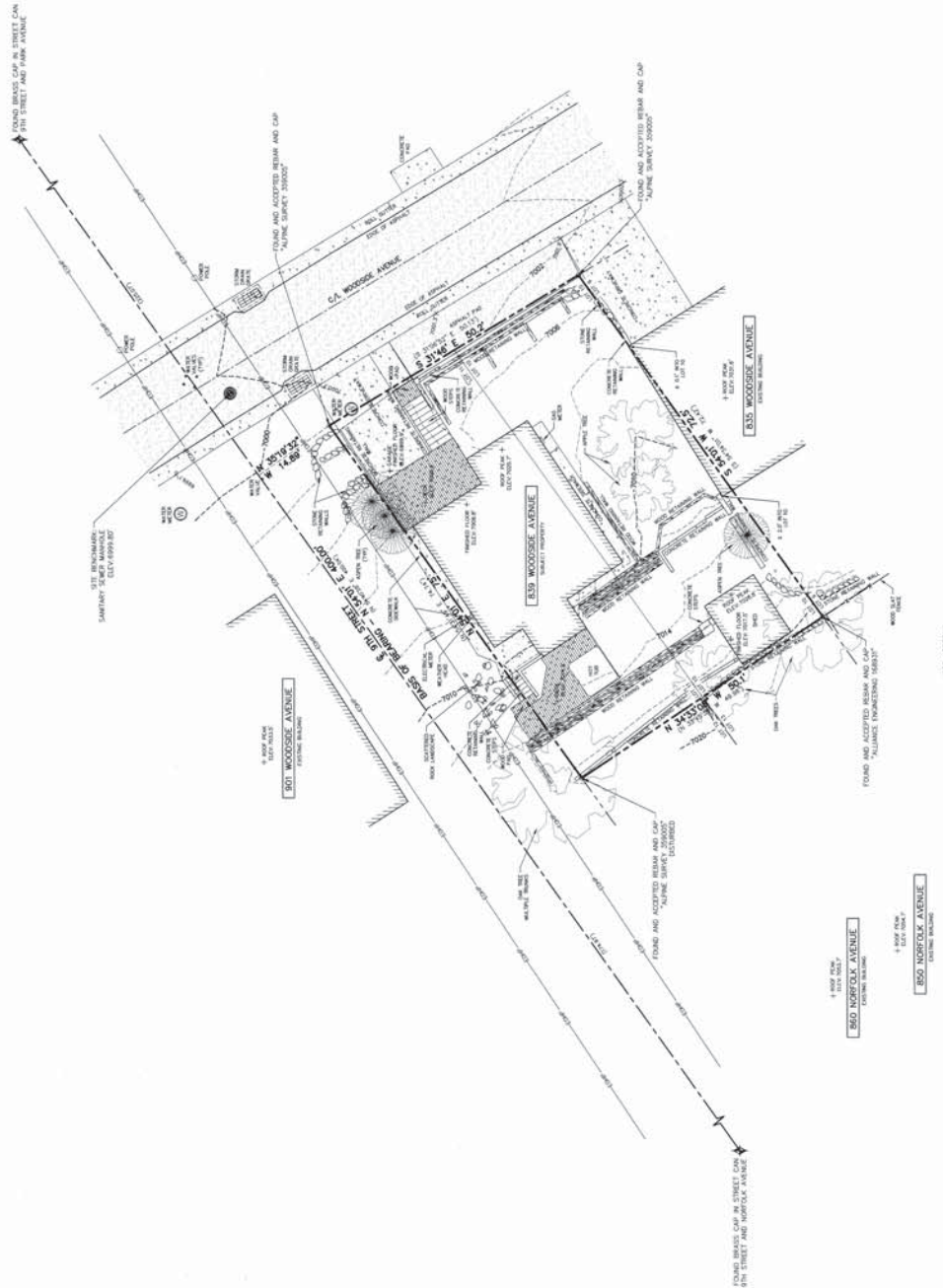
NOTES

1. Basis of Bearing for this survey is between the found street monuments as shown on this plot.
2. Field work for this survey was completed November 5, 2018, and is in compliance with generally accepted industry standards for accuracy.
3. The purpose of this survey was to perform an Existing Conditions and Topography survey for the possibility of future improvements to the property.
4. A Title Report was not provided to the surveyor and no easements or setbacks were located as shown on this plot. The surveyor is not responsible for any encroachments or other property interests that may appear in a title insurance report. The surveyor found no obvious evidence of encroachments or encumbrances on the property surveyed except as shown herein.
5. County tax maps, recorded deeds, Record of Survey No. S-7877, Snyder's Addition to the Park City Survey Plot, 830 Horlick Subdivision Entry No. 303741 (all aforementioned documents on file and of record in the Summit County Recorder's Office) were used to determine the boundary as shown on this plot.
6. Size Benchmark: Sanitary Sewer Manhole, Elevation=4999.80' as shown.
7. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
8. Property corners were found as shown.
9. Measured bearing and distances, when different than Record are in parenthesis ().



LEGEND

- Found Monument (As-located)
- Found Street Monument (As-located)
- Existing Overhead Power



(435) 444-4447



CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
107 West Street #10 Salt Lake City, Utah 84101-2046

STAFF

CHARLES GALATI
DUSTIN CARRISH
TOM LUND
RYAN BETZ

DATE: 11/20/18

EXISTING CONDITIONS & TOPOGRAPHIC MAP

RECORD OF SURVEY
839 WOODSIDE AVENUE

FOR: FRED WELER

JOB NO.: 10-18

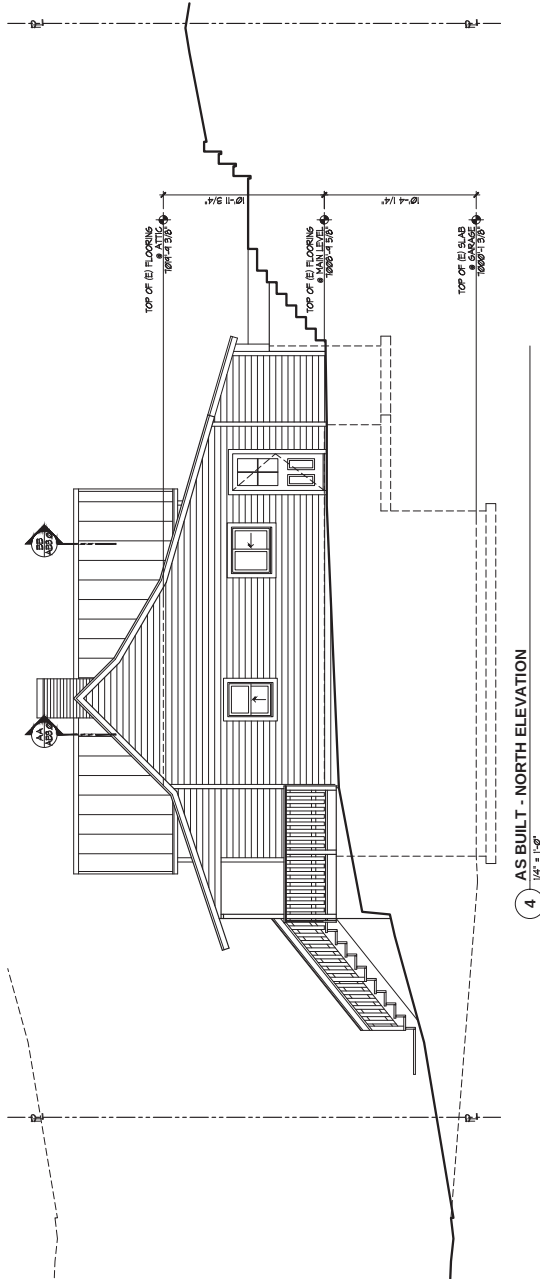
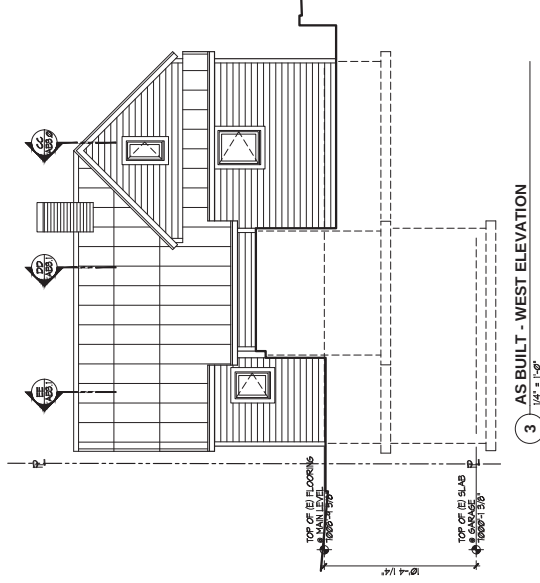
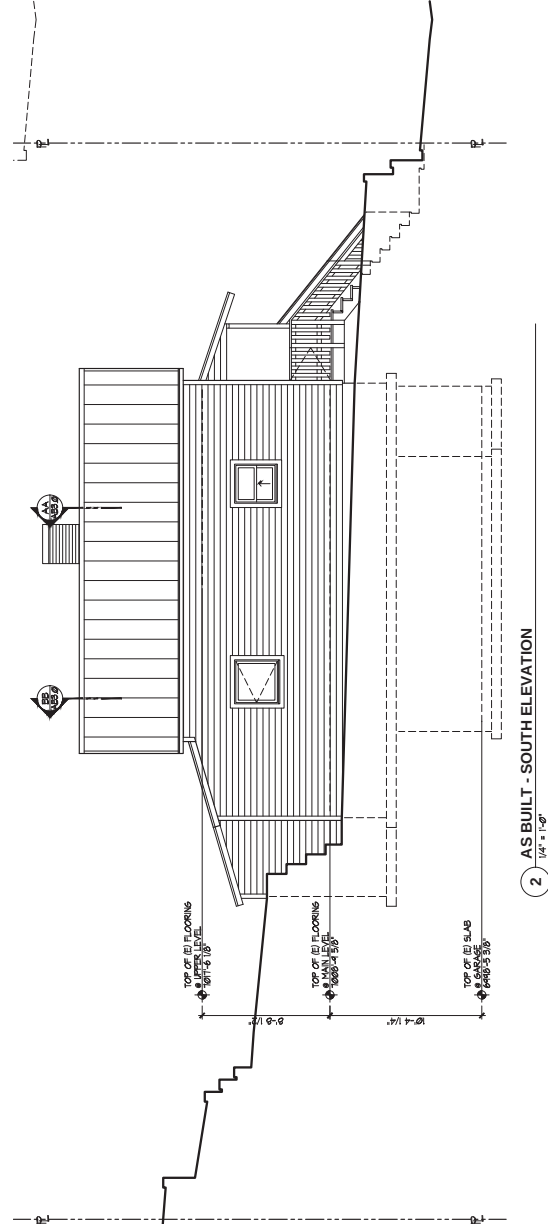
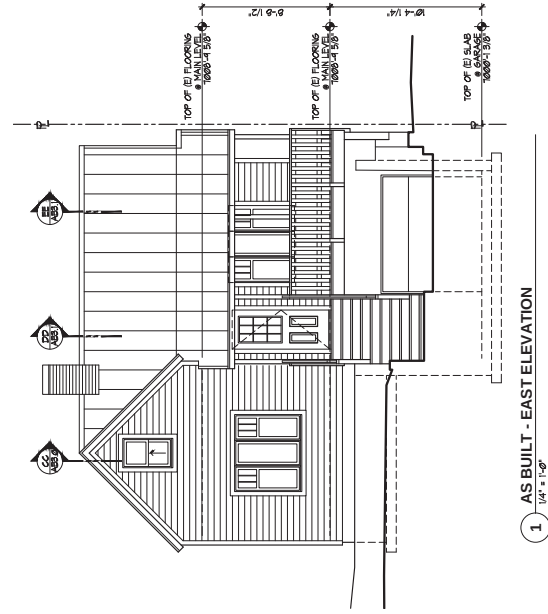
FILE: X:\SnyderAddition\dwg\svy\svy2018\101018_805.dwg

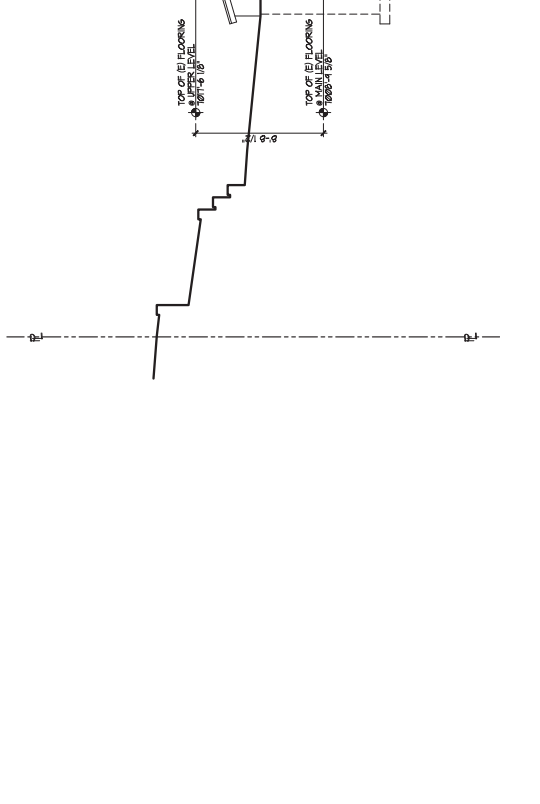
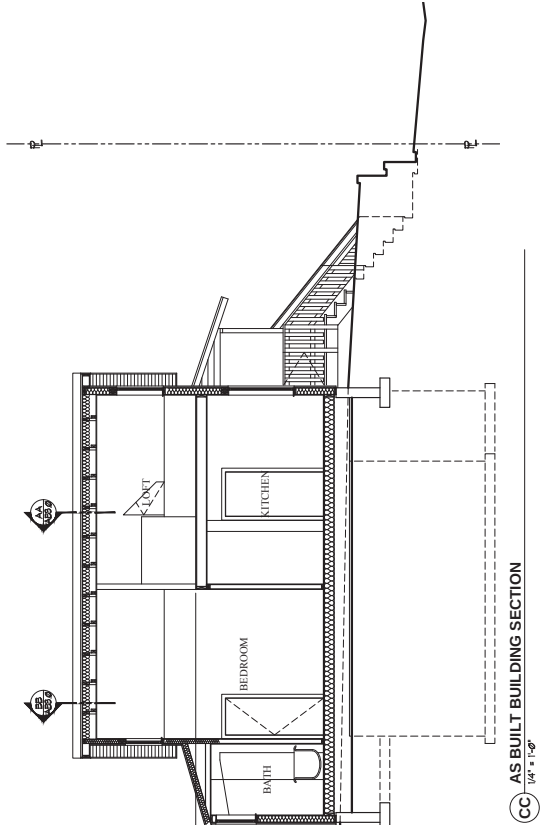
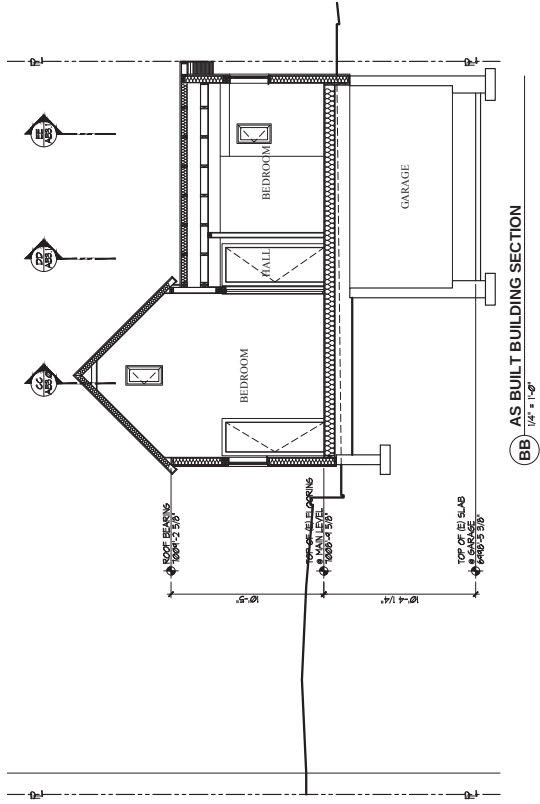
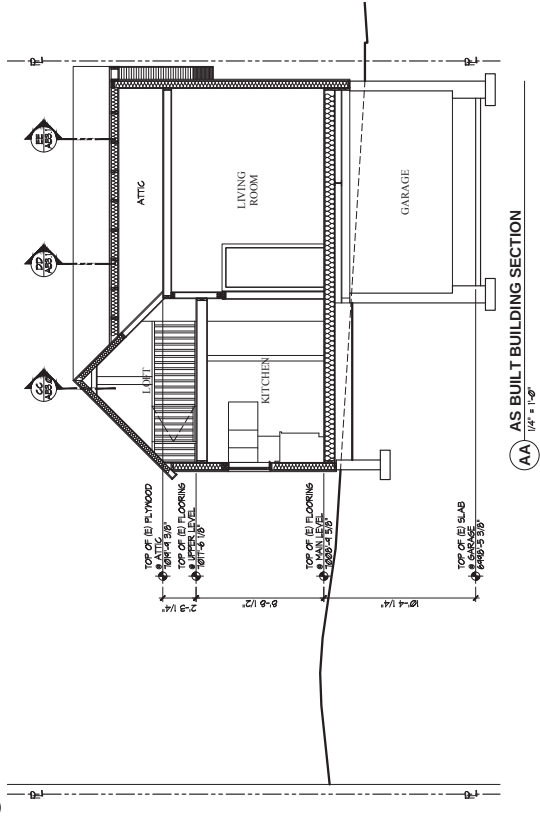
SHEET

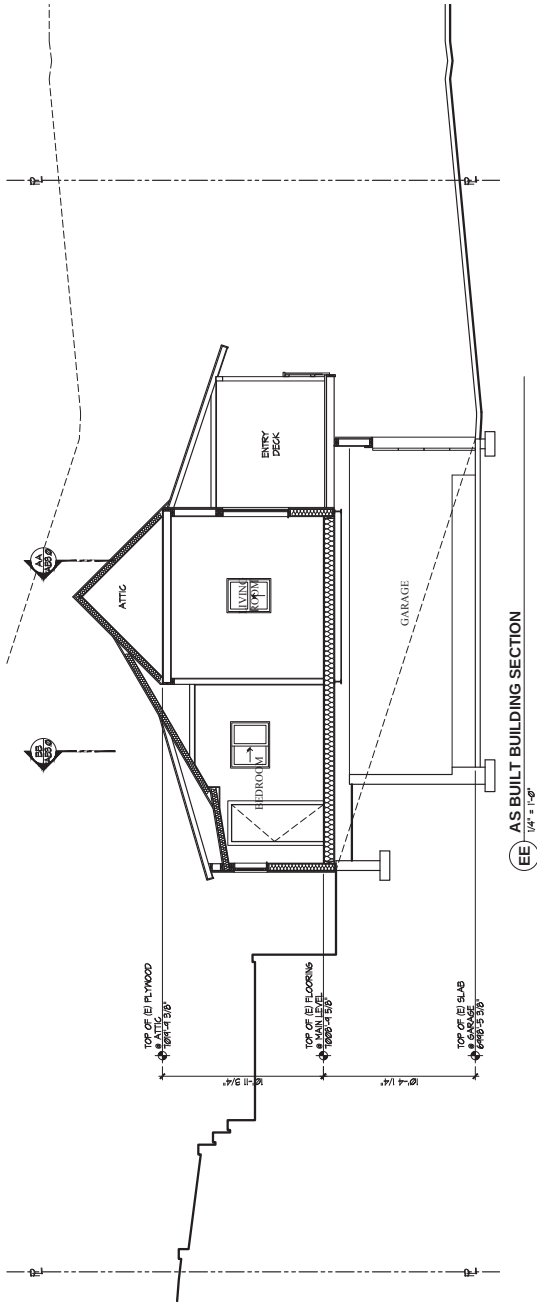
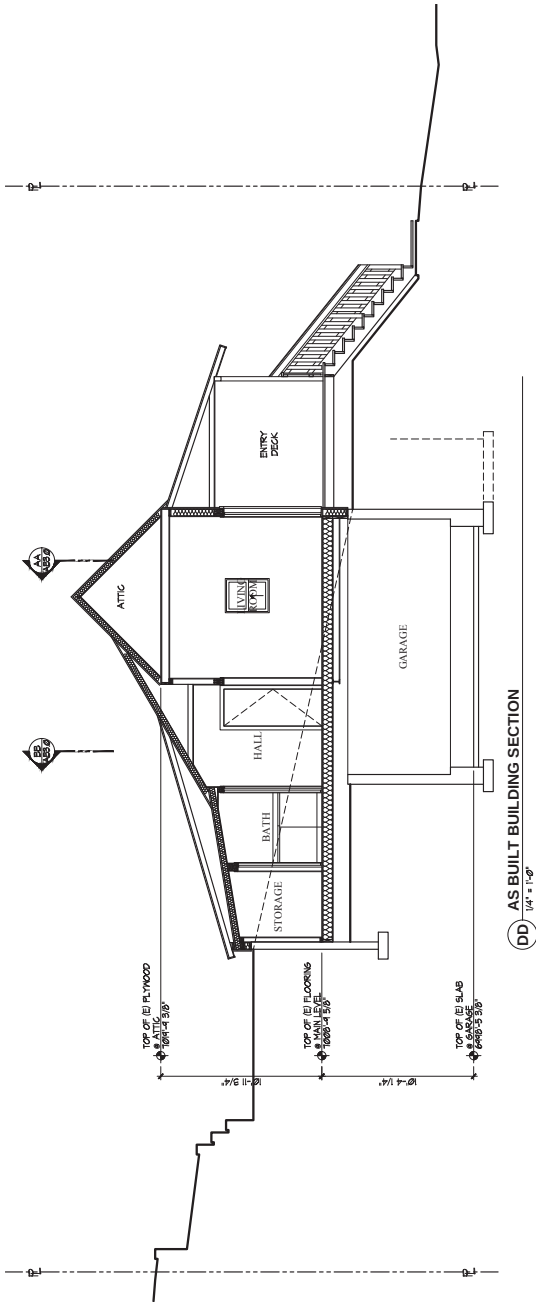
1

OF

1









EXISTING CONDITION 3



PROPOSED DESIGN 3



EXISTING CONDITION 2



PROPOSED DESIGN 2



EXISTING CONDITION 1



PROPOSED DESIGN 1

AI-002

SHEET NUMBER

PROJECT NUMBER

DATE

REVISION

SHEET DESCRIPTION

BEFORE/AFTER IMAGES

KELLER RESIDENCE
839 WOODSIDE AVENUE
PARK CITY, UTAH 84060

Jonathan DeGray
Architect
P.O. Box 1874, 814 Main Street, Suite 302, Park City, Utah 84060
Tel: 435.649.7263, E-mail: degrayj@jonathandegrayarchitect.com

PROPOSED STREETSCAPE

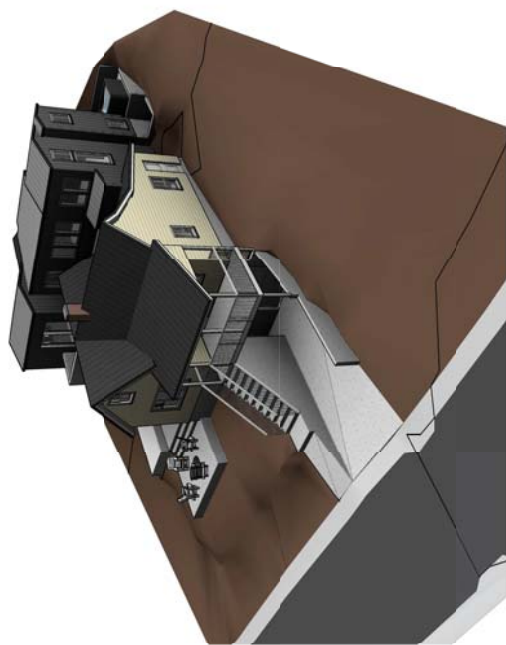


EXISTING STREETSCAPE





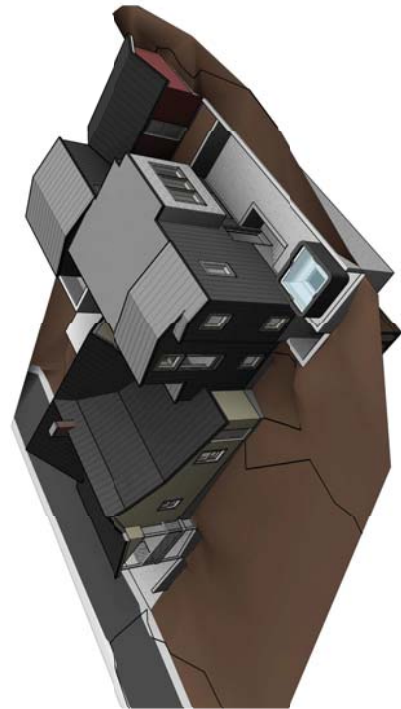
EAST BIRDSEYE



NORTH BIRDSEYE



SOUTH BIRDSEYE



WEST BIRDSEYE

- 23 SET BACK LINE.
- 24 LINE OF WALL BEAM ABOVE.
- 25 TRENCH DRAIN, TIE INTO STORM DRAIN DRY WELL.
- 26 PNEUMATIC VACUUM ELEVATOR.
- 27 STACKED STONE WALL NOT TO EXCEED 4'-0" HIGH.

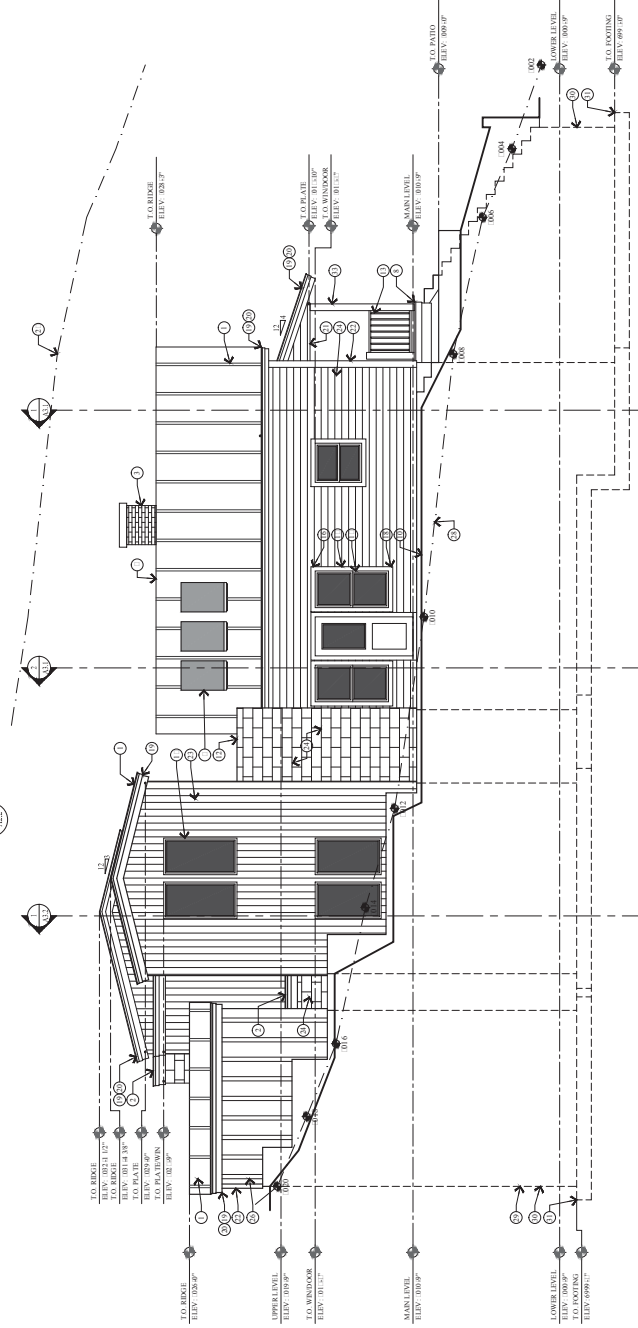


UPPER LEVEL PLAN & LOW ROOF
SCALE: 1/4" = 1'-0"





⑦ SOUTH ELEVATION



2 BUILDING SECTION

2 BUILDING SECTION



[illegible]

Exhibit D – Physical Conditions Report + Historic Preservation Plan



PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: Laura Kuhrmeyer

APPLICATION #: PL-19-04131

DATE RECEIVED: 02/05/2019

PROJECT INFORMATION

NAME: Keller Residence
ADDRESS: 839 Woodside Avenue
Park City, UT 84060

TAX ID: SA-127 OR
SUBDIVISION: _____ OR
SURVEY: Snyders Addition LOT #: 10 & 11 BLOCK #: 11
HISTORIC DESIGNATION: ☒ LANDMARK ☐ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: Fred and Annette Keller
MAILING ADDRESS: 1414 S.W. Third Ave., #2903
Portland OR 97201

PHONE #: (503) 274 - 1414 FAX #: () -
EMAIL: kelleraf4106@gmail.com

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Jonathan DeGray Architect
PHONE #: (435) 649 - 7263
EMAIL: degrayarch@qwestoffice.net

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

ACKNOWLEDGMENT OF RESPONSIBILITY

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

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

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

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

Signature of Applicant: _____
Name of Applicant: Fred Keller
Mailing Address: 1414 SW Third Ave., #2903
Portland, OR 97201
Phone #: (503) 274 - 1414 Fax #: () -
Email: kelleraf4106@gmail.com
Type of Application: _____

AFFIRMATION OF SUFFICIENT INTEREST

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

Name of Owner: Fred Keller
Mailing Address: 1414 SW Third Ave, #2903
Portland, OR 97201
Street Address/ Legal: 839 Woodside Ave.
Description of Subject Property: SA-128

Signature: _____ Date: _____

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

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

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

PHYSICAL CONDITIONS REPORT

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

1. Site Design

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

Element/Feature: **Site Design**

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

Estimated date of construction: **Varies**

Describe existing feature:

The site slopes gradually uphill from Woodside Avenue to the West. Low point Northeast corner is 7001'. Highpoint at Southwest corner is 7021'

There are various retaining walls at front of home, south side yard, and back yard.

There are wood framed decks at front entry and at rear of home.

Paved parking is located at driveway and along Woodside Avenue.

There are paved walkways at north and south of home.

Describe any deficiencies: Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Site features appear to be serviceable with expected wear from use.

Photo Numbers: **1,13,15,17,18,22**

Illustration Numbers: **2,4,5,6,7**

2. Structure

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

Element/Feature: **Structure**

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

Estimated date of construction: **Varies**

Describe existing feature:

The original structure was the east to west running 12:12 gable form (currently Bedroom and kitchen) and north to south running 12:12 cross gable (currently Living Room). Additions have been made at rear of home with 3.5:12 shed roofs. The front entry deck and 4:12 shed roof were original to home but have been enlarged to east. The lower level garage was added below historic structure. The walls of the home are wood framed using various sized lumber and methods. The floor framing appears to be 2"x8" @ 16" o.c. but will require further evaluation. The concrete foundation is visible at lower level garage and several exterior locations. Roof framing is 2 " x 4" @ 24" o.c. rafter with no ridge beam.

Describe any deficiencies: Existing Condition: ☐ Excellent ☒ Good ☒ Fair ☐ Poor

Structure appears to be well maintained but is for the most part not visible and will require further evaluation.

There is a concrete retaining wall at rear of home that is failing. This wall may be impacting the west wall of existing storage room.

Photo Numbers: **9,13, 17, 18, 39, 40, 41, 42**

Illustration Numbers: **1-7**

3. Roof

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

Element/Feature: **Roof**

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

Estimated date of construction: **Varies**

Describe existing feature:

The original structure was the east to west running 12:12 gable form (currently Bedroom and kitchen) and north to south running 12:12 cross gable (currently Living Room). Additions have been made at rear of home with 3.5:12 shed roofs. The front entry deck and 4:12 shed roof were original to home but have been enlarged to east.

Roof framing is 2 " x 4" @ 24" o.c. rafter with no ridge beam.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Based on Park City Historic Site Inventory photos the roof appears to be well maintained. At time of inspection roof was covered with snow and will require further evaluation.

Photo Numbers: **9,13,17,18**

Illustration Numbers: **4-7**

4. Chimney

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

Element/Feature: **Chimney**

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

Estimated date of construction: **Unknown**

Describe existing feature:

There is a brick masonry chimney at the ridge of the cross gable roof. The area of chimney is not visible in the earliest available photos so it is unclear if it is original to the home.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Chimney appears to be intact and serviceable.

Photo Numbers: **9** Illustration Numbers: **4-7**

5. Exterior Walls

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

Element/Feature: **Exterior Walls**

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

Estimated date of construction: **Varies**

Describe existing feature:

The exterior walls of the home are wood framed using various sized lumber and methods. All exterior framed walls are clad with wood drop novelty siding.

Describe any deficiencies: Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Siding appears to be well maintained.

There is a concrete retaining wall at rear of home that is failing. This wall may be impacting the west wall of existing storage room.

Photo Numbers: **9-20** Illustration Numbers: **1-7**

6. Foundation

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

Element/Feature: **Concrete Foundation**

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: **Unknown**

Describe existing feature:

There is a concrete foundation at perimeter of home. This foundation is basement depth at the lower level garage and a shallower depth everywhere else. At driveway there are concrete retaining walls that tie into concrete foundation

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Photo Numbers: **9-20,39-42**

Illustration Numbers: **1,4-7**

7. Porches

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

Element/Feature: **Porches, Patios, and Decks**

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

Estimated date of construction: **Unknown**

Describe existing feature:

There is a wood framed entry porch at the front of the home. This porch has been expanded to east and north.
There is a concrete patio at northwest corner of home.
There is a wood framed deck at the rear of home

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☒ Fair ☐ Poor

Wood framed porches and decks appear to be well maintained
Concrete patio shows moderate wear and cracking

Photo Numbers: **9,10,14-18,21,22** Illustration Numbers: **2,4-7**

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

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

Element/Feature: **MEP Systems**

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: **Unknown**

Describe existing feature:

All mechanical, electrical, and plumbing systems appear to have been replaced and updated.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Photo Numbers: **39-42**

Illustration Numbers: _____

Door Survey Form

Total number of door openings on the exterior of the structure	3
Number of historic doors on the structure	1
Number of existing replacement/non-historic doors	2
Number of doors completely missing	0
Number of doors to be replaced	3

Door #	Exist. Cond.	Describe any deficiencies	Photo #	Historic
101	Good	Finish has worn off in a few areas	9	no
201	Good	Newer replacement door - Design not consistent	9,10	no
202	Fair	Finish has worn off in a few areas	2,5,12	yes

Window Survey Form

Total number of window openings on the exterior of the structure	10
Number of historic windows on the structure	2
Number of existing replacement/non-historic windows	8
Number of windows completely missing	0
Number of windows to be replaced	0

Win. #	Exist. Cond.	Describe any deficiencies	Photo #	Historic
A	Fair	Windows in good condition but are painted shut	9,27	yes
B	Fair	Windows in good condition but are painted shut	9,10,26	yes
C	Good	Newer replacement window	13,25	no
D	Good	Newer replacement window	13,29	no
E	Good	Newer replacement window	16,31	no
F	Good	Newer replacement window	18,33	no
G	Good	Newer replacement window	18,34	no
H	Good	Newer replacement window	18,27	no
J	Good	Newer replacement window	9,36	no
K	Good	Newer replacement window	18,37	no

11. Interior Photographs

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

Element/Feature: **Interior Photos**

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

Estimated date of construction: **Varies**

Describe existing feature:

Description of all photos is in file name

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Photo Numbers: **24-42**

Illustration Numbers: _____

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



HISTORIC PRESERVATION PLAN

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

For Official Use Only

PLANNER: Laura Kuhrmeyer APPLICATION #: PL-19-04131
DATE RECEIVED: 02/05/2019
PLANNING DIRECTOR CHIEF BUILDING OFFICIAL
APPROVAL DATE/INITIALS: _____ APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

☒ LANDMARK

☐ SIGNIFICANT

DISTRICT: _____

NAME: Keller Residence
ADDRESS: 839 Woodside Avenue
Park City, UT 84060

TAX ID: SA-127 OR

SUBDIVISION: _____ OR

SURVEY: Snyders Addition LOT #: 10 & 11 BLOCK #: 11

APPLICANT INFORMATION

NAME: Fred and Annette Keller
PHONE #: (503) 274 - 1414 FAX #: () -
EMAIL: kelleraf4106@gmail.com

Site Design

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

Element/Feature: **Retaining Walls and Decks**

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:

Concrete and stacked railroad tie retaining wall at front property line is to be removed and replaced with new retaining wall.

Railroad tie retaining wall at rear yard to be removed and site to be re-designed according to architectural drawings

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: **Foundation and Framing**

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 framed structure is to be lifted and existing concrete foundation is to be removed.

New full basement concrete foundation is to be built at location of existing historic home and at new addition to rear.

Existing home is to be lowered and secured to new foundation.

Rear wall of existing structure is to be modified per architectural drawings for connection to addition

Roof

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

Element/Feature: **Roof**

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 roof structure is to remain and be modified at rear to tie into new addition structure.

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: **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:

Existing brick masonry chimney is to remain.

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: **Wall Framing**

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 wood framed walls to remain. Contractor to evaluate shoring needs during lift process. Rear wall to be opened up according to architectural drawings to connect to new addition.

Element/Feature: **Siding**

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 horizontal wood siding to remain. Repair and replace as needed.

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: **Concrete 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:

Existing concrete foundation is to be removed.

New full basement concrete foundation is to be built at location of existing historic home and at new addition to rear.

Existing home is to be lowered and secured to new foundation.

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: **Porches**

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:

Contractor to determine if existing wood framed front entry porch can be braced for lifting of home or if it should be removed and reconstructed.

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: **Garage and Front Entry Doors**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

Existing overhead garage and front entry doors are not of historic nature and are to be removed and replaced with new doors of historic style.

Element/Feature: **North Entry 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:

The entry door at north facade is damaged and will be replaced with a new door of similar style.

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: **Replacement Windows**

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:

Most of the historic windows have been replaced with newer single hung and casement windows. These windows will remain.

Element/Feature: **Historic Windows at Front of Home**

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 only historic windows on the home are the (2) main level windows facing the street. These windows have been painted shut. Contractor to determine if these windows can be salvaged. If not they will be replaced with new windows to match style and dimension of existing.

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: **MEP Systems**

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:

Contractor to evaluate operable condition of existing mechanical, electrical, and plumbing systems to determine what can be reused with updated layout of existing structure and if the systems are adequate to service the added living space at basement and rear additions.

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: **Additions**

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:

Additions are to be made at new lower level and to rear of existing home per architectural drawings.

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: _____

Name of Applicant: Fred Keller

Exhibit E – Exterior Photos



























839







Exhibit F – Interior Photos

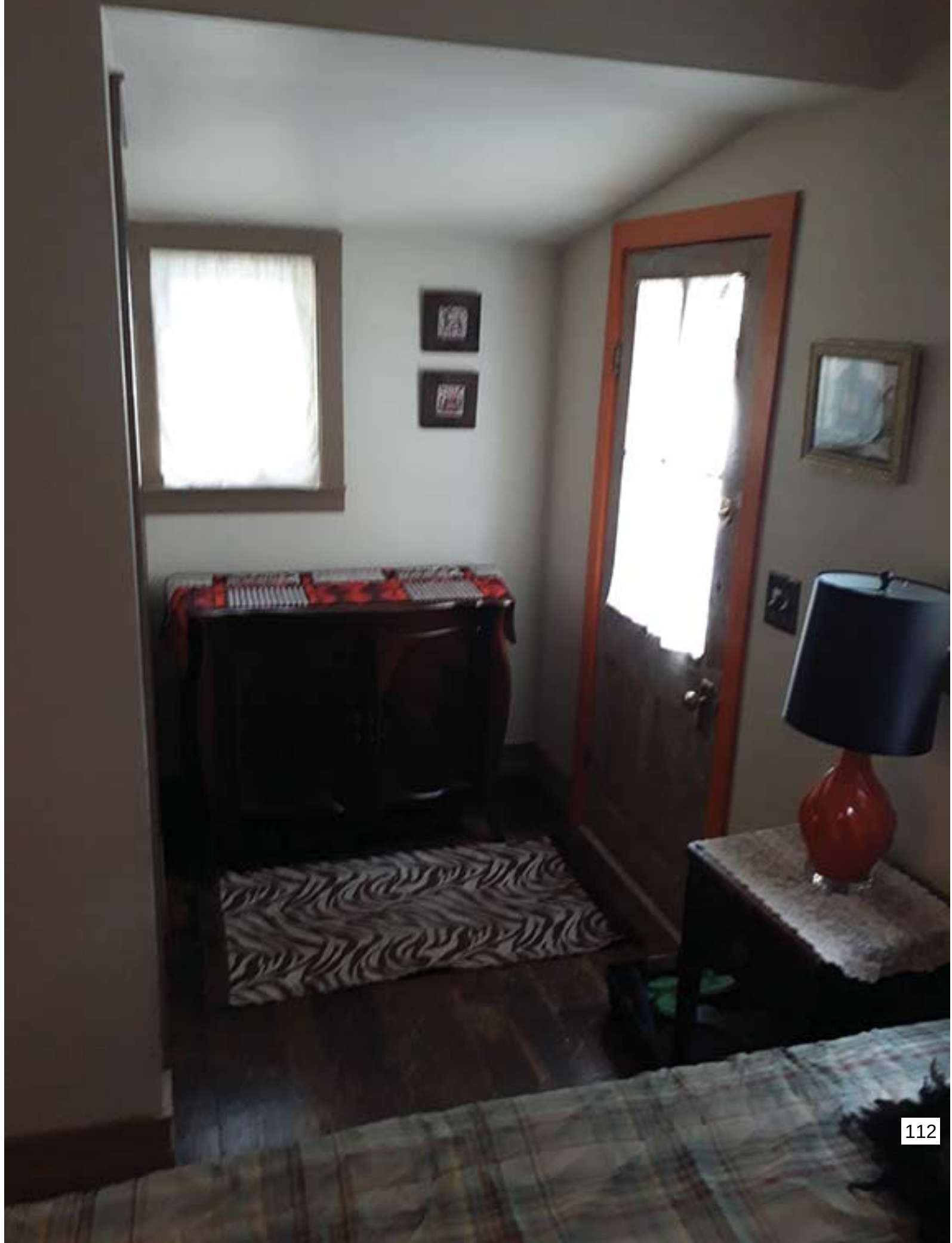










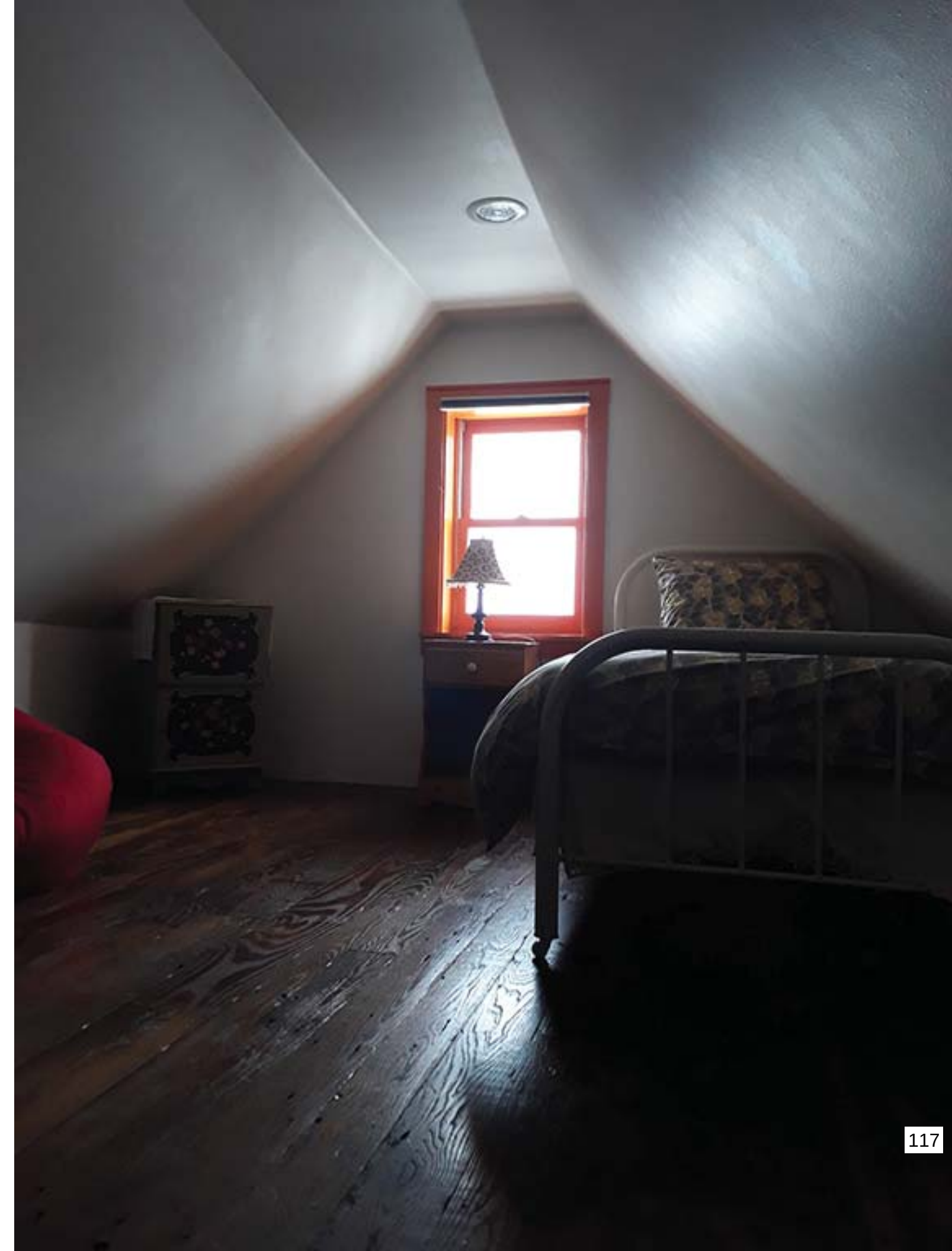










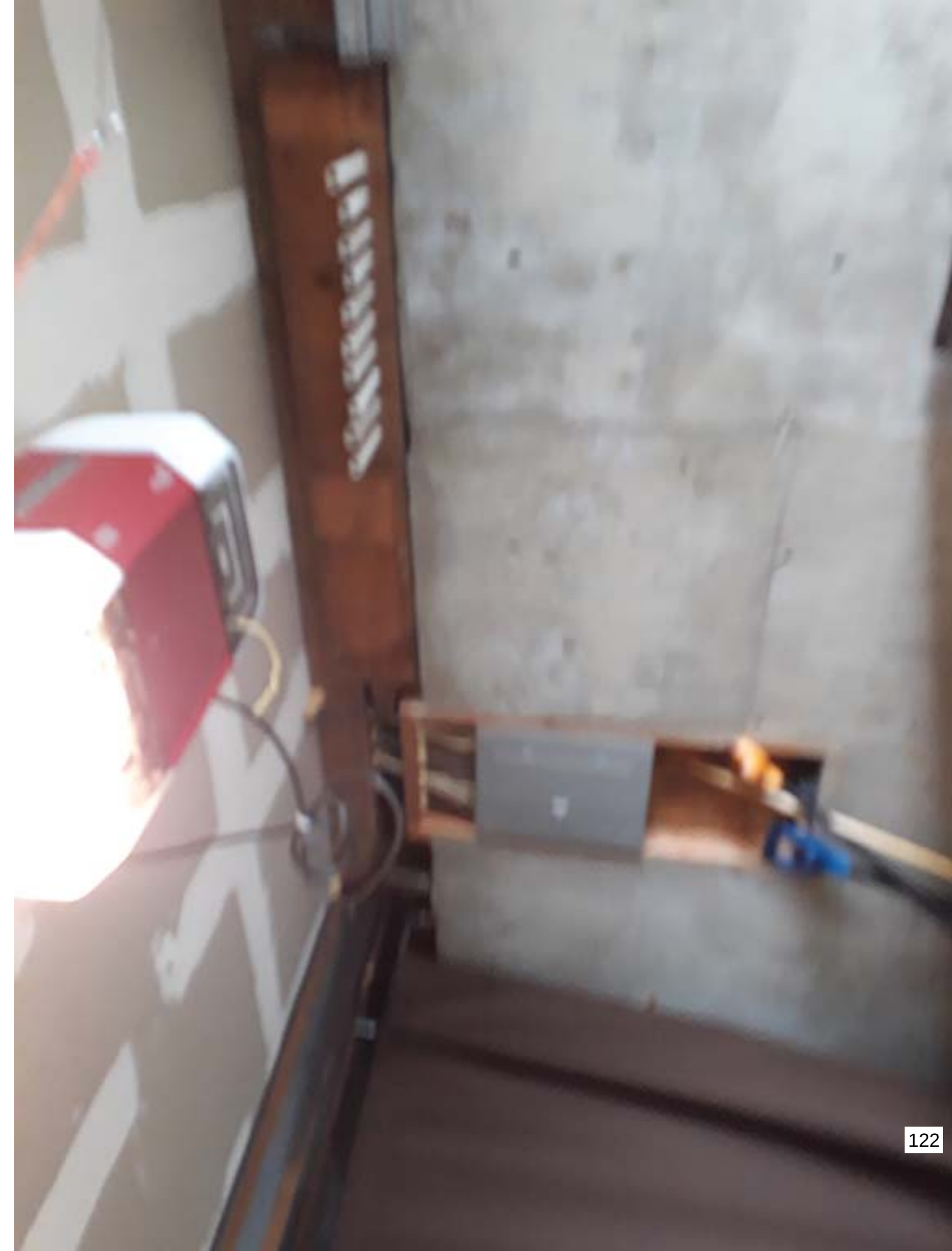
















Historic Preservation Board Staff Report

Planning Department

Author: Caitlyn Barhorst
Subject: Historic Preservation Board Review for Reconstruction
Address: 22 Prospect Avenue
Project Number: PL-19-04269
Date: August 21, 2019
Type of Item: Administrative – Reconstruction

Summary Recommendation:

Staff recommends the Historic Preservation Board to review and discuss the proposed Reconstruction of the Historic Ancillary Structure (referred to as a shed herein) on the Landmark Site, conduct a public hearing, and approve the Reconstruction of the Historic shed on the Landmark Site at 22 Prospect Avenue pursuant to the included findings of fact, conclusions of law, and conditions of approval.

Topic:

Address: 22 Prospect Avenue
Designation: Landmark
Applicant: Clark Martinez for Rhonda Sideris
Proposal: Reconstruction of the Historic shed on the Landmark Historic Site.
The application was deemed complete on July 31, 2019. The Historic District Design Review (HDDR) application has not yet been approved, as it is dependent on HPB's review of the proposed Material Deconstruction and Reconstruction of the shed on the Landmark Site. The subject property is located in the Historic Residential (HR-1) Zoning District.

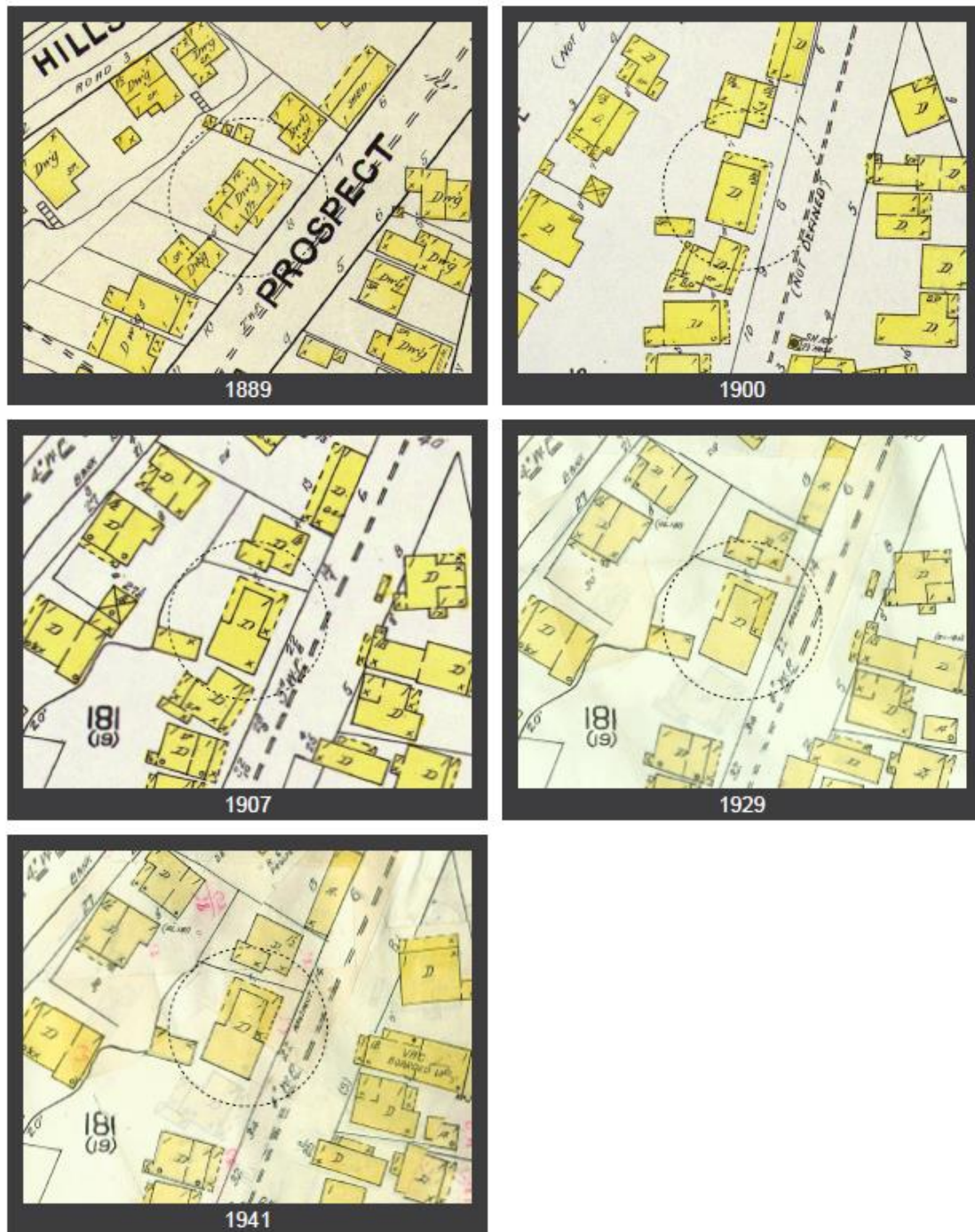
Developmental History:

The 22 Prospect Avenue property is designated as a Landmark Site on the Park City Historic Sites Inventory (HSI). Development on this property has spanned across two (2) of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930).

Staff has summarized the developmental history in this section of the report by highlighting the major alterations and evidence that exists today as it relates to the proposed Material Deconstruction and Reconstruction and site context.

As can be seen in Figure 1, the Single-Family Dwelling was constructed in circ.1889 and has undergone a series of alterations since. Figure 1 shows the developmental history of the site as documented in the Sanborn Fire Insurance Maps (Sanborn Maps).

Figure 1: Sanborn Fire Insurance Map series



The house was built before circ. 1889 by Joseph Durkin. The Durkin family owned the property until 1902. The shed at the rear of the property was constructed during that time. Kate Carpenter was the next owner from 1902-1908 and before circ. 1907 the form of the current house changed to the T cottage form with the wrap-around porch. The Grose family owned the property from 1908-1979. The Cannard family owned it until 2013 when it was transferred to the current owner.

Analysis: Reconstruction of the Historic Shed on the Landmark Site.

Proposals for Reconstruction are subject to Land Management Code (LMC) 15-11-15 RECONSTRUCTION OF AN EXISTING HISTORIC BUILDING OR HISTORIC STRUCTURE. Staff has determined compliance with LMC 15-11-15 based on the following (LMC language is in **bold** and staff analysis is in *italics*):

LMC 15-11-15 RECONSTRUCTION OF AN EXISTING HISTORIC BUILDING OF HISTORIC STRUCTURE It is the intent of this section to preserve the Historic and architectural resources of Park City through limitations on the Reconstruction of Historic Buildings, Structures, and Sites.

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

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

Complies. *The representative of the Chief Building Official (CBO) made a site visit on July 18, 2019. At that time, the representative of the CBO observed the conditions of the structures to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code. The property was posted with a Notice and Order to Repair on August 1, 2019.*

The Chief Building Official's Notice and Order to Repair Letter has been included as Exhibit E. Staff has included the photographs in Figure 2 that detail the conditions of the Historic Shed.

Figure 2: Detailed conditions of the Historic shed.



Front (north) elevation



Side (west) elevation



Roof



Inside of shed showing roof collapse



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

Complies. *The age of the structure and construction technique has caused the shed to become structurally unstable and unsafe to occupy. As seen in Figure 2, the roof has collapsed and the floor and wall structure is leaning down the hillside.*

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

Complies. *The applicant has worked with staff to develop an accurate set of plans for the Reconstruction. The Building(s) and/or Structure(s) will be reassembled in their original form, location, placement, and orientation.*

B. PROCEDURE FOR THE RECONSTRUCTION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON A LANDMARK SITE OR A SIGNIFICANT SITE. All Applications for the Reconstruction of any Historic Building and/or Structure on a Landmark Site or a Significant Site within the City shall be reviewed by the Historic Preservation Board pursuant to Section 15-11-12 of this Code.

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

Complies. *On July 29, 2019, the Planning Department received a Historic District Design Review (HDDR) application for the property at 22 Prospect Avenue. The application was deemed complete on July 31, 2019. Approval of the HDDR application is dependent on the Historic Preservation Board's approval of the Reconstruction.*

Overall, Staff finds that the proposal for Reconstruction complies with LMC 15-11-15 RECONSTRUCTION OF AN EXISTING HISTORIC BUILDING OR HISTORIC STRUCTURE.

Process:

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

- [LMC 15-11-15 Reconstruction Of An Existing Historic Building Of Historic Structure](#)

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

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

Notice:

On August 3, 2019, Legal Notice of this public hearing was published in the Park Record and posted in the required public spaces. Staff sent a mailing notice to property owners within 100 feet on August 7, 2019 and posted the property on August 7, 2019.

Recommendation:

Staff recommends the Historic Preservation Board review and discuss the Reconstruction of the Historic shed on the Landmark Site, conduct a public hearing, and approve the Reconstruction of the Historic shed on the Landmark Site at 22 Prospect Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Finding of Fact:

1. The property is located at 22 Prospect Avenue. The property consists of Lots 6 & 7 BLK 19 Park City Survey.
2. The historic site is listed as Landmark on the Historic Sites Inventory.
3. The house was originally constructed circ. 1889, per the Historic Site Inventory (HSI) Form, and has undergone a series of alterations since.
4. Development on this property has spanned across two (2) of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930).
5. The house was built before circ. 1889 by Joseph Durkin. The Durkin family owned the property until 1902. The shed at the rear of the property was constructed during that time. Kate Carpenter was the next owner from 1902-1908 and before circ. 1907 the form of the current house changed to the T cottage form with the wrap-around porch. The Grose family owned the property from 1908-1979. The Cannard family owned it until 2013 when it was transferred to the current owner.
6. On July 29, 2019, the Planning Department received a Historic District Design Review (HDDR) application for the property at 22 Prospect Avenue. The application was deemed complete on July 31, 2019. Approval of the HDDR application is dependent on the Historic Preservation Board's approval of the Reconstruction.
7. The applicant is proposing to Reconstruct the Historic shed on the Landmark site at 22 Prospect Avenue. The existing condition of the shed is poor. The structural

members of the shed are compromised, the roof has buckled from the weight of the snow, the exterior siding material is deteriorating, and the building is leaning downhill.

8. The proposal for Reconstruction complies with LMC 15-11-15(A)(1) as the representative of The Chief Building Official made a site visit on April 4, 2019. At that time, the representative of the Chief Building Official observed the conditions of the structures to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code. The site was posted "Do Not Enter- Unsafe to Occupy" due to its general dilapidated and unsafe state on April 4, 2019. The hazardous or dangerous conditions observed included:
9. Due to the instability and collapse of the shed's roof structure system, the extent of the deterioration of the original materials, as well as the health concerns, the safest approach is to Reconstruct the Historic shed.
10. The proposal complies with LMC 15-11-15(A)(2) as the representative of the Chief Building Official found the building to be dangerous. Staff finds it apparent that there are unique conditions, specifically, the structural conditions, physical conditions of the existing materials, and the additional submitted reports by the applicant supporting the dangerous building finding. The Historic Building(s) cannot be safe and/or serviceable through repair.
11. The proposal complies with LMC 15-11-15(A)(3) as the applicant has worked with staff to develop an accurate set of plans for the Reconstruction. The Building(s) and/or Structure(s) will be reassembled in their original form, location, placement, and orientation.
12. The proposal complies with LMC 15-11-15(B) as on July 29, 2019, the Planning Department received a Historic District Design Review (HDDR) application for the property at 22 Prospect Avenue. The application was deemed complete on July 31, 2019. Approval of the HDDR application is dependent on the Historic Preservation Board's approval of the Reconstruction.
13. Staff and the Design Review Team find that Reconstructing the Historic Structure will not significantly change the context of the site, nor diminish its historical significance. The shed is a contributing feature of the Landmark Site.
14. The specific techniques for Reconstruction will be approved as a part of the Historic District Design Review and Building Permit. A plan highlighting what historic material will be salvaged will be submitted prior to the approval of the application.
15. A Financial Guarantee will be required prior to Building Permit issuance. The Financial Guarantee will require that the shed be reassembled within 18 months of Building Permit issuance. A Building Permit must be issued within one (1) year of approval of the Historic District Design Review application.
16. The structure is not threatened by demolition.

Conclusions of Law:

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

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal received on July 29, 2019. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
2. Where the historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing historic materials, the applicant shall demonstrate to the Planning Director and Project Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No historic materials may be disposed of prior to advance approval by the Planning Director and Project Planner.
3. The applicant shall salvage and reuse any and all serviceable Historic Materials. The applicant shall demonstrate the severity of deterioration or existence of defects by showing the Planning Department that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition prior to disposal.
4. As the shed is Deconstructed, the applicant shall identify and analyze different siding profiles to determine the original siding profile. The applicant shall work with the Planning Department to approve determination of the original siding material. The applicant shall salvage and reuse any original siding materials that can be made safe and/or serviceable through repair.
5. Where the severity of deterioration or existence of material defects requires replacement, the new wood siding materials shall match the original in design, dimension, texture, material, and finish. The applicant shall demonstrate the severity of deterioration or existence of defects by showing the Planning Department that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.
6. Prior to approval of the Historic District Design Review application, the applicant shall submit a site plan identifying the storage location of the salvageable materials from the Historic shed.
7. Per LMC 15-11-9 the Planning Department is authorized to require that the applicant provide the City with a financial guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan.

Exhibits:

- Exhibit A – HPB Criteria for Reconstruction of the Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site. (Staff Report Page 1)
- Exhibit B – [Historic Sites Inventory Form](#)
- Exhibit C – Historic District Design Review Historic Preservation Plan and Physical Conditions Report with Photos
- Exhibit D – Historic District Design Review Existing and Proposed Plans
- Exhibit E – Chief Building Official Notice and Order to Repair Letter

Exhibit A: HPB Criteria for Reconstruction of the Historic Building(s) and/or Structure(s) on a Landmark Site or Significant Site.

The Historic Preservation Board shall find the project complies with the following criteria:

1. The Historic Building(s) and/or Structure(s) are found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code; and
2. The Historic Building(s) and/or Structure(s) cannot be made safe and/or serviceable through repair; and
3. The form, features, detailing, placement, orientation and location of the Historic Building(s) and/or Structure(s) will be accurately depicted, by means of new construction, based on as-built measured drawings, historical records, and/or current or Historic photographs.

Exhibit B

Historic Sites Inventory Form

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Joseph Durkin House**

Address: 22 Prospect Street

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-239

Current Owner Name: Bernard Cannard

Parent Parcel(s):

Current Owner Address: PO Box 2946, Fullerton, CA, 92837-0946

Legal Description (include acreage): 0.07 acres; ALL LOTS 6 & 7 BLK 19 PARK CITY SURVEY.

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: 1995 & 2006
- ☐ 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

No. Stories: 1/2

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

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

General Condition of Exterior Materials:

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

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

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

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

☐ Uninhabitable/Ruin

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

Foundation: The tax cards indicate no foundation.

Walls: Drop siding.

Roof: cross-wing roof form sheathed in asphalt shingles.

Windows/Doors: Two-over-two double-hung sash type and single or paired 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 1 ½-story frame T/L cottage remains unchanged from what is described in the 1983 National Register nomination form (see Structure/Site Form, 1983).

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The 1907 Sanborn Insurance map indicates a rectangular accessory structure located southwest of the main building, but a site visit could verify its existence.

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 listed on the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*. It was built within the historic period, defined as 1872 to 1929 in the district nomination, and retains its historic integrity. 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. 1891¹

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

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

1. Historic Era:

☒ Settlement & Mining Boom Era (1868-1893)

¹ Summit County Tax Assessor; appears on the 1907 Sanborn Insurance map.

- ☐ 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: East elevation (primary façade). Camera facing west, 2006.

Photo No. 2: Southeast oblique. Camera facing northwest, 1995.

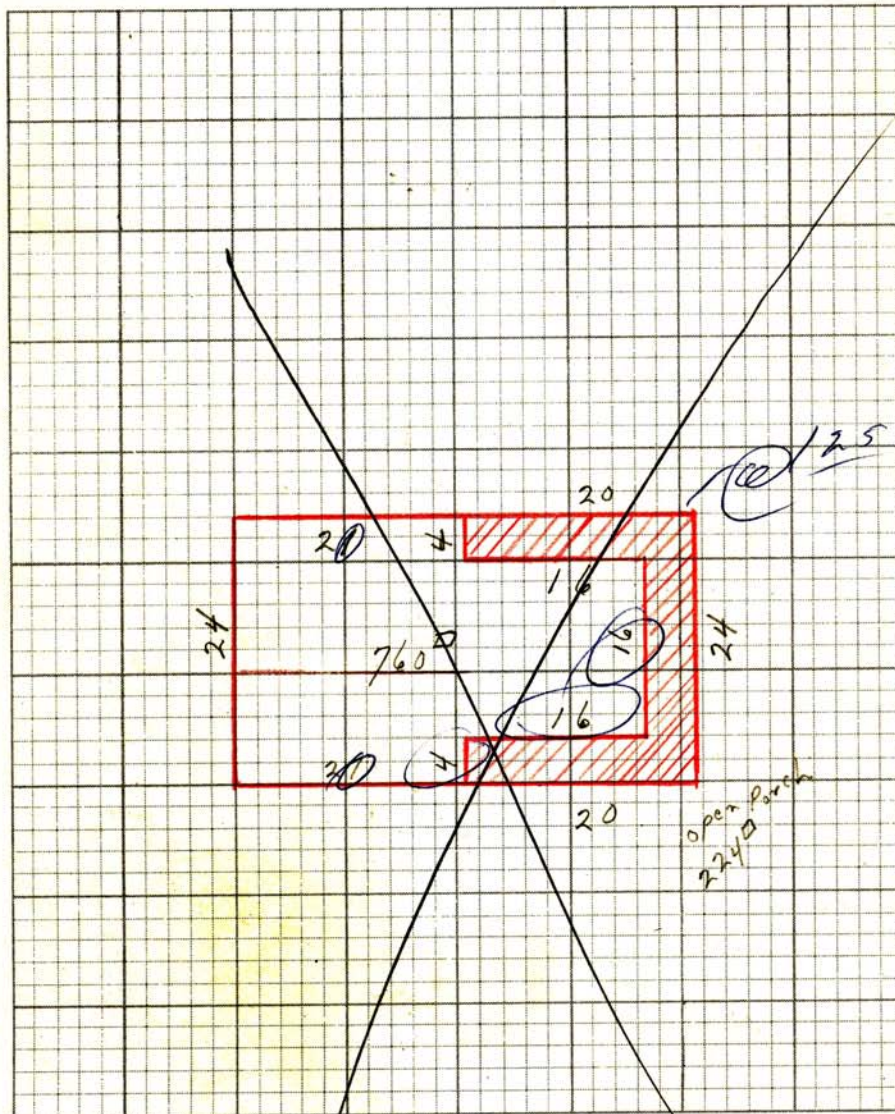
Photo No. 3: East elevation (primary façade). Camera facing west, 1983.

Photo No. 4: Northeast oblique. Camera facing southwest, tax photo.

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

Serial No. PC 239

Location _____					
Kind of Bldg. <u>Rsn</u>		St. No. <u>22 Prospect</u>			
Class <u>3</u>		Type 1 2 3 4 <u>4</u>		Cost \$ _____	X _____ %
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
<u>1</u>	x x		<u>760</u>		\$ <u>1918</u>
	x x				
	x x				
Gar.—Carport <u>x</u> Flr. _____ Walls _____ Cl. _____					
Description of Buildings				Additions	
Foundation—Stone _____ Conc. _____ None ☒					
Ext. Walls <u>Siding</u>					
Insulation—Floors _____ Walls _____ Clgs. _____					
Roof Type <u>Gable</u> Mtl. <u>alum</u>					
Dormers—Small _____ Med. _____ Large _____					
Bays—Small _____ Med. _____ Large _____					
Porches—Front <u>224</u> @ <u>100</u>				<u>224</u>	
Rear _____ @ _____					
Porch _____ @ _____					
Metal Awnings _____ Mtl. Rail _____					
Basement Entr. _____ @ _____					
Planters _____ @ _____					
Cellar—Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full _____ Floor <u>dirt</u>				<u>70</u>	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____					
Attic Rooms Fin. <u>3</u> Unfin. _____				<u>595</u>	
Plumbing { Class <u>1</u> Tub <u>1</u> Trays _____					
Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>					
Wtr. Sfr. _____ Shr. St. _____ O.T. _____					
Dishwasher _____ Garbage Disp. _____				<u>350</u>	
Built-in—Appliances _____					
Heat—Stove _____ H.A. ☒ Steam _____ Stkr. _____ Blr. ☒					
Oil _____ Gas ☒ Coal ☒ Pipeless _____ Radiant _____				<u>156</u>	
Air Cond. _____					
Finish—Fir ☒ Hd. Wd. _____					
Floor—Fir _____ Hd. Wd. _____ Other <u>Pine</u>					
Cabinets _____ Mantels _____					
Tile—Walls _____ Wainseot _____ Floors _____					
Storm Sash—Wood D. _____ S. _____ ; Metal D. _____ S. _____					
Total Additions				<u>1395</u>	
Year Built _____		Avg. Age <u>66</u>	Current Value		\$ <u>3313</u>
			Commission Adj. _____ %		
Inf. by { Owner - Tenant -		Bldg. Value			
{ Neighbor - Record - Est.		Depr. Col. <u>1</u> 2 3 4 5 6 <u>30</u> %			
Remodel Year _____ Est. Cost _____		Current Value Minus Depr.		\$ <u>994</u>	
Garage—Class _____		Depr. 2% 3%	Carport—Factor _____		
Cars _____		Floor _____ Walls _____	Roof _____ Doors _____		
Size— _____ x _____		Age _____	Cost _____ x _____ %		
Other _____					
Total Building Value				\$ _____	
Appraised <u>12-13</u> 19 <u>57</u> By <u>1331</u>					



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
SHED, dent, aid, RR	40	12x20	240	50	120/30	36
		x				
		x				
		x				
		x				
TOTAL						

Remarks:

PC 239
Serial Number

.....OF.....
Card Number

Owners Name _____

Location _____

Kind of Bldg. Res St. No. 22 Prospect Ave

Class H Type 1 2 3 4 Cost \$ _____ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	736		\$ 4309	\$
	x x				
	x x				

Att. Gar. — C.P. — x — Flr. — Walls — Cl. —

Description of Buildings Additions Additions

Foundation — Stone — Conc. — Sills —

Ext. Walls Sid (A)

Roof Type Gab Mtl. Metal

Dormers — Small — Med. — Large —

Bays — Small — Med — Large —

Porches — Front 224 @ 125 280

Rear — @ —

Porch — @ —

Planters — @ —

Ext. Base. Entry — @ —

Cellar Bsmt. — $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{8}$ Full — Floor 0.5 80

Bsmt. Gar. —

Basement-Apt. — Rms. — Fin. Rms. —

Attic Rooms Fin. 3 63 Unfin. 525

Plumbing { Class 1 Tub. 1 Trays —

Basin 1 Sink 1 Toilet 1 550

Wtr. Sftr. — Shr. St. — O.T. —

Dishwasher — Garbage Disp. —

Heat — Stove — H.A. — FA X HW — Stkr — Elec. — 326

Oil — Gas X Coal — Pipeless — Radiant —

Air Cond. — Full — Zone —

Finish — Fir. — Hd. Wd. — Panel —

Floor — Fir. — Hd. Wd. — Other —

Cabinets 1 Mantels. —

Tile — Walls — Wainscot — Floors —

Storm Sash — Wood D. — S. —; Metal D. — S. —

Awnings — Metal — Fiberglass —

Total Additions 1761

Year Built 1891 Avg. 1. Replacement Cost 6070

Age 2. Obsolescence

Inf. by Owner Tenant - Adj. Bld. Value

Neighbor - Record - Est. Conv. Factor 1.18

Replacement Cost — 1940 Base 7163

Depreciation Column 2 3 4 5 6 90%

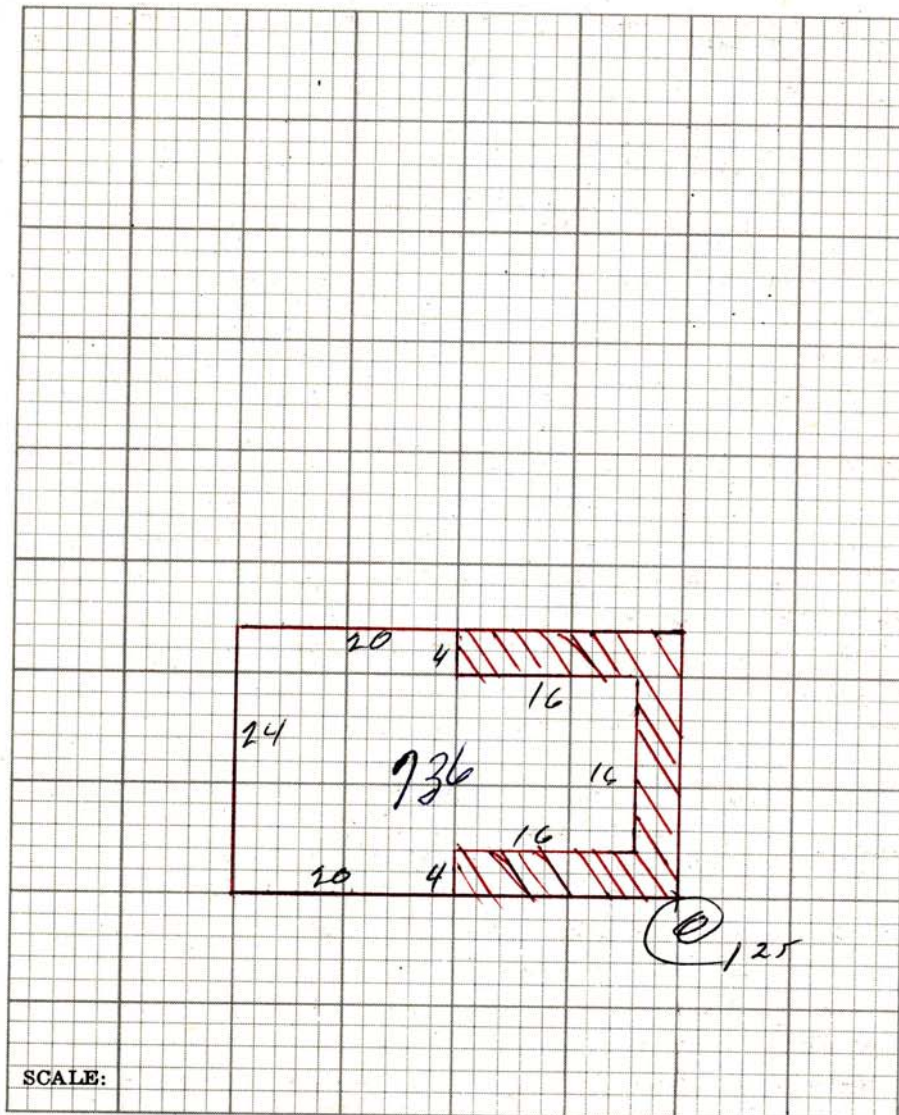
1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value \$ 2149

Appraised ① 10-28 19 68 By 1708 JAN 15 1969

Appraised ② _____ 19 _____ By _____ 1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS _____



Property Type:

Utah State Historical Society
Historic Preservation Research Office

Site No. _____

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 22 Prospect Park City, Summit County, Utah UTM: 12 458330 4498640

Name of Structure: Joseph Durkin House T. R. S.

Present Owner: Edwin B. and Roslyn Grose
c/o David G. Holey

Owner Address: Box 781, 31346 Silverado Canyon Road, Silverado Canyon, CA 92676

Year Built (Tax Record): Effective Age: Tax #: PC 239
Legal Description Kind of Building:

All of Lots 6 and 7 Block 19, Park City Survey.
.07 acre.

STATUS/USE 2

Original Owner: probably Joseph Durkin Construction Date: c. 1885 Demolition Date:

Original Use: Residence Present Use:

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: 1984 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.):

1900 Census Records. Summit County, Park City Precinct, p. 180-B.
Park Record. April 11, 1903, p. 1. Joseph Durkin obituary.
 October 12, 1901, p. 3.

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 and one half story frame T/L cottage with a gable roof. It evolved from an L plan house in the 1880s which was oriented west, to a T plan house which was oriented east by 1907. The 1889 Sanborn Insurance Map shows the house as an L plan with a porch on the west side of the stem-wing. At that date a second porch wrapped around the northeast corner of the house. By 1900 that west porch was enclosed so that the plan became rectangular, and the other porch was extended to span the lengths of both the north and east sides of the house. The house was probably re-oriented to the east at that time. By 1907 the south end of the house was extended to the east and west, taking on the shape of a T/L cottage. The porch was extended around the northwest corner of the house so that it presently spans all three sides of the stem-wing. The cross-wing is of unusual proportions in that it is not symmetrically designed. The southern roof slope of the cross-wing extends down close to the ground, while the northern roof slope remains at the standard eave level. A two over two light double hung sash window is centered on the east gable end of the cross-wing over a pair of one over one double hung sash windows topped by a pedimental window head. On the west gable end of the cross-wing a single window is centered over two individual windows. There is a door flanked by a single window on the east side of the stem-wing. (See continuation sheet)

Statement of Historical Significance:

Construction Date: c. 1885

Built c. 1885, the Joseph Durkin House at 22 Prospect 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. This particular T/L cottage is unique because it underwent a series of alterations which changed it from an original T/L cottage that was oriented west with a cross-wing on the north end, to a rectangular house, and finally to its present form, a T/L cottage oriented east with a cross-wing on the south end. Although this T/L cottage by addition did not achieve its T/L form in the traditional manner, it nevertheless is significant for the same reason as other T/L cottages by addition. It clearly documents the importance of the practice of adapting an existing structure to meet changing needs. This extreme example of adaptation also indicates just how deeply rooted the process of adaptation and expansion of an existing house was in Park City's residential building practices.

This house was built by at least 1889, as indicated by the Sanborn Insurance Maps, probably having been constructed c. 1885 by Joseph Durkin. Durkin received official title to this property in 1890 from the Park City Townsite Corporation, although he had probably unofficially purchased the property and built this house a few years earlier - a common practice in the early years of Park City's development. In 1881, the Durkins had purchased a nearby lot and house,¹ where they probably resided prior to building this house.

Joseph Durkin was born in Canada in 1850, and came to the U.S. when he was nine years old. He came to Park City in 1876, and began working for the (See continuation sheet)

22 Prospect
Description continued:

On the north end of the stem-wing there is a window identical to the paired window of the east gable end of the cross-wing. It is topped by a single window. An old photograph shows the present house with a decorated porch and decorative stick work in the gable. The jigsaw cut brackets that topped the porch piers no longer exist, but the simple square porch piers and stick work in the gable are extant. The house has lost its original integrity, but is significant because it documents the common process of adaptation that was used to adjust the small mining town cottage to changing needs. It also documents the fact that when major alterations were made to expand a small house they were made in a systematic way which either preserved the basic shape of the earlier form, or changed the earlier form to another acceptable form. This house was changed from a small L plan house to a more sizeable T/L cottage. All of the major exterior alterations of this house were completed by 1907, so that it accurately represents the house as it would have looked in the mining period.

History continued:

Ontario Silver Mining Company. He was employed with that company for the next 27 years, first in the mill, then in the mine. He and his wife, Mary Ann, and their eight children lived in this house until 1901, when he had a new, larger house built on upper Main Street.² Joseph Durkin served for many years as a member of the city council.

Subsequent owners of the house include Kate Carpenter (1902-08) and Mrs. E.M. Grose and her family (1908-present).

¹Summit County Records, "Miscellaneous" Title Abstract Book, April 26, 1881. That house was purchased from W.H. Bond and was located on lots 13 and 14 of Block 19.

²Park Record, October 12, 1901, p.3. This new house was probably 176 Main.



Joseph Durkin House
22 Prospect
Park City, Summit County, Utah

East facade

Photo taken by Debbie Temme, October 1983
Negative: Utah State Historical Society







Exhibit C

Historic District Design Review Historic Preservation
Plan and Physical Conditions Report with Photos

THE XCAVATION COMPANY, INC.

P.O. Box 310
568 South Foothill, #7
Kamas, Utah 84036
Office: (435) 783-6977 Cell: (435) 640-0571

To Whom it may Concern,

On the Property owned by Rhonda Sideris located at 22 Prospect Ave. She would like to Stabilize and repair the existing old work shed in the back of her yard. Currently the shed is in danger of collapsing completely and falling into the houses directly below. Some of the major problems are as follows.

The roof is collapsed and needs repaired.
The entire south wall is against dirt and rotted away.
The vertical wood posts supporting the structure are rotted away.
Some of the floor joists are broken in half.

We would like to remove the entire roof and South wall and get temporary supports under the Floor and North, East and west walls and then evaluate if the building can be saved or if we should Demo the entire structure.

If you have questions please call me.

Thank You,
Vincent Clark Martinez
The Xcavation Company inc.
435-640-0571

RECEIVED

JUL 09 2019

PARK CITY
PLANNING DEPT.

2. Prospect Ave Shed

2. Structure

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

Element/Feature: _____

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

Estimated date of construction: _____

Describe existing feature:

The shed is ready to totally collapse. It is framed with all manner of different 4x4, 2x4, and 3x3 studs.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The entire south wall is collapsed and against dirt. The roof system has also failed.

Photo Numbers: _____ Illustration Numbers: _____

22 prospect Ave Shed

3. Roof

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

Element/Feature: _____

This involves: ☐ An original part of the building

☐ A later addition

Estimated date of construction: _____

Describe existing feature:

Existing Shed Type Roof with approx 4/12 Pitch. Plywood and Rolled Roofing on Top. The roof is Colapsed.

Describe any deficiencies:

Existing Condition: ☐ Excellent

☐ Good

☐ Fair

☒ Poor

The Roof is Colapsed and Needs Taken off.

Photo Numbers: 7, 8, 9

Illustration Numbers: East Elevation South Elevation

22 Prospect Ave

Photo 7

RECEIVED

JUL 29 2019

PARK CITY
PLANNING DEPT.

155



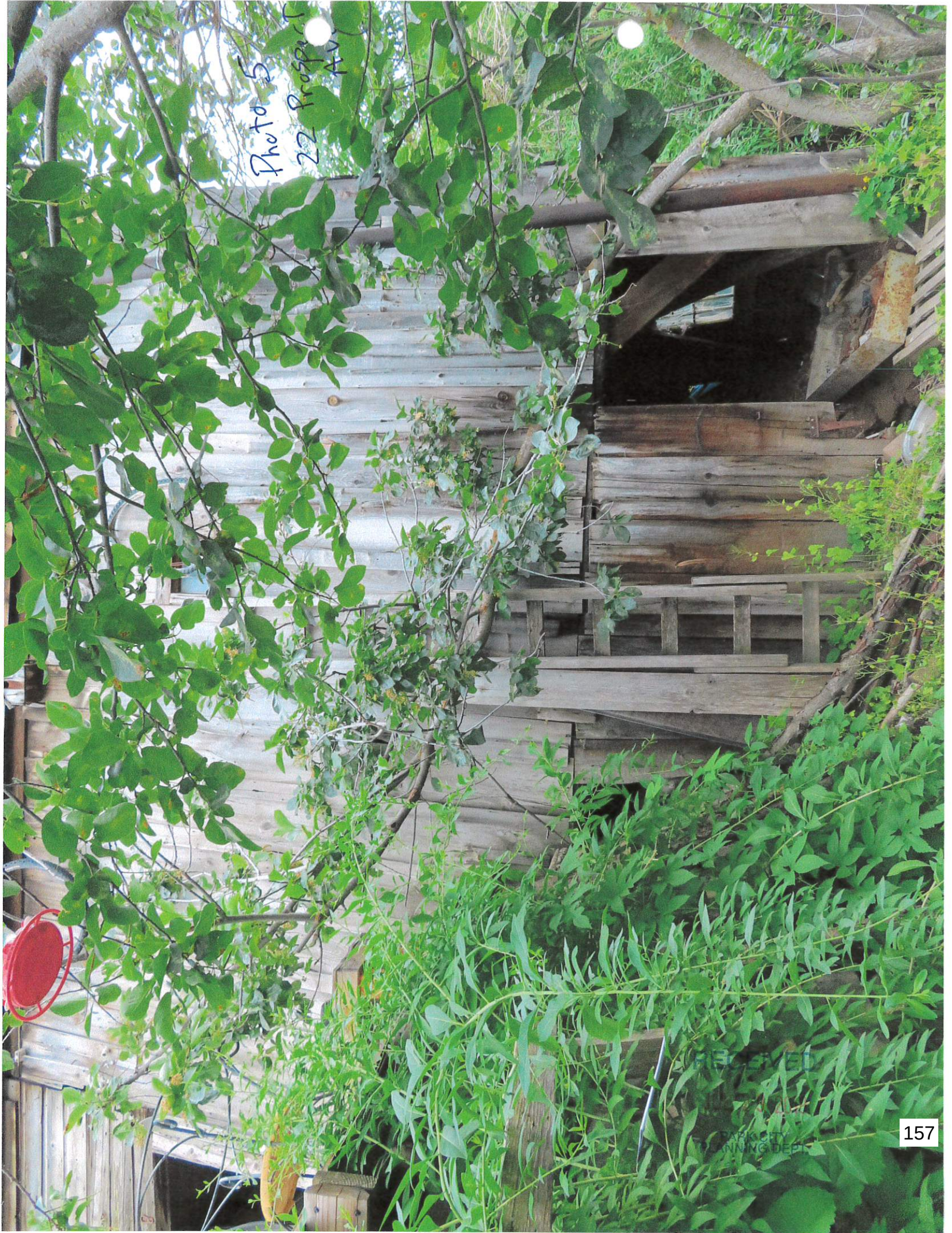


Photo 4
22 Prospect Ave

1200 S

RECEIVED
JUL 29 2019
PARK CITY
PLANNING DEPT.

Photo 5
22 Prospect
Ave



RECEIVED
JUL 14 2014
ARK CITY
PLANNING DEPT



Photo 6 22 Prospect Ave

RECEIVED
PARK CITY
PLANNING DEPT.



South wall and Roof
22 Prospect Ave

Photo 9

Inside looking South
Photo 8

22 Prospect Ave

RECEIVED
JUL 29 2019
PARK CITY
PLANNING DEPT.

Photo 1

~~22 Prospect Ave~~

22 Prospect Ave



Photo 3

22 Prospect Ave

JUL 29 2009
PARK CITY
PLANNING DEPT.



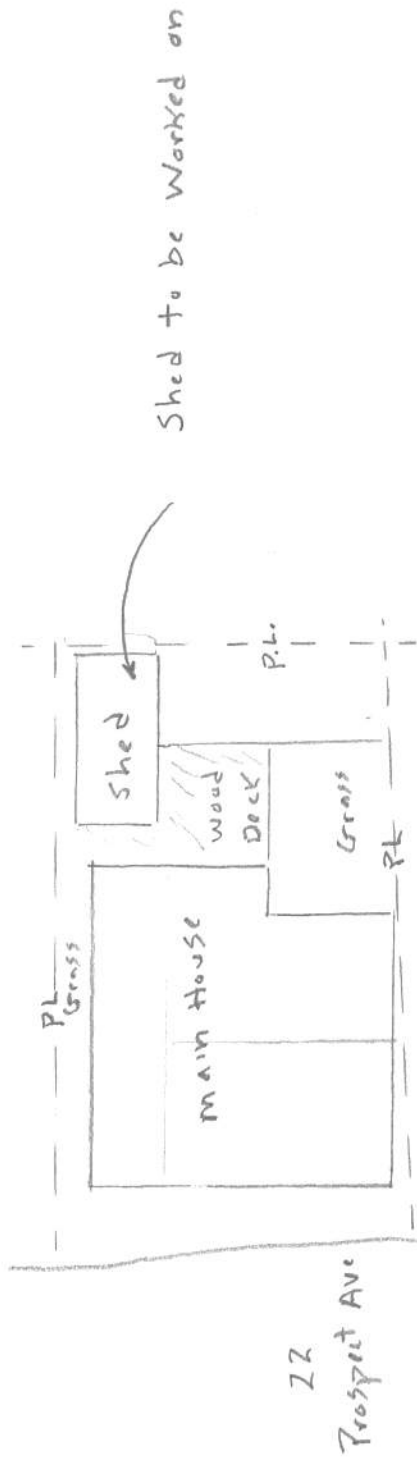
Exhibit D

Historic District Design Review Existing and Proposed Plans

Xcavation Co Inc.

Plot Plan 22 Prospect Ave.

Owner: Rhonda Sideris



NTS



Drawn By

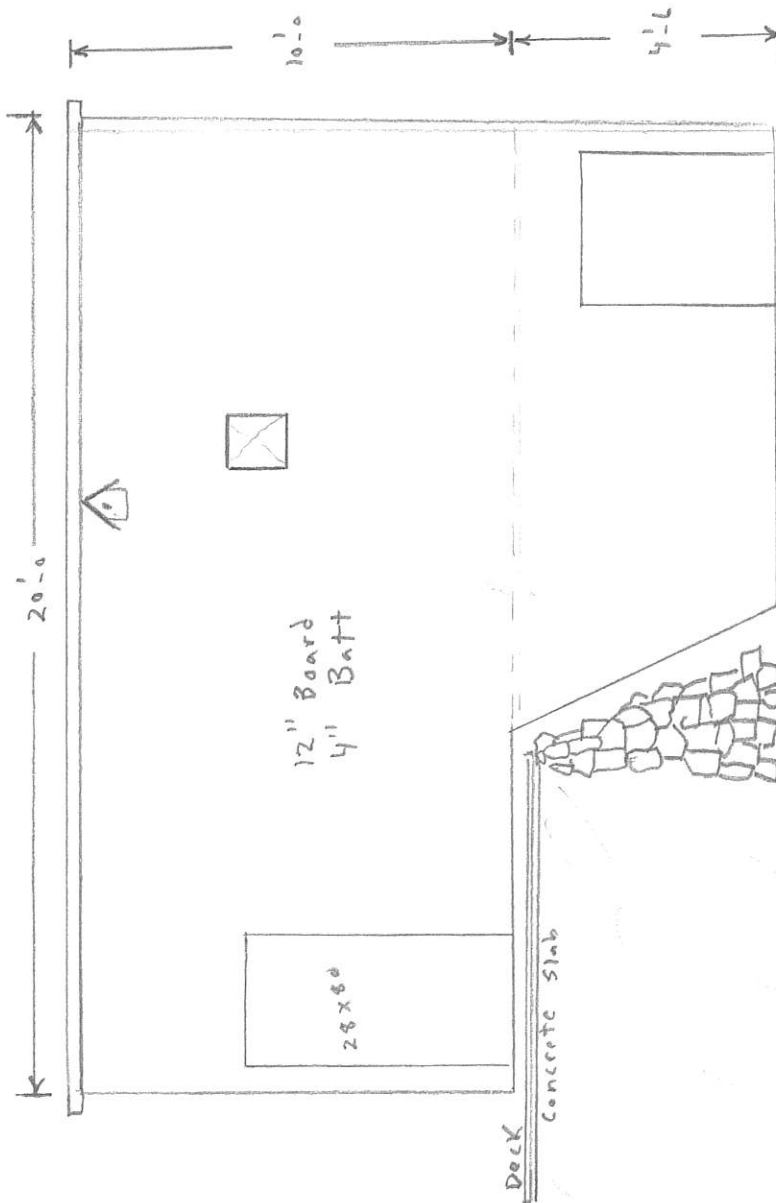
Clark Martinez

435-640-0571

RECEIVED
JUL 09 2019
PARK CITY
PLANNING DEPT.

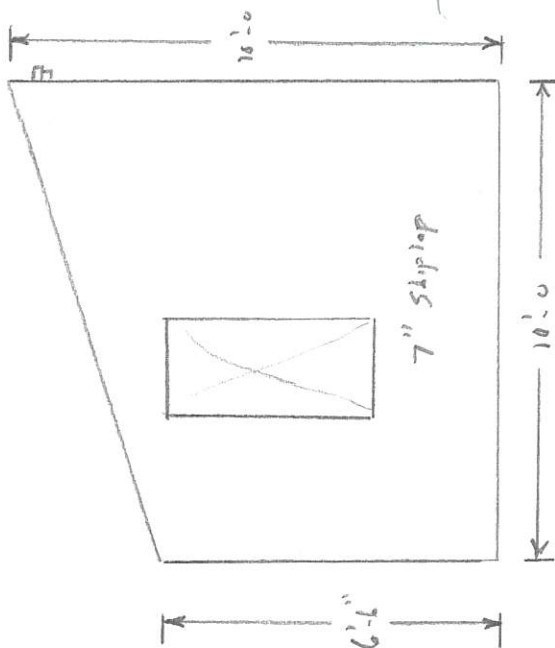
Sideris

22 Prospect Ave



Handstacked
Rock Retaining wall

North Elevation
Photos 4, 5 and 6



East Elevation

Photo # 7

No South Elevation

Because of Complete Collapse

See Photos 7 and 8

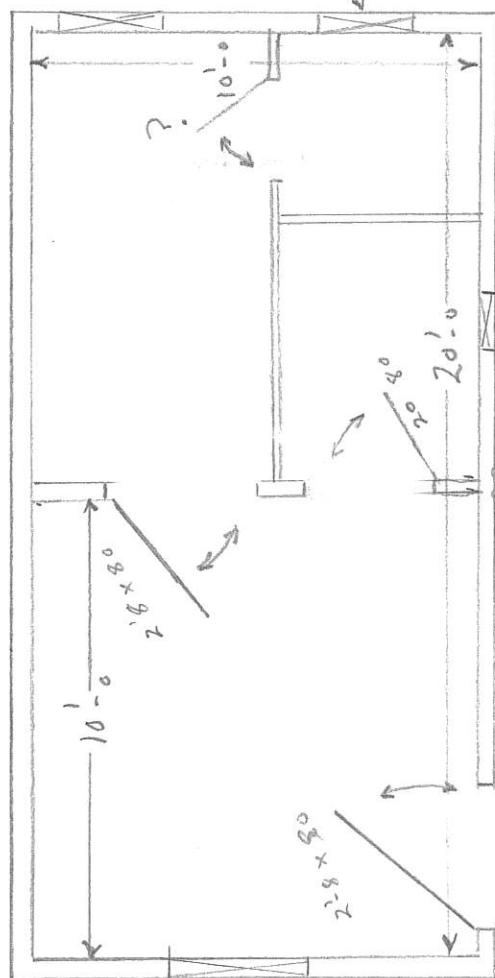
RECEIVED

JUL 29 2019

PARK CITY
PLANNING DEPT.

22 Prospect Ave

Plan View



WOOD Deck Slab.
Concrete

Existing have

Rock retaining wall
across entre Lot North to South

RECEIVED

JUL 29 2019

PARK CITY
PLANNING DEPT.

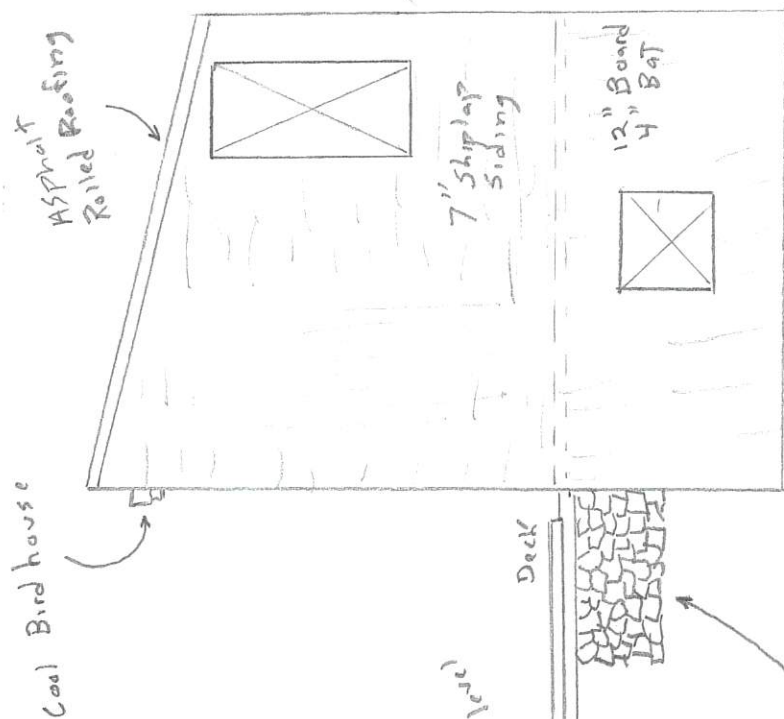
Xcavation Co Inc.

Clark Martinez

435-640-0571

West Elevation

Photos 1, 2 and 3



West Elevation

Photos 1, 2 and 3

Exhibit E

Chief Building Official Notice and Order to Repair Letter



NOTICE AND ORDER TO REPAIR

August 1, 2019

TO: Rhonda Sideris
PO Box 2425
Park City, Utah 84060

FROM: Dave Thacker, Building Official, Park City Municipal Corporation
PO Box 1480, 445 Marsac Ave, Park City, UT 84060

SUBJECT PROPERTY:

Street Address: 22 Prospect Ave., Park City, Utah 84060
Tax Parcel Number: PC-239

Legal Description: PC 239 ALL LOTS 6 & 7 BLK 19 PARK CITY SURVEY M101-560 SWD-365 M148-745-747
1292-1498 1308-658 1350-581 2196-1231 2411-861-863-865-866

Description of Violation:

1. After visiting the site on July 18, 2019 located on the above described property, the undersigned Chief Building Official finds the Historic shed structure to be dangerous, uninhabitable, and unsafe. This Historic accessory structure located at the southwest corner of the property is about 20 ft x 10 ft constructed of vertical 1x12 boards with battens on the front (north) façade and horizontal drop siding on the other three (3) façades. The shed roof is roughly a 7:12 pitch with particle board sheeting on the exterior and a 1x12 board structure running the length of the building with perpendicular 2x4s. Inside this structure there has been water damage to the roof and structure. The Site is designated as Landmark on the City's Historic Sites Inventory and the Historic accessory structure was built circ. 1900.

Structure located on the above described property is considered to be dangerous as defined in Items 3,5,6,8, of Section 302 of the 1997 Uniform Code for the Abatement of Dangerous Buildings, adopted by City Municipal Code 11-6-1, and the structure is vacated and posted to prevent further occupancy until repairs are completed.

2. You are hereby required as a result of the above condition to take the following action:

VACATE:

- (a) The building/structure shall be vacated no later than August 1, 2019.

REPAIR:

- (a) All repairs shall be approved by the Park City Planning Department through the Historic District Design Review (HDDR) process for compliance with the Design Guidelines for Historic Districts and Historic Sites and the Land Management Code. The Planning Department recommends that the applicant submit a Historic District Design Review-pre application (HDDR-Pre) prior to submittal of Historic District Design Review (HDDR) pending analysis of the scope of work.
- (b) All required building permits shall be secured to repair the items listed in Paragraph 1, and work shall commence, within 50 calendar days of the date of this order.
- (c) All repairs in Paragraph 1 shall be completed within 360 calendar days thereafter.

3. No person to whom this order is directed shall fail, neglect or refuse to obey any such order. Any person who fails to comply with such order is guilty of a misdemeanor.
4. Any person having any record title or legal interest in the above listed building or structure may appeal from this Notice and Order or any action of the undersigned Building Official to the Board of Appeals. Appeals must be made with the Building Official within thirty (30) days from the date of the service of such order or action of the Building Official; provided, however that if the building or structure is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public or adjacent property and is ordered vacated and is posted in accordance with Section 404 of the 1997 Uniform Code for the Abatement of Dangerous Buildings, such appeal shall be filed within 10 days from the days of the service of the notice and order of the Building Official (see paragraph 2 above). Appeals must be in writing and contain the required information listed in Section 501.1 of the 1997 Uniform Code for Abatement of Dangerous Buildings. Failure to properly appeal will constitute a waiver of all rights to an administrative hearing, adjudication of the notice and order or any portion thereof or any determination of the matter.

Appeals should be sent to the following address:

Building Department
Park City Municipal Corporation
445 Marsac Avenue
P.O. Box 1480
Park City, UT 84060

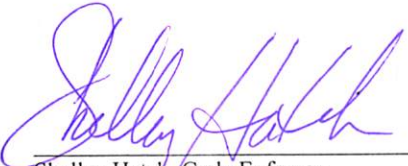
5. This notice and order (and any amended or supplemental notice) has been served upon the record owner and posted on the property.

One copy thereof has been served on each of the following, if known to the building official or disclosed from official public records:

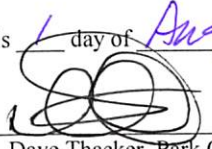
- (a) The holder of any mortgage or deed of trust or other lien or encumbrance of record;
- (b) The owner or holder of any lease of record; and
- (c) The holder of any other estate or legal interest of record in or to the building or the land on which it is located.

Service of this notice and order has been made upon all persons entitled thereto either personally or by mailing a copy of such notice and order by certified mail, postage prepaid, return receipt requested. Service by certified mail shall be effective on the date of mailing.

6. If compliance is not had with this order within the time specified above and no appeal has been properly and timely filed, thereof undersigned Building Official shall file in the Summit County recorder a certificate describing the property and certifying (i) that the building is a dangerous building and (ii) that the owner has been so notified.


Shelley Hatch, Code Enforcer

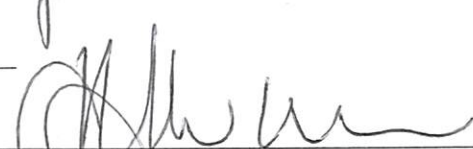
Dated this 1 day of Aug., 2019.


Dave Thacker, Park City Building Official

STATE OF Utah
COUNTY OF Summit

Subscribed and sworn to me this 15 day of August, 2019, in the County of Summit, State of Utah.

My Commission Expires: Dec. 21, 2022


NOTARY PUBLIC





Historic Preservation Board Staff Report

PLANNING DEPARTMENT

Subject: Land Management Code
Amendments to 15-11 Historic Preservation
Author: Hannah M. Tyler, AICP, Senior Planner
Caitlyn Barhorst, Historic Preservation Planner
Date: August 21, 2019
Type of Item: Legislative – LMC Amendment

Summary Recommendation

Staff recommends the Historic Preservation Board review the proposed LMC amendments, open a public hearing and consider forwarding a positive recommendation to Planning Commission and City Council on the Land Management Code (LMC) amendments to 15-11-2(C) Terms and Qualifications of Members; 15-11-8(A) Staff Assistance; and 15-11-12.5 Historic Preservation Board Review for Material Deconstruction as outlined in the Draft Ordinance.

Description

Project Name: Land Management Code (LMC) Amendments in Chapter 15-11-2(C) Terms and Qualifications of Members; 15-11-8(A) Staff Assistance; and 15-11-12.5 Historic Preservation Board Review for Material Deconstruction
Applicant: Planning Department
Proposal: Revisions to the Land Management Code
Affected Land Management Code Chapters: 15-11 Historic Preservation
Reason for Review: LMC Amendments related to Historic Preservation require Historic Preservation Board review, Planning Commission review and City Council review and action.

Reason for the Review

Amendments to the Land Management Code (LMC) require Planning Commission recommendation and City Council adoption. The purposes of the Historic Preservation Board (HPB) include providing input to staff, the Planning Commission, and City Council towards safeguarding the heritage of the City in protecting Historic Sites, Buildings, and/or Structures; as well as making recommendations to the Planning Commission and City Council ordinances that may encourage Historic Preservation.

Background/Analysis

On August 7, 2019, the Historic Preservation Board opened a public hearing and continued the discussion regarding the proposed LMC Amendments to August 21, 2019.

The following section gives a brief background and analysis of the proposed LMC Amendments.

The purpose of the proposed Land Management Code amendment is to update all references to Utah Heritage Foundation to reflect their new organizational name of Preservation Utah. Preservation Utah changed their organizational name in 2017. The draft ordinance in Exhibit 1 reflects these changes.

Staff is also proposing to amend the LMC 15-11-12.5 Historic Preservation Board Review for Material Deconstruction which was created in 2015 as a part of a larger Land Management Code amendment affecting the entirety of LMC 15-11 Historic Preservation. Ordinance 15-53 established the review of all Material Deconstruction involving Buildings(s) (main, attached, detached, or public), Accessory Buildings and/or Structures designated to the Historic Sites Inventory (HSI) as Landmark or Significant. No Building Permit can be issued for any Material Deconstruction work on a Historic Site if the Historic Preservation Board has not reviewed and approved the plans.

Prior to 2015, the Historic Preservation Board Review for Material Deconstruction section did not exist because the removal of all Materials on a Historic Site was an Administrative Review (staff level). After working with the Historic Preservation Board and City Council over the last few years since this section's creation, staff has had multiple discussions about the scope of this review and the possibility of returning some of this review to the Administrative (staff) level. Particularly, during the Design Guideline review with City Council in 2019, staff was directed to re-review the scope of Historic Preservation Board's Material Deconstruction Review to find ways to make the process more efficient for the applicant.

The purpose of this LMC Amendment affecting Material Deconstruction is to revisit the discussion regarding Historic Preservation Board review for all Material Deconstruction items and what can possibly be returned to an Administrative Review by the Planning Director or his/her designee.

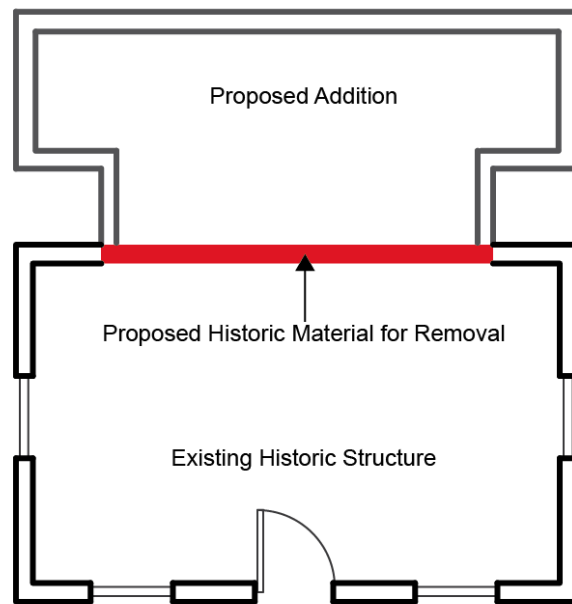
Presently, the removal of all Material on a Historic Site requires the review and approval of the Historic Preservation Board. Staff has found that this process is at times over-burdensome on simple HDDR projects that could be retained at staff-level, Administrative approval.

Staff has indicated three (3) possible categories for review of Materials on Historic Sites. The goal of these three (3) categories is to create greater predictability and efficient project review while still ensuring that the Historic Preservation Board retains their review of more complex and sensitive projects for Historic Sites. Staff has identified the following three (3) categories, examples of materials within each category, and identified the potential Review Authority in **bold**:

1. Routine Maintenance – **Administrative Review**
 - Re-roof (non-structural)

- Historic Wood Features that are beyond repair (with proper documentation) such as:
 - Siding, details (porch posts, ornamentation, etc.), etc.
 - Doors/Windows
 - Chimney Repair
 - Foundation Repairs (does not include: basement additions, changes to existing floor elevation (USGS), habitable space)
 - Historic Site Features (retaining walls, stairs, etc.)
- 2. Removing or Replacing Non-Historic Features – **Administrative Review**
 - Non-Historic Materials (windows, doors, siding, trim, ornamentation, etc.)
- 3. Removal of Historic Material to Accommodate New Additions, New Construction, or Structural Upgrades – **Historic Preservation Board**
 - This would also include material removal triggered by the following: Disassembly and Reassembly (Panelization), lifting a Structure (change to existing floor (USGS) elevation), Reconstruction, etc.

Figure 1- Example of Historic Material to be Removed and reviewed by the Historic Preservation Board.



Staff intends to have the replacement or repair of Historic Materials be reviewed Administratively while the Historic Preservation Board would review the **permanent removal** of such materials – meaning these items would not be replaced (see Figure 1 above for an example).

Currently, Material Deconstruction is reviewed using the Historic Preservation Board Review Material Deconstruction Checklist (Exhibit 2) – staff finds that the current

checklist is not thorough enough. Because of the recent rewrite of the Design Guidelines for Historic Districts and Historic Sites, staff finds that each Material Deconstruction review should be reviewed using the applicable Design Guidelines as the criteria for compliance rather than the existing Historic Preservation Board Review Material Deconstruction Checklist. The Design Guidelines provide enough specificity to review each type of Material Deconstruction category precisely. For example, if an applicant was proposing to replace Historic Windows that were deemed beyond repair after sufficient documentation of the existing condition was submitted, staff would reference the following Design Guidelines for the review of this specific “Material Deconstruction” and the proposed replacement window:

- *LMC 15-13-2(A)(5) Deteriorated or damaged historic features and elements should be repaired rather than replaced. Where the severity of deterioration or existence of structural or material defects requires replacement, the feature or element should match the original in design, dimension, texture, material, and finish. The applicant must demonstrate the severity of deterioration or existence of defects by showing that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. If deteriorated or damaged beyond repair and significant operational energy savings can be demonstrated through a professionally calculated energy model, historic features may be replaced with energy efficient features that are similar in design, dimension, texture, material and finish.*
- *LMC 15-13-2(B)(1)(d)(2) Restore historic window openings that have been altered or lost over time. On primary facades, in particular, consider reconstructing, based on physical or documentary evidence, historic window openings that no longer exist.*
- *LMC 15-13-2(B)(1)(d)(5) When historic windows are present, replacement windows shall be allowed only when it can be shown that the historic windows are no longer safe, energy efficient and serviceable and the historic windows cannot be made safe, energy efficient and serviceable through repair. Replacement windows shall exactly-match the historic window in size, dimensions, glazing pattern, depth, profile, and material.*
- *LMC 15-13-2(B)(1)(d)(6) Maintain the original number of glass panes in a historic window. Replacing multiple panes with a single pane is not appropriate. Snap-in muntins or muntins between two sheets of glass are inappropriate as these simulated dividers lack depth and fail to show the effect of true divided glass panes.*
- *LMC 15-13-2(B)(1)(d)(9) When no physical or documentary evidence of original windows exists, replacement windows typically shall be of wood and shall complement the style of the historic structure. When replacing non-historic windows, use designs similar to those that were found historically in Park City. Aluminum-clad wood windows are appropriate on non-historic additions or foundation level windows. Vinyl and aluminum windows are inappropriate.*
- *LMC 15-13-2(B)(1)(d)(10) New glazing shall match the visual appearance of historic glazing and/or be clear. Metallic, frosted, tinted, stained, textured and*

reflective finishes are generally inappropriate for glazing on the primary façade of the historic structure.

- LMC 15-13-2(B)(1)(d)(11) It is generally inappropriate to modify windows on the primary façade to accommodate interior changes. When a window opening is no longer functional on a primary or secondary façade visible from the right-of-way, the glazing shall be retained and the window opening shall be screened or shuttered on the interior side. The window shall appear to be functional from the exterior.

Staff included the proposed redlines below reflecting the proposed categorization of materials to be reviewed on Historic Sites and reference to the Design Guidelines for Historic Districts and Historic Sites to establish the review criteria.

15-11-12.5 Historic Preservation Board Review For Material Deconstruction

A. ~~[The Historic Preservation Board shall review and approve, approve with conditions, or deny.]~~ 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:

1. The Planning Director or his/her designee shall review the following:
 - a. Routine Maintenance, including, but not limited to:
 - i. Re-roof;
 - ii. Chimney repair;
 - iii. Foundation repair; or
 - iv. Replacement or repair of the following:
 - (1) Historic wood features;
 - (2) Door or Window replacement; and
 - (3) Historic Site Features.
 - b. Removing or Replacing Non-Historic Features.
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 ~~[Historic Preservation Board]~~ shall review the proposed plans for compliance with the Land Management Code 15-13 Design Guidelines For Historic Districts And Historic Sites.

~~[Planning staff shall review Material Deconstruction applications of interior elements that (1) have no impact on the exterior of the structure; or (2) are not structural in nature; or (3) the scope of work is limited to exploratory demolition.]~~

B. Material Deconstruction Reviews are subject to the following review process:

1. **COMPLETE APPLICATION.** *The Owner and/or Applicant for any Property shall be required to submit a Historic Preservation Board Review For Material Deconstruction for proposed work requiring a Building Permit in order to complete the work.*
2. **NOTICE.** *Upon receipt of a Complete Application, but prior to taking action on any Historic Preservation Board Review for Material Deconstruction application, the Planning staff shall provide notice pursuant to Section 15-1-12 and 15-1-21 of this Code.*
3. **PUBLIC HEARING AND DECISION.** *Following the fourteen (14) day public notice period noted in Section 15-1-21 of this Code, the Historic Preservation Board and/or the Planning Director or his/her designee shall hold a public hearing and make written findings, conclusions of law, and conditions of approval or reasons for denial, supporting the decision sand shall provide the Owner and/or Applicant with a copy.*

Process

LMC amendments are processed according to LMC § 15-1-7. Amendments to the LMC require Planning Commission review and recommendation and City Council review and adoption. City Council final action may be appealed to a court of competent jurisdiction per LMC § 15-1-18. A public hearing is required by both the Planning Commission and City Council, with proper notice.

Notice

Legal notice of a public hearing was posted in the required public spaces and public notice websites and published in the Park Record on July 20, 2019, per requirements of the Land Management Code.

Public Input

Public hearings are required to be conducted by the Planning Commission and City Council prior to adoption of Land Management Code amendments. No public input has been received as of the date of publishing.

Alternatives

- The Historic Preservation Board may forward a positive recommendation to Planning Commission and City Council for the proposed Land Management Code as presented or as amended at the meeting; or
- The Historic Preservation Board may forward a negative recommendation to Planning Commission and City Council to deny the proposed amendments; or
- The Historic Preservation Board may continue the discussion to a date certain and provide direction to Staff regarding additional information, revisions, or analysis needed in order to take final action.

Summary Recommendation

Staff recommends the Historic Preservation Board review the proposed LMC amendments, open a public hearing and consider forwarding a positive recommendation to Planning Commission and City Council on the Land Management

Code (LMC) amendments to 15-11-2(C) Terms and Qualifications of Members; 15-11-8(A) Staff Assistance; and 15-11-12.5 Historic Preservation Board Review for Material Deconstruction as outlined in the Draft Ordinance.

Exhibits

Exhibit 1 – Draft Ordinance

Exhibit A – LMC § 15-11 Historic Preservation

Exhibit 2 – *Current* Historic Preservation Board Review Material Deconstruction Checklist

Exhibit 1—Draft Ordinance

Ordinance 19-XX

AN ORDINANCE AMENDING THE LAND MANAGEMENT CODE OF PARK CITY, UTAH, AMENDING CHAPTER 15-11 HISTORIC PRESERVATION.

WHEREAS, the Land Management Code was adopted by the City Council of Park City, Utah to promote the health, safety and welfare of the residents, visitors, and property owners of Park City; and

WHEREAS, the Land Management Code implements the goals, objectives and policies of the Park City General Plan to maintain the quality of life and experiences for its residents and visitors and to preserve the community's unique character and values; and

WHEREAS, the proposed Land Management Code (LMC) amendments enhance the design standards to maintain aesthetic experience of Park City; and

WHEREAS, these proposed Land Management Code (LMC) amendments were reviewed for consistency with the Park City General Plan; and

WHEREAS, the City Council finds that the proposed changes to the Land Management Code are necessary to supplement existing zoning regulations to protect Historic structures and the economic investment by owners of similarly situated property (currently Historic);

WHEREAS, Park City was originally developed as a mining community and much of the City's unique cultural identity is based on the historic character of its mining era buildings; and

WHEREAS, the Historic buildings are among the City's most important cultural, educational, and economic assets;

WHEREAS, the demolition and significant alteration of Historic buildings would permanently alter the character of a neighborhood, community and City;

WHEREAS, the Historic Preservation Board duly noticed and conducted public hearings at the regularly scheduled meetings on August 7, 2019 and August 21, 2019 and forwarded a recommendation to Planning Commission and City Council; and

WHEREAS, the Planning Commission duly noticed and conducted public hearings at the regularly scheduled meetings on August 28, 2019 and forwarded a recommendation to City Council; and

WHEREAS, the City Council duly noticed and conducted a public hearing at its regularly scheduled meeting on September 12, 2019; and

WHEREAS, it is in the best interest of the residents of Park City, Utah to amend the Land Management Code to be consistent with the values and goals of the Park City General Plan and the Park City Council; to protect health and safety and maintain the quality of life for its residents and visitors; to preserve and protect the vitality, activity and success of the ski resort base area; to ensure compatible development; and to preserve the community's unique character.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. APPROVAL OF AMENDMENTS TO TITLE 15 - LAND MANAGEMENT CODE CHAPTER 15-11 HISTORIC PRESERVATION. The recitals above are incorporated herein as findings of fact. Chapters 15-11 of the Land Management Code of Park City are hereby amended as redlined in Exhibit A.

SECTION 2. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

PASSED AND ADOPTED this ____ day of _____, 2019

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, Mayor

Attest:

City Recorder

Approved as to form:

Mark Harrington, City Attorney

Exhibits

Exhibit A – LMC § 15-11-2 Terms and Qualifications of Members

Exhibit B – LMC § 15-11-8 Staff Assistance

Exhibit C – LMC §15-11-12.5 Historic Preservation Board Review for Material
Deconstruction

1 **Exhibit A – LMC § 15-11-2 Terms and Qualifications of Members**

2
3 **15-11-2 Terms And Qualifications Of Members**

4 Members of the HPB shall serve terms of three (3) years. The terms shall be staggered.
5 Terms may expire on May 1, however, members of the HPB shall continue to serve until
6 their successors are appointed and qualified.

- 7 A. The Mayor shall appoint a new HPB member to fill vacancies that might arise
8 and such appointments shall be to the end of the vacating member's term.
- 9 B. It is the first priority of the City Council that the HPB have technical
10 representation in Historic preservation, therefore, when vacancies occur and if
11 appropriate, it shall be the first consideration of the City Council to ensure that
12 there is a licensed architect, or other professional having substantial experience
13 in rehabilitation-type construction, serving on the HPB, and secondly that there is
14 representation from the Park City Historical Society. After being notified by the
15 City of a vacancy, at least two (2) nominations shall be rendered to the City
16 Council by the Park City Historical Society if it desires to participate in the
17 Application process.
- 18 C. In addition, the HPB should include members with the following qualifications, or
19 representing the following interests:
- 20 1. A member recommended by or associated with the Utah State Historical
21 Society or ~~[Utah Heritage Foundation]~~ Preservation Utah.
 - 22 2. A member living in the Historic District with demonstrated interest and
23 knowledge of Historic preservation.
 - 24 3. A member appointed at large from Park City with demonstrated interest
25 and knowledge of Historic preservation.
 - 26 4. A member associated with Main Street Business and commercial
27 interests.

28 **HISTORY**

29 *Adopted by Ord. 02-07 on 5/23/2002*

30 *Amended by Ord. 03-34 on 7/10/2003*

Exhibit B – LMC § 15-11-8 Staff Assistance

15-11-8 Staff Assistance

The City may, subject to the approval of the City Manager, provide staff and/or the HPB with such assistance from:

- A. ~~[Utah Heritage Foundation]~~ Preservation Utah.
- B. National Trust for Historic Preservation.
- C. Utah State Division of History.
- D. Park City Historical Society.
- E. American Institute of Architects (AIA).
- F. The National Alliance of Preservation Commissions.
- G. American Planning Association (APA)

HISTORY

Adopted by Ord. 02-07 on 5/23/2002
Amended by Ord. 03-34 on 7/10/2003
Amended by Ord. 06-35 on 6/8/2006
Amended by Ord. 09-23 on 7/9/2009

Exhibit C – LMC §15-11-12.5 Historic Preservation Board Review for Material Deconstruction

15-11-12.5 Historic Preservation Board Review For Material Deconstruction

~~A. [The Historic Preservation Board shall review and approve, approve with conditions, or deny.]~~ 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:

1. The Planning Director or his/her designee shall review the following:
 - a. Routine Maintenance, including, but not limited to:
 - i. Re-roof;
 - ii. Chimney repair;
 - iii. Foundation repair; or
 - iv. Replacement or repair of the following:
 - (1) Historic wood features;
 - (2) Door or Window replacement; and
 - (3) Historic Site Features.
 - b. Removing or Replacing Non-Historic Features.
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 [Historic Preservation Board] shall review the proposed plans for compliance with the Land Management Code 15-13 Design Guidelines For Historic Districts And Historic Sites.

~~[Planning staff shall review Material Deconstruction applications of interior elements that (1) have no impact on the exterior of the structure; or (2) are not structural in nature; or (3) the scope of work is limited to exploratory demolition.]~~

B. Material Deconstruction Reviews are subject to the following review process:

1. **COMPLETE APPLICATION.** The Owner and/or Applicant for any Property shall be required to submit a Historic Preservation Board Review For Material Deconstruction for proposed work requiring a Building Permit in order to complete the work.
2. **NOTICE.** Upon receipt of a Complete Application, but prior to taking action on any Historic Preservation Board Review for Material Deconstruction application, the Planning staff shall provide notice pursuant to Section 15-1-12 and 15-1-21 of this Code.
3. **PUBLIC HEARING AND DECISION.** Following the fourteen (14) day public notice period noted in Section 15-1-21 of this Code, the Historic Preservation Board and/or the Planning Director or his/her designee shall hold a public

95 *hearing and make written findings, conclusions of law, and conditions of approval*
96 *or reasons for denial, supporting the decision and shall provide the Owner*
97 *and/or Applicant with a copy.*

98
99 HISTORY

100 *Adopted by Ord. [02-07](#) on 5/23/2002*

101 *Amended by Ord. [03-34](#) on 7/10/2003*

102 *Amended by Ord. [15-53](#) on 12/17/2015*

103 *Amended by Ord. [16-15](#) on 3/24/2016*

Exhibit 2:

Historic Preservation Board Material Deconstruction Review Checklist:

1. Routine Maintenance (including repair or replacement where there is no change in the design, materials, or general appearance of the elements of the structure or grounds) does not require Historic Preservation Board Review (HPBR).
2. The material deconstruction is required for the renovation, restoration, or rehabilitation of the building, structure, or object.
3. Proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.
4. The proposed scope of work mitigates any impacts that will occur to the visual character of the neighborhood where material deconstruction is proposed to occur; any impacts that will occur to the historical significance of the buildings, structures, or objects located on the property; any impact that will occur to the architectural integrity of the buildings, structures, or objects located on the property; and any impact that will compromise the structural stability of the historic building.
5. The proposed scope of work mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and on adjacent parcels.
6. Any addition to a Historic Building, Site, or Structure has been found to be non-contributory to the historic integrity or historical significance of the structure or site.

