PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
CITY COUNCIL CHAMBERS
August 3, 2016

AGENDA

SITE VISIT – 4:30 PM – *No discussion or action will be taken on site.*

1259 Norfolk Avenue – Site Visit will be at 4:30 PM

MEETING CALLED TO ORDER AT 5:00 PM
ROLL CALL
STAFF/BOARD COMMUNICATIONS AND DISCLOSURES
CONTINUATIONS

1302 Norfolk Avenue- Determination of Significance for a house — PL-16-03181 *03*
Public hearing and continuation to September 7, 2016 — *Planner Grahn*

REGULAR AGENDA – *Discussion and possible action as outlined below*

1259 Norfolk Avenue – Determination of Significance — PL-15-02645 *05*
Public hearing and possible action — *Planner Turpen*

Legislative—Consideration of an ordinance amending the Land Management Code Section 15, Chapters 2.1, 2.2, 2.3, and 2.5 regarding roof pitches and the use of roof decks. Staff recommends amending the LMC to treat decks over enclosed living spaces as roofs, disallowing roof decks as part of the primary roof structure, and limiting decks constructed above enclosed living spaces to 30% of the total roof structure. — *Planner Grahn, Turpen* *107*
Public hearing and possible recommendation to Planning Commission and City Council

Design Guideline Revisions—Staff recommends that the Historic Preservation Board take public comment on the proposed changes to the Design Guidelines for Park City's Historic Districts and Historically Significant Buildings. Universal and Specific Design Guidelines will be reviewed for: Site Design; Primary Structures: Foundations; Exterior Walls; Roofs; Store Fronts; Doors (Not included in Storefronts); Windows (not included in storefronts); Gutters & Downspouts; Historic Balconies/Porticos; Decks, Fire Escapes, and Exterior Staircases; Chimneys and Stovepipes; Architectural Features; Mechanical Equipment, Communications, and Service Areas; Paint & Color; Additions to Primary Structures: Protection of Historic Sites and Structures; Transitional Elements; General Compatibility; Scenario 1: Rooftop Additions; Scenario 2: — GI-13-00222 *121* *Planner Grahn, Turpen*

Rear Additions; Basement Additions; New Storefronts; New Balconies; New Decks; Handrails; Awnings; and Reusing Historic Houses as Commercial Structures. The Board will provide specific amendments to be made to the document if necessary; and make a recommendation to City Council (Council review will be after the entire Guidelines are reviewed by the HPB).
Public hearing and possible action and continuation to September 7, 2016

ADJOURN

Staff finds that the site would not meet the criteria for Landmark designation, based on the following:
LANDMARK SITE. Any Buildings (main, attached, detached, or public), Accessory Buildings, and/or Structures may be designated to the Historic Sites Inventory as a Landmark Site if the Planning Department finds it meets all the criteria listed below:

(a) It is at least fifty (50) years old or has achieved Significance or if the Site is of exceptional importance to the community; and **Complies.**

The structure was originally constructed in c.1900, which makes the structure approximately 116 years old.

(b) It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and **Does Not Comply.**

The site does not meet these criteria. Staff finds that much of the historic architectural features were brought back as a part of the 2002 renovation; however, the house is not eligible for the National Register of Historic Places due to the cumulative changes to its design, out of period additions, materials, and workmanship that have diminished its historic integrity.

(c) It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:

(i) An era that has made a significant contribution to the broad patterns of our history;
(ii) The lives of Persons significant in the history of the community, state, region, or nation; or
(iii) The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman. **Complies.**

The structure contributes to our understanding of Park City's Mature Mining Era (1894- 1930). Hall-parlors were the first popular housing type in Park City after log cabins and one-room shacks of the initial silver discover era of the 1870s. This property was not included in the Sanborn Maps until the 1907 addition because of its location in the outskirts of town around 1900. The 1904-05 photograph of Park City facing northeast shows the structure and only a handful of others across from the historic baseball grounds. The structure utilizes typical materials and assemblies of a Park City residence built during the early twentieth century. Such materials and assemblies include drop wood siding, subtle window and door trim, patio posts and bracket details that convey a sense of Victorianism, and board and batten siding.

In order to be included on the HSI, the Historic Preservation Board will need to determine that the building meets the criteria for Significant, as outlined below:

SIGNIFICANT SITE. Any Buildings (main, attached, detached or public), Accessory Buildings and/or Structures may be designated to the Historic Sites Inventory as a Significant Site if the Planning Department finds it meets all the criteria listed below:

(a) It is at least fifty (50) years old or the Site is of exceptional importance to the community; and **Complies.**

The structure was originally constructed in c.1900, which makes the structure approximately 116 years old.

(b) It retains its Historical Form as may be demonstrated but not limited by any of the following:

(i) It previously received a historic grant from the City; or
(ii) It was previously listed on the Historic Sites Inventory; or
(iii) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; or **Complies.**

In 2001, a grant was awarded by the Historic District Commission in the amount of $16,500. The grant was a dollar-for-dollar match for the following projects related to the 2002 renovation:

- New Foundation
- Structural, electrical, plumbing and mechanical improvements.
- Replacement door and windows and re-roofing
- Exterior siding and trim repairs, prep, and repainting

This site has not previously been listed on the Historic Sites Inventory for reasons unknown.

(c) It has one (1) or more of the following:

(i) It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; and
(ii) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; or
Complies.

Staff finds that much of the historic architectural features were brought back as a part of the 2002 renovation. The introduction of a lower level basement, foundation, and rear addition does not detract from the Historic Form because of the careful architectural details that were added to create a clear delineation between the historic house and the new addition. Such architectural details include the change of materials to board-and-batten on the lower level garage addition, compared to historic lap siding seen on the historic portion of the house. Staff finds that the house retains its Historic Form, reflects the Historical Character, and still maintains

its historic site context despite the presence of a non-historic addition and surrounding non-historic infill development.

(d) It is important in local or regional history architecture, engineering, or culture associated with at least one (1) of the following:

(i) An era of Historic Importance to the community, or
(ii) Lives of Persons who were of Historic importance to the community, or
(iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period. **Complies.**

The structure contributes to our understanding of Park City's Mature Mining Era (1894- 1930). Hall-parlors were one of the first popular housing types in Park City after log cabins and one-room shacks of the initial silver discover era of the 1870s. This property was not included in the Sanborn Maps until the 1907 addition because of its location in the outskirts of town around 1900. The 1904-05 photograph of Park City facing northeast shows the structure and only a handful of others across from the historic baseball grounds. The structure utilizes typical materials and assemblies of a Park City residence built during the early twentieth century. Such materials and assemblies include drop wood siding, subtle window and door trim, patio posts and bracket details that convey a sense of Victorianism, and board and batten siding.

Process:

The HPB will hear testimony from the applicant and the public and will review the Application for compliance with the "Criteria for Designating Historic Sites to the Park City Historic Sites Inventory." 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. Appeal requests shall be submitted to the Planning Department ten (10) days of the Historic Preservation Board decision. Appeals shall be considered only on the record made before the HPB and will be reviewed for correctness.

Notice:

On March 19, 2016, Legal Notice of this public hearing was published in the Park Record, according to the requirements of the Land Management Code. Staff also sent a mailing notice to the property owner and property owners within 100 feet on February 17, 2016 and posted the property on February 17, 2016.

Public Input:

A public hearing, conducted by the Historic Preservation Board, is required prior to adding sites to or removing sites from the Historic Sites Inventory. The public hearing for the recommended action was properly and legally noticed as required by the Land Management Code as noted above. No public input was received at the time of writing this report.

24. The current location of the entrance stairs is not consistant with that found in the circa 1940's tax photograph.
25. At the time of the 2002 renovation, the steps were in their current location.
26. The historic location of the entrance steps was centered on the front of the house, directly in front of the front door.
27. In 2002, the Historic District Commission dertermined that the repositioning of the steps into their historic location would result in an encroachment into the front yard setback.
28. In 2002 renovation, the historic one-over-one double hung windows (visible in the circa 1940's tax photograph) were brought back on the north, south, and east elevations of the house.
29. In 2002, the transom above the front door was incorporated into the deisgn after being lost in an out of period alteration.
30. In 2002, the historic horizontal lap-siding was exposed beneath non-historic siding. The historic siding was repaired and painted.
31. The architecutral detailing including fascia boards, cornices, and brackets were reintroduced or restored as a part of the 2002 renovation.
32. The structure is a hall-parlor typical of the Mature Mining Era (1894-1930).
33. The site meets the criteria as Significant on the City's Historic Sites Inventory.
34. Built circa 1900, the structure is over fifty (50) years old and has achieved Significance in the past fifty (50) years.
35. Though the structure's historic integrity has been diminished due to the out-of-period addition and alterations to its historic materials, it has retained its Historical Form in that the hall-parlor form is still clearly identifiable from the public right-of-way. The lower level out-of-period addition to the east elevation and rear addition on the west of the structure do not detract from its historic significance as these are clearly delineated from the historic hall-parlor form. Further, the 2002 renovation restored many of the historic details that had been lost previously including porch details, historic window openings, and the original siding.
36. The introduction of a lower level basement and foundation and rear addition does not detract from the Historic Form.
37. The house retains its Historic Form, reflects the Historical Character, and still maintains its historic site context despite the presence of a non-historic addition and surrounding non-historic infill development.
38. The structure is important in local or regional history because it is associated with an era of historic importance to the community, the Mature Mining Era (1894-1930) and its noteworthy method of construction, materials, and craftsmanship of the Mature Mining Era.
39. The front façade of the structure was altered sometime after 1947. The circa 1940 tax photograph and a 1947 photograph show the unaltered historic front façade, whereas the 1950 and 1961 photographs show alterations to the front windows.
40. The site does not meet the criteria as Landmark on the City's Historic Sites Inventory in that the house is not eligible for the National Register of Historic

Places due to the cumulative changes to its design, out of period additions, materials, and workmanship that have diminished its historic integrity.

Conclusions of Law

1. The existing structure located at 1259 Norfolk Avenue meets all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:

(a) It is at least fifty (50) years old or the Site is of exceptional importance to the community; and

Complies.

(b) It retains its Historical Form as may be demonstrated but not limited by any of the following:

(i) It previously received a historic grant from the City; or

(ii) It was previously listed on the Historic Sites Inventory; or

(iii) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; or

Complies.

(c) It has one (1) or more of the following:

(i) It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; and

(ii) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; or

Complies.

Exhibits:

Exhibit A – Historic Sites Inventory Form, 2014
Exhibit B – Historic Tax Card
Exhibit C – 2001 Grant Award Letter
Exhibit D – July 2, 2001 Historic District Commission Staff Report
Exhibit E – July 2, 2001 Historic District Commission Meeting Minutes
Exhibit F – July 16, 2001 Historic District Commission Meeting Minutes
Exhibit G – August 6, 2001 Historic District Commission Meeting Minutes
Exhibit H– March 18, 2002 Historic District Commission Staff Report
Exhibit I– March 18, 2002 Historic District Commission Meeting Minutes
Exhibit J – 2002 Historic District Design Review Action Letter
Exhibit K – 2002 Historic District Design Review Photographs
Exhibit L – Historic Preservation Board Meeting Minutes April 1, 2015

HISTORIC SITE FORM – HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **House at 1259 Norfolk Avenue**

Address: 1259 Norfolk Avenue *A.K.A.*:

City, County: Park City, Summit County, Utah *Tax Number*: 1259-NOR-1

Current Owner Name: Maureen Barbara Moriarty (trustee) *Parent Parcel(s)*: SA-193

Current Owner Address: PO Box 242, Park City, UT 84060-0242

Legal Description (include acreage): LOT 1, 1259 NORFOLK AVENUE SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 3300 SQ FT OR 0.08 AC […] (see record for complete legal description)

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: single dwelling
Current Use: single dwelling

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

3 DOCUMENTATION

Photos: Dates
- ☐ tax photo:
- ☒ prints: Nov. 2014 (2)
- ☒ historic: c. 1905

Drawings and Plans
- ☐ measured floor plans
- ☐ site sketch map
- ☐ Historic American Bldg. Survey
- ☐ original plans:
- ☒ other: lot survey (7/28/2003)

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 directory/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

Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.

Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission,1998.

National Register of Historic Places. *Park City Main Street Historic District*. Park City, Utah, National Register #79002511.

Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.

Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.

Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

Researcher/Organization: John Ewanowski Date: Nov. 2014

4 ARCHITECTURAL DESCRIPTION AND INTEGRITY

Building Type and/or Style: rectangular cabin type, Victorian Eclectic style *No. Stories*: 1

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

Number of associated outbuilding and/or structures: ☐ accessory building(s), # 0; ☐ structure(s), # 0.

General Condition of Exterior Materials:

☒ Good: Well-maintained with no serious problems apparent

☐ Fair: Some problems are apparent. *Describe the problems*:

☐ Poor: Major problems are apparent and constitute and imminent threat. *Describe the problems:*

☐ Uninhabitable/Ruin

Materials:

Foundation: concrete

Walls: drop wood siding, board and batten wood siding on lower level garage

Roof: asphalt shingles

Windows/Doors: double-hung windows (typical) and paneled wood doors with wooden trim

Essential Historical Form: ☒ retains ☐ does not retain

Location: ☒ original location ☐ moved (date: , original location:)

Design: This is a rectangular cabin type that has been modified and updated to include a concrete foundation and a garage in the lower level. Originally, the house was two rectangular volumes, the front (east) living space and the back (west) bedroom wing. The front patio was added before the 1929 Sanborn Map of Park City and remains an important historical element of the house. The garage and concrete foundation were recent alterations to the house, but they do not detract significantly from its historic feel and appearance.

Setting: Set in the north end of Old Town Park City, facing a greensward that was once the historic baseball field for the town. It is on a 44'x75' lot, about one-a-a-half of the original Snyder's Addition parcels. The setting has changed somewhat with surrounding growth from typical miner's cabins to larger condominiums and hotels. Located close to the base of Park City Mountain Resort, the setting is more developed than it was historically but maintains a degree of historic integrity, especially in its relationship to the historic ball field across the street.

Workmanship: This house utilizes typical materials and assemblies of a Park City residence built during the early twentieth century. Namely, drop wood siding was the preferred wall material of this era and most houses are topped with asphalt shingle roofs. The subtle window and door trim, as well as the patio post and bracket details convey a sense of Victorianism, which was popular at the time of construction. The lower addition is clad in board-and-batten siding, which was employed in the historic period, although it was used to a lesser degree than drop wood siding.

Feeling: Retains its historic integrity despite the addition of a lower level garage and new concrete foundation. The basic historic massing of the original house is readily apparent from the exterior, and the pre-1929 front patio is historic despite not being original. Despite surrounding development, the site retains its historic feel, as well.

Association: Rectangular cabins were the first popular housing type in Park City after the log cabins and one-room shacks of the initial silver discovery era of the 1870s. Over 80% of the rectangular cabins in Park City were built before the 1889 Sanborn Map.[1] This house was not included in the Sanborns until the 1907 addition, as it was near the outskirts of the original town. A 1904-05 photograph shows this house with only a handful of others across from the historic baseball grounds. It is unknown who built the house and the exact date of construction, but it was definitely before 1905 and probably around the turn of the century.

5 SIGNIFICANCE

Architect: ☒ not known ☐ known: (source:) Date of Construction: c. 1900

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

   Description of historic era: By the 1890s, Park City was a *bona fide* mining town, with a railroad station, post office, fire department, and growing school system. While individuals lost and gained jobs based on fluctuating silver prices, the mining industry was relatively stable in Park City through the 1920s. The Great Fire of 1898 proved the strength of the town: while Main Street was almost completely levelled and sustained over $1,000,000 in damages, most of the buildings were rebuilt by 1900. Unlike other fire ravaged western mining towns, which often went permanently bust over similar blazes, the demand for Park City silver caused a rapid rebuilding of the business district. Park City survived the Spanish Flu Epidemic, World War I, and Prohibition mostly unscathed, boasting over 4,000 residents in the 1930 United States Census.

2. Persons: N/A

3. Architecture: N/A

6 PHOTOS

Photographs on the following pages (taken by the researcher, unless noted otherwise):

Photo No. 1: Northeast oblique. Camera facing southwest. November 2014.
Photo No. 2: Southeast oblique. Camera facing northwest. November 2014.
Photo No. 3: Overall view of Park City. Camera facing northwest. 1904-05. (Park City Historical Society & Museum)
Photo No. 4: Close-up of Photo No. 3 (Overall view of Park City. Camera facing northwest. 1904-05). (Park City Historical Society & Museum)

[1] Randall, 67.

Photo No. 1: Northeast oblique. Camera facing southwest. November 2014.

Photo No. 2: Southeast oblique. Camera facing northwest. November 2014.

Photo No. 3: Overall view of Park City. Camera facing northwest. 1904-05. (Park City Historical Society & Museum)

Photo No. 4: Close-up of Photo No. 3 (Overall view of Park City. Camera facing northwest. 1904-05). (Park City Historical Society & Museum)

SCALE:

IDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
Shed 12x13 - Siding	25+	x				.47		
Dirt Floor		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

ge — Class 1E Depr. 2% (60%)
1 Floor Dirt Walls Shtg Roof CT Doors 1
12 x 20 Age 1924 Cost 239 x 47 %
1940 Base Cost x 25 % Depr.
Total 60

ARKS

4 REV. 61
TATE OF UTAH — STATE TAX COMMISSION

Serial Number ...H 172... Card Number ...1 OF 1...

Owners Name Howard Sweatfield
Location Park City, Utah
Kind of Bldg. Res St. No. 1239 Norfolk
Class 3 Type 1 2 (3) Cost $ 4067 x104.5%

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	908		$ 4250	$
	x x				
	x x				

Att. Gar.—C.P.—x—Flr.—Walls—Cl.

Description of Buildings	Additions	Additions
Foundation—Stone — Conc None Sills		
Ext. Walls Asb. Shake - over siding		
Roof Type Gab Mtl. R.R.		
Dormers—Small — Med. — Large		
Bays—Small — Med — Large 1		
Porches—Front 4x32 128 sq ft @ 1.00	128	
Rear Side 4x14 Enc. 52 sq ft @ 2.00	112	
Porch @		
Planters @		
Ext. Base. Entry @		
Cellar-Bsmt. — ¼ ⅓ ½ ⅔ ¾ Full 8X11 Floor Conc FH	20	
Bsmt. Gar.		
Basement-Apt. — Rms. — Fin. Rms.		
Attic Rooms Fin. — Unfin.		
Plumbing: Class 1 Tub. 1 Trays		
Plumbing: Basin 1 Sink 1 Toilet 1	550	
Plumbing: Wtr. Sftr. — Shr. St. — O.T.		
Plumbing: Dishwasher — Garbage Disp.		
Heat—Stove — H.A. — FA ✓ HW — Stkr — Elec.		
Oil — Gas ✓ Coal — Pipeless — Radiant	344	
Air Cond. — Full — Zone		
Finish—Fir. ✓ Hd. Wd. — Panel		
Floor—Fir. ✓ Hd. Wd — Other		
Cabinets 1 Mantels		
Tile—Walls — Wainscot — Floors		
Storm Sash—Wood D. — S. —; Metal D. — S.		
Awnings — Metal — Fiberglass		
Total Additions	1174	
Year Built — Avg. 1945 Replacement Cost	5424	
Age from old Age 2. Obsolescence		
Inf. by (Owner - Tenant - Neighbor - Record - Est.) Adj. Bid. Value		
Conv. Factor	x.47	
Replacement Cost—1940 Base		
Depreciation Column (1) 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side Garage MAIN SHED	NO	
Total Building Value	$	

Appraised ① 1/3/66 19— By CB/M.
Appraised ② — 19— By —

ASSESSMENT OF IMPROVEMENTS

SA 193

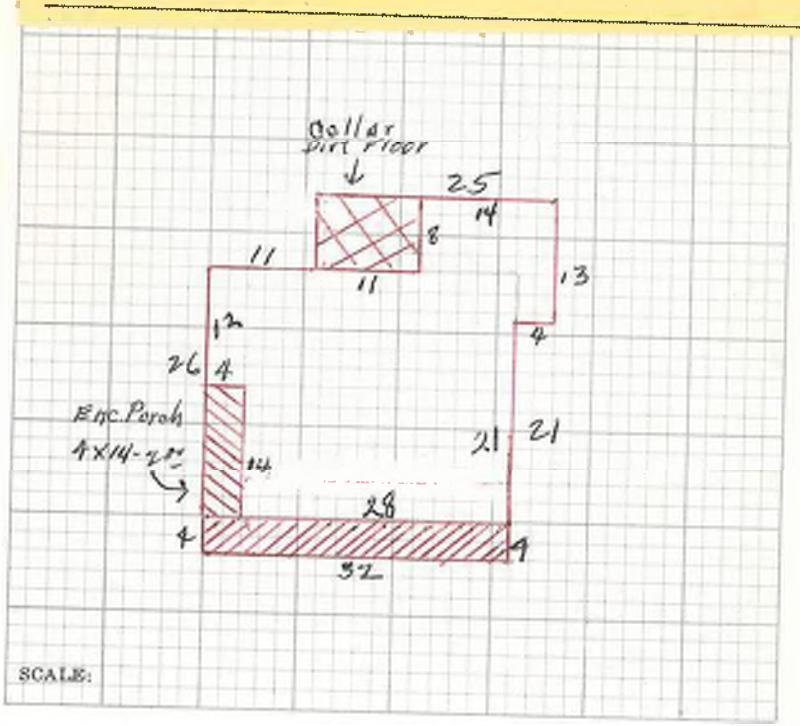
Summit COUNTY SERIAL NO. X 498

Howard & Marjorie Sweatfield

OWNER'S NAME Clark, Pat J. & Minnie

OWNER'S ADDRESS Park City

LOCATION Lots 11 - 12-13-14-15-16-17-21-22-28 & 29, Blk 18, S.A.



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
Shed 12x15 Siding Dirt Floor	25+	x		240		.47	25%	50
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

rage — Class 1E Depr. 2% (60%)

rs 1 Floor Dirt Walls Shtg Roof C I Doors 1

e 12 x 20 Age 16yr+ Cost 239 x 47 %

1940 Base Cost x 25 % Depr.

Total 60

MARKS 112

74 REV. 61

STATE OF UTAH — STATE TAX COMMISSION

PARK CITY
1884

Department of Community Development
Engineering • Building Inspection • Planning

April 9, 2001

COPY

Richard Kerr
c/o Peter Barnes
[redacted]

RE: 2001 Historic District Grant Program - 1259 Norfolk Avenue

Dear Mr. Kerr:

On behalf of the Historic District Commission, I am pleased to inform you that you have received a 2001 Grant in the amount of **$16,500.00**. The Commission is very happy that you will be working on your building this summer. This award, in conjunction with your match, will yield significant results for the preservation of your historic building toward any of the following projects:

- New foundation
- Structural, electrical, plumbing and mechanical improvements
- Replacement door and windows & re-roofing
- Exterior siding & trim repairs, prep and re-painting

Prior to beginning work, please contact Derek Satchell, Preservation Planner at 615-5070, to schedule an appointment to review your proposed scope of work and to sign your grant agreements before **July 1, 2001**. Should you fail to sign your agreements and to begin your work before this deadline, your grant award will be forfeited.

Being a historic property owner in Park City, you possess a rich heritage--preserve it well. Again, I offer you the warmest of congratulations.

Sincerely,

Dick Peek

Dick Peek, Chairperson
Historic District Commission

CC: File

:Exhibit K - 2001 Grant Award Letter

Park City Municipal Corporation • 445 Marsac Avenue
Community Development (435) 615-5055 • Engineerin
Planning (435) 615-5060 • F

PARK CITY
1884

FILE COPY

HISTORIC DISTRICT COMMISSION REPORT

DATE: July 2, 2001
DEPARTMENT: Planning Department
AUTHOR: Derek Satchell
TITLE: 1259 Norfolk Avenue - Design Review of Modifications to an Existing Historic Residence
TYPE OF ITEM: Regular Agenda

Continued to next meeting. w/ drgs to show ideas of staff

SUMMARY RECOMMENDATIONS: Staff requests that the Historic District Commission review the project within the context of the Historic District Guidelines and approve with the following Findings of Fact, Conclusions of Law and Conditions of Approval.

A. PROJECT STATISTICS

Applicant:	Richard & Janice Kerr/Peter Barnes (Designer)
Location:	1259 Norfolk Avenue
Proposal:	Design review of Modifications to an Existing Historic Residence
Zoning:	Historic Residential (HR-1) District
Adjacent Land Uses:	Residential
Date of Application:	May 18, 2001

Up to applicant.

B. BACKGROUND

The applicant is proposing to construct a 688 square foot garage/workshop under the existing 813 square foot, one-story, single-family residence on the uphill Lots 15, 16 and 17 in Block 18 of the Snyder's Addition to Park City Survey. Additionally, the applicant proposes increase the existing living area of the house from 813 square feet, to 1,903 square feet as well as to make other necessary repairs to the historic dwelling. The applicant is a 2001 HDC Grant recipient in the amount of $16,500. The surrounding area consists of both contemporary and historic buildings.

The approval and recordation of a subdivision application is required prior to the issuance of any building permits. The applicant intends to subdivide the existing three (3) 25'x75' Old Town lots into two (2) separate lots. This action will not only create a lot which accommodates the existing historic dwelling, but will also permit the applicants to develop the remaining lot. A subdivision application

has been submitted and is scheduled for Planning Commission review and possible action on July 25, 2001.

C. ANALYSIS

The applicant proposes to construct a 688 square foot garage/workshop under the existing 813 square foot, single-story, single-family residence located within the Historic Residential District (HR-1). The Maximum Building Footprint for the proposed 3,300 square foot lot is 1,367 square feet. The proposed Maximum Building Footprint for the dwelling will be approximately 1,285 square feet after the installation of the garage/workshop and addition to the rear of the dwelling. The height limit in the HR-1 zone is twenty-seven feet (27'). The proposed height of the dwelling will be approximately 26 feet above final grade to the highest ridge line. Additionally, the applicant is proposing to replace the existing non-historic aluminum windows, re-roof and re-paint the entire house.

The applicant intends to demolish the existing historic shed addition located at the northeast corner of the dwelling in order for the structure to fit on its newly created lot. The addition is considered to be historic because it appears in the circa 1940's tax photo. The demolition of existing historic additions is not encouraged by the Historic District Design Guidelines, Staff, or the HDC. However, Staff recognizes two important reasons for the support of its removal.

First, the rear shed addition is not integral to the overall building's historic integrity. Secondary shed additions of this type were commonly added to the side elevations of Hall-and-Parlor dwellings such as this one. They were constructed in order accommodate secondary entrances, or side doors, in a manner that continued the existing roof line of the structure while mitigating the potential for snowshed at that entrance. Historically, it was not uncommon for more than one of these kind of additions to be added to a dwelling over time. The existing dwelling at 1259 Norfolk Avenue has two (2) shed additions (one on the north and south elevations). Of these two additions, the one found on the dwelling's south elevation is of primary significance because of its incorporation into the design of the front porch, and due to its location towards the front of the building.

Second, the removal of the northern-most shed addition will permit the applicants to subdivide the three (3) existing lots in a manner that will encourage future development that is sensitive to the historic scale and vernacular of the area. The proposed subdivision will create a 44' wide lot that is wide enough to accommodate the relocated house, as well as its required side yard setbacks. The resulting vacant 31' wide lot will be wider than the standard 25'x75' Old Town lot. Hence, the probability of constructing a new dwelling that is architecturally compatible with the adjacent historic house is much greater.

Outlined below are specific Historic District Design Guidelines which relate to the rehabilitated single-family residence at 1259 Norfolk Avenue.

Historic District Guidelines for Residential Renovations

Guideline #45: Maintain the Line of Stone Retaining Walls Along the Street.
FINDING: Not applicable. No stone retaining walls exist, nor are any being proposed.

Guideline #46: Use Fences to Define Yard Edges.

- Avoid using solid "wood" fences. Chain link is not an appropriate material in the district.

FINDING: Not applicable. No fences are proposed, nor are any being proposed.

Guideline #47: Preserve existing exterior stairs.

- Wood steps are typical features on both residential sites and in public areas.

FINDING: The proposed design complies with this policy as conditioned. The circa 1940's tax photo shows the location of the front exterior stairs centered on the front of the dwelling, directly in front of the front door. Over time, these stairs were eventually relocated to the southernmost end of the front porch. In an effort to restore the original appearance of the house based on the image found in the tax photo, Staff recommends that the front stairs be returned to their original location. In doing so, one of the garage doors would have to be eliminated. Hence, the amount of hard-surfacing in the front yard setback can be reduced and the extensive front stair design can be simplified. The modified plan would then call for a two-car tandem driveway adjacent to the repositioned front stair. Staff has added a specific finding of Fact and Condition of Approval to this effect.

Guideline #48: Maintain the visual unity of building clusters on individual sites.

- Retain the similarity of materials on a lot where clusters of existing buildings occur by retaining the matching siding.

FINDING: Not applicable. There are no other structures located on this site.

Guideline #49: Locate additions to original houses so they do not alter the front facade.

- Do not obscure the size and shape of the original house.

*FINDING: The proposed design complies with this policy as conditioned. In terms of scale, height and mass (as perceived from Woodside Avenue), the proposed addition will be located behind the historic dwelling. However, Staff recommends that the applicant maintain some physical semblance of the original roof line as seen in elevation from the north and south. In doing so, the original portion of the house will be more discernable from the proposed additions and/or modifications. This solution represents the design precedence established previously by the HDC involving house having a similar configuration, as evidenced by the rehabilitation of 263 Park Avenue (**See Exhibit G**). Staff has added a specific Condition of Approval to this effect.*

Guideline #50: Maintain front porches as an important facade element.
FINDING: The proposed design complies with this policy as conditioned. The existing front porch will be restored per historic documentation which exists in Staff's files for the dwelling. Should any porch element need to be replaced or reconstructed, Staff requests the HDC to require construction details to be submitted by the applicant to ensure their proper replication. Staff has added a specific Condition of Approval to this effect.

Guideline #51: Preserve the original shape of the roof.

FINDING: The proposed design complies with this policy as conditioned. The existing historic house is a front side-gabled dwelling having an extended single-sloping shed roof addition at the rear of the house. The new addition will incorporate a similar shed roof design. Unfortunately, Staff is concerned that the reconfigured and enlarged addition to the rear of the dwelling may be misinterpreted as being part of the original construction of the house. Staff recognizes and commends the designer's effort to minimize the massing of the new rear addition. However, Staff recommends that the roof line of the original roof be maintained (as done similarly at 263 Park Avenue), and that the roof of the new addition be modified to accommodate this action. Staff has added a specific Condition of Approval to this effect.

Guideline #52: Avoid changing the location of the windows.

FINDING: The proposed design complies with this policy. Existing windows will maintain their current locations.

Guideline #53: Maintain original window proportions.

- Do not close down the original openings. Use trim borders to frame window openings.

FINDING: The proposed design complies with this policy as conditioned. All of the new windows proposed appear to have a 2:1 proportional ratio, similar to those found on the historic portion of the house. Staff has added a specific Condition of Approval to this effect upon HDC taking action.

Guideline #54: Maintain the original position of main entrances.

FINDING: The proposed design complies with this policy. The existing main entrance will maintain its current location and function.

Guideline #55: Maintain original proportions of doors.

- Avoid "modernizing" by adding sliding doors.

FINDING: The proposed design complies with this policy as conditioned. Existing doors will maintain their current proportions. The circa 1940's tax photo shows a transom window located above the front door. This door detail shall be returned. Although there is a pair of sliding full-light doors are proposed, they are located on the rear of the dwelling. The HDC has approved these kind of doors for installation on the rear of new and historic dwellings in the past. The garage door shall be the minimum size as required by the Uniform Building Code for a passenger car in order to minimize the height of the house. Staff has added a specific Condition of Approval to this effect upon HDC taking action.

Guideline #56: Preserve specific details when repairing stone retaining walls.

- Preserve the color, texture, and shape of the stone.

FINDING: Not applicable. There are no existing stone retaining walls on this property.

Guideline #57: Maintain the original number of window panes.

- Retain and repair the original parts. Do not replace sliding sash or use small pane windows.

FINDING: The proposed design complies with this policy as conditioned. The one-over-one, double-hung window light configuration is similar to that found on the historic portion of the dwelling. Staff has added a specific Condition of Approval to this effect upon HDC taking action.

Guideline #58: Sash Dimensions.

FINDING: The proposed design complies with this policy as conditioned. The trim shall reflect the commonly found proportions and dimension of historic trim in Old Town. Staff has added a specific Condition of Approval to this effect upon HDC taking action.

Guideline #59: Maintain original siding.

- Original building materials may not be covered with synthetic sidings.

FINDING: The proposed design complies with this policy as conditioned. The applicant intends to expose the original horizontal lap-siding which may exist beneath portions of the existing artificial shingle siding. Staff has added a specific Condition of Approval to this effect.

Guideline #60: Preserve original porch materials.

FINDING: The proposed design complies with this policy as conditioned. The circa 1940's tax photo shows greater architectural detail involving the construction of the porch. The original porch had chamfered porch posts, decorative brackets, a sloping bead-board porch ceiling, and painted flush vertical wood siding skirting the perimeter of the porch. Although the current drawings do not show the same level of architectural detail, the applicant's intent is to restore the original appearance of the historic portion of the house. Staff recommends that the applicants revise the proposed elevations to reflect the image of the circa 1940's tax photo prior to the issuance of any building permits. Staff has added a specific Condition of Approval to this effect.

Guideline #61: Use roof materials that were typical.

- Wood shingles or standing seam metal roofs are appropriate.

FINDING: The proposed design complies with this policy as conditioned. The circa 1940's tax photo of the property shows an asphalt shingle roofing material on the dwelling. The applicant is proposing to use a high definition/profile architectural-grade composite shingle roof over the entire dwelling. Staff has added a specific Condition of Approval to this effect.

Guideline #62: Preserve the essential character of the roof lines.

FINDING: The proposed design complies with this policy as conditioned. Refer to Staff's response to policy #51.

Guideline #63: Locate solar panels so they are not visible from the street.

FINDING: Not applicable. There are no solar panels proposed.

Guideline #64: When replacing doors, use designs similar to those that were found in Park City

FINDING: The proposed design complies with this policy as conditioned. Refer to Staff's response to policy #55.

Guideline #65: Preserve original architectural detailing.
FINDING: The proposed design complies with this policy as conditioned. The circa 1940's tax photo shows greater architectural detail on the house (e.g. fascia boards, cornices, brackets, decorative exterior window trim, etc.). The current drawings do not show the same level of detail. Staff recommends that the applicant revise the proposed set and resubmit for Staff review and approval prior to the issuance of any building permits. Staff has added a specific Condition of Approval to this effect.

Guideline #66: Replace decoration where it is known to have once existed.

- Use remaining portions of details as models.

FINDING: The proposed design complies with this policy as conditioned. Refer to Staff's response to Guideline #65.

Guideline #67: Simplified modifications may be appropriate where historic elements have already been lost.
FINDING: The proposed design complies with this policy as conditioned. Refer to Staff's response to Guideline #65.

D. REQUESTED COMMISSION ACTION

Staff request that the Historic District Commission approve the project proposed for 1259 Norfolk Avenue according to the Findings of Fact, Conclusions of Law and Conditions of Approval below.

Findings of Fact

1. The findings discussed in the Background and Analysis Sections of this report are incorporated herein.
2. The proposed dwelling is located within the HR-1 zone.
3. The three existing lots (#15, 16 and 17 of Block 18 of the Snyder's Additon to the Park City Survey) contain approximately 5,625 square feet.
4. The existing lots will be subdivided into two (2) separate lots. The newly created lot to accommodate the relocated existing historic house will be 44'x75' in size.
5. The maximum building footprint for a 44'x75' lot is approximately 1,367 square feet.
6. The proposed maximum building footprint will be approximately 1,285 square feet.
7. The maximum height allowed for the HR-1 Zone is 27 feet. The proposed height will be approximately 26 feet above final grade to the highest ridge line.
8. The relocated existing historic dwelling shall maintain the legal required setbacks (as determined by the Land Management Code) for a 44'x75' lot in the HR-1 zone.
9. There is significant vegetation on the site that is composed primarily of a large cottonwood tree near the southwest corner of the property. The tree will not be disturbed by this application.
10. The applicant has received a 2001 HDC Grant in the amount of $16,500 to be used towards this project.

Conclusions of Law

1. The proposed work complies with the Park City Historic District Design Guidelines as conditioned.
2. The proposed work complies with the Land Management Code requirements pursuant to the HR-1 zone.

Conditions of Approval

1. The review, approval and recordation of the subdivision plat shall be required prior to the issuance of any building permits for this project.
2. Receipt and approval of a Construction Mitigation Plan (CMP) by the Community Development Department is a condition precedent to the issuance of **any** building permit.
3. The final building plans and construction details shall reflect the conceptual drawings dated May 18, 2001 (as submitted and reviewed by the HDC on July 2, 2001), but reflect substantial compliance with the design direction outlined in this report and the specific Conditions of Approval adopted by the HDC upon taking action to approve. The plan shall be modified to show a single car-width driveway leading to a two-car tandem garage under the front porch. The front elevation shall modified to show a single garage door and a centrally located front stair. The lower portion of the facade having the garage door shall be flush with the edge of the deck and sided in painted vertical siding to match the existing siding in that area. The north elevation shall be modified to show a pent eave that is emblematical of the original roof line of the dwelling and the existing overall shape and form of the historic building. A revised set of building plans shall be resubmitted to the Preservation Planner for review and approval based on the design direction outlined in this report and the architectural detail shown in the circa 1940's tax photo of this property prior to the issuance of any building permits. Any changes, modifications, or deviations from this approved design shall be reviewed and approved by the Historic District Commission or the Preservation Planner prior to their construction. Any formal request for design modifications submitted during construction may result in a stop-work order by the Chief Building Official until the modifications are approved.
4. The General Contractor shall apply for an Exploratory Demolition Permit to remove any non-historic material in order for the Preservation Planner to evaluate and assess the amount of salvageable existing historic material to be reused in this project. No material shall be removed from the building (or the site) without the consent of the Preservation Planner. Any removal of existing historic building material or features not identified as part of this review shall be reviewed and approved by the Preservation Planner prior to their removal.
5. The General Contractor shall be responsible for submitting a Preservation Financial Guarantee to the City (in an amount to be determined by the Community Development Department) prior to the issuance of any building permits. This guarantee is for the protection and re-installation of any salvageable historic material that is temporarily dismantled or disassembled as part of this rehabilitation/reconstruction project. The purpose is to ensure the re-installation of the historic material in a manner that preserves the most original material as possible. Failure to do so, will result in the City retaining this financial guarantee for use in its various preservation programs and incentive initiatives.

6. The General Contractor shall be responsible for submitting a Vegetation Financial Guarantee to the City (in an amount to be determined by the Community Development Department) prior to the issuance of any building permits. This guarantee is for the protection of any existing significant vegetation on the property as identified by the City. The purpose is to ensure the livelihood of the said vegetation upon completion of the project. Failure to do so, will result in the City retaining this financial guarantee for the in-kind replacement of any loss of significant vegetation.
7. The General Contractor shall field verify all existing conditions prior to executing any work and match replacement materials/features accordingly. All discrepancies found between the final approved plans and the existing conditions must be reported to the Preservation Planner for direction prior to construction.
8. The architect, designer and/or applicant shall be responsible for coordinating the approved architectural drawings/documents with the approved construction drawings/documents. The overall aesthetics of the final approved architectural drawings/documents shall take precedence. Any discrepancies found among these documents that would cause a change in appearance to the approved architectural drawings/documents shall be reviewed and approved by the Preservation Planner prior to construction. Failure to do so, or any request for changes during construction may require the issuance of a stop-work order for the entire project by the Chief Building Official until such time that the matter has been resolved.
9. The existing dwelling (including substructure, decks, etc.) may not be raised to a height greater than the minimum clearance required by the Uniform Building Code to accommodate a standard garage for a passenger car beneath the house. The Preservation Planner shall confirm this situation with the Chief Building Official and the final approved drawings shall be modified to reflect this condition of approval prior to the issuance of any building permits.
10. The front stairs shall be centered on the front of the dwelling and consist of a straight flight leading directly to the front door. The stairs and associated hand railings shall be wood and painted. Construction details of hand railings shall be submitted for approval by the Preservation Planner, according to the HDC's Illustrated Building Materials Handbook, prior to the issuance of full building permits. The final approved drawings shall be modified to reflect this condition of approval prior to the issuance of any building permits.
11. The front porch shall consist of wood 4"x4" decking laid perpendicular to the front wall of the house, chamfered 4"x4" wood porch posts, decorative wood porch brackets, wood bead-board porch ceiling, and incorporate the re-installation of a wood hand railing as shown in the circa 1940's tax photo. Construction details of the reconstructed porch shall be submitted for approval by the Preservation Planner, according to the Historic District Design Guidelines prior to the issuance of full building permit. The final approved drawings shall be modified to reflect this condition of approval prior to the issuance of any building permits.
12. Repair and retain all existing historic wood siding and missing trim elements (ex: corner boards, fascia boards, etc.) in kind. All ghost outlines and general wear exhibited by the existing original wood siding shall remain. Replacement of any original wood siding or trim elements shall be made only in cases of structural failure or major deterioration. All replacement or missing elements (ex: corner boards, fascia boards, etc.) shall match existing historic material in profile, dimension, configuration, texture and finish as determined by the

Preservation Planner, according to the HDC's Illustrated Building Materials Handbook. The final approved drawings shall be modified to reflect this condition of approval prior to the issuance of any building permits.

13. All new exterior siding on the rear addition shall be wood and match the existing painted horizontal wood siding in configuration, profile, dimension, texture and finish as determined by the Preservation Planner, according to HDC' Illustrated Building Materials Handbook. All new exterior siding along the lower areas of the house shall match the existing painted, vertical wood siding in configuration, profile, dimension, texture and finish as determined by the Preservation Planner, according to HDC' Illustrated Building Materials Handbook. The final approved drawings shall be modified to reflect this condition of approval prior to the issuance of any building permits.
14. All replacement exterior doors on the front and side elevations shall be a 3'x7' wood (paint grade) half-light, paneled door. The door panel/light configuration and door trim details shall be approved by the Preservation Planner, according to the HDC's Illustrated Building Materials Handbook, prior to the issuance of full building permit. The front door shall incorporate a transom window above, as shown in the circa 1940's tax photo. The garage door shall be a wood, "carriage-style" overhead garage door, similar to that shown in the drawings dated May 18, 2001. The final approved drawings shall be modified to reflect this condition of approval prior to the issuance of any building permits.
15. Any new or replacement windows shall be wood (or wood aluminum-clad), double-hung one-over-one or casement windows having an internal spacer bar width no greater than 5/8", and an overall proportional ratio of 2:1 as shown in the final approved architectural drawings. The existing size and proportion of the windows and other original opening as identified by ghosting, uncovered blocked-up openings, etc. shall be retained. Any modifications to existing windows, location changes or addition of windows shall be reviewed and approved by the Preservation Planner to assure compliance with the Historic District Design Guidelines. Construction details of windows shall be submitted for review and approval by the Preservation Planner, according to the HDC's Illustrated Building Materials Handbook, prior to the issuance of full building permits.
16. All exterior window trim shall be installed over the exterior siding, and constructed in a manner similar to that shown in the circa 1940's tax photo (note the difference in treatment between the front windows and all others). All new and replacement exterior window trim shall be at least 3 ½ inches in width, smooth-sawn, paint-grade wood trim. Construction details of window trim shall be submitted for approval by the Preservation Planner, according to the HDC's Illustrated Building Materials Handbook, prior to the issuance of full building permits. The final approved drawings shall be modified to reflect this condition of approval prior to the issuance of any building permits.
17. The replacement roof material shall be an architectural-grade composition roof shingle, having high definition or profile. The roof color and material shall be reviewed and approved by the Preservation Planner in accordance to the Historic District Design Guidelines. All proposed roof penetrations shall be shown on the construction drawings submitted to the Building Department for plan check and painted-out to match the roof color.

18. Any new exterior building paint scheme shall include body, trim and accent colors. All existing and new building ornamentation and trim shall be painted to coordinate with the entire paint scheme of the overall dwelling. All colors shall be complementary of each other, but provide sufficient visual contrast. A Paint Application must be submitted and approved by the Preservation Planner prior the issuance of full building permit.

19. All existing exterior lighting shall be brought into compliance with the Park City Light Code. All replacement exterior light fixtures and their location shall be reviewed and approved by the Preservation Planner for compliance with the Park City Light Code prior to issuance of the full building permit. The final approved drawings shall be modified to reflect this condition of approval prior to the issuance of any building permits. All new lighting shall be architecturally and historically compatible with the style of the dwelling. Additionally, all lighting shall be aesthetically and visually discrete–excessive exterior lighting fixtures on the front stair, front porch and front facade of the dwelling shall **not** be permitted.

20. All existing utility services (e.g. electric meters, gas meters, etc.) shall be relocated away from the front of the dwelling. The final approved drawings shall be modified to reflect this condition of approval prior to the issuance of any building permits.

21. A final Landscape Plan shall be submitted and reviewed by the Staff prior to the issuance of any final building permits. The plan includes, but is not limited to the identification of all existing trees; proposed and existing plantings; planters; driveways; walkways and their materials. Non-historic landscape elements or elements which are not compatible with typical historic landscapes in the area (such as large boulders, etc.) are **not** permitted. The amount of existing hard-surface area in the front yard shall be softened by the incorporation of landscaping. The final grade surrounding the relocated house shall be raised using backfill from the excavated garage/workshop construction in order to visually mitigate the appearance of raising the house, and to maintain some semblance of the ratio of exposed lower wall area of the house as shown in the circa 1940's tax photo. The relocated existing dwelling shall maintain all required setbacks on the newly created lot after its relocation. The identified existing significant vegetation on the property shall remain and be protected during construction at all times. Any changes, modifications, or deviations from the approved design shall be reviewed and approved by the Historic District Commission or the Preservation Planner prior to their construction. Any formal request for design modifications submitted during construction may result in a stop-work order by the Chief Building Official until the modifications are approved.

22. Any proposed retaining walls shall be reviewed and approved by the Preservation Planner, according to the HDC's Illustrated Building Materials Handbook, prior to the issuance of full building permits. There shall be no encroachments into the Woodside Avenue right-of-way (other than what may have already been permitted by the City Engineer).

23. No modifications to the existing single-family dwelling shall be made as part of this approval to permit the use of an accessory apartment unit on the property without the review and approval of the Park City Planning Commission prior to the commencement of this project.

24. All standard conditions of approval shall apply.

25. This approval shall expire on July 2, 2002, if a building permit has not been issued within a year of this approval.

Exhibits

Exhibit A - Location Map
Exhibit B - Existing Site Plan
Exhibit C - Existing Floor Plans
Exhibit D - Existing Building Elevations
Exhibit E - Photographs of Existing Conditions
Exhibit F - Proposed Site Plan
Exhibit G - Proposed Floor Plans
Exhibit H - Proposed Building Elevations
Exhibit I - Circa 1940's tax photo
Exhibit J - Photograph of 263 Park Avenue
Exhibit K - 2001 Grant Award Letter

M:\CDD\DS\HDC\2001\HDCreportcopy\1259norf.wpd

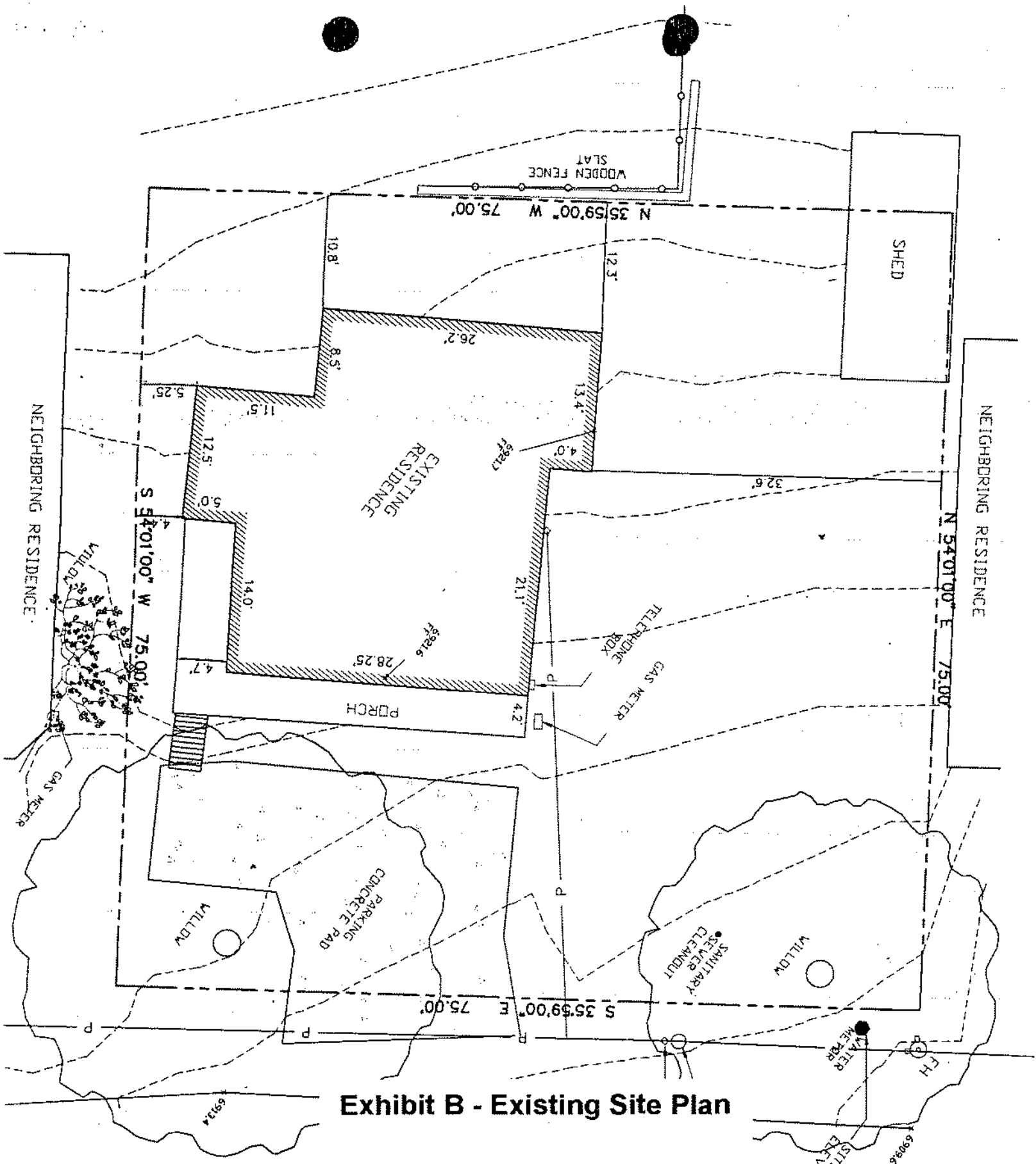


Exhibit B - Existing Site Plan

RECEIVED
MAR 23 2001
PARK CITY
PLANNING DEPT.

PLAN EXISTING

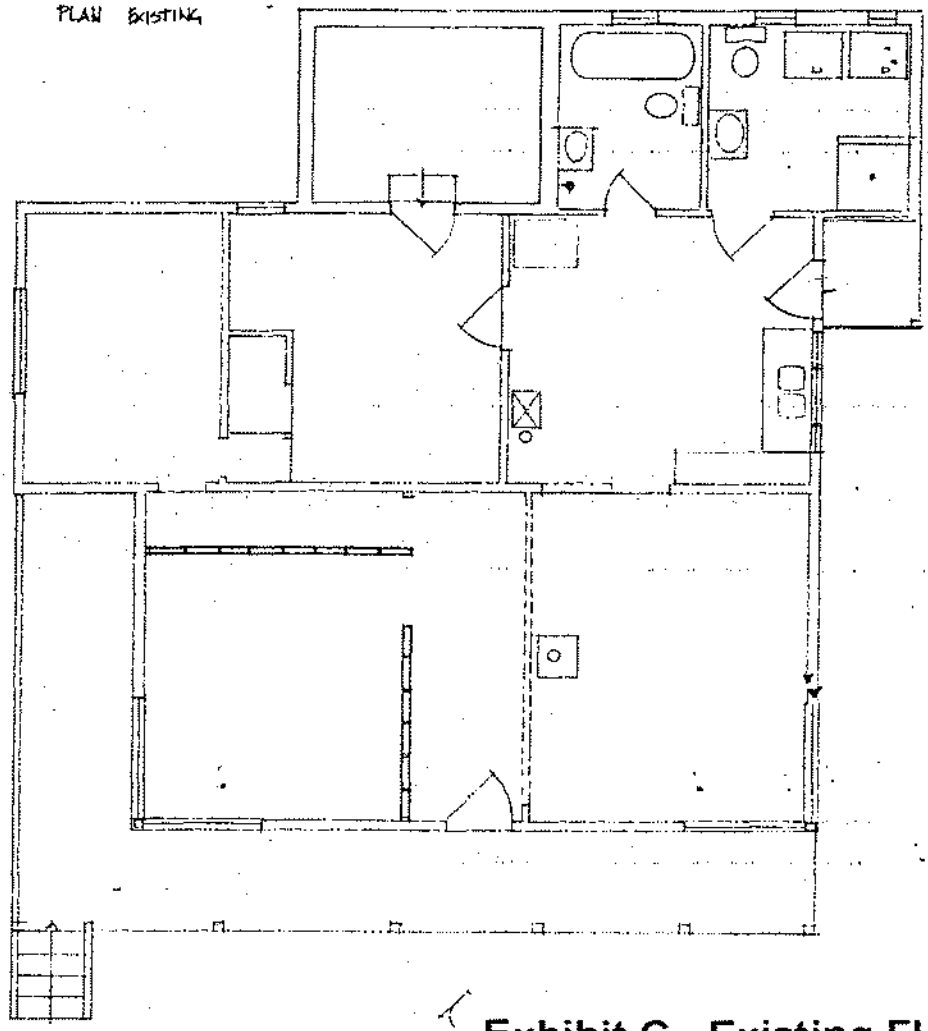
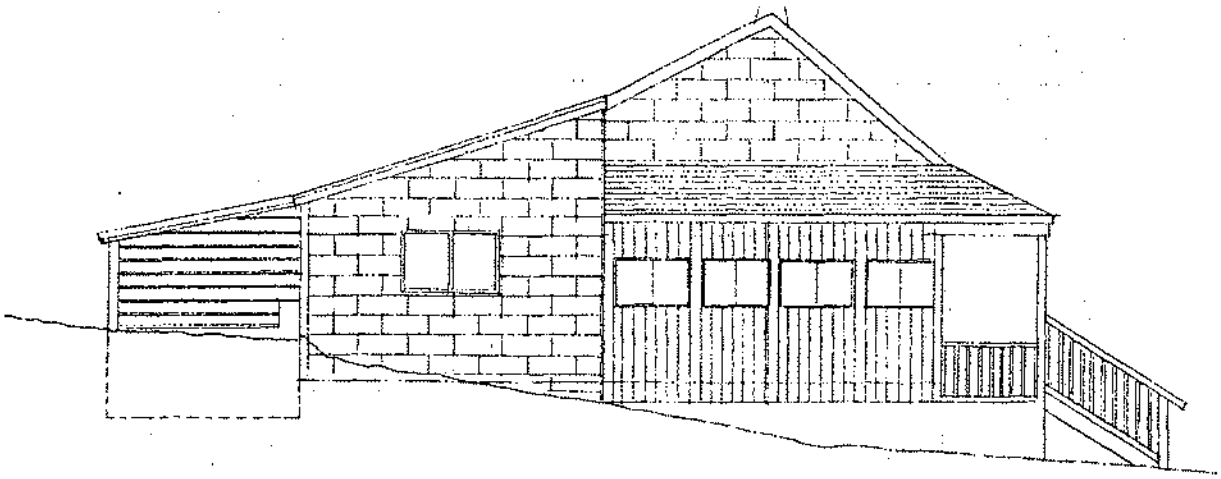


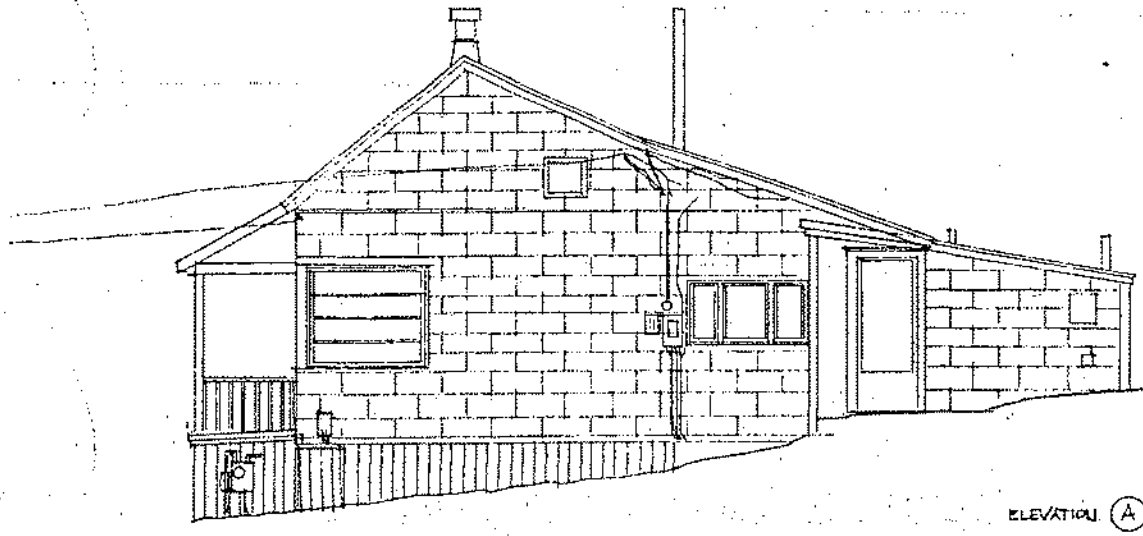
Exhibit C - Existing Floor Plan



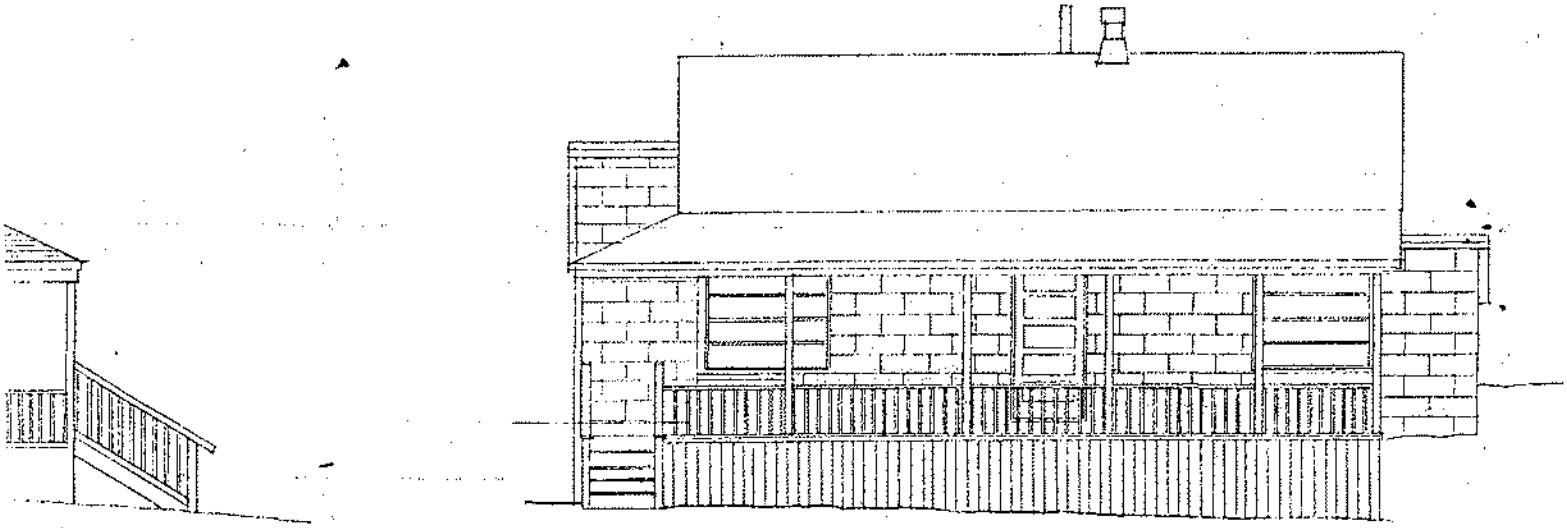
ELEVATION (B)

RECEIVED
MAR 23 2001
PARK CITY
PLANNING DEPT.

EXISTING
1/8" = 1'-0
REDUCED FROM 1/4" = 1'-0



ELEVATION (A)



ELEVATION (C)

Exhibit D - Existing Elevations

RECEIVED
MAR 23 2001
PARK CITY
PLANNING DEPT.

EXISTING
1/8" = 1'-0"
(REDUCED FROM 1/4")

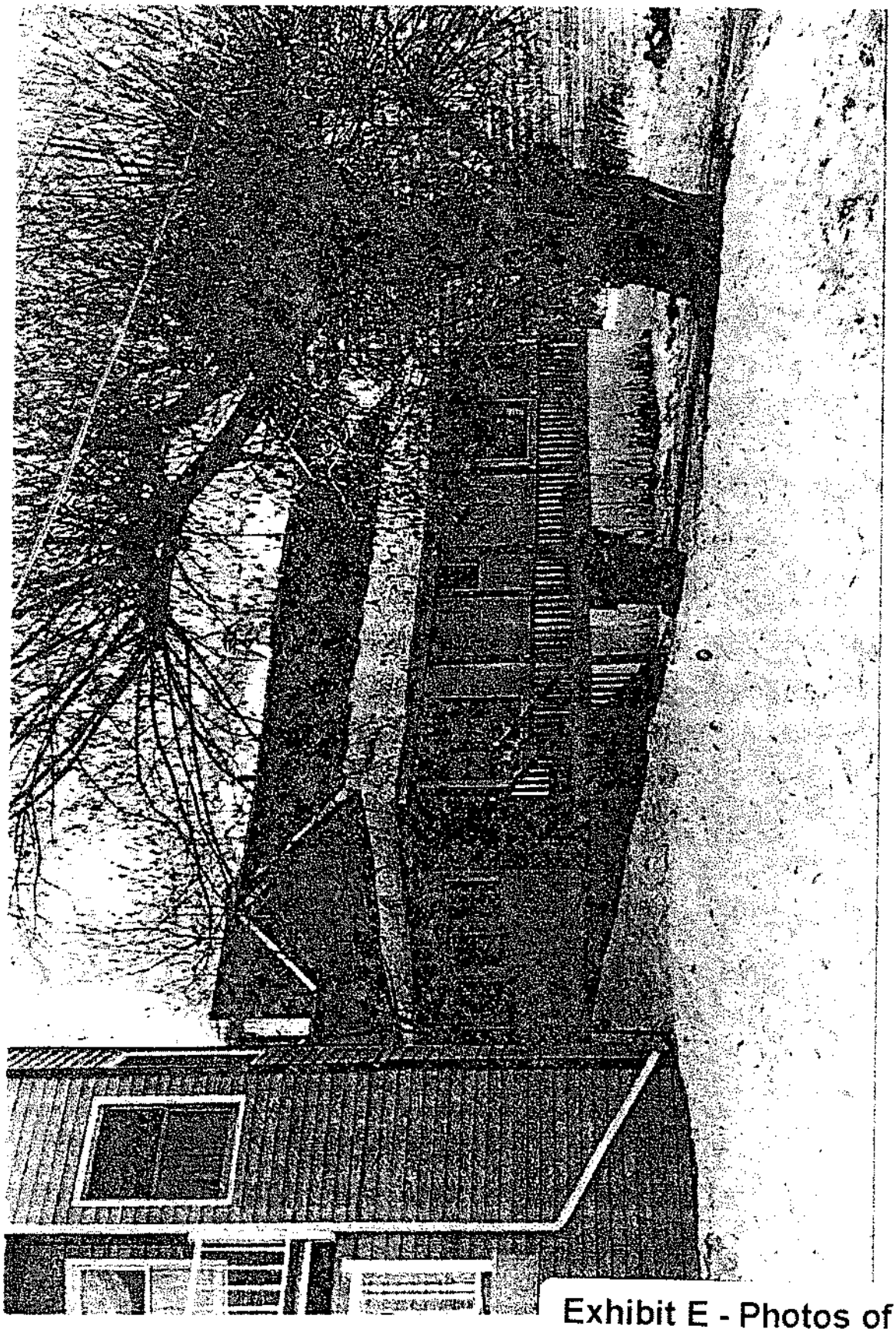
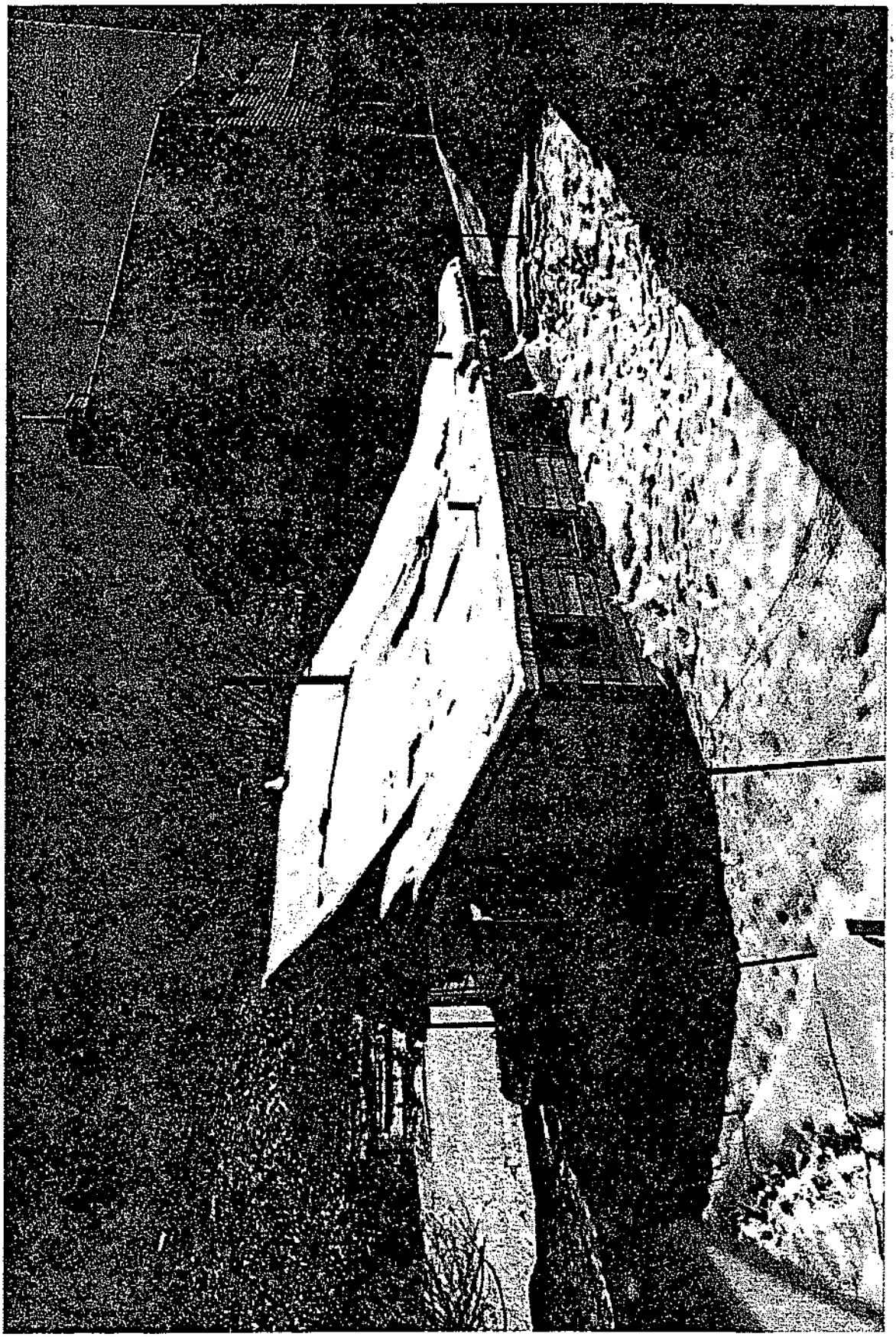
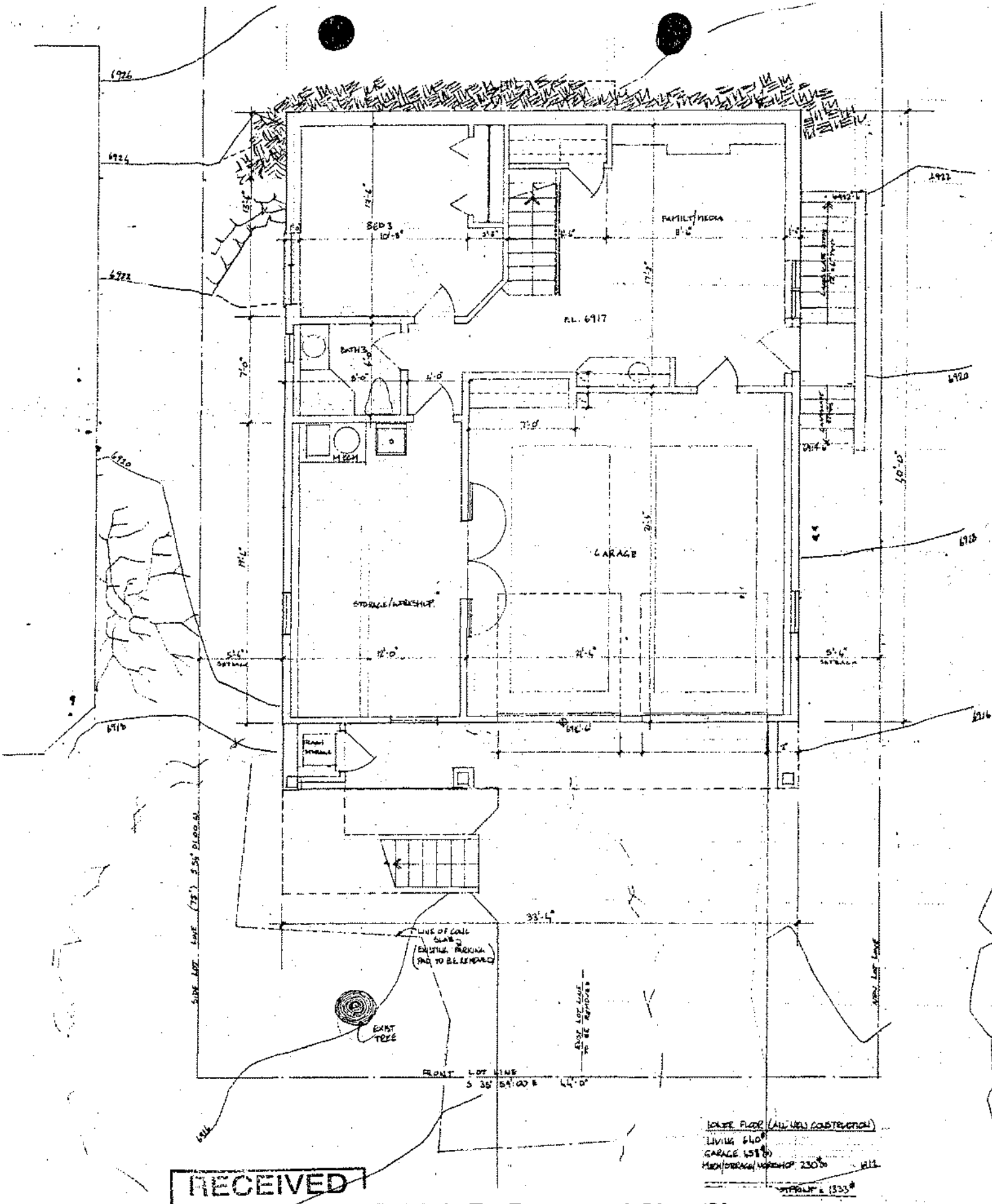


Exhibit E - Photos of Existing Conditions





RECEIVED
MAR 23 2001
PARK CITY
PLANNING DEPT.

Exhibit F - Proposed Site Plan

PROPOSED

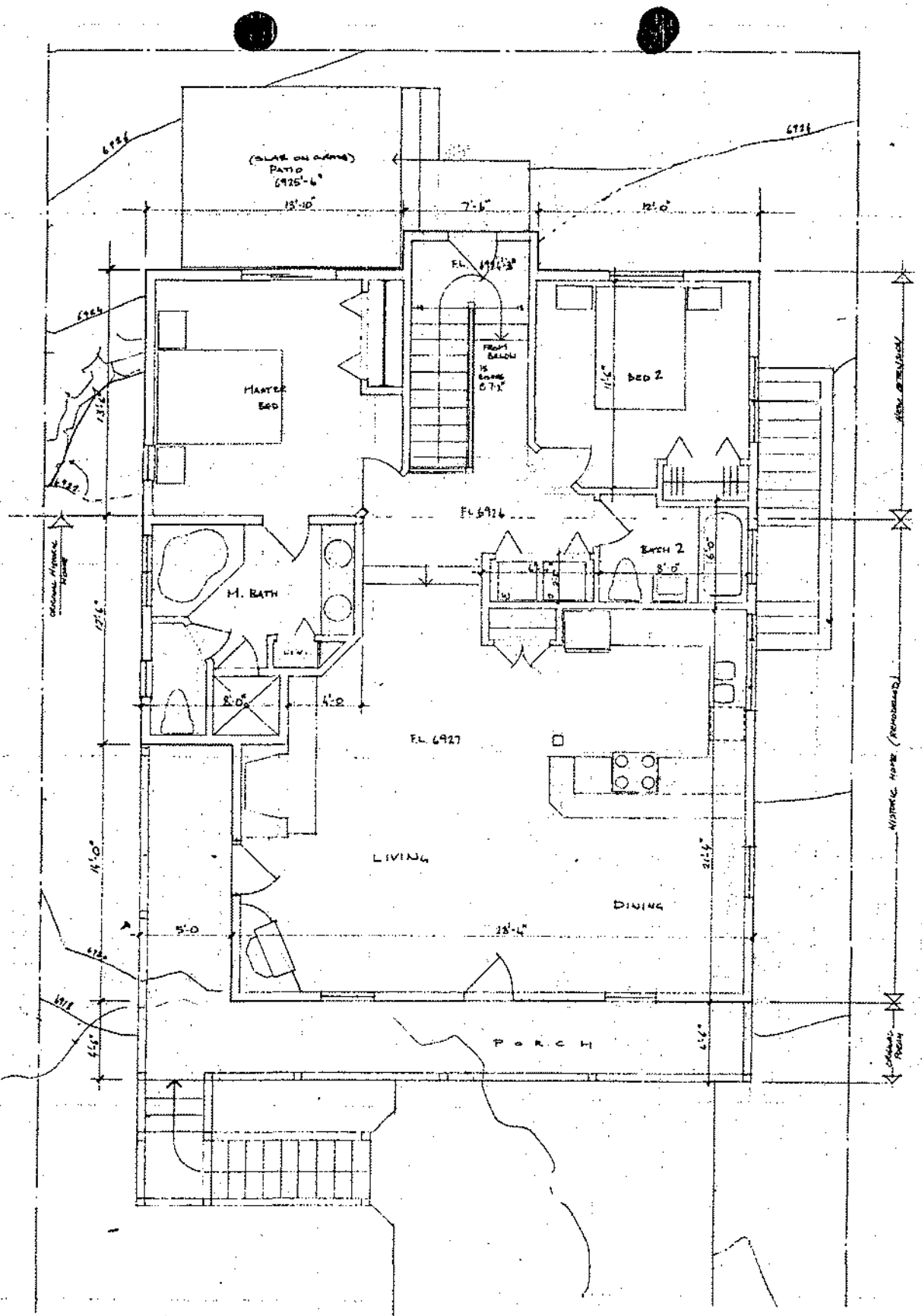
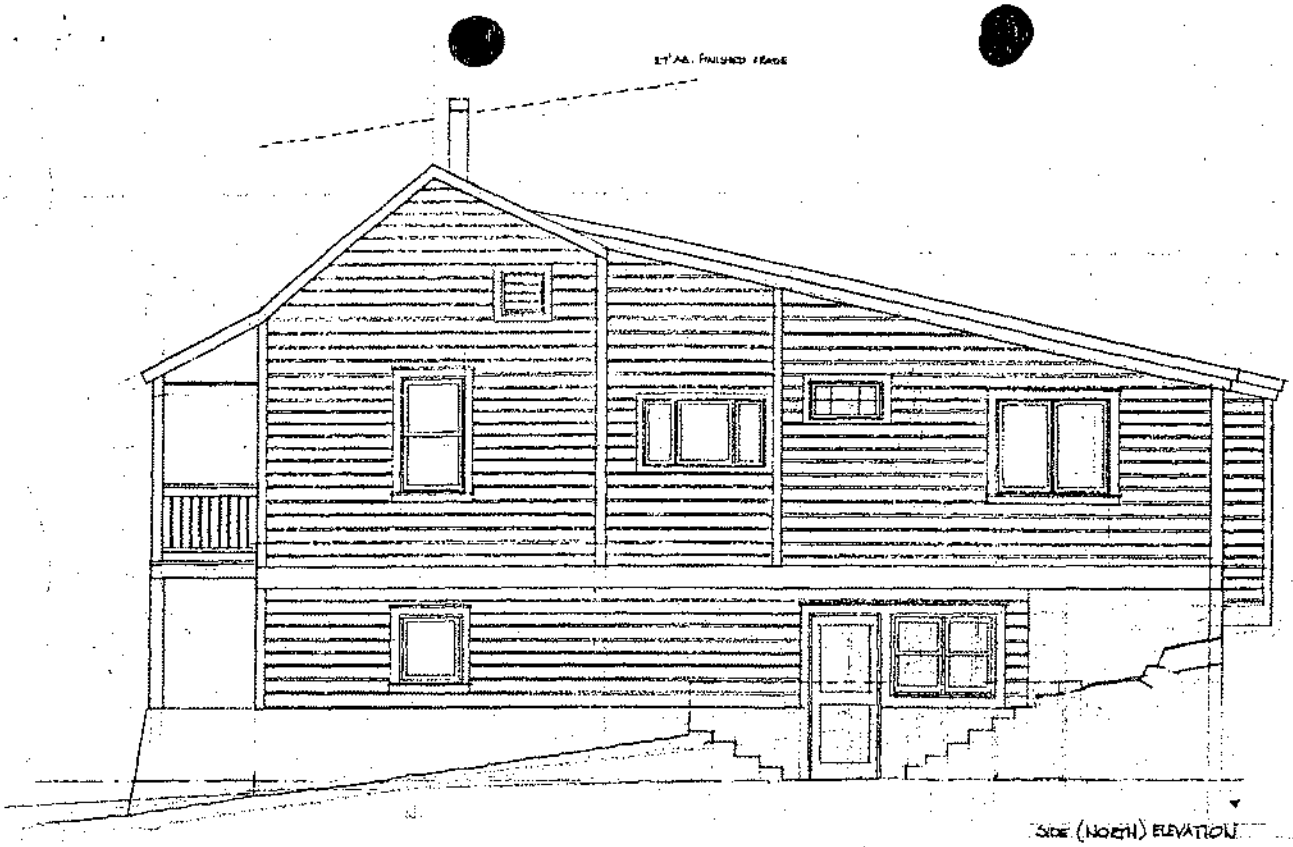


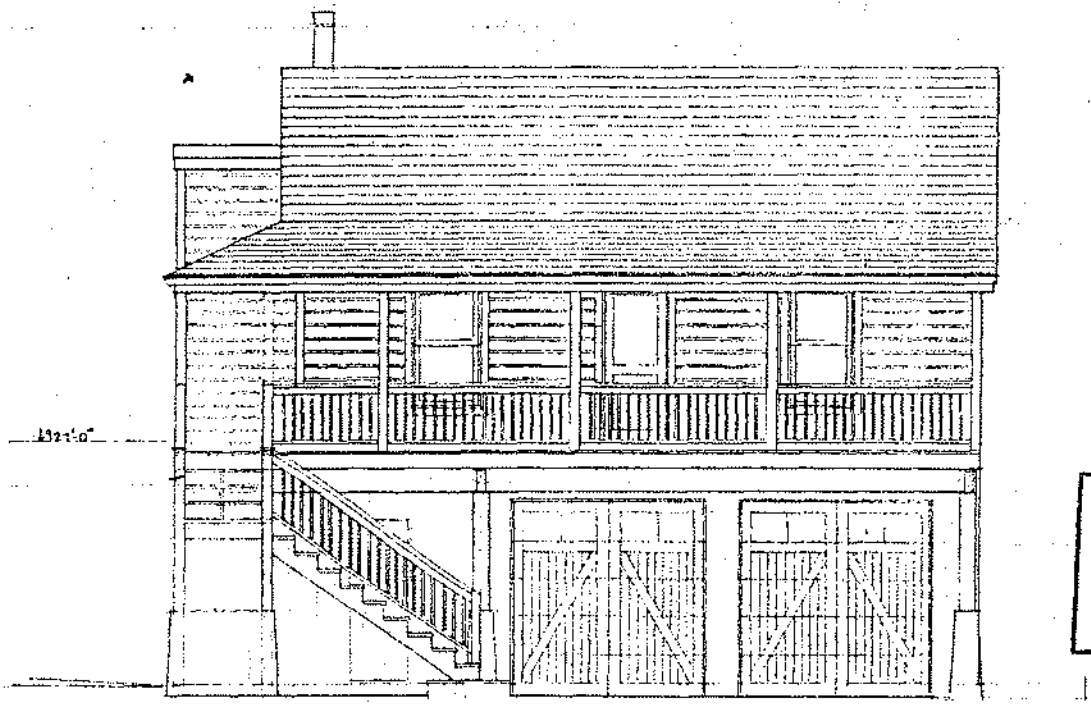
Exhibit G - Proposed Floor Plans

RECEIVED
MAR 23 2001
PARK CITY
PLANNING DEPT.

RE SUBDIVIDE DISCUSSION
PROPERTY TO PROVIDE
LOT 4 HISTORIC
MAX F.P. = 1371#

UPPER FLOOR LEVEL
E: UNIT 450#
C: HOME (REMODEL) 813#
SUBTOTAL LIVING AREA 1263#
PORCH (ORIGINAL) 220#





KERR RESIDENCE

RECEIVED
MAR 23 2001
PARK CITY
PLANNING DEPT.

Exhibit H - Proposed Elevations