



**PARK CITY HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
August 7, 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 7, 2019.

SITE VISITS BEGINNING AT 4:00 PM

4:00-4:20 PM – 901 Woodside Avenue – Please meet onsite at 4:00 PM

4:30-4:50 PM – 1135 Norfolk Avenue – Please meet onsite at 4:30 PM

No discussion or action will be taken at sites.

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 July 17, 2019.

[July 17, 2019 Minutes](#)

III.PUBLIC COMMUNICATIONS

IV.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

V.CONTINUATIONS

- V.A. 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 by City Council.
A) Public Hearing and B) Continuation to August 21, 2019 Historic Preservation Board Meeting

[Staff Report](#)

VI.REGULAR AGENDA

- VI.A. 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.
1) Public Hearing and Possible Action
2) Public Hearing and Possible Action
[Staff Report](#)
[Exhibit B - SWCA Memorandum](#)
[Exhibit C - HDDR Plans](#)
[Exhibit D - Panelization Plan](#)
[Exhibit E - Physical Conditions and Preservation Plan](#)
[Exhibit F - 1982 Reconnaissance Level Survey](#)
[Exhibit G - Historic Sites Inventory Form](#)
[Exhibit H - Shen Engineers Report](#)
[Exhibit I - Exterior Photos](#)
[Exhibit J - Interior Photos](#)
[Exhibit K - HDDR Illustrations](#)
[Exhibit L - CBO Determination Letter](#)
- VI.B. 1135 Norfolk Avenue - Historic District Design Review - PL-17-03702
Historic Preservation Board Review for Reconstruction of a Significant Historic Site.
A) Public Hearing and B) Possible Action
[Staff Report](#)
[Exhibits](#)

VII.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 Planning Commission meeting attendees that park in the China Bridge parking structure.**

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF JULY 17, 2019

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

EX OFFICIO: Bruce Erickson, Caitlyn Barhorst, Mark Harrington

ROLL CALL

Chair Doug Stephens called the meeting to order at 5:02 p.m. and noted that all Board Members were present.

Chair Stephens disclosed that he recently had surgery that made it difficult for him to conduct the meeting. He requested that the Board nominate a Vice Chair to facilitate the meeting this evening.

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

VOTE: The motion passed unanimously.

Vice-Chair Scott assumed the Chair.

ADOPTION OF MINUTES

June 5, 2019

Board Member Hodgkins referred to page 2, fourth paragraphs and changed Board Member Hodgkins reported to correctly read **Board Member Scott reported**.

MOTION: Board Member Holmgren moved to APPROVE the minutes of June 5, 2019 as corrected. Board Member Hodgkins seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

No comments or reports were given.

REGULAR AGENDA

1. 1135 Norfolk Avenue – Historic Preservation Board Review for 1) Material Deconstruction and 2) Reconstruction of a Significant Historic Site. The applicant is proposing to Reconstruct the Significant Historic Site following Material Deconstruction of non-Historic concrete retaining wall and exterior stairs; circ. 1900s concrete foundation with non-Historic stone veneer; circ. 1900s brick interior foundation retaining walls; circ. 1900s roof forms and non-Historic roof form addition; circ. 1930s Inselbrick asphalt siding; non-Historic concrete garage, non-Historic shed; non-Historic slab-on-grade foundation addition; circ. 1989 window replacements; non-Historic doors; circ. 1900 floor structure with modern upgrades; circ. 1989 metal roof and structural upgrade, circ. 1989 horizontal wood siding; circ. 1989 porch and columns.
(Application PL-17-03702)

Bill Van Sickle, the project architect, participated via telephone.

Planner Caitlyn Barhorst reviewed the application for 1135 Norfolk Avenue. The application required two separate actions. The first was the material deconstruction. The second was reconstruction of the Significant historic site.

Proposal #1 - Material Deconstruction

Planner Barhorst reported that the applicant was proposing to remove all non-historic elements on the site, which included the 1980s single car garage and the non-historic shed, and the retaining walls. The applicant was also proposing to rebuild the front retaining walls and the steps, which were replaced throughout the site's history. The applicant is required to have the plat recorded prior to this going to the City Council on August 1st.

Planner Barhorst commented on the roof. The applicant was proposing to do the necessary construction to stabilize the roof and reconstruct it. However, historic elements were still visible on the roof structure and a condition of approval was added to ensure that the historic roof form is maintained and that any salvaged historic material is used in the reconstruction.

Planner Barhorst commented on the chimney. She stated that the interior demolition that was completed by the applicant did not discover any historic chimney material. However, since there was a chimney on site at one time, a condition of approval was added stated that the applicant shall salvage any historic chimney bricks if found during demolition. Any bricks that can be made safe and/or serviceable shall be reused to reconstruct the chimney in its original location.

Regarding the exterior walls, Planner Barhorst reported that the applicant was proposing to remove the back portion of the structure to accommodate a new addition. She noted that the shed roof addition was added outside of the historic period and that portion, as well as the back section, will be removed to accommodate the transitional element on to the new addition to the site.

Planner Barhorst noted that the applicant was proposing to reconstruct a new foundation. They were not proposing to change the existing elevation of the floor. The floor would be leveled out with a new foundation and a basement and basement level garage will be added to accommodate the height without having to lift the current elevation of the structure.

Planner Barhorst reported that the porch was rebuilt multiple times after the historic period. It is modern construction and the applicant was proposing to reconstruct the historic porch and porch columns as best as possible.

Planner Barhorst stated that there was no existing historic mechanical, electrical or utility systems to be salvaged or reused.

Planner Barhorst stated that there were only two doors on the house. The front door had been replaced with the current door as pictured. The door on the site of the house was part of the non-historic addition and that door will be removed as well. The applicant was proposing to replace the door with a door that is typically seen in the Historic District.

Planner Barhorst noted that the applicant was proposing to replace the windows. She provided a brief history of the front gable facing windows. She believed the current configuration was historic since most of the same-shaped houses have those two separate double-hung windows. At some point it was changed to a bungalow style single window and then back to the two front windows. A condition of approval was added stating that if they discover anything different it should be evaluated.

Planner Barhorst presented the material deconstruction review checklist and noted that the applicant's proposal complies with the Design Guidelines and the Review Checklist. The Staff recommended approval of the material deconstruction.

Chair Stephens asked if enough exploration work had been done to know whether there was original siding underneath the existing siding. Planner Barhorst stated that some exterior exploration was done and there is wood underneath the current siding.

Planner Barhorst remarked that this property received a grant in 1989. Based on the building permits she determined that the work included the roof, siding, windows, and porch. She presented a series of photos showing how the siding changed from 1982 to the current siding; and how the front porch changed. Planner Barhorst stated that there was some of the 1940s asphalt brick siding underneath. Below that are the typical 1' x 12' boards of the structure.

Chair Stephens asked if they were 1' x 12' vertical boards; or whether they were horizontal. Planner Barhorst replied that the portion that was demoed are horizontal on that side.

Garrett Strong stated that demolition was done on the south side of the home where they pulled off the existing siding. Underneath that siding they found asphalt shingles from 1940 and underneath the asphalt shingles were horizontal 1' x 12' over the top of 2' x 4' construction. Mr. Strong believed that sometime between when the house was built and 1944 there was another type of siding on the structure; but there is nothing there now.

Board Member Hodgkins commented on the chimney. He wanted to know what they would do if they find historic brick because the chimney is not being rebuilt in its historic form. He asked if the Staff was proposing that the chimney be rebuilt in the location where they find the bricks. Planner Barhorst replied that there was some discussion about reproducing the exterior form. They were not requiring the applicant to locate the chimney in a certain spot in the house. Mr. Hodgkins asked if they find brick, whether the applicant would need to reconstruct the chimney to how it looks in the photo. Planner Barhorst stated that the applicant would propose their plan to reconstruct the chimney and the Staff would review that proposal. However, she emphasized that the applicant would not be required to reconstruct the chimney to match the photo because there is no way to know if the chimney was on the structure originally since it does not show on the Sanborn maps.

Chair Stephens suggested that the chimney may have been in the attic. Mr. Strong replied that there were no signs of a chimney in the attic. Board Member Hutchins understood that the attic was rebuilt in the 1980s. Planner Barhorst stated that the attic was likely reconstructed with some supporting structures around 1989. Mr. Strong stated that due to the sag of the roof, at some point additional bracing was added to keep the structure from caving in.

City Attorney Harrington stated that Condition of Approval #8 was specific in requiring that a reconstruction shall exactly match. If that was not the intent, he recommended rewording the language to be more interpretative or general. Planner Barhorst replied that the chimney needed to match on the exterior because that is part of the historic form of the structure.

Planner Barhorst clarified that the material deconstruction would be the non-historic addition, as well as the wall to accommodate the new transitional addition. Board Member Stephens understood that the siding would be removed on the back wall for the transitional element to go underneath the new addition. Everything to the south would be removed. He asked if any removed materials would be put back. Planner Barhorst stated that the siding would be reused on the back wall would be reused. Mr. Stephens asked if enough exploratory was done at this point to know where the reused siding would come from. Mr. Strong pointed out that everything that juts out on the back wall was added at a later time. The back corner is non-historic. All the visible exterior siding on the house is non-historic.

Board Member Stephens explained that as the layers of siding are peeled off they eventually reach the original siding on the house. Planner Barhorst thought it appeared that the original siding was removed before the asphalt and brick siding was put on the structure. Board Member Hodgkins asked if the back wall was an exterior shed or an addition to the house. Mr. Strong replied that it was an addition and the back wall is gone. That portion of the house also has a new foundation underneath.

Board Member Hutchins was confused about the chimney and understood that the chimney only needs to be rebuilt if bricks are found. Planner Barhorst replied that the chimney disappeared sometime after 1940 according to the Sanborn Maps.

Vice-Chair Scott opened the public hearing on the material deconstruction.

There were no comments.

Vice-Chair Scott closed the public hearing.

Mr. Strong stated that siding was pulled off on the east side of the house and there was no historic siding underneath that portion of the house. Planner Barhorst agreed.

Board Member Hodgkins asked if the Staff was requiring any changes to the fenestration. He did not believe the 2019 windows matched the 1982 photos or the 1940 photos. Planner Barhorst stated that after consulting with the Ann Alder, the preservation consultant, they looked at similar TL cottage style cross-wing houses, which originally had two separate double-hung windows. She believed the double-hung windows most accurately matched what was there originally. Mr. Hodgkins asked if Planner Barhorst thought the size of the window framing was changed in the 1940s from the original windows. Planner Barhorst thought it had changed based on the appearance in the photos. Board Member

Holmgren thought the four windows looked double-hung. Planner Barhorst noted that the windows were not as separated as they are today.

Mr. Strong stated that it was clear from the construction seen on the south and east walls that there have been significant changes to all those window structures. Once the interior demolition is further completed they should be able to see how the framing of the actual structure has been changed.

Brian Levine, the designer, stated that the original intent of the construction was to actually deconstruct the entire structure. However, he understood they were only being approved for the deconstruction of the non-historic elements.

Planner Barhorst explained that the applicant originally asked for approval to lift the house and add a new foundation based on the addition and other factors; and then ask for reconstruction separately so the project could continue with the approval or denial of material deconstruction.

Board Member Hodgkins clarified that in either case the non-historic items would not be left regardless of whether the structure gets panelized and reconstructed.

Board Member Beatlebrox understood that with the material deconstruction they would be approving any of the conditions of approval associated with those elements.

Director Erickson understood from the comments that an exact reproduction may or may not be worded correctly because they do not know if there are any historic bricks remaining, where the chimney was, and the chimney could come back as a non-functional architectural element. In Condition #8, Director Erickson deleted the words "in its original condition in its original location" and deleted the words "shall exactly match the historic chimney in detail, size, and material profile", and added the words "reconstruct the chimney after review under the Historic District Guidelines on the exterior of the building, and the chimney may be non-functional".

Board Member Hutchins asked if the requirement to rebuild the chimney was only if they find historic bricks versus any other evidence of a chimney. Director Erickson answered yes. The external element may be the function of the roof; however, if they are not bringing back historic materials, there is no point in restoring the historic element.

MOTION: Board Member Beatlebrox moved to APPROVE the material deconstruction at 1135 Norfolk, pursuant to the Findings of Fact, Conclusions of Law, and Conditions of Approval as amended. Board Member Hutchins seconded the motion.

VOTE: The motion passed unanimously.

Proposal #2 - Reconstruction of the significant historical site.

Planner Barhorst reported that Proposal #2 was the reconstruction of the significant historic site. She had analyzed the proposal per the LMC Section 15-11-15.

Planner Barhorst referred to Criteria A Item 1 – The Historic buildings and/or structures are found by the Chief Building Official to be hazardous or dangerous pursuant to Section 116.1 of the International Building Code. She noted that the proposal did not comply with Criteria 1 because the Chief Building Official made a site visit on June 26, 2019 and did not find the structure to be hazardous or dangerous. Exhibit F in the Staff report was a letter from the Chief Building Official stating his finding.

Planner Barhorst referred to Criteria A Item 2 - The Historic Buildings and/or Structure(s) cannot be made safe and/or serviceable through repair. Planner Barhorst noted that the interior through material demolition did not give exact findings of historic materials remaining and the condition of the building. The structural engineer's report goes through the discussion, alterations and recommendations of how this structure could be made safe and serviceable. The engineer's report was included in the Staff report as Exhibit G. Planner Barhorst read the highlighted concern from the report.

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

Planner Barhorst stated that this was common for most older historic buildings. The proposal did not comply with Criteria 2 because of the current conditions of the house as reported.

Planner Barhorst referred to Criteria A, Item 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. Planner Barhorst stated that the proposal complies with this Criteria because the applicant was not proposing to alter any of the character defining features of the structure.

Planner Barhorst stated that the second analysis was the LMC Guidelines for reconstruction as summarized in the Staff report. She remarked that the

proposal complies in terms of duplicating the appearance, making sure it remains in the same location on the site, etc. However, it did not comply with Guideline 1 because the Chief Building Official did not find the structure to be hazardous or dangerous.

Vice-Chair Scott questioned why the HPB was reviewing a proposal for reconstruction of a Significant site before going through the deconstruction process. Director Erickson explained that the first determination the HPB makes is what materials can be saved. The second determination is the best method for reconstruction; whether it is restoration or partial reconstruction. He stated that panelization is typically the last method considered.

Board Member Beatlebrox wanted the applicant to explain why the asphalt shingles could not be removed. She asked if it was considered historic. Ms. Beatlebrox asked if that was the concern, or whether they were concerned about putting clean new siding over what already exists. Ms. Beatlebrox did not understand the need to reconstruct the entire house.

Planner Barhorst replied that the applicant had submitted an application for the HDDR only for the renovation lifting. However, while they were pursuing an engineer's determination, they came back to figure out how they could update their request. It was up to the applicant to propose the method of reconstruction.

Cam Schiedel, a personal friend of the owners, addressed the question of why the proposal was changed from lifting to reconstructing. She noted that the Board already discussed the non-historic aspects of the house and approved the deconstruction. The historic aspects of the house come down to a foundation, which is crumbling and failing; portions of the roof structure that have been resupported over the years; and portions of the framing which, per the engineer's report, the walls are not square. The final aspect is the flooring where in some cases there are 12" differences in individual rooms in the level of the floor. Ms. Schiedel stated that in looking at what was remaining from a historic point of view, it is basically a skeleton that has had numerous joint replacements throughout the structure. The engineering report states that if they try to lift this skeleton, it could add additional damage to the historic home elements. She explained that this was the reason for requesting approval for reconstruction rather than the lifting process.

Vice-Chair Scott referred to the engineering summary in the Staff report and noted that panelizing was dangerous and not recommended. Lifting the house was also not recommended. Vice-Chair Scott did not have enough confidence to understand how much historic material is still there.

John Riley, with Epic Engineering, addressed the question regarding panelization and lifting. Mr. Riley stated that in his opinion lifting would be dangerous

because of the crawl space. It would be difficult to excavate it out while simultaneously systemically shoring the structure. It would be a difficult and unsafe process and run the risk of damaging the structure. Mr. Riley noted that in his report he mentioned that panelization would be dangerous and difficult to do because of the condition of the structure. The walls are not straight and if the walls are panelized and put back on the foundation, he was not confident that they would sit on the foundation squarely and plumb. He recommended a more typical process rather than a dangerous process.

Board Member Stephens asked if the intent was to preserve the form of this building because there was no historic exterior material left; or whether they knew for sure there was no exterior material. Planner Barhorst replied that the request was to preserve the form. Board Member Stephens asked if the house was being relocated at all in the process. Planner Barhorst answered no.

Board Member Beatlebrox summarized that it is unknown what historic material exists, but it is evident that the current siding is not historic. She understood that presumably the asphalt was not historic. Ms. Beatlebrox understood that it is a skeletal structure and the application was to take down the entire structure and build it new.

Ms. Schiedel remarked that there are some historic materials in the house that are not visible, which include rough-sawn framing materials and 1 x 12's. Rather than lifting the house and burying those historic materials, the owners preferred to salvage those materials and build them into exterior elements to make them more visible and in turn give more authenticity to the historic nature of the house.

Mr. Strong addressed the questions regarding what exists and what they have seen so far. He stated that they opened up the east wall enough to see that the window was reframed at some point. The same along the south side where there is no existing historical siding beneath. Along the back with the addition that was added on to the house, that is also the portion that will be tied into the new structure. Any questionable materials would be the remaining 20' on the west of the structure and on the north side.

Board Member Hodgkins asked if there were photos of the materials that were uncovered. Ms. Schiedel referred to page 177 of the Staff packet which showed some of the exterior rear wall where the addition was. Page 146 of the packet showed the east wall underneath the windows. She pointed out the new 2' x 4' framing recent construction and the 1' x 12' horizontal slatting. Attached to the horizontal slatting was the asphalt shingles. The exterior was the non-historic siding that was done in 1989. The windows are not historic and all the windows on the front of the house had been reconstructed with new materials. They anticipated the possibility of horizontal 1 x 12s behind that. The exterior facing of that material was non-historic siding that was put on in 1989.

Vice-Chair Scott noted that there was one window in the 1940s photo and at some point that changed. Vice-Chair Scott thought there could be some historic lap siding still there because nothing much had changed on that portion. Planner Barhorst remarked that that side of the house had not been investigated. She thought it would be interesting to further investigate the north wall and the front facing gable to the right of the house.

Board Member Stephens had difficulty understanding what was going on with reconstructing this house. What they are seeing is not what was typically built in town. He stated that the 1 x 12 material running horizontally on the side of the house would not have been the finished siding and there would have been something over it. He was trying to understand what material was over it because there is no evidence of what that was. To run horizontal siding over that would have been unusual because the siding underneath was already horizontal. He asked if it looked like the rough-cut 2 x 4s was the original framing to the house.

Mr. Strong stated that it is 2 x 4 construction, but he was not able to say whether or not it was the original framing. In doing other historic work, he has found vertical 1 x 12s with lap siding going horizontal.

Board Member Stephens asked if everyone was confident there was no siding underneath any of the finished materials on the outside; whether it was taken off at some point; or whether they knew anything for sure. Planner Barhorst was fairly certain that the front of the building had this exact asphalt brick siding put on it and there is nothing underneath. Mr. Stephens asked if she meant the asphalt brick siding was installed in 1904 or 1905. Planner Barhorst stated that the patent for the first asphalt brick was in 1931. It was installed before 1941 but within a ten-year period when the material was created.

Mr. Strong stated that they were confident there was no historic siding on the south and the east sides. It went from the new siding to the asphalt and then to a thin insulation board.

Board Member Beatlebrox remarked that the Board is usually most interested in how the structure looks from the street. She thought it would be helpful to do some exploratory work on the front of the building. Mr. Strong was willing to do it; however, he did not expect to find any other siding behind it. It would be easy to pull off the siding but he would be surprised if it showed more than what they already knew.

Director Erickson provided examples of other properties that had recent removals and deconstruction. He believed what the HPB was being asked to determine which technique was most appropriate to save whatever historic materials are

there, and to reconstruct it in form. If the structure is too far gone to reconstruct, the applicant should be able to scrape it. If some portions are not too far gone and other portions are, they could split it up that way. They also need additional rigor in looking for and saving additional historic materials that could be reused.

Board Member Holmgren suggested a site tour.

Ms. Schiedel noted that both the Chief Building Officials report and the engineering report advised against lifting the house. She also emphasized that the exterior elements of the house were not historic. The only elements of the house believed to be historic are the structural elements that had been shored up and patched over the years to where in some rooms the floors are not level. Planner Barhorst pointed out that there is a risk any time preservation work is done on a historic structure.

Board Member Stephens did not believe this house was any different from every historic house they have dealt with where the house is not stable or straight and many additions have been added. The one difference is that in this case it is unclear what is actually left to be salvaged on this house. He did not think there was enough evidence to feel comfortable making a decision. Ms. Stephens understood that the applicants had done exhaustive research, but he was not seeing the results.

Board Member Hodgkins concurred with Board Member Stephens. He stated that from an HPB perspective, scraping a historic home is the worst thing to do knowing that something is there. Also, in Park City the street facing part of the home is the most important part, and additions can be put on the back. Mr. Hodgkins noted that exploratory work was done on the south side and the back side but not on the front. If there is no historic material on the front side they would just be talking about saving a form and that is a different approach. Mr. Hodgkins remarked that potentially there is a panelization option for the front if it is determined to be historic. He was not comfortable taking it all away without knowing for sure what was there; especially in the front of the house.

Ms. Schiedel clarified that the applicant has no intention to scrape the house and bulldoze the structure. The intent is to deconstruct it and use any salvageable historic materials they find in the existing structure in rebuilding the house to a more authentic version of the historic house.

Board Member Hodgkins referred LMC 15-13-4 in the Staff report and the Staff's analysis that there is compliance with the Guidelines for Reconstruction. His interpretation was that the historic materials should be used for the same purpose in which they are being used currently. Planner Barhorst stated that the proposal she reviewed with the drawings did not mention reusing structural materials for facing and other purposes; and it was never mentioned in

conversations with the project architect. Mr. Hodgkins referred to Part A, which the Staff found did not comply. In his opinion, it did not look like the Chief Building Official needs to determine if raising the building would be harmful for the historic structure. The Chief Building Official only needs to determine whether or not the structure is safe or unsafe. He asked if he was reading the language correctly. Director Erickson answered yes.

Vice-Chair Scott opened the public hearing on the reconstruction.

Ruth Meintsma, a resident at 305 Woodside, agreed with the Board members who said the issues with this house are the same issues as almost any historic house. In terms of the danger of raising a house, she remarked that professional house raisers know how to make it not dangerous. Ms. Meintsma stated that the skeleton the applicant mentioned is the essential historic form that preservation wants to save. She thought the skeleton was very likely a large amount of 1x12s and possibly siding. Ms. Meintsma stated that the 1x12s are significant because it is hard, stable wood and it is historic. If the house was panelized instead of raised, the historic material would be hidden but it would still be retained. Ms. Meintsma acknowledged that panelization is the least sought after preservation method. She was told that taking the structure apart does not really work with historic houses because the structure never comes back the way that it was originally, and that is why panelization is a last resort discussion.

Vice-Chair Scott closed the public hearing.

Board Member Beattlebrox stated that she would like to see what is underneath the siding on the front of the house.

Director Erickson suggested that the Board decide whether there was consensus for a site visit. If there is consensus, the Board could then request additional information from the applicant prior to the site visit on the exact proposal for the building. Director Erickson stated that if the use of historic material was not mentioned in the architectural drawings, there is no way to judge the appropriate method for restoring the house.

Board Member Hodgkins did not think a site visit would help determine whether or not the proposal meets the Criteria. He asked if the building permits show what was done to the building in the 1980s. It appears there are 2x4s inside the horizontal pieces and he asked if it was panelized at that time. Director Erickson replied that it was possible but not likely.

Planner Barhorst stated that the building permit for the work that was done in 1989 only listed roof, siding, porch and windows. There is no record of any work prior to that time. Board Member Hodgkins asked how the existing 1x4s were keeping the form as it is now if the new 2x4s are holding them up. Planner

Barhorst had spoken with the Preservation Consultant about the fact that typically you see the 1x12s vertical with the horizontal lap siding; however, the boards are horizontal in the part that was uncovered in this house. There has been some discussion about what it means, but the current thinking is that the house could have been built that way with a different siding and a different type of structure holding up those horizontal members.

Board Member Hodgkins was trying to figure out how the new members were put in without panelization. Mr. Strong could see the value in doing further interior demolition and further exploratory on the exterior of the structure. He thought they could quickly remove the existing siding before the site visit so the Board members could see the materials underneath. Mr. Strong was willing to do the additional exploratory, but at the same time he hoped to find a way to move forward in order to begin construction this Fall.

Board Member Holmgren was not prepared to make a decision on the information provided. She wanted to see the property and the front of the house. Board Member Beatlebrox noted that the HPB would be meeting again in two weeks.

Board Member Stephens favored the suggestion to move forward with deconstruction, which the Board had already approved, and the Board could tour the site after the deconstruction to get a better idea of the existing materials. He did not want to delay the applicant and believed the process could move forward as much as possible. He pointed out that the applicant could move forward with the deconstruction right away.

Director Erickson stated that typically the material deconstruction is done in the company of a preservation plan; and it can sometimes be complicated. He questioned whether there might be a way around it because it would mainly be removing the exterior siding and not historic structures. He suggested the possibility of looking at an interim preservation plan and limit the scope of the work before they issue the permits. Director Erickson pointed out the difficulty in writing a preservation plan without knowing what they were preserving. Board Member Stephens stated that if they vote to allow panelization or some form of reconstruction of the house, he wanted their reasoning to be very clear so future historic homeowners would not use this as a precedent to panelize a home.

Planner Barhorst stated that any method of rehabilitation other than fixing in place and restoring the structure diminishes the character of the site and the history of the people who originally built the structure and occupied it. For that reason, they prefer to limit building construction to lifting the house to add or repair a foundation. She noted that a request for reconstruction or panelization is very difficult to get approved because it destroys the character and the history of the structure.

Board Member Stephens asked if there was a tax photo prior to 1940. Planner Barhorst stated that she had done extensive research and found nothing prior to the Sanborn Maps.

Vice-Chair Scott believed the majority of the Board favored a site visit. City Attorney Harrington also understood that the Board wanted more clarity on the actual proposal. If they were closer to disassembly and reassembly and that gap was not as wide as anticipated, he thought there may be some potential for salvaging material through deconstruction. Mr. Strong thought it would be easier to make a clearer determination on what could or could not be salvaged once more material is exposed.

Board Member Hutchings asked if the question was whether or not the house could be lifted; or whether there is historic material to be salvaged. If the house could be lifted and they find historic material, are they still faced with the question of whether to panelize the house. Mr. Hutchins thought that generally this house was no different than other houses in Old Town. They all have complicated engineering aspects. He cited an example of a house that was lifted and restored and it turned out great. In his opinion, there is a way to do it and it works. He pointed out that the only houses that cannot be lifted are the ones deemed unsafe and hazardous by the Chief Building Official. Mr. Hutchins was willing to do a site visit; but he thought the primary question was whether the house could be lifted.

Board Member Stephens thought the house could be lifted. He agreed with Board Member Hutchins that many historic houses have been lifted. However, if they were just lifting the form and putting it back down and there is no existing historic material on the exterior of the house, he was unsure what they would be accomplishing in terms of historic preservation for the community. He believed this was first time the HPB has been faced with this issue; and what they allow with this particular project is important for what happens in the future.

Board Member Stephens favored a site visit to better understand the proposal and the materials.

Mr. Strong stated that he would like to remove non-historic siding from the exterior of the home and to do an interior deconstruction before the site visit. Board Member Stephens suggested that Mr. Strong work with the Planning Department to determine what could be removed and to devise a preservation plan.

Director Erickson recommended that the Board make a motion to Continue to the next HPB meeting on August 7; and direct the Staff to schedule a site visit for the next meeting and to work with the applicant to see what should be removed

under the material deconstruction approval in order to respond to the questions raised this evening.

MOTION: Board Member Holmgren moved to CONTINUE this item to August 7, 2019 with direction to Staff as stated by Director Erickson. Board Member Hutchins seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 1135 Norfolk – Material Deconstruction

1. The property is located at 1135 Norfolk Avenue in the Historic Residential (HR-1) zoning District.
 2. The Site is designated as Significant on the Historic Sites Inventory.
 3. On March 27, 2019 the Planning Department received a Historic District Design Review (HDDR) application for the property at 1135 Norfolk Avenue; it was deemed complete on April 18, 2019.
 4. On June 24, 2019 the applicant updated the HDDR proposal from lifting the Historic Structure in place, pouring a new foundation and restoring the Historic Structure to complete Reconstruction. The HDDR application has not yet been approved as it is dependent on the HPB's Review for Material Deconstruction and Reconstruction on the Significant Historic Site.
 5. The applicant applied for a plat amendment extension on June 13, 2019 in order to complete the work required on the original approval (see Ordinance No. 2018-34) expired June 21, 2019. The extension approval has not been approved, as it is dependent on City Council's review.
 6. The Structure was constructed between circ. 1900-1907. 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 1907 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 facing cross saltbox gable to the west 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 circ. 1930s Inselbrick asphalt siding, wood retaining walls and stairs leading to the concrete foundation.
 9. Prior to now, an addition to the south (rear) of the Historic Structure was constructed with a shed roof. There was also a shed in the rear of the property and concrete garage at the front of the property added outside of the Historic period.
 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. There is no existing chimney found by the applicant.
13. The applicant is proposing to remove 25 linear feet of material on the south (rear) wall of the Structure for the construction of an addition.
14. 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.
15. The existing porch is non-Historic and the applicant is proposing to Reconstruct the porch to the Historic form and detailing.
16. There are no existing Historic mechanical, electrical or utility systems. The applicant is not proposing to re-use any existing systems.
17. There are no Historic doors on the home. The door on the east (front) elevation has been replaced by a hollow-core door with three stepped rectangular windows. The south (side) elevation has a door on the non-Historic addition. The applicant is proposing to replace the front door to match what is seen Historically in the District.
18. There are a total of ten (10) windows, with three (3) currently missing frames. All windows have been replacement at a time outside the Historic period. The Physical Conditions Report notes the seven (7) existing windows are in fair condition and will be replaced.
19. The windows and window openings have been altered and are non-Historic.
20. 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.

21. 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 - 1135 Norfolk – Material Deconstruction

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 – 1135 Norfolk – Material Deconstruction

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 Building Department if changes are made.
3. The applicant shall maintain the original T/L cottage style roof form.
4. 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.

5. 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.
6. 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.
7. 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.
8. The applicant shall salvage the existing chimney bricks if found during demolition. 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.”
9. 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.
10. The applicant shall submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.
11. An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
12. 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.
13. Within five (5) days of installation of the cribbing and shoring, the structural engineer will inspect and approve the cribbing and shoring as constructed.
14. 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.
15. 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.

16. 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.

17. 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.

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

19. The applicant shall work with the Planning Department to determine the Historic window openings, sizing, and detailing prior to issuance of the Building Permit. Should the Historic openings differ from the current, the applicant shall update the plans to include replacement windows to be installed in the Historic location determined by the Historic Preservation Planner.

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

The Meeting adjourned at 6:26 p.m.

Approved by _____
Douglas Stephens, Chair
Historic Preservation Board



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 7, 2019
Type of Item: Legislative – LMC Amendment

Recommendation

Planning Department staff requests that the Historic Preservation Board open a public hearing and continue the discussion regarding the Land Management Code Amendments for Chapter 15-11 Historic Preservation to the August 21, 2019 meeting date.

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.



Historic Preservation Board Staff Report

Planning Department

Author: Caitlyn Barhorst, Historic Preservation Planner
Subject: Material Deconstruction and Disassembly and Reassembly (Panelization) Review
Address: 901 Woodside Avenue
Project Number: PL-18-04030
Date: August 7, 2019
Type of Item: Administrative – Material Deconstruction

Summary Recommendation:

Staff has prepared the following recommendations for (1) Material Deconstruction and (2) Disassembly and Reassembly. There are two (2) separate sets of Findings of Fact, Conclusions of Law, and Conditional of Approval (as applicable) at the end of this staff report for each respective recommendation:

1. Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and consider approving the Material Deconstruction at 901 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).
2. Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and consider approving the Disassembly and Reassembly at 901 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).

Topic:

Address: 901 Woodside Avenue
Designation: Landmark
Applicant: Jerry Fiat, represented by Jonathan DeGray. Architect
Proposal: 1. 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.
2. Disassembly and Reassembly of the Landmark Historic Structure

Background:

The property located at 901 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. The applicant applied for and was

issued an interior exploratory demolition permit (BD-19-26586) on January 15, 2019 per [LMC § 15-11-12.5](#).

The Historic District Design Review (HDDR) application for the property at 901 Woodside Avenue was deemed complete on April 19, 2019. The applicant has been working with the Planning Department to develop the updated proposal which was received May 21, 2019. The Historic District Design Review (HDDR) application has not yet been approved, as it is dependent on Historic Preservation Board's (HPB) Review for Disassembly and Reassembly of the Landmark Historic Site.

The applicant applied for a Conditional Use Permit (CUP) for a private driveway within a platted, unbuilt city street and side setback exceptions for the new foundation, deemed complete April 19, 2019. The two (2) CUPs have not yet been approved, as they are dependent on the Planning Commission review on August 14, 2019.

History of Development on this Site:

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). The house was built on land owned by the Park City Townsite Corporation, and could have been used to house workers at the time. Frank Harding, stationed at postmaster in 1889, purchased the property in 1890. Walter Scott, who came to the U.S. from Denmark in 1865, purchased the property in 1896. Walter Scott then transferred the property to Altissa Scott in 1896.

The house was vacant during the 1910 census, and in 1912 Nels Christian Anderson purchased it. Nels Anderson lived in Park City in 1910 and worked as a millman at a concentrating mill. He lived on Park Avenue at the time with his wife and two children. He sold the house in 1914 to Norah O'Neil. Norah lived in Park City in 1910, resided on Park Avenue with her husband (a miner) and their children. They emigrated from Ireland to the U.S. in 1889.

In 1915 the house was bought by George Smith. At the 1910 census, Smith lived on Park Avenue with his wife, Alice, and children and worked as a butcher. The property was transferred to his wife at some point, likely due to his death as he does not appear on the 1920 address. Alice Smith was the bookkeeper for the butcher shop at the time and sold the house in 1920 to A.R. Harmes.

A.R. Harmes lived in Park City at 410 Woodside Avenue in 1920 with his wife and son. He was the manager of the Judge M. & S. store, and sold the house in 1924 to Myrtle Sharp. Myrtle Sharp lived in the area with her husband Lewis. She ran the Park City Laundry starting in 1930, and was known for her business abilities. She sold the home to Charles Graham in 1925, who at the time of the 1930 census, lived on Empire Avenue. He worked as a salesman for slot machinery.

James Wiley purchased the property in 1929. He was a laborer for a mine and lived on Norfolk Avenue at the time of the 1930 census. 901 Woodside Avenue did not appear on the 1930 census, most likely meaning it was vacant at that time. James Wiley and his family did live at the property during the 1940 census. In 1937, the property was transferred to his son Max. The property has been sold roughly ten times since then, and currently is owned by 901 Woodside, LLC.

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. The Sanborn Fire Insurance map indicates that it is a wood frame structure with a terra cotta chimney (labeled TC on the map).

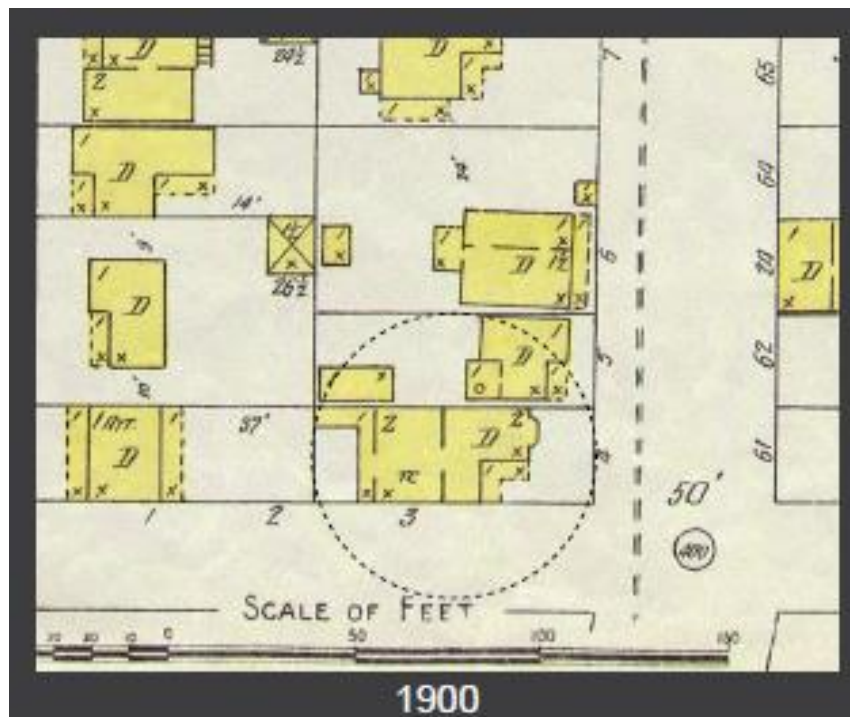
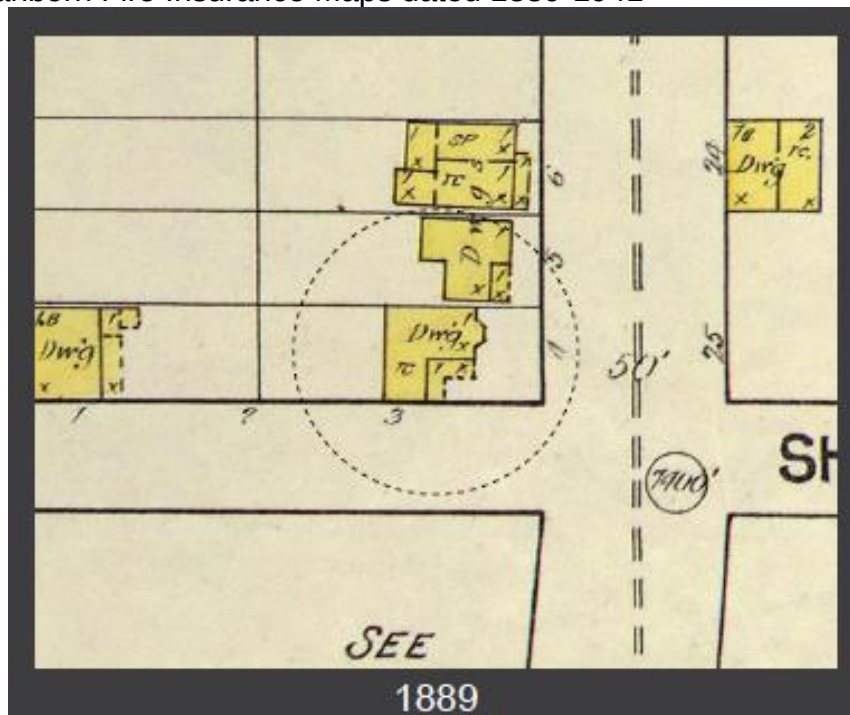
The 1900 Sanborn Fire Insurance map shows that the house as a two-story wood frame structure with a one-story L-shaped porch and a large addition in the rear, which means the house was most likely lifted and a new first level was constructed beneath the original form. The L-shaped front porch was recorded 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.

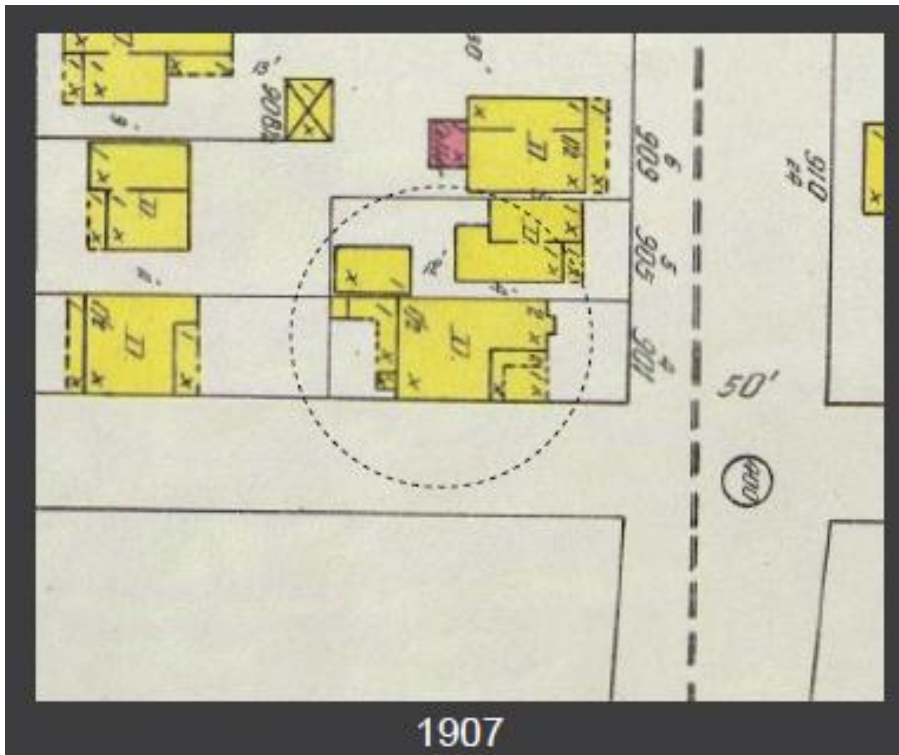
According to a Memorandum prepared by Anne Oliver, Primary Investigator at SWCA Environmental Consultants (Exhibit B):

“On the interior, the building bears evidence of distinctive construction techniques. On the first floor and the rear half of the second floor, the walls are framed with wood studs (Figure 4). By contrast, the front half of the second floor is of single-wall construction, built using vertical planks without studs or other framing (Figure 5). The presence of Type B cut nails in the plank walls (commonly used through the 1880s) in contrast to the wire nails found in the stud walls (which quickly displaced cut nails in the 1890s) indicates that the second-story plank walls are older than the first-story stud walls. Sanborn Fire Insurance maps document that in 1889 the building was originally one story and that before 1900 a second story was added.

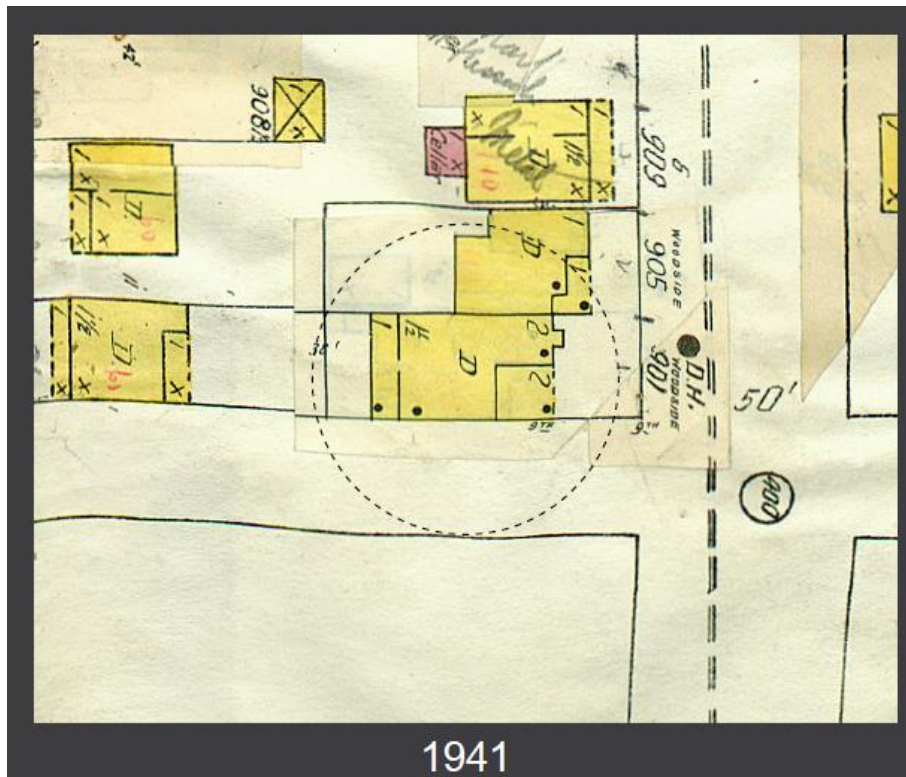
In combination, this information strongly suggests that what is now the second floor on the front half of the house was the first floor of the original one-story house. It is likely that the original plank-walled house was either raised or dismantled and re-erected in the 1890s to become the second floor on top of a new stud-framed first floor. Other physical evidence (such as nail holes and lighter areas on the wood) indicates that the wood plank walls on the sides and rear of the original house were once finished with battens on the exterior side (Figure 6). It appears that the façade of the original one-story house was originally finished with the drop siding and decorative shingles present today.”

Figure 1 – Sanborn Fire Insurance Maps dated 1889-1941





1907



1941

The first photograph of this house appeared as part of the circ.1941 tax assessment. At the 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.

Figure 2 – Photo of 901 Woodside from the circ. 1941 tax assessment



Figure 3 - 901 Woodside Avenue from the 1982 Reconnaissance Level Survey



Figure 4 - 901 Woodside Avenue from the 1995 Reconnaissance Level Survey



Figure 5 - Photo of 901 Woodside Avenue from the 2019 HDDR Application



Although there is no photographic evidence of the house prior to the circ. 1940s tax assessment, the original one-story T/L (cross-wing) cottage style of the house would have likely resembled the house located at 1053 Woodside Avenue (Figure 6) with an L-shaped front porch.

The tax photo of parcel number PC 437 (Figure 7), now addressed 220 Marsac Avenue, provides an example of a T/L cottage with a one-story projecting bay window. 901 Woodside Avenue would have resembled this between when it was constructed (prior to circ. 1889) and circ. 1900 when it was recorded as a two-story dwelling.

Figure 6 – Photo of 1053 Woodside Avenue



Figure 7 – Photo of 220 Marsac Avenue



The 1958 tax assessment card notes the siding as “imit[tation] brick on siding.” The wood siding was replaced and included fish-scale shingles on the bay window sometime between 1958 and 1982. The 1982 (Figure 3) photograph shows the building with windows enclosing the previously open second story addition, wood siding, and front porch alteration with columns.

Judith J. Friedman (known as Summer) purchased the home in 1979 and 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.

In 2008, the current owner purchased the home. The applicant is proposing to rehabilitate the house and construct a basement level with garage and driveway accessed from a platted right-of-way.

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.

PROPOSAL NO. 1 – MATERIAL DECONSTRUCTION

The Historic Structure has gone through many additions and changes during and after the Historic period. The applicant is proposing to construct a new foundation with basement level and basement level garage. Staff is recommending approval of all proposed Material Deconstruction.

1. SITE DESIGN:

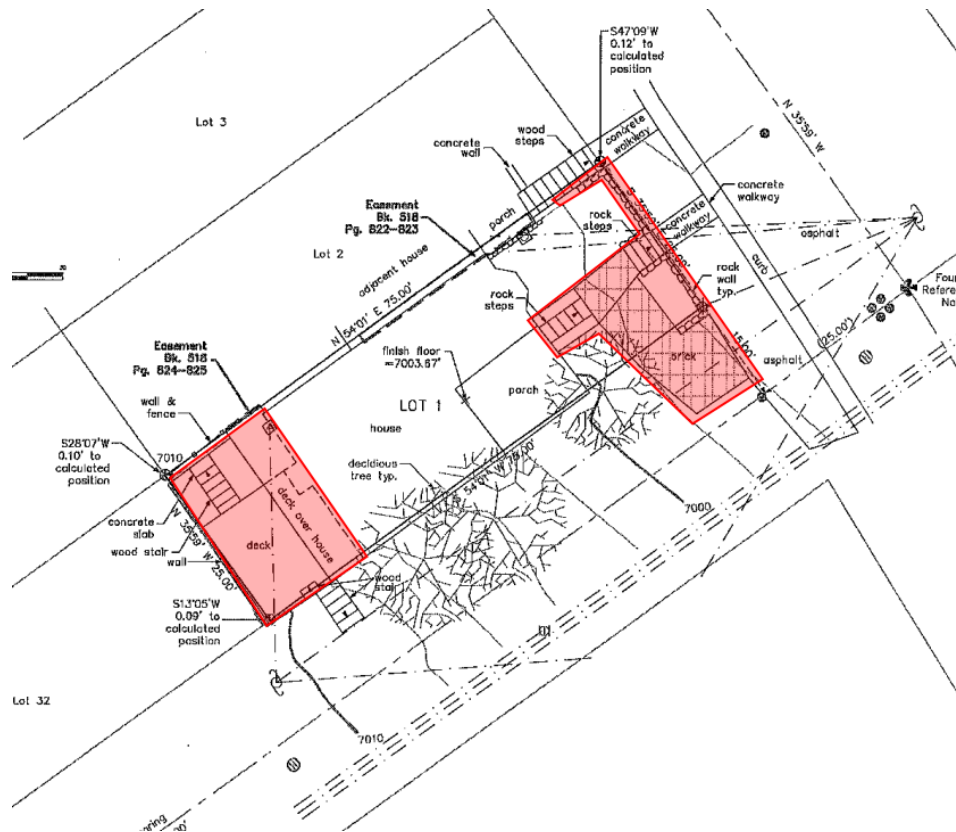
This site is a fairly flat lot with a +/- five foot (5ft) grade change from the street to the entrance of the house. The circ. 1940 tax photograph shows a fenced front yard. The 1949 tax assessment card notes an 18 year old 18x20 two-car garage, which did not exist at the time of the 1958 tax assessment nor appear in the circ. 1941 or previous Sanborn Fire Insurance maps. The small stone retaining wall at the front of the property, and the steps leading up to the house are Historic.

The applicant is proposing to reconstruct the retaining walls and steps using the salvageable Historic materials. The applicant is proposing to remove the non-historic rear deck to accommodate the rehabilitation. Staff has highlighted in red the affected elements in the following Figures:

Figure 8



Figure 9



Staff finds that the proposed scope of work mitigates any impact that will occur to the Historic significance of the Site as the Historic elements will be reconstructed in the same location on Site and will not change the Historic character. 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 additions and does not damage or destroy the Historic character of the Site.
4. The applicant is proposing to remove all non-historic elements of the Site and these features do not contribute to the visual character.
5. The applicant is not proposing to remove any Historic structures located on the property.
6. The additions that the applicant is proposing to remove are all 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 additions, reconstruct the Historic Site elements, 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.*

-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 reconstruct the steps using the Historic stone and is not proposing to alter the location.*
- A 2.1 Maintain the historic stone retaining walls in their original location. *The applicant is proposing to reconstruct the walls in the original location.*
- A 2.2 Maintain the original dimensions of the historic retaining walls. *The applicant is not proposing to alter the historic dimensions.*
- 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.*

2. ROOF

The original roof form is T/L cottage style with an east-to-west (front-to-rear) facing gable and south (side) facing cross gable. The addition/renovation pre- circ. 1900 that lifted the original house, constructed a first level, and added a two-story addition to the back with the L-shaped porch retained the original roof form and added shed roofs.

The interior exploratory demolition completed by the applicant provided a clear determination of the existing condition of the roof structure. As seen in Figure 6 showing the original south facing cross gable, some Historic roof structure remains. The structural engineer's report (Exhibit G) notes "the existing roof joists are 12%-16% capacity of code." The applicant is proposing to rebuild the roof using the salvageable Historic materials. The applicant is not proposing to change the Historic roof form(s).

Figure 6 Existing interior roof structure



To ensure the protection of the Historic roof form, Staff has added the following Conditions of Approval:

#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.

Staff finds that the proposed scope of work mitigates any impact that will occur to the Historic significance of the Structure as the applicant is not proposing to alter the Historic roof form(s). 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 Material Deconstruction of the roof is required for the restoration of the Structure.

Design Guidelines:

-Universal Guidelines:

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.*

-Specific Guidelines:

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.*

3. CHIMNEY

The circ. 1941 tax photo shows a chimney on the north elevation. The applicant is proposing to reconstruct the chimney as a non-functional feature using the salvageable bricks on the exterior of the roof.

Figure 7 Existing Chimney



Staff finds that the proposed scope of work mitigates any impact that will occur to the Historic significance of the Structure as the applicant is not proposing to alter the Historic roof form(s). 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 Material Deconstruction of the chimney is required for the restoration of the Structure.

Design Guidelines:

-Universal Guidelines:

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.*

Staff has added the following Condition of Approval to ensure the restoration of the chimney:

#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.

4. EXTERIOR WALLS

The original one-story house was constructed using vertical rough sawn 1x12 boards with exterior vertical battens (see Figure 6 of Exhibit B) in some places and horizontal drop siding in others. The circ. 1890s additions were constructed using horizontal rough sawn 1x12 boards with 2x4 interior framing.

The siding has been altered throughout the Historic period with the Bricktex asphalt siding added circ. 1930s. The 1958 tax assessment card notes the siding as “imit[tation] brick on siding” (Bricktex). The wood siding was replaced and included fish-scale shingles on the bay window sometime between 1958 and 1982.

Portions of the original horizontal drop siding remain. Figures 8 and 9 show the original L-shaped front porch (now the enclosed second floor) with the approximate location of the original roof structure as well as window and door openings and silhouetted trim.

Figure 8 Photo showing the original L shaped front porch and original drop siding.



Figure 9 Photo showing the original L shaped front porch and original drop siding and evidence of original roof structure.



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 renovation 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 façades have 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 façade.

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

#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.

#6 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.

5. FOUNDATION

The applicant is proposing to construct a new concrete foundation with a basement and basement-level garage.

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

#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.

Staff finds the proposed scope of work mitigates any impact that will occur to the Historic significance of the Structure and is necessary for restoration 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 renovation 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. The current foundation is not up to code and the proposed renovation work requires a new foundation.

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 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.

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

The applicant is proposing to replicate the Historic front door and replace the other non-historic doors.

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

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.

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.

9. WINDOWS

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.

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

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

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.
4. The proposed scope of work mitigates any impacts of the visual character of the neighborhood, Historical significance, and architectural integrity as 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 Historic window openings.

Analysis: Historic Preservation Board Material Deconstruction Review Checklist (Exhibit A):

Criterion 1: The proposed work is not Routine Maintenance.

Criterion 2: The proposed Material Deconstruction is required.

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

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.

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.

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

PROPOSAL NO. 2 – DISASSEMBLY AND REASSEMBLY OF THE LANDMARK

HISTORIC SITE. The applicant is proposing to Disassemble and Reassemble (Panelize) the Landmark Historic Structure. Staff is recommending approval based on the following analysis:

Analysis:

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

LMC § 15-11-14 DISASSEMBLY AND REASSEMBLY OF A HISTORIC BUILDING

OR HISTORIC STRUCTURE It is the intent of this section to preserve the Historic and architectural resources of Park City through limitations on the Disassembly and Reassembly of Historic Buildings, Structures, and Sites.

A. CRITERIA FOR DISASSEMBLY AND REASSEMBLY OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON A LANDMARK SITE OR

SIGNIFICANT SITE. In approving a Historic District or Historic Site design review Application involving disassembly and reassembly of the Historic Building(s) and/or Structure(s) on a Landmark Site or Significant Site, the Historic Preservation Board shall find the project complies with the following criteria:

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

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:**

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

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

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

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

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

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.

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

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

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.

Staff finds that the proposal for Reconstruction complies with LMC § 15-11-14
DISASSEMBLY AND REASSEMBLY OF A HISTORIC BUILDING OR STRUCTURE.

LMC § 15-13-4(B) Disassembly & Reassembly of All or Part of a Historic Structure:

- a. **Disassembly of a historic building shall be considered only after it has been determined by the Historic Preservation Board that the Panelization is necessary as outlined by Land Management Code 15-11-14.**
Pending. *The Historic Preservation Board Review for Disassembly and Reassembly is pending approval and under review.*
- b. **Disassembly/reassembly of a historic building is not a common practice in the preservation field. When disassembly/reassembly must be undertaken, it shall be done using recognized preservation methods.**
Complies as Conditioned. *The applicant shall complete the Disassembly and Reassembly using recognized preservation methods.*
- c. **Measured drawings of the structure or element to be disassembled/reassembled shall be completed.**
Complies. *The applicant has updated the plans for Panelization with the input from the Preservation Planner. The updated drawings were received July 17, 2019.*
- d. **A thorough photographic survey of the interior and exterior elevations as well as architectural details of the structure shall be completed, including site and location views from all compass points, exterior elevations, interior elevations of each room, and elevations of each basement and attic wall. Standards for photographic documentation are provided in the Design Review Process section of these Design Guidelines.**
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 D)*
- e. **Written plans detailing the disassembly and reassembly steps and procedures shall be completed and approved by the Planning and Building Departments.**
Complies. *The applicant shall submit for a building permit through the Building Permit for the disassembly and reassembly of the Structure.*
- f. **In order to minimize loss of historic fabric, structures shall be disassembled in the largest workable pieces possible.**

Complies. *The updated Panelization plan identifies the largest workable sections of the structure to be disassembled.*

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

Complies as Conditioned. *The applicant shall comply with Condition of Approval #8.*

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

Complies as Conditioned. *The applicant shall comply with Condition of Approval #9.*

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

Complies as Conditioned. *The applicant shall comply with Condition of Approval #10.*

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

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

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

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

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

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

Staff finds that the proposal for Reconstruction complies with LMC § 15-13-4(B) Design Guidelines for Disassembly and Reassembly (Panelization).

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 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.](#)
- [LMC 15-11-14 Disassembly and Reassembly of a Historic Building or Historic Structure.](#)
- [LMC 15-13-4\(B\) Design Guidelines for Disassembly and Reassembly of All or Part of a Historic Structure.](#)

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

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

Notice:

The complete application notice mailing was sent on July 23, 2019 notifying of the first public hearing on August 6, 2019. On July 25, 2019, Legal Notice of the Historic Preservation Board 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 July 23, 2019.

PROPOSAL NO. 1 – MATERIAL DECONSTRUCTION**Recommendation:**

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and consider approving the Material Deconstruction at 901 Woodside Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval. This site is designated as Significant on the City's Historic Sites Inventory (HSI).

Findings of Fact:

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:

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 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 NO. 2 – DISASSEMBLY AND REASSEMBLY OF A HISTORIC BUILDING OR HISTORIC STRUCTURE

Recommendation:

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and consider approving the Disassembly and Reassembly at 901 Woodside Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval. This site is designated as Significant on the City's Historic Sites Inventory (HSI).

Findings of Fact:

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:

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:

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

Exhibits:

- Exhibit A – HPB Material Deconstruction Review Checklist
- Exhibit B – SWCA Memorandum, by Anne Oliver, Principal Investigator
- Exhibit C – HDDR Plans
- Exhibit D – Panelization Plan, updated July 17, 2019
- Exhibit E – Physical Conditions Report + Historic Preservation Plan
- Exhibit F – 1982 Reconnaissance Level Survey, done by Ellen Beasley
- Exhibit G – [Historic Sites Inventory Form](#)
- Exhibit H – Shen Engineers, Inc. report
- Exhibit I – Exterior Photos
- Exhibit J – Interior Photos
- Exhibit K – HDDR Supporting Illustrations
- Exhibit L – Chief Building Official Determination Letter

Exhibit A

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 B

SWCA Memorandum

Memorandum

To: Planning Department, Park City Municipal Corporation, Utah
From: Anne Oliver, Principal Investigator, SWCA Environmental Consultants
Date: July 1, 2019
Re: Description and History of 901 Woodside Avenue

Introduction

The property at 901 Woodside Avenue in Park City, Utah, is listed on the Park City Municipal Corporation (PCMC) Historic Sites Inventory as a Landmark Site. One building, a historic residence, stands on the property. The property owner proposes to make changes to the building and, prior to providing guidance regarding these changes and to ensure compliance with PCMC historic preservation ordinances, the PCMC Planning Department has requested a summary description and history of the building.

Building Description

The residence at 901 Woodside Avenue is a northeast-facing, two-story, single-family dwelling (Figures 1-3). The cross-wing type, Victorian Eclectic style residence is sited on the southwest side of Woodside Avenue and faces the street; a public right-of-way and staircase directly adjacent to the lot on the southwest side connect Woodside Avenue and Norfolk Avenue. The building footprint occupies much of the lot, although the property does have small front and rear yards.

The building stands on a foundation of rock-faced, coursed sandstone, replaced or augmented with concrete in some areas. The walls are clad with wood drop siding with the exception of the two-story bay window on the projecting wing, which is clad with wood fish-scale shingles. The cross-wing gable roof has a rear shed-roofed addition; both roofs are covered with composite shingles. The eaves are enclosed with wood fascia and soffit and the gables have decorative wood gingerbread work that is early or original to construction.

The building is accessed via doors on the northeast and southwest sides. The building's windows are primarily wood-framed, one-over-one sash windows in varying configurations (including units of two and three on the second story of the front porch). The building has a two-story front porch that also stands on a foundation of rock-faced, coursed sandstone. The porch has wood decking and is supported on the first floor by square wood posts. Wood railings with square balusters and rails extend between the posts. The second story of the porch is enclosed with wood siding and windows and has a shed roof. The building also has an enclosed former one-story porch on the southwest (rear) side.

On the interior, the building bears evidence of distinctive construction techniques. On the first floor and the rear half of the second floor, the walls are framed with wood studs (Figure 4). By contrast, the front half of the second floor is of single-wall construction, built using vertical planks without studs or other framing (Figure 5). The presence of Type B cut nails in the plank walls (commonly used through the 1880s) in contrast to the wire nails found in the stud walls (which quickly displaced cut nails in the 1890s) indicates that the second-story plank walls are older than the first-story stud walls. Sanborn Fire Insurance maps document that in 1889 the building was originally one story and that before 1900 a second story was added. In combination, this information strongly suggests that what is now the second floor on the front half of the house was the first floor of the original one-story house. It is likely that the original plank-walled house was either raised or dismantled and re-erected in the 1890s to become the second floor on top of a new stud-framed first floor. Other physical evidence (such as nail holes and lighter areas on the wood) indicates that the wood plank walls on the sides and rear of the original house were once finished with battens on the exterior side (Figure 6). It appears that the façade of the original one-story house was originally finished with the drop siding and decorative shingles present today.

The building has wood floors throughout. Other interior features also provide evidence of alterations made to the building. The southwest (rear) side of the building had a porch added between 1889 and 1900 (as shown in the 1900 Sanborn map), which was enclosed by 1941. Evidence of this enclosure remains in the form of original porch posts and decorative wood brackets now found on the interior side of the wall (Figure 7). The original wood drop siding also remains on what was once the rear exterior wall of the 1890s addition but which became an interior wall when the rear porch was enclosed (Figure 8).

History

The Historic Site Form for 901 Woodside Avenue states that the single-family dwelling was built in ca. 1905.¹ However, the house had already been built by 1889 when it appears on a Sanborn map (Figure 9). At that time it was a one-story, wood-framed and wood-sided dwelling (marked by the yellow color and letters DWG). It had an L-shaped plan and an L-shaped front porch (marked by a dashed line) set into the corner of the building and facing Woodside Avenue. It also had a wood-shingled roof (marked by a small x on the map) and a terra cotta brick chimney (marked by the letters TC). As noted above, physical evidence suggests that the original building was of single-wall construction. Based on similar examples of L-cottages in Park City, it is likely that the roof was a cross-gabled roof in the same configuration as it exists today.² The Sanborn map does not document any outbuildings on the property.

The first transaction date for the property is in 1883 between George G. Snyder and David C. McLaughlin; it is possible that the building was constructed shortly before or after this transaction,

¹ Dina Blaes, Historic Site Form – Historic Sites Inventory for 901 Woodside Avenue, 2008. On file with Park City Municipal Corporation and available online at: <https://www.parkcity.org/home/showdocument?id=1227>.

² Dina Williams-Blaes and Trent Jameson. *Design Guidelines for Historic Districts and Historic Sites, Park City, Utah*, 2009:14.

dating the house to the early or mid-1880s.³ In 1890, McLaughlin sold the property to Frank Harding (who was employed as postmaster for Park City in 1889). Harding held it until 1896, when he sold it to Walter Scott, who sold it to Atlissa L. Scott less than two months later. Atlissa Scott owned the property until 1912.

The 1900 Sanborn map indicates that significant changes had been made to the building during the 1890s (Figure 10). The building recorded on the 1900 map is two stories tall. Although the map makes it clear that the original building footprint was retained, a rear addition (also two stories) has also been added to the original house, and a one-story, L-shaped porch has been built along the rear wall of the addition. The building (including the addition and all porches) remains wood framed and clad with wood siding, and has a wood shingle roof and terra cotta chimney. As discussed in the description section, physical evidence strongly suggests that the original, plank-walled house became the second floor of the larger house during these alterations, and was supported by a new, stud-walled first floor. A plank-walled structure could not have supported a stud-walled second story and, instead, it appears that the original house was either raised or dismantled and reconstructed to form the second story.

The 1907 Sanborn map documents continued changes to the building (Figure 11). The original L-shaped, one-story front porch had a second story added. On the first story only, the porch had also been expanded to fill the arms of the cross wing and had become square in shape. Also, a small section on the south end of the back porch had been removed.

In 1912 Atlissa Scott sold the property to Nelis Christian Andersen, who in turn sold it to Norah O'Neil in 1914. The property changed owners five times between 1915 and 1929; these frequent changes in ownership may reflect the economic instability Park City experienced following World War I.

The 1929 Sanborn map does not document any changes from 1907 (Figure 12). In 1929 James Heber Wiley took ownership of the property and continued to hold it until 1937, when it passed to his son, Max R. Wiley.

The 1941 Sanborn map documents further changes to the building (Figure 13). The front porch was again altered so it was fully two stories. Based on the black dots present on the building, it had been re-roofed with composite shingles. The back porch had also been altered through the removal of its projecting wing and by being lengthened to extend across the entire rear wall of the building. Additionally, between 1929 and 1941 the neighboring house at 905 Woodside Avenue was expanded to the southeast so that its southeast wall abutted the northwest wall of 901 Woodside Avenue. A tax photo dating to ca. 1940 shows the building as it would have appeared at the time of the Sanborn map (Figure 14). It is similar in appearance and configuration to the present. However, the exterior is clad with faux-brick-patterned composite siding (Bricktex) with the exception of the exterior walls under the front porch, where the original drop siding is visible. The front porch is supported on the first floor by a thick column and enclosed with low half-walls that served as railings. The upper story of the porch is

³ Daniel Carmen. Historic Site Form—Historic Sites Inventory for 901 Woodside Avenue, 2015. CRSA Architecture. On file with Park City Municipal Corporation.

largely enclosed with the exception of four window openings that appear to be unglazed. The window openings do not match the size or configuration of the present window openings. The roofing material is unclear from the photo.

Max Wiley owned the property until 1954. A 1949 tax card provides additional information about the property during this time. It notes that the walls were clad with “Bricktex” and mentions the building’s two-story front porch and one-story rear porch, as well as a cellar. According to a 1949 tax card, in that year the lot also had a two-car garage measuring 18 feet by 20 feet; the card states that the garage was built in 1931, although it does not appear on the 1941 Sanborn map.⁴

A tax card dating to 1958 indicates that the building had undergone no significant changes, although no garage is noted.⁵ The card does state that the floors of the residence were finished with pine.

901 Woodside Avenue changed ownership multiple times between 1954 and the present. The Bricktex siding was removed prior to 1995 (Figure 15)⁶. The front porch was also altered to fully enclose the upper level and to update the posts and railings of the lower level. Between 2013 and 2019 the neighboring building at 905 Woodside Avenue (which had abutted the northwest wall of 901 Woodside Avenue) was altered so that the buildings no longer touch.⁷

Conclusion

Park City’s historic preservation ordinances are contained in Chapter 11 of the Land Management Code, and define the criteria for designating sites to the Park City Historic Sites inventory. Of relevance in this instance, any building (main, attached, detached, or public), accessory building, and/or structures may be designated a Landmark Site if it is at least 50 years old; retains integrity of location, design, setting, materials, workmanship, feeling, and association; and is significant in local history or architecture associated with an era that has made a significant contribution to the broad patterns of our history.

Park City’s Historic Site Forms state that a property “must represent an important part of the history or architecture of the community” and that it must be significant under one (or more) of three historic eras: the Settlement and Mining Boom Era (1868-1893); the Mature Mining Era (1894-1930); and/or the Mining Decline and Emergence of Recreation Industry Era (1931-1962). The Historic Site Form for 901 Woodside Avenue states that the property is significant under the Mature Mining Era. However, the expanded analysis conducted for this memorandum reveals that the property was constructed in the preceding Mining Boom Era. Between 1889 and 1900 the house was greatly altered and updated to suit the changing needs and tastes of its owners. The most important alterations during this period consisted of the addition of a second story (through the construction of a new first floor upon which the original building was likely placed to serve as a second story), a rear addition, and a back porch, resulting in an

⁴ Blaes 2008.

⁵ Ibid.

⁶ Ibid.

⁷ Carmen 2015.

almost entirely new layout and roof form. The front porch was also expanded and had a partial second story added ca. 1907, and was then converted so it was entirely two stories ca. 1941. The house is an excellent example of how older historic properties in Park City are remodeled and updated to accommodate changing needs, tastes, and technologies throughout their lives. Only minor exterior changes have been made to the building since the early 1940s, giving it a high degree of integrity and justifying the property's designation as a Landmark Site.

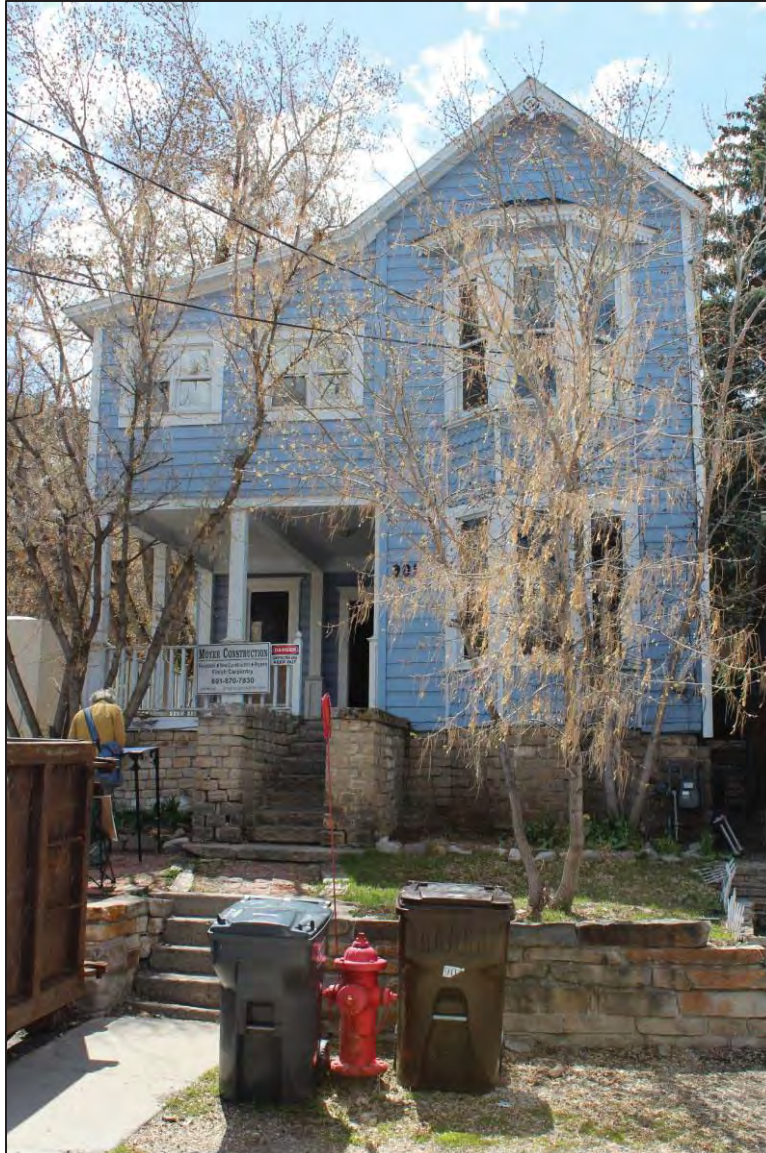


Figure 1. General view of house at 901 Woodside Avenue, facing southwest.



Figure 2. General view of house at 901 Woodside Avenue, facing west.



Figure 3. General view of house at 901 Woodside Avenue, facing southwest.



Figure 4. General view of interior, including non-historic staircase, facing northwest. Note the stud wall framing on this level.



Figure 5. Detail of vertical plank wall construction on the second story, facing northwest. This was likely a wall of the original one-story house that was either raised or dismantled and re-erected to form a second story above the original footprint of the house when major modifications were made in the 1890s. The Type B cut nails present in the plank walls were commonly used through the 1880s. The use of cut nails declined in the 1890s when wire nails became available and these are the nails found on the first story and 1890s rear addition of the house.



Figure 6. Detail of vertical plank construction at the top of an interior second-story wall, facing east. The lighter marks at the edges of the planks mark the former location of battens and indicate that this was once an exterior wall, most likely of the original one-story house. The remnants of a wood shingle roof are also visible at the top of this wall, an indication that the one-story house was not dismantled but rather raised in one piece in the 1890s, prior to the construction of the two-story, shed-roofed rear addition.



Figure 7. Original rear porch post and bracket, facing southwest. This porch dates to the 1890s rear addition and was enclosed by 1941.



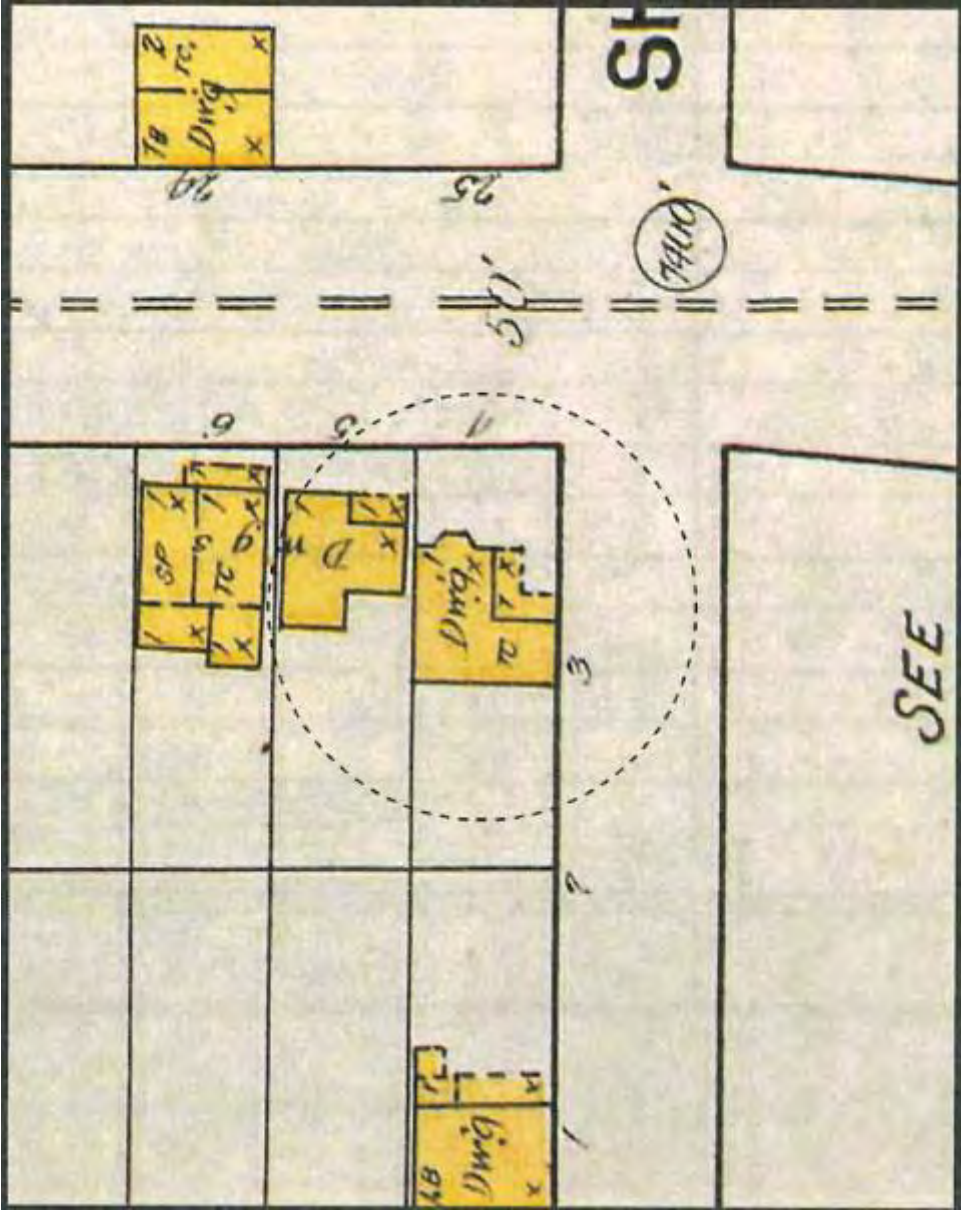


Figure 9. Sanborn Fire Insurance Co. map from 1889 showing original one-story house at 901 Woodside Ave (indicated by circle). From Carmen 2015.

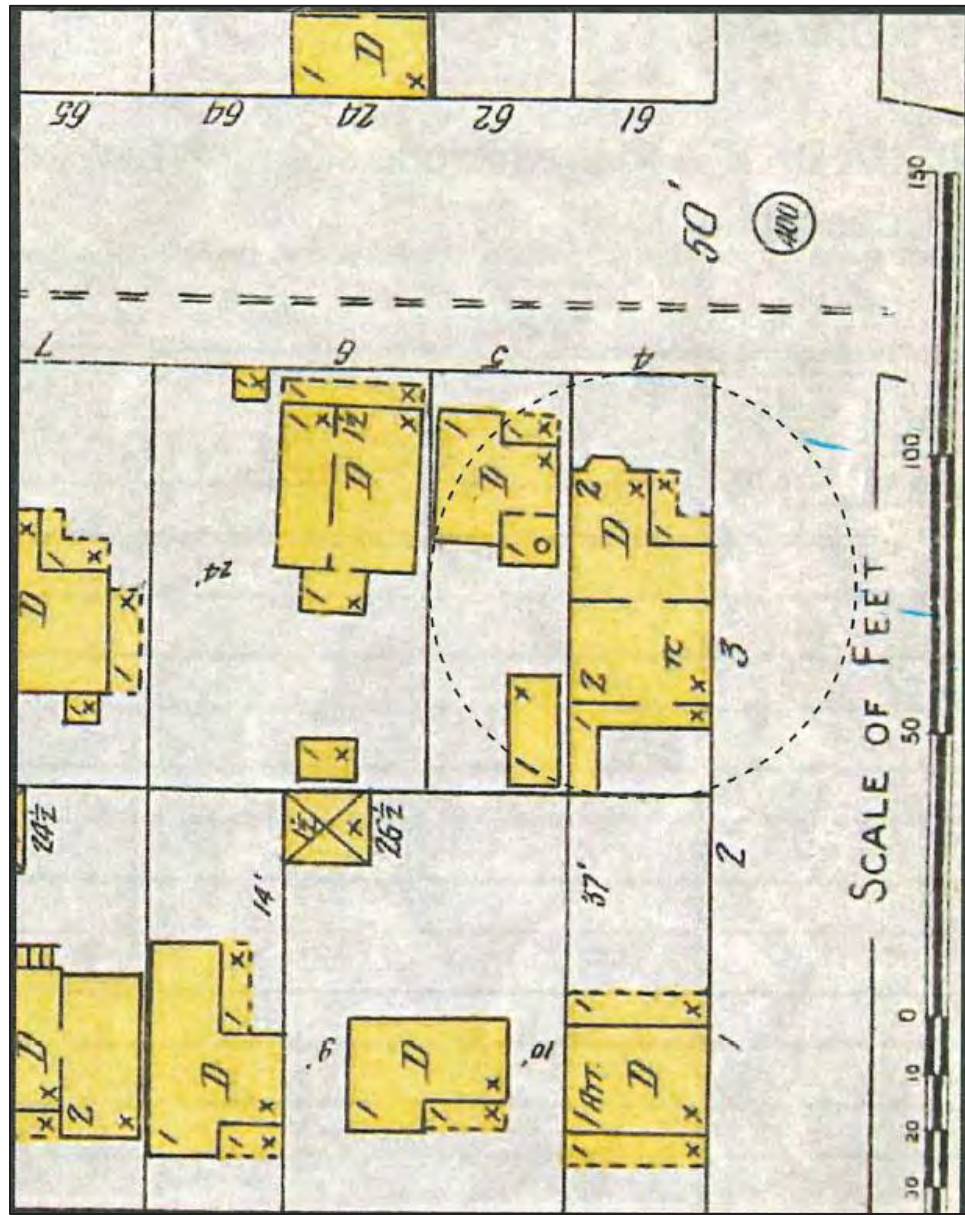


Figure 10. Sanborn Fire Insurance Co. map from 1900 showing house at 901 Woodside Ave (indicated by circle). Changes since 1889 include the creation of a two-story house on the footprint of the original one-story house, a large two-story rear addition, and an enclosed one-story, L-shaped rear room that was likely a porch originally (and may have been misdrawn as an enclosed room on this map given its depiction as a porch on the 1907 map). From Carmen 2015.



Figure 11. Sanborn Fire Insurance Co. map from 1907 showing house at 901 Woodside Ave (indicated by circle). Changes include modifications to the rear porch, the addition of a second story to the original front porch, and the addition of a one-story element between the wings of that porch. From Carmen 2015.



Figure 12. Sanborn Fire Insurance Co. map from 1929 showing house at 901 Woodside Ave (indicated by circle). No changes are documented since 1907. From Carmen 2015.

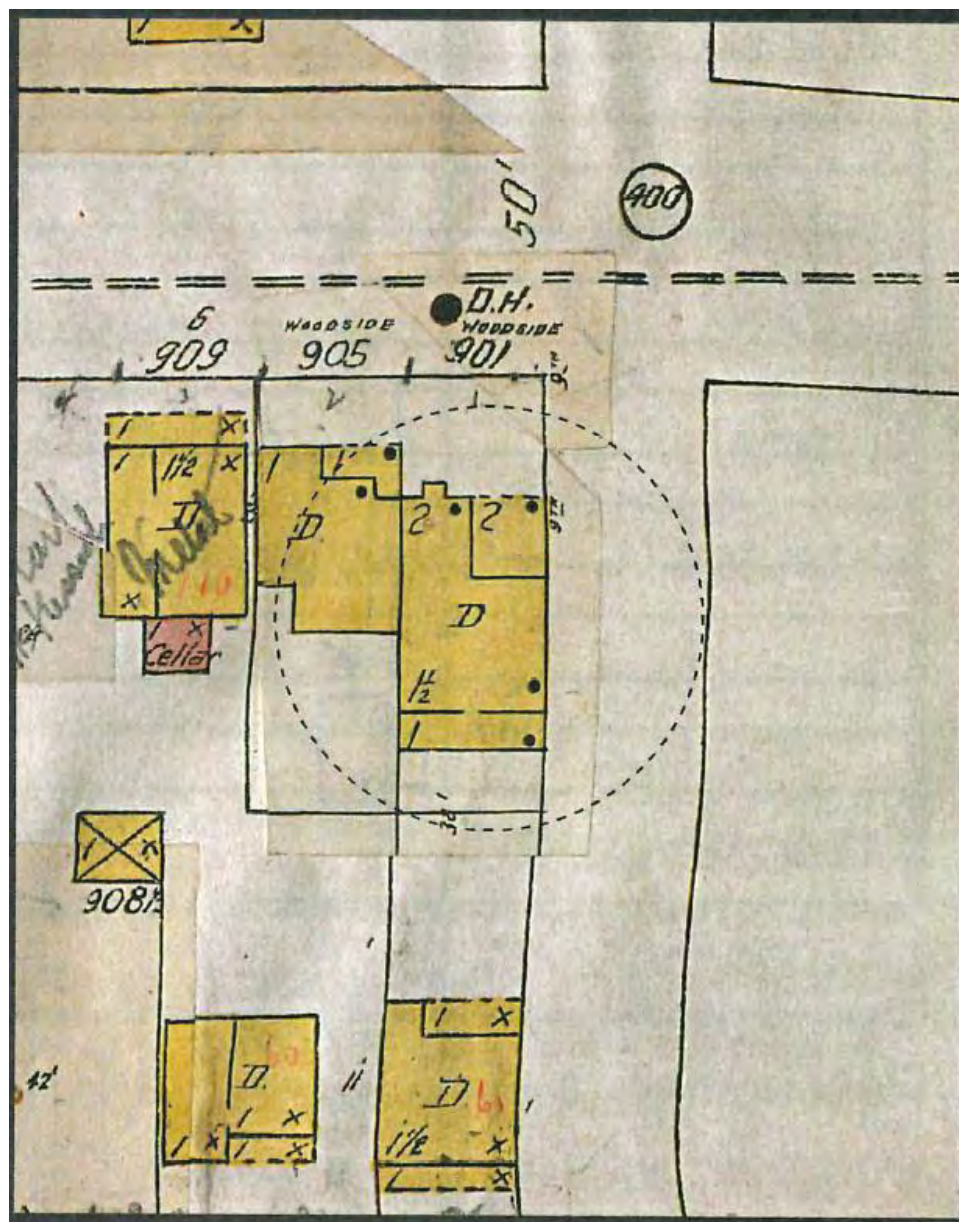


Figure 13. Sanborn Fire Insurance Co. map from 1941 showing house at 901 Woodside Ave (indicated by circle). Changes include the creation of a full two-story front porch and the full enclosure and removal of the projecting wing from the rear porch. From Carmen 2015.



Figure 14. Tax assessment photograph of 901 Woodside Ave, ca. 1940-41 (from Park City Municipal Corporation Historic Site Form, 2008). Note the earlier drop siding visible beneath the front porch.



Figure 15. Photograph of 901 Woodside Ave, 1995 (from Park City Municipal Corporation Historic Site Form, 2008). Note changes to the porch posts and railings and removal of Bricktex siding.

Exhibit C

HDDR Plans

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel: 435-045-1203, E-mail: degrayarch@jmsnet50a.net

REMODEL/ADDITION
HISTORIC DISTRICT DESIGN REVIEW SET
901 WOODSIDE AVENUE
PARK CITY, UTAH 84060

COVER SHEET

APRIL 10, 2010

#	SHEET #	COVER SHEET	SHEET DESCRIPTION
1	1	1	1 SURVEY CIVIL
2	2	2	2 EASTING CONDUITS & TOPOGRAPHY MAP
3	3	3	3 NORTH STREET ROW WIDE PLAN
4	4	4	4 NORTH STREET ROW PLAN AND PROFILE
5	5	5	5 VEHICLE TURNING ANALYSIS
6	6	6	6 ARCHITECTURAL
7	7	7	7 AS-BUILT FLOOR PLANS, ELEVATIONS AND BUILDING SECTIONS
8	8	8	8 ARCHITECTURAL SITE PLAN
9	9	9	9 LANDSCAPE SITE PLAN
10	10	10	10 BASEMENT LEVEL PLAN BASE LEVEL PLAN
11	11	11	11 GROUND FLOOR PLAN GROUND FLOOR PLAN
12	12	12	12 SECOND FLOOR PLAN SECOND FLOOR PLAN
13	13	13	13 BUILDING SECTIONS
14	14	14	14 DOOR WINDOW AND ROOM SCHEDULES

[illegible][illegible]

	BRICK & STONE		JOINT LINE		JOINT LINE
	EARTH		FLOOR FINISH		FLOOR FINISH
	CONCRETE		CENTRE LINE		CENTRE LINE
	STEEL (LARGE WALL)		WALL DIA.		WALL DIA.
	ROOF INSULATION		CHAMFER		CHAMFER
	ROUGH WOOD		NOSE		NOSE
	ROOFING		JOINT		JOINT
	ALUMINIUM (LARGE WALL)		SECTION CITY DETAIL		SECTION CITY DETAIL
	GRAVEL		BUILDING SECTION		BUILDING SECTION
	FINISHED FLOOR		KEYED JOINTS		KEYED JOINTS
	BATT OR SLOPPY INSULATION		WINDOW TYPE		WINDOW TYPE
	PLASTER SAND OR CEMENT MORTAR		DOOR SCHEDULE		DOOR SCHEDULE
	REFLECTING PAVING		KEY SHOWN		KEY SHOWN
	PLYWOOD		INTERIOR WALL CLASH		INTERIOR WALL CLASH
	CYPRESS WEARD		WALL TYPE		WALL TYPE

[illegible]

RECEIVED
APR 16 2019
PARK CITY
PLANNING DEPT.

Snyder's Addition to the Park City Survey Block 10, Lot 1



NARRATIVE

1. Survey requested by Jerry Fay.
2. Purpose of survey: locate the deed description and the topographic relief.
3. Basis of survey: found Street Monuments as shown. Block dimensions from the Amended Park City Monument Control Map of the Summit County Recorder. Subdivision of Block 10 from the Map of Park City by Colwell & Richards Engineers, traced from the original map July 1927.
4. Date of survey: May 8, 2008.
5. Property monuments set or found as shown.
6. Lot 10, Snyder's Addition to the Park City Survey, Township 2 South, Range 4 East, Salt Lake Base & Meridian.
7. See the official plat of The Park City Survey and Snyder's Addition for other possible easements and restrictions.
8. The owner of the property should be aware of any items affecting the property that may appear in a title insurance policy.
9. Based on an elevation of 7028.32' of the Street Monument at the intersection of North Street and Norfolk Avenue from the Amended Park City Monument Control Map.

LEGAL DESCRIPTION

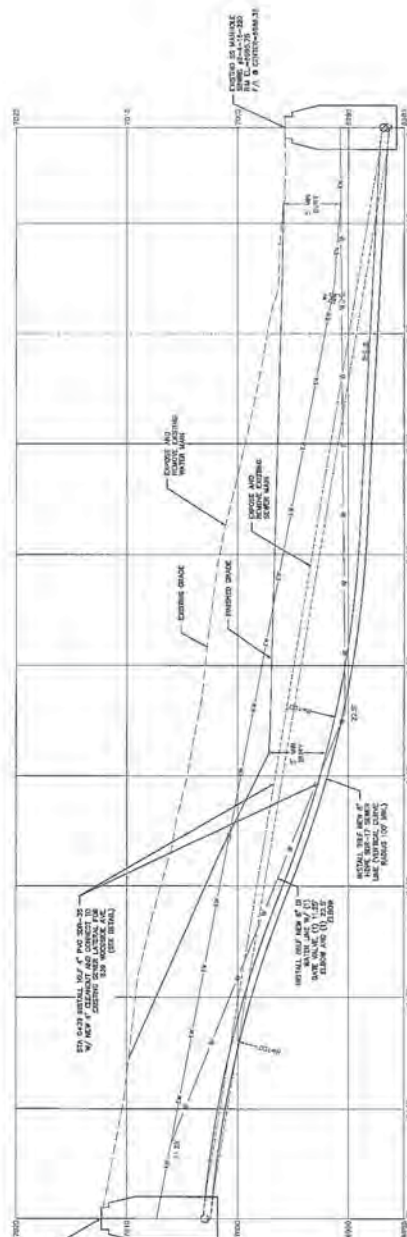
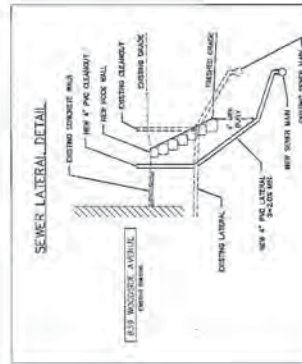
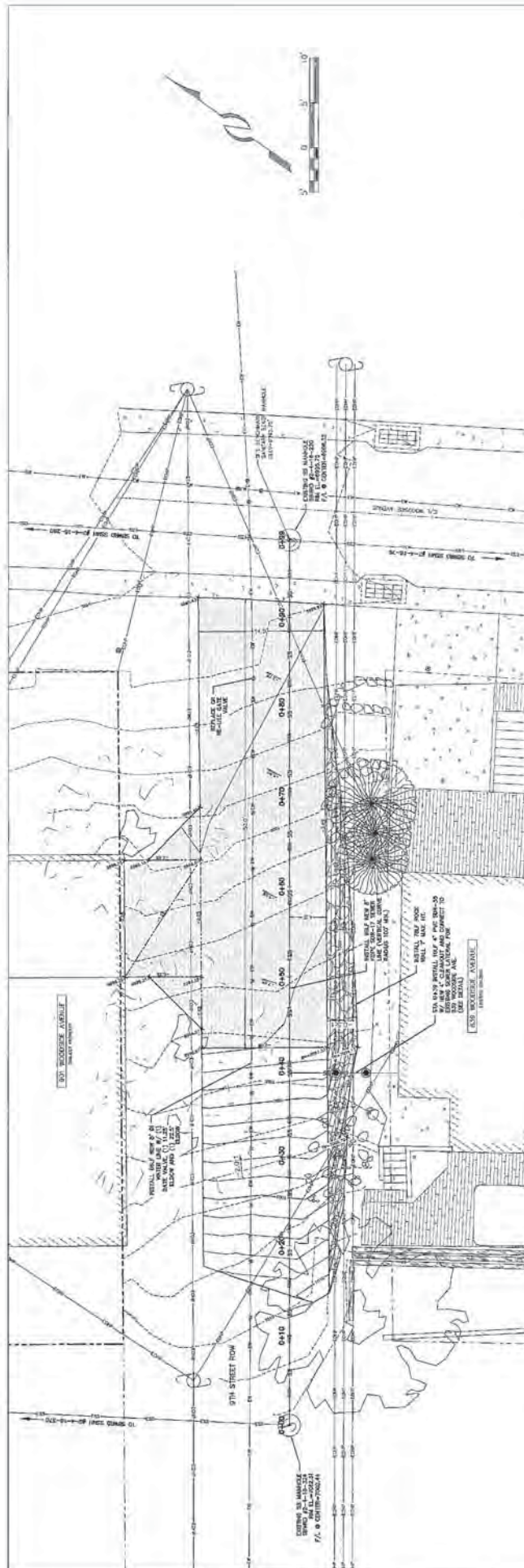
All of Lot 1, Block 10, Snyder's Addition to the Park City Survey, Township 2 South, Range 4 East, Salt Lake Base & Meridian, as recorded in the office of the Summit County Recorder, containing 1972.00 square feet, more or less.

SURVEYOR'S CERTIFICATE

I, J.D. Galey, a Registered Land Surveyor as prescribed by the laws of the State of Utah and Holding License No. 359005, do hereby certify that I have supervised a survey of the herein described property and that this plat is a true representation of said survey.

Date _____ J.D. Galey RL359005



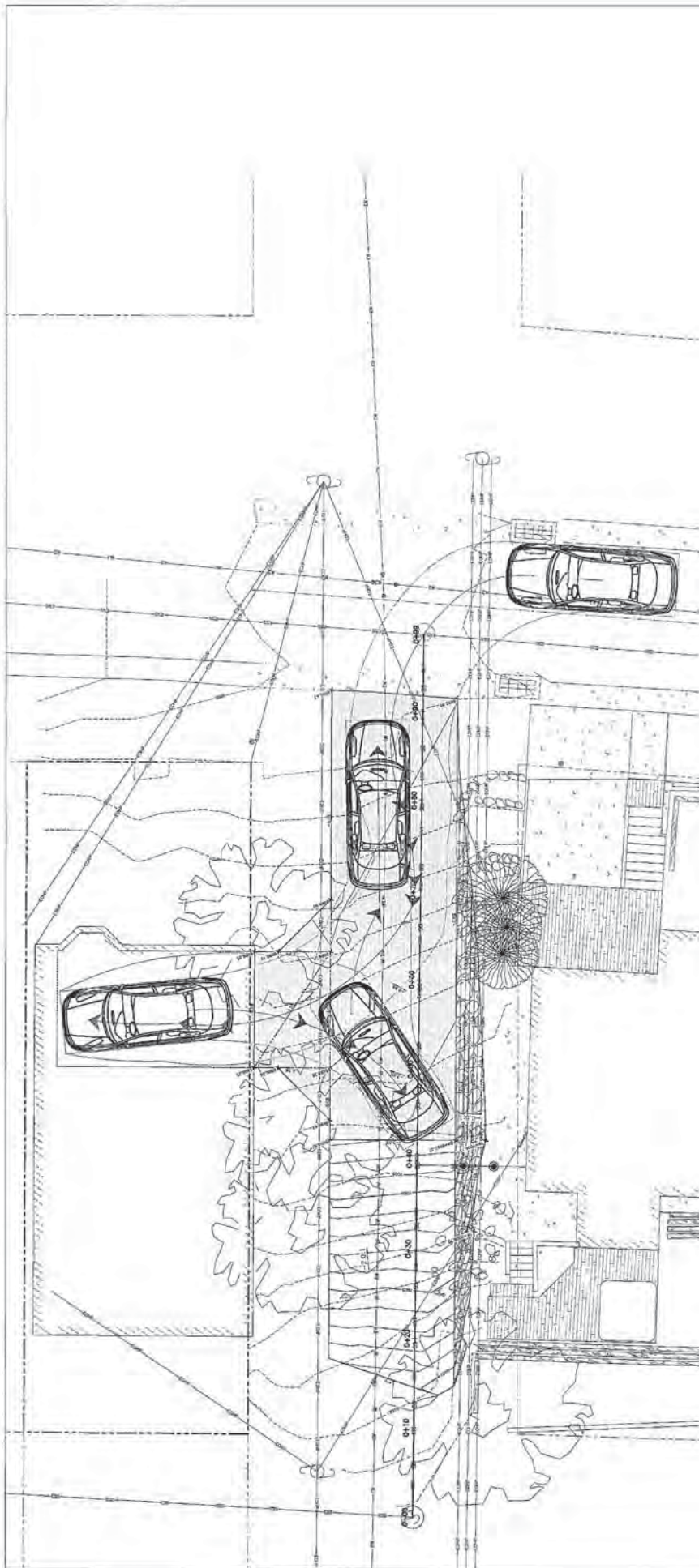


- NOTES:**
1. INSTALL NEW LATERAL IN ACCORDANCE WITH THE CITY OF SEATTLE, WASHINGTON, STANDARD SPECIFICATIONS FOR SEWER LATERALS.
 2. EXISTING LATERAL SHALL BE REPAIRED OR REPLACED AS NECESSARY.
 3. NEW LATERAL SHALL BE 4\"/>



STAFF:
SENIOR ENGINEER
JAMES H. HARRIS
DATE: 11/11/13

001 WOODSIDE AVENUE
NINTH STREET ROW PLAN & PROFILE
LINE EXTENSION AGREEMENT
FOR: JERRY PIAT
JOB NO.: 13-113
FILE: 13_SepSideRow_Plan_Profile.dwg
SHEET 2 OF 2



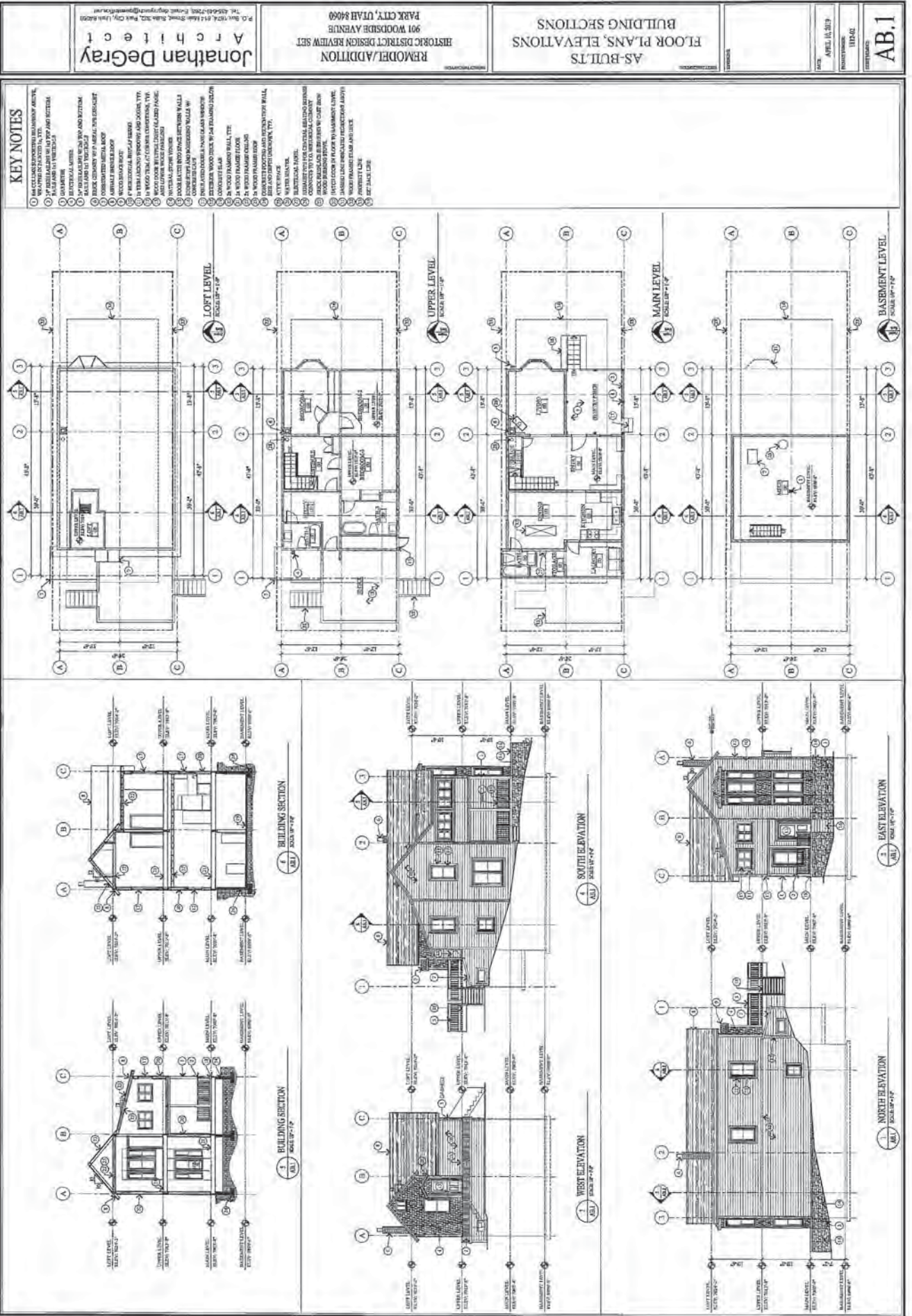
PASSENGER CAR	
Width	feet : 19.00
Track	: 3.00
Lock to Lock Time	: 11.00
Steering Angle	: 31.6

STAFF:
 SOCIAL DEMONSTRATION
 PROJECT MANAGER

DATE: 1/31/16

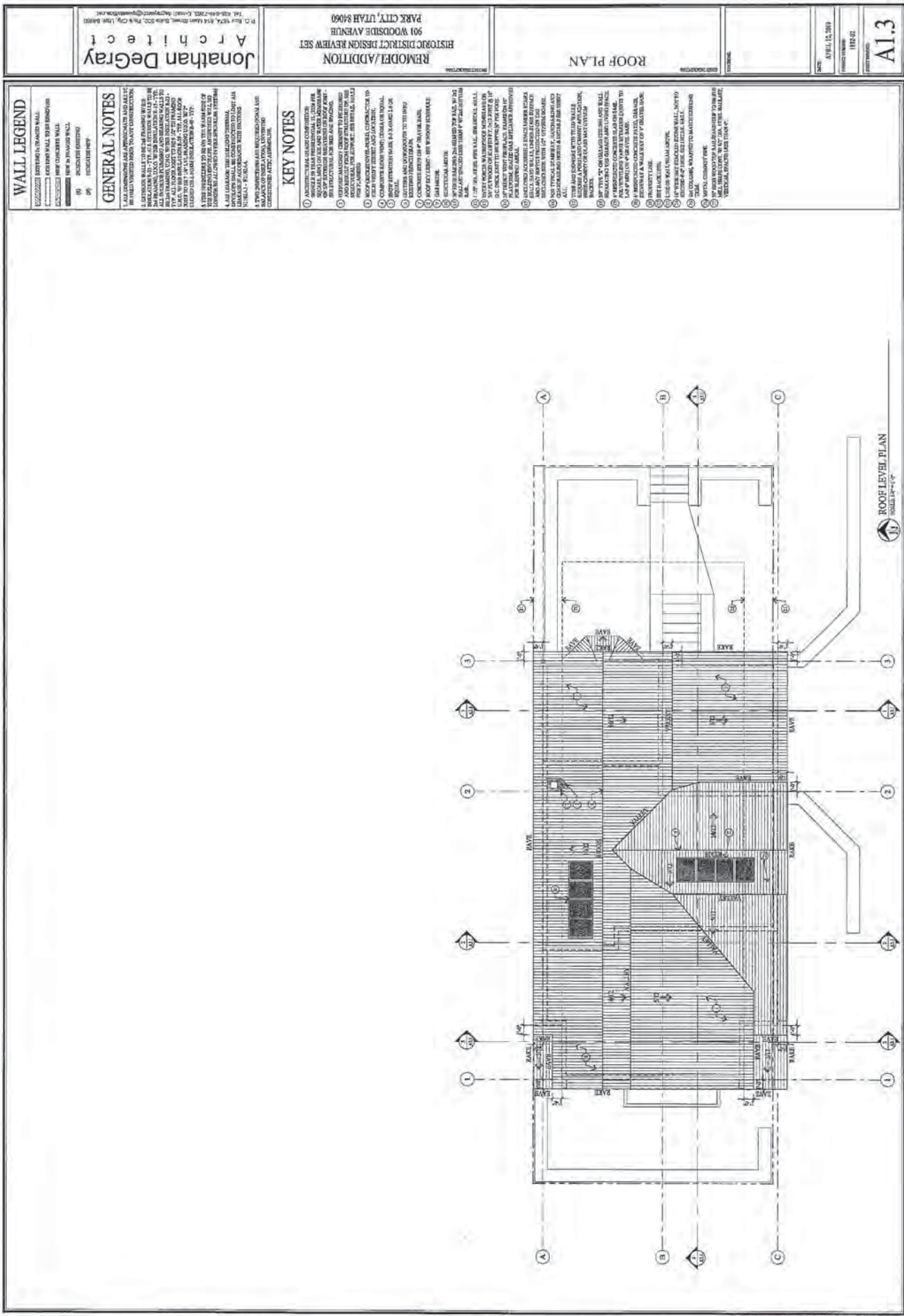
PROJECT: 801 WOODSIDE AVENUE
VEHICLE TURNING ANALYSIS
 FOR: JERRY RAY
 JOB NO.: 7-1-16
 FILE: A:\System\801\801\Project\801_Woodside\801-01-16.dwg

SHEET
 1
 OF
 1









WALL LEGEND

EXISTING 1/2 BRICK WALL
EXISTING WALL TO BE REMOVED
NEW 6\"/>

GENERAL NOTES

1. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE USED FOR GENERAL REFERENCE ONLY. THE EXACT DIMENSIONS SHALL BE DETERMINED BY THE FIELD ENGINEER. ALL DIMENSIONS SHALL BE GIVEN IN FEET AND INCHES. DIMENSIONS SHALL BE GIVEN TO THE CENTERLINE OF THE WALL OR TO THE FACE OF THE WALL, AS NOTED. DIMENSIONS SHALL BE GIVEN TO THE FACE OF THE WALL, UNLESS NOTED OTHERWISE.

KEY NOTES

1. ARCHITECTURAL SYMBOLS FOR ROOFING MATERIALS SHALL BE USED IN THIS DRAWING. THE SYMBOLS SHALL BE USED TO INDICATE THE ROOFING MATERIAL TO BE USED ON THE ROOF. THE SYMBOLS SHALL BE USED TO INDICATE THE ROOFING MATERIAL TO BE USED ON THE ROOF. THE SYMBOLS SHALL BE USED TO INDICATE THE ROOFING MATERIAL TO BE USED ON THE ROOF.

ROOF PLAN

REMODEL/ADDITION
HISTORIC DISTRICT DESIGN REVIEW SET
901 WOODSIDE AVENUE
PARK CITY, UTAH 84090

Jonathan DeGray Architect
1010 Main Street, Suite 200, Park City, Utah 84090
Tel: 801-434-7200, Fax: 801-434-7201, Email: jonathan@jonathandegray.com

DATE: APRIL 12, 2013
PROJECT NUMBER: 111042
SHEET NUMBER: A1.3

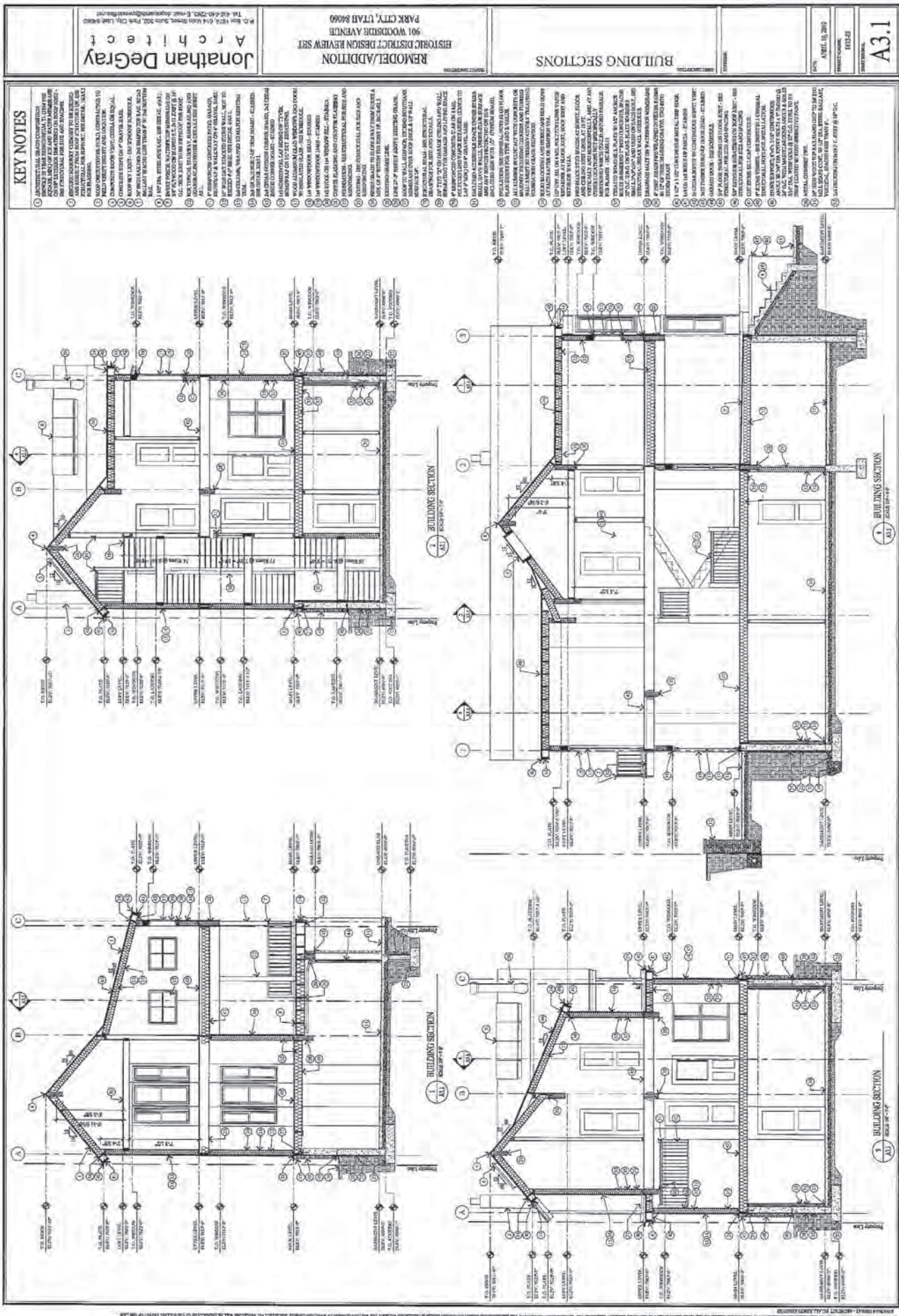
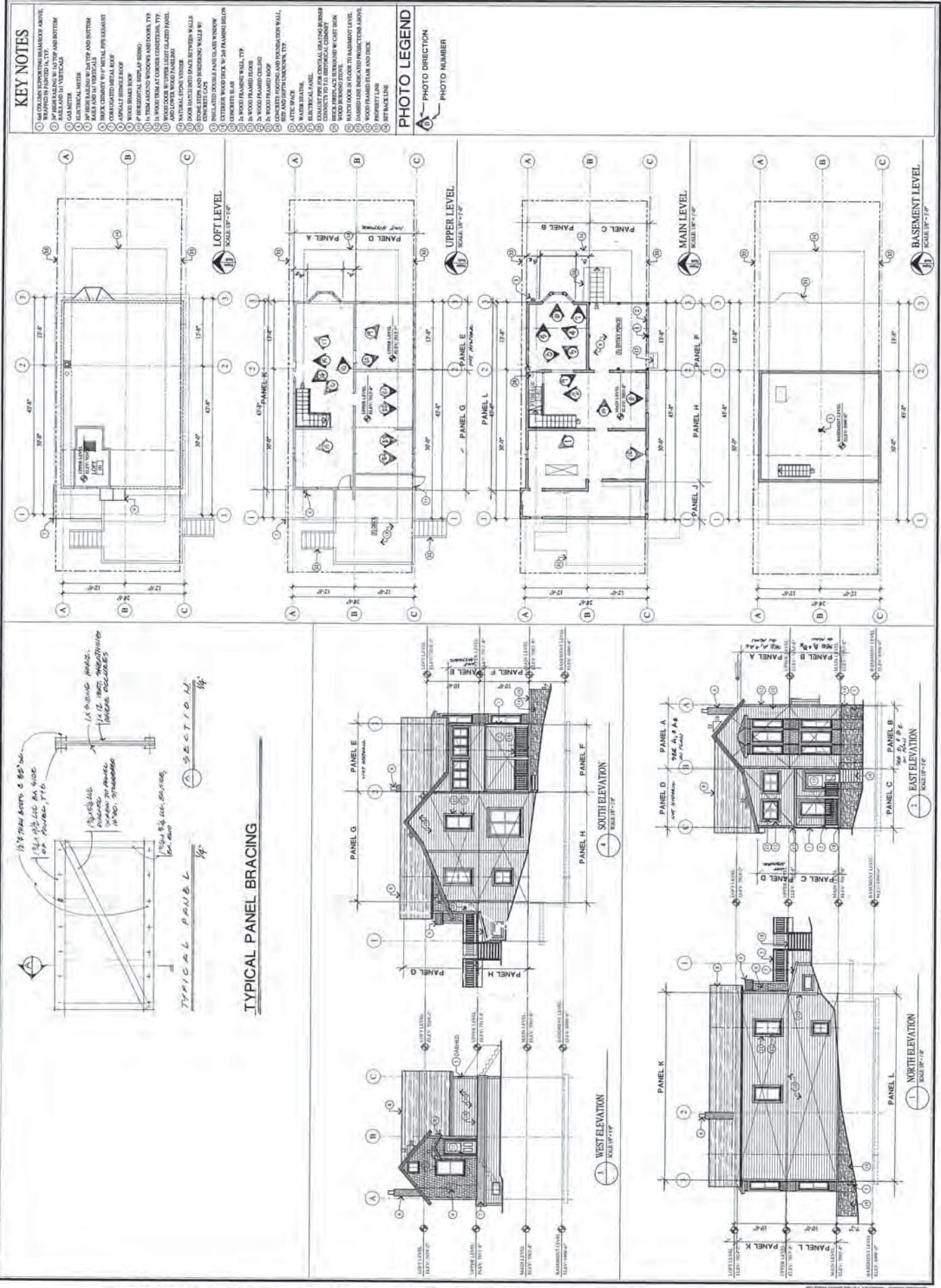


Exhibit D

Panelization Plan



Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 202, Park City, Utah 84060
Tel: 435-644-7733, Email: jon@jdgay.com, jon@jdgay.com

REMODEL/ADDITION
HISTORIC DISTRICT DESIGN REVIEW SET
901 WOODSIDE AVENUE
PARK CITY, UTAH 84060

PANALIZATION PLAN

1 OF 2
SHEET 05-21-19
PROJECT NUMBER
SHEET NUMBER

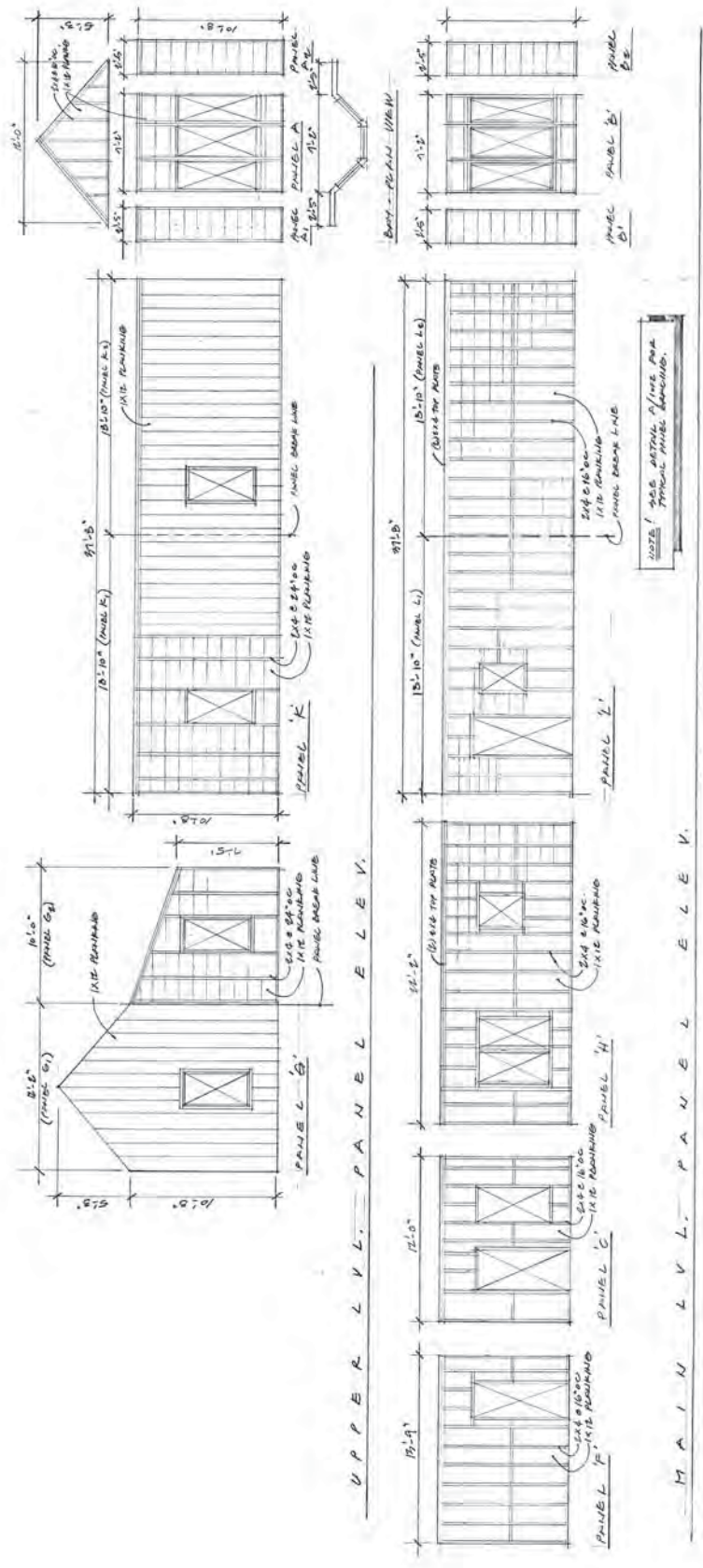


Photo No. 1



Photo No.



Photo No.



Photo No.



Photo No.

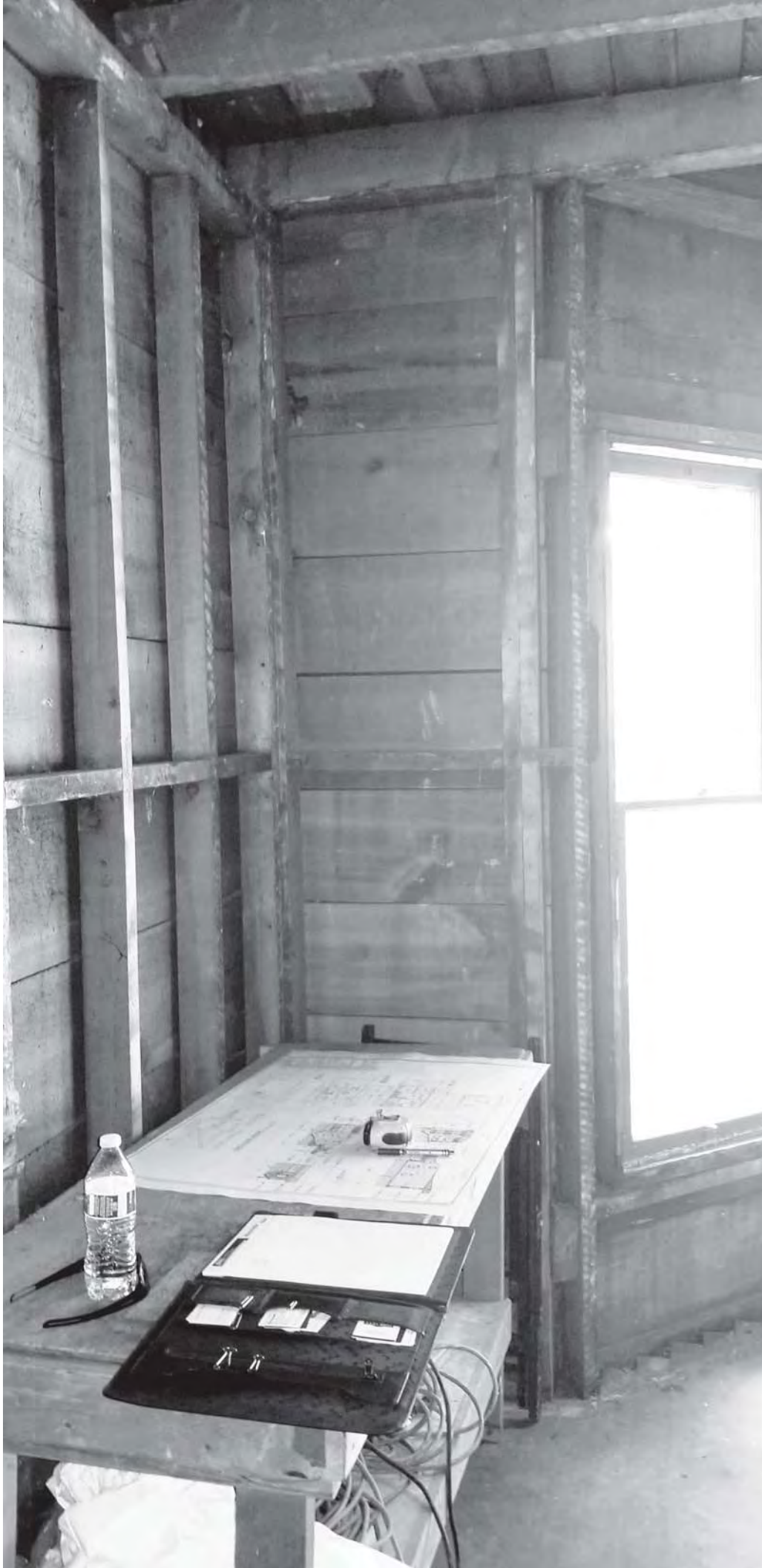


Photo No.

Photo No.



Photo No.



Photo No.

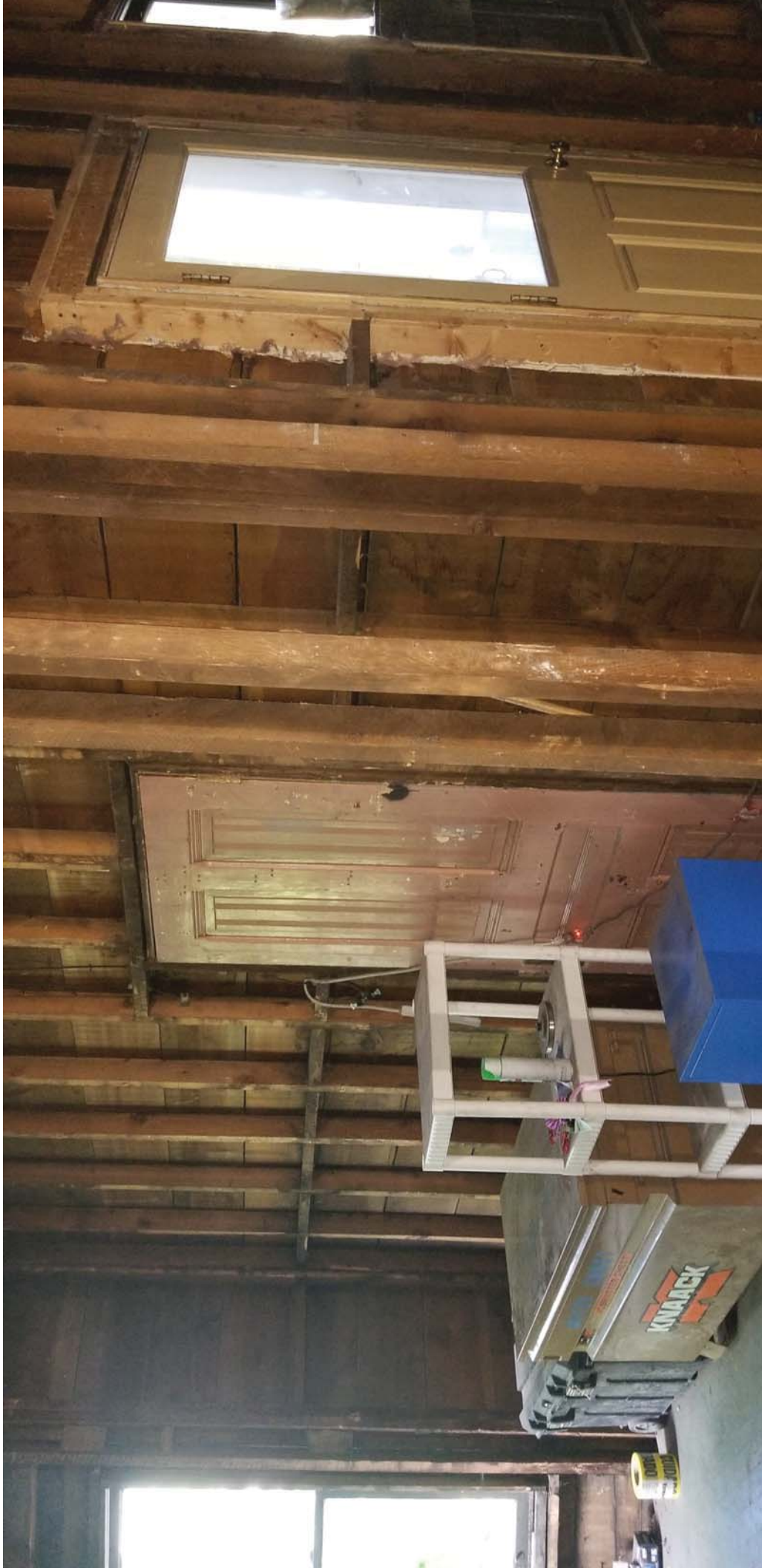


Photo No. 1



Photo No. 11



Photo No. 1



Photo No. 1



Photo No. 1



Photo No. 1



Photo No. 1



Photo No. 1



Photo No. 1



Photo No. 1



Photo No.



Photo No. 1

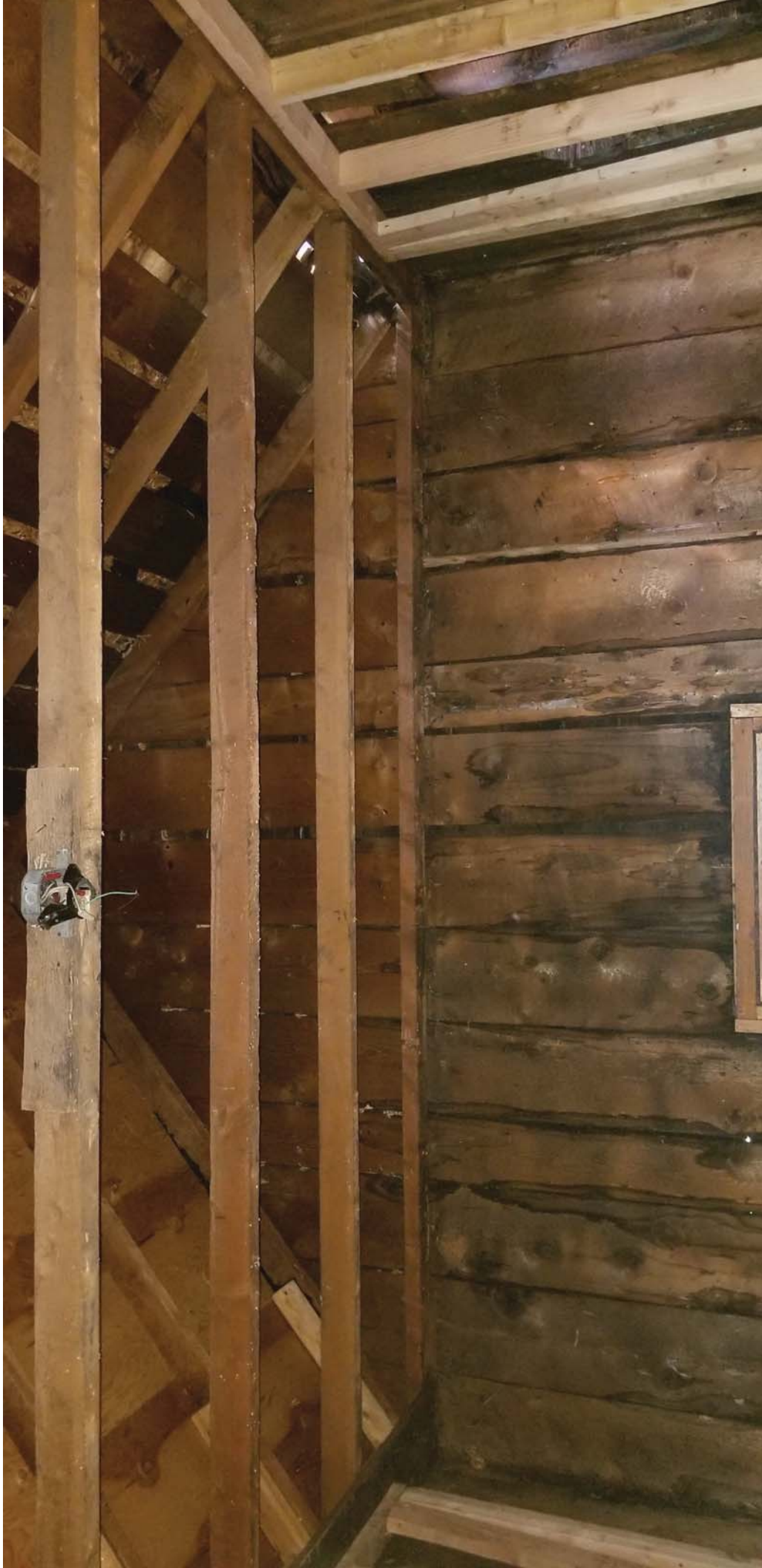


Photo No.



Photo No.



Photo No.



Exhibit E

Physical Conditions Report and
Preservation Plan



PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: FRANCISCO ASTORGA APPLICATION #: PL-18-04030
DATE RECEIVED: _____

PROJECT INFORMATION

NAME: JERRY FIAT FOR 901 WOODSIDE, LLC
ADDRESS: 901 WOODSIDE AVE

TAX ID: SA.98 OR
SUBDIVISION: _____ OR
SURVEY: _____ LOT #: _____ BLOCK #: _____
HISTORIC DESIGNATION: ☒ LANDMARK ☐ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: JERRY FIAT FOR 901 WOODSIDE LLC
MAILING P.O. BOX 4581
ADDRESS: PARK CITY UT 84060

PHONE #: (435) 513-1273 FAX #: () -
EMAIL: JFIAT727@GMAIL.COM

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: JONATHAN DEGRAY
PHONE #: (435) 649-7263
EMAIL: degrayarchequestoffice.net

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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: FRONT YARD

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: 1905

Describe existing feature:

Based on the 2008 Historic Site Form in the Historic Site Inventory, the gradual rise in the site from the street edge to the house resembles an early twentieth century yard due to its informal landscaping. A two-car frame garage is noted on the 1949 tax photo, but has been demolished. The steps to the front porch and entry are original as well as the low stone retaining wall in the front yard.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

The informal landscaping is in good condition as are the front steps and retaining walls.

Photo Numbers: 1, 2, 3

Illustration Numbers: ill 2:A ill5:A ill7:A

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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: FLOORS, CEILINGS, AND ROOF STRUCTURE

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: 1905

Describe existing feature:

The basement level slab seems to be original from 1905. The main level floor structure is also original from 1905. It is made up of 2x10 joists being supported by a combination of wood posts/beams and foundation walls. The wood finish flooring is installed right over the 2x10 joists with no separation sub-floor layer. The upper level floor structure is also made up of 2x10 joists supported by 2x bearing walls. The upper living spaces and attic space are separated by a 2x6 wood joist drop ceilings which also becomes the structure for the loft level floor structure. The attic space assumes to reveal a 2x8 roof structure resting on the exterior walls. The original cross-wing roof is thought to new plywood sheathing below the new asphalt shingles.

Describe any deficiencies:

Existing Condition: ☐ Excellent

☒ Good

☐ Fair

☐ Poor

The basement shows us some aging in the joists, posts, and beams of the main level floor structure.

Photo Numbers: 4, 5, 6

Illustration Numbers: ill 9:A ill10:A

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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: ROOFS

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: 1905, late 1900's

Describe existing feature:

The wood constructed, cross-wing form roof is from the houses original construction from 1905. The rear corrugated metal shed roofed area, underneath the rear deck, is also original. Aside from the roof forms, the asphalt shingles are not original and appear to be quite new. Probably from the past 20 years or so. The roofs construction is thought to consist of new plywood sheathing on 2x wood joists. The sheathing would have replaced old skip sheathing whenever the shingles were replaced.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

The roof seems to be in good condition apart from minor aging at some joints.

Photo Numbers: 13,14,15,16,17

Illustration Numbers: ill 5:B ill 6:A ill 7:B ill 8:A

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4. Chimney

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

Element/Feature: BRICK CHIMNEY

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: 1905

Describe existing feature:

The brick chimney is original from 1905 on the Historic Site Inventory. It is located on the Northern edge of the building in the corner of the living room on the main level, and bedroom 1 on the upper level. On the exterior is a metal exhaust pipe extending from the top of the chimney. The top portion of the chimney shows severe deterioration with multiple bricks detached and fallen. The interior portions of brick seem in good condition.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The top portion of the chimney is severely damaged.

Photo Numbers: 18,19,20,21

Illustration Numbers:

ill2:B ill3:A ill4:A ill 5:C
ill6:A ill7:C ill8:A

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5. Exterior Walls

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

Element/Feature: FRONT FACADE (EAST)

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: 1905, 1900's

Describe existing feature:

The wall construction of the front facade, apart from the exterior siding, is from its original state. The siding seems to have changed from its original siding to a bricktex material sometime in the early 1900's. The horizontal drop siding was restored between 1958 and 1995 according to the Historic Site Form. The changes however are not significant to the walls original construction and character. The wall is constructed out of 2x wood framing with painted horizontal drop siding on the exterior and gypsum board on the interior. The wall rests on either a concrete or CMU foundation wall with unknown depth and size. The front porch is located on the southeast corner of this facade as well as a protruding, fish scale shingled bay. Although the front porch is original, the upper level bedroom 2 above it is not. This space used to be an open-air porch. The windows, however, do take the place of the original openings.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

There is little deterioration to the front facade. Some deterioration is located at the bottom of each wall due to proximity to snow melt.

Photo Numbers: 22,23,24

Illustration Numbers: III2:C III3:B

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Element/Feature: SIDE FACADE (SOUTH)

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: 1905, 1900's

Describe existing feature:

The wall construction of the South facade, apart from the exterior siding, is from its original state. The siding seems to have changed from its original siding to a bricktex material sometime in the early 1900's. The horizontal drop siding was restored between 1958 and 1995 according to the Historic Site Form. The changes however are not significant to the walls original construction and character. The wall is constructed out of 2x wood framing with painted horizontal drop siding on the exterior and gypsum board on the interior. The wall rests on either a concrete or CMU foundation wall with unknown depth and size. The front porch is located on the southeast corner of this facade. Although the front porch is original, the upper level bedroom 2 above it is not. This space used to be an open-air porch. The windows, however, do take the place of the original openings.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

There is little deterioration to the south facade. Some deterioration is located at the bottom of each wall due to proximity to snow melt.

Photo Numbers: 25,26

Illustration Numbers: ill2:D ill3:C

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Element/Feature: REAR FACADE (WEST)

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: 1905, 1900's

Describe existing feature:

The wall construction of the rear facade, apart from the exterior siding, is from its original state. The siding seems to have changed from its original siding to a bricktex material sometime in the early 1900's. The wood shake siding was thought to be added between 1958 and 1995 at the same time of the horizontal drop siding restoration. The changes however are not significant to the walls original construction and character. The wall is constructed out of 2x wood framing with painted horizontal drop siding, or wood shakes on the exterior and gypsum board on the interior. The wall rests on either a concrete or CMU foundation wall with unknown depth and size. The front porch is located on the southeast corner of this facade.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

There is some deterioration to the south facade. The area of the facade underneath the deck sees little sunlight which in turn lets moisture build up over time and deteriorate the lower portion of the siding.

Photo Numbers: 27,28

Illustration Numbers: ill2:E ill3:D

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6. Foundation

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

Element/Feature: FOUNDATION

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: 1905

Describe existing feature:

The foundation walls are not very visible from the exterior as either the ground in most all cases meets the bottom of the horizontal drop siding. The foundation is thought to be of concrete or CMU construction with unknown depth and size. The basement level concrete walls do not extend to all the perimeter walls in which case much is unknown about the foundation.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

The condition of the visible concrete foundation walls are good, but the height of these walls in most cases puts the structural integrity of the building in jeopardy where the wood framing meets the ground.

Photo Numbers: 32,33

Illustration Numbers: ill1:A ill9:B ill10:B

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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: FRONT PORCH

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: 1905, late 1900's

Describe existing feature:

The Front Porch seems to be from its original state, however it has received some alterations. The tax photo indicates a more enclosed porch with low walls wrapping the perimeter and a large corner section of wall that meets the ceiling. The current porch has opened up with the use of an open 34" high vertical wood railing with 1x3 top and bottom rails. The porch contains (8) new 6x6 posts around the perimeter. (3) of which are free standing, and (5) of which are engaged in the exterior walls. In conclusion the placement, size, and shape of the original porch remains, but the character is much more open.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

The porch wood plank floor and visible rim joists are deteriorated substantially and have no protection from the elements.

Photo Numbers: 34,35,36

Illustration Numbers: ill2:F ill6:C ill7:D

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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: ALL SYSTEMS

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: around 2000

Describe existing feature:

The central heating system appears to be from the past 20 years and is functioning. The water heater too is from the recent years. Both are located on the basement level. All of the electrical fixtures and switches seem to be in their original locations from 1905, but some fixtures were updated from the originals.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

All mechanical systems, utility systems, service equipment, and electrical equipment will be replaced and relocated.

Photo Numbers: 37,38,39,40,41,42

Illustration Numbers:

III1:B III2:G III3:E III4:B
III5:D III6:D III8:C III10:C

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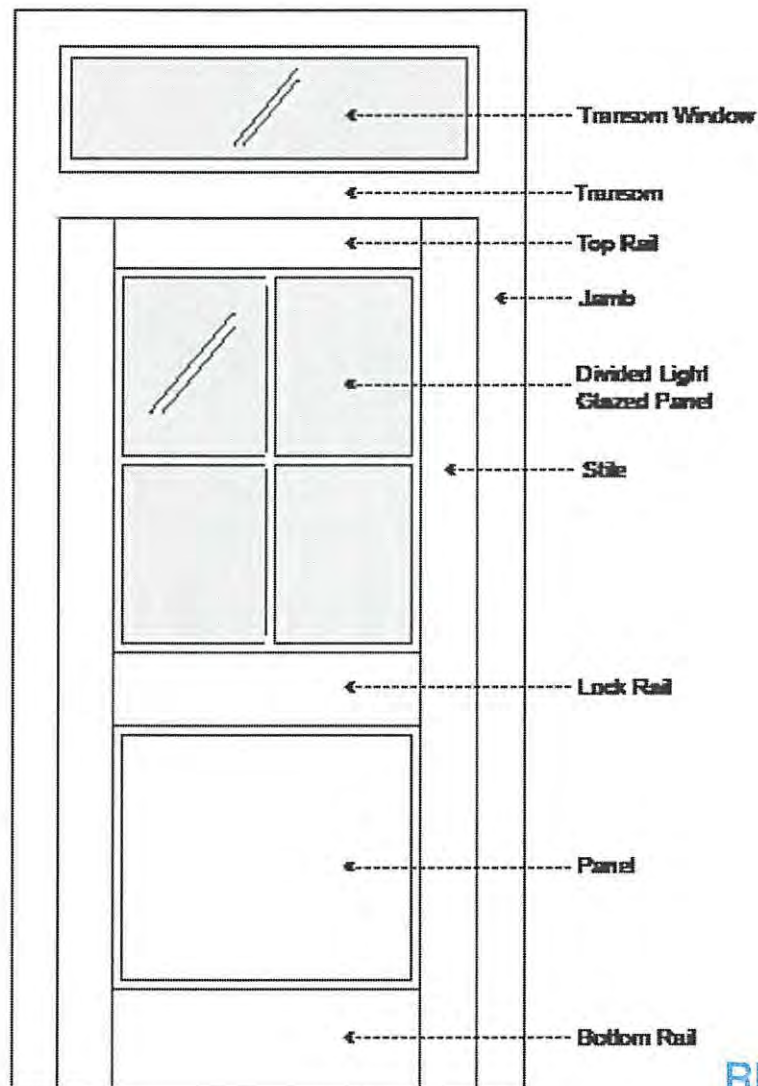
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9. Door Survey

Basic Requirements

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

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



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Door Survey Form

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

Number of historic doors on the structure: 1

Number of existing replacement/non-historic doors: 1

Number of doors completely missing: 0

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

Number of doors to be replaced: 2

Door #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
1	FAIR	The front door is in fair condition with deterioration	43,44	YES
2	FAIR	The rear door is in fair condition with deterioration at the bottom panels and bottom rail.	45	NO

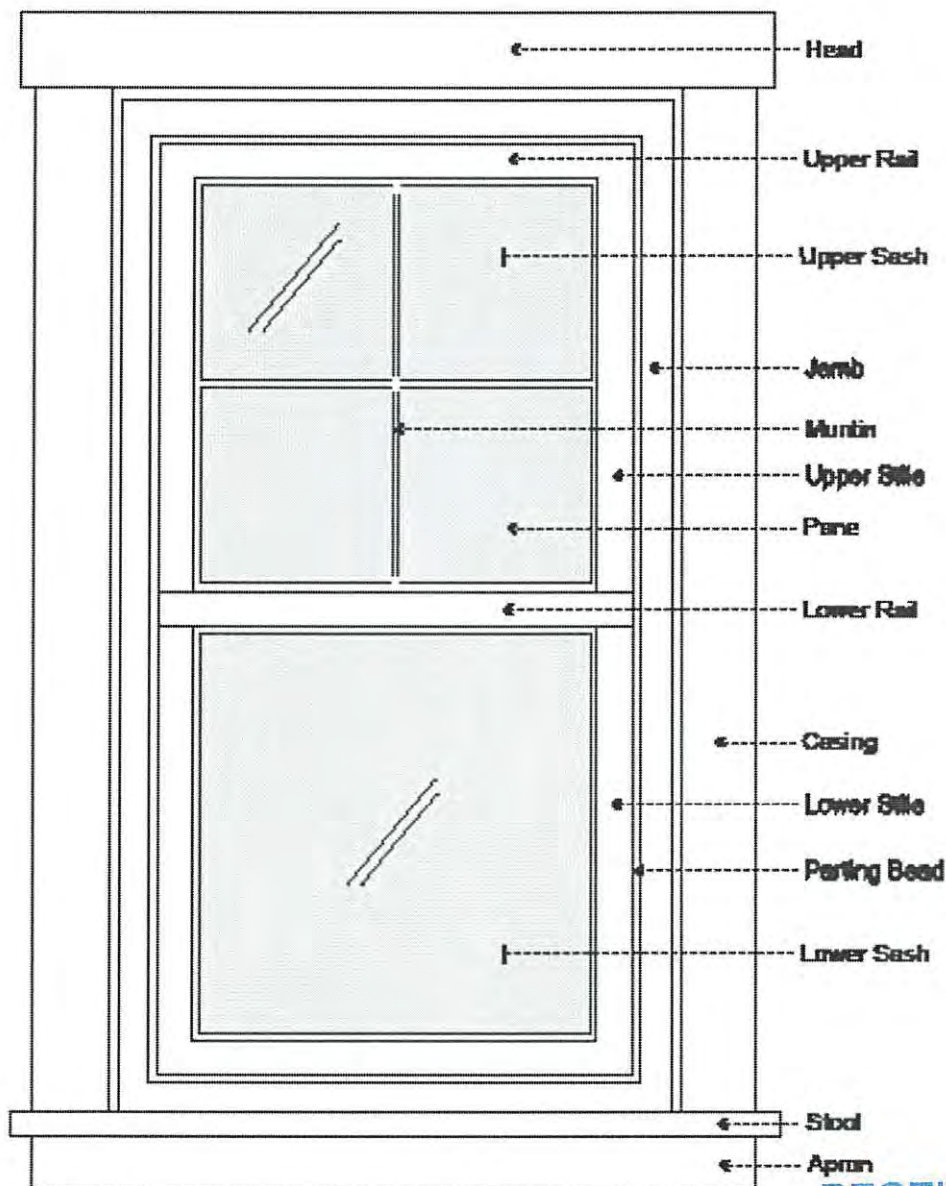
If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

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10. Window Survey

Basic Requirements

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



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

Window Survey Form

Total number of window openings on the exterior of the structure: 23

Number of historic windows on the structure: 19

Number of existing replacement/non-historic windows: 4

Number of windows completely missing: 0

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

Number of windows to be replaced: 13

Window #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
1	GOOD		46	YES
2	POOR	Deterioration of stool and rails. Possibly inoperable.	47	YES
3	POOR	Deterioration of stool and rails. Possibly inoperable.	48	YES
4	POOR	Deterioration of stool and rails. Possibly inoperable.	49	YES
5	POOR	Exterior Trim deterioration	50	YES
6	POOR	Exterior Trim deterioration	51	YES
7	POOR	Exterior Trim deterioration	52	YES
8	POOR	Broken glass taped together. Exhaust for Laundry haphazardly Protruding Through.	53	YES
9	GOOD	Paint Peeling	54	YES
10	GOOD	Paint Peeling	55	YES
11	GOOD		56	NO
12	GOOD		57	NO
13	POOR	Deterioration of stiles and rails. Possibly inoperable.	58	YES

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Window Survey Form (CONTINUED)

Total number of window openings on the exterior of the structure: 23

Number of historic windows on the structure: 19

Number of existing replacement/non-historic windows: 4

Number of windows completely missing: 0

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

Number of windows to be replaced: 13

<i>Window #:</i>	<i>Existing Condition (Excellent, Good, Fair, Poor):</i>	<i>Describe any deficiencies:</i>	<i>Photo #:</i>	<i>Historic (50 years or older):</i>
14	POOR	Deterioration of stiles and rails. Possibly inoperable.	59	YES
15	GOOD		60	YES
16	POOR	Deterioration of stiles and rails. Possibly inoperable.	61	YES
17	GOOD		62	YES
18	POOR	Contains to Exterior Trim which creates deterioration and moisture penetration.	63	YES
19	GOOD		64	YES
20	POOR	Deterioration of stool.	65	YES
21	GOOD	Paint Peeling	66	NO
22	GOOD	Paint Peeling	67	NO
23	POOR	Contains to Exterior Trim which creates deterioration and moisture penetration.	68	YES

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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: MAIN LEVEL, UPPER LEVEL, LOFT LEVEL

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: 1905, late 1900's

Describe existing feature:

Apart from new paint, everything within these spaces seems unaltered from their original condition. The only added space is the bedroom 2 above the front porch, done sometime in the late 1900's. Within the interior maybe some finishes have changed, but the floors, walls, and ceilings seem unaltered. The main level ceilings are all 109 inches except for the kitchen, dining, laundry, and bathroom 1 with a 94" high drop ceiling. The upper level ceilings are all around 120" tall. The layout is simple with the public spaces on the main level and private spaces on the upper and loft levels. There are (3) bedrooms on the upper floor along with 2 bathrooms and a study. The house is currently in use with tenants inside.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

The interior can definitely use some care as the floors are worn down, some finishes are peeling off, doors are loose and old, and cracking in finishes is evident.

Photo Numbers: 69-94

Illustration Numbers: ill2:H ill3:F ill4:C

Supplemental Sheets

Supplemental Page 1 of 4

Supplemental pages should be used to describe any additional elements and features not previously described in this packet.

Element/Feature: REAR YARD

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: 1905, Late 1900's

Describe existing feature:

The rear of the site is much higher than the front of the site near the street. The gradual slope meets the back fence at a level estimated about 5 feet above the main level. It is thought that this gradual slope has always been part of the site as it follows the natural slope of the area, but an added wood deck coming off of the upper level is thought to have been done within the late 1900's.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

All grading seems to be in fair condition. The wood deck and stairs are in need of maintenance.

Photo Numbers: 4,5,6 Illustration Numbers: ill2:I ill3:G ill5:E ill7:E

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.

RECEIVED
FEB 15 2019
PARK CITY
PLANNING DEPT.

Element/Feature: SIDE YARDS

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

Estimated date of construction: 1905

Describe existing feature:

The South side yard is untouched and original from 1905 containing only minimal plantings and gravel. The North side yard, according to the Historic Site Form, used to not exist due to the adjacent house butting up against the Northern exterior wall. This side yard came to life within the last 20 years after the adjacent house was remodeled and set back from the property line.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

The side yards are small and consisting of no real elements to remark on.

Photo Numbers: 7,8 Illustration Numbers: ill2:J ill3:H ill6:E

Element/Feature: REAR DECK

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

Estimated date of construction: Late 1900's

Describe existing feature:

The rear deck was added in the late 1900's and consists of a large area coming off the back door and (2) wood stairs coming off the North and South side. The deck is constructed out of 2x8 joists resting on wood posts with wood decking above. The railing is made up of 2x6 top and bottom rails as well as 1 1/2"x1 1/2" vertical rails. The stairs are of similar characteristics.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The rear deck and stairs are deteriorated due to lack of maintenance to the wood. The railing is lacking in structural integrity as well as the deck containing some questionable locations.

Photo Numbers: 4,5,6

Illustration Numbers: III2:K III3:I III4:D III5:F
III7:F III8:D

Element/Feature: EXTERIOR WALLS (CONTINUED) NORTH FACADEThis involves: ☒ An original part of the building☐ A later additionEstimated date of construction: 1905, 1900's

Describe existing feature:

The wall construction of the north facade, apart from the exterior siding, is from its original state. The siding seems to have changed from its original siding to a bricktex material sometime in the early 1900's. The horizontal drop siding was restored between 1958 and 1995 according to the Historic Site Form. The changes however are not significant to the walls original construction and character. The wall is constructed out of 2x wood framing with painted horizontal drop siding on the exterior and gypsum board on the interior. The wall rests on either a concrete or CMU foundation wall with unknown depth and size.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

There is little deterioration to the north facade. Some deterioration is located at the bottom of each wall due to proximity to snow melt.

Photo Numbers: 29,30,31Illustration Numbers: ill2:L ill3:J

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



HISTORIC PRESERVATION PLAN

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PLANNING DIRECTOR

CHIEF BUILDING OFFICIAL

APPROVAL DATE/INITIALS: _____ APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

☒ LANDMARK ☐ SIGNIFICANT DISTRICT: _____

NAME: JERRY FIAT

ADDRESS: 901 WOODSIDE AVE.

TAX ID: SA-98 OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: JONATHAN DEGRAY

PHONE #: (435) 649-7263 FAX #: () -

EMAIL: degrayarch@westoffice.net

RECEIVED

MAY 21 2019

PARK CITY
PLANNING DEPT.

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.

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: SITE

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 front portion of the site is to return to and replicate the conditions seen in the tax photo as close as possible, with the exception of a new driveway leading to the new basement level garage.

The Northern side yard is to be preserved.

The South side yard is to be preserved with the exception of a new wood deck from the side door and new stair leading to the new rear yard patio.

The rear yard will receive new grading to contain a new concrete patio 2'-0" above the existing main level. This will require the construction of a new boulder retaining wall.

Structure

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

Element/Feature: STRUCTURE

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

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

The existing wood framed building walls will be demolished from the interior. The existing structure will be evaluated and the building frame will be brought up to code standards. All historic material will be saved where possible.

Note: Due to existing conditions of the building structure there is no plan to lift the structure. All modifications would be in place.

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 STRUCTURE AND MATERIALS

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 existing roof structure is made up of 2x4 rough sawn lumber supporting 1x6 perpendicular skip sheathing with wood shingles above. Due to the poor condition of the sagging roof and lack of any waterproof membrane, the proposal aims to preserve the existing roof pitches, shape, and location 100% while rehabilitating the integrity of the materials used. The roof will be rebuilt to meet code standards.

The separate roof over the front porch will also receive a new structure and be rebuilt to meet code standards.

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: (2) BRICK CHIMNEYS

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 two brick chimneys protruding through the existing roof are in decent condition with little repair required.

The scope of work aims to rebuild the chimneys to match the existing appearance and to utilize the existing bricks. The chimneys will not be functional. At the roof line the chimneys will be structurally supported, reinforced, and in their exact locations.

Exterior Walls

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

Element/Feature: EXTERIOR WALLS - MAIN LEVEL

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:

Based on review by the structural engineer, Cheif Building Official,city preservationist and planning staff; the exterior walls will be panalized and stored on site. The home will be re-constructed to match existing and the panels will be re-installed. See panalization plan.

Element/Feature: EXTERIOR WALLS - UPPER LEVEL

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:

Based on review by the structural engineer, Cheif Building Official,city preservationist and planning staff; the exterior walls will be panalized and stored on site. The home will be re-constructed to match existing and the panels will be re-installed. See panalization plan.

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: 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:

Based on review by the structural engineer the existing stack stone foundation will be removed and a code compliant foundation constructed.

Porches

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

Element/Feature: FRONT PORCH

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 Norfolk facing front porch is to be minimally altered. All alterations are due to required improvements such as increasing the handrail to 3'-0" tall and making the spacing in the verticals less than 4" wide. The new garage door will meet the face of the front porch, rather than the existing porch meeting only the ground, risking deterioration. A new centralized staircase will be added to the front of the porch, rather than the shared entrance currently being used along with Norfolk 943. All of the members of the existing front porch are to be replicated to match the current appearance, but with newer, and treated materials.

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: MAIN LEVEL EXTERIOR DOORS

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

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

The front door, door 101 (See design application set), and side door, door 102 (See design application set), will be replicated. The existing single pane glazing will be replaced with insulated, low-e tempered glass. All railings and paneling will be replicated, but with more protective measures.

Element/Feature: BASEMENT LEVEL EXTERIOR DOORS

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Door 012 (See design application set), a metal door from the recent construction of the basement will be replaced with a new wood door to match doors 101 and 102. Door 001 is a new garage door opening through the existing CMU foundation wall.

Windows

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

Element/Feature: WINDOWS

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:

All existing window locations are to be maintained with the exception of the (3) rear windows. This windows will be removed to make way for (2) larger windows to match the existing double hung appearance used on the house. All of the remaining windows will be replicated and updated to code. (2) new openings in the basement CMU wall will allow for (2) new double hung windows to match the existing windows. (See design application set)

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Mechanical System, Utility Systems, Service Equipment & Electrical

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

Element/Feature: MECHANICAL SYSTEM, UTILITY SYSTEM, SERVICE EQUIPMENT & ELECTRICAL

This involves: ☐ Preservation ☐ Restoration
 ☐ Reconstruction ☐ Rehabilitation

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

All existing MEP systems will be replaced with new equipment and located to meet the requirements of the new design.

Additions

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

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
 ☐ Reconstruction ☐ Rehabilitation

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

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: _____

Exhibit F

1982 Reconnaissance Level Survey

Name of site _____ Subdivision TAX ID#SA-98
Address 901 Woodside Block 10 Lot(s) 1 SA
Owner _____ Present Zoning HR-1
Owner Address _____

PRIMARY STRUCTURE

View east facade

Date of photo 2/82
Negative File 4/33

Physical description: Two-story frame residence; ell shape with gable roof; 2 story bay window on gable; fishscale shingles between floors of bay window; 1/1 windows in bay; inset porch on 1st level with door and window; shed roof addition on 2nd floor above porch; sliding aluminum windows in addition.

Features of interest: _____

Building materials: wood frame Building type/style ell-shapeModifications: None to minor _____ Moderate _____ Major XExplain: Porch is very deep so unsure what original was; 2nd story enclosure.Condition: Excellent _____ Good X Fair _____ Deteriorated _____

Comment: _____

Present use: residence Original use: residence

SIGNIFICANCE OF PRIMARY STRUCTURE

Individual landmark _____ Typical example _____ Contributes to district Qualified

Comment: _____

Exhibit G

Historic Sites Inventory Form

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 901 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-98

Current Owner Name: 901 Woodside, LLC

Parent Parcel(s):

Current Owner Address: PO Box 4581, Park City, UT 84060-4581

Legal Description (include acreage): 0.04 acres; LOT 1 BLK 10 SNYDERS ADDITION.

2 STATUS/USE

Property Category

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

Evaluation*

- ☒ Landmark Site
☐ Significant Site
☐ Not Historic

Reconstruction

- Date:
Permit #:
☐ Full ☐ Partial

Use

- Original Use: Residential
Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

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

Drawings and Plans

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

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

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

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

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

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

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

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

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

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Cross-wing / Victorian Eclectic style

No. Stories: 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.):

Site: Retaining wall, center entry steps to front porch, informal landscaping.

Foundation: Stone, according to the tax card.

Walls: Wood drop siding and fishscale shingles. Porch is supported by square columns and narrow balusters.

Roof: Cross-wing form sheathed in shingles.

Windows: Narrow double-hung wood units in the projecting bay, small paired double-hung units in the second story enclosed porch.

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 two story frame house has not been significantly altered. The tax photo indicates an open two-story porch with narrow horizontal openings, but the house had been sheathed in bricktex. Siding was restored sometime between 1958 and 1995 as noted on the tax card. The two-story porch was enclosed sometime between 1958 and 1995, as indicated on the tax cards. The changes are not significant and do not affect the site's original character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has not been significantly altered. A two-car frame garage is noted on the 1949 tax card, but appears to have been demolished by 1958. The entry steps appear in the tax photo as they do now and a low retaining wall is noted in the tax photo as well.

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.

5 SIGNIFICANCE

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

Date of Construction: c. 1905¹

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

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

¹ Structure appears on the 1907 Sanborn Insurance Map; Summit County records indicate a construction date of 1909

1. Historic Era:

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

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

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

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

6 PHOTOS

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

Photo No. 1: East elevation. Camera facing west, 2006.

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

Photo No. 3: Southeast oblique. Camera facing northwest, tax photo.

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

SERIAL NO.
RE-APPRAISAL CARD (1940 APPR. BASE)

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building Res. Street No. _____
 Schedule 1 Class 4 Type 1-2-3-4 Cost \$ _____ X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1 1/2</u>	x x		<u>739</u>	\$	\$ <u>2866.</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 484 Condition Good

Description of Building	Add	Deduct
Foundation—Stone ☒ Conc. ☐ None		
Ext. Walls <u>BRICKTEX</u>		
Insulated—Floors ☐ Walls ☐ Clgs. ☐		
Roof—Type <u>GAB</u> Mat. <u>SHG</u>		
Dormers—Small ☐ Med. ☐ Lg. ☐		
Bays—Small ☐ Med. ☐ Lg. ☐		
Porches—Front <u>25' x 168' @ 1.75</u>	<u>294</u>	
Rear <u>125' @ 1.00</u>	<u>125</u>	
Cellar—Bas'm't— <u>1/4 1/2 3/4</u> full-floor <u>Conc</u>	<u>115</u>	
Basement Apts.—Rooms Fin. ☐		
Attic Rooms ☐ Fin. ☐ Unfin. ☐		
Plumbing— ☐ Class <u>1</u> ☐ Tub <u>1</u> ☐ Trays <u>1</u> ☐ Basin <u>1</u> ☐ Sink <u>1</u> ☐ Toilet <u>1</u> ☐ Urns <u>1</u> ☐ Ftns. <u>1</u> ☐ Shr. <u>1</u> ☐ Dishwasher <u>1</u> ☐ Garbage Disp. <u>1</u>		
Heat—Stove ☒ H. A. ☐ Steam ☐ S. ☐ Blr. ☐ ☐ Oil ☐ Gas ☐ Coal ☐		
Air Conditioned ☐ Incinerators ☐		
Radiant—Pipeless ☐		
Finish— ☐ Hd. Wd. ☒ Fir. ☐ Floors— ☐ Hd. Wd. ☒ Fir. ☐ Conc. ☐		
Cabinets <u>1</u> Mantels <u>—</u>		<u>125</u>
Tile— ☐ Walls <u>—</u> ☐ Wainscot. <u>—</u> ☐ Floors <u>—</u>		<u>35</u>
Lighting—Lamp ☐ Drops ☒ Fix. ☐		
<u>WOOD LINED</u>		<u>150.</u> (Field)
Total Additions and Deductions	<u>534</u>	<u>275</u>
Net Additions or Deductions	<u>275</u>	<u>2866.</u>

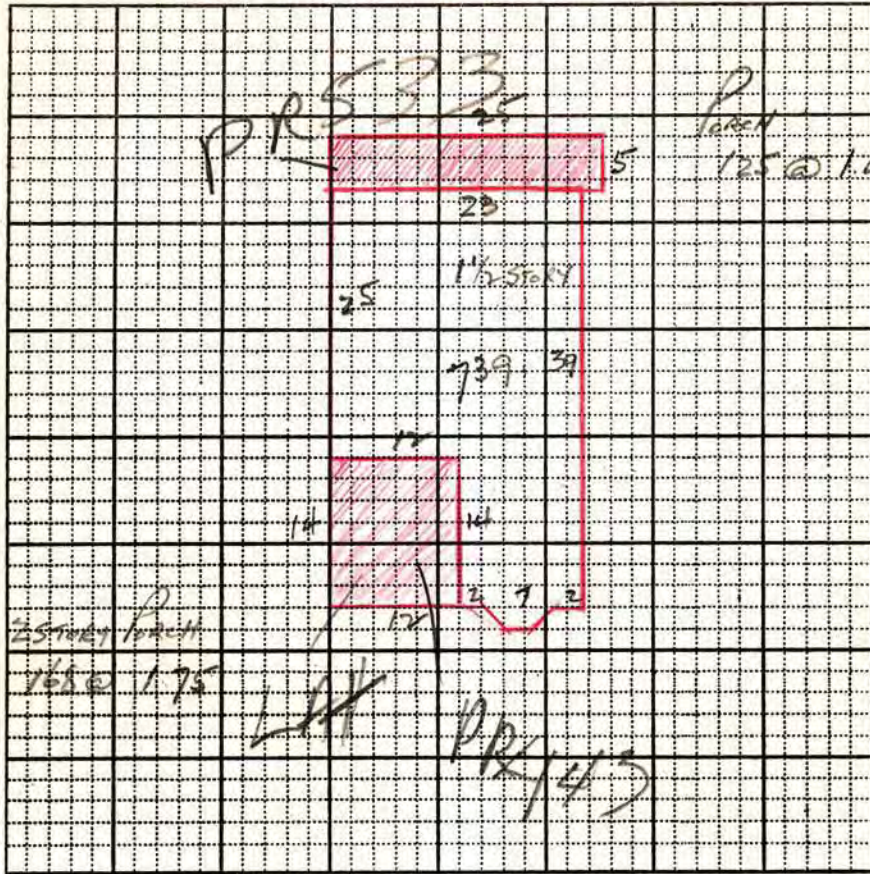
Net Additions or Deductions 275 + 259

Age 10 Yrs. by ☒ Est. Owner ☐ Tenant ☐ Neighbors ☐ Records ☒ REPRODUCTION VALUE
 Depr. 1-2-3-4-5-6 53/47 % \$ 3125
 Reproduction Val. Minus Depr. \$ 1468.

Remodeled ☐ Est. Cost _____ Remodeling Inc. _____ %
 Garage—S 8 C 1 Depr. 2% 3% Obsolescence _____
 Cars 2 Walls SHG Out Bldgs. _____
 Roof T.P. Size 18 x 20 Age 18 _____
 Floor PLANK Cost 181/46 Depreciated Value Garage \$ 83
 Remarks _____ Total Building Value \$ 1551

Appraised Oct. 194 9 By Chas. E. AJ

442



OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				

Serial No. SA 98

Location Block 10 SA - Lot - 1

Kind of Bldg. RES St. No. 901 Woodside Ave

Class 4 Type 1 2 3 4 Cost \$ 2733 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
<u>1 1/2</u>	x x		<u>739</u>		\$ <u>2733</u>
	x x				
	x x				

Gar.—Carport — x — Flr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone ☒ Conc. ☐ None ☐	
Ext. Walls <u>Imit Bricken Siding</u>	
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>—</u>	
Roof Type <u>Gable</u> Mtl. <u>—</u>	
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>12x14</u> @ <u>175</u>	<u>294</u>
Rear <u>5x25</u> @ <u>100</u>	<u>25</u>
Porch <u>—</u> @ <u>—</u>	
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>	
Basement Entr. <u>—</u> @ <u>—</u>	
Planters <u>—</u> @ <u>—</u>	
Cellar-Bsmt. <u>—</u> 1/4 1/2 3/4 Full <u>—</u> Floor <u>Conc</u>	<u>189</u>
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Plumbing { Class <u>1-2</u> Tub <u>1-1</u> Trays <u>—</u>	
Basin <u>1-1</u> Sink <u>1-1</u> Toilet <u>1-1</u>	<u>670</u>
Wtr. Sfrtr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u>	
Dishwasher <u>—</u> Garbage Disp. <u>—</u>	
Built-in-Appliances	
Heat—Stove <u>—</u> H.A. ☒ Steam <u>—</u> Stkr. <u>—</u> Blr. ☒	<u>347</u>
Oil ☒ Gas <u>—</u> Coal <u>—</u> Pipeless <u>—</u> Radiant <u>—</u>	
Air Cond. <u>—</u>	
Finish—Fir <u>—</u> Hd. Wd. <u>—</u>	
Floor—Fir <u>—</u> Hd. Wd. <u>—</u> Other <u>—</u>	
Cabinets <u>—</u> Mantels <u>—</u>	
Tile—Walls <u>—</u> Wainseot <u>—</u> Floors <u>—</u>	
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>—</u> S. <u>—</u>	

Total Additions

1625

Year Built <u>49</u>	Avg. Age <u>49</u>	Current Value	\$ <u>4358</u>
		Commission Adj.	%
Inf. by { Owner - Tenant -	Bldg. Value		
{ Neighbor - Record - Est.	Depr. Col. 1 2 3 4 5 6 <u>38</u>		%
Remodel Year	Est. Cost	Current Value Minus Depr.	\$ <u>1656</u>
Garage—Class <u>—</u>	Depr. 2% 3%	Carport—Factor	
Cars <u>—</u> Floor <u>—</u>	Walls <u>—</u>	Roof <u>—</u> Doors <u>—</u>	
Size—x <u>—</u>	Age <u>—</u>	Cost <u>—</u>	x <u>—</u> %
Other <u>—</u>			

Total Building Value

\$

Appraised

5-2-58

19

By

1302

Recap 11-27-79
#1983







Exhibit H

Shen Engineers, Inc. Report

Shen Engineers, Inc. Structural/Seismic Consultants

2225 E. Murray Holladay Rd., Suite 208
Holladay, UT 84117
801.277.2625
801.277.2626fax

100 S. Alameda St., Suite 463
Los Angeles, CA 90012
858.699.2275
801.277.2626fax

April 12, 2019

Mr. Jonathan DeGray, AIA
Jonathan DeGray - Architect
P.O. Box 1674
Park City, Utah 84060

RECEIVED

MAY 17 2019

PARK CITY
PLANNING DEPT.

Subject: Physical Condition Report of Park City House
At 901 Woodside Ave.
Park City, Utah

To Whom It May Concern:

We have performed a site investigation of the building on April 9, 2019 with the architect Jon DeGray. The conclusions on the house are as follows:

1. The building was temporally shored not long ago (We guess the temporary shoring was installed within a month) with 2x4 stud walls, beams, columns and bracings.
2. The existing roof joists are 2x4 at 24" on center on a sloped roof spanning 8'-0" to 12'-0". The 12'-0" roof joists are 12% capacity of the code. The 8'-0" roof joists are 16% capacity of the code. They need to be upgraded or replaced with new roof joists. We suggest reframing roof ridge and valley beams and installing new roof joists.
3. The existing roof deck is 1x wood plank installed perpendicular to the existing joists. It doesn't have any capacity of shear diaphragm value. Suggest installing new 5/8" plywood or OSB with 10d @ 6" on center nailing.
4. The existing main and crawl space floor joists are 2x6 @ 24" on center spanning 12'-0. Most of them were totally rotted out. They have to be replaced.
5. All the existing headers need to be upgraded. We will review each one of them when design is available.
6. Half of the existing exterior walls are 1x12 installed vertically. Another half of the exterior walls are 2x4 studs @ 16" o.c. w/1x12 planks. The exterior walls have no capacity for wind, seismic or gravity loads. Some of the wood stud walls retain the dirt. 75% of the exterior walls were rotted out and have to be re-built.
7. The existing building doesn't have enough footings for the non-basement area. On the basement area, the footing is sand stone. On non-basement portion, the existing foundation walls were built with wood piles and sand stone. 90% of them were rotted out. We suggest tearing off the existing foundation walls. New reinforced concrete footing and foundation walls need to be poured for supporting the existing building and forming the frost depth of 40" minimum.

8. Due to the age and rotted condition of the building, the differential settlement of 6". To move the building and straighten it would cause the structure to fail and collapse. Based on these observations, we feel the building cannot be reasonably moved intact.
9. We suggest panelizing the existing building and re-build the house.

We hope that the information contained herein will assist you in your planning efforts. Should you have any further questions, please feel free to contact our office at your convenience.

Best Regards,



Henry Shen, SE
Shen Engineers, Inc.
2225 East Murray Holladay Road, Suite 208
Holladay, Utah 84117

Exhibit I

Exterior Photos

WOODSIDE 901

Physical Conditions Report Supporting Photographs

Photos: Site Design - Front Yard

Photo #1: Front Yard



Photo #2: Steps and Path From Street To Porch



Photo #3: Corner View



Photo #4: Rear Deck



Photo #5: Rear Deck



Photo #6: Stair From Side Yard



Photos: Site Design - Side Yards

Photo #7: North Side Yard



Photo #8: South Side Yard



Photos: Structure - Floors and Roof

Photo #10: Posts & Beam Main Level



Photo #11: 2x10 Joists Under Main Level



Photo #12: 6x6 Beam Under Main Level



Photos: Roof

Photo #13: Southwest Corner of Roof



Photo #14: Roof From Rear Yard



Photos: Roof

Photo #15: Roof Intersection



Photo #16: B.O. Soffit



Photo #17: Rear Corrugated Metal Roof



Photos: Chimneys

Photo #18: Brick Chimney w/ Metal Exhaust



Photo #19: Zoom Out w/ Chimney Location



Photo #20: Brick Chimney On Main Level



Photo #21: Brick Chimney On Upper Level



Photos: Exterior Walls - Front Facade (East)

Photo #22: Front Facade



Photo #23: Front Facade Detail



Photo #24: Front Facade Detail



Photos: Exterior Walls - South Facade

Photo #25: South Facade Front



Photo #26: South Facade Detail



Photos: Exterior Walls - Rear Facade (West)

Photo #27: Rear Facade



Photo #28: Left Portion of Rear Facade



Photos: Exterior Walls - North Facade

Photo #29: North Facade



Photo #30: North Facade

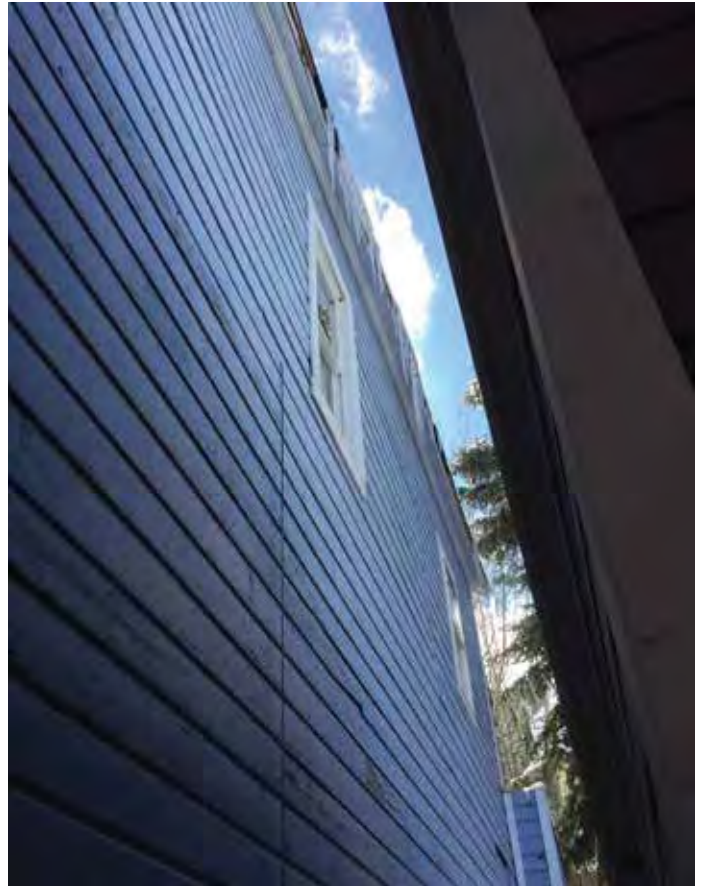


Photo #31: Detail At Materials



Photos: Foundation

Photo #32: Exposed Foundation At Rear Corner



Photo #33: Exposed Foundation At South Facade



Photos: Front Porch

Photo #34: Front Porch From South



Photo #35: Front Porch Ceiling & Structure



Photo #36: Front Porch Railing



Photo #37: Central Heating Unit In Basement



Photo #38: Central Heating Unit In Basement



Photo #39: Water Heater In Basement



Photo #40: Electrical Panel In Storage Room



Photo #41: Electrical Meter On Rear Facade



Photo #42: Gas Meter At Northeast Corner



Photos: Doors

Photo #43: Door #1 From Exterior



Photo #44: Door #1 From Interior

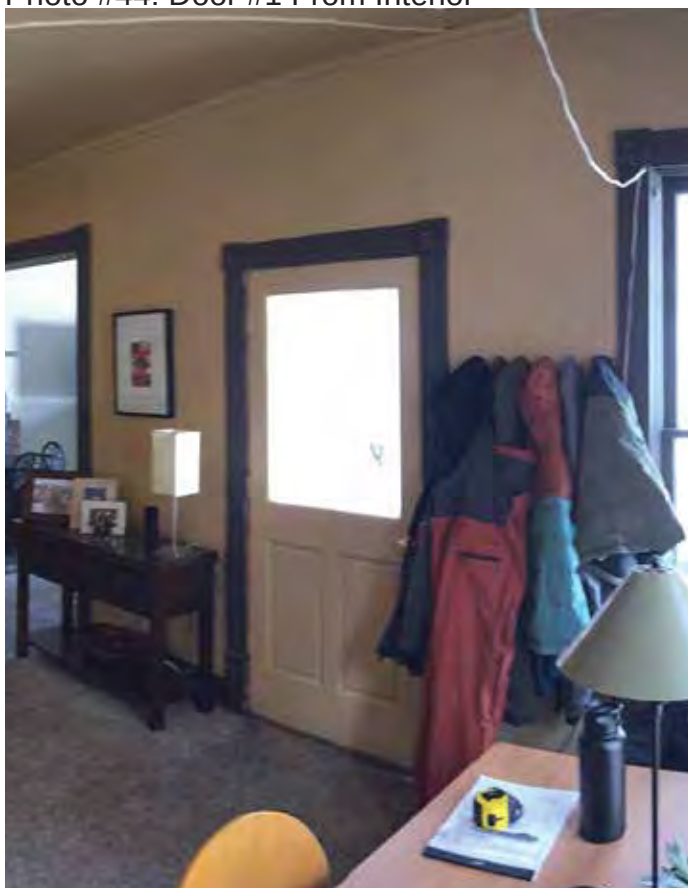


Photo #45: Door #2 From Exterior



Photos: Windows

Photo #46: Window #1 From Exterior



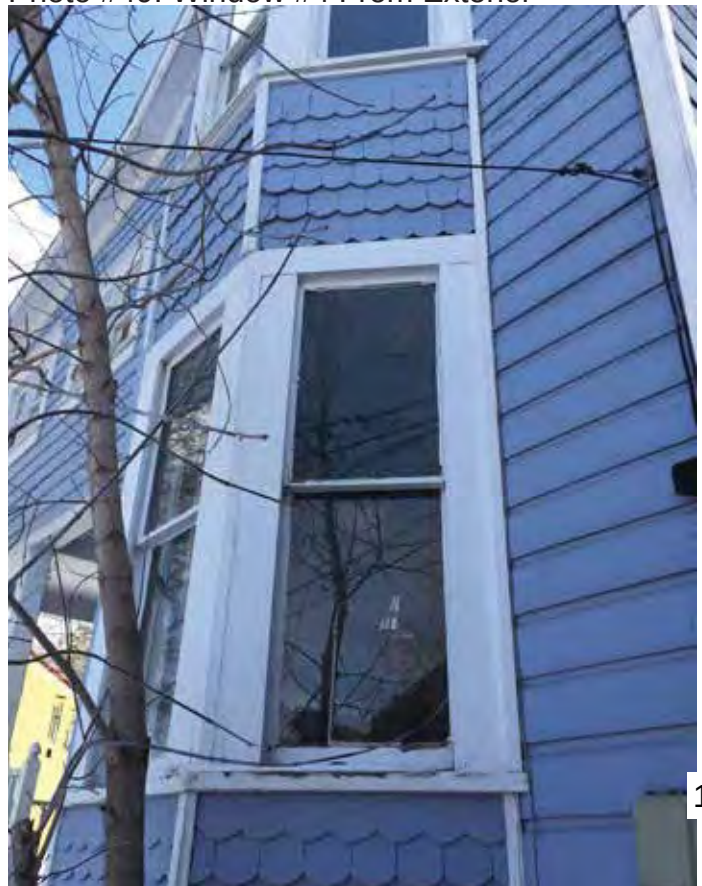
Photo #47: Window #2 From Exterior



Photo #48: Window #3 From Exterior



Photo #49: Window #4 From Exterior



Photos: Windows

Photo #50: Window #5 From Exterior



Photo #51: Window #6 From Exterior



Photo #52: Window #7 From Exterior



Photo #53: Window #8 From Exterior



Photos: Windows

Photo #54: Window #9 From Exterior



Photo #55: Window #10 From Exterior



Photo #56: Window #11 From Exterior



Photo #57: Window #12 From Exterior



Photos: Windows

Photo #58: Window #13 From Exterior



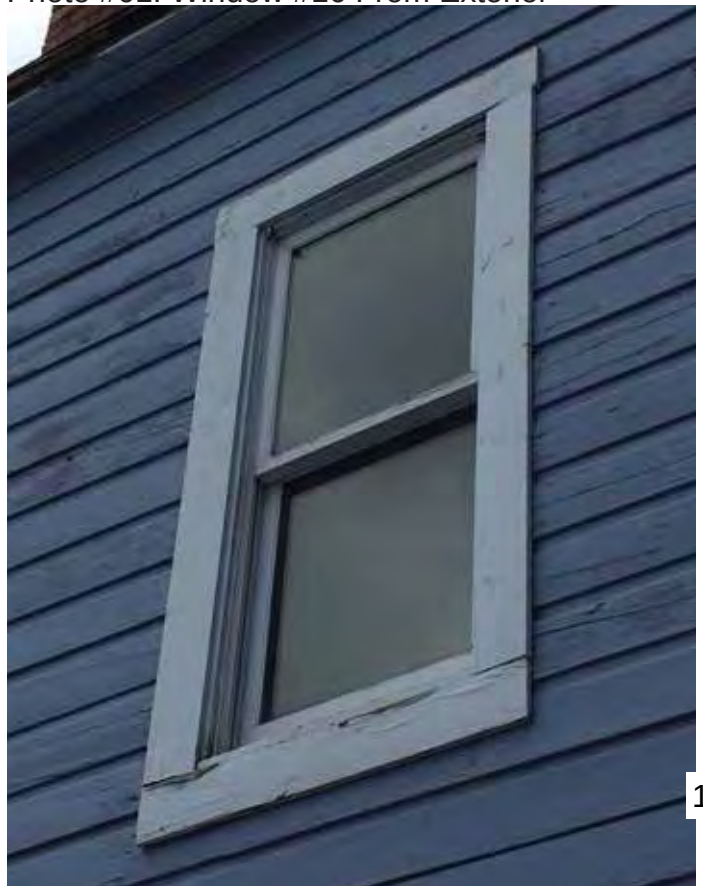
Photo #59: Window #14 From Exterior



Photo #60: Window #15 From Exterior



Photo #61: Window #16 From Exterior



Photos: Windows

Photo #62: Window #17 From Exterior



Photo #63: Window #18 From Exterior

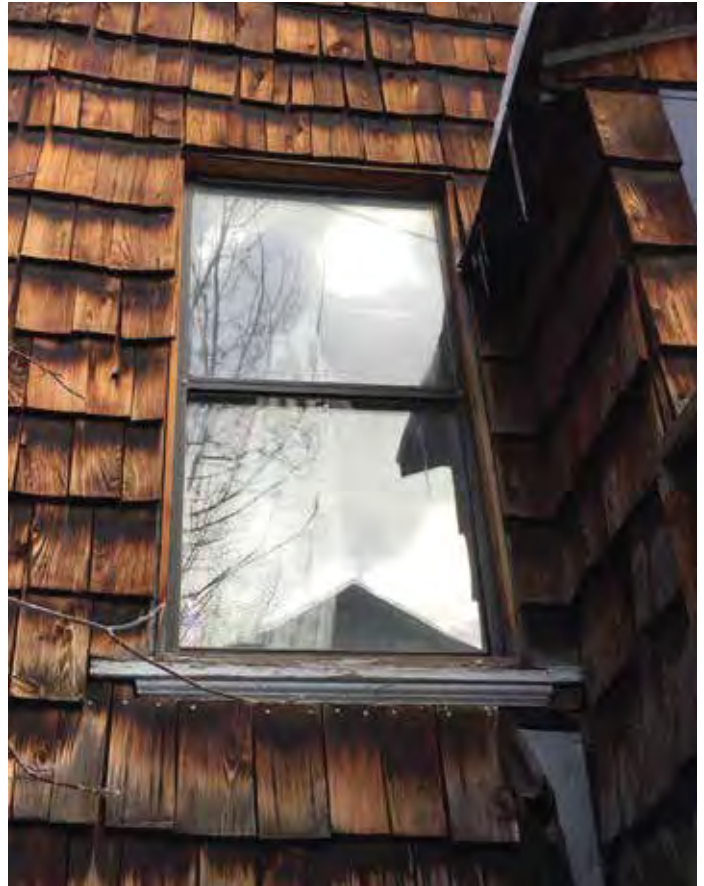


Photo #64: Window #19 From Exterior



Photo #65: Window #20 From Exterior



Photos: Windows

Photo #66: Window #21 From Exterior



Photo #67: Window #22 From Exterior



Photo #68: Window #23 From Exterior



Exhibit J

Interior Photos

Photos: Interior - Main Level

Photo #69: Entry Room



Photo #70: Entry Room



Photo #71: Living Room



Photos: Interior - Main Level

Photo #72: Living Room



Photo #73: Kitchen

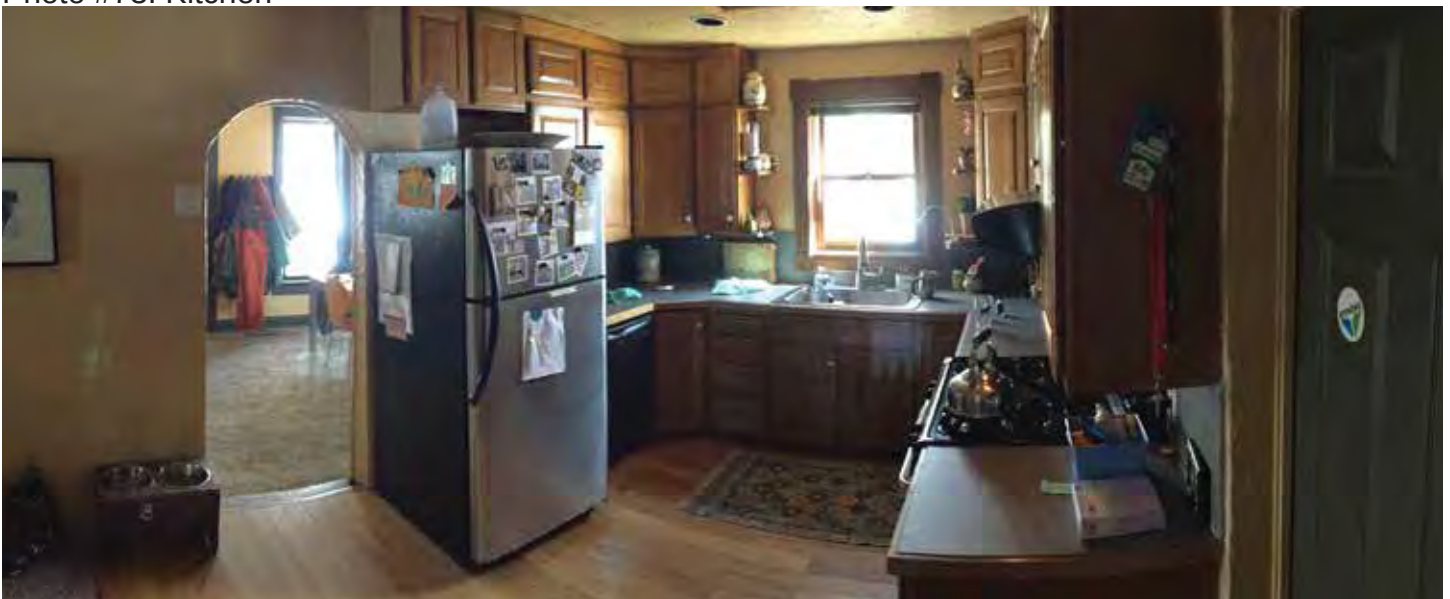
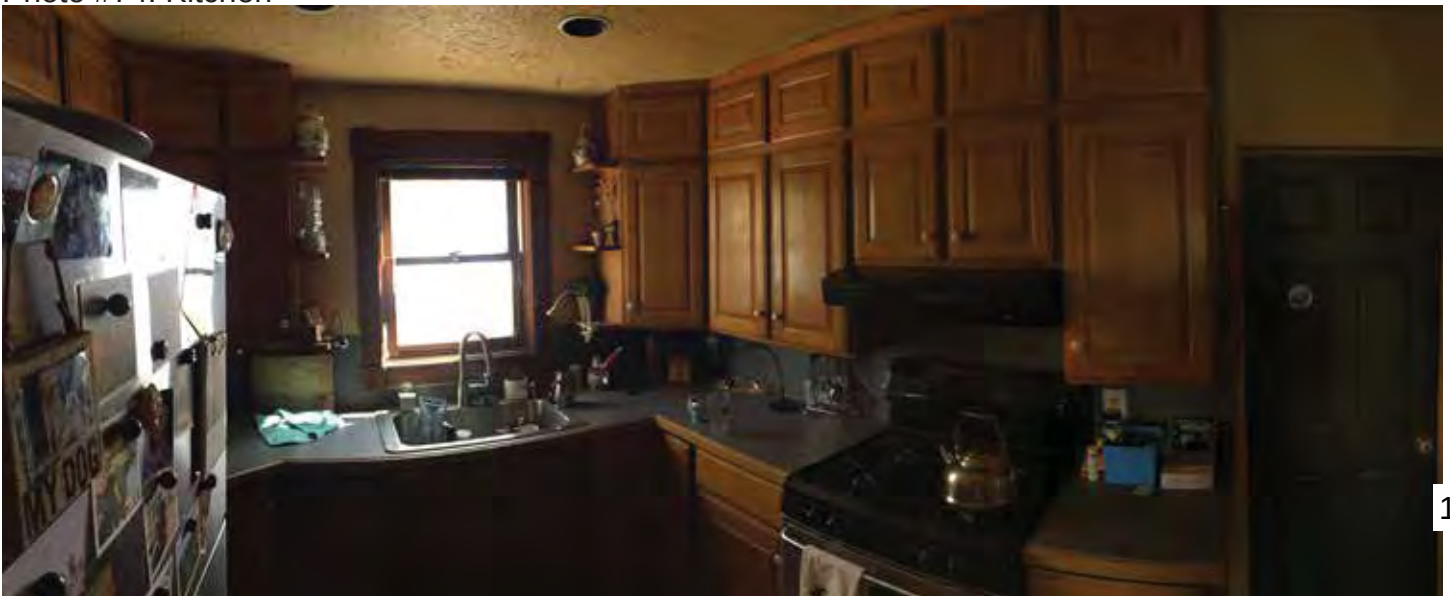


Photo #74: Kitchen



Photos: Interior - Main Level

Photo #75: Dining Room



Photo #76: Dining Room



Photo #77: Laundry/Storage



Photos: Interior - Main Level

Photo #78: Laundry/Storage

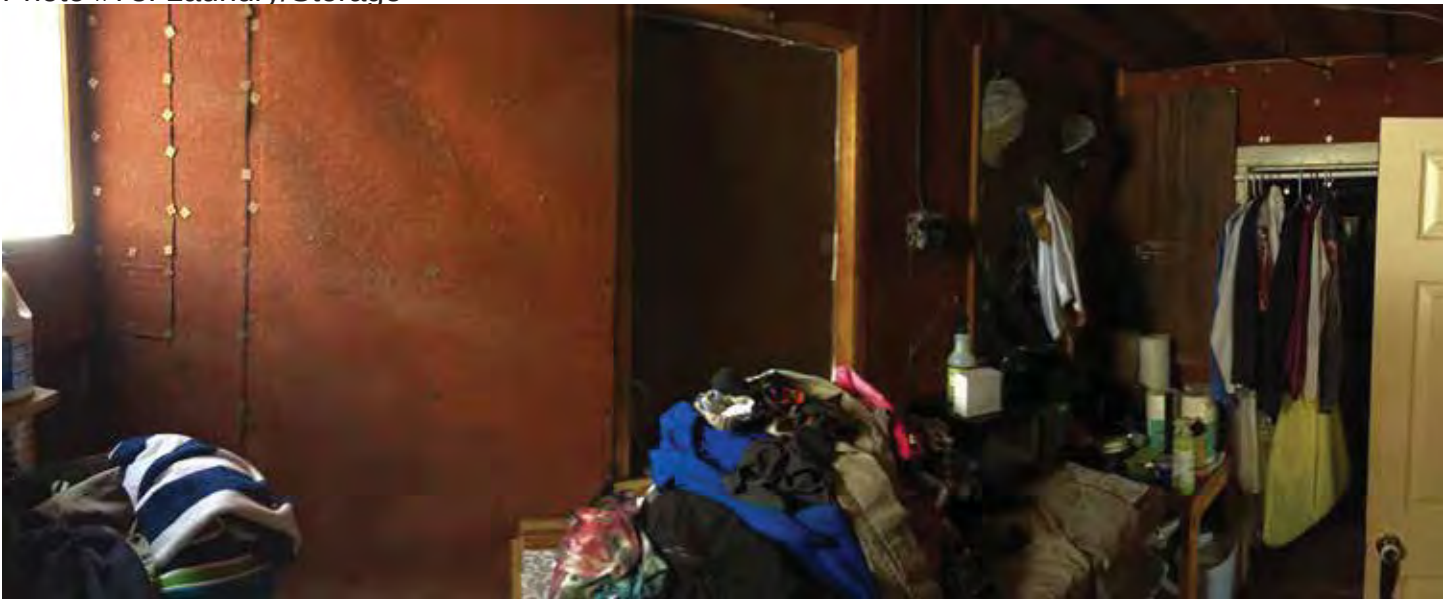


Photo #79: Bathroom 1

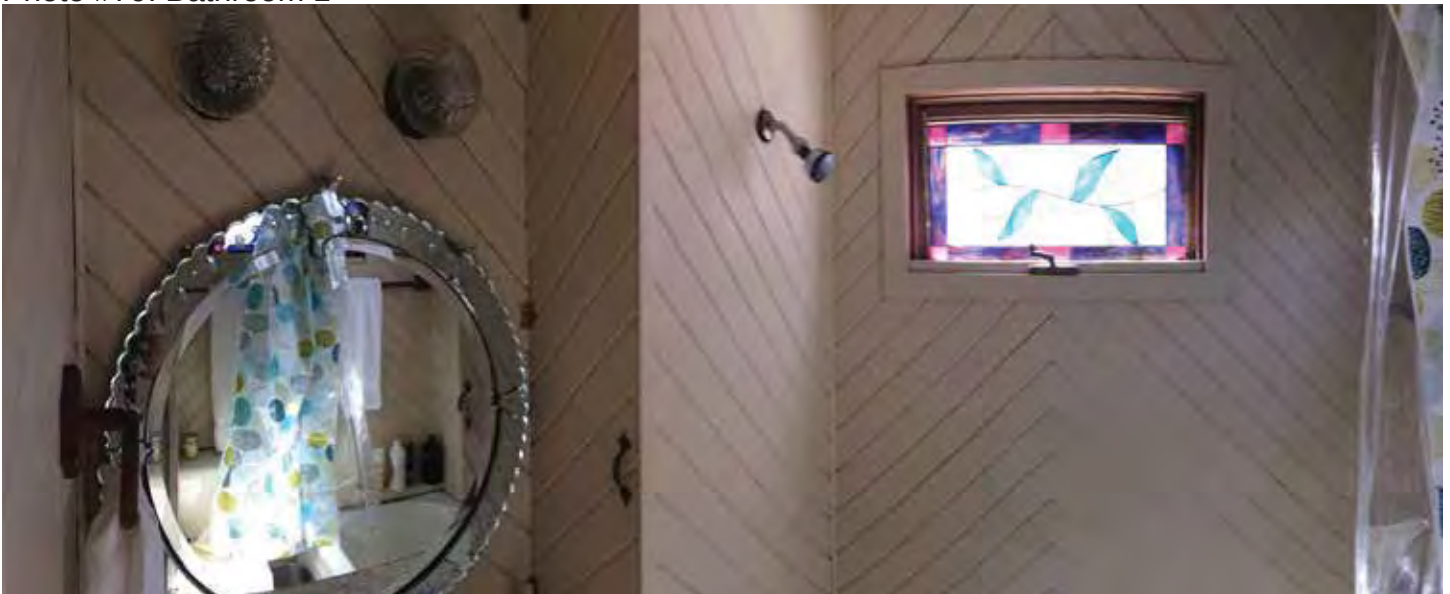


Photo #80: Bathroom 1



Photos: Interior - Upper Level

Photo #81: Vestibule

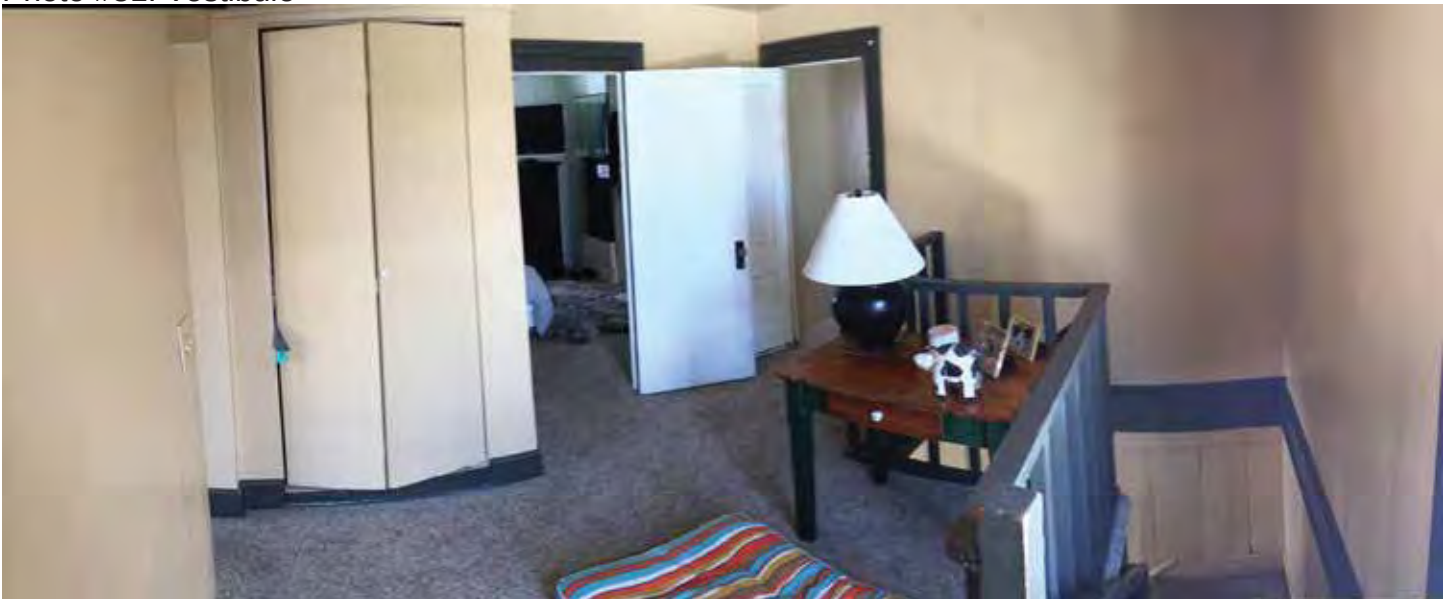


Photo #82: Vestibule

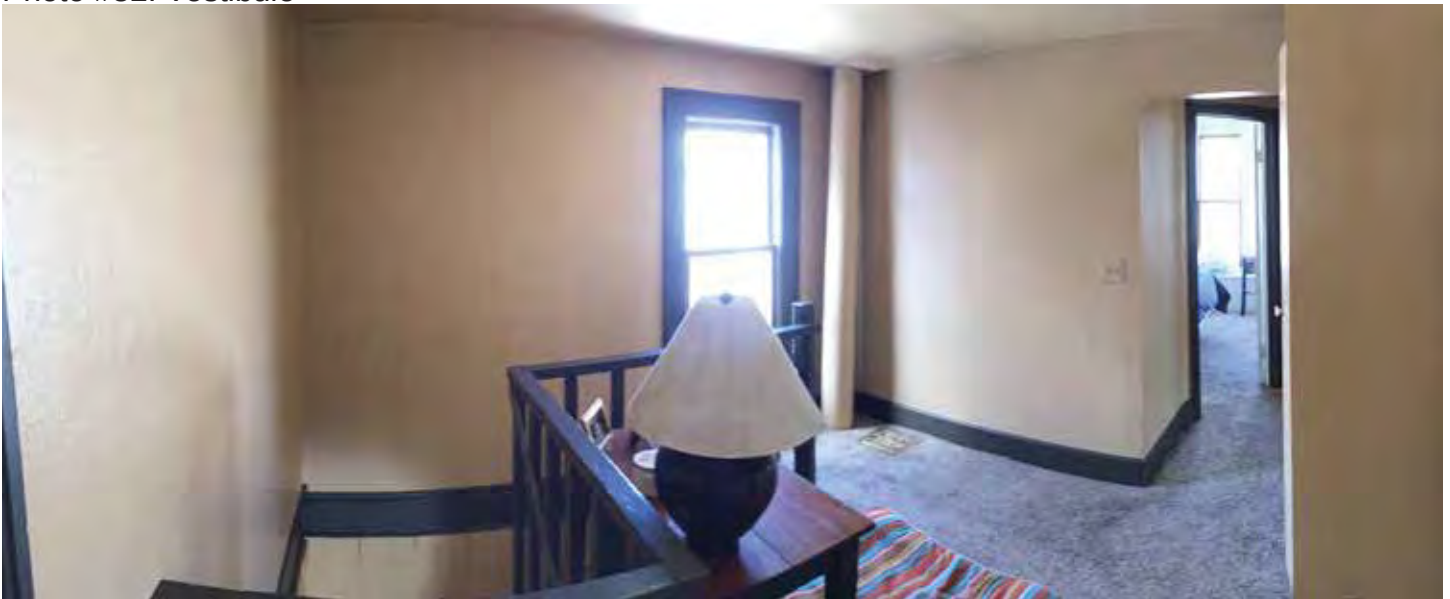
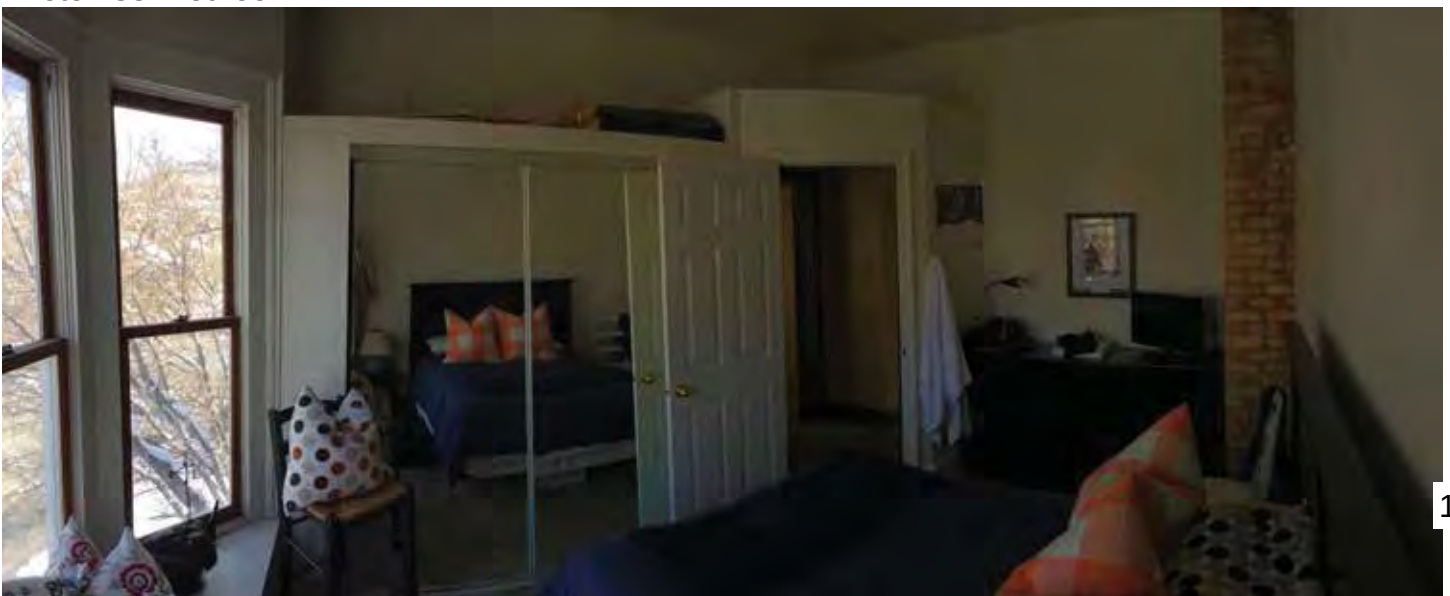


Photo #83: Bedroom 1



Photos: Interior - Upper Level

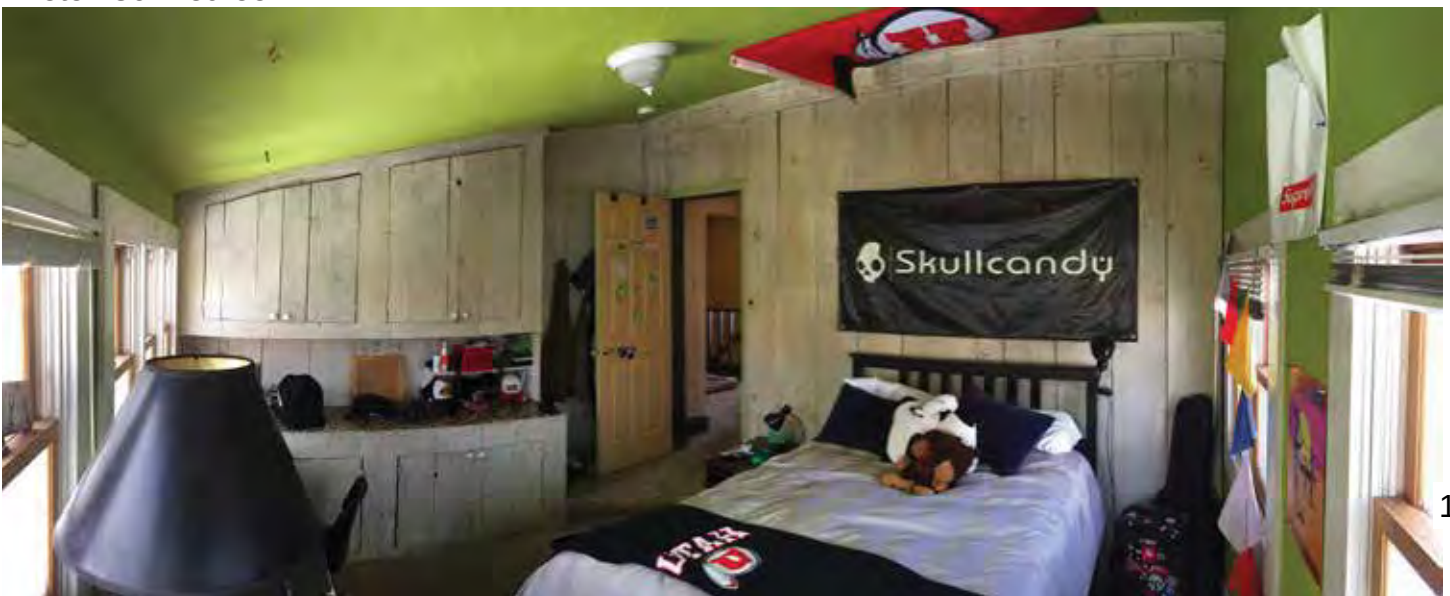
Photo #84: Bedroom 1



Photo #85: Bedroom 2



Photo #86: Bedroom 2



Photos: Interior - Upper Level

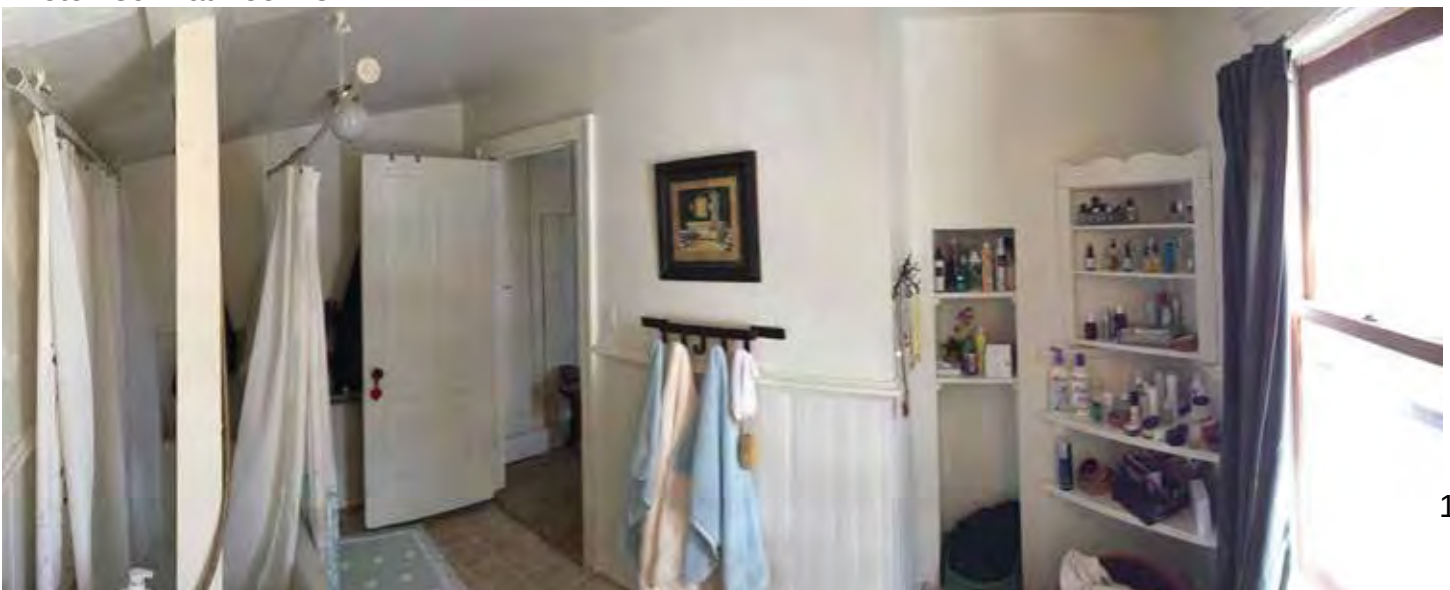
Photo #87: Bedroom 3



Photo #88: Bedroom 3



Photo #89: Bathroom 3



Photos: Interior - Upper Level

Photo #90: Bathroom 3

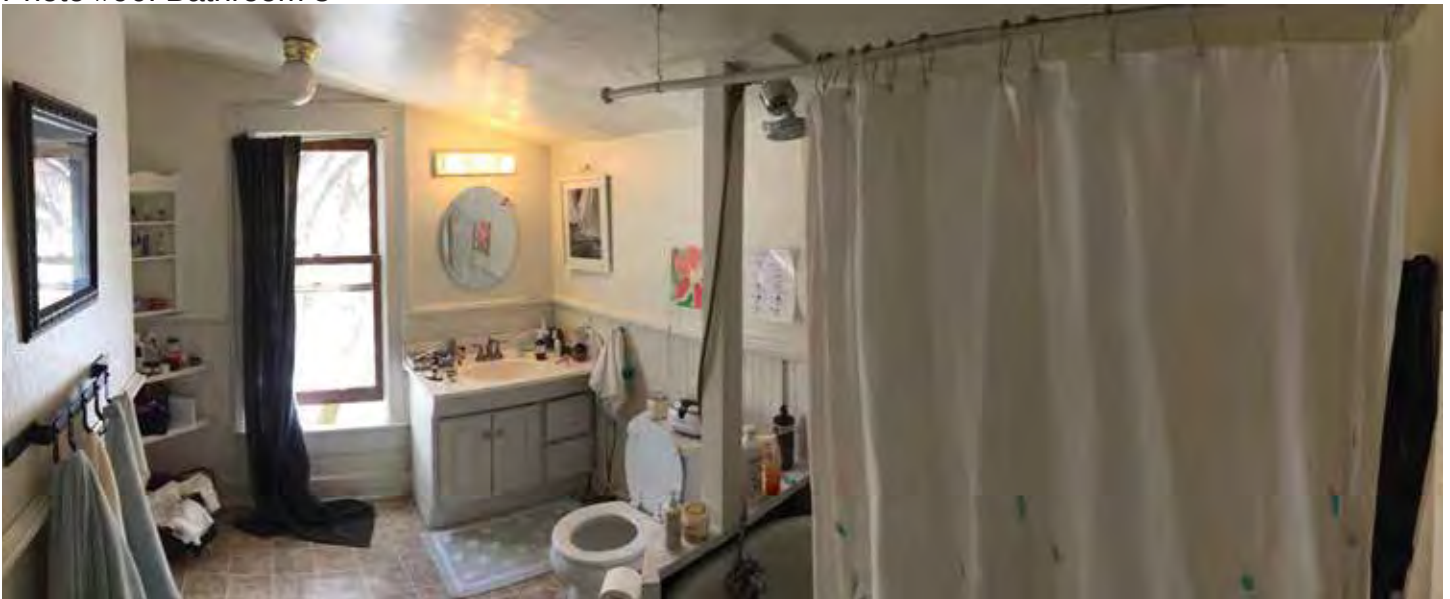


Photo #91: Study

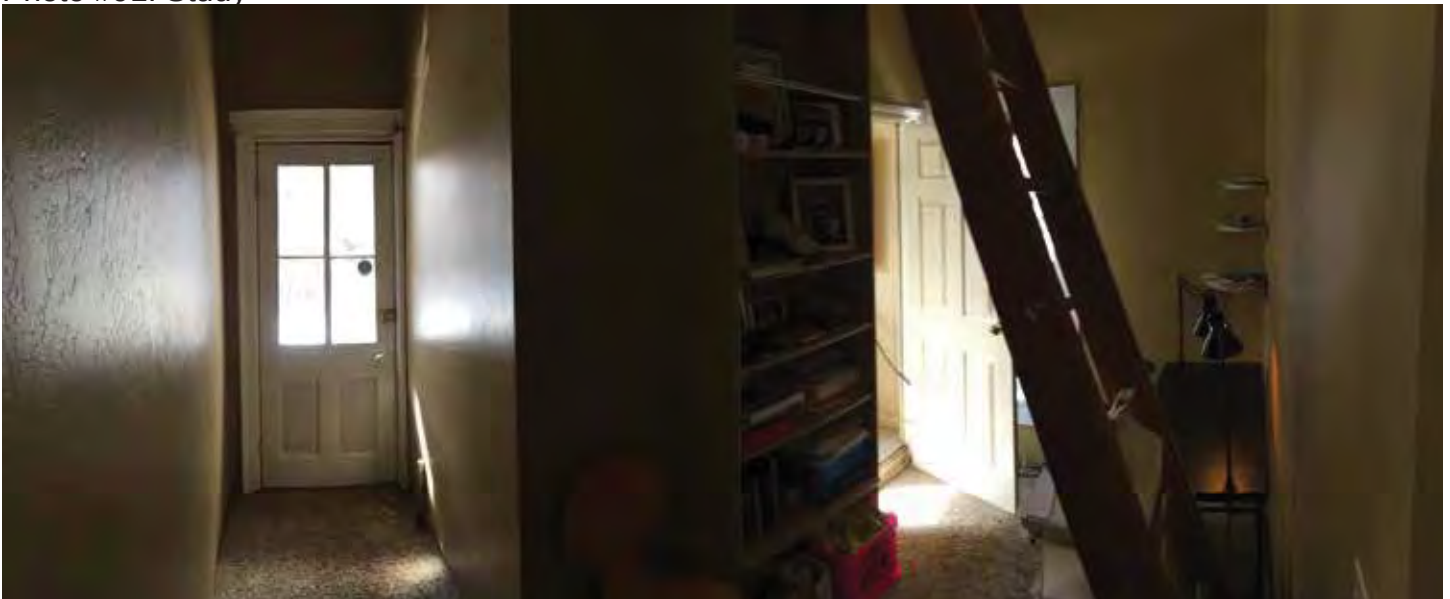


Photo #92: Bathroom 2



Photos: Interior - Loft Level

Photo #93: Loft



Photo #94: Loft Ladder and Opening



Exhibit K

HDDR Supporting Illustrations

WOODSIDE 901

Physical Conditions Report Supporting Illustrations

Illustration 1 - Basement Level Plan
1/8" = 1'-0"

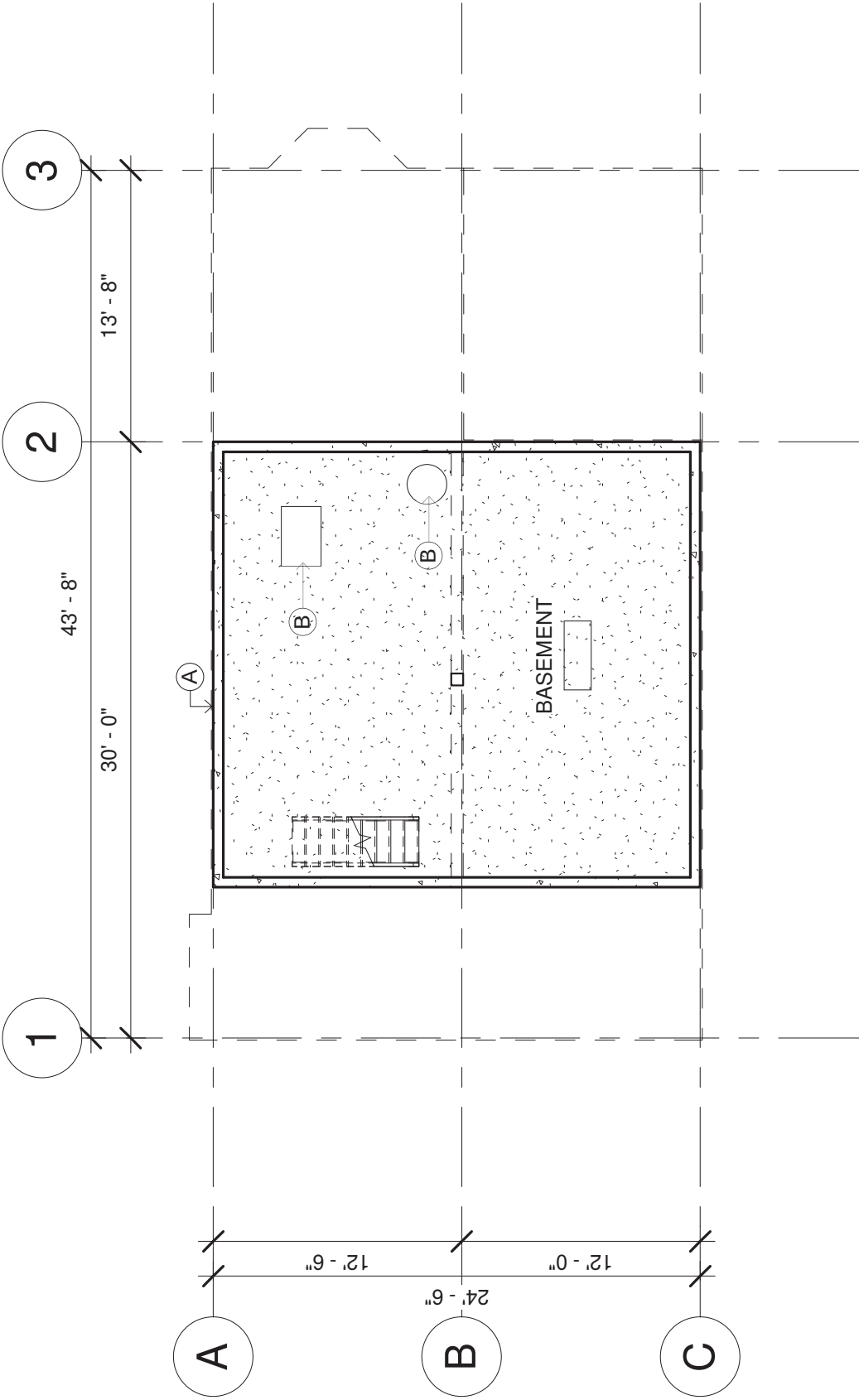


Illustration 2 - Main Level Plan
1/8" = 1'-0"

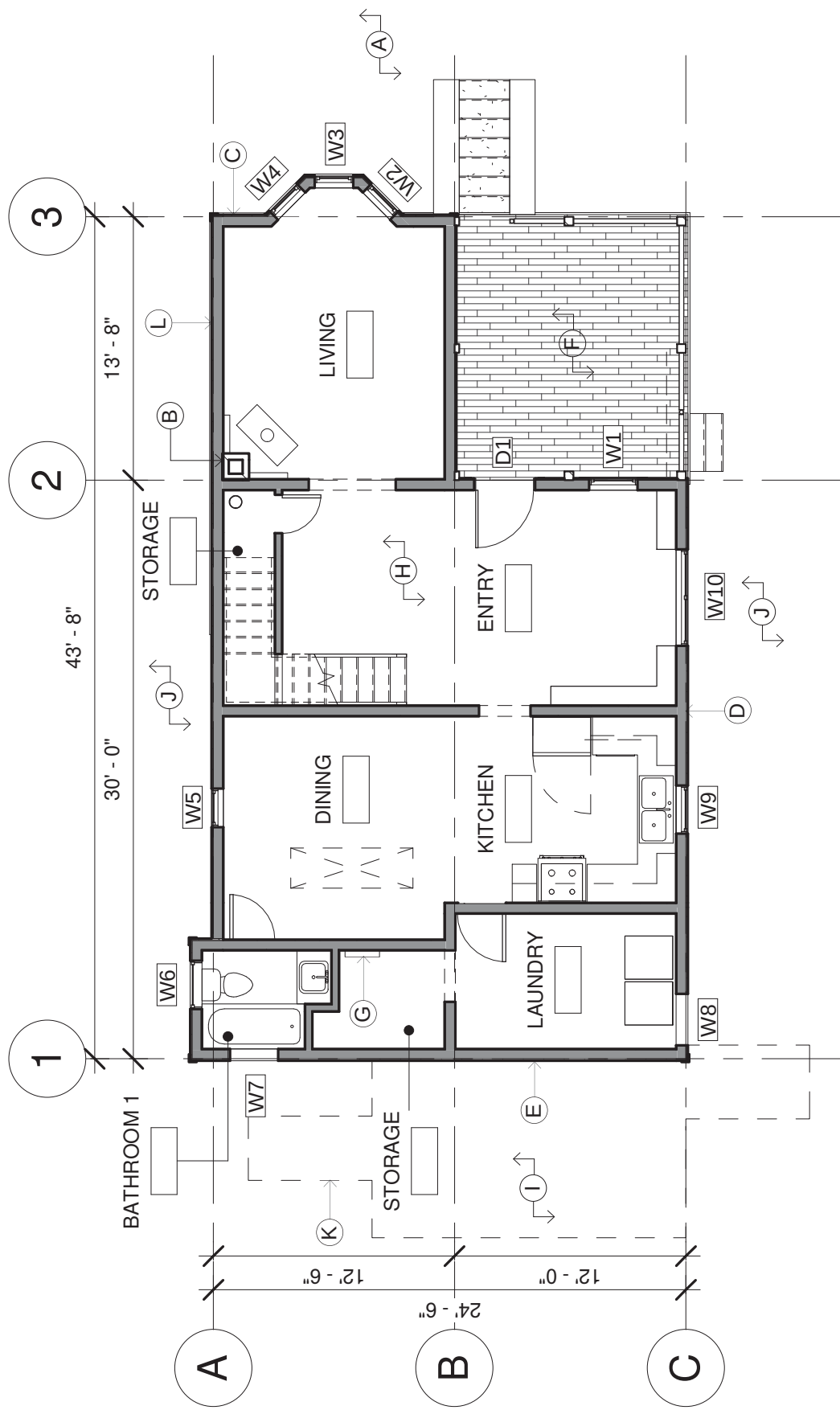


Illustration 3 - Upper Level Plan
1/8" = 1'-0"

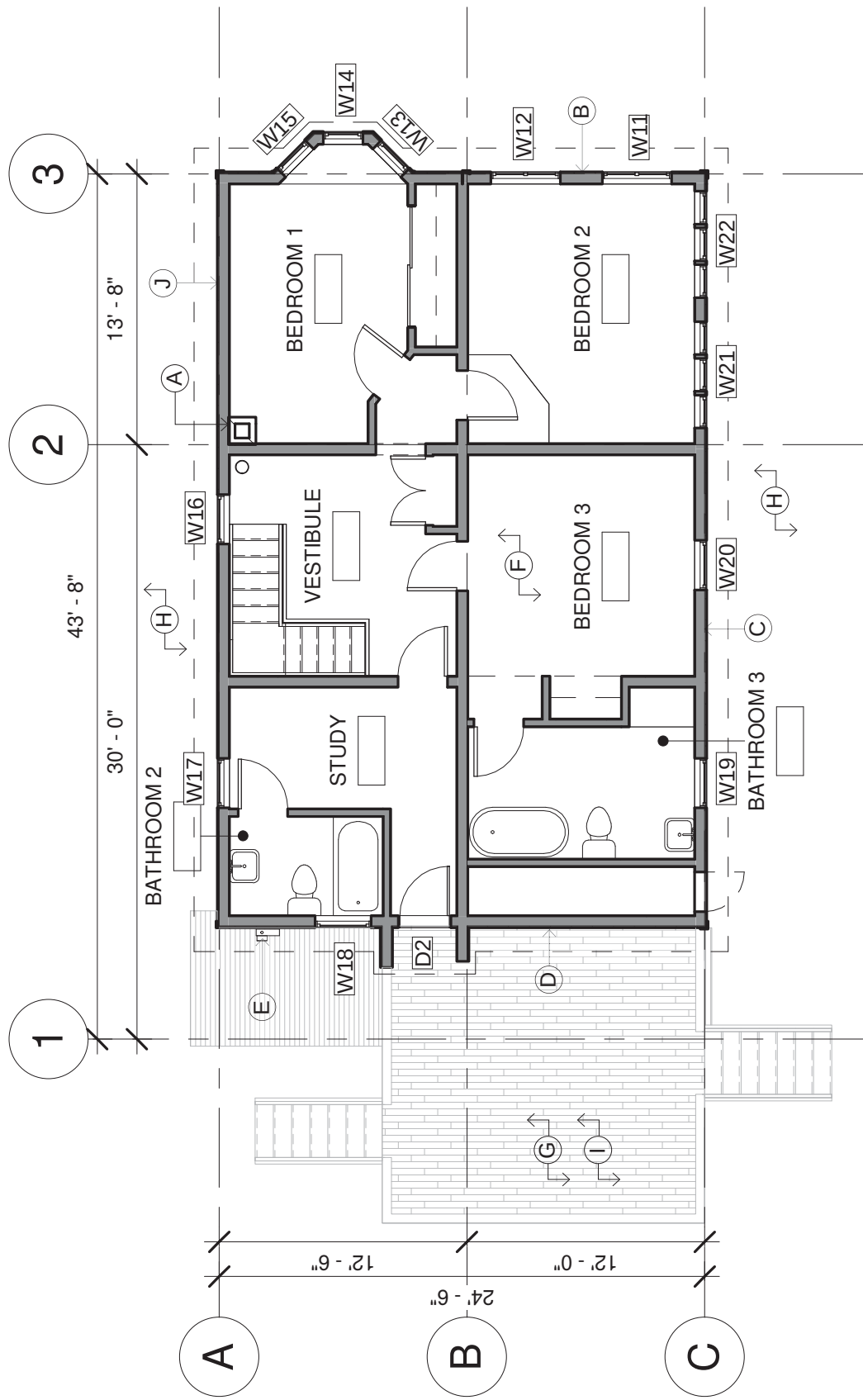


Illustration 4 - Loft Level Plan
1/8" = 1'-0"

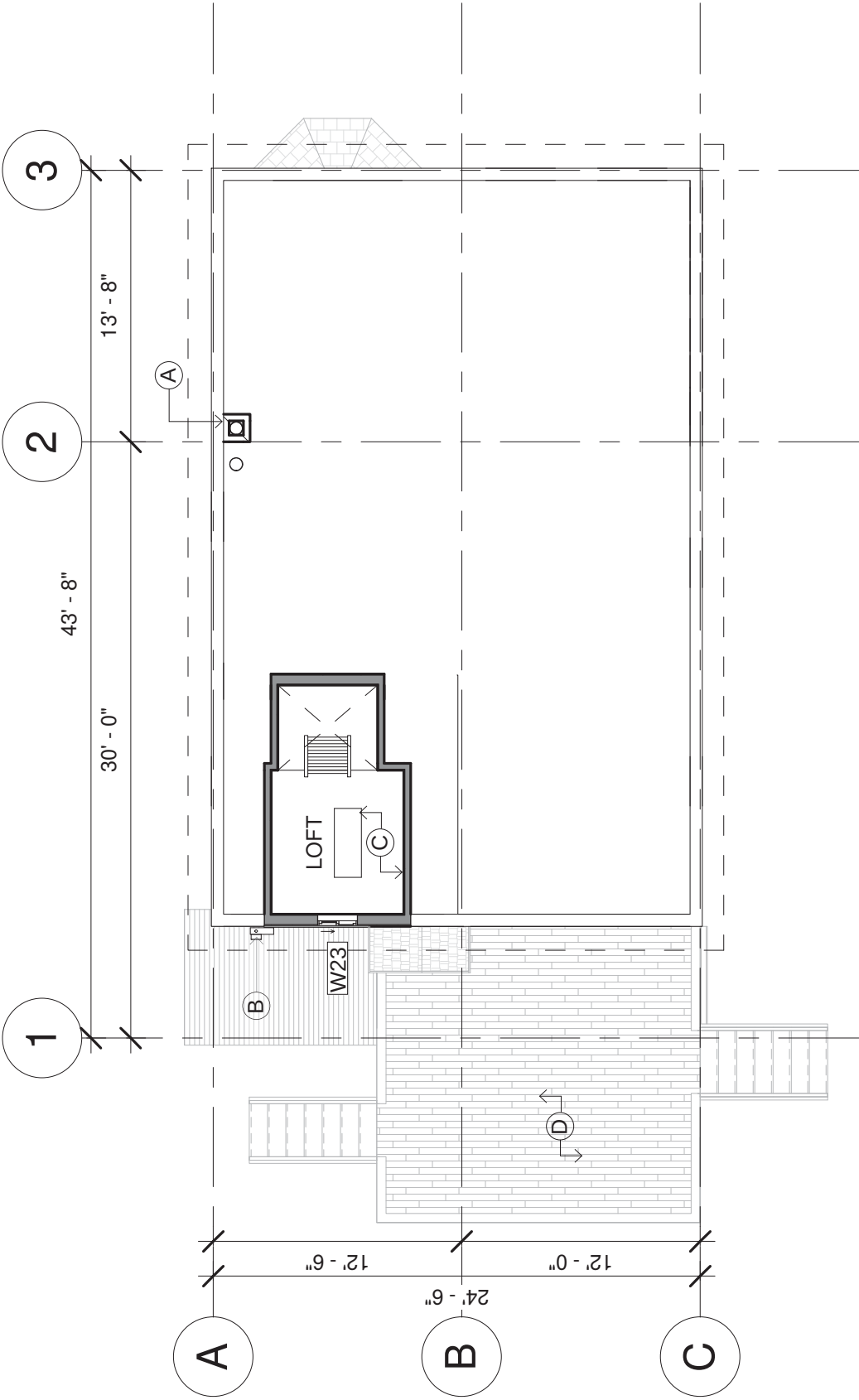


Illustration 5 - North Elevation
1/8" = 1'-0"

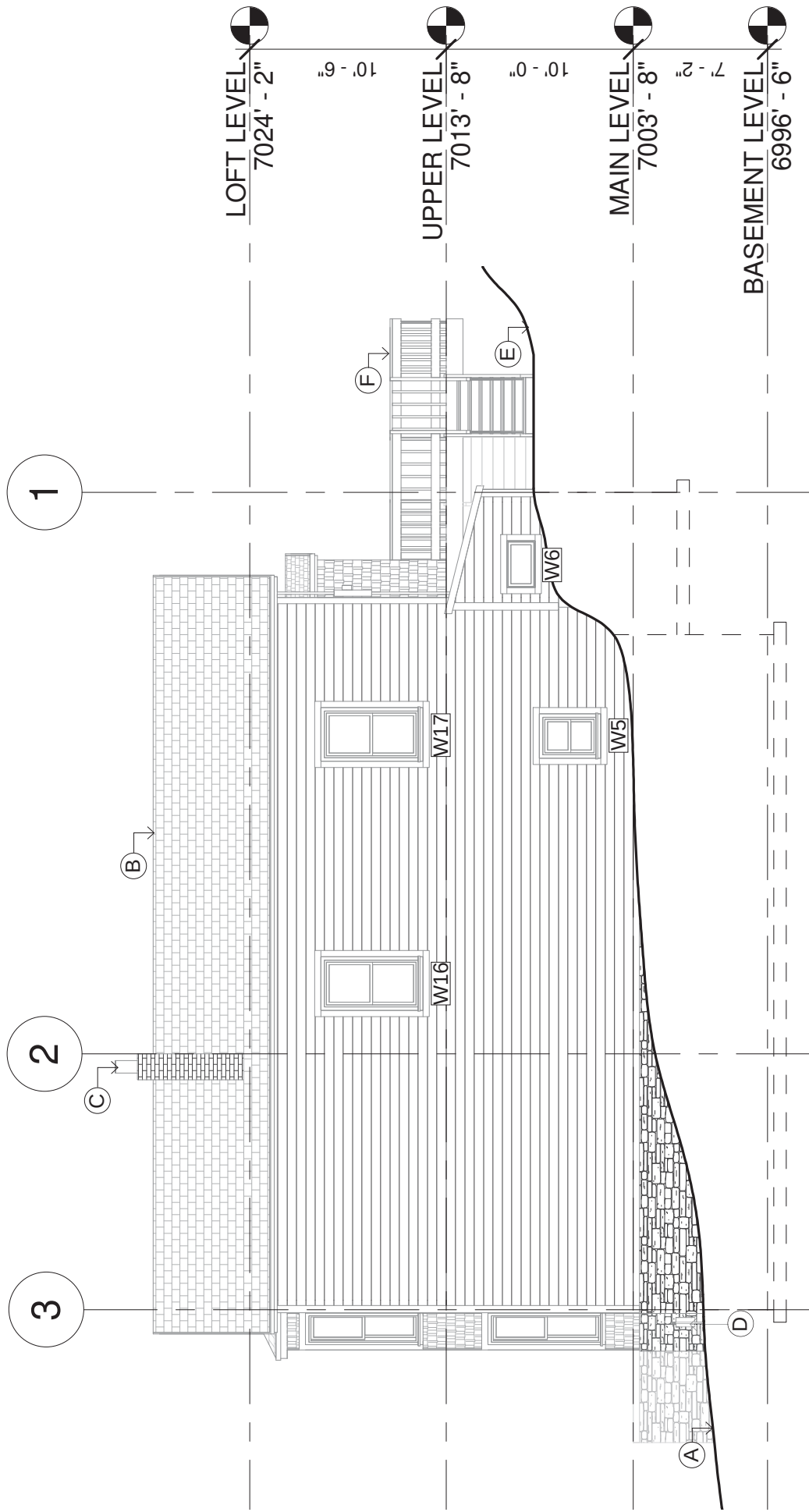


Illustration 6 - East Elevation
1/8" = 1'-0"

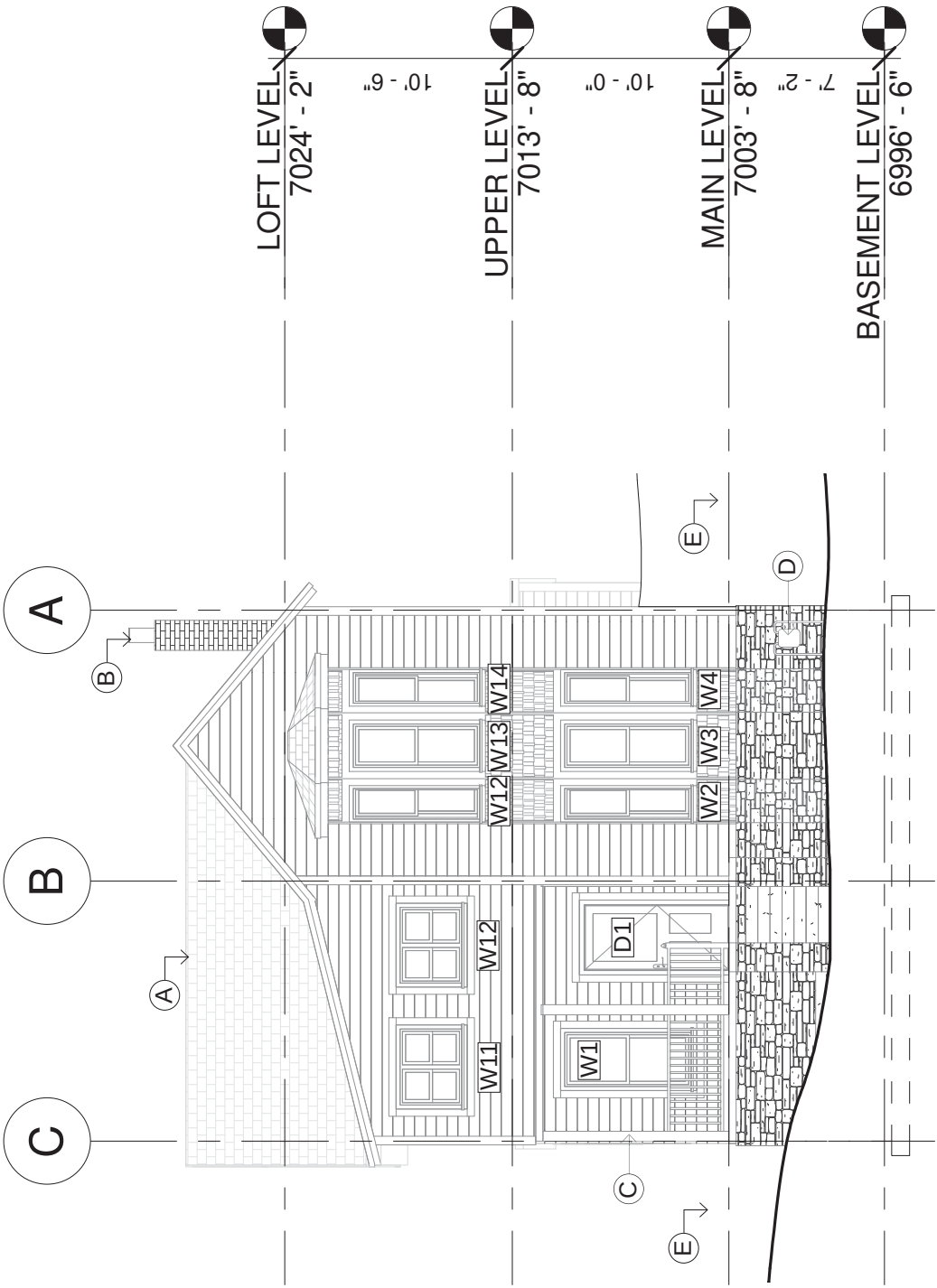


Illustration 7 - South Elevation
1/8" = 1'-0"

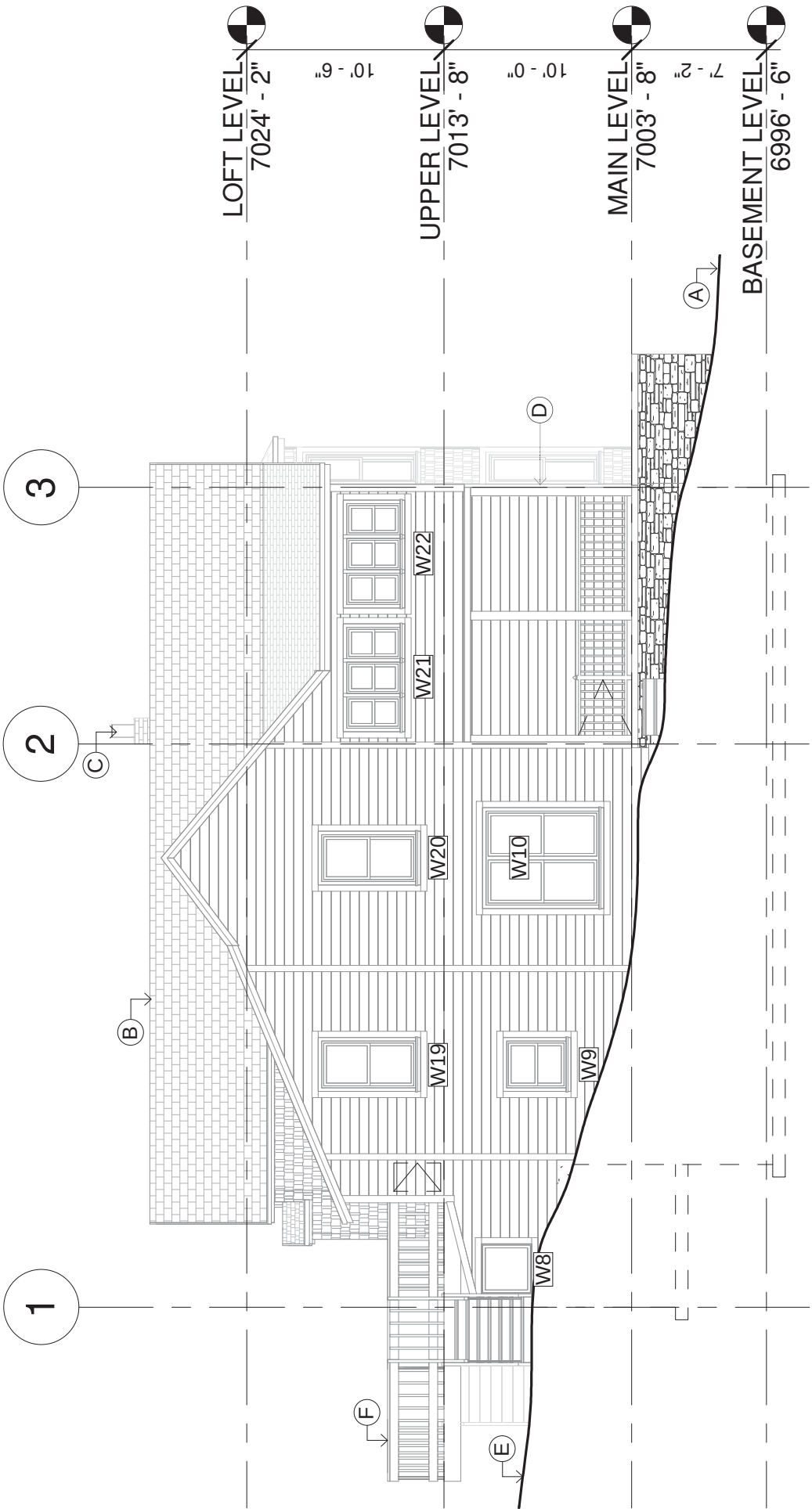


Illustration 8 - West Elevation
1/8" = 1'-0"

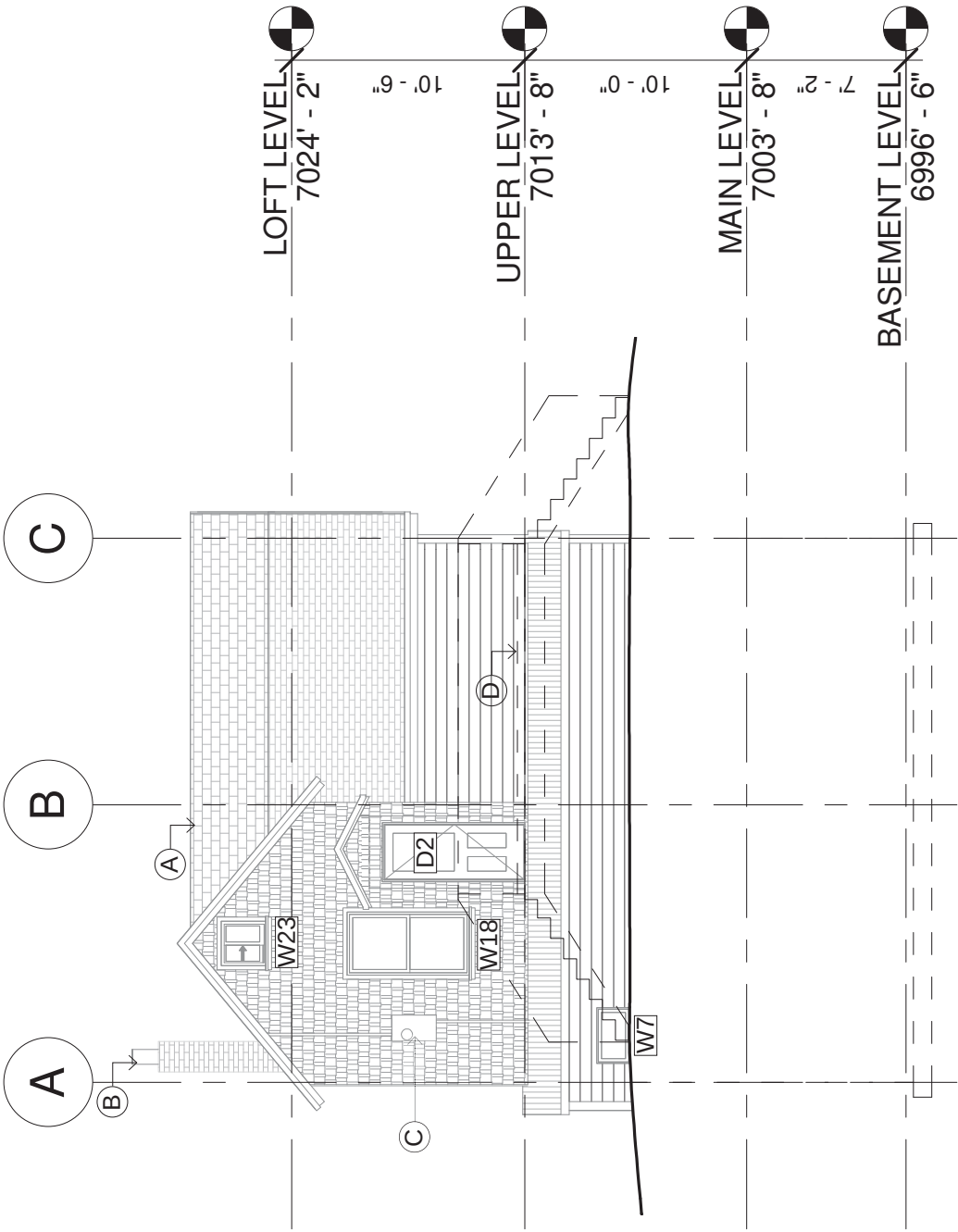


Illustration 9 - Building Section 1
1/8" = 1'-0"

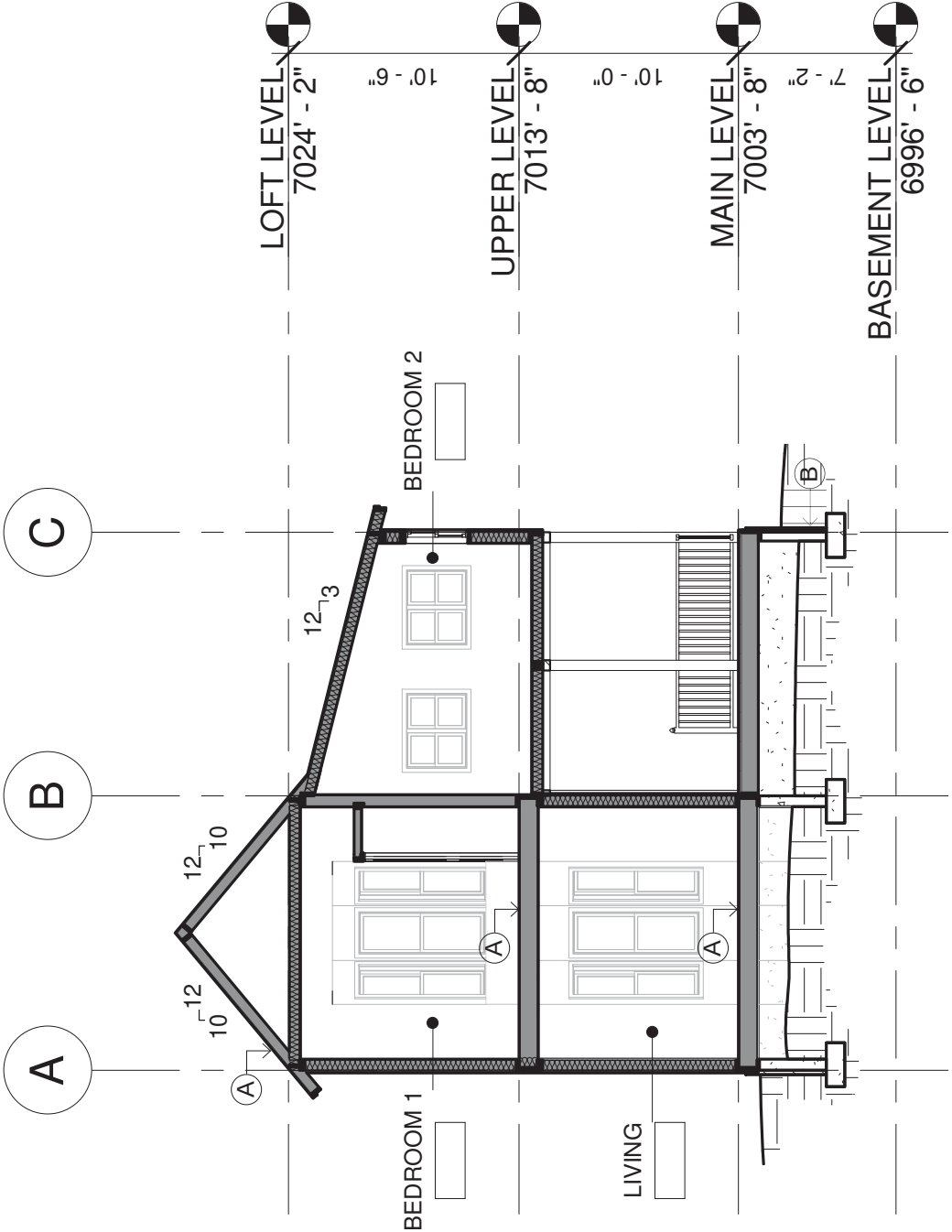


Illustration 10 - Building Section 2
1/8" = 1'-0"

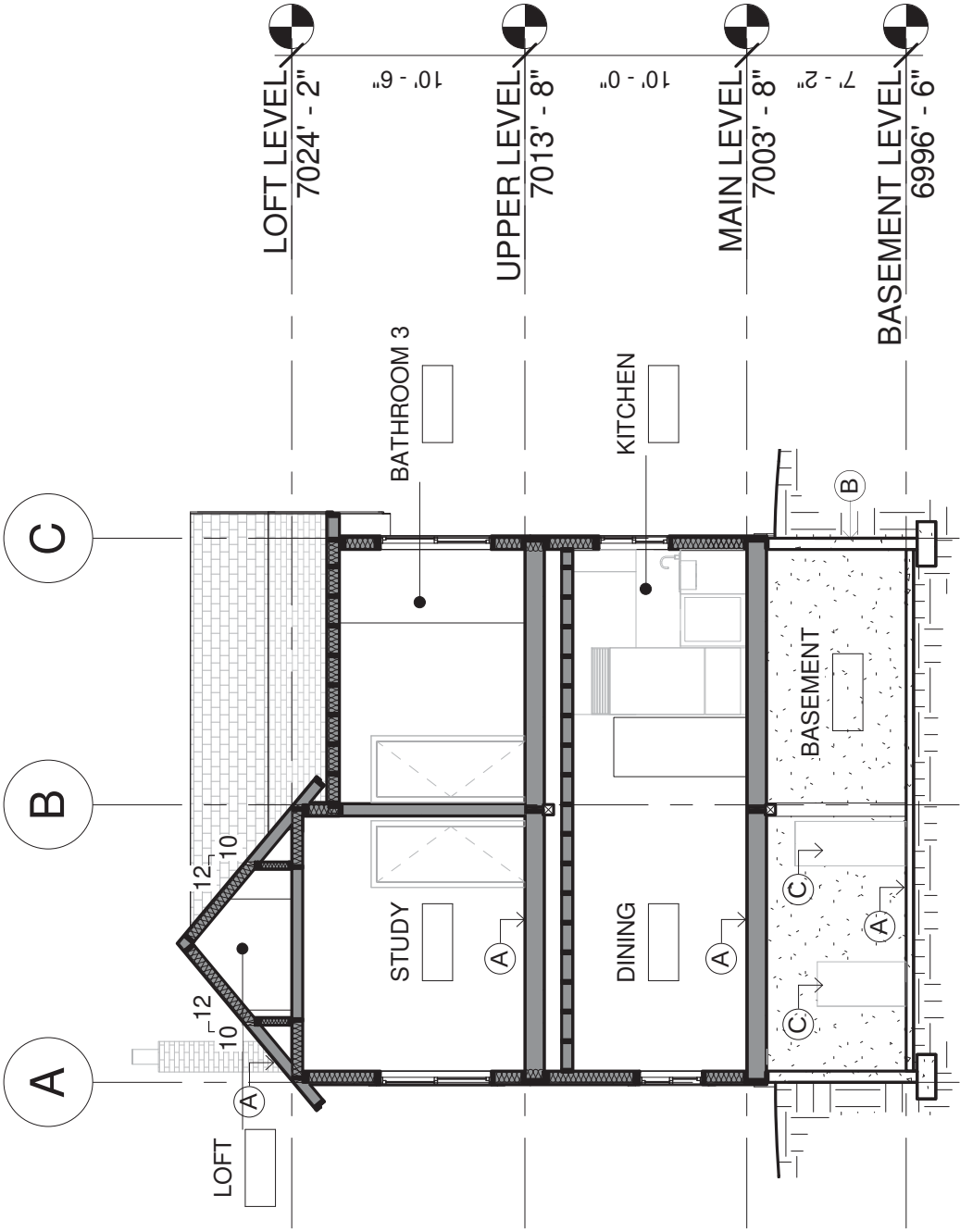


Exhibit [

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July 29, 2019

901 Woodside Avenue
Park City, UT 84060

RE: 901 Woodside Avenue Structural Determination

NOTICE OF CHIEF BUILDING OFFICIAL DETERMINATION:

Project Address: 901 Woodside Avenue
Project Description: Chief Building Official Determination for integrity of structure
Date of Action: April 17, 2019

ACTION TAKEN BY CHIEF BUILDING OFFICIAL

The Historic Site at 901 Woodside Avenue has been designated as Landmark on the City's Historic Sites Inventory. It is deemed to be in the interest of the citizens of Park City, as well as the State of Utah, to encourage the preservation of Buildings, Structures, and Sites of Historic Significance in Park City. These Buildings, Structures and Sites are among the City's most important cultural, educational, and economic assets. In order that they are not lost through neglect, Demolition, expansion or change within the City, the preservation of Historic Sites, Buildings, and Structures is required.

The Chief Building Official, after visiting the site on during the Design Review Team meeting on Wednesday, April 17, 2019 with Hannah Tyler, Anne Oliver, Francisco Astorga, and Project Architect Jonathan DeGray, finds the proposed Disassembly and Reassembly (Panelization) of the Historic Structure at 901 Woodside Avenue to be the appropriate method of Rehabilitation.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Thacker". The signature is stylized with overlapping loops and is positioned above the printed name and title.

Dave Thacker
Chief Building Official/Fire Code Official



Historic Preservation Board Staff Report

Planning Department

Author: Caitlyn Barhorst, Historic Preservation Planner
Subject: Reconstruction Review
Address: 1135 Norfolk Avenue
Project Number: PL-17-03702
Date: August 7, 2019
Type of Item: Administrative –Reconstruction

Summary Recommendation:

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and consider denying Reconstruction at 1135 Norfolk Avenue pursuant to the following 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: 1135 Norfolk Avenue
Designation: Significant
Applicant: David R. and Bobbi L. Emmett, represented by Bill Van Sickle
Proposal: Reconstruction of the Significant Historic Site.

Background:

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

The Historic District Design Review (HDDR) application for the property at 1135 Norfolk Avenue was submitted on March 27, 2019 and deemed complete on April 18, 2019. On June 24, 2019, the applicant updated the HDDR proposal from lifting the Historic Structure in place, pouring a new foundation and restoring the Historic Structure to complete Reconstruction. The Historic District Design Review (HDDR) application has not yet been approved, as it is dependent on Historic Preservation Board's (HPB) Review of the Reconstruction of the Significant Historic Site.

On July 17, 2019 the Historic Preservation Board approved the Material Deconstruction for the site at 1135 Norfolk Avenue. The Reconstruction proposal was continued to August 7, 2019. [July 17, 2019 HPB Staff Report](#) (page 24).

The applicant applied for a plat amendment extension on June 13, 2019. The applicant requested the extension for more time to complete the Conditions of Approval for recordation of the plat. The original approval (see [Ordinance No. 2018-34](#)) expired June 21, 2019. The extension approval has not been approved, as it is dependent on City Council's review.

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

PROPOSAL - RECONSTRUCTION OF THE SIGNIFICANT HISTORIC SITE The applicant is proposing to Reconstruct the Significant Historic Structure. Staff is recommending denial based on the following analysis:

Analysis:

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 OR 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

Does not comply. *The Chief Building Official made a site visit on June 26, 2019 and did not find the Structure to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code. See Exhibit E for the determination letter.*

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

Does not comply. *The applicant has completed limited interior exploratory demolition. Chris Reeves, E.I.T. at Epic Engineering completed a report on the condition of the building on June 11, 2019 (Exhibit F) explaining the structural observations of the existing foundation, floor framing, walls, and roof framing.*

The structural engineer's report highlights the concerns of the proposed work: "Considering the observations of the sag in the floor joists and the haphazard placement of beams and shims in the basement level, there are concerns that the structure by itself lacks the stiffness necessary to lift or move it as an independent unit."

The applicant has not provided sufficient information proving the structure cannot be made safe and/or serviceable through repair. The Chief Building Official Determination letter states the Structure can be made safe and/or serviceable through repair.

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 is proposing to Reconstruct the Significant Historic Site to the Historic form as is indicated in the proposed plans (Exhibit A).*

- 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 March 27, 2019, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1135 Norfolk Avenue. The application was deemed complete on April 18, 2019. The applicant updated the proposal on June 24, 2019. Approval of the HDDR application is dependent on the Historic Preservation Board's approval of the Reconstruction.*

Staff finds that the proposal for Reconstruction does not comply with LMC § 15-11-15 RECONSTRUCTION OF AN EXISTING HISTORIC BUILDING OR HISTORIC STRUCTURE.

LMC § 15-13-4(3) Guidelines for Reconstruction:

- a. **Reconstruction of a historic building or structure is allowed when the Chief Building Official determines the structure to be hazardous or dangerous, pursuant to section 116.1 of the International Building Code, and when the building cannot be made safe and/or serviceable through repair.**

Does not comply. *The Chief Building Official made a site visit on June 26, 2019 and did not find the Structure to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code. See Exhibit E for the determination letter.*

- b. **Reconstruction shall be guided by documentation and physical evidence in order to facilitate an accurate re-creation.**

Complies. *The applicant is proposing to reuse any salvageable Historic material in the Reconstruction. No proposed alterations will impact the accuracy of re-creation.*

- c. **Reconstruction shall not be based on conjectural designs or on combinations of different features from other historic buildings.**

Complies. *The proposed work does not include any conjectural designs.*

- d. **Reconstruction shall include recreating documented design of exterior features such as roof shape, architectural detailing, windows, entrances and porches, steps and doors, and the historic spatial relationships.**

Complies. *The applicant is proposing to Reconstruct the Historic Structure to the Historic form including all features.*

- e. **Reconstruction shall include measures to preserve and reuse remaining historic materials found to be safe and/or serviceable.**

Complies. *The applicant is proposing to reuse all salvageable Historic material.*

- f. **A reconstructed building shall accurately duplicate the appearance of the historic building in materials, design, color, and texture.**

Complies. *The applicant is not proposing to alter the Historic Structure's appearance.*

- g. **A reconstructed building shall duplicate the historic building, and shall reconstruct the setting, placement, and orientation of the original structure.**

Complies. *The applicant is not proposing to alter the Historic Structure's setting, placement, or orientation.*

- h. **A reconstruction shall re-establish the historic relationship between the building or buildings and historic site features.**

Complies. *The applicant is proposing to remove all non-Historic alterations and site additions.*

- i. **A building may not be reconstructed on a location other than the original site, unless approved by the Historic Preservation Board pursuant to LMC § 15-11-13.**

Complies. *The applicant is not proposing to alter the Historic Structure's location.*

Staff finds that the proposal for Reconstruction does not comply with LMC § 15-13-4(3) Guidelines for Reconstruction.

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

- [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:

The complete application notice mailing was sent on April 19, 2019 notifying of the first public hearing on May 3, 2019. On June 29, 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 July 3, 2019.

The continuation was published in the Park Record on July 20, 2019.

Recommendation:

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and consider denying Reconstruction at 1135 Norfolk Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval. This site is designated as Significant on the City's Historic Sites Inventory (HSI).

Findings of Fact:

1. The property is located at 1135 Norfolk Avenue in the Historic Residential (HR-1) zoning District.
2. The Site is designated as Significant on the Historic Sites Inventory.
3. On March 27, 2019 the Planning Department received a Historic District Design Review (HDDR) application for the property at 1135 Norfolk Avenue; it was deemed complete on April 18, 2019.
4. On June 24, 2019 the applicant updated the HDDR proposal from lifting the Historic Structure in place, pouring a new foundation and restoring the Historic Structure to complete Reconstruction. The HDDR application has not yet been approved as it is dependent on the HPB's Review for Material Deconstruction and Reconstruction on the Significant Historic Site.
5. On July 17, 2019 the Historic Preservation Board approved the Material Deconstruction for the site at 1135 Norfolk Avenue.
6. The Reconstruction proposal was continued to August 7, 2019. [July 17, 2019 HPB Staff Report](#) (page 24).

7. The applicant applied for a plat amendment extension on June 13, 2019 in order to complete the work required on the original approval (see [Ordinance No. 2018-34](#)) expired June 21, 2019. The extension approval has not been approved, as it is dependent on City Council's review.
8. The Structure was constructed between circ. 1900-1907. The Historic Site Form has identified this site's era of historical significance as the Mature Mining Era, 1894 to 1930.
9. The house first appears on the 1907 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 facing cross saltbox gable to the west with a single-story shed roof front porch.
10. The first known photograph of the house was taken as part of the circ. 1940 tax assessment. The photograph shows circ. 1930s Inselbrick asphalt siding, wood retaining walls and stairs leading to the concrete foundation.
11. Prior to now, an addition to the south (rear) of the Historic Structure was constructed with a shed roof. There was also a shed in the rear of the property and concrete garage at the front of the property added outside of the Historic period.
12. The applicant is proposing to Reconstruct the Significant Historic Site at 1135 Norfolk Avenue.
13. The proposal for Reconstruction does not comply with LMC § 15-11-15(A)(1) as the Chief Building Official made a site visit on June 26, 2019 and did not find the Structure to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code.
14. The proposal does not comply with LMC § 15-11-15(A)(2) as the representative of the Chief Building Official found the Structure can be made safe and/or serviceable through repair.
15. The proposal complies with LMC § 15-11-15(A)(3) as the applicant is proposing to Reconstruct the Significant Historic Site to the Historic form as is indicated in the proposed plans (Exhibit A).
16. The proposal complies with LMC § 15-11-15(B). On March 27, 2019, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1135 Norfolk Avenue. The application was deemed complete on April 18, 2019. The applicant updated the proposal on June 24, 2019. Approval of the HDDR application is dependent on the Historic Preservation Board's approval of the Reconstruction.
17. The HPB has made the following findings with respect to LMC § 15-13-4(3) Guidelines for Reconstruction:
 - a. Does not comply. *The Chief Building Official made a site visit on June 26, 2019 and did not find the Structure to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code. See Exhibit E for the determination letter.*
 - b. Complies. *The applicant is proposing to reuse any salvageable Historic material in the Reconstruction. No proposed alterations will impact the accuracy of re-creation.*
 - c. Complies. *The proposed work does not include any conjectural designs.*
 - d. Complies. *The applicant is proposing to Reconstruct the Historic Structure to the Historic form including all features.*

- e. Complies. The applicant is proposing to reuse all salvageable Historic material.
- f. Complies. The applicant is not proposing to alter the Historic Structure's appearance.
- g. Complies. The applicant is not proposing to alter the Historic Structure's setting, placement, or orientation.
- h. Complies. The applicant is proposing to remove all non-Historic alterations and site additions.
- i. Complies. The applicant is not proposing to alter the Historic Structure's location.

Conclusions of Law:

1. The proposal does not meet the criteria for Reconstruction pursuant to LMC § 15-11-15 Reconstruction of an Existing Historic Building or Historic Structure.
2. The proposal does not meet the criteria pursuant to LMC § 15-13-4(3) Guidelines for Reconstruction.

Exhibits:

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

Exhibit B – Plans, updated July 9, 2019

Exhibit C – Physical Conditions Report + Historic Preservation Plan

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

Exhibit E – Chief Building Official Determination Letter

Exhibit F – Epic Engineering report

Exhibit G – Exterior Photos

Exhibit H – Interior Photos

Exhibit B

Historic Sites Inventory Form

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1135 Norfolk Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-183

Current Owner Name: James Steinmetz

Parent Parcel(s):

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

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

2 STATUS/USE

Property Category

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

Evaluation*

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

Reconstruction

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

Use

- Original Use: Residential
- Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

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

Drawings and Plans

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

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

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

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

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

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

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

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

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

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

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

No. Stories: 1

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

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

General Condition of Exterior Materials:

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

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

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

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

☐ Uninhabitable/Ruin

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

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

Foundation: Concrete and stone veneer.

Walls: Clapboard siding.

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

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

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

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

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

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

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

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

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

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

5 SIGNIFICANCE

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

Date of Construction: c. 1905¹

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

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

1. Historic Era:

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

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

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

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

6 PHOTOS

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

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

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

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

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

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

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









Exhibit C

Plans, updated July 9, 2019



June 24, 2019

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

1135 Norfolk Historic Preservation Plan

Planners and Historic Preservation Board,

Our original intention was to raise the home, pour a new foundation and set it back down. We have investigated the home on 1135 Norfolk further and have come to the following conclusions.

We would like to materially deconstruction the home and reconstruct it to the same original historic specifications.

The homes original exterior looked like brick. After some exploratory demolition we have concluded that the exterior was an asphalt material that looked like brick. The exterior sheathing material is a 1x4 and 1x6 material. Some of it is salvageable but a lot of it needs replacement.

The roof needs repair as large sections of it are sagging and need bracing. The floor structure is failing in several spots and when standing in the home the floor is sagging nearly 12" across a single room. The previous owner has done some blocking of the floor in the crawl space to help support this floor but needs full replacement.

The existing foundation is some block material, some concrete and some sandstone. See the structural engineers report. This will need to be fully replaced.

The existing siding is new non-historic material and has not been properly maintained or stained/painted. This has allowed for rot of the new siding material. We will remove and salvage what we can and reuse it in the reconstruction of the home.

The windows on the home are newer construction and non-historic and our intention is to replace them with new wood windows that match the historic home.

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With the material deconstruction we will salvage as much of the home as possible to use in the rebuilt. We would like to use the true 2x4 walls studs as part of the material on the reconstruction of the home and will use them as part of the new deck areas or where ever we can so as to minimalize and site waste as we deconstruct this home and build it back. The sandstone foundation rocks we would like to use in the construction of the new exterior living area as part of the landscape and patio elements.

After the structural analysis on this home coming back recommending we deconstruct the home and that there will likely be a loss of any components being able to be saved in trying to lift and repair and set back down, we would like to propose reconstructing the home to appearance of the historic structure all while reusing as many materials as we can to preserve the nature of the historic home and use as many of the existing elements in the new construction, giving recognition to the historic nature of this home.

Thanks,

Bill Van Sickle

801.694.9683

bill@vansickledesigned.com

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This architectural drawing shows a complex of modern buildings. The central structure is a multi-story building with a series of terraces and balconies. To its left is a building with a prominent curved, vaulted roofline. The drawing uses a combination of solid black areas and white space to define the building's form and volume. The perspective is from a low angle, looking up at the buildings.

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

Cover Sheet	SCALE:	1/4" = 1'-0"
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DATE
18 April 2019

SHEET

A1.01

Sheet Number	Sheet Name	Current Revision	Current Revision Description	Current Revision Date
A1.01	Cover Sheet			
A1.02	General Notes			
A1.03	Site & Grading Plan			
A1.04	Site Plan			
A1.05	Site Plan Detail			
A2.01	Basement Proposed			
A2.02	First Floor Existing			
A2.03	First Floor Proposed			
A2.04	Second Floor Proposed			
A2.05	Second Floor Existing			
A2.06	Roof Plan Existing			
A2.07	Roof Plan Proposed			
A3.00	Streetscape Elevation			
A3.01	Isometric Elevations			
A3.02	Elevations Existing			
A3.03	Elevations Proposed			
A3.04	Elevations Existing			
A3.05	Elevations Proposed			
A4.01	Building Sections			
A4.02	Building Sections			
A4.03	Typical Wall Sections			
A4.04	Typical Wall Sections			
A4.05	Finishes Details			
A4.06	Typical Details			
A4.07	Code Compliance Details			
A5.01	Basement Ceiling Plan			
A5.02	First Floor Reflected Ceiling Plan			
A5.03	Second Floor Reflected Ceiling Plan			
A5.04	Attic Reflected Ceiling Plan			
A6.01	Interior Elevations			
A6.02	Interior Elevations			
E1.01	Basement Electrical Plan			
E1.02	First Floor Electrical			
E1.03	Second Floor Electrical			
E1.04	Attic Floor Electrical			
M1.01	Gas Piping Diagram			
S1.01	Isometric Foundation			
S1.02	Foundation Plan			
S2.01	Isometric Framing			
S2.02	First Floor Framing Plan			
S2.03	Second Floor Framing			
S2.04	Attic Floor Framing			
S2.05	Roof Framing			
S3.01	Basement Shearplan			
S3.02	Main Shearplan			
S3.03	Second Floor Shearplan			
S3.04	Attic Shearplan			
S4.01	Foundation Details			
S4.02	Foundation Details			
S5.01	Framing Details			
S5.02	Framing Details			

Name	Square Footage	Area
Existing Main Level	805 SF	
Lower Living	1246 SF	
Main Level Proposed	922 SF	
Upper Proposed	887 SF	
Front Porch	125 SF	
Garage	551 SF	
Left Bonus Level	522 SF	
BUILDING FOOTPRINT	1,801 SF	
TOTAL LIVING	4,342 SF	
TOTAL GROSS	4,693 SF	

S&O 01	Sub-Element	
		</

ENERGY VALUE ANALYSIS
ROOF
2x6 WALLS
2x4 WALLS
FOUNDATION & SLAB ON GRADE
FLOORS
WINDOWS
DOORS

General Contractor	
--------------------	--

Structural	
------------	--

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

Designed By	Bill Van Sickle Van Sickle Design & Drafting 4383 Forestdale Road #205 Park City, Utah 84098 801.694.9683 bill.draftmaster@gmail.com
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Revision Schedule	
Revision Number	Revision Date

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

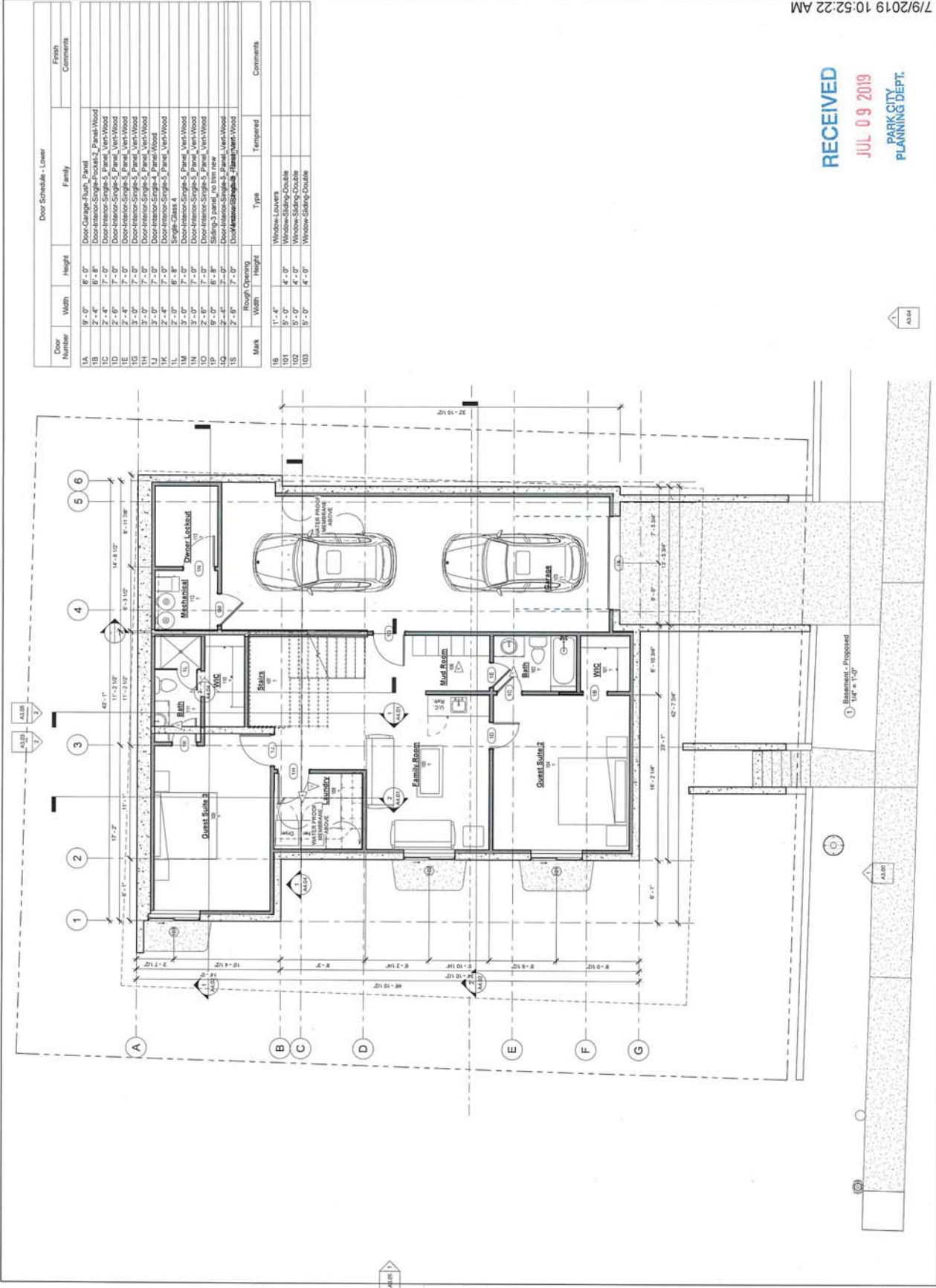
Basement
Proposed
SCALE:
1/4" = 1'-0"

DATE
18 April 2019

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① First Floor
1/4" = 1'-0"



SHEET

DATE _____

$$\frac{1}{4}'' = 1'-0''$$

Remodel

1135 Norfolk Ave.
Park City, Utah 84060

Revision Schedule	
Revision Number	Revision Date

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Revision Schedule	
Revision Number	Revision Date

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

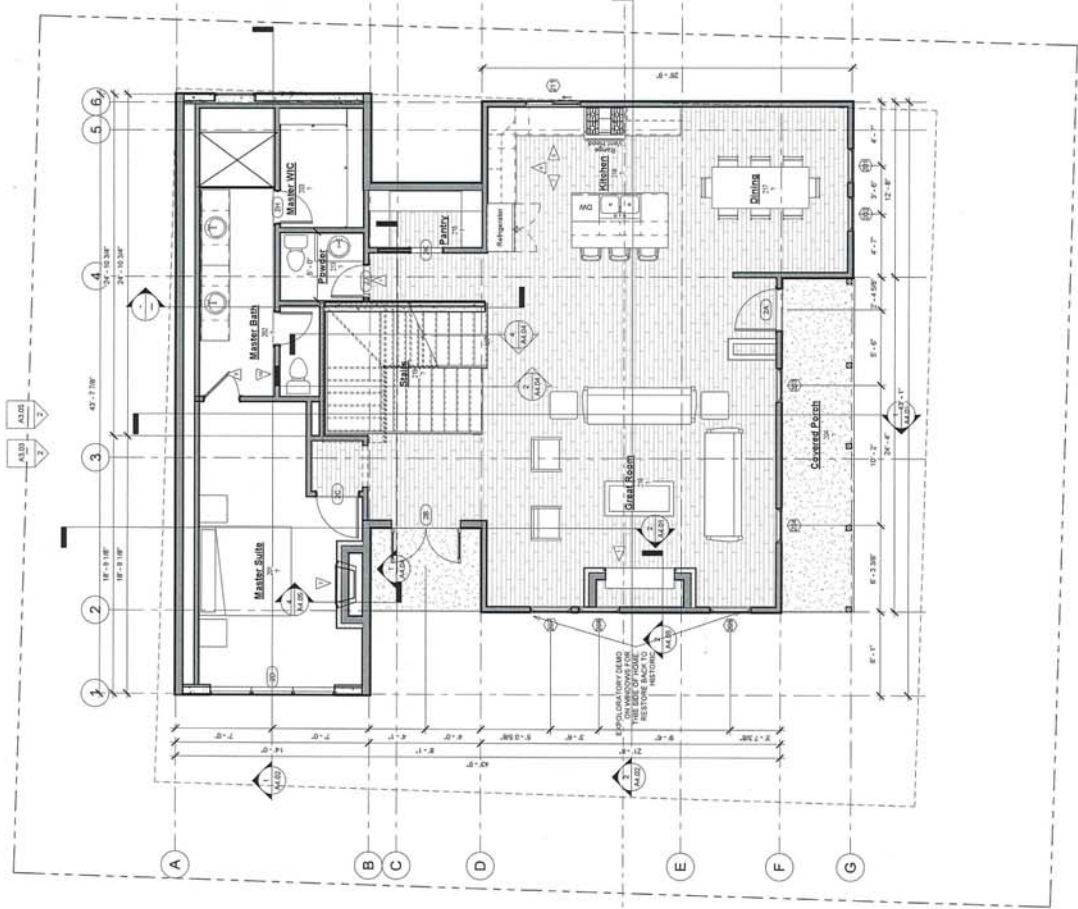
**First Floor
Proposed**
SCALE:
1/4" = 1'-0"

DATE
18 April 2019

SHEET
A2.03

Door Schedule - Main			
Door Number	Width	Height	Finish Comments
2A	3'-0"	6'-8"	Door Interior Single-5 Panel Wood
2B	3'-0"	7'-0"	Double Glass 1
2C	3'-0"	7'-0"	Door Interior Single-5 Panel, Veneer Wood
2D	9'-0"	6'-8"	Sliding 3 panel, no trim new
2E	2'-4"	7'-0"	Door Interior Single-5 Panel, Veneer Wood
2F	2'-4"	7'-0"	Door Interior Single-5 Panel, Veneer Wood
2G	2'-4"	6'-8"	Door Interior Single-5 Panel Wood

Window Schedule - Main			
Mark	Blank Opening Width	Height	Comments
201	2'-6"	5'-0"	Window Double-Hung
202	2'-6"	5'-0"	Window Double-Hung
203	2'-6"	4'-8"	Window Double-Hung
204	2'-6"	4'-8"	Window Double-Hung
205	3'-0"	3'-8"	Window Double-Hung
206	3'-0"	2'-6"	Window Double-Hung
207	3'-0"	2'-6"	Window Double-Hung
211	4'-0"	3'-0"	Window Sliding Double
212	2'-0"	4'-0"	Skylight Top-Hung
213	2'-0"	4'-0"	Skylight Top-Hung
214	2'-0"	4'-0"	Skylight Top-Hung
215	2'-0"	3'-10"	Window Double-Hung
216	2'-6"	3'-10"	Window Double-Hung
217	2'-6"	3'-10"	Window Double-Hung
218	3'-0"	4'-0"	Window Double-Hung
219	3'-0"	4'-0"	Window Double-Hung
221	3'-0"	1'-0"	Window Fixed
222	3'-0"	1'-0"	Window Fixed
223	3'-0"	1'-0"	Window Fixed
224	3'-0"	1'-0"	Window Fixed
225	3'-0"	1'-0"	Window Fixed



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



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Revision Schedule	
Revision Number	Revision Date

Emmette Res.
Remodel
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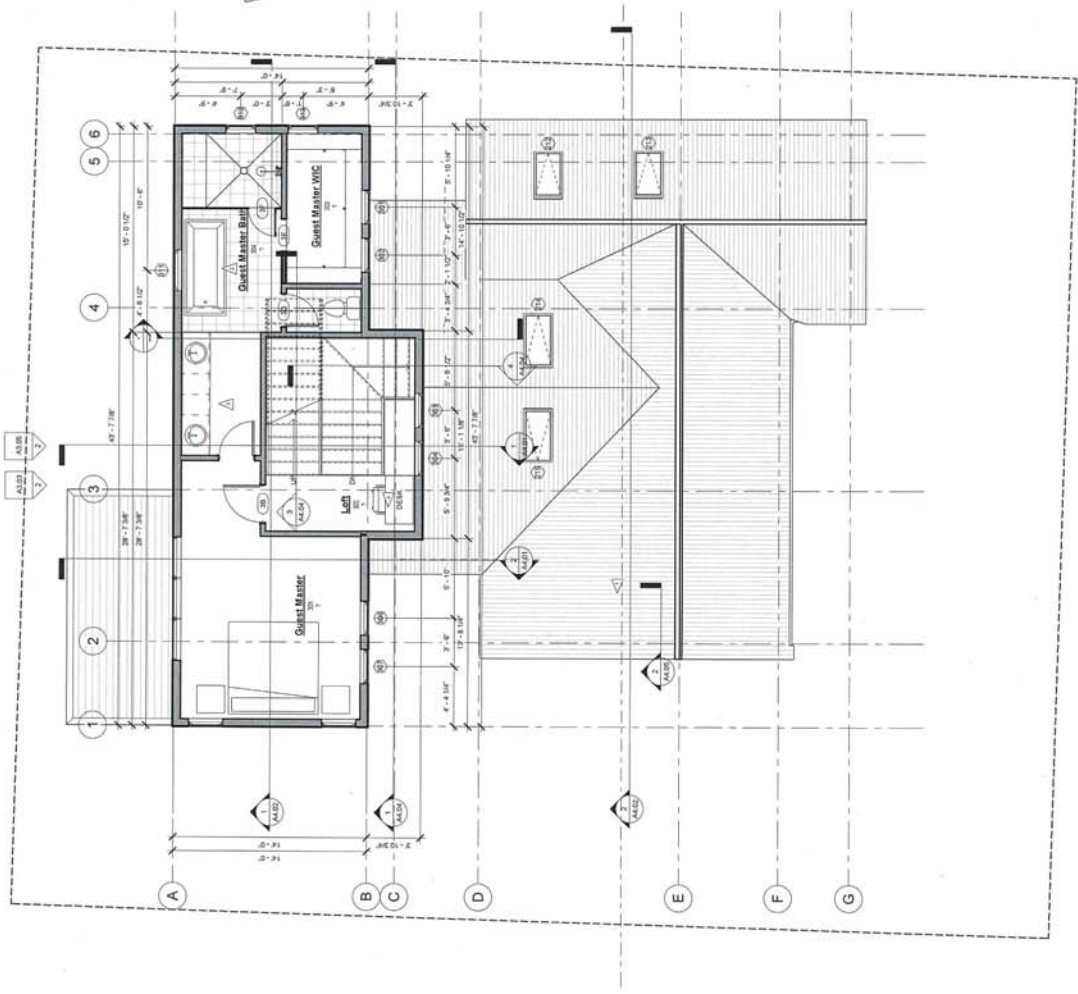
Second Floor
Proposed
1/4" = 1'-0"

DATE
18 April 2019

SHEET
A2.04

Door Schedule - Upper			
Door Number	Width	Height	Finish Comments
3B	2'-0"	7'-0"	Door Interior Single-5_Panels_Vert Wood
3D	2'-0"	7'-0"	Door Interior Single-5_Panels_Vert Wood
3E	2'-0"	6'-8"	Door Interior Single-Point-2_Panels_Vert Wood
3F	2'-0"	6'-8"	Single Glass 4

Window Schedule - Upper			
Mark	Rough Opening Width	Height	Tempered Comments
301	2'-6"	5'-0"	Window Double-Hung
302	2'-6"	5'-0"	Window Double-Hung
303	2'-6"	5'-0"	Window Double-Hung
304	2'-6"	5'-0"	Window Double-Hung
305	2'-6"	5'-0"	Window Double-Hung
307	2'-6"	5'-0"	Window Double-Hung
311	3'-0"	2'-6"	Window Double-Hung
312	3'-0"	2'-6"	Window Double-Hung
313	3'-6"	2'-2"	Window Double-Hung

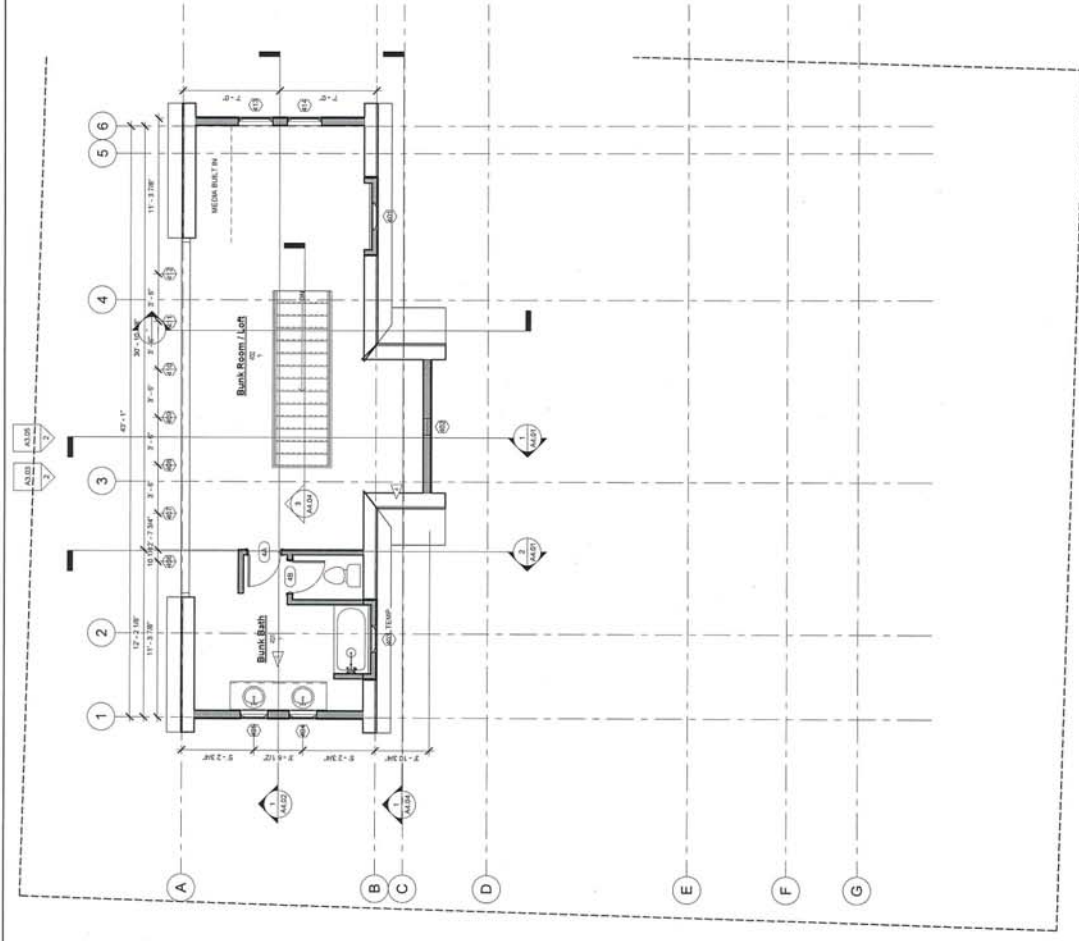


1 Second Floor - Proposed
1/4" = 1'-0"



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Window Schedule - Attic

Mark	Rough Opening	Width	Height	Type	Comments
401	2'-0"	3'-6"	2'-0"	Window-Double-Hung	
402	2'-0"	3'-6"	2'-0"	Window-Covers	
403	2'-0"	3'-6"	2'-0"	Window-Double-Hung	
404	2'-0"	3'-6"	2'-0"	Window-Double-Hung	
405	2'-0"	3'-6"	2'-0"	Window-Double-Hung	
406	2'-0"	2'-0"	2'-0"	Fixed with Trim	
407	2'-0"	2'-0"	2'-0"	Fixed with Trim	
408	2'-0"	2'-0"	2'-0"	Fixed with Trim	
409	2'-0"	2'-0"	2'-0"	Fixed with Trim	
410	2'-0"	2'-0"	2'-0"	Fixed with Trim	
411	2'-0"	2'-0"	2'-0"	Fixed with Trim	
412	2'-0"	2'-0"	2'-0"	Fixed with Trim	
413	2'-0"	2'-0"	2'-0"	Fixed with Trim	
414	2'-0"	2'-0"	2'-0"	Fixed with Trim	

Door Schedule - Attic

Door Number	Width	Height	Family	Finish	Comments
4A	2'-4"	6'-8"	Door-Interior-Single-S, Panel, Vert Wood		
4B	2'-4"	7'-0"	Door-Interior-Single-S, Panel, Vert Wood		



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 PARK CITY, UTAH 84098
 www.vansickledesignanddrafting.com

Revision Number	Revision Date
1	7/9/2019

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

Attic Level
Proposed
 SCALE:
 1/4" = 1'-0"

DATE
 18 April 2019

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1 Roof Plan
 $1/4" = 1'-0"$

SHEET
A2.06



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DESIGN & DRAFTING
4383 FORESTDALE ROAD, SUITE 205
PARK CITY, UTAH 84098
www.vansickledesignanddrafting.com

Revision Schedule	
Revision Number	Revision Date

Emmette Res.
Remodel
1335 Norfolk Ave.
Park City, Utah 84060

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

DATE
18 April 2019

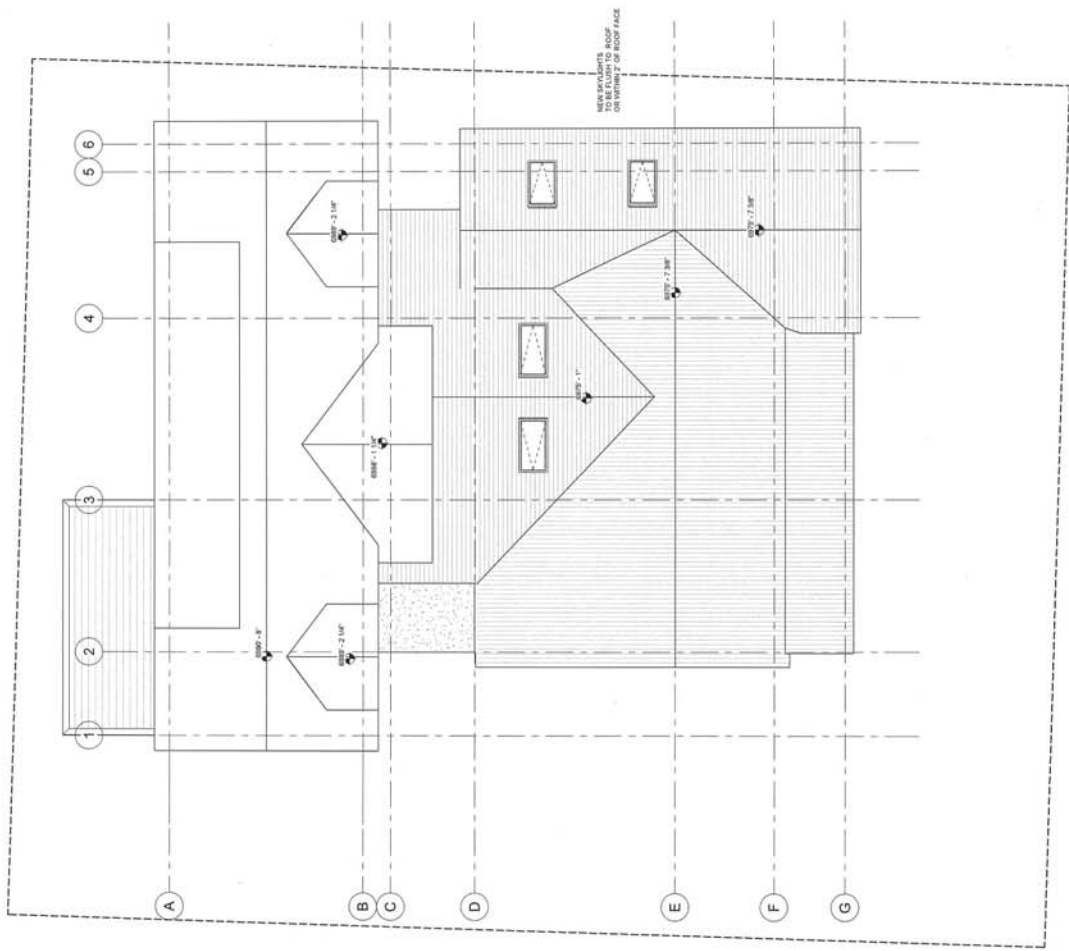
SHEET
A2.07

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JUL 09 2019

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



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Revision Schedule	Revision Number	Revision Date

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

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

DATE
18 April 2019

SHEET
A3.00



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

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Revision Schedule
Revision Number / Revision Date

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

Isometric Elevations
SCALE:

DATE
18 April 2019

SHEET
A3.01



① Perspective - Existing



② Perspective - Proposed

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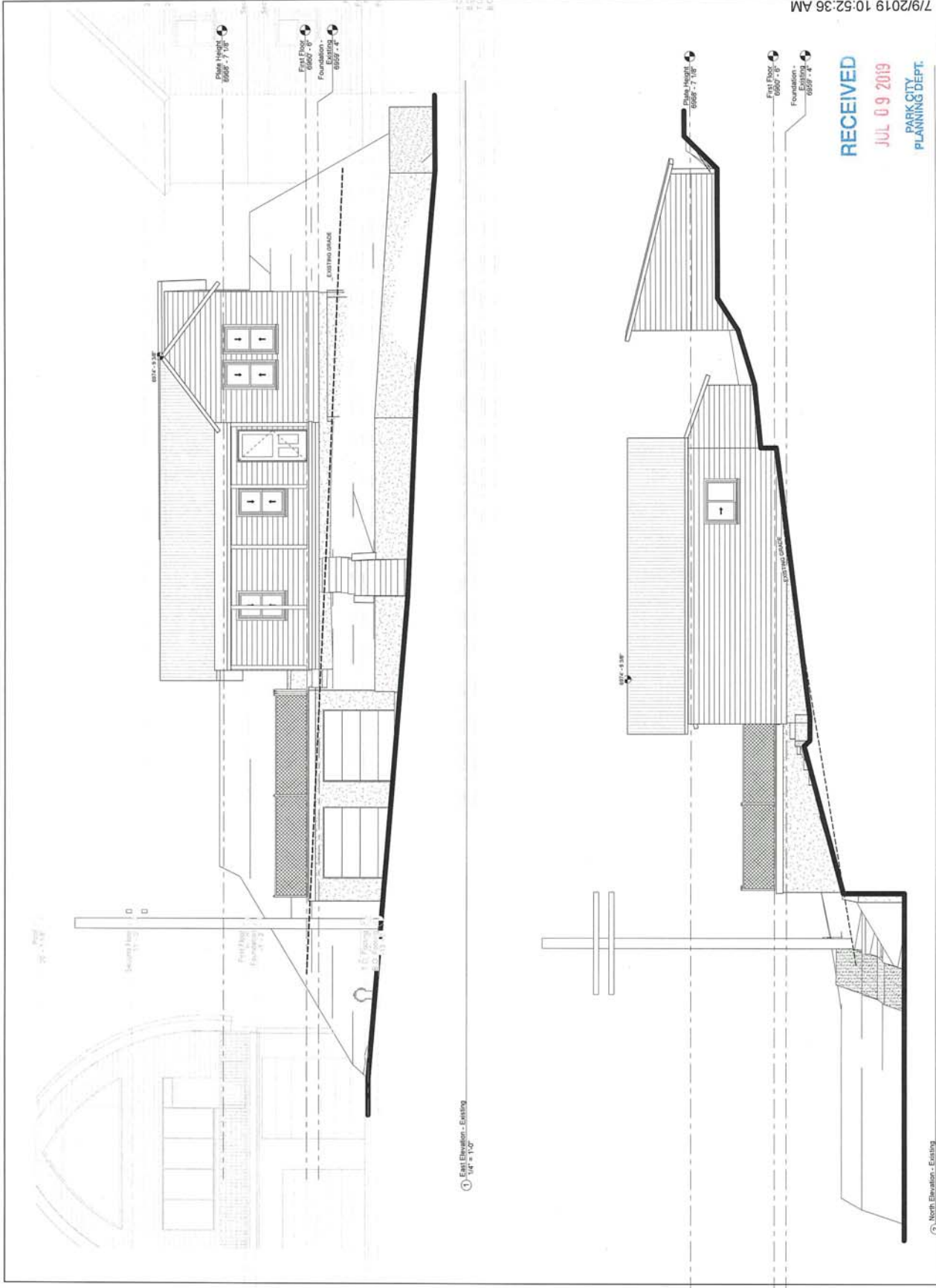
Revision Schedule	
Revision Number	Revision Date

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

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

DATE
18 April 2019

SHEET
A3.02



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

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



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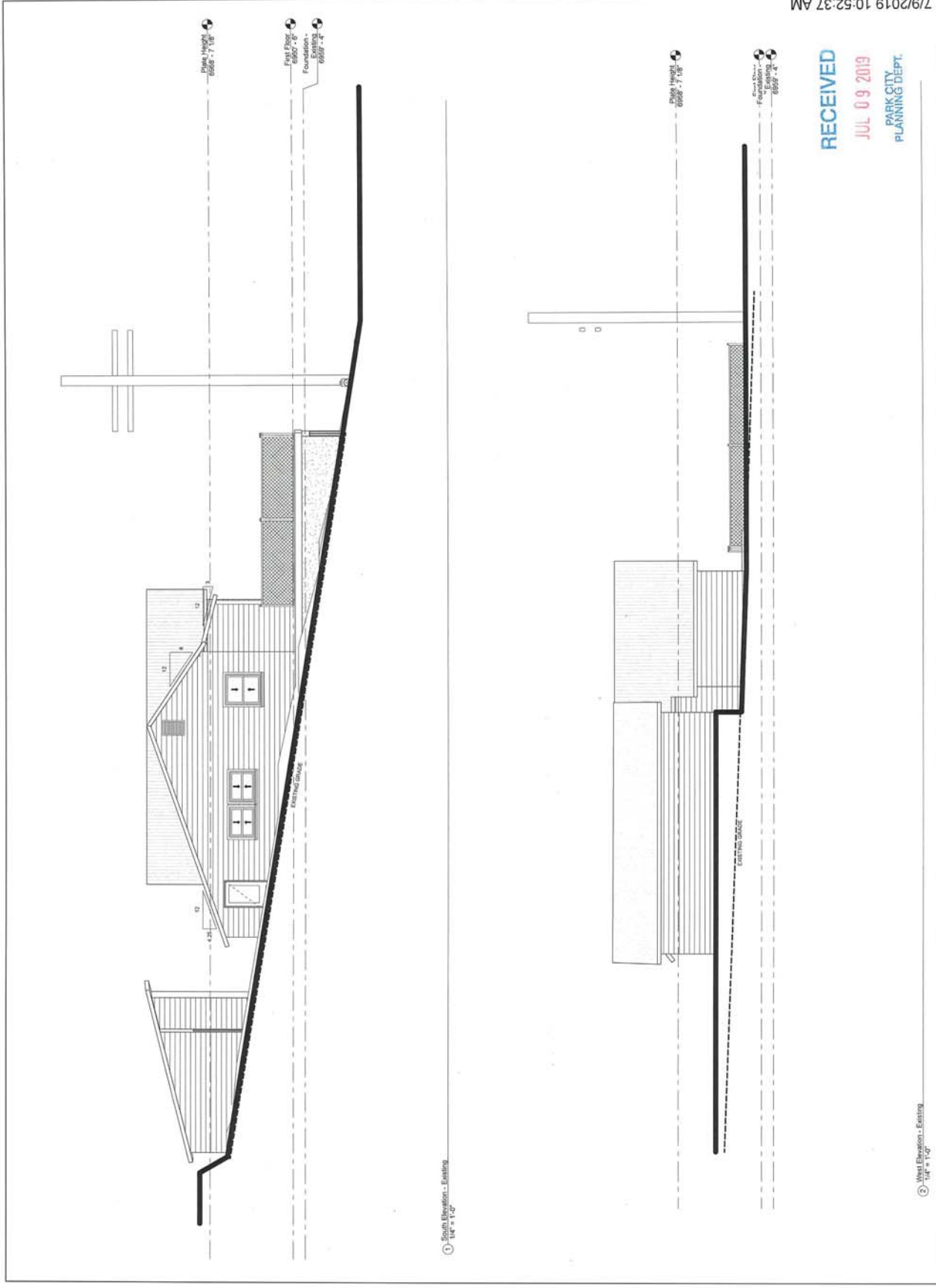
Revision Schedule	
Revision Number	Revision Date

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

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

DATE
18 April 2019

SHEET
A3.03



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VAN SICKLE
DESIGN & DRAFTING

Revision Schedule
 Revision Number Revision Date

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

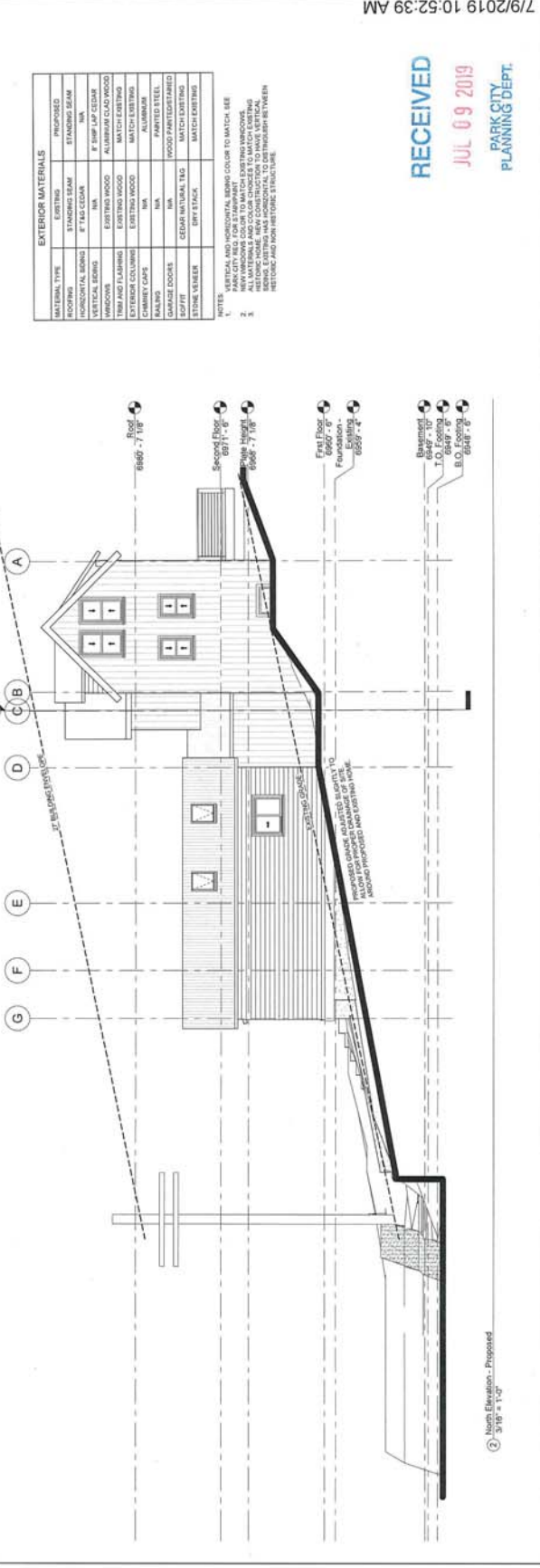
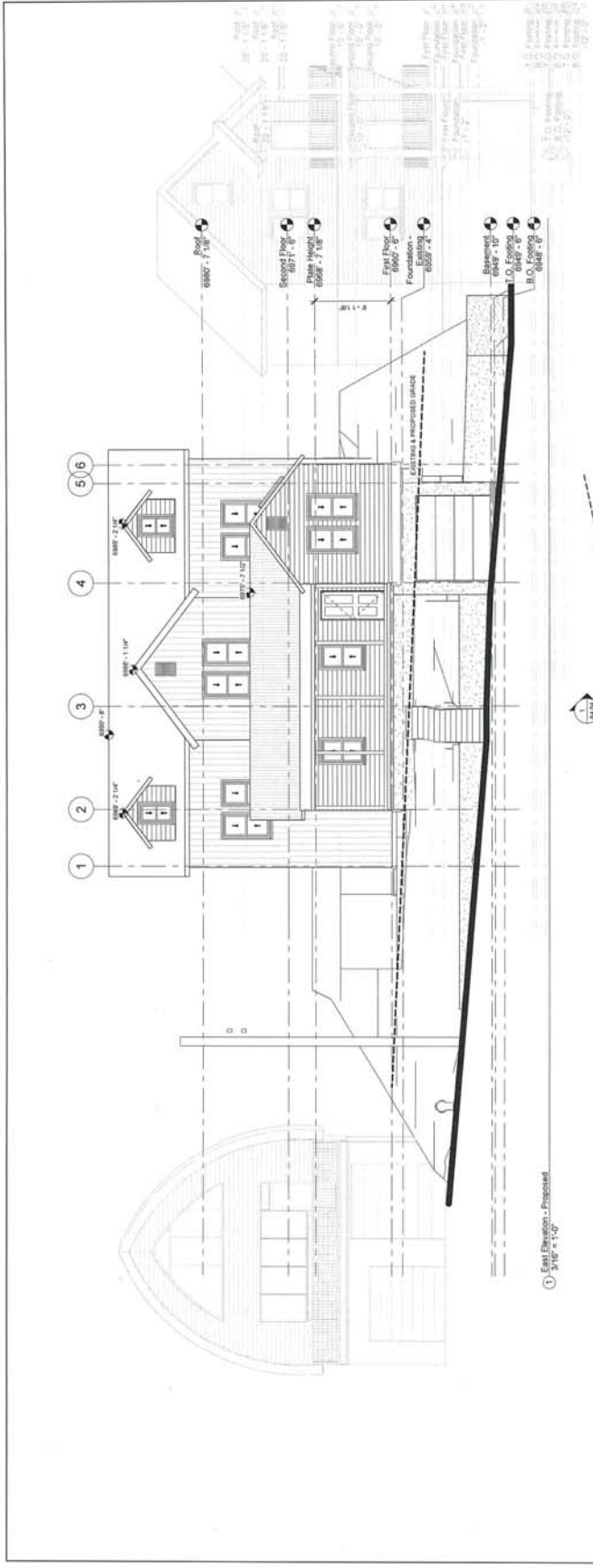
Elevations Proposed
 SCALE:
 As indicated

DATE
 18 April 2019

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 A3.04

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EXTERIOR MATERIALS		
MATERIAL TYPE	EXISTING	PROPOSED
ROOFING	STANDING SEAM	STANDING SEAM
HORIZONTAL SIDING	8" T&G CEDAR	NA
VERTICAL SIDING	NA	8" SHIP LAP CEDAR
WINDOWS	1/2" X 1/2" X 1/2" WOOD	ALUMINUM CLAD WOOD
TRIM AND FLARING	EXISTING WOOD	MATCH EXISTING
DOOR EXTERIOR COLUMN	EXISTING WOOD	WAXED EXISTING
CHIMNEY CAPS	NA	ALUMINUM
RAILING	NA	PAINTED STEEL
GARAGE DOORS	NA	WOOD PARTICLEBOARD
SOFFIT	CEDAR MATERIAL, 1/2"	MATCH EXISTING
STONE VENEER	DRY STACK	MATCH EXISTING

NOTES:
 1. VERTICAL AND HORIZONTAL SIDING COLOR TO MATCH. SEE EXISTING PHOTO FOR COLOR.
 2. ALL MATERIALS AND COLORS TO MATCH EXISTING MATERIALS AND COLORS.
 3. ALL MATERIALS AND COLORS TO MATCH EXISTING MATERIALS AND COLORS.
 4. ALL MATERIALS AND COLORS TO MATCH EXISTING MATERIALS AND COLORS.
 5. ALL MATERIALS AND COLORS TO MATCH EXISTING MATERIALS AND COLORS.
 6. ALL MATERIALS AND COLORS TO MATCH EXISTING MATERIALS AND COLORS.
 7. ALL MATERIALS AND COLORS TO MATCH EXISTING MATERIALS AND COLORS.
 8. ALL MATERIALS AND COLORS TO MATCH EXISTING MATERIALS AND COLORS.
 9. ALL MATERIALS AND COLORS TO MATCH EXISTING MATERIALS AND COLORS.
 10. ALL MATERIALS AND COLORS TO MATCH EXISTING MATERIALS AND COLORS.

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NOTES:

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





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DESIGN & DRAFTING
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PARK CITY, UTAH 84098
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Revision Number	Revision Date

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

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

DATE
18 April 2019

SHEET
A4.01

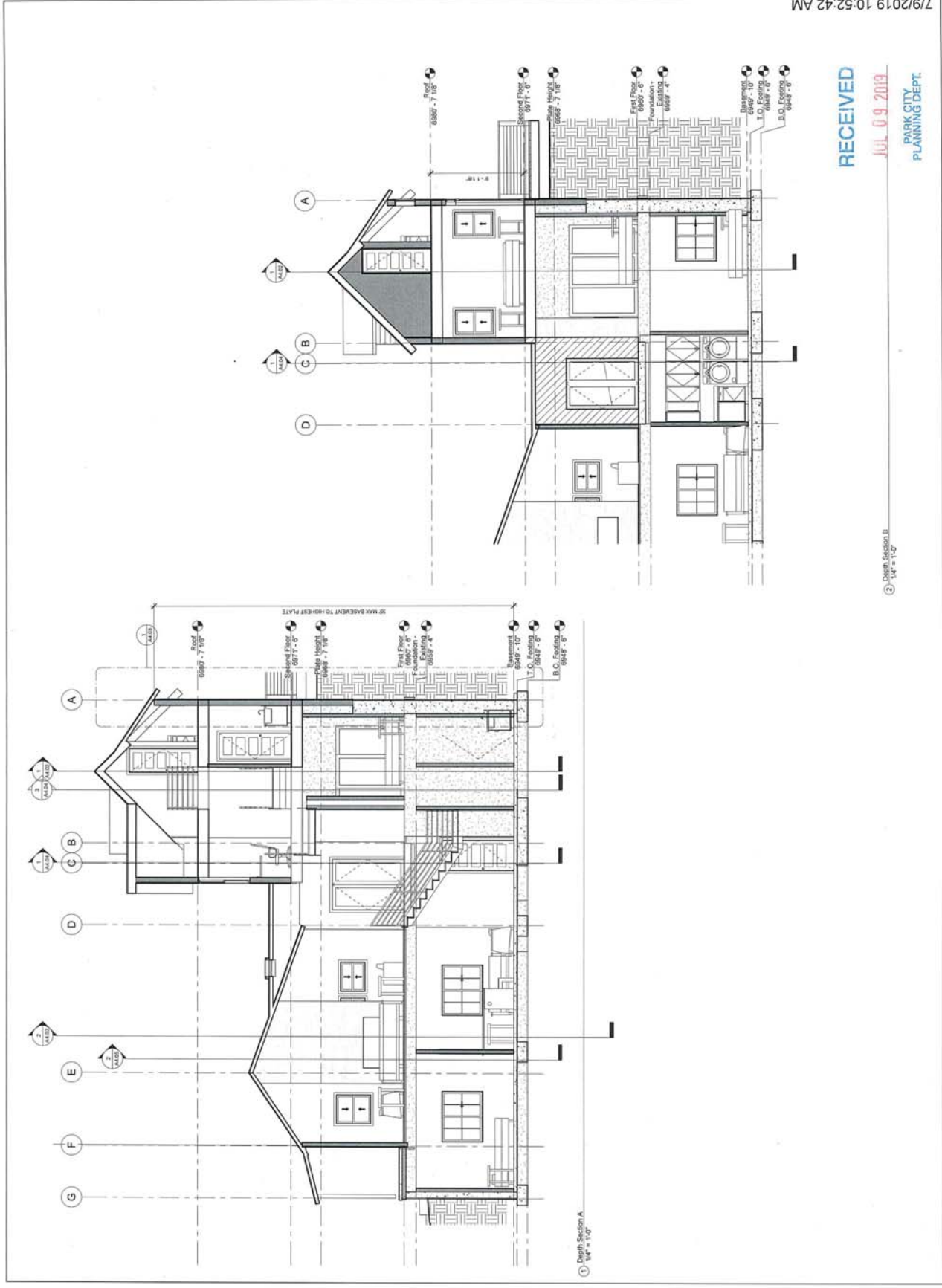


Exhibit D

Physical Conditions Report

And

Historic Preservation Plan



PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____
DATE RECEIVED: _____

PROJECT INFORMATION

NAME: _____
ADDRESS: 1135 NORFOLK AVENUE
PARK CITY, UT 84060
TAX ID: SA-183 OR
SUBDIVISION: SNYDERS ADDITION TO PARK CITY OR
SURVEY: SA-183 LOT #: 89, 5/210 BLOCK #: 17
HISTORIC DESIGNATION: ☐ LANDMARK ☒ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

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

APPLICANT'S REPRESENTATIVE INFORMATION

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

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

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PLANNING DEPT.

ACKNOWLEDGMENT OF RESPONSIBILITY

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

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

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

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

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

AFFIRMATION OF SUFFICIENT INTEREST

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

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

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

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

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

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

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



PHYSICAL CONDITIONS REPORT

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

1. Site Design

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

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

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

Estimated date of construction: 1980's

Describe existing feature:

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

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

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

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

Photo Numbers: _____ Illustration Numbers: _____

2. Structure

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

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

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

Estimated date of construction: _____

Describe existing feature:

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

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

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

Photo Numbers: _____ Illustration Numbers: _____

3. Roof

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

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

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

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

Describe existing feature:

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

Fascias are 2x wood, single step.

Soffit is wood 1x6

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

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

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

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

Photo Numbers: _____ Illustration Numbers: _____

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4. Chimney

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

Element/Feature: **No existing chimney on building a it sits.**

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

Estimated date of construction: _____

Describe existing feature:

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

Photo Numbers: _____ Illustration Numbers: _____

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5. Exterior Walls

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

Element/Feature: **Exterior walls**

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

Estimated date of construction: _____

Describe existing feature:

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

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

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

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

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

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

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

Photo Numbers: _____ Illustration Numbers: _____

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PLANNING DEPT.

6. Foundation

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

Element/Feature: Foundation

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

Estimated date of construction: _____

Describe existing feature:

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

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

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

Stone: The stacked stone will be removed & replaced

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

Photo Numbers: _____ Illustration Numbers: _____

7. Porches

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

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

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: 1980's

Describe existing feature:

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

Columns: The 4x4 wood columns are new & not historic

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

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

-Columns: original columns will be replaced to match

Photo Numbers: _____ Illustration Numbers: _____

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

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

Element/Feature: HVAC & ELECTRICAL

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

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

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

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

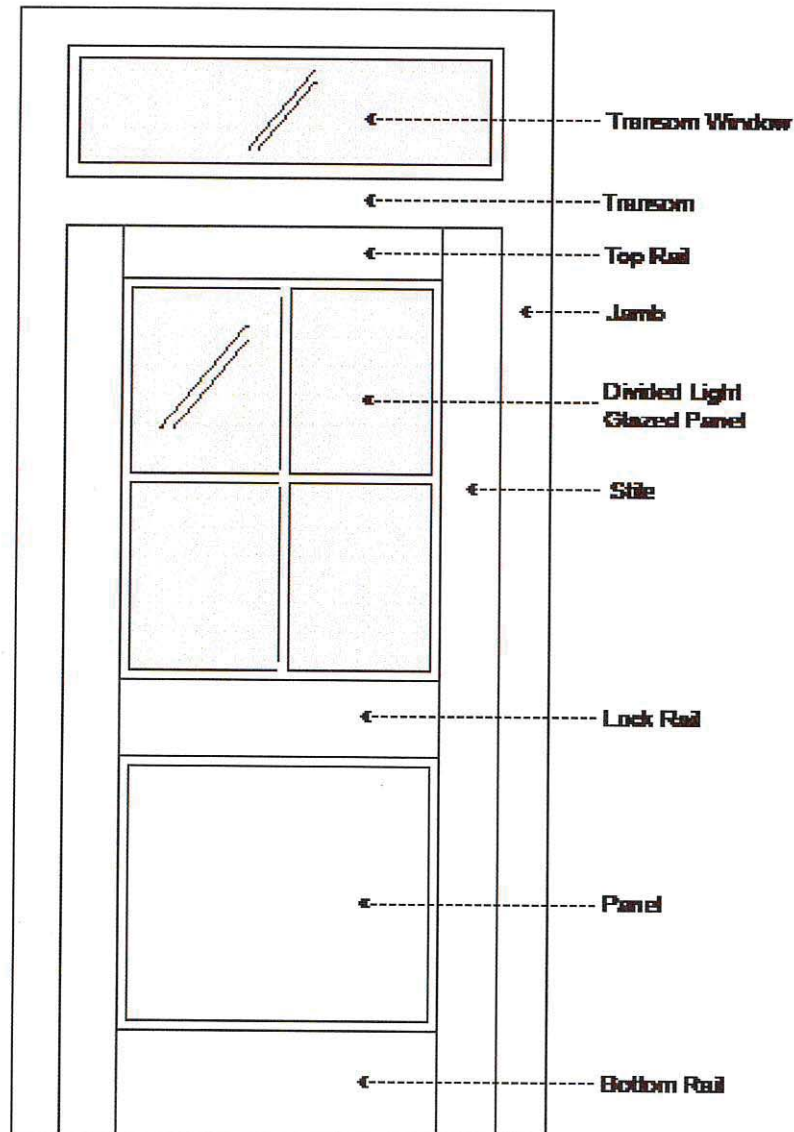
Photo Numbers: _____ Illustration Numbers: _____

9. Door Survey

Basic Requirements

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

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



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PLANNING DEPT.

Door Survey Form

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

Number of historic doors on the structure: 0

Number of existing replacement/non-historic doors: 2

Number of doors completely missing: 0

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

Number of doors to be replaced: 2

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

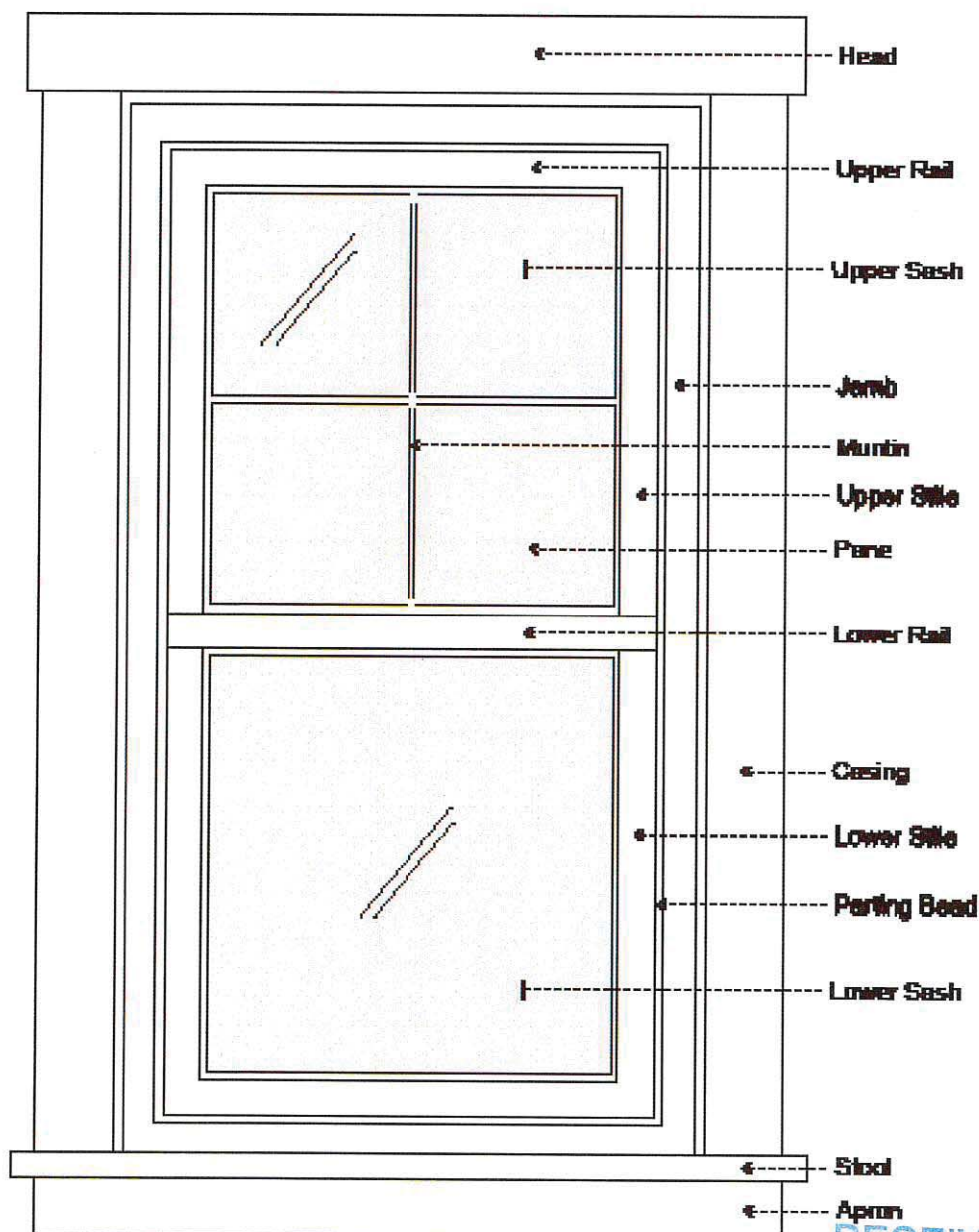
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If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

10. Window Survey

Basic Requirements

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



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Window Survey Form

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

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

Number of windows to be replaced: 9

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

RECEIVED

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

11. Interior Photographs

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

Element/Feature: INTERIOR WALLS, FLOORING, CABINETS

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: 1980's

Describe existing feature:

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

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

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

Photo Numbers: _____ Illustration Numbers: _____

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JUN 24 2015

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PLANNING DEPT.

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



HISTORIC PRESERVATION PLAN

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PLANNING DIRECTOR

CHIEF BUILDING OFFICIAL

APPROVAL DATE/INITIALS: _____ APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

☐ LANDMARK

☒ SIGNIFICANT

DISTRICT: _____

NAME: 1135 NORFOLK DRIVE, LLC

ADDRESS: 1135 NORFOLK DRIVE

PARK CITY, UT 84060

TAX ID: SA-183 OR

SUBDIVISION: SWYDERS ADDITION TO PARK CITY OR

SURVEY: SA-183 LOT #: 8, 9, & 5 1/2 10 BLOCK #: 17

APPLICANT INFORMATION

NAME: David R. & Bobbi L. Emmett

PHONE #: 602-405-9559 - FAX #: () -

EMAIL: emmettsemail@yahoo.com

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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: LANDSCAPE + SITE FEATURES

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 EXISTING CONDITIONS OF THE SITE ARE THE HOME, AN
OLD HISTORIC GARAGE, A SHED, CONCRETE + STONE STAIRCASE
AND CONCRETE RETAINING WALL.
- WE ARE REQUIRED PER PAT CONDITIONS TO REMOVE
RETAINING, GARAGE, AND SHED IN REAR YARD
- WE WILL BE RELANDSCAPING THE SITE WITH NEW CONSTRUCTION

Structure

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

Element/Feature: ROOF WALLS, AND FLOOR

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

WE ARE PLANNING TO DO A MATERIAL DECONSTRUCTION FOR
THIS SITE, WE WILL RE-USE AS MANY MATERIALS AS
POSSIBLE AS PART OF BOTH THE ARCHITECTURE AND THE
STRUCTURE. WE CAN NOT LIFT THIS HOUSE TO REPAIR IT
WITHOUT DESTROYING IT. SEE ENGINEERING REPORT

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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 MATERIAL

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

THE ROOF IS NEW HISTORIC WE WILL BE REBUILDING THE ROOF AS PART OF THE NEW CONSTRUCTION WITH A SIMILAR METAL ROOF.

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: NOT APPLICABLE

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:

NO HISTORIC CHIMNEY CURRENTLY ON SITE.

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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: STRUCTURE

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

- WALLS WILL BE MATERIAL DECONSTRUCTED AND RE-USE OF THE MATERIAL FOR NEW ARCHITECTURAL & STRUCTURAL ELEMENTS.

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:

- THE SIDING ON THE HOME IS NOW HISTORIC AND WE INTEND TO REMOVE IT AND RE-USE IT AS MUCH AS POSSIBLE

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: FOUNDATION

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

-THE EXISTING FOUNDATION IS BLOCK, STUCCO, AND CONCRETE. WE INTEND TO REMOVE AND REBUILD THE FOUNDATIONS TO MEET CODE. WE WILL BUILD THE NEW FOUNDATION OUT OF CONCRETE.

Porches

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

Element/Feature: PORCH CAP & COLUMNS

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

-WE INTEND TO RE-BUILD THE PORCH CAP OVER THE NEW FOUNDATION WITH A WOOD DECKING OVER THE TOP TO CLOSER MATCH THE HISTORIC ORIGINAL

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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: FRONT & SIDE 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 EXISTING DOORS ARE NOW HISTORIC AND WILL BE REPLACED WITH DOORS THAT ARE TYPICAL OF THE HISTORIC TIME THAT THE HOME WAS BUILT

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

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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: ALL EXTERIOR 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:

THE WINDOWS NOW IN THE HOME ARE NEW HISTORIC, WE INTEND TO REMOVE AND REPLACE THEM WITH NEW WOOD FRAMED WINDOWS THAT MATCH THE HISTORIC TIME IN WHICH THIS HOME WAS BUILT. THE MISSING WINDOWS WILL BE REPLACED IN THIS SAME MANNER

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

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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: HVAC SYSTEM

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 EXISTING HVAC SYSTEM WILL NOT BE RE-USED AS IT IS IN URGENT NON-FUNCTIONAL CONDITION. WE INTEND TO REPLACE IT WITH NEW.

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: ELECTRICAL SYSTEM

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 ELECTRICAL METER WILL BE REPLACED.
-THE WIRING IS NOT GROUNDED AND WILL BE REPLACED WITH NEW GROUNDED WIRE FOR SAFETY

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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: David R. Emmett Bobbi L. Emmett Date: 3/7/2019
DocuSigned by: 3FE3A951E5134B6... 1EF9BB95146E44B...
 David R. & Bobbi L. Emmett

Name of Applicant: _____



Exhibit E

1982 Reconnaissance Level Survey,

Done by Ellen Beasley

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

PRIMARY STRUCTURE



View _____

Date of photo _____
Negative File _____

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

Features of interest: _____

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

Modifications: None to minor siding Moderate _____ Major _____

Explain: Openings altered; synthetic siding; porch details

Condition: Excellent _____ Good x Fair _____ Deteriorated _____

Comment: _____

Present use: residential Original use: residential

SIGNIFICANCE OF PRIMARY STRUCTURE

Individual landmark _____ Typical example x Contributes to district _____

Comment: If some alterations were reversed, would be contributing

.

Exhibit F

Chief Building Official Determination Letter



July 2, 2019

1135 Norfolk Avenue
Park City, UT 84060

CC: 1135 Norfolk Avenue Structural Determination

NOTICE OF CHIEF BUILDING OFFICIAL DETERMINATION:

Project Address:	1135 Norfolk Avenue
Project Description:	Chief Building Official Determination for integrity of structure
Date of Action:	June 26, 2019

ACTION TAKEN BY CHIEF BUILDING OFFICIAL

The Historic Site at 1135 Norfolk Avenue has been designated as Significant on the City's Historic Sites Inventory. It is deemed to be in the interest of the citizens of Park City, as well as the State of Utah, to encourage the preservation of Buildings, Structures, and Sites of Historic Significance in Park City. These Buildings, Structures and Sites are among the City's most important cultural, educational, and economic assets. In order that they are not lost through neglect, Demolition, expansion or change within the City, the preservation of Historic Sites, Buildings, and Structures is required.

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

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

Sincerely,

A handwritten signature in black ink, appearing to be "Dave Thacker", written over a circular stamp or seal.

Dave Thacker
Chief Building Official/Fire Code Official

Exhibit G

Epic Engineering Report

June 11, 2019

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

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

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

Dear Mr. Van Sickle,

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

BACKGROUND

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

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

OBSERVATIONS

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

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

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

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

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

DISCUSSION

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

Structural Retrofit

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

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

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

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

Panelization Technique

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

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

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

RECOMMENDATIONS

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

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

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

LIMITATIONS

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

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

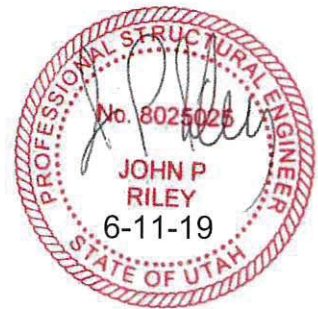
Respectfully,



Chris Reeves, E.I.T.

Epic Engineering, P.C.

Reviewed By:



John Riley, S.E.

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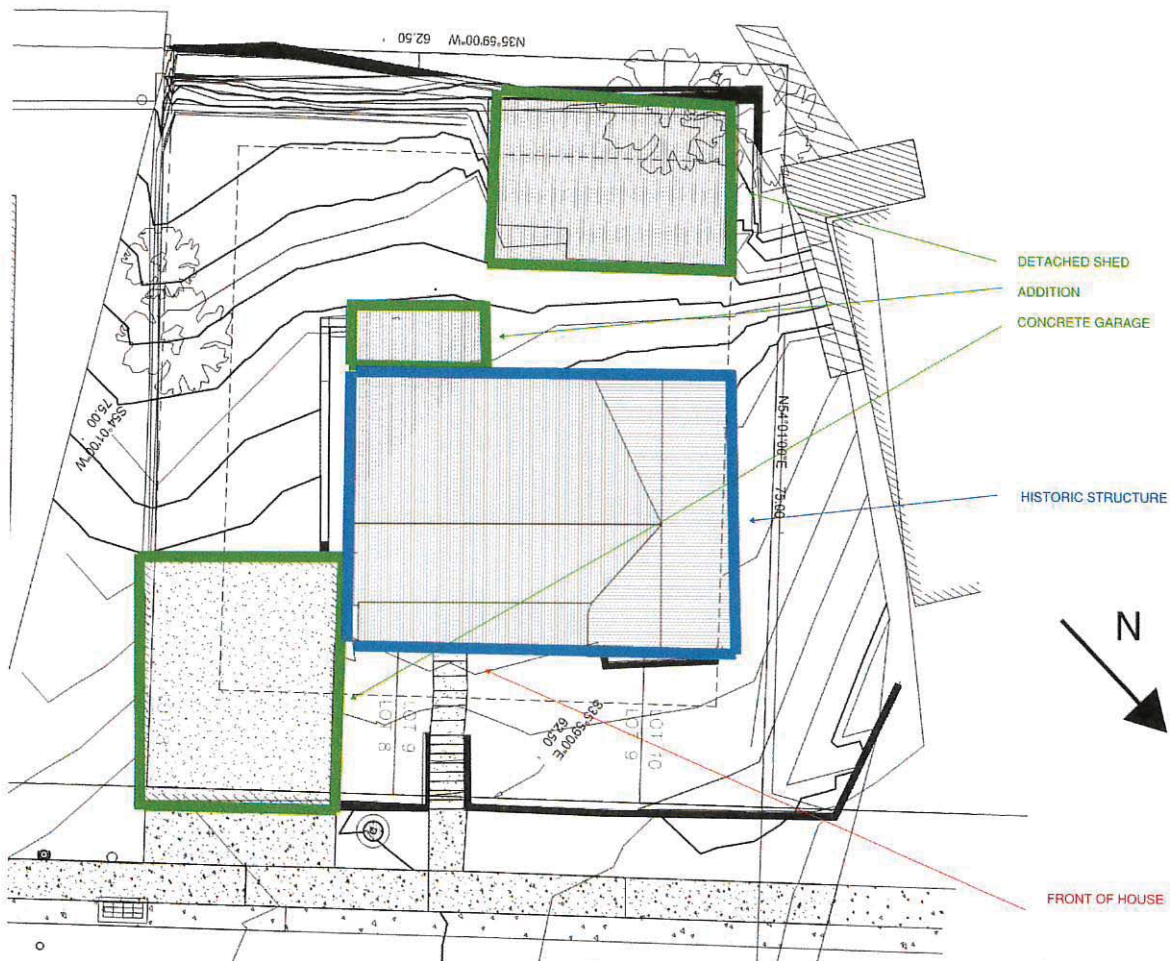


Figure 1: Scope of Report

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Photo 1: Excavated Basement with Collapsed Brick



Photo 2: Inaccessible Crawlspace

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Photo 3: Exterior Concrete Frost Wall



Photo 4: Sagging Floor Corner and Historical Studs/Slats

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Photo 5: Sub-Floor Shimming



Photo 6: Sub-Floor Beams and Joists

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Photo 7: Roof Assembly



Photo 8: Ridge Sag and Joist Bow

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Exhibit H

Exterior Photos

EXTERIOR PHOTOS



1



2

3



4



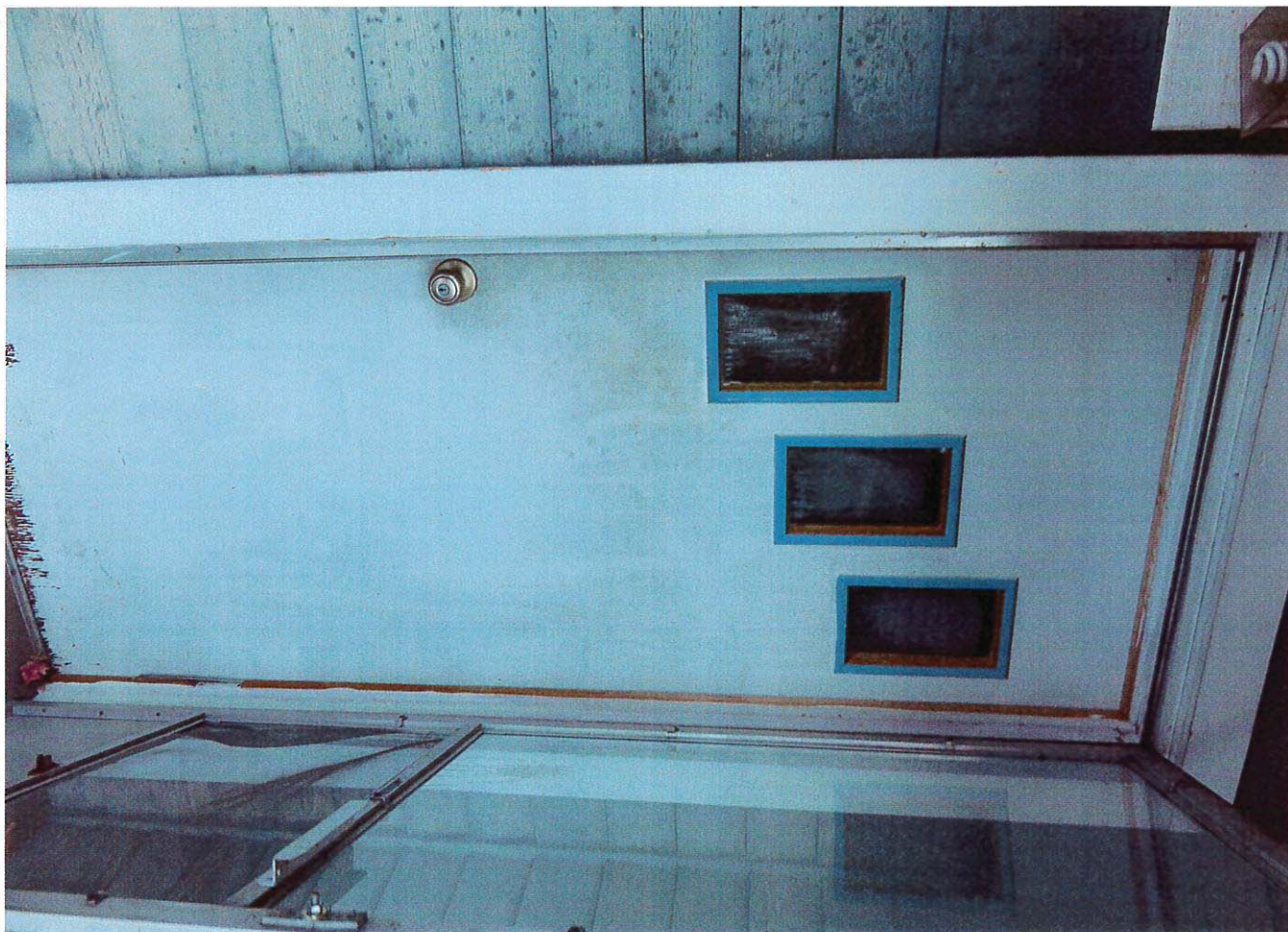
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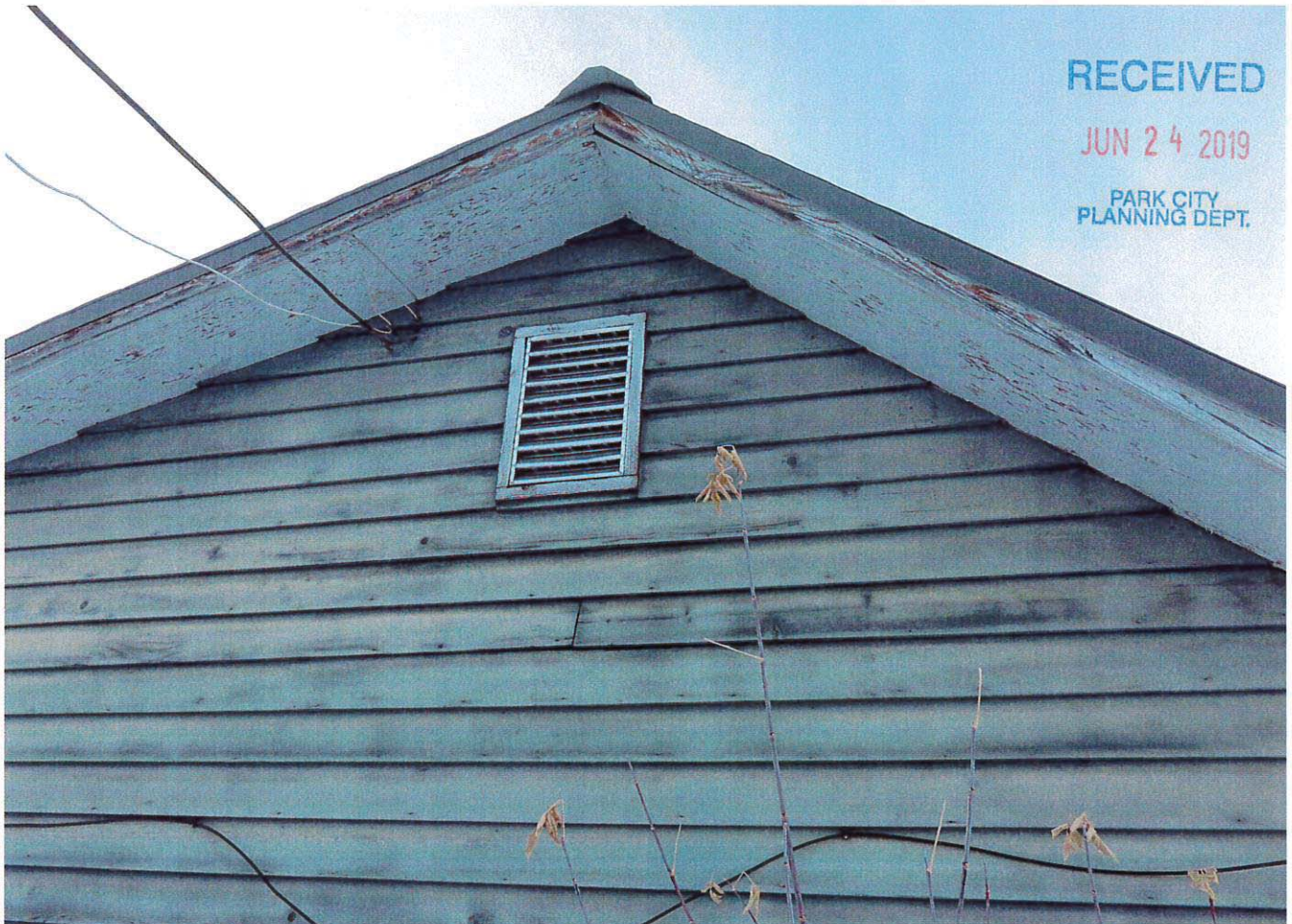


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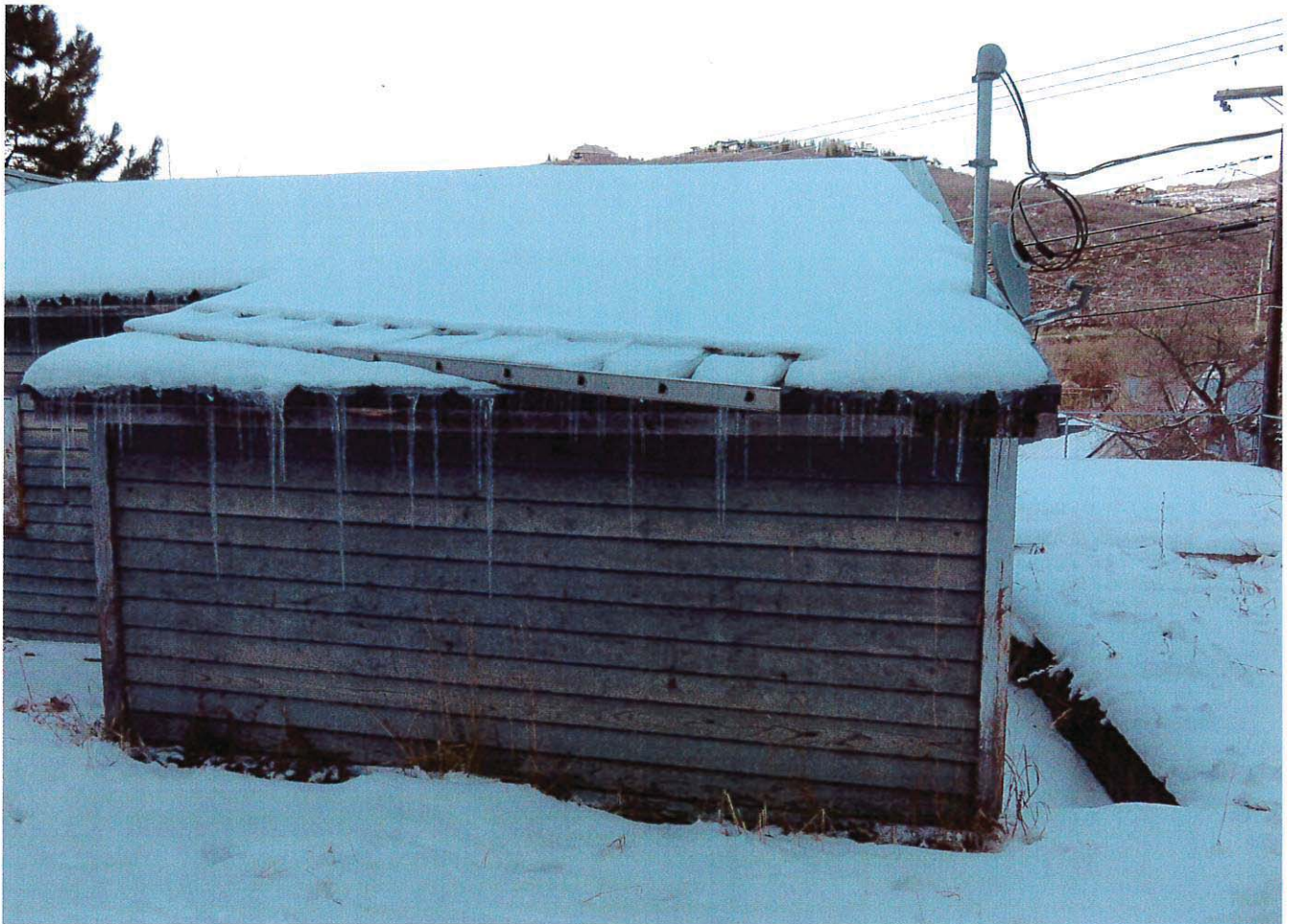
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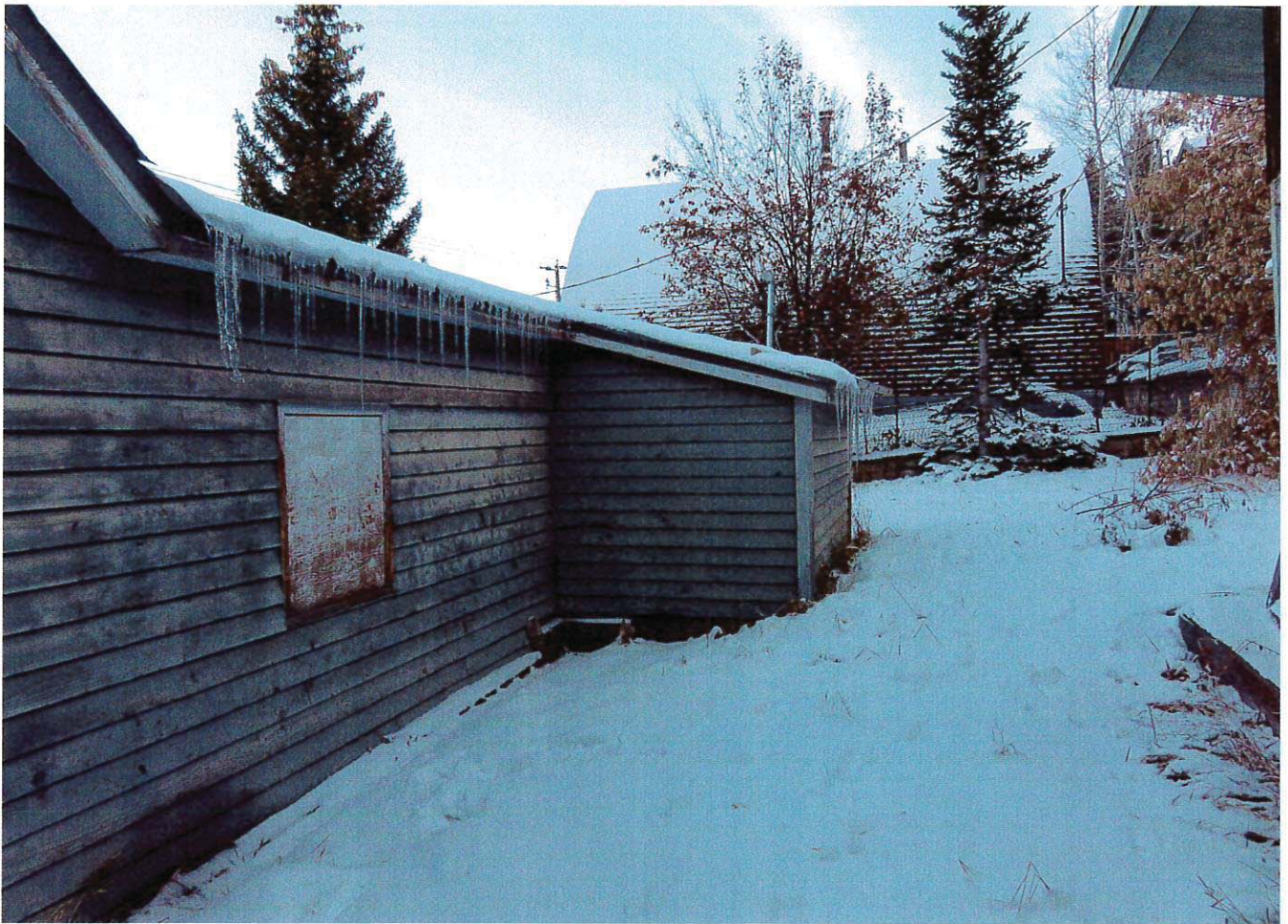
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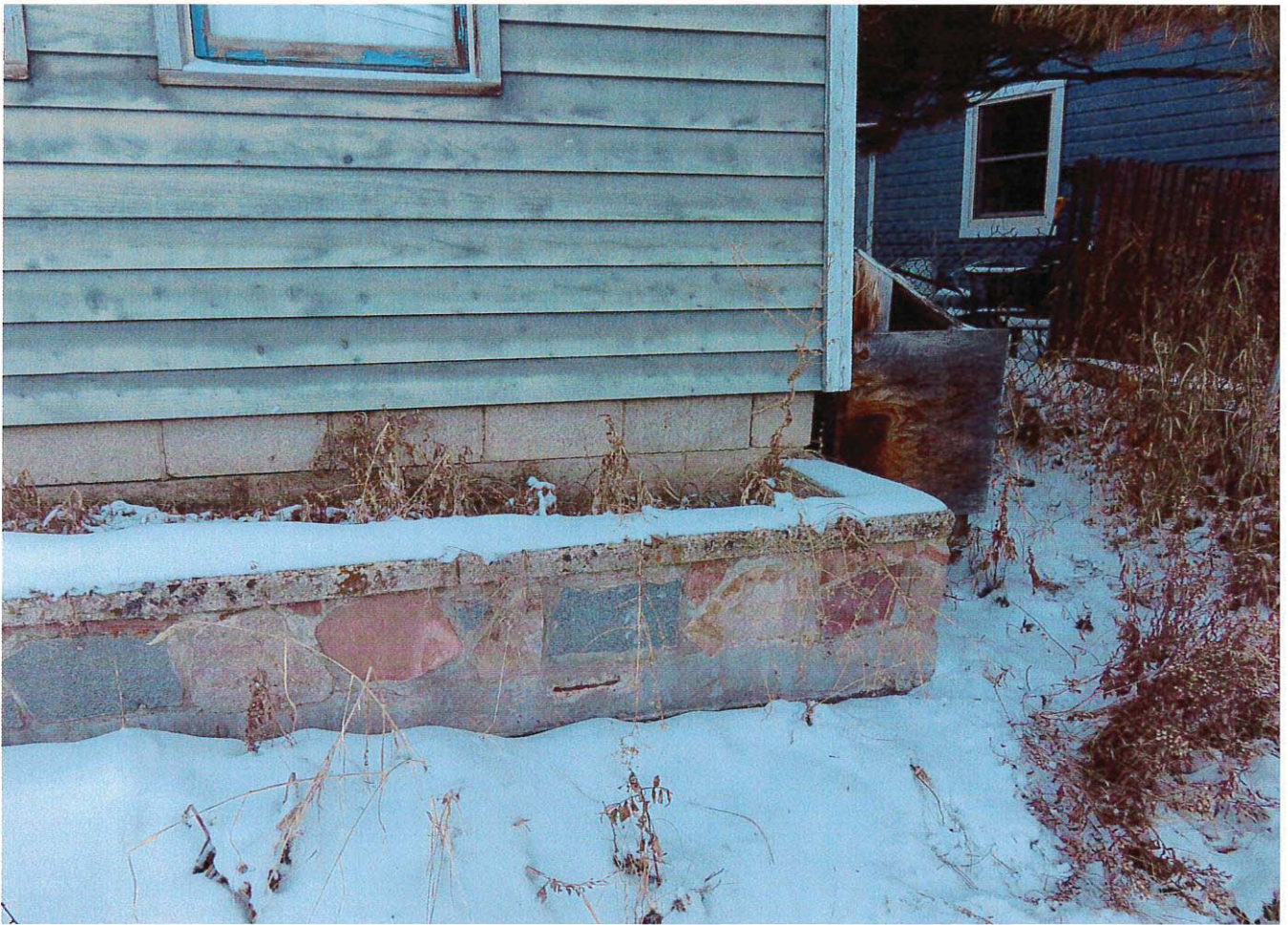


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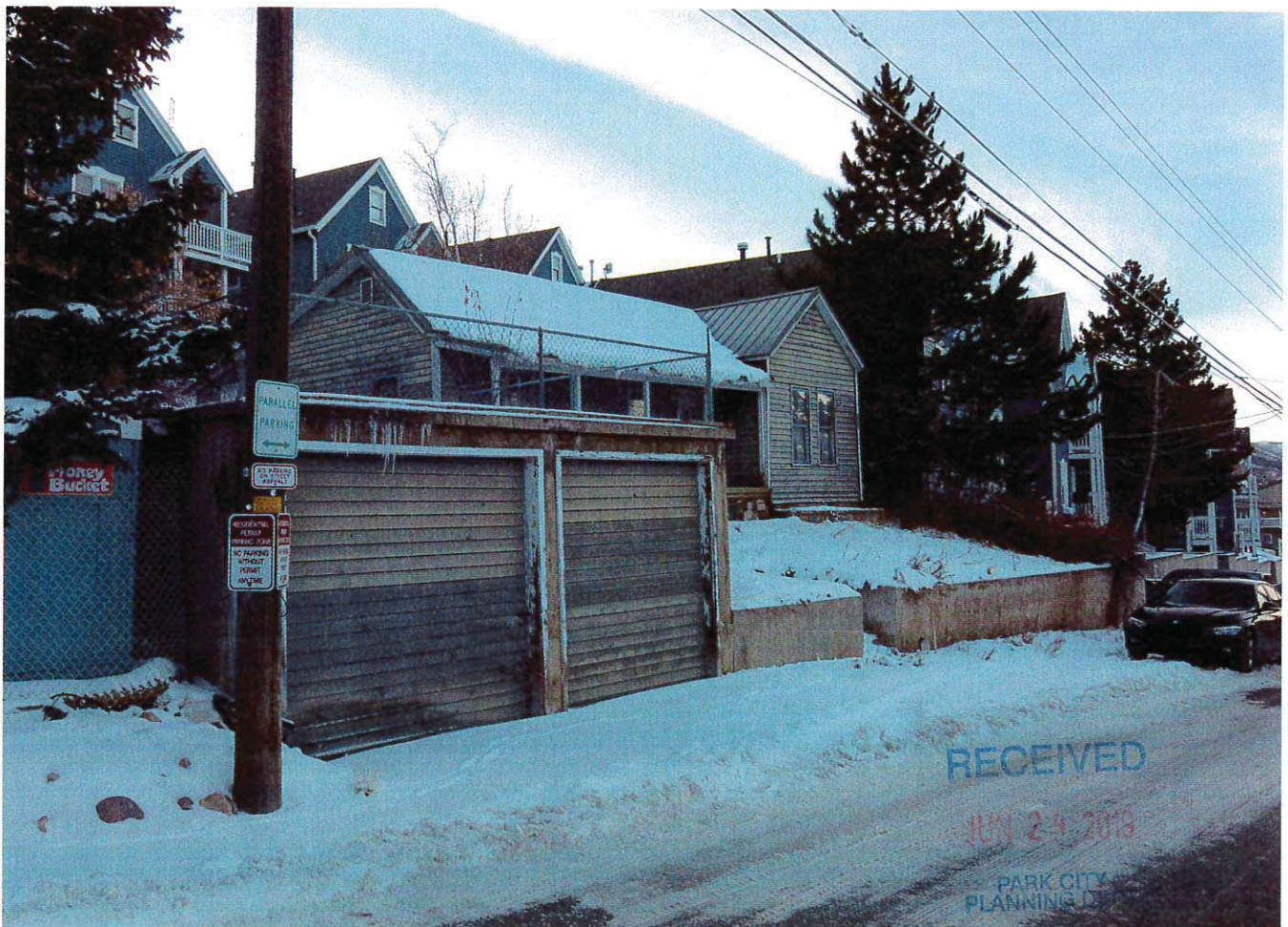
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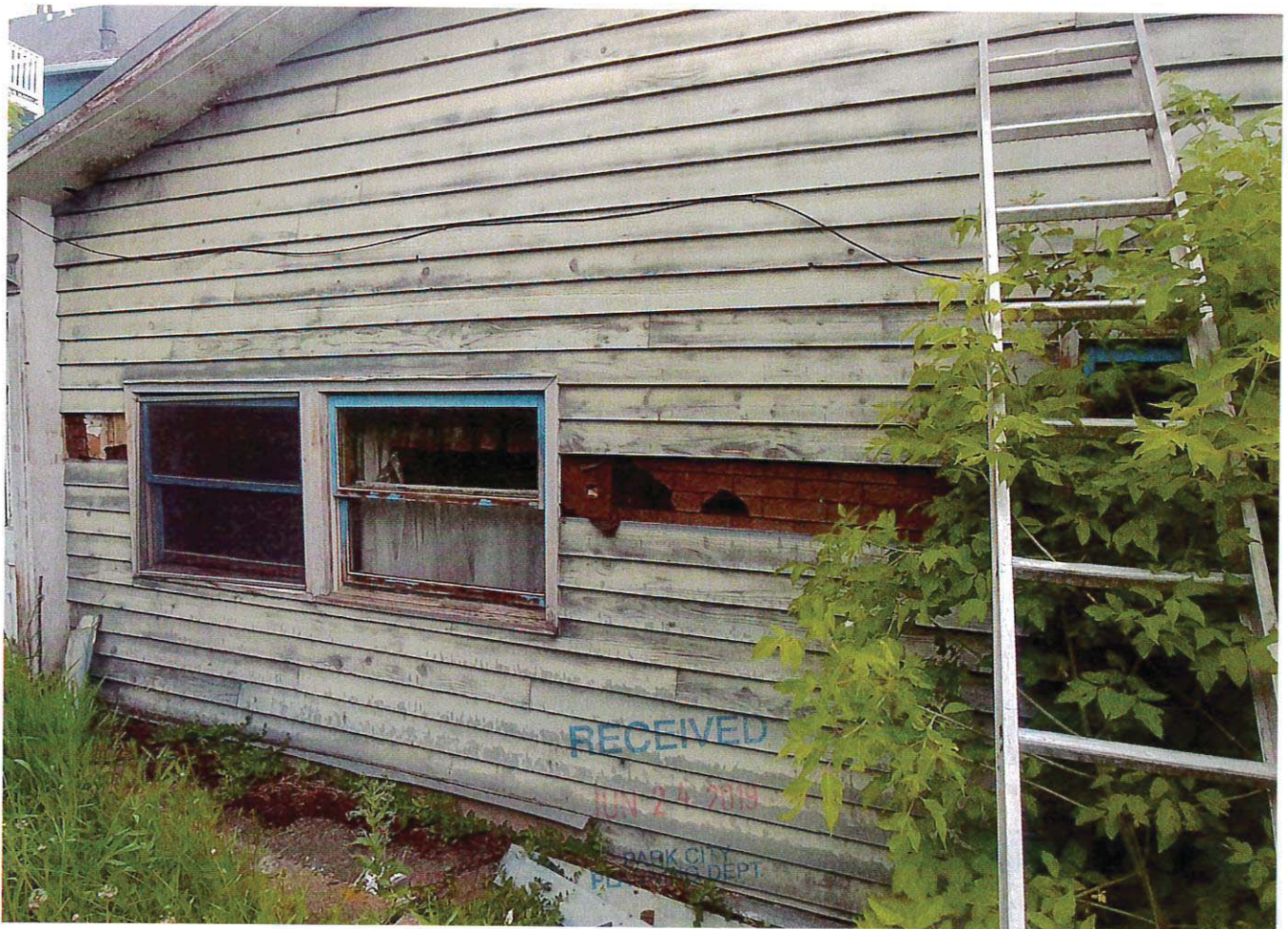
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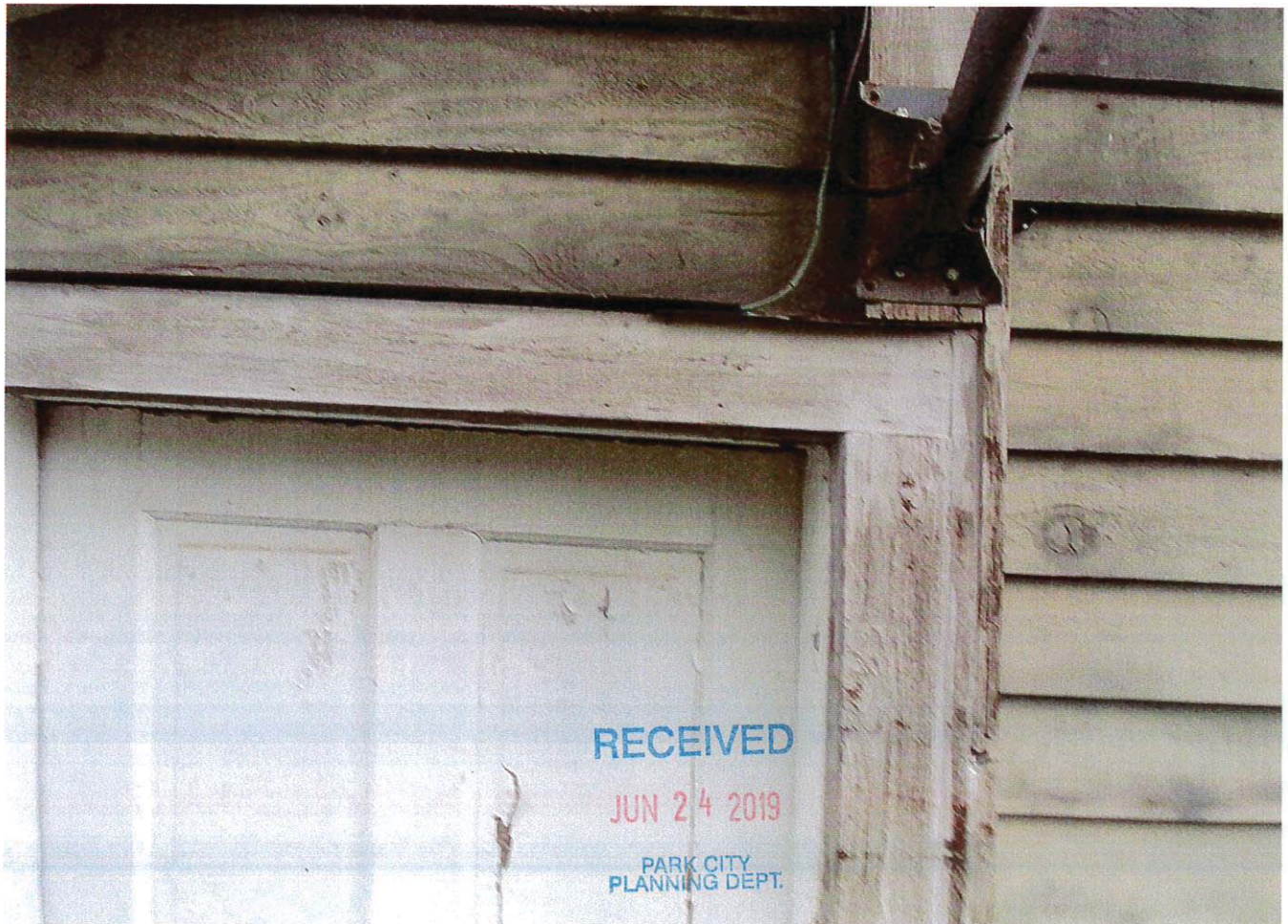
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Exhibit I

Interior Photos

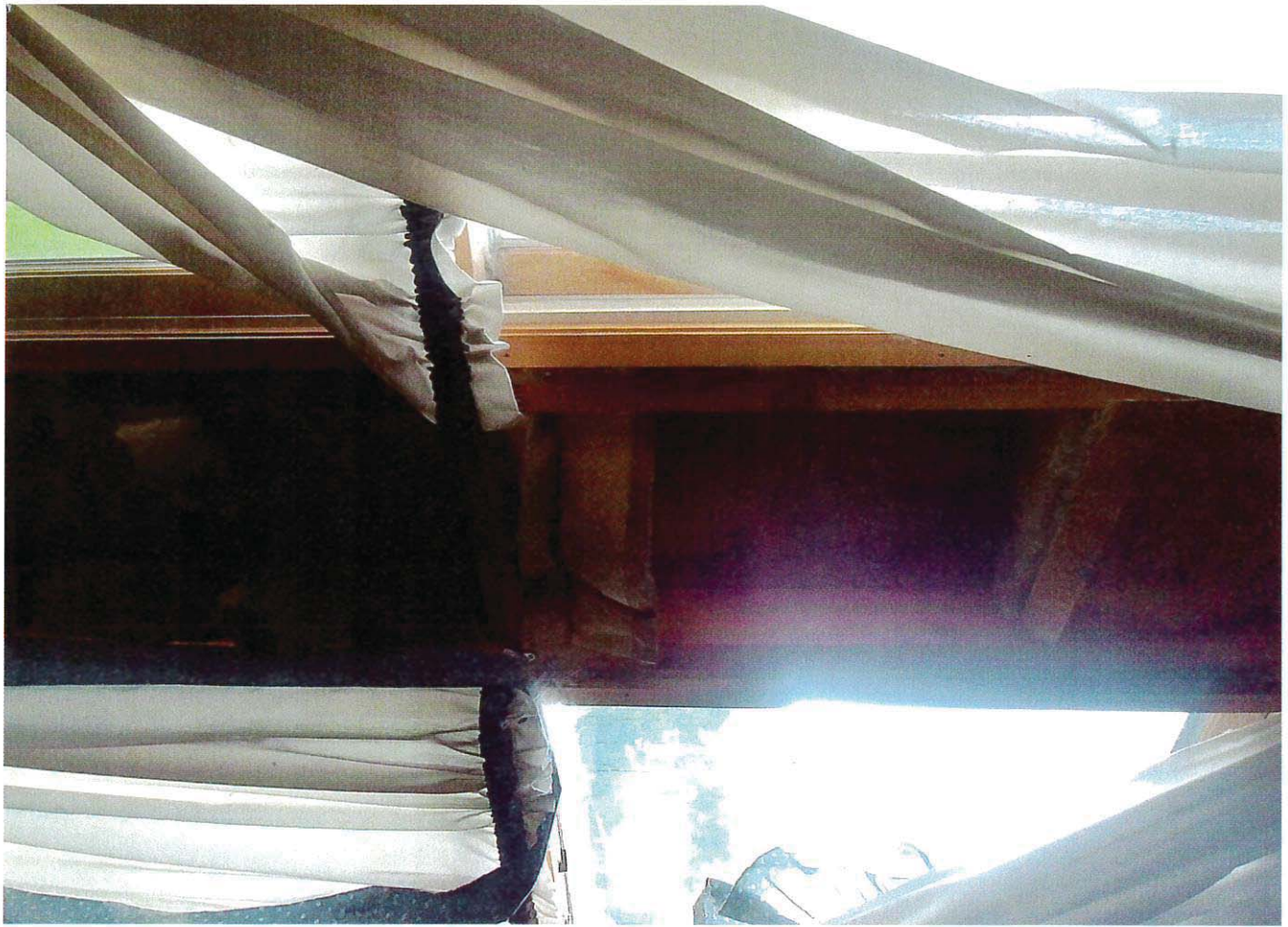


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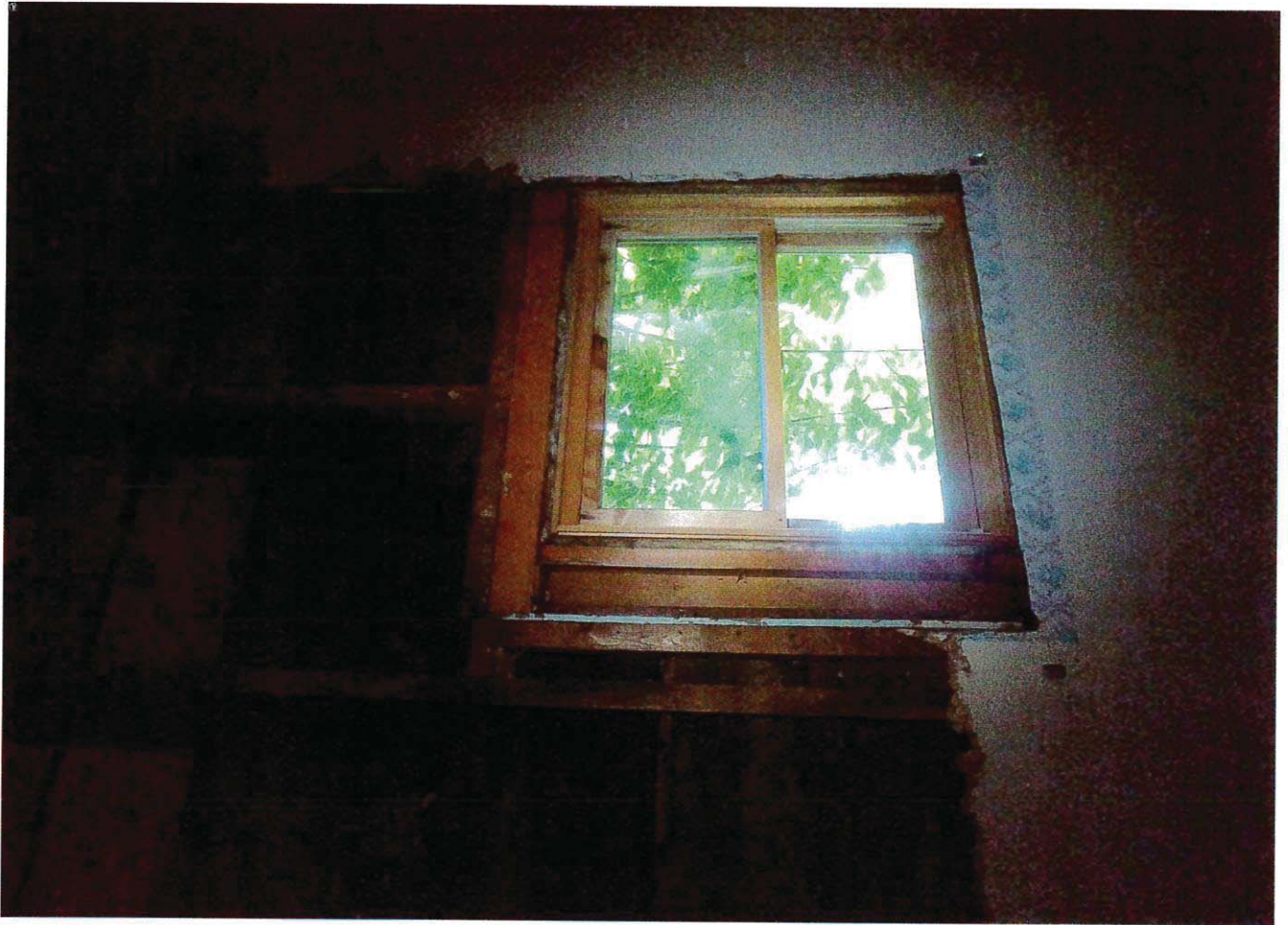
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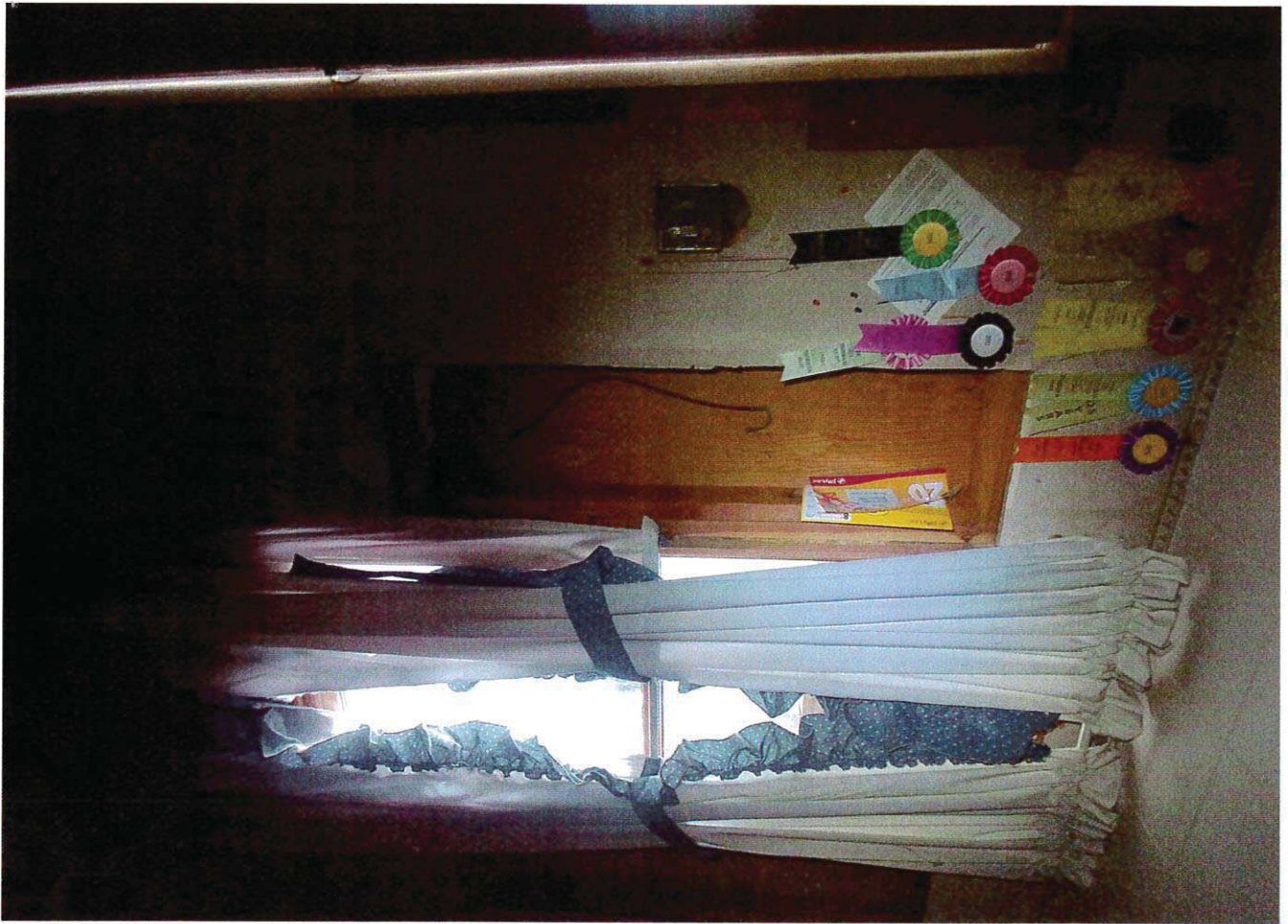
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