



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
July 12, 2018**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, July 12, 2018.

CLOSED SESSION - 2:00 p.m.

To Discuss Property, Personnel and Litigation

STUDY SESSION

3:45 p.m. - Social Equity Discussion

WORK SESSION

4:15 p.m. - Discuss Issuing an RFP for Social Equity Community Convening Services

[Social Equity Staff Report](#)

[Social Equity RFP](#)

4:45 p.m. - Ice Arena Update

[Ice Arena Update Staff Report](#)

[Appendix A-Ice Business Plan Graphic 2017](#)

[Appendix B- Park City Ice Arena-Energy Audit](#)

5:15 p.m. - Discuss Land Management Code Amendments for Supplemental Regulations to Accessory Apartments

[Affordable Accessory Apartments -LMC Amendments Staff Report](#)

REGULAR MEETING - 6:00 p.m.

I. ROLL CALL

II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments

Staff Communications Report

Mid-Season Summit Bike Share Update

III. PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

IV. CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from June 21, 2018
[June 21, 2018 Minutes](#)

V. CONSENT AGENDA

1. Request to Authorize the City Manager to Execute the First Change Order to the 2018 Water Improvements Project, in a Form Approved by the City Attorney, with Daley Excavators, L.L.C. for an Additional \$139,000, Bringing the Total Project to an Amount Not to Exceed \$817,000
[2018 Water Improvements Project Change Order Staff Report](#)
2. Request to Authorize the City Manager to Execute the Third Addendum to the Construction Agreement for the Park Meadows Country Club East Pond Outlet Upgrades with Beck Construction and Excavation, in a Form Approved by the City Attorney, for Construction Services for an Increase to the Current Contract Amount of \$40,820.25 for a Total Contract Amount Not to Exceed \$168,320.25
[Park Meadows East Pond Upgrades Staff Report](#)

VI. OLD BUSINESS

1. Consideration to Approve Ordinance 2018-37, an Ordinance Approving the Daly Delight Plat Amendment Located at 180 Daly Avenue and 182 Daly Avenue, Park City, Utah
(A) Public Hearing (B) Possible Action
[180-182 Daly Avenue Plat Staff Report and Ordinance](#)
[180-182 Daly Avenue Exhibits A-D](#)

VII. NEW BUSINESS

1. Consideration to Approve Ordinance No. 2018-38, an Ordinance Approving the 813 Woodside Avenue Plat Amendment, Located at 813 Woodside Avenue, Park City, Utah
(A) Public Hearing (B) Action
[813 Woodside Avenue Staff Report and Ordinance Exhibits](#)
2. Consideration to Approve Ordinance No. 2018-39, an Ordinance Approving the 835 Empire Avenue Plat Amendment, located at 835 Empire Avenue, Park City, Utah
(A) Public Hearing (B) Action
[835 Empire Avenue Plat Staff Report and Ordinance Exhibits](#)
3. Consideration to Approve Ordinance No. 2018-40, an Ordinance Approving the 1304 Park Avenue Plat Amendment, Located at 1304 Park Avenue, Park City, Utah

(A) Public Hearing (B) Action
[1304 Park Avenue Plat Staff Report and Ordinance Exhibits](#)

4. Consideration to Approve Ordinance No. 2018-41, an Ordinance Approving the 1117 Park Avenue Plat Amendment, located at 1117 Park Avenue, Park City, Utah
(A) Public Hearing (B) Action
[1117 Park Avenue Plat Staff Report and Ordinance Exhibits](#)
5. Consideration to Approve Ordinance No. 2018-42, an Ordinance Approving the 227 Main Street Plat Amendment, located at 227 Main Street, Park City, Utah
(A) Public Hearing (B) Action
[227 Main Street Plat Staff Report and Ordinance Exhibits](#)
6. Consideration to Continue an Ordinance Approving Land Management Code Amendments regarding Setbacks and Yards in Chapters 15-2.1 Historic Residential-Low Density (HRL); 15-2.2 Historic Residential (HR-1); 15-2.3 Historic Residential (HR-2); 15-2.4 Historic Residential Medium District (HRM); 15-2.5 Historic Recreation Commercial (HRC); 15-2.6 Historic Commercial Business (HCB); 15-2.7 Recreation and Open Space (ROS); 15-2.8 Protected Open Space (POS); 15-2.9 Rural Estate (E-40); 15-2.10 Estate (E); 15-2.11 Single Family (SF); 15-2.12 Residential (R-1); 15-2.13 Residential Development (RD); 15-2.14 Residential Development-Medium Density (RDM); 15-2.15 Residential- Medium Density (RM); 15-2.16 Recreation Commercial (RC); 15-2.18 General Commercial (GC); 15-2.19 Light Industrial (LI); 15-2.22 Public Use Transition (PUT); 15-2.23 Community Transition (CT); 15-3 Off-Street Parking; 15-4 Supplemental Regulations; and 15-15 Defined Terms.
(A) Public Hearing (B) Continue to July 19, 2018
[LMC Yard and Setbacks Definitions Staff Report](#)
7. Consideration of the Appeal of Historic Preservation Board Denial of the Relocation and Reorientation of a Significant Structure at 424 Woodside Avenue
(A) Public Hearing (B) Action
[424 Woodside Avenue Staff Report](#)
[Exhibit 1 - Appellant's Submitted Appeal and Exhibits](#)
[Exhibit 2 - City Engineer's Analysis](#)
[Exhibit 3 – 424 Woodside Avenue – PL-16-03379 – HDDR Application Chronology](#)
[Exhibit 4 – HPB Notice of Final Action](#)
[Exhibit 5 – HDDR Final Action Letter dated May 22, 2018](#)
[Exhibit 6 - May 2, 2018 HPB Staff Report + Exhibits](#)
[Exhibit 7 - PL-16-03379 424 Woodside Avenue - HDDR Plans](#)
[Exhibit 8 - Appellant's Supplemental Submittal dated July 6, 2018](#)

VIII. ADJOURNMENT

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals

needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 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 Council meeting attendees that park in the China Bridge parking structure.**

Council Agenda Item Report

Meeting Date: July 12, 2018

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Staff Report

Agenda Section: STUDY SESSION

Subject:

3:45 p.m. - Social Equity Discussion

Suggested Action:

Attachments:

Council Agenda Item Report

Meeting Date: July 12, 2018

Submitted by: Jed Briggs

Submitting Department: Budget, Debt & Grants

Item Type: Work Session

Agenda Section: WORK SESSION

Subject:

4:15 p.m. - Discuss Issuing an RFP for Social Equity Community Convening Services

Suggested Action:

Attachments:

[Social Equity Staff Report](#)

[Social Equity RFP](#)



City Council Staff Report

Subject: Social Equity Community Critical Priority Next Steps
Author: Jed Briggs, Budget Operations & Strategic Planning Manager
Department: Budget, Debt, and Grants
Date: July 12, 2018
Type of Item: Work Session (Will take place at the back table in Council Chambers)

Summary Recommendation

Staff is recommending that Council discuss the Critical Priority of Social Equity in facilitated discussion with Kilo Zamora. This is the fourth session that Council has undergone with Mr. Zamora with regards to social equity. Staff is also asking Council to issue an RFP for social equity community convening services.

Executive Summary

With the creation of Social Equity as a Community Critical Priority staff has refocused efforts in this area and more fully realize the community's vision that City Council has reflected on their discussions of the topic. Kilo Zamora is a Social Change Facilitator and University of Utah instructor. His experience as an advisor to three Salt Lake City Mayors, as Chair of the Salt Lake City Human Rights Commission and as the former Executive Director of Inclusion Center for Community and Justice, makes Kilo uniquely qualified to facilitate this Work Session.

The Challenge and the Opportunity

Equity and inclusion in municipalities is imperative. When not promptly addressed, these issues can grow and become more difficult to resolve. Our community is experiencing a growing concern with regards to inequities, resources, and access. Across the world, women, people of various races and religions, people with different abilities, people living in poverty, youth, seniors, and members of the LGBTQ community face barriers when accessing health, employment, and housing. By applying an equity and inclusion lens that addresses social inequities like gender differences, income disparities, racism, ableism, homophobia, ageism, etc., municipalities can better respond to the aspirations of ALL people. Municipalities play a huge role in shaping and perpetuating the quality of life of their residents. Addressing social inequities to ensure the inclusion of all residents strengthens our town. Equity and inclusion create more sustainable cities where people from all walks of life have the right to, and can participate fully in social, economic, political, and cultural life. PCMC can be a leader in this work, by engaging in many promising practices or programs that make a difference.

Social Equity Goals and Strategic Objectives:

We aspire to be an inclusive, diverse, and equitable community. We define diversity broadly, including but not limited to all races, ages, sexual orientations, gender identification, socio-economic backgrounds, and cultural beliefs. We strive to be a fair and balanced society where everyone can participate and has the opportunity to fulfill

their potential because they have access to healthy, affordable food, transportation, quality education, and living wage jobs. We create unique ways to connect through community gatherings and a variety of communication channels. We strive to understand the needs of those who are underserved or the most vulnerable of our community. We recognize that it is our diversity that is the source of our strength and community foundation as we try to reflect that in all that we do. Please see **Appendix A: Previously discussed Value Statement, Goals & Objectives** to reference the guiding document from which staff is currently working.

Is Council comfortable with the desired services as outlined?

1. **Community Members** – The social equity convener will work directly with members of the target communities to identify and address their most pressing concerns and interests. They should also educate the entire community on issues that matter to underserved populations.
2. **Strategic Plan** - The convener shall take point on developing a community strategic plan for furthering social equity goals. Through a community engagement process, they shall document the greatest issues that currently exist and work with the community to prioritize them and move the needle on accomplishing them. The strategic plan will entail a community vision, goals, action items, and deadlines. They will also create an inventory of current services and identify gaps with regards to social equity.
3. **Community Partners** – The convener will establish a working relationship with existing service providers in the hope of building community relationships and identifying missing services. A strong pre-established working relationship with these partners is desired. They will work toward building a coalition between community members, government, business, nonprofits, and other institutions, working from models such as the recent success of the Summit County Mental Wellness Alliance. They will demonstrate strong organizational skills and be responsible for facilitation of community events, logistics, and execution.
4. **PCMC Relationship** – The convener will work with the PCMCs Community Liaison and the PCMC Internal Social Equity Task Force to assist them in identifying how the City can better serve its most vulnerable community members. The selected convener should be prepared to demonstrate a willingness to work collaboratively with a large team comprised of both City staff and community partners. This should include the ability to establish and maintain effective working relationships with employees, other divisions, and the public with effective communications.

Department Review

The following departments have reviewed this staff report: Legal and Executive.

Attachments

A – Social Equity Value Statement, Goals & Objectives

B – Draft Social Equity Coordinator RFP

Appendix A: Previously discussed Value Statement, Goals & Objectives

Below are the City's goals and objectives with regards to this priority.

Value statement: Recognize our diverse populations within our complete community and strive for equitable public administration of services, justice and social well-being for all. Value and appreciate our differences and embrace our common humanity and contributions as the source of our town's strength.

- 1. Affordability – Identify areas where the City can positively impact the cost of living**
 - a. Facilitate a range of affordable, quality housing opportunities that meet the life-cycle needs of persons at all economic levels
 - b. Support efforts for affordable, quality, and adequate childcare for all who need it
 - c. Strive for accessibility to quality healthcare (vision, mental, dental)
 - d. Continually assess fees and taxes for all socio-economic classes
- 2. Connection – Engage and empower diverse experiences to foster an inclusive, multi-cultural and -generational community**
 - a. Establish comprehensive goals and performance measures that span all of the City's departments that provide services to our diverse populations (internal)
 - b. Provide gathering spaces that connect the services of the community
 - c. Provide services that meet the diverse needs of these populations
- 3. Enhance Communication – Determine the best channels of communication and use them to engage our community members.**
 - a. Reach audience where they are at, whether it be through digital and/or interpersonal communication
 - b. Use diverse platforms and methods to deliver and receive messaging
 - c. Enhance communication between service providers
- 4. Issue Awareness - Identify and address the multi-cultural and generational groups' concerns and interests**
 - a. Identify underserved and/or most vulnerable populations
 - b. Partner with a full range of community groups and stakeholders
 - c. Educate the entire community on issues that matter to underserved populations
- 5. Reflect Community Diversity - Encourage participation and remove barriers in process of local government and community groups**
 - a. Invite all to contribute their voice in the process
 - b. Focus on integration with varying populations
 - c. Serve all demographics

Park City Municipal Corporation

REQUEST FOR PROPOSALS (RFP) FOR *Social Equity Community Convener*

Fairness and inclusion in Park City and access to its municipal services are imperative to building and preserving a complete community. When social equity is not demonstrated in the community as a whole or in local governance, even otherwise minor technical problems are elevated into stifling community issues grounded in lack of trust, disengagement and helplessness. These issues grow and become more difficult to resolve. Our community is experiencing a growing concern with regards to inequities, resources, and access. Park City Municipal Corporation is looking for an individual or team with a special understanding of our community and these issues, with demonstrated abilities to coalesce diverse perspectives, backgrounds and political viewpoints. Our hope is to focus on our complete community values to collectively discover pragmatic solutions to growing problems or increasingly unjust processes, which if ignored, will harm or prevent our core values which are at the heart of our equitable community.

Contact:

Jed Briggs, Budget Operations and Strategic Planning Manager
jbriggs@parkcity.org

NOTICE

REQUEST FOR PROPOSALS

*Park City Municipal Corporation
Social Equity Coordinator*

PROPOSALS DUE: TBD

PROJECT NAME: Social Equity Community Convener

RFP AVAILABLE: TBD

PROJECT LOCATION: Park City

PROJECT DESCRIPTION:

Park City Municipal Corporation seeks proposals to convene a self-diagnosis of social equity issues in the community. Experience in facilitating community engagement is critical. Total project maximum funds available is TBD Dollars (\$XXX,XXX). This funding is not necessarily for a position, but the City's goal is to jump start this initiative which ultimately needs to galvanize community partners, citizens and professionals into taking concrete action towards a community strategic action plan.

PROJECT DEADLINES:

Complete Proposals Due: TBD

Project completion: TBD

Questions? All questions shall be submitted in writing via email to jbriggs@parkcity.org by TBD. Responses will be returned and posted by TBD.

OWNER: Park City Municipal Corporation
P.O. Box 1480
Park City, UT 84060

CONTACT: Jed Briggs, Budget Operations and Strategic Planning Manager
Park City Municipal Corporation
jbriggs@parkcity.org

Park City reserves the right to reject any or all proposals received. Furthermore, the City shall have the right to waive any informality or technicality in proposals received when in the best interest of the City.

I. INTRODUCTION

Park City Municipal Corporation ("PCMC") seeks proposals in the efforts surrounding the convening of a social equity self-diagnosis in the community and then initiating a collaborative action plan with demonstrative impacts on improving our sense of community. PCMC seeks proposals from those who will take point on developing a community strategic plan, work toward building a coalition between local governments, non-profits, and businesses, and identify and prioritize the most important issues for further ensuring our core values, ultimately keeping Park City Park City. Experience in facilitating community engagement, implementation and strategic planning is critical.

II. PURPOSE OF PROJECT

It is often said that government is what we can do together that we cannot do alone. The City, our amazing fabric of nonprofits, and diverse community leaders outside of government all play a huge role in shaping and perpetuating the quality of life of our residents and visitors. As recently demonstrated by our community in launching new initiatives addressing mental health challenges, we hope to strengthen our town and preserve our core values and community vision by providing collective leadership to address social inequities.

Naming Social Equity as a community Critical Priority is a strong statement that represents Park City Municipal's desire is to increase its internal and external efforts on this front as well as to collaborate more with the numerous community partners who have been addressing these challenges for many, many years.

III. PROJECT SCOPE

1. Social Equity Community Self-Diagnosis:

The City desires to pivot from its arguable more traditional role to provide the leadership and support necessary to **convene** residents, stakeholders, community leaders, non-profits and experts to identify challenges, both existing and emerging, which threaten the fabric of our community- our people. The process by which this is done is as important as the possible outcome. First listening to the community and our partners rather than proclaiming what we think best for them is our highest priority. The goal is to identify issues and challenges in a manner that increases community trust and enables residents and partners to actively and energetically participate in solutions in the subsequent phase and ultimately, **self-drive** the success of the Community Strategic Action Plan.

2. Collaborative Initial Steps

With the benefit of community consensus on the problems and challenges, the social equity community convener that is selected shall take point on identifying and executing short term initiatives with community partners which immediately further social equity goals. They shall identify the greatest issues that currently exist and work with the community to prioritize them and move the needle on improving them. They will also create an inventory of current services and identify gaps with regards to social equity.

They will establish a working relationship with existing service providers in the hope of building community relationships and identifying missing services. They will work toward building a coalition between community members, educators, government, business, nonprofits, and other institutions, working from models such as the recent success of the Summit County Mental Wellness Alliance.

This position will work with the PCMCs Social Equity Task Force to assist them in identifying how the City can better serve its most vulnerable community members. They will also work directly with members of the target communities to identify and address their most pressing concerns and interests.

3. Community Strategic Action Plan

The convener will work with the emerging partners and PCMCs Social Equity Task Force to create a Community Strategic Action Plan. The strategic plan will entail a community vision, goals, action items, and deadlines—essentially a roadmap for the future.

IV. FUNDING

The total maximum funds allocated for this project is TBD Dollars (\$XXX,XXX). All submissions must include a proposed budget or fee schedule. The budgets must include all costs, including performance of the services specified. This funding is not necessarily for a position, but the City's goal is to jump start this initiative which ultimately needs to galvanize community partners, citizens and professionals into taking concrete action towards a community strategic action plan.

V. CONTENT OF PROPOSAL

Proposals will be evaluated on the Selection Criteria as well as the Project Goals and Convener Requirements listed below.

Project Goals:

Social Equity Community Convener value added assets:

- The convener will demonstrate strong adaptive skills and be responsible for facilitation of community engagement and connecting individual experiences with identifiable institutional sources, processes and problems. Experience managing and coordinating diverse individual, stakeholder, and community dialogue and meetings is critical.
- The convener will demonstrate the ability to create and manage a comprehensive strategic plan. The strategic plan will entail a community vision, goals, action items, and deadlines.
- The convener will demonstrate the ability to work with Park City Municipal as well as other strategic partners in the community. A strong pre-established working relationship with these partners is desired.
- The convener will coordinate directly with the PCMC Social Equity Task Forces staff for the project. The selected convener should be prepared to demonstrate a willingness to work collaboratively with a large team comprised of both City staff and community partners. This should include the ability to establish and maintain effective working relationships with employees, other divisions, and the public with effective communications (both orally and written).

The following listed criteria are used as guidelines during the review of proposals. The list is not in order of priority; some criteria will receive more weight than others.

Selection Criteria:

Proposals will be judged on practical terms such as:

- Clarity of proposal and thoroughness of response (completeness of package)
- Adherence to the maximum budget of TBD Dollars (\$XXX,XXX)
- Experience needed to undertake the coordination and execution of the project within the aggressive timeline. This includes the ability to work with a team of individuals including various City staff as well as community members and organizations.
- Professional References – Applicants should list and provide contact information for at least three (3) references.
- If utilizing third parties for completing the project, list what portion of the project will be completed by third parties and the name, if known, of the third parties.

- **The nature and extent of requested changes to our standard contract (i.e. unwillingness to comply with insurance/indemnity provision) counts against the bidder.**
- Price may not be the sole deciding factor.

The finalist(s) will be evaluated in part for their potential ability to work with the project stakeholders and their capacity to evolve significant and well integrated solutions. **Any changes to the nature of or regarding the extent of requested changes to the standard contract should be asked prior to submitting a proposal.**

Park City Municipal Corporation reserves the right to reject any and all proposals for any reason. Proposals lacking required information will not be considered. All submittals shall be public records in accordance with government records regulations ("GRAMA") unless otherwise designated by the applicant pursuant to UCA §63G-2-309, as amended. The award of contract is subject to approval by City Council.

Park City Municipal Corporation reserves the right to cancel or modify the terms of this RFP and/or the project at any time for any reason preceding contract award and reserves the right to accept or reject any or all proposals submitted pursuant to this request for proposals. Park City will provide respondents written notice of any cancellation and/or modification. Furthermore, the City shall have the right to waive any informality or technicality in proposals received when in the best interest of the City.

VI. SELECTION PROCESS

The Selection Committee includes the following representatives:

Selection Committee Members: City Staff and Community Partners

- **Department Staff:** Staff members from the following departments will be represented on the Selection Committee: Executive, Budget, Community Engagement, Police, Library, Recreation, and Transit.

Finalists may be invited to interview with members of Selection Committee. The Selection Committee will recommend one finalist for the project. Proposals will be evaluated on the factors listed in Section V, Content and Goals of Proposal. The Selection Committee's recommendations and award of contracts pursuant to this RFP are conditioned upon and subject to approval by the City Council.

Timeline

The schedule is contingent upon the City's project schedule and may be changed at any time.

The selection process will proceed on the following schedule:

A. An optional pre-submission meeting will be held at TBD, at City Hall, 445 Marsac Avenue, Park City. Those who are interested in attending or participating must RSVP to Jed Briggs, no later than TBD. The pre-submission meeting is optional and not mandatory. The pre-submission meeting is subject to change based on the coordination of the Project Manager and City Staff that need to be present.

B. Proposals will be received by Park City **by TBD**, at the Budget Office located at 445 Marsac Avenue, 3rd Floor, Park City, Utah 84060. An electronic copy **must also** be submitted to jbriggs@parkcity.org as a single PDF by TBD. Electronic submission cannot exceed eight (8) megabytes to the email address. If files are larger than the maximum size allowed, they may be submitted through a private Dropbox™ account directly to jbriggs@parkcity.org and cannot be submitted to any other parties. It is the sole responsibility of the applicant to ensure the success of the electronic submission is completed prior to the deadline as stated above. Proposals lacking required information will not be considered.

C. A selection committee comprised of City Staff, as described in Section V, will review all submitted RFPs. The selection committee will meet during the week of TBD.

D. The selection committee may find it necessary to conduct interviews. All interviews for selection process will be conducted no later than TBD.

E. Award of the contract is subject to approval by City Council. It is anticipated that City Council will vote on the contract award by TBD.

F. The social equity convener that is awarded the contract will be required to work within an aggressive timeline. The Social Equity Coordinator will complete the entirety of the project no later than TBD.

VII. SUBMISSION OF PROPOSALS

All social equity conveners responding to the RFP must submit complete responses to the information requested in this section and must note any exceptions to any information contained in the RFP. Applicants shall present information in a clear and concise manner following the format listed below. Proposals lacking required information will not be considered.

A. Proposal

1. Cover Page: List the social equity convener name(s), project name, contact information including, but not limited to, email, phone number, and mailing address. Additional information may also include web address, social media links, or other contact information.

2. Proposal: Describe your proposal for the project. Explain the proposed budget, schedule, process, and method. Explain how your background relates to the scope of the project as outlined in this proposal. The description must state the length of time the proposal is valid.

3. Budget: Project costs will be considered during selection. The maximum amount allocated is TBD Dollars (\$XXX,XXX). Budget refers to all costs anticipated to be incurred by the social equity convener for the scope of the project including, but not limited to, performance of the services specified, labor, insurance, and materials costs.

B. Statement of Qualifications

1. Bio. Information and brief resume(s) on the social equity convener.

2. References. Three (3) professional references (particularly if you have completed any large scale event planning). Please provide names and contact information, including phone number and email.

Interested individuals and/or firms must submit their Proposal and Statement of Qualifications by TBD.

Please submit one (1) set of the Proposal and Statement of Qualifications. Provide your projected budget as an attachment to your Proposal and Statement of Qualifications. To be considered, one (1) proposal must be received at the Park City Budget Office, 445 Marsac Avenue, 3rd Floor, P.O. Box 1480, Park City, UT 84060 by TBD.

AND

One (1) electronic copy must be submitted. In this instance, all electronic proposals should be saved as a single PDF and may not include any additional attachments. Electronic submission cannot exceed eight (8) megabytes to the email address. If files are larger than the maximum size allowed, they may be submitted through a private Dropbox™ account directly to jbriggs@parkcity.org and cannot be submitted to any other parties. It is the sole responsibility of the applicant to ensure the success of the electronic submission is completed prior to the deadline

as stated above. Electronic proposals with additional support documents or materials will not be accepted. The electronic submissions must be received via email to jbriggs@parkcity.org by TBD.

Limit the response to fifteen (15) pages of written material including any visual material and budget. Please be concise. The page count does not include index, dividers, or separation sheets that contain no information. Please do not place proposals in binders or binding products - you may staple or paperclip. Submit all proposals in one envelope or package.

Proposals must be mailed or hand-delivered and submitted electronically to:

Park City Municipal Corporation
Attn: Jed Briggs, Budget Operations and Strategic Planning Manager
Request for Proposal – Social Equity Coordinator
(hand delivery) 445 Marsac Avenue, Budget Office - 3rd Floor
(mailed) P.O. Box 1480, Park City, UT 84060

AND

jbriggs@parkcity.org

The envelope/package must indicate the Social Equity Coordinator making the submittal and be addressed as stated above. When submitting electronically, please include the project name as stated for this RFP in the subject line.

Faxed proposals will not be accepted.

All costs related to the preparation of the proposals and any related activities are the sole responsibility of the Social Equity Coordinator. The City assumes no liability for any costs incurred by offers throughout the entire selection process.

Requests for Additional Information

Any questions concerning the submittal or the project shall be sent in written form via email inquiry to the attention of Chris Phinney, at Park City Municipal Corporation, at jbriggs@parkcity.org by TBD. Responses will be returned and posted by TBD.

VIII. PREPARATION OF PROPOSALS

A. Failure to Read. Failure to Read the Request for Proposal and these instructions will be at the offeror's own risk.

B. Cost of Developing Proposals. All costs related to the preparation of the proposals and any related activities are the sole responsibility of the offerors. The City assumes no liability for any costs incurred by offerors throughout the entire selection process.

IX. PROPOSAL INFORMATION

A. Equal Opportunity. The City will make every effort to ensure that all offerors are treated fairly and equally throughout the entire advertisement, review, and selection process. The procedures established herein are designed to give all parties reasonable access to the same basic information.

B. Proposal Ownership. All proposals, including attachments, supplementary materials, addenda, etc., shall become the property of the City and will not be returned to the offerors.

C. Rejection of Proposals. The City reserves the right to reject any or all proposals received. Furthermore, the City shall have the right to waive any informality or technicality in proposals received when in the best interest of the City.

D. No proposal shall be accepted from, or contract awarded to, any person, firm, or corporation that is in arrears to the City, upon debt or contract or that is a defaulter, as surety or otherwise, upon any obligation to the City, or that may be deemed irresponsible or unreliable by the City. Offerors may be required to submit satisfactory evidence that they have the necessary financial resources to perform and complete the work outlined in this RFP.

E. Park City Municipal Corporation's policy is, subject to Federal, State, and local procurement laws, to make reasonable attempts to support Park City businesses by purchasing goods and services through local vendors and service providers.

F. If bidder utilizes third parties for completing RFP requirements, list what portion of RFP will be completed by third parties and the name, if known, of the third party.

X. INSURANCE REQUIREMENTS

The selected service provider will bear the risk of loss or damage. All insurance shall be reviewed and approved by the Park City Attorney's Office.

The coverage will provide protection for all operations by the Event Planner or any subcontractor or by anyone directly or indirectly employed by either of them.

Event Planners are advised to thoroughly read the sample Park City Municipal Corporation Service Provider/Professional Service Agreement attached hereto as [Exhibit "B"](#), as the selected Event Planner will be required to comply with its requirements.

XI. AGREEMENT

The selected Event Planner will be required to enter into the City's standard Service Provider/Professional Service Agreement in a form to be approved by the City Attorney's Office (attached hereto as [Exhibit "B"](#)). Event Planners are advised to thoroughly read the attached (sample Agreement, as the selected Event Planner will be required to comply with its requirements.

ANY INQUIRIES RELATED TO INDEMNIFICATION OR INSURANCE PROVISIONS CONTAINED IN PARK CITY MUNICIPAL CORPORATION'S STANDARD AGREEMENT MUST BE SUBMITTED TO PARK CITY MUNICIPAL CORPORATION NO LATER THAN THE PROPOSAL/SUBMITTAL DEADLINE. PARK CITY MAY, IN ITS SOLE DISCRETION, CONSIDER SUCH INQUIRIES. ANY CHANGES TO PARK'S CITY'S STANDARD INSURANCE AND INDEMNIFICATION PROVISIONS SHALL BE APPROVED IN PARK CITY'S SOLE DISCRETION.

Any Service Provider who contracts with Park City is required to have a valid Park City business license.

If Social Equity Coordinator takes exception to any term or condition set forth in this proposal and/or the Sample Agreement and any of its exhibits and attachments, said exceptions must be clearly identified in the response to this RFP. Exceptions or deviations to any of the terms and conditions must be submitted in a separate document accompanying proposal identified as "Exceptions." Such exceptions shall be considered in the evaluation and the award processes. The City shall be the sole determiner of the acceptability of any exception.

Park City Municipal Corporation reserves the right to cancel or modify the terms of this RFP and/or the project at any time and for any reason preceding contract award and reserves the right to accept or reject any or all proposals submitted pursuant to this request for proposals. Park City will provide respondents written notice of any cancellation and/or modification. Furthermore, the City shall have the right to waive any informality or technicality in proposals received when in the best interest of the City. All submittals shall be public records in accordance with government records regulations ("GRAMA") unless otherwise designated by the applicant pursuant to Utah Code Section 63G-2-308, as amended. Award of contract is subject to approval by City Council.

It is Park City policy, subject to federal, State and local procurement laws, to make reasonable attempts to support Park City businesses by purchasing goods and services through local vendors and service providers.

The nature and extent of requested changes to our standard contract (i.e. unwillingness to comply with insurance/indemnity provision) counts against the bidder. Any contract changes must be requested and approved by the City Attorney's Office before awarding the contract.

Council Agenda Item Report

Meeting Date: July 12, 2018

Submitted by: Amanda Angevine

Submitting Department: Ice Rink

Item Type: Work Session

Agenda Section: WORK SESSION

Subject:

4:45 p.m. - Ice Arena Update

Suggested Action:

Attachments:

[Ice Arena Update Staff Report](#)

[Appendix A-Ice Business Plan Graphic 2017](#)

[Appendix B- Park City Ice Arena-Energy Audit](#)



City Council Staff Report

Subject: Ice Arena Update
Author: Amanda Angevine (General Manager), Matt Genther (Program Coordinator), Mike Diersen (Head of Operations),
Department: Ice Arena
Date: July 12, 2018
Type of Item: Informational

In the fall of 2016, Ice Arena developed new goals (Goals shown below in underlined blue & in Appendix A along with strategic objectives to effectuate those goals. Existing performance measures were reviewed, and new ones created, to track our success in each area. The following report highlights the most notable efforts for each goal.

Programs- Provide a variety of programming to engage the community in ice sports.

Utilization: The Park City Ice Arena continues to be highly utilized with programming starting at 5:30 am and finishing between 10:30pm and midnight during winter months. Ice Utilization is at 95% for FY18.

Academy Classes: The facility continues to be very busy, and has seen additional participation in Academy Classes following the 2018 Winter Olympics. Over the last 12 months, we have saw 423 registrations in Skating Academy Classes and 359 in Hockey Academy Classes. Another area of growth has been in the Fee Reduction program. Over the last twelve months, participation in the Fee Reduction program increased from 9 families to 38 families, with multiple kids from some families. We have been awarded a \$1,800 grant for a part time translator and marketing assistant that will help us better reach and engage with the Latino Community.

Hockey Leagues: The adult hockey league has 62 team registrations (over 950 individual registrations) annually, across three divisions. We strive to establish year round league play for adults of all abilities. In addition, staff is focused on providing a competitive atmosphere which requires continuous work to make sure players are participating in the appropriate league for their ability.

Schedule: Ice scheduling continues to be a challenge as the demand for ice is greater than what we are able to accommodate. Creating an efficient ice schedule that meets the needs of facility programs as well as User Groups is difficult. One ongoing challenge is the impact of potential changes in the school schedule.

Ice Rental- Allow user groups to facilitate progressive programming and sell underutilized ice for the enjoyment of locals and visitors.

Revenue for ice rentals by User Group and private rentals continues to increase despite the limited available ice.

FY 16	FY 17	FY 18
\$254,155	\$269,618	Est. \$300,913

User Groups: Our User Groups continue to offer great programs and develop strong athletes. Below are a few highlights of recent successes.

- 5 members from PC Curling Club went to the US Arena Nationals
- Lindsey Woodberry and Casey Dawson from Speed Skating Club are now training with the long track Junior World Team
- Figure Skating Club of Park City sent Morgan Heavrin to US Nationals where she placed 8th in the nation.
- Ice Miners took two teams to Nationals this year, the U14 AA and U16 AA teams, both teams medaled.

Ice availability continues to be a challenge for User Groups. The Ice Miner organization is the only group currently renting ice in Salt Lake City due to lack of availability in Park City. They rented 265 hours of ice last season in Salt Lake valley.

Ice Rental: Matt Genther, Program Coordinator who manages all ice rental contracts, worked diligently to accommodate rental requests. There was a noticeable increase in interest for private curling rentals and requests following the Olympic Games. We were able to accommodate 36 hours of private curling (17 events) in February and March. We turned away an additional \$30k in curling rental requests during this time.

Back of House Operations - Conscientiously use resources to provide consistent, high quality ice in a clean and safe facility.

Energy: This year we had an energy audit completed by Accent Refrigeration. The audit identified and prioritized equipment replacement and system enhancements to lower our demand on resources.

Some of the most impactful projects being evaluated include:

- Installing a computerized control system that will allow us to closely monitor where energy is going, which is critical in order to determine the best way to save energy. The control system will also allow us to adjust equipment and monitor usage.
- Redesigning the water systems for domestic hot water and snow melt pit. The current system is inefficient and an updated design will reduce natural gas usage as well as provide more direct water delivery to the locker room showers.
- Adding additional solar panels to the facility. Additionally, the small array that was installed in 2009 that needs some updates.

Attachment B includes the complete report from Accent Refrigeration. In addition to the recommendations from the energy audit, Mike Diersen has also implemented the following operational changes to reduce utility and water consumption.

- Staff is trained to evaluate when an “ice make” is not necessary, saving approximately 250 gallons of water each time one is skipped.
- We have increased the temperature of the ice. Mike increased the set point for figure skating programs from 22 to 24 degrees and from 19 to 22 degrees for hockey programs. This is a significant savings in energy

Financial: Although the facility has operated well under the planned \$350k subsidy from when the facility opened, we continue to strive to lower the impact on the general fund and community. A summary of the last five years is below:

	2014	2015	2016	2017	2018
Expenses	\$ 868,714	\$ 854,227	\$ 848,720	\$ 907,307	Est. \$900,000
Revenues	\$ 785,764	\$ 770,736	\$ 753,837	\$ 824,721	Est. \$837,874
Subsidy	\$ 82,950	\$ 83,491	\$ 94,883	\$ 82,586	Est. \$62,126
Cost Recovery	90%	90%	88.82%	90.90%	Est. 93.1%

Capital Budget: The City and Snyderville Basin Special Recreation District each contribute \$50k annually to the facility’s capital fund through an inter-local agreement. Every three years the parties review the agreement and provide an updated Letter of Consent. The current agreement was signed November of 2015 and for the renewal this winter, the City is requesting that each party contribute an additional \$30k annually to cover capital expenditures as well as a one-time amount of \$100k to cover cost for new flooring, when replacement is needed.

Value & Engaged Staff—Provide resources and training to promote an engaged staff

Training & Development:

- Both full time operators carry a Certified Ice Technician certification from the United States Ice Rink Association.
- Four staff went to LA on our own “City Tour” to learn from other facilities and share ideas and best practices.
- Mike Diersen worked for the 2018 PyeongChang Olympic Committee for the Olympic Ice Group where he received great experience making and maintaining ice and board systems. He has brought back new best practices that we are currently implementing.
- All full time staff have now gone through the City’s internal leadership training program, LEAD PC

Customer Engagement: We continue to seek feedback formally through surveys and informally through engaging with patrons and encouraging staff to participate in programming.

Attachments

- A Ice Arena Business Plan
- B Energy Audit



BUSINESS PLAN

Departmental Goals



PROGRAMS

Provide a variety of programming to engage the community in ice sports

STRATEGIC OBJECTIVES

ACADEMY: Introduce the community to ice sports and provide programming to compliment user group programs

PCHL: Provide organized adult hockey for all abilities

PUBLIC PROGRAMS: Provide opportunities for patrons to play or train in a variety of disciplines

SCHEDULE: Provide balanced access and efficiently utilize the ice for all users

EVENTS: Showcase ice sports and introduce the community to the facility and programs

ICE RENTAL

Allow user groups to facilitate progressive programming and sell underutilized ice for the enjoyment of locals and visitors

STRATEGIC OBJECTIVES

LOCAL CLUBS: Support the objectives of local clubs and coordinate schedule requests

PRIVATE RENTAL: Opportunity for private ice activities and to increase utilization and revenue

BACK OF HOUSE OPERATIONS

Conscientiously use resources to provide consistent, high quality ice in a clean and safe facility

STRATEGIC OBJECTIVES

HIGH QUALITY ICE: Provide consistent, high quality ice

SAFETY & CLEANLINESS: Provide a safe and clean facility for staff and patrons

PREVENTATIVE MAINTENANCE: Proactively maintain equipment and mitigate expenses and the potential loss of ice

ENERGY: Conscientious energy consumption and continuously evaluate opportunities to reduce our carbon footprint

FINANCIAL: Optimize capital, energy, and personnel to maintain affordable access while recovering costs

VALUE & ENGAGED STAFF

Provide resources and training to promote an engaged staff

STRATEGIC OBJECTIVES

TRAINING: Provide continuous educational and training opportunities so staff can fulfill our mission

DEVELOPMENT: Support the development of staff towards their personal and professional goals

EMPLOYEE RECOGNITION: Appreciate employees for contributions large and small

RESOURCES: Empower employees with the appropriate tools and resources to succeed

CUSTOMER ENGAGEMENT

Provide engaged and professional service to all patrons and staff

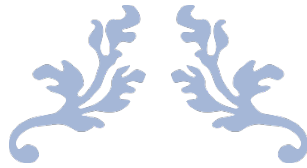
STRATEGIC OBJECTIVES

EXPERTISE: Maintain a knowledgeable and experienced staff

FEEDBACK: Solicit feedback both formally and informally

UNDERSTAND PATRONS: Anticipate needs and understand customer's perspective

STAFF PARTICIPATION: Staff participate as users and act as ambassadors of the facility



PARK CITY ICE ARENA

Facility Energy Audit and Recommendations



SEPTEMBER 1, 2017

ACCENT REFRIGERATION SYSTEMS

206-1097 Langford Parkway, Victoria, BC, V9B 0A5, Canada

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FORWARD

A three-day site inspection was carried out from August 22nd to 24th 2017. During that period, I reviewed the refrigeration system, hot water heating systems, glycol heating systems, dehumidification, fresh air ventilation, ice rink air conditioning, and ice rink computer control.

The main objective of this mechanical system evaluation report is to identify areas where energy is being used in the facility and more importantly, where future energy consumption can be reduced. The mechanical sub-systems have been addressed one at a time with an emphasis on energy efficiency as well as some areas where future maintenance and safety improvements have been identified.

The following icons will be placed at the beginning of each category to provide a quick reference as to the direct and indirect benefit of implementing the proposed future upgrade:



This icon signifies electrical energy reduction



This icon signifies natural gas reduction



This icon signifies water and sewage reduction



This icon signifies maintenance reduction



This icon signifies improved system safety

PRESENT FACILITY ENERGY CONSUMPTION

The Park City Ice Arena consumed 4,080 Dekatherms of natural gas during the 11-month period, starting in July 2016 and ending in May 2017. If we add 250 as a fair estimate for the missing month, it would equate to an annual gas consumption of 4,330 Dekatherms of natural gas per year. Converting this energy to a common unit would equal 1,195,907 kWh of energy

During the same period, the electrical energy consumption was 850,720 kWh.

The total building energy consumption would be 2,046,627 kWh or combined energy per year.

This is on the high side compared to similar buildings and significantly higher than newer high-performance buildings with a high degree of energy recovery facilities.

REFRIGERATION SYSTEM OVERVIEW

Being that the refrigeration system is the single largest consumer of energy in the facility, it is the best place to start. The refrigeration system, as constructed by Commercial Refrigeration of Edmonton, Alberta was built, using high quality components that were considered energy efficient at the time of construction. The refrigeration evaluation will be broken down to the system sub-components.

COMPUTER CONTROL SYSTEM



To implement a totally integrated energy efficient building it is imperative that there be a high level of control capability. The cost of controls is much lower than it used to be even 10 years ago and the payback with modern componentry is much faster.

The refrigeration system has a computer control system that is limited in flexibility and has remote access via an antiquated dial up connection, which is no longer acceptable in the industry. Since the system was originally installed, there have been VFDs added to the condenser and the brine pump, but they are in a “set and forget” mode and not integrated with the controls in an energy maximization mode.

I would recommend that you install a new computer control system programmed by an energy efficiency specialist who is very familiar with the ice rink industry. A controls contractor that we highly recommend for ice rink computer systems is Alta-West. We find them to be very cost effective. The contact name is Rick Owen and his phone number is 1-780-707-8957 / www.altawest.ca. He would come to site and get you set up for approximately \$17,500.00, which includes a customized graphics package, as well as an energy monitoring and reporting package for the ice plant and dehumidification system. He can also expand to pick up the entire building.

I have attached one of Alta-Wests weekly reports where you can see how it breaks down energy by component so it is easy to see if any one component is starting to cause problems. You can never detect this from a common power meter on a building.

To determine the best way to save energy we must be able to closely monitor the various systems and see where the energy is presently going.

On a poor running refrigeration system, computer controls can easily improve energy efficiency by 30%. Your system is running quite well, but I am sure with a bit of fine tuning and by getting control of the VFDs, you would be able to reduce your electrical energy by 55,000 kWh per year.

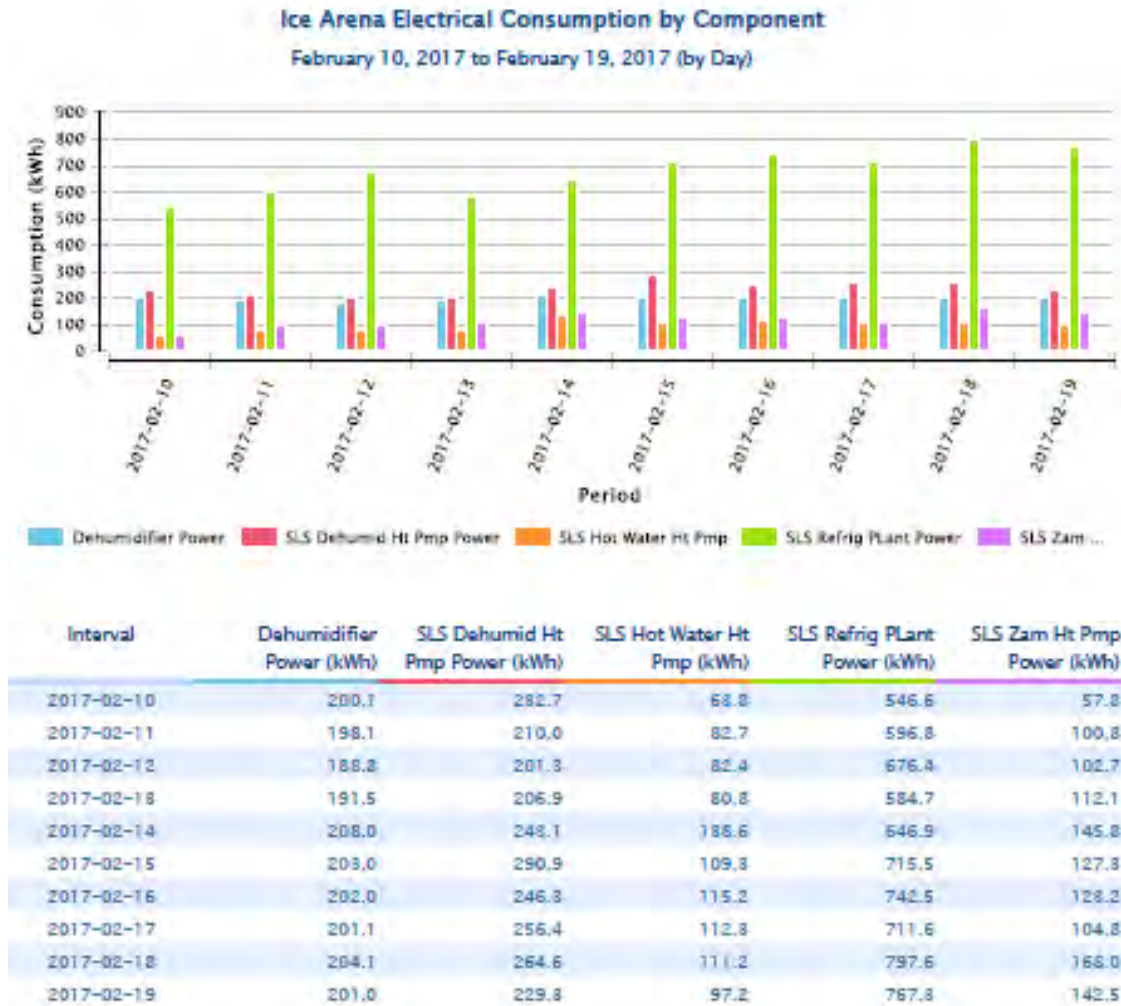
Cost to Implement

The approximate cost to install a new computer control system would be \$17,500.00.

Potential Energy Savings

I would anticipate that the minimum energy savings you would realize by optimizing the system would be 50,000 kWh per year.

Typical Electrical Monitoring of Components with a Computer Control System



COMPRESSORS



You presently have one Vilter 454 compressor with a 75HP motor and a Vilter 456 with a 100HP motor. They were high quality compressors in their day, but there are far more efficient options today that also cost less to maintain.

Maintenance Required

I noticed that the number two compressor had badly worn and cracked belts. I passed this information on to Mike, who in turn passed it on to Roser Refrigeration to replace right away.



FUTURE RECOMMENDATIONS

I would recommend installing two Mycom 4M compressors, each with a 75HP motor. Operating at the same conditions, the energy savings would be at least 18% and maybe a bit more depending on how worn the existing compressors are.

Cost to Implement

The cost to install new compressors would be approximately \$57,000.00 each. The new compressors operate slower, require fewer overhauls, and consume very little oil during normal operation.

Potential Energy Savings

Mycom 4M compressors would reduce your energy consumption by approximately 145,000 kWh per year while operating at the same conditions you are today. I would recommend doing the replacement at a time when there is a major compressor overhaul due. You will have more capacity with an 18% lower energy consumption and a 15% reduction in demand charge.

Additional Energy Savings

By implementing some intelligent computer control strategies you can easily realize even more energy savings. Being that your compressors are presently only operating 12 hours per day now, it would be advantageous to operate the compressors at the lowest speed and on one compressor for as long as possible. This does several very positive things. A longer operating refrigeration cycle will provide waste heat for use in the facility during a much longer period of the day and by integrating and maximizing the potential of the brine pump VFD and the Condenser Fan VFD, you could obtain the lowest condensing temperatures and the highest evaporator temperatures to reduce the energy consumption by an additional 100,000 kWh per year.

The computer models below demonstrate the present COP (Coefficient of Performance) compared to what is possible with new compressors, a close approach chiller, and floating the discharge temperature during low ambient temperatures. The COP can easily improve from 3.89 to 6.27 in winter months, which is 60% in energy savings.

PRESENT VILTER 454 COMPRESSOR—One Vilter 454 with present operating conditions.

CAPACITY	[TR]	51.7
ABSORBED POWER	[KW]	47.2
CONDENSING TEMP.	[F]	85.0
EVAPORATIVE TEMP.	[F]	10.0
COP	[-]	3.89

RECOMMENDED COMPRESSOR—One Mycom 4M with a New Close Approach Chiller and Low SCT.

CAPACITY	[TR]	67.3
ABSORBED POWER	[KW]	37.8
CONDENSING TEMP.	[F]	70.0
EVAPORATIVE TEMP.	[F]	14.0
COP	[-]	6.27

COMPRESSOR COOLING SYSTEM



The existing refrigeration system has a unique compressor cooling system. The cold brine from the chiller is utilized to indirectly chill glycol that cools the compressors. This is a compact and effective method of cooling but the energy costs to implement it are higher than other methods. The annual energy consumption for this process is 22,500 kWh.

If a closed loop energy recovery system is installed, the compressor heat can be rejected to the energy loop, which will add over 25,000,000 BTUs of usable energy per month to the loop. This heat could also be re-allocated to the snow melt pit as well.

Cost to Implement

Approximately \$3,500.00 if the heat is going to an energy loop and approximately \$4,500.00 if the energy is going to the snow melt pit.

Potential Energy Savings

The annual energy savings would be approximately 22,500 kWh per year, not including the value of the extra energy that would be available making this a very attractive payback.

CHILLER

The existing chiller is operating well with very close approach temperatures (difference between brine leaving temperature) and ammonia temperature. This equates into higher efficiency.

It does not appear that corrosion control has been implemented for the brine. I spoke with Roser Refrigeration and they said they have not been doing brine samples. I took a brine sample from the heating and cooling floor. The cooling floor is showing a significant level of corrosion as evident by the brine sample (see picture: cooling floor sample on right has rust in it). I have left the samples on site and will supply an address or a lab to analyze it.

**Future Recommendation**

The average chiller lifespan, when utilizing environmentally friendly inhibitors, is 17 years. Since your chiller does not appear to have had a regular brine maintenance program, it would be advisable not to go beyond 17 years. I would assume that inhibitor was added by the original manufacturer which the lab report will verify.

When it comes time to replace the chiller, I would recommend using one with equal or greater efficiency than the one installed. There are new plate and shell chillers that will reduce the ammonia charge to 1/3 of your present charge, which will improve your facility safety. Also read the section on the aqua ammonia secondary coolant which will prolong your chiller lifespan.

Cost to Implement

The cost to install a very high efficient plate and shell chiller with a close approach temperature would be \$140,000.00. Note that the main reason to change the chiller will be that it is getting towards the end of its life.

Potential Energy Savings

Your present chiller is operating quite efficiency but you can expect a 4% energy improvement on the plant which would be approximately 12,000 kWh per year.

BRINE PUMPS



The brine pumps have a VFD installed on them which will reduce energy costs. The VFDs are not optimized and are operated in a “Set and Forget” strategy. With the installation of a new computer control system, they can be optimized. If you review the section on the secondary coolant you will see where the size of the pumps can be reduced by half with the new aqua ammonia secondary coolant.

Brine Pump Insulation



The brine pumps are uninsulated and are absorbing heat from the compressor room all day long. During the off cycle, the frost melts off them and during the run cycle they frost back over. This results in ongoing corrosion and an unsightly appearance of brown rust forming on the frame of the system and on the floor below the system. See the before and after pictures below of impact of insulating brine pumps.

Future Recommendation

Insulate the volutes of the pumps.

Cost to implement

\$1,000.00

Potential Energy Savings

It is hard to calculate this exactly as there is airflow from the motor over the pump, but a good ballpark figure would be approximately 1600 kWh per year.



SECONDARY REFRIGERANT



The existing secondary coolant is calcium chloride. At the time of installation this was the most efficient choice. The downside is that the high salt content in contact with carbon steel promotes corrosion if not properly inhibited.

Future Recommendation

There is a new aqua ammonia secondary refrigerant available that has a much more favorable pumping characteristic with a significant benefit of not promoting corrosion in the chiller, which will result in a much longer chiller life expectancy.

Cost to implement

The cost to flush the brine out of the system and to install aqua ammonia would be approximately \$17,000.00. If you factor in another 10-year chiller lifespan, this would easily pay for itself.

Potential Energy Savings

You are presently using a Variable Frequency Drive on the brine pump, so it is hard to determine the exact amount of energy that you are using. I would estimate that you would be close to 65,000 kWh per year. The aqua ammonia solution would reduce the annual kWh by 32,500 kWh.

EVAPORITVE CONDENSER



The evaporative condenser has recently been replaced and has a higher level of efficiency than the previous condenser, so it would not be cost effective to replace it with a more efficient one in the next few years.

With a proper computer system, it will be possible to optimize the potential of the installed VFD, rather than run on the present “Set and Forget” control strategy. The floating discharge pressure strategy can save tens of thousands of dollars during low ambient conditions, as well as providing a sufficient level of energy for any heat reclaim strategies that might be undertaken in the future.

ICE RINK HEATING / AIR CONDITIONING / DEHUMIDIFICATION



You presently have a dedicated YORK heating/cooling unit for the ice house area. It has a 460,000 BTU Hr. gas fired heater and a 40-ton air conditioning section. Mike Diersen had mentioned that you presently do not heat the ice rink so there would not be any savings on the heating cycle.

While I was out on the roof, I did find that the air conditioning was operating. There are four 10-ton compressors and one was in operation. With the present computer control system, there is no way for me to tell how often or how many compressors are in operation over the year. There is a 15 HP fan motor on this unit that appeared to be running the whole time I was on site.

In addition, there is a Munters A20G natural gas fired dehumidifier that is injecting dry air into the air conditioning duct return air stream. The Munters unit has a 7.5 HP process fan and a 3HP reactivation fan and a maximum firing rate of 400,000 BTU. I inspected the desiccant wheel and it is in very good condition.



This is not a very efficient configuration as there are two sets of fans operating in series and two coincidental energy sources not complimenting each other. I would recommend that you install a Munters Free-dry dehumidifier that would replace both the dehumidifier and the air conditioner with one energy sharing system.

Once again, with the present control system I have no way of knowing how much the air conditioning or the dehumidification is in operation. I would assume that the dehumidification is in operation for 50% of its capacity being 25% in winter and 75% in summer with an average firing rate of 300,000 BTU / Hr x 12 hours per day. This would equate to an annual gas consumption of 13,140 therms per year (1,314 DTH).

A Free-dry would eliminate all the dehumidification gas consumption at the added cost of the electrical consumption of the onboard heat pump. However, the heat pump also has a cooling mode, which would be a trade off against the electrical that you are now using on your air conditioning.

The free dry unit would have a total of 25HP of fan motors on VFDs, versus the 25.5 HP on the present HVAC system. I would anticipate that the fan kilowatts would be reduced by at least ½ as the new system will not run continuously as the HVAC fans appear now to be doing.

Cost to Implement

\$140,000.00

Potential Energy Savings

83,320 kWh per year

13,140 Therms of natural gas per year

DRESSING ROOM FRESH AIR PREHEAT



The dressing rooms are now provided fresh air ventilation by an ARES gas fired make up air unit. This is a great application to integrate free heat from an energy recovery condenser to reduce the use of natural gas. This would just involve the installation of a preheat coil and filter ahead of the fan section. This would preheat the outdoor air to 65F from November to March whenever the plant is in operation. Based on a 12 hour per day compressor run time, this would reduce the gas consumption by approximately 1,400 Therms per year.



Future Recommendation

Add a glycol preheating coil ahead of the fresh air make up fan that obtains heat from a future energy recovery condenser.

Cost to Implement

\$8,500.00

Potential Energy Savings

1,400 Therms of natural gas per year

HOT WATER HEATING



The hot water heating systems are not in very good shape. There are several failed boilers, disconnected pumps, and abandoned water lines. The deoxidization system has been shut off. One heat exchanger has been shut off and many circuits are piped incorrectly.

OLYMPIA HOT FLOOD WATER

The glycol heating system was very hard to follow, which required that I follow it pipe by pipe and component by component and produce an accurate drawing of the present conditions and label all pipes and valves. This was worthwhile in that I found two valves closed that were supposed to be open.

Mike Diersen has confirmed that you average 9 floods per day x 120 gallons per flood at 130F water.

120 gallons x 8.35 pounds per gallon x 75F degree temperature rise x 9 floods = 676,350 BTU / Day

= 6.7635 Theoretical Therms / .9 Boiler efficiency = 7.515 Therms per day x 365

= 2,743 Therms per year.

It is rare that a rink does not waste at least 10% of the flood water, so I have increased the potential gas savings by 10% to 3,017 Therms per year

REAL-ICE DE-OX SYSTEM



You are presently using hot water to flood the ice. There are a growing number of ice facilities that have started using a deoxygenating system called Real-Ice and have eliminated or drastically reduced the use of hot water. I cannot personally vouch for the product as it pertains to ice quality, but many ice makers can. I can vouch for the physics behind the gas reduction.

When hot water is spread on the ice, it is then cooled and frozen and that absorbs refrigeration and electricity. The following is the additional electricity that would be consumed by chilling hot water rather than cool water.

130F to 55F = 676,350 BTU a day / 3410 to convert to Kilowatts of heat = 110 Kilowatts of energy

110 kilowatts / 3.30 (compressor, fan, and pump COP) = 33.33 kWh

33.33 x 365 = 12,166 kWh per year of energy to cool the flood water from 130F to 55F

The manufacturer of the Real-Ice product claim that the ice can be operated approximately 2F warmer. I cannot personally verify this, but I have heard claims from some of our customers that they are operating warmer ice temperatures. For every degree the ice temperature can be raised, there is an approximate 8% refrigeration energy savings.

Realice system



Cost to Implement

\$31,000.00

Potential Energy Savings

61,672 kWh per year

3,017 Therms of natural gas per year

OLYMPIA WASH WATER SYSTEM

The hot water glycol heating piping and the Olympia water piping is quite convoluted and hard to follow. I traced out all the glycol piping and have labeled all the piping and valves for ease of identification. I was given a narrative of the routing of the Olympia hot water piping from Mike Dierson and partially traced it out myself. I did a preliminary drawing of the routing and had Mike Dierson check it for accuracy and I have provided an easy to follow drawing of this circulation system as well. One thing that became evident is that the Olympia cold wash water is heated and then allowed to cool in a tank, which is a waste of natural gas.

Future Recommendation

I have a number of recommendations pertaining to the building's hot water systems as follows:

I recommend that you hold off on the replacement of your existing hot water boilers until you can review the following suggestions.

I would like to totally redesign the Olympia hot water system, domestic hot water system, and snow melt pit system. Now that I have a head start on drawings I could do this economically with just a couple days of work, which would not be too expensive.

There is close to 250' of uninsulated hot water and hot glycol piping in four rooms at the back of the facility. The average temperatures of the lines are 130F in rooms ranging from 55F to 70F. As soon as a long-term direction is decided on and it is clear which lines will stay and which will go, it would be a good idea to start insulating these lines. The pipe ranges in size and material. If we assume that there is a 60F difference from the fluid to the air, it would equate to approximately 50 BTU/HR per foot x 250 = 12,500 BTUs per hour x 24 x 365 / 100,000 = 1,095 Therms per year wasted.

Refrigeration Hot Water Heat Recovery Tanks

Your present glycol heat exchanger does not meet domestic hot water codes as it must be double walled and vented. I would recommend that three x 120 gallon double-walled heat exchangers be installed to provide pre-heating for the domestic hot water heating system. The beauty of these tanks is that they would add 360 gallons of insulated storage capacity. The tanks have the ability to transfer approximately 1,700 BTUs per operating compressor horsepower per hour.



$175 \times 1,700 \times 12 \text{ hours} = 3,570,000 \text{ BTUs per day}$. Typically, I de-rate the heat recovery to 75% for a number of reasons which would bring it to $2,677,500 \text{ BTU / Day}$ or $26.77 \text{ therms per day} \times 365 = 9,772 \text{ Therms per year} / .9 \text{ boiler efficiency} = 10,857 \text{ therms of natural gas reduction per year}$.

Cost to Implement

Approximately \$30,000.00

Potential Energy Savings

10,857 Therms of natural gas per year

ENERGY RECOVERY CONDENSER

I would recommend the installation of a low temperature energy recovery condenser for the ice plant. The condenser will be able to provide approximately 15 million BTUs of heat per day in the 80F to 85F temperature range and solve a few energy recovery problems. The energy recovery condenser will be used for several initiatives in the facility that will go a long way in reducing the consumption of natural gas. With a large part of the condensing load being accommodated by the energy recovery condenser, it will reduce the load on the outdoor evaporative condenser resulting in reduced electrical consumption, water consumption, and water treatment. We have sites that do not use the evaporative condenser all winter long. The following items could be connected to the Energy Recovery Condenser

- Snow Melt Pit
- Compressor Cooling Loop
- Dressing Room Fresh Air Preheat
- Free-dry Dehumidifier
- Hot Water Heat Pump
- Underfloor Heating System

Cost to Implement

Approximately \$60,000.00

HOT WATER HEAT PUMP

If an energy recovery condenser is installed to harvest the medium temperature energy from the ice plant, an excellent use for the heat is domestic hot water. When heat is extracted from the warm energy recovery condenser, the result is an extremely efficient heat pump with a COP of approximately 6 (one watt in produces six watts out). A 15-kW heat pump would produce more heat than one of your boilers. When this is combined with the heat recovery tanks, it would provide your entire hot water requirement for the facility with a single small boiler used only for backup.

The side benefits are that the heat is extracted from the refrigeration condenser loop, which makes the main plant more efficient and reduces the amount of water that is evaporated further increasing the facility green footprint.

Cost to Implement

\$50,000.00 to \$80,000.00 depending on capacity of heat pump.

Potential Energy Savings

6,150 Therms of natural gas per year for a \$50,000.00 heat pump

SNOW MELT PIT

You are presently using a shell and tube heat exchanger to melt the snow in the pit. It is not an effective use of energy to use valuable high-quality heat to melt snow. It is far more effective to utilize the high-quality heat for domestic hot water and then use snow to enhance the condensing of the refrigeration system, which will reduce the electrical load. To add to the waste, there is no computer sensor in the snow melt pit to regulate the temperature and the result is that a large amount of water is evaporating and going into the ice rink where it now must be removed by the dehumidifier with more natural gas. As can be seen in the adjacent picture, the humidity was very high in the Olympia Room and Mike had commented that sometimes it gets so humid they have to turn on the exhaust fan. The small surface area steel coil in the snow melt pit requires a high glycol temperature to function properly.



Future Recommendation

Install a high surface area coil in the pit made from HDPE pipe with a small stirring pump. Take the heat from the future Energy Recovery Condenser to melt the snow.

Cost to Implement

The cost of a 1000' HDPE Coil and pump is approximately \$8,000.00.

Potential Energy Savings

985 Therms of natural gas per year for a \$50,000.00 heat pump

WATER CONSUMPTION

During the first day I was on site, the condenser water treatment system was dumping a tremendous amount of water. In reviewing the water meter at the same time over two days it showed that there was 10,500 gallons of water being used by the condenser. As seen from the formula below, the evaporation rate is 2,500 gallons per day and 8,000 gallons per day was going down the drain. On a system without water treatment it would be customary to purge the equal amount that is evaporating or an additional 2,500 gallons per day. On a system with water treatment such as yours, it would be customary to purge approximately 1/5th of this amount or 500 gallons per day. The high rate of water purging would also consume excess chemical treatment.

I phoned the manufacturer (Microtron) and they agreed that the water purge rate was too high and they said to throttle in the purge line until it can be investigated further by your chemical representative. I did throttle the purge valve and this should be investigated further.

ACTION REQUIRED

Have your chemical company investigate the purge rate to ensure that the purge rate is not excessive.

The theoretical amount of water that would evaporate from your condenser is as follows.

$121.3 \text{ Tons} \times 0.24 \text{ lb/min/ton} = 29 \text{ pounds of water per minute.}$

$12 \text{ hours per day} \times 60 \text{ minutes} \times 29 \text{ pounds per minute} = 20,880 \text{ pounds}$

$20,880 \text{ pounds} / 8.35 = 2,500 \text{ gallons of water evaporated per day.}$

SEQUENCE OF UPGRADES

I recommend the upgrades in the following sequence

1—New Computer Control System.

The best first step is to install a new computer control system, programmed by a person specializing in ice rinks. Once programmed correctly, a good control system will provide energy paybacks. Equally important is will provide feedback as to where the energy is being used. It would be good if a water meter to the boiler and a gas meter tie in could be incorporated so we can evaluate each change one at a time.

2-Insulate Brine Pumps

This is an easy low cost initiative that will also make the plant look better.

3-Real-ICE Flood Water System.

Everything I hear about the Real-ICE system is positive. Although I do not have any Empirical Data backing the energy saving claim, I am easily able to calculate the savings of not heating and cooling the flood water. The manufacturer claims that the ice can be operated 3f to 4f degrees warmer. To be conservative, I have based the saving on just operating 1f warmer.

4-Hot Water Heating using Refrigeration De-superheaters

De-superheaters will provide free hot water whenever the refrigeration plant is in operation. Almost every ice rink refrigeration system uses them today. They have no moving parts and require very little maintenance.

5-Pipe Compressor Cooling to Snow Melt Pit

This will provide a decent reduction to the electrical load and will also provide some heat to the snow melt pit, saving the valuable de-superheat for hot water. I have not shown the gas savings in this category as it is displayed in the Hot Water Heating Category. Note that I am showing 5 in two categories in that we can use the snow melt pit as the compressor cooling system.

6-Energy Recovery Condenser

The energy recovery condenser will have to be installed before a Free-dry system, Energy Recovery Heat Pump, or Dressing Room Heat Pump is installed.

7-Dressing Room Preheat

The dressing room pre-heat requires an energy recovery condenser in order to function. The cost to install the dressing room pre-heat is a good way to use free heat.

8-Hot water Heat Pump

The hot water heat pump will harvest waste heat from the energy recovery loop and will provide all of the hot water requirements for the facility at a very low operating costs

9-Fre-dry Dehumidifier

The Fre-dry dehumidifier also requires the Energy Recovery Condenser in order to operate which is the reason it is shown after the condenser installation. It is the style of dehumidifier that we have been installing for the last 8 years and they do a great job at reducing gas consumption.

10-11—Chiller Replacement and High Efficient Secondary Coolant

I would recommend that you carry out these two replacements at the same time. If your chiller is approaching the end of its life it could move this item ahead of the other initiatives as a maintenance replacement.

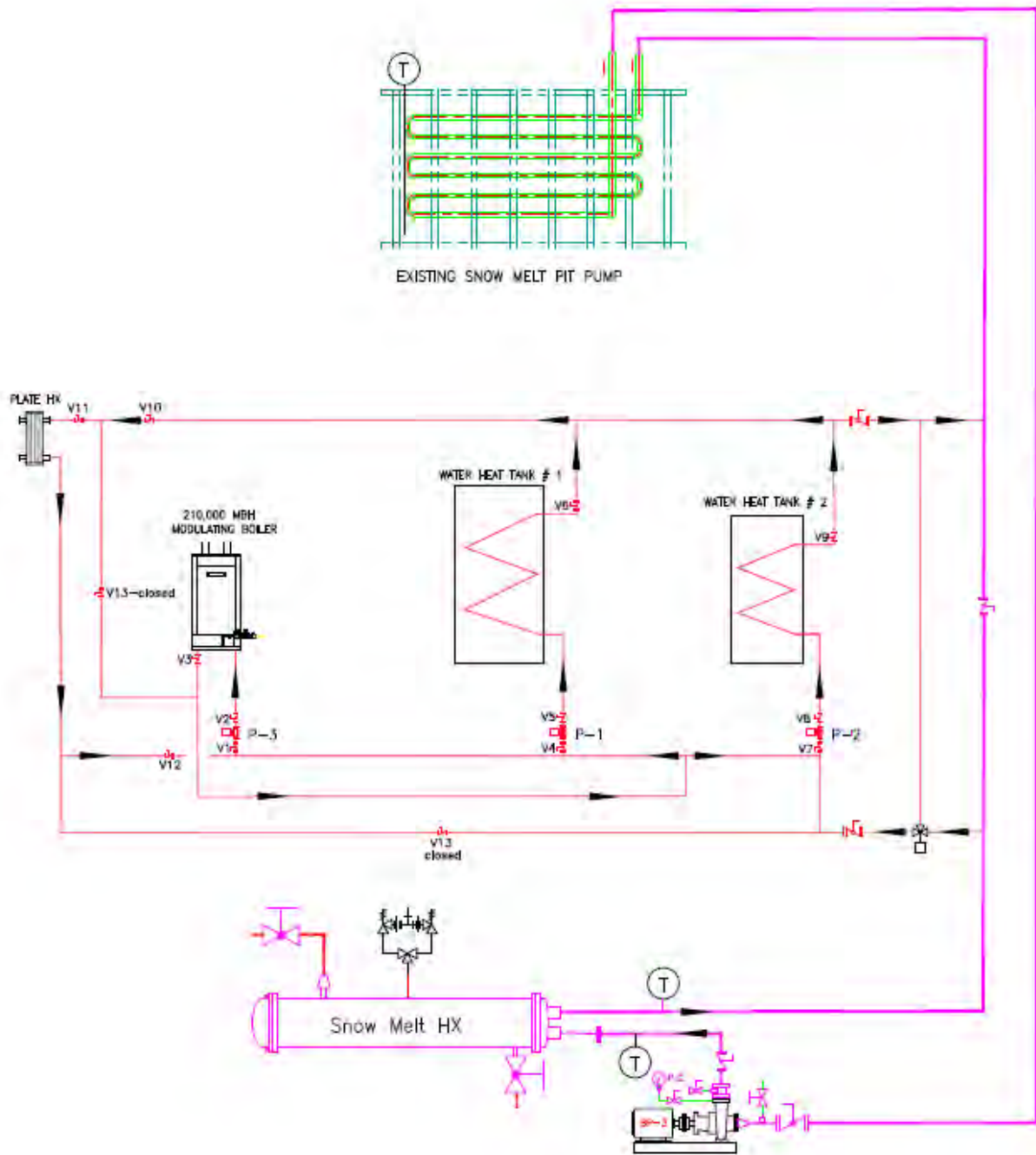
12-Replace Compressors

I recommend that you hold off on this until you require an expensive major compressor overhaul. This way you will be able to subtract the cost of the overhaul from the compressor installation which will give you a better payback.

13-Replace Condenser

Your condenser is new and in good shape so I would not recommend that you consider this now. When the time comes to replace the condenser In the future you can look at installing the most efficient available at that time.

EXISTING HOT GLYCOL PIPING SYSTEM WITH ALL VALVES LABELED AND MARKED



Council Agenda Item Report

Meeting Date: July 12, 2018

Submitted by: Hannah Tyler

Submitting Department: Planning

Item Type: Work Session

Agenda Section: WORK SESSION

Subject:

5:15 p.m. - Discuss Land Management Code Amendments for Supplemental Regulations to Accessory Apartments

Suggested Action:

Attachments:

[Affordable Accessory Apartments -LMC Amendments Staff Report](#)

City Council Staff Report



Subject: Land Management Code Amendment § 15-4-7 Supplemental Regulations for Accessory Apartments
Author: Hannah M. Tyler, Community Planner
Bruce E. Erickson, AICP, Planning Director
Department: Planning and Community Development
Date: July 12, 2018
Type of Item: Work Session

Summary Recommendation

Staff requests Council review this report and provide direction to conduct research, analysis and prepare recommendations addressing Land Management Code (LMC) amendments for Affordable Accessory Apartments with the intention of removing systemic constraints on this type of dwelling.

Executive Summary

City Council established affordable housing as a Critical Priority and committed to adding 800 units by 2026 with an interim goal of 220 units by 2020. Currently, the City has 139 units in the pipeline for completion by 2019. The Affordable Housing Team has been strategizing ways to create more units to take some of the burden off of the City by reducing any overly burdensome impediments to the private sector in creating additional units as neighborhood infill. As a part of the strategy, the Affordable Housing team has requested that the Planning Department consider LMC amendments to the Accessory Apartment regulations that would reduce constraints to create Accessory Apartments as Deed Restricted Affordable Housing units. Accessory Apartments are typically created by private property owners through conversions of a portion of their home or construction of an addition to create an Accessory Apartment. The definition of an Accessory Apartment is:

ACCESSORY APARTMENT. A self-contained Apartment, with cooking, sleeping, and sanitary facilities, created either by converting part of and/or by adding on to a Single-Family Dwelling or detached garage. Accessory Apartments do not increase the residential Unit Equivalent of the Property and are an Accessory Use to the primary Dwelling.

Staff has identified several constraints on the potential delivery of supplemental housing. These include difficulty and cost of converting existing residences, lot sizes that have been utilized to the maximum by the existing structure, parking requirements on lots that cannot meet parking location requirements, and personal choice by the homeowner. The Affordable Housing Team has asked the Planning Department to consider a parking exception for Affordable Accessory Apartments that would require a deed restriction to maintain affordability. The current parking requirement is one (1) parking space per bedroom of an Accessory Apartment unit. Some existing single-family dwellings cannot accommodate an additional legal parking space beyond their current parking requirement for reasons outlined following. Without the additional parking space per bedroom of an Accessory Apartment unit, the current LMC regulations would not allow for the construction of an Accessory Apartment in those locations that would not meet LMC standards for parking. This is the substantive issue at hand: there are no constraints on Accessory

Apartments on lots that can accommodate the parking space. The only constrain is on those lots that cannot meet a legal parking space for the Accessory Apartment. This condition is not widely found in the Residential districts (except the Historic Districts) and may affect only a few properties. The consequences of allowing a reduced parking requirements is exacerbated because the consequences of non-conformance to a parking restriction are greater than on a lot that could provide parking as there is no alternative parking solution.

The Problem

The Accessory Apartment section of the LMC ([15-4-7 Supplemental Regulations for Accessory Apartments](#)) was adopted in 1994. The original intent was in response to Resolution 3-94 which identified “Diverse housing opportunities with quality, affordable housing” as a High Priority long-term goal. Accessory Apartments were and still are encouraged as an Affordable Housing opportunity with the goal of protecting the existing quality of life in residential zoning districts throughout the community. However, the current Accessory Apartment zoning section does not incentivize Affordable Housing or regulate the rental prices.

The pressure for affordable long-term rental housing continues to be high and the Affordable Housing Team has identified Accessory Apartments (using controls on rental prices) as potentially viable solution to some of the rental housing issues. In addition, staff has determined that there have only been 44 Accessory Apartments approved since 1994 – anecdotally, staff is aware of a handful of properties that have expressed interest in adding an Accessory Apartment, but some of these properties have cited the parking requirement as the main hindrance. However, there are also some property owners are simply not interested.

Background

On May 17, 2018 the Planning Department and Affordable Housing Team brought forward changes to the Master Planned Affordable Housing Developments. City Council asked staff to come back with a Work Sessions specifically addressing Accessory Apartments and the history behind their regulation.

Since 1994, there have been a series of updates to the Accessory Apartment section of the LMC, but nothing substantive. In 2014, the Planning Department discussed the Sense of Community core value of the General Plan in a series of work sessions with Planning Commission. A key component of the Sense of Community core value is Housing. During a Planning Commission Work Session on January 15, 2014 ([Minutes](#), page 3), the Planning Commission reviewed the Planning Department’s recommendations to encourage increased density in the “single-family” residential Zoning Districts. There were several Planning Commissioners and members of the public opposed to increasing density in established single-family neighborhoods. As a result, the Planning Department was asked to remove all references to increasing density in established single-family neighborhoods in the General Plan. Concerns cited included additions parking, traffic and reduced privacy and quality of life. This increased density was in reference to Accessory Apartments and like unit types to add housing options. However, it was noted then and is important to note now, that Accessory Apartments (and several like unit types listed in the Analysis section) were and still are allowed in those Zoning Districts. The deletion omitted language in the General Plan that encouraged these types of units.

The City currently allows several types of supplemental dwelling units, Accessory Apartments, Lockout Units, Guest Houses, and Secondary Living Quarters as primarily Allowed uses or Conditional Uses in residential zones. Duplexes are allowed in certain zones with the appropriate lot size. Lockout Units are allowed in certain zones as well, but are typically utilized in a nightly rental format. In addition, there are no restrictions from the City on individual bedroom rentals. The City does not define family size, nor number of individual life in a house, except for life safety and health. Individual subdivisions may have private restrictions on these uses through covenants. Accessory Apartments and the other types of supplemental dwelling are units will always be a type of rental unit as they cannot be sold separately.

Some Home Owner Association Covenants, Conditions & Restrictions (CC&Rs) prohibit accessory units, even in zones where the City allows accessory units. The City does not enforce CC&Rs, but does recognize and respect those that exist.

Alternatives for City Council to Consider

- 1. Recommended Alternative:** Council may direct Planning Staff to research the effects of a parking exception for Affordable Accessory Apartments and propose amendments to the LMC.

Pros

- This could reduce a potential impediment to adding additional Accessory Apartments in a deed restriction form.

Cons

- There will be consequences of a parking exemption. They may include difficulties in enforcement; additional street parking that could reduce snow removal effectiveness and refuse collection.
- Will increase street parking, possibly in some neighborhoods where the availability of parking spaces is already limited.

Consequences of Selecting This Alternative

- Staff finds that more properties may utilize LMC § 15-4-7. This will enable additional affordable units to service the rental market and provide additional units towards the 800 unit goal by 2026. This will also allow these new units not provide parking, possibly pushing vehicles off-site.

- 2. Null Alternative:** If no changes are made to LMC § 15-4-7, the potential likelihood of Accessory Apartments that would contribute to the Affordable Housing stock beyond those that would be created with the current parking requirements is low.

Pros

- There will be no consequences of providing a parking exemption.

Cons

- It is likely that no Accessory Apartments will contribute to the Deed Restricted Affordable Housing stock.

Analysis

Accessory Apartments are either Allowed Uses (Regulated Use as referenced in [LMC 15-4-7 Supplemental Regulations for Accessory Apartments](#)) or Conditional Uses in the Historic Districts, Residential/Single-Family Districts, and Commercial Districts. Conditional Uses require Planning Commission Review.

As stated previously, there are several supplemental residential unit types that are regulated within City Limits. As can be seen by the following table, Accessory Apartments are regulated consistently with other supplemental residential unit types. The City does not regulate the number of individual bedroom rentals; define family size, nor number of individual life in a house, except for life safety and health. For Allowed uses, only Building Permits are required, no land use decisions are required. For Conditional Uses, Planning Commission review and approval is required prior to the Building Permit phase. The following table identifies the types of supplemental residential units, definitions, parking requirements, and regulation:

	Accessory Apartment	Lockout Unit	Guest House	Secondary Living Quarters	Duplex Dwelling																																										
Definition	A self-contained Apartment, with cooking, sleeping, and sanitary facilities, created either by converting part of and/or by adding on to a Single-Family Dwelling or detached garage. Accessory Apartments do not increase the residential Unit Equivalent of the Property and are an Accessory Use to the primary Dwelling.	An Area of a dwelling with separate exterior Access and toilet facilities, but no Kitchen.	An Accessory Building and dwelling intended for non-rent paying guests of the primary Dwelling Unit's residents. Guest Houses are not a lodging Use where typical lodging services are provided. Payment is not allowed.	An Area within a main dwelling which is used by the Property Owner or primary tenant as a dwelling for the private Use of the Property Owner's relatives, domestic help, caretakers, nursing staff, house guest, or similar user.	A Building containing two (2) Dwelling Units.																																										
Parking Requirement	1 per bedroom	1 per bedroom	1 per Unit. ¹	1 per bedroom in addition to requirements for primary residence	2 per Dwelling Unit (4 total)																																										
Historic Districts (Residential/Commercial)	<table><tr><td rowspan="3">CUP</td><td>HRL</td></tr><tr><td>HR-1</td></tr><tr><td>HR-2</td></tr><tr><td rowspan="3">Allowed</td><td>HRM</td></tr><tr><td>HRC²</td></tr><tr><td>HCB²</td></tr></table>	CUP	HRL	HR-1	HR-2	Allowed	HRM	HRC ²	HCB ²	<table><tr><td rowspan="3">CUP</td><td>HR-L</td></tr><tr><td>HR-1</td></tr><tr><td>HR-2</td></tr><tr><td rowspan="3">Allowed</td><td>HRM</td></tr><tr><td>HRC</td></tr><tr><td>HCB</td></tr></table>	CUP	HR-L	HR-1	HR-2	Allowed	HRM	HRC	HCB	<table><tr><td rowspan="3">CUP</td><td>HR-1</td></tr><tr><td>HRC</td></tr><tr><td>HR-2</td></tr><tr><td rowspan="3">Prohibited</td><td>HRM</td></tr><tr><td>HR-L</td></tr><tr><td>HCB</td></tr></table>	CUP	HR-1	HRC	HR-2	Prohibited	HRM	HR-L	HCB	<table><tr><td rowspan="3">CUP</td><td>HR-1</td></tr><tr><td>HR-2</td></tr><tr><td>HRM</td></tr><tr><td rowspan="3">Allowed</td><td>HRC</td></tr><tr><td>HCB</td></tr><tr><td>HR-L</td></tr><tr><td rowspan="3">Prohibited</td><td>HR-L</td></tr></table>	CUP	HR-1	HR-2	HRM	Allowed	HRC	HCB	HR-L	Prohibited	HR-L	<table><tr><td rowspan="3">CUP</td><td>HR-1</td></tr><tr><td>HR-2</td></tr><tr><td>HRM</td></tr><tr><td rowspan="3">Allowed</td><td>HRC</td></tr><tr><td>HR-L</td></tr><tr><td>HCB</td></tr></table>	CUP	HR-1	HR-2	HRM	Allowed	HRC	HR-L	HCB
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¹ Parking for the first six (6) bedrooms is based on the parking requirement for the dwelling. An additional space is required for every additional two (2) bedrooms utilized by the Nightly

² except in Storefront Properties in HRC and HCB

The pressure for affordable long-term rental housing continues to be high and the Affordable Housing Team has identified Accessory Apartments (using controls on rental prices) as potentially viable solution to some of the rental housing issues. The Affordable Housing Team has asked the Planning Department to consider a parking exception for Affordable Accessory Apartments that would require a deed restriction to maintain affordability. Research of previous LMC amendments to this section suggest that parking has always been discussed and has always been determined as important. The Planning staff has not found professional publications or development codes of similar municipalities that omit parking requirements of Accessory Apartments. High density urban area (30 to

50 units per acre) are experimenting with parking reductions. At this point, staff does not recommend parking reductions in the Historic Districts due to existing current parking problems, and substandard streets.

Staff is in an identification phase requests direction to pursue further research of impacts specific to each neighborhood/District. The Planning staff has identified the following potential impacts of a Parking Reduction for Accessory Apartments and the Deed Restriction. Should City Council identify additional impacts, staff would request additional input for research.

- Where will the inhabitants of an Accessory Apartment park if parking is not provided on site?
 - How will this impact each zone? Each zone will likely have slightly different impacts.
 - Is additional Code Enforcement warranted? Are parking Management Areas required beyond current locations?
 - Should there be a requirement for specific proximity to transit? Does this preclude certain areas from being eligible?
 - Should there be deed restrictions for parking (i.e. car allowance)?
 - What if inhabitants choose to ignore any deed restrictions on parking?
- How can other non-required parking demands be reduced to accommodate parking use by affordable housing despite deed restriction? (ex: RV Parking)
- How many additional affordable units will be produced and at what expense to the right-of-way / service delivery / quality of life in established residential zones?
 - Accessory Apartments are already allowed in many zones; however, parking is required to reduce the singular impact of the unit.
 - Is the Council willing to accept reduction of front yards to accommodate parking for lots with yard less than parking space length and / or width?
- Will this actually work?
- Other intended or unintended consequences?

Department Review

This staff report was reviewed by the Planning Department, Community Development, Housing, Executive and Legal Department.

Council Agenda Item Report

Meeting Date: July 12, 2018

Submitted by: Julia Collins

Submitting Department: Transportation Planning

Item Type: Staff Report

Agenda Section: COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Subject:

Mid-Season Summit Bike Share Update

Suggested Action:

Staff Communications Report

Attachments:

[Mid-Season Bike Share Report](#)

City Council Staff Report

Subject: Mid-Season Summit Bike Share Update
Author: Alfred Knotts, Transportation Planning Manager
Julia Collins, Senior Transportation Planner
Department: Transportation Planning
Date: July 12, 2018
Type of Item: Staff Communications Report

Executive Summary

In 2017, Park City and Summit County contracted service with Bewegen Technologies, Inc. (Bewegen) to provide and operate the Nation's first 100% electric pedal-assist bike share system. The first season of the Summit Bike Share Program was well received and utilized by visitors and residents with over 32,400 total miles and approximately 9,500 total trips. During the winter months while the program was closed, staff and Bewegen evaluated the successes and challenges making necessary operational adjustments. For the 2018 season, Bewegen implemented protocols, provided system software upgrades and added additional staff to support the on the ground operations of the bike share system. Additionally, Bewegen, Summit County and Park City, jointly continue to promote and provide communication around the safe operations of the system. With the increased protocols and continued high ridership, Bewegen and staff continue to provide increased boots on the ground and are able to monitor the proper use of the Summit Bike share program.

Analysis

In 2018, the program launched season two on April 28th and to date there have been over 4,500 trips and 19,000 miles. The amount of use of the Summit Bike Share continues to exceed any predictions for this system, and staff continues to make adjustments and improvements.

During the winter months, Bewegen and staff made significant adjustments to the system, along with increasing maintenance protocols. For 2018, Bewegen, responsible for operations and maintenance, incorporated the following refinements to the system:

- Hired a full-time operations manager, responsible for the on the ground day to day activities with include maintenance of the bikes and kiosks
- Added two full time and two part time bike mechanics and technicians,
- Purchased additional vehicles and equipment to support reshuffling and servicing bikes
- Established operational protocols for equipment, bikes and kiosks (serviced on a daily and monthly basis)
- Updated the real-time functionality of the mobile application/website
- Hired a full time program manager to supervise the call center, program operations, lead the system improvement plan

Additionally, as a result of the consistent use and high demand of the bikes, a common concern in season one, was that the bikes were not available. Responding to this, Park City and Summit County added an additional 40 bikes in 2018, totaling 128 bikes system wide.

To provide ongoing monitoring and maintenance, Bewegen conducts daily inspections of the bike share stations. On an average weekend, three maintenance staff will visit every station and test the functionality of every bike in the system before 12:00 PM. On an average weekend day, the crew will visit every station at least two to five times between 9:00 am and 6:00 pm. During these visits, crews inspect the functionality of the kiosks; check for vandalism; clean the stations; reshuffle bikes; and provide maintenance to the bikes.

One of the challenges with the high use of the system is occasional abuse by some users. This abuse results in a myriad of problems such as broken rims, smashed wheels, headset damage and broken baskets. When staff encounters this, Bewegen technicians will take video and pictures of the damages. The operations manager will log the damages in the Bewegen system and research the last user and their route. Bewegen will then assess the damages, and if they have confirmation of the user they will bill them and block their account for further use. Additionally, Bewegen staff is patrolling the stations that have higher levels of abuse and when they observe users abusing the system, such as underage users, they will immediately notify and reprimand.

To aid users in the safe operations of the Summit bike share system, and to promote safety for all residents and visitors eBike and bicyclists, Park City staff and Bewegen have completed the following:

- Annual Road Respect Public Service Announcements on KPCW from April 2018-October 2018.
- Bike to Work, School and Play Day on May 18, 2018 which included safety awareness materials, helmets and bells.
- Provided a greater Park City area eBike user map, that is geo enabled for a user to view their location on a mobile application. This map is [available here](#) on the Park City website and has been distributed to local bike shops.
- Bewegen has hired a part-time Brand Ambassador, Chris Putt. He is available to users during peak times to act as a customer service liaison providing safety tips and information on proper use of the system.

For ongoing and continuous evaluation, the Bewegen Communications Liaison will collect customer feedback through annual online surveys and intercept surveys. City and County staff with Bewegen will continue to make system modifications as necessary. End of the year, staff will return with an end of year report and will continue to evaluate lessons learned.

The Summit Bike share program also provides recreational opportunities, transportation connections and “first/last mile” solutions for residents and visitors as the nine bike

share stations are in close proximity to transit, major destinations and readily accessible by the multiuse pathway network. The Summit Bike share program was developed to help advance Park City's multi-modal transportation goals as identified in the General Plan and Traffic and Transportation Master Plan – to increase access to and the attractiveness of transit and active modes of travel and to reduce rates of Single-Occupancy-Vehicle (SOV) use and associated Vehicle Miles Traveled (VMT) and air quality impacts.

Background

- June 2016, [Ebike policy was adopted](#) to develop Park City Municipal Code Section 10-1-4.5 Non-Motorized Trails Use, governing motorized and electric assisted bicycle use on multi-use pathways
- In April 2016, Bewegen was contracted to complete a feasibility study for an e-bike share program in Park City and the Snyderville Basin.
- On January 26, 2017, the Summit County Council recommended that County Council authorize the County Manager to enter a contract for service with Bewegen. This County staff report can be found here: [Electric Bike Program and Contract Execution](#)
- On March 9th, 2017 the Park City Council authorized the Mayor to enter into an interlocal agreement between Park City and Summit County for cost sharing of the electric bike share program. [The Park City Municipal Staff report can be found here.](#)
- On April 28th, 2018 the Bike share program launched for a second season.

Department Review

This report has been reviewed by the Executive, Legal, and Transportation Planning Departments.

Council Agenda Item Report

Meeting Date: July 12, 2018

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Minutes

Agenda Section: CONSIDERATION OF MINUTES

Subject:

Consideration to Approve the City Council Meeting Minutes from June 21, 2018

Suggested Action:

Attachments:

[June 21, 2018 Minutes](#)



PARK CITY COUNCIL MEETING MINUTES - DRAFT
445 MARSAC AVENUE
PARK CITY, SUMMIT COUNTY, UTAH 84060

June 21, 2018

The Council of Park City, Summit County, Utah, met in open meeting on June 21, 2018, at 2:00 p.m. in the City Council Chambers.

Council Member Ware Peek moved to close the meeting to discuss property, personnel and litigation at 2:00 p.m. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, Ware Peek, and Worel

CLOSED SESSION

Council Member Worel moved to adjourn from Closed Meeting at 3:40 p.m. Council Member Henney seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, Ware Peek, and Worel

WORK SESSION

Council Questions and Comments:

Council Member Henney commented that he spent time on Main Street and admired the new planter boxes with the flowers, which were so appealing and attractive. He thanked Maria Barndt and staff for their efforts. He attended the Poison Creek cleanup and thought the effort had made a huge difference in that area. He assisted with the Historic Recognition ribbon distribution, along with Council Members Worel and Joyce. He also attended the Mountainlands Community Housing Trust board meeting, the Recycle Utah board meeting, and the Summit Land Conservancy Board meeting, where Treasure Hill was discussed and a vote to support the bond was passed.

Council Member Gerber attended the Board of Realtors panel for affordable housing and commented that the City's 800 affordable unit goal equaled having 15% of the City's workforce residing in town. She attended the Mayor's Summit as Mayor Pro Tem and noted they discussed raising the middle class' net income and the upcoming census. She also attended the Colorado Association of Ski Towns (CAST) meeting with

1 Mayor Beerman. She stated the e-bikes were out but were not always being used
2 responsibly. Foster stated she would let Alfred Knotts know there was a concern.
3 Heinrich Deters stated the e-bike policy was brought to Council and the installation of
4 signage with usage rules was discussed. Mayor Beerman asked for a staff
5 communications report on this topic. Deters indicated the ordinance mandated that e-
6 bikes only be ridden on an eight foot wide paved road and a five foot wide natural path.

7
8 Council Member Worel attended the Poison Creek cleanup. She went on a site tour for
9 a temporary senior center with some seniors and staff. She attended a Library Board
10 meeting and indicated the executive director at the Salt Lake City library gave a
11 presentation and indicated the Salt Lake City library had eliminated library fines. Council
12 Member Worel noted that the City library was now considering going fine free as well.
13 She reminded Council that the Historic Home Tour kickoff would be on Saturday.

14
15 Council Member Ware Peek attended a planning meeting with PC Unidos, the Latino
16 Arts Fest, the Communities that Care Steering Committee meeting, and went to suicide
17 prevention training. She suggested incorporating the suicide training as a Healthy Living
18 option for City employees. She attended the Historic Park City Alliance (HPCA)
19 meeting, the McPolin Barn event that was held last Saturday, and went to a Connect
20 meeting where they discussed having a safe place for people with mental health needs
21 to go. Regarding the bikeshare, she commented that there were so many different types
22 of people riding around and she was happy this program was successful. She also went
23 to the library today and was pleased to see it so vibrant and active. With regard to trails,
24 she indicated sparks could start fires, and she cautioned others to be careful.

25
26 Council Member Joyce toured the Egyptian Theatre construction project and attended
27 the Water Reclamation board meeting. He indicated the changes for the Park Silly
28 Sunday Market (PSSM) parking were successful. He noted he was at Round Valley at
29 9:00 a.m. today and traffic was backed up all the way to Highway 40.

30
31 Mayor Beerman attended the Olympic committee meeting. He attended the Central
32 Wasatch Commission (CWC) meeting and noted they were going to Washington, DC to
33 put additional protections on the Wasatch Mountains. He attended the Council of
34 Governments (COG) and the County gave a presentation on a possible new County
35 transit tax. He noted the County would be coming to present the tax option at the next
36 Council meeting. Council Member Joyce stated the Chamber and Lodging Association
37 both sent out messages to their members to inform them about the proposed tax. Mayor
38 Beerman stated the Creek project was great and he thanked the staff who organized it.
39 He also felt the Après with Council was great and he hoped to work on having some
40 neighborhood gatherings. He also recognized that there was another citizen that had
41 been lost to mental illness.

2018-19 City Manager's Recommended Budget: Presentation and Review:

Jed Briggs and Nate Rockwood, Budget Department, presented this item. Briggs noted some technical changes in the final staff report. Council Member Worel asked about the internships budget. Jonathan Weidenhamer stated this was consistent with the Social Equity challenge, and the plan would be to work with three youth who would be learning about business through internships with local nonprofits.

Council Member Henney asked about service contracts and the LED lighting at Quinn's Junction. It was indicated staff would bring the lighting project back in the FY2020 budget. Council Member Worel asked for clarity with regard to the Arts and Culture Departmental budget. Rockwood stated the budget for this item was to manage the businesses in the district; receiving rent payments and paying the associated expenditures.

Rockwood explained the special service contracts and stated KPCW applied for help offsetting production and personnel costs, but those funds were included in the sale of the property so that was considered a duplicate service. Council Member Henney disclosed he was an employee of KPCW. He stated the Cada Domingo program might need funding, but Mountain Town Music put on the Latino concerts in the park and should get funding as well. Council favored the committee's recommendation not to fund this request.

Rockwood indicated two applications from Park City Education Foundation were received. The committee recommended \$20,000 for the Bright Futures program in addition to the other request for \$25,000. Mayor Beerman suggested reducing the other request to \$15,000 because of this additional amount. Council agreed to the funding adjustment.

Council Member Henney thought Council should look at the Arts Council contract award and hoped there was a way to fund an additional amount. He thought there was an issue if the City funded marketing when that wasn't the City's jurisdiction and indicated the City's role was in the narrative with content. Rockwood stated he and Diersen felt strongly about the marketing piece, but stated the City could specify on the marketing aspect. He stated the funding was contingent on the Arts Council getting funding from the other stakeholders. Council could also specify the outcomes the City would like to see from the Arts Council. It was indicated the contract gave \$15,000 for marketing and \$5,000 for Project ABC. Council Member Henney stated there was external marketing and internal marketing, and noted the Chamber and the Lodging Association should be responsible for external marketing. He favored the City helping for internal marketing. Rockwood clarified that the marketing and Project ABC requests were now combined for a total award of \$20,000.

1 Council Member Worel stated Project ABC was gaining momentum and that needed to
2 continue. The Arts Council was asking for \$25,000 from the City and \$15,000 from the
3 County and she felt the funding requests should be equal. With regard to marketing, the
4 Arts Council helped Park City push its programs into the community and marketing for
5 that was worthwhile.

6
7 Council Member Gerber understood that the Park City Education Foundation request
8 was for afterschool programs and she wanted the full funding for this request to remain.
9 She felt the committee was more knowledgeable than the Council and she supported
10 their recommendations. Mayor Beerman agreed, but felt Bright Futures was a great
11 program. Council Member Henney stated the organizations receiving this money should
12 not expect to receive funding year after year.

13
14 Council Member Ware Peek asked about the Arts Council, and shared her
15 understanding of the request. Rockwood stated staff recommended \$15,000 for
16 marketing and zero funding for support to the Public Art Advisory Board (PAAB)
17 because staff would take on that responsibility. Council Member Ware Peek hoped
18 \$10,000 could be given for Project ABC. Mayor Beerman suggested \$15,000 for
19 marketing and \$15,000 for Project ABC. Council Member Henney suggested giving
20 KPCW and Mountain Town Music a couple thousand each. Council favored \$30,000 for
21 Arts Council. Foster stated Mountain Town Music had a full fee waiver for the concert
22 on Monday. Council Member Joyce didn't support funding the concert in the park but he
23 was supportive of Cada Domingo, since that program got messages out for different
24 groups in the community. Mayor Beerman stated KPCW was already being helped by
25 the City in many ways.

26
27 **Park City Community Vision 2020: Goals and Implementation:**

28 Linda Jager, Community Engagement Manager, and Jed Briggs presented this item.
29 Jager reviewed that the last visioning process occurred in 2009. Briggs stated that the
30 concerns at that time resulted in the current core values of the City. Jager stated the
31 visioning process would take 18 months and she would be coordinating with various
32 departments as they worked on their long range plans.

33
34 Jager asked for Council's feedback with regard to using the 2009 Vision as a baseline
35 for the new visioning process. She also asked if her group should involve the
36 community in the process or limit the process to current City residents. She asked if a
37 consultant should be selected and if there should be customized outreach and variety of
38 modes of engagement, as well as if Council agreed to the proposed 18 month timeline.

39
40 Council Members Joyce and Ware Peek preferred starting fresh and not having the
41 baseline. Council Member Worel agreed and asked how the core values were
42 determined from the 2009 process. Foster explained the narrowing process.

Council Member Gerber also thought the new visioning process should begin from scratch. Council Member Henney agreed and felt Park City residents, employees, and second homeowners should be included in the process, noting that visioning included a bigger group than just the taxpayers and voters. Council Member Gerber agreed and thought business owners should be included as well. Council Member Worel commented that many second homeowners lived and/or worked in the City limits. Council Member Ware Peek agreed that a broad range should be involved. Council Member Joyce suggested knowing the background of the comments received, such as what segment favored a certain value and suggestions they gave. Mayor Beerman stated the responses needed to be tracked to see if there was a difference between residents and nonresidents.

The majority of the Council favored having a consultant, customized outreach and the proposed timeline. Briggs asked if outreach should include questions on Council priorities. Mayor Beerman stated Council wanted to start fresh. Council Member Joyce suggested asking what was important to people that wasn't already being met.

3Kings Water Treatment Plant Project - Schematic Design Review :

Roger McClain, Water Manager, stated the treatment plant capacity would address the stipulations and goals of the City. This facility would be on the golf course but the impacts would be minimal. Initial public outreach was performed but during the planning process, the concerns from residents would be addressed. Paul Swain with Jacobs, and David Kaslac with Zurin were in attendance to answer questions. Swain stated this facility would replace the Spiro Water Treatment Plant. The plant would address complex treatment challenges including the removal of metal from the water source. He noted net zero energy had been considered in evaluating the features of the facility.

Zurin displayed the site plan view and noted the building used features from the City's mining heritage. Council Member Joyce asked how tall the building would be and was told it would be 36 feet tall at one point, but the appearance didn't look that tall because the building would be bunkered. Council Member Joyce asked if noise mitigation had been addressed. Swain stated everything was in enclosed buildings and air would be dispersed into the campus area. Sounds that might be heard would be running water, but there would not be a lot of outside activities at this site.

Council Member Ware Peek asked what the net square footage gain for the project would be. Swain stated the facility would be double the size of the current facility. Council Member Ware Peek asked if the water could be used in the water feature. McClain stated the micro hydro was used inside the building, but great effort was being made to have a net zero facility. Foster asked if there could be educational signage at the facility to which it was indicated there would be signage for fieldtrips and members of the community. Council Member Ware Peek asked if there would be more traffic at the facility. McClain stated there would be less traffic because employees would stay

there to work. Golf and maintenance employees would go and come throughout the day, but there would not be a lot of truck traffic.

Council Member Worel asked if the current water distribution offices could be moved. McClain stated he would look at that opportunity if there was space to move it. There would be continued conversations and evaluations so a decision could be made on moving that building. Council Member Worel received comments from neighbors on the lack of outreach. Mayor Beerman stated this project hadn't come before the Planning Department yet, so outreach was in the planning stage. Jager stated there was an outreach plan including direct mailers that would go out to residents. Meetings with residents had already occurred and would continue. McClain noted that notices would go out to 2,000 residences. Council Member Henney stated this was the beginning of the process and the residents would have the opportunity to participate.

Council Member Gerber stated the water treatment plant was doubling in size and the location was set. The neighbors had concern. She asked how long it would take to build the facility. McClain estimated construction would start in the fall of 2019 and the facility would be completed in 2022. Council Member Gerber stated the residents were concerned about preserving the mature trees. She asked if the parking was sufficient for neighbors to come view the plant. McClain stated there were five spaces for visitors.

Council Member Henney stated the traffic would decrease and asked if the noise was an issue with the current plant. McClain didn't think there would be any noise from the current facility or the proposed facility. When asked about lighting, McClain responded that the only outside lighting on the plans was to help staff when they went to their vehicles at night.

Council Member Henney stated this project met code and would not have additional impacts. Council Member Worel felt giving residents accurate information would calm their fears for this project. Council Member Joyce asked if Golf had concerns with the planned facility. Vaughn Robinson stated the architect made modifications to address his concerns and he thought this would be a good project. Council Member Ware Peek asked if trees would be planted to hide the building. McClain stated landscaping would be incorporated to blend in with the golf course. The Council agreed to move this project to the Planning stage.

REGULAR MEETING - 6:00 p.m.

I. ROLL CALL

Attendee Name	Status
Mayor Andy Beerman Council Member Becca Gerber Council Member Tim Henney Council Member Steve Joyce Council Member Lynn Ware Peek Council Member Nann Worel Diane Foster, City Manager Matt Dias, Assistant City Manager Mark Harrington, City Attorney Michelle Kellogg, City Recorder	Present
None	Absent

II) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Member Ware Peek disclosed that her spouse owned property in Brighton Estates.

Staff Communications Reports:

1. Open Flame and Fireworks Ban

III) PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

Mayor Beerman opened the meeting for those who wished to address the Council on items not on the agenda. No comments were given. Mayor Beerman closed the public input portion of the meeting.

IV) CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from May 17 and 31, and June 7, 2018:

Council Member Gerber had an amendment on Page 11 of the May 17 minutes; she did not approve of having the Big Stars Bright Nights event on July 3 or July 13.

Council Member Worel moved to approve the City Council Meeting Minutes from May 17 and 31, and June 7, 2018 as amended. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, Ware Peek, and Worel

V) CONSENT AGENDA

1. Request to Approve the Donation of Approximately 18 Acres of Property Owned by the Division of Wildlife Resources (DWR), Located Along State Route 224 in Park City:

Council Member Joyce indicated this property was surrounded by conservation easements and asked if it would be added to the conservation easement. Heinrich Deters affirmed the property would be included in the conservation easement.

2. Request to Approve Stipends for Artwork for the EmPOWERment Utility Box Project in an Amount not to Exceed \$4,000 in a Form Approved by the City Attorney:

Council Member Gerber moved to approve the Consent Agenda. Council Member Henney seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, Ware Peek, and Worel

VI) OLD BUSINESS

1. Bonanza Flat DRAFT Conservation Easement Review:

Heinrich Deters, Open Space Manager, and Wendy Fischer and Marie Clark, Utah Open Lands, presented this item. Deters requested feedback on the proposed conservation easement. Fisher indicated there had been numerous opportunities for the public to comment. She stated the Primitive Zone was changed to protect the water shed. She reviewed that there was now a legal description and survey for this property. She was working on the Bonanza Flat Management Plan and indicated it should be ready in July.

Fisher stated there were two issues on the conservation status: sustainable parking areas not to exceed 120 vehicles, and having no more than four trailheads with waste facilities. She indicated dogs had a huge impact on watersheds, so dogs were being limited to the trails. She also noted some trails were proposed for restoration. Fisher proposed to prohibit camping in order to prevent wildfires and protect the watershed. Utah Open Lands had asked for specificity and Wasatch County responded by asking to meet with Council to discuss the roads. Fisher asked to be invited to that meeting as well. She indicated the proposed easement stated roads would be prohibited, based on

1 the agreement between Park City and Wasatch County. She hoped this meeting could
2 result in more specificity in the easement.

3
4 Mayor Beerman stated people had claimed legal rights to drive across the property, and
5 asked if Fisher had received documentation of those rights. Fisher stated she had not
6 received any documentation for roads, but had received one document that addressed
7 a driveway. She recognized there were safety issues for the Brighton Estates residents.
8 Fisher stated motorized vehicles would be prohibited unless permission was granted.
9 There was also a section of the easement touching on manmade disturbances.

10
11 Council Member Worel asked about references to the residents of Salt Lake County and
12 Wasatch County. Fisher stated she would correct those errors in the document.

13
14 Council Member Joyce asked why they decided to have double track trails instead of
15 single track. Fisher indicated that double track trails existed and they might be modified
16 to single track trails. She stated the width of the trails could be up to eight feet, but
17 noted they could be reduced to four or five feet. Council agreed to narrow the trails to
18 four or five feet in width.

19
20 Council Member Henney asked if Council would be able to deliver the specificity
21 needed through meetings or should the easement be broken down and suggestions
22 from Council be given in order to modify the easement. Fisher welcomed all feedback
23 so the easement could be customized to fit the vision of the City.

24
25 Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman
26 closed the public hearing.

27 28 **VII) NEW BUSINESS**

29 30 **1. Consideration to Approve Ordinance No. 2018-31, an Ordinance Adopting a** 31 **Revised Budget for FY 2018 and a Budget for FY 2019 for Park City Municipal** 32 **Corporation and Its Related Agencies:**

33 Todd Andersen, Budget Performance Analyst, presented this item and asked for budget
34 approval for the current budget and for FY 2019.

35
36 Mayor Beerman opened the public hearing.

37
38 Hadly Dynak, Executive Director of Summit County Park City Arts Council, shared that
39 Council was considering additional funding to the Arts Council and Project ABC. She felt
40 it was important to move the project forward and she understood that funding from other
41 stakeholders would be sought. The marketing efforts would be supported with the
42 \$15,000, which included supporting the website, blog posts, the release of 24
43 newsletters to local community, and the curation of 12 segments on mountain life. She

was surprised that the recommendation did not include supporting the PAAB and indicated this service would be cut without that funding.

Mayor Beerman closed the public hearing.

Council Member Worel stated the changes made earlier would be included in the motion. Council Member Gerber asked if the bond amount would be set at \$50.7 with this budget. Mayor Beerman stated the bond was not set in stone, but the budget anticipated that amount. Rockwood affirmed and stated the staff report showed the anticipated revenue.

Council Member Henney thanked Dynak for confirming that the funds for Arts Council would be for content development. He asked if the funds given could only go to the specified areas or would the Arts Council have flexibility in the use of the funds. Rockwood stated performance measures were tied to the funding so the use of funds needed to be specific to what the award stated. Mayor Beerman asked Dynak if the Arts Council preferred receiving \$20,000 for the Arts Council and \$10,000 for Project ABC, to which Dynak affirmed. It was clarified that the \$20,000 would include supporting the PAAB.

Council Member Worel moved to approve Ordinance No. 2018-31, an ordinance adopting a revised budget for FY 2018 and a budget for FY 2019 for Park City Municipal Corporation and its related agencies with amendments to modify special service contracts by awarding Park City Education Foundation Bright Futures program \$20,000, Park City Summit County Arts Council \$20,000 and Project ABC \$10,000, and Park City Education Foundation's award would decrease from \$20,000 to \$15,000. Council Member Joyce seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, Ware Peek, and Worel

2. Consideration to Approve Ordinance No. 2018-32, an Ordinance Establishing Compensation for the Mayor, City Council, and Statutory Offices for Fiscal Year 2018-2019 in Park City, Utah:

Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman closed the public hearing.

Council Member Ware Peek moved to approve Ordinance No. 2018-32, an ordinance establishing compensation for the Mayor, City Council, and Statutory Offices for Fiscal Year 2018-2019 in Park City, Utah. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, Ware Peek, and Worel

3. Consideration to Approve Resolution 14-2018, a Resolution Adopting the Park City Comprehensive Emergency Management Plan (CEMP):

Mike McComb, Emergency Manager, presented this item. There were no questions with regard to the CEMP.

Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman closed the public hearing.

Council Member Gerber moved to approve Resolution 14-2018, a resolution adopting the Park City Comprehensive Emergency Management Plan (CEMP). Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, Ware Peek, and Worel

4. Consideration to Approve Resolution 15-2018, a Resolution Adopting the Revised Personnel Policies and Procedures Manual, Effective July 1, 2018 for Park City Municipal Corporation:

Jason Checketts, HR, presented this item. There were no questions with regard to the proposed amendments.

Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman closed the public hearing.

Council Member Joyce moved to approve Resolution 15-2018, a resolution adopting the revised Personnel Policies and Procedures Manual, effective July 1, 2018 for Park City Municipal Corporation. Council Member Henney seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, Ware Peek, and Worel

5. Consideration to Approve Ordinance No. 2018-33, an Ordinance Approving the 1011 Empire Avenue Plat Amendment, located at 1011 Empire Avenue, Park City, Utah:

Anya Grahn, Planner II, presented this item. Council Member Worel commented on Condition of Approval Nine, and asked if this property would need to go through the

CUP process if a future owner wanted to convert the building back to a bed and breakfast. Grahn affirmed it would have to go through the CUP process.

Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman closed the public hearing.

Council Member Joyce moved to approve Ordinance No. 2018-33, an ordinance approving the 1011 Empire Avenue Plat Amendment, located at 1011 Empire Avenue, Park City, Utah. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, Ware Peek, and Worel

6. Consideration to Approve Ordinance No. 2018-34, an Ordinance Approving the 1135 Norfolk Avenue Plat Amendment, located at 1135 Norfolk Avenue, Park City, Utah:

Council Member Joyce indicated the Planning Commission approval for this was May 23rd and not May 9th as written in the staff report.

Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman closed the public hearing.

Council Member Joyce moved to approve Ordinance No. 2018-34, an ordinance approving the 1135 Norfolk Avenue Plat Amendment, located at 1135 Norfolk Avenue, Park City, Utah. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, Ware Peek, and Worel

7. Consideration to Approve Ordinance No. 2018-35, an Ordinance Amending the Land Management Code of Park City, Utah, Amending Chapter 15-11-10(D)(2), Removing the Garage at 1503 Park Avenue from the Park City Historic Sites Inventory:

Anya Grahn stated the site was designated as a Landmark status, but the garage designation was being removed.

Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman closed the public hearing.

Council Member Worel moved to approve Ordinance No. 2018-35, an ordinance amending the Land Management Code of Park City, Utah, amending Chapter 15-11-

10(D)(2), removing the garage at 1503 Park Avenue from the Park City Historic Sites Inventory. Council Member Ware Peek seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, Ware Peek, and Worel

8. Consideration to Approve Ordinance 2018-36, an Ordinance Approving an Extension of the May 25, 2017 Approval of the 166 Main Street Plat Amendment Located at 166 Main Street, Park City, Utah:

Bruce Erickson, Planning Director, indicated the applicant requested additional time to remove the encroachments on the property. Council Member Joyce asked if they had been actively working on moving this plat forward, to which Erickson responded in the affirmative.

Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman closed the public hearing.

Council Member Henney moved to approve Ordinance 2018-36, an ordinance approving an extension of the May 25, 2017 approval of the 166 Main Street Plat Amendment located at 166 Main Street, Park City, Utah. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, Ware Peek, and Worel

VIII) ADJOURNMENT

IX. PARK CITY REDEVELOPMENT AGENCY MEETING

I. ROLL CALL

Attendee Name	Status
Chair Andy Beerman Committee Member Becca Gerber Committee Member Tim Henney Committee Member Steve Joyce Committee Member Lynn Ware Peek Committee Member Nann Worel Diane Foster, City Manager Matt Dias, Assistant City Manager Mark Harrington, City Attorney Michelle Kellogg, Secretary	Present

None	Excused
------	---------

II. PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

Chairman Beerman opened the meeting for public input. No comments were given.
Chairman Beerman closed the public input portion of the meeting.

III.) NEW BUSINESS

1. Consideration to Approve Resolution RDA 02-2018, a Resolution Adopting the Fiscal Year 2018 Revised Budget and the Fiscal Year 2019 Budget for Park City Redevelopment Agency:

Chairman Beerman opened the meeting for public input. No comments were given.
Chairman Beerman closed the public input portion of the meeting.

Committee Member Ware Peek moved to approve Resolution RDA 02-2018, a resolution adopting the Fiscal Year 2018 revised budget and the Fiscal Year 2019 budget for Park City Redevelopment Agency. Committee Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Committee Members Gerber, Henney, Joyce, Ware Peek, and Worel

IV. ADJOURNMENT

X. PARK CITY MUNICIPAL BUILDING AUTHORITY

I. ROLL CALL

Attendee Name	Status
Chair Andy Beerman Committee Member Becca Gerber Committee Member Tim Henney Committee Member Steve Joyce Committee Member Lynn Ware Peek Committee Member Nann Worel Diane Foster, City Manager Matt Dias, Assistant City Manager Mark Harrington, City Attorney Michelle Kellogg, Secretary	Present
None	Excused

II. PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

Chairman Beerman opened the meeting for public input. No comments were given.
Chairman Beerman closed the public input portion of the meeting.

III.) NEW BUSINESS

1. Consideration to Approve Resolution MBA 02-2018, a Resolution Adopting the Fiscal Year 2018 Revised Budget and the Fiscal Year 2019 Budget for Park City Municipal Building Agency:

Chairman Beerman opened the meeting for public input. No comments were given.
Chairman Beerman closed the public input portion of the meeting.

Committee Member Gerber moved to approve Resolution MBA 02-2018, a resolution adopting the Fiscal Year 2018 revised budget and the Fiscal Year 2019 Budget for Park City Municipal Building Agency. Committee Member Henney seconded the motion.

RESULT: APPROVED

AYES: Committee Members Gerber, Henney, Joyce, Ware Peek, and Worel

IV. ADJOURNMENT

The Park City Council reconvened in regular meeting. Council Member Ware Worel moved to close the meeting to discuss personnel at 8:15 p.m. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, Ware Peek, and Worel

CLOSED SESSION

Council Member Joyce moved to adjourn from Closed Meeting. Council Member Henney seconded the motion.

RESULT: APPROVED

AYES: Council Members Gerber, Henney, Joyce, Ware Peek, and Worel

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

Council Agenda Item Report

Meeting Date: July 12, 2018

Submitted by: Jason Christensen

Submitting Department: Public Utilities

Item Type: Staff Report

Agenda Section: CONSENT AGENDA

Subject:

Request to Authorize the City Manager to Execute the First Change Order to the 2018 Water Improvements Project, in a Form Approved by the City Attorney, with Daley Excavators, L.L.C. for an Additional \$139,000, Bringing the Total Project to an Amount Not to Exceed \$817,000

Suggested Action:

Attachments:

[2018 Water Improvements Project Change Order Staff Report](#)



City Council Staff Report

Subject: 2018 Water Improvements Project Change Order
Author: Griffin Lloyd, Public Utilities Engineer
Jason Christensen, Water Resources Manager
Department: Public Utilities
Date: July 12, 2018
Type of Item: Administrative

Summary Recommendation

Staff recommends Council authorize the City Manager to execute the first change order to the 2018 Water Improvements Project, in a form approved by the City Attorney, with Daley Excavators, L.L.C. for an additional \$139,000, bringing the total project to an amount not to exceed \$817,000.

Executive Summary

- The [2018 Water Improvements Project](#) consists of asset management, specifically service line replacements, meter replacements, and valve replacement, intended to improve reliability and replace assets that have failed or are likely to fail.
- Upper Deer Valley has been targeted to reduce water loss. As part of that effort 7 leaks estimated at a total of 100 gallons per minute have been located requiring replacement of the service lines to address the leaks.
- During the 2018 Water Improvements Project additional services at or near Telemark Drive have been identified for replacement based on asset condition.
- A few additional minor tasks such as hydrant replacements and a meter replacement are also included in this change order.
- Staff recommends a change order to the existing contract to address these items in a timely and cost effective manner.

The Problem

- Aging infrastructure requires replacement and contributes to water loss and service level impacts.

Background

As a result of the [Visenti active monitoring](#) (pg. 47, in pipe leak detection) work and the work of water distribution staff seven leaking services have been identified in the Deer Valley neighborhood of Centennial Circle. Based on early indications, these services account for around 100 gallons per minute of water loss. This number is an estimate pending excavation of these leaks, and would represent 1/3 of the approximately 300 gallons per minute that staff has been searching for in Upper Deer Valley. Addressing these leaks will reduce operating costs by approximately \$50,000 a year.

In order to repair these leaks in a timely manner staff is recommending a change order to include these service lines and related work to the 2018 [Water Improvements Project Construction Agreement](#). The change order also adds water valves needed to minimize customer outages during service line repair or other future repair needs, moving a fire hydrant, and the replacement of an indoor meter

Current contracted work of service line replacement on Telemark Drive has also been expanded to include nearby services on Daystar Circle and several lots in the Telemark area based on the similar condition of these assets. The added cost for the change order is reasonable and is in line with the results of the competitive bid of the 2018 Water Improvements Project.

Alternatives for City Council to Consider

- 1. Recommended Alternative:** Authorize this change order to the 2018 Water Improvements Project.

Pros

- a. This change order will allow for timely replacement of failed or aged infrastructure, reducing water loss and reducing emergency and unplanned outages and repairs.

Cons

- a. Capital cost.

Consequences of Selecting This Alternative

Repair of these services will occur in 2018, with construction occurring primarily on Centennial Circle and Daystar Circle.

- b. Null Alternative:** In the short term, the leaking services will be repaired as staff time is available to do so. In the medium term, these would be included in a future capital project.

Pros

- a. Reduced capital expenditures

Cons

- b. Inefficient use of resources created both by a repair followed by a full replacement, and the loss of water that will occur as replacement is prioritized against competing tasks. Potential for emergency repairs, outages, and customer dissatisfaction.

Department Review

This report has been reviewed by representatives of Public Utilities, the City Attorney's Office, and the City Manager's Office.

Funding Source

The funding for the work is from water service fees. This funding is part of the approved FY 2019 capital improvement budget.

Council Agenda Item Report

Meeting Date: July 12, 2018

Submitted by: Griffin Lloyd

Submitting Department: Public Utilities

Item Type: Staff Report

Agenda Section: CONSENT AGENDA

Subject:

Request to Authorize the City Manager to Execute the Third Addendum to the Construction Agreement for the Park Meadows Country Club East Pond Outlet Upgrades with Beck Construction and Excavation, in a Form Approved by the City Attorney, for Construction Services for an Increase to the Current Contract Amount of \$40,820.25 for a Total Contract Amount Not to Exceed \$168,320.25

Suggested Action:

Attachments:

[Park Meadows East Pond Upgrades Staff Report](#)



City Council Staff Report

Subject: Park Meadows Country Club East Pond Outlet Upgrades
Third Addendum to the Construction Agreement
Beck Construction and Excavation

Author: Griffin Lloyd, Public Utilities Engineer

Department: Public Utilities

Date: July 12, 2018

Type of Item: Administrative

Summary Recommendation

Staff recommends Council authorize the City Manager to execute the Third Addendum to the Construction Agreement for the Park Meadows Country Club East Pond Outlet Upgrades with Beck Construction and Excavation, in a form approved by the City Attorney, for construction services for a \$40,820.25 increase to the current contract amount, for a total contract amount not to exceed \$168,320.25 (the current contract is for \$127,500)..

Executive Summary

During the replacement of the existing 42-inch culvert, that has failed and caused damage to Meadows Drive and the Park Meadows Country Club golf course, and the installation of upgrades to the outlet structure, to better control the flow and pond levels, multiple conflicts with existing unknown utilities have been discovered and require changes to the construction to address the conflicts. This Third Addendum addresses the additional construction costs associated with these changes.

The Issue

Unknown buried utilities along the realigned culvert discovered during construction excavation required relocation of the utilities, modifications to the pipe and structures, and abandonment of existing structures to mitigate the conflicts.

Background

- A construction agreement with Beck Construction and Excavation for the Park Meadows Country Club East Pond Outlet Upgrades for \$127,500 was authorized by City Council at the November 16, 2017 Council meeting. [Staff Report Park Meadows Country Club Upgrades](#)
- The First Addendum to the Construction Agreement was approved and executed by the City Manager on January 24, 2018. Contract time extension only, no contract amount increase.
- The Second Addendum to the Construction Agreement was approved and executed by the City Manager on March 14, 2018. Contract time extension only, no contract amount increase.

Supplemental Construction Services

- Relocation of golf course fairway under drains and sprinkler piping

- Relocate gas line in conflict with new pipe
- Relocate fiber line in conflict with new pipe
- Add junction manhole to collect street storm drain pipe

Considerations Related to the Additional Construction Services

Staff has reviewed the differing site conditions and the contractor's costs associated with the work changes and recommend the addendum to the construction agreement.

Department Review

This report has been reviewed by representatives of Public Utilities, Legal, and Executive Departments. Comments have been integrated into this report.

Funding Source

The funding for this project is part of the approved FY2018 Storm Water Capital Improvement Project budget as well as the FY2018 Water Department Capital Improvement Project budget. The distribution for the original agreement is \$25,500 from Storm Water and, \$75,000 from Water and \$25,000 from Park Meadows Country Club as their agreed portion.

The additional funding associated with the Third Addendum will be: \$8,164 from Storm Water; and \$32,656 from Water.

Council Agenda Item Report

Meeting Date: July 12, 2018

Submitted by: Hannah Tyler

Submitting Department: Planning

Item Type: Staff Report

Agenda Section: OLD BUSINESS

Subject:

Consideration to Approve Ordinance 2018-37, an Ordinance Approving the Daly Delight Plat Amendment Located at 180 Daly Avenue and 182 Daly Avenue, Park City, Utah
(A) Public Hearing (B) Possible Action

Suggested Action:

Attachments:

[180-182 Daly Avenue Plat Staff Report and Ordinance](#)

[180-182 Daly Avenue Exhibits A-D](#)

City Council Staff Report

Subject: Daly Delight Plat Amendment
Author: Hannah M. Tyler, Planner
Project Number: PL-18-03838
Date: July 12, 2018
Type of Item: Legislative – Plat Amendment

Summary Recommendations

Staff recommends the City Council hold a public hearing for the Daly Delight Plat Amendment located at 180 Daly Avenue and 182 Daly Avenue and consider approving the application based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Executive Summary/Proposal

The applicant intends to create a two (2) lot subdivision from two platted lots and vacated Anchor Avenue. In addition, a portion of the property will be dedicated to Park City Municipal Corporation as Daly Avenue Right-of-Way. Another portion of the property will be dedicated to Park City Municipal Corporation as Ridge Avenue Right-of-Way. 180 Daly Avenue is a Significant Site and 182 Daly Avenue will be a vacant lot (currently contains a non-historic garage that will be demolished).

On June 13, 2018, the Planning Commission reviewed the proposed Plat Amendment and forwarded a unanimous positive recommendation to City Council. On June 26, 2018, the City Council continued the proposed Plat Amendment to July 12, 2018 pending review of an updated submittal by the applicant.

Description

Applicant: 1055 Norfolk, LLC Series 180 Daly and 1055 Norfolk, LLC series 182 Daly – Represented by Marshall King, Alliance Engineering
Location: 180 and 182 Daly Avenue
Zoning: Historic Residential (HR-1) District
Adjacent Land Uses: Single-Family and Multi-Family
Reason for Review: Plat Amendments require Planning Commission review and City Council review and action

Background

See the June 13, 2018 [Planning Commission Staff Report](#) (p. 196) for complete Background. The application was deemed complete on April 16, 2018. Table 1 shows the applicant's proposed future development uses for each lot:

Lot A (180 Daly Avenue)

Renovate the existing historic Single-Family Dwelling and construct an addition.

Lot B (182 Daly Avenue)

Construct a Duplex Dwelling.

Purpose

See [Land Management Code \(LMC\) 15-2.2-1](#) for the Purpose of the HR-1 District.

Analysis

The applicant has stated the proposed intent for future uses/developments on each lot. The applicant has submitted Historic District Design Review Applications and Conditional Use Permits for each lot's proposal. Plans for the proposed uses/structures are being reviewed by staff for complete compliance with the LMC or Design Guidelines for Historic Districts or Historic Sites. Table 2 shows the applicable LMC development parameters and compliance in the HR-1 District:

Lot A (180 Daly Avenue)	
Standard:	Minimum Requirement:
Lot Size – square feet (SF)	1,750 SF minimum for a single-family dwelling; proposed lot size is 3,986 SF, <i>complies</i> .
Lot Width – feet (ft.)	25 ft. minimum; proposed lot width is 44.24 feet, <i>complies</i>
Front Yard Setbacks – feet (ft.)	12 ft. minimum and a total of 25 ft.
Rear Yard Setbacks – feet (ft.)	12 ft. minimum and a total of 25 ft.
Side Yard Setbacks – feet (ft.)	5 ft. minimum and a total of 10 ft. minimum
Building Height – feet (ft.)	Maximum Building Height is 27 ft.
Maximum Building Footprint – square feet (sq. ft.)	1,593 sq. ft.
Lot B (182 Daly Avenue)	
Standard:	Minimum Requirement:
Lot Size – square feet (SF)	3,750 SF minimum for duplex dwelling; proposed lot size is 5,329 SF, <i>complies</i> .
Lot Width – feet (ft.)	25 ft. minimum; proposed lot width is 58.78, <i>complies</i>
Front Yard Setbacks – feet (ft.)	12 ft. minimum and a total of 25 ft.
Rear Yard Setbacks – feet (ft.)	12 ft. minimum and a total of 25 ft.
Side Yard Setbacks – feet (ft.)	5 ft. minimum and a total of 14 ft. minimum
Building Height – feet (ft.)	Maximum Building Height is 27 ft.
Maximum Building Footprint – square feet (sq. ft.)	1,975 sq. ft.

There are several properties of similar size(s) on Daly Avenue. Staff finds that the two (2) lot subdivision is within scale of other lots created on Daly Avenue. Such examples of similar lots include, but are not limited to: 210 Daly Avenue (approximately 6,663 SF), 167 Daly Avenue (6,969 SF), and 146 Daly Avenue (4,791 SF). The applicant will be required to provide two (2) parking spaces for each of the units of the duplex. The HDDR application for 182 Daly Avenue reflects compliance with the duplex parking requirements. The City Engineer will require the applicant to grant ten foot (10') snow storage easements along Daly Avenue and Ridge Avenue (see Condition of Approval #4).

Good Cause

Staff finds good cause for this Plat Amendment as interior lot lines and the block line on the easterly side of Anchor Avenue will be removed for both 180 and 182 Daly Avenue creating two (2) legal lots of record. In addition, ten foot (10') snow storage easements

along Daly Avenue and Ridge Avenue will be granted to the City. Also, portions of the property will be dedicated to Park City Municipal Corporation for Daly Avenue and Ridge Avenue Right-of-Ways.

Process

The approval of this plat amendment application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC § 15-1-18.

Department Review

This project has been reviewed by Planning, Engineering, Legal, and Executive.

Notice

On May 30th, 2018 the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published on the Utah Public Notice Website and Park Record on May 26th, 2018 according to requirements of the Land Management Code.

Public Input

No public input has been received by the time of this report.

Alternatives

- The City Council may approve the Daly Delight Plat Amendment located at 180 Daly Avenue and 182 Daly Avenue as conditioned or amended; or
- The City Council may deny the Daly Delight Plat Amendment located at 180 Daly Avenue and 182 Daly Avenue and direct staff to make Findings for this decision; or
- The City Council may continue the discussion on Daly Delight Plat Amendment located at 180 Daly Avenue and 182 Daly Avenue to a future date.

Significant Impacts

There are no significant fiscal or environmental impacts from this application.

Consequences of not taking recommended action

Consequences of not taking the recommendation are that the Site would remain as is.

Summary Recommendation

Staff recommends the City Council hold a public hearing for the Daly Delight Plat Amendment located at 180 Daly Avenue and 182 Daly Avenue and consider approving the application based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Exhibits

Exhibit A – Draft Ordinance with Proposed Plat (Attachment 1)

Exhibit B – Survey(s)

Exhibit C – Aerial Photographs with 500' Radius

Exhibit D – Site Photographs

Exhibit E – Applicant's Project Intent

Exhibit F – June 13, 2018 [Planning Commission Staff Report](#) (p. 196)

Exhibit G – June 26, 2018 [City Council Continuation Staff Report](#)

Ordinance No. 2018-37

AN ORDINANCE APPROVING THE DALY DELIGHT PLAT AMENDMENT LOCATED AT 180 DALY AVENUE AND 182 DALY AVENUE, PARK CITY, UTAH.

WHEREAS, the owners of the properties located at 180 Daly Avenue and 182 Daly Avenue have petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on May 30, 2018, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on May 26, 2018 proper legal notice was sent to all affected property owners and published in the Park Record and on the Utah Public Notice Website; and

WHEREAS, the Planning Commission held a public hearing on June 13, 2018, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on June 13, 2018, forwarded a unanimous positive recommendation to the City Council; and,

WHEREAS, June 26, 2018 and July 12, 2018, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to the Daly Delight Plat Amendment located at 180 Daly Avenue and 182 Daly Avenue.

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

SECTION 1. APPROVAL. The Daly Delight Plat Amendment located at 180 Daly Avenue and 182 Daly Avenue, as shown in Attachment 1, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The properties are located at 180 Daly Avenue and 182 Daly Avenue are in the Historic Residential-1 Density (HR-1) District.
2. The proposed site location consists of 180 Daly Avenue (“Significant” Single-Family Dwelling) and 182 Daly Avenue (Garage Structure). The Garage on 182 Daly Avenue will be demolished (See Condition of Approval #7).
3. The property currently consists of the southerly 48 feet of Lot 26 and Lot 27, Block 74, Park City Survey, and is currently taxed under two tax parcel numbers.
4. Adjacent to and a part of the property is one-half of vacated Anchor Avenue.
5. Existing Ridge Avenue occupies a portion of the west side (rear) of the property.

6. In 1990 two (2) Building Permits were issued for 180 Daly Avenue. One (1) Building Permit was for a re-roof and one (1) Building Permit was for new siding.
7. In 1992 a Historic District Review and Building Permit were issued for the construction of the existing garage structure at 182 Daly Avenue.
8. This applicant proposes to remove the existing lot line between Lots 26 and 27 and the block line on the easterly side of vacated Anchor Avenue. A new lot line will create two (2) lots.
9. Lot A will consist of the “Significant” single-family dwelling and Lot B will be a vacant lot (the existing detached garage will be demolished – see Condition of Approval #6).
10. At the southernmost corner of the property, there is an eight square foot (8 SF) portion of the property that occupies the existing asphalt of Daly Avenue. This 8 SF portion of the property will be dedicated to Park City Municipal Corporation as Right-of-Way.
11. Existing Ridge Avenue occupies as portion of the west side of the property with a remnant of the property encompassing the steep grade west of Ridge Avenue. The total area of Ridge Avenue and the steep grade west of Ridge Avenue is 1,887 SF. Both Ridge Avenue and the steep grade to the west of it will be dedicated to Park City Municipal Corporation as Right-of-Way.
12. The proposed Plat Amendment application was application was deemed complete on April 16, 2018.
13. The Single-Family Dwelling located at 180 Daly Avenue is listed as Significant on the Historic Sites Inventory (HSI). Renovate the existing historic Single-Family Dwelling and construct an addition.
14. A Single-Family Dwelling is an Allowed Use in the HR-1 Zoning District.
15. The garage located on 182 Daly Avenue is non-historic. The applicant is proposing to demolish the existing non-historic garage (see Condition of Approval #6) and construct a Duplex Dwelling on the vacant lot.
16. A Duplex Dwelling Use is a Conditional Use in the HR-1 Zoning District. A Conditional Use Permit for a Duplex Dwelling Use at 182 Daly Avenue was deemed complete on December 12, 2017. The application is for the construction of a new Duplex Dwelling on a vacant lot. The CUP is on hold, pending submittal of updated plans that comply with the LMC and Design Guidelines.
17. The minimum lot width in the HR-1 District is 25 feet; the lot width of Lot A is 44.24 feet and the lot width of Lot B will be 58.78 feet.
18. For lots over 100 feet in depth, the required Front and Rear Yard Setback is a minimum of 12 feet and a total of 25 feet. This applies to both Lot A and Lot B.
19. The required Side Yard Setback for Lot A is 5 feet for a total of 10 feet.
20. The required Side Yard Setback for Lot B is 5 feet for a total of 14 feet.
21. The maximum Building Footprint for Lot A is 1539 SF.
22. The maximum Building Footprint for Lot B is 1975 SF.
23. A Steep Slope Conditional Use Permit application for 182 Daly Avenue was deemed complete on December 11, 2017. The application is for the construction of a Duplex Dwelling on a slope greater than 30%.
24. A Historic District Design Review Application for 182 Daly Avenue was deemed complete on December 11, 2017. The application is for the construction of a

Duplex Dwelling on a vacant lot.

25. A Historic District Design Review Application for 180 Daly Avenue was deemed complete on December 12, 2017. The application is for the restoration of the "Significant" single-family dwelling and construct an addition. This application is on hold pending submittal of updated plans.
26. A Steep Slope Conditional Use Permit for 180 Daly Avenue was deemed complete on December 12, 2017. The application is for the construction of an addition on a slope greater than 30%.
27. A Shared Parking Structure Conditional Use Permit for 180 and 182 Daly Avenue was deemed complete on December 12, 2017. The application was a proposal to create a single-car garage attached to the Single-Family Dwelling and located on both 180 and 182 Daly Avenue. The application was withdrawn by the applicant on May 15, 2018.
28. Staff finds good cause for this Plat Amendment as interior lot lines and the block line on the easterly side of Anchor Avenue will be removed for both 108 and 182 Daly Avenue creating two (2) legal lots of record. In addition, ten foot (10') snow storage easements along Daly Avenue and Ridge Avenue will be granted to the City. Also, portions of the property will be dedicated to Park City Municipal Corporation for Daly Avenue and Ridge Avenue Right-of-Ways.
29. The site is not located within the Sensitive Lands Overlay District. There are no known physical mine hazards.
30. On May 30, 2018, the property was properly noticed and posted according to the requirements of the Land Management Code. On May 26, 2018 proper legal notice was sent to all affected property owners and published in the Park Record and on the Utah Public Notice Website.
31. On June 13, 2018 the Planning Commission reviewed the proposed plat amendment and forwarded a unanimous positive recommendation to City Council.
32. On June 26, 2018, the City Council continued the proposed Plat Amendment to July 12, 2018 pending review of an updated submittal by the applicant.
33. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

1. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding lot combinations.
2. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
3. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat at the County within one year from the date of

City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.

3. The applicant shall show and label all easements with Snyderville Basin Water Reclamation District (SBWRD) on the plat amendment.
4. A ten feet (10') wide public snow storage easement will be required along the Daly Avenue and Ridge Avenue frontage of the property.
5. All development will have to provide elevation certificates certifying compliance with the minimum FEMA Flood Zone requirements.
6. The detached garage located on Lot B shall be demolished prior to plat recordation.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 12th day of July, 2018.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, MAYOR

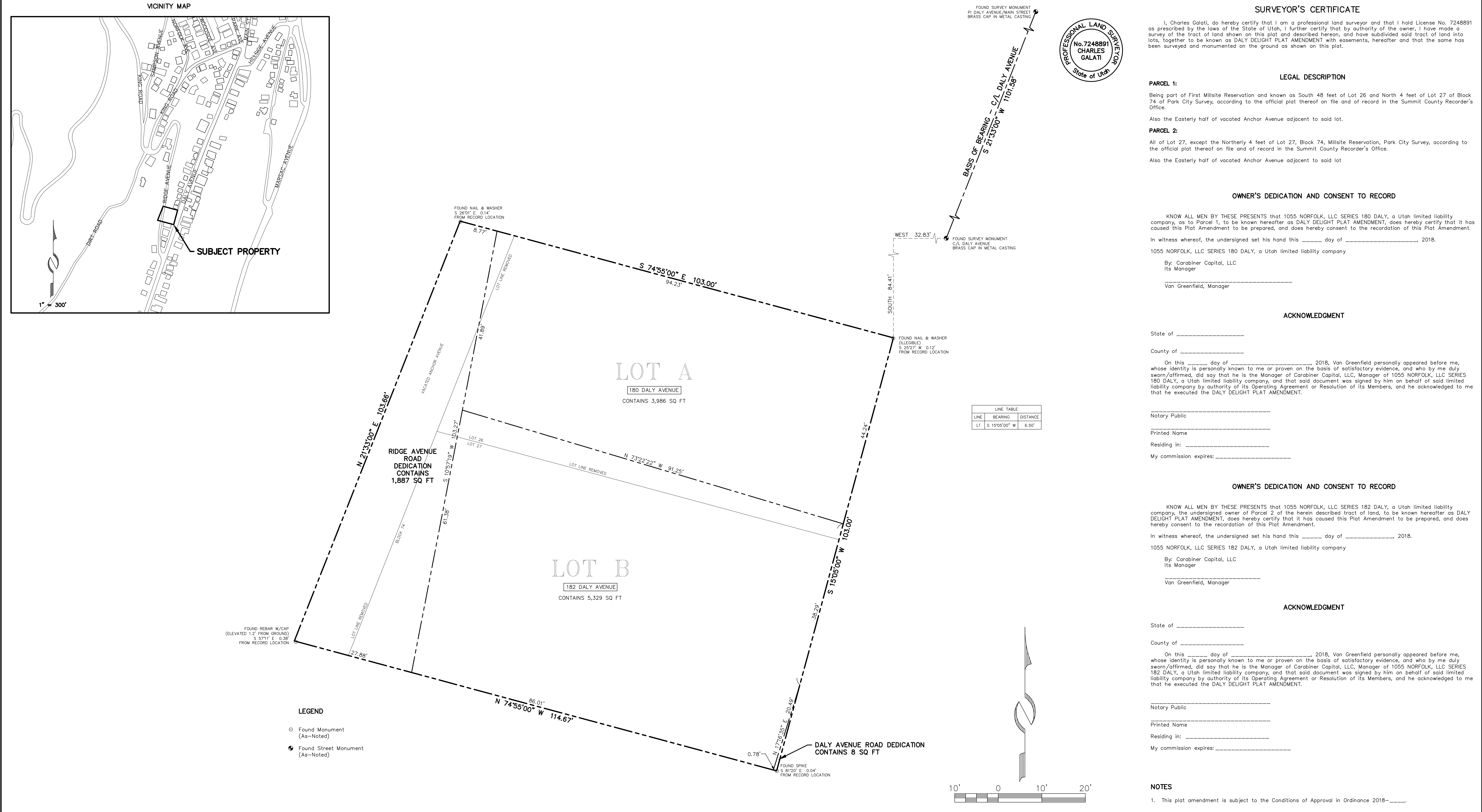
ATTEST:

City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

Attachment 1 – Proposed Plat



AMENDING LOT 27 & PART OF LOT 26 IN BLOCK 74, PARK CITY SURVEY

DALY DELIGHT PLAT AMENDMENT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby certify that I am a professional land surveyor and that I hold License No. 7248891 as prescribed by the laws of the State of Utah, I further certify that by authority of the owner, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots, together to be known as DALY DELIGHT PLAT AMENDMENT with easements, hereafter and that the same has been surveyed and monumented on the ground as shown on this plat.

LEGAL DESCRIPTION

PARCEL 1:

Being part of First Millsite Reservation and known as South 48 feet of Lot 26 and North 4 feet of Lot 27 of Block 74 of Park City Survey, according to the official plat thereof on file and of record in the Summit County Recorder's Office.

Also the Easterly half of vacated Anchor Avenue adjacent to said lot.

PARCEL 2:

All of Lot 27, except the Northerly 4 feet of Lot 27, Block 74, Millsite Reservation, Park City Survey, according to the official plat thereof on file and of record in the Summit County Recorder's Office.

Also the Easterly half of vacated Anchor Avenue adjacent to said lot

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that 1055 NORFOLK, LLC SERIES 180 DALY, a Utah limited liability company, as to Parcel 1, to be known hereafter as DALY DELIGHT PLAT AMENDMENT, does hereby certify that it has caused this Plat Amendment to be prepared, and does hereby consent to the recordation of this Plat Amendment.

In witness whereof, the undersigned set his hand this _____ day of _____, 2018.

1055 NORFOLK, LLC SERIES 180 DALY, a Utah limited liability company

By: Carabiner Capital, LLC
Its Manager

Van Greenfield, Manager

ACKNOWLEDGMENT

State of _____

County of _____

On this _____ day of _____, 2018, Van Greenfield personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the Manager of Carabiner Capital, LLC, Manager of 1055 NORFOLK, LLC SERIES 180 DALY, a Utah limited liability company, and that said document was signed by him on behalf of said limited liability company by authority of its Operating Agreement or Resolution of its Members, and he acknowledged to me that he executed the DALY DELIGHT PLAT AMENDMENT.

Notary Public

Printed Name

Residing in: _____

My commission expires: _____

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that 1055 NORFOLK, LLC SERIES 182 DALY, a Utah limited liability company, the undersigned owner of Parcel 2 of the herein described tract of land, to be known hereafter as DALY DELIGHT PLAT AMENDMENT, does hereby certify that it has caused this Plat Amendment to be prepared, and does hereby consent to the recordation of this Plat Amendment.

In witness whereof, the undersigned set his hand this _____ day of _____, 2018.

1055 NORFOLK, LLC SERIES 182 DALY, a Utah limited liability company

By: Carabiner Capital, LLC
Its Manager

Van Greenfield, Manager

ACKNOWLEDGMENT

State of _____

County of _____

On this _____ day of _____, 2018, Van Greenfield personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the Manager of Carabiner Capital, LLC, Manager of 1055 NORFOLK, LLC SERIES 182 DALY, a Utah limited liability company, and that said document was signed by him on behalf of said limited liability company by authority of its Operating Agreement or Resolution of its Members, and he acknowledged to me that he executed the DALY DELIGHT PLAT AMENDMENT.

Notary Public

Printed Name

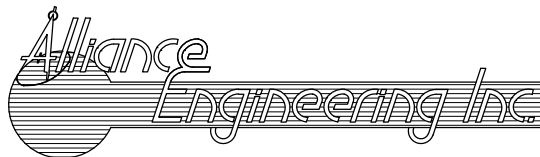
Residing in: _____

My commission expires: _____

NOTES

1. This plat amendment is subject to the Conditions of Approval in Ordinance 2018-_____

SHEET 1 OF 1



CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____

DAY OF _____, 2018

BY _____
S.B.W.R.D.

PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____

DAY OF _____, 2018

BY _____
CHAIR

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON

FILE IN MY OFFICE THIS _____

DAY OF _____, 2018

BY _____
PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____

DAY OF _____, 2018

BY _____
PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____,

2018

BY _____
MAYOR

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY

OF _____, 2018

BY _____
PARK CITY RECORDER

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

AT THE REQUEST OF _____

_____ FEE _____ RECORDER

TIME _____ DATE _____ ENTRY NO. _____

Exhibit B: Survey

SURVEYOR'S CERTIFICATE



I, Martin A. Morrison, do hereby certify that I am a registered land surveyor and that I hold certification no. 4638739 as prescribed under the laws of the State of Utah. I further certify that a topographic survey has been made under my direction of the lands shown and described hereon. I further certify that this topographic survey is a correct representation of the land surveyed at the time the field work was completed and is in compliance with generally accepted industry standards for accuracy.

NOTES

1. Site Benchmark: Sanitary sewer manhole lid
Elevation=7229.18'
2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
3. This topographic map is based on a field survey performed on December 1, 2015.
4. Property corners were found.
5. Snow coverage at the time of the survey was approximately 6". As a result, actual elevations may vary from elevations shown on this survey. In addition, monuments, improvements and/or conditions may exist which are not shown on this survey.



 (435) 849-8467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2854 Park City, Utah 84050-2854	STAFF: MARSHALL KING MARTY MORRISON STEVE COMANT JESSE MORENO DATE: 12/10/15	EXISTING CONDITIONS & TOPOGRAPHIC MAP 180 DALY AVENUE BLOCK 74, PARK CITY SURVEY FOR: WASATCH ENGINEERING CONTRACTORS JOB NO.: 11-11-15 FILE: X:\ParkCitySurvey\dwg\topo2015\111115.dwg	SHEET 1 OF 1
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Exhibit C: Aerial Photographs with 500' Radius



Exhibit D: Site Photographs



180 Daly Avenue - looking southwesterly



180 Daly Avenue - looking northwesterly



180 Daly Avenue - looking northeasterly



180 Daly Avenue - looking easterly



180 Daly Avenue - looking southeasterly

Exhibit E: Applicant's Project Intent

PARK CITY SURVEY, BLOCK 74,
LOT 12 PLUS ADDITIONAL LAND
(180 Daly Avenue)
May 18, 2018

PROJECT INTENT

The property at 180 Daly Avenue is currently a single family residence with a detached garage to the south. The property consists of the southerly 48 feet of Lot 26 and Lot 27, Block 74, Park City Survey, and is currently taxed under two tax parcel numbers. Adjacent to and a part of the above mentioned property is one-half of vacated Anchor Avenue. Existing Ridge Avenue occupies a portion of the west side (rear) of the property. This application proposes to remove the existing lot line between Lots 26 and 27 and the block line on the easterly side of vacated Anchor Avenue. A new lot line is proposed to be placed on the property creating a lot for the historic house to the north, which is proposed to be renovated, including an addition. The southerly lot, currently consisting of a detached garage which is intended to be demolished, is proposed to have a duplex constructed.

At the southernmost corner of the property, there is a small 8 square foot portion of the property that occupies the existing asphalt. The owner proposes to dedicate this sliver to Park City Municipal Corporation.

As previously stated, existing Ridge Avenue occupies a portion of the west side of the property and west of Ridge Avenue is a steep hillside. The total area of this Ridge Avenue and steep hillside is 1,887 square feet. It is also proposed that existing Ridge Avenue and the steep hillside west of Ridge Avenue be dedicated to Park City as a part of this plat amendment.

Council Agenda Item Report

Meeting Date: July 12, 2018

Submitted by: Elizabeth Jackson

Submitting Department: Planning

Item Type: Staff Report

Agenda Section: NEW BUSINESS

Subject:

Consideration to Approve Ordinance No. 2018-38, an Ordinance Approving the 813 Woodside Avenue Plat Amendment, Located at 813 Woodside Avenue, Park City, Utah
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[813 Woodside Avenue Staff Report and Ordinance](#)

[Exhibits](#)

City Council Staff Report



Subject: 813 Woodside Avenue Plat Amendment
Author: Liz Jackson, Planning Technician
Francisco Astorga, AICP, Senior Planner
Project Number: PL-18-03841
Date: 12 July 2018
Type of Item: Legislative – Plat Amendment

Summary Recommendations

Staff recommends the City Council review and hold a public hearing for the 813 Woodside Avenue Plat Amendment and consider approving the application based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Description

Applicant: Ian R. and D. Lance Kincaid, represented by Marshall King, Alliance Engineering, Inc.
Location: 813 Woodside Avenue
Zoning: Historic Residential-1 District
Adjacent Land Uses: Residential
Reason for Review: Plat Amendments require Planning Commission review and City Council review and action

Proposal/Executive Summary

Plat Amendment request to remove a lot line to combine one and half (1½) Old Town lots into one (1) lot of record. The entire area is already identified by Summit County as Parcel SA-122.

Background

On April 13, 2018 Kincaid applied for a Plat Amendment to combine their property into one (1) lot by removing an interior lot line. The application was deemed complete on May 5, 2018, as required submittals were received by the City on May 3, 2018. The applicant currently has a Historic District Design Review application under review. This Plat Amendment is the first step in moving forward with their future improvements to this non-historic site. The subject site consists of the northern half of Lot 2 and all of Lot 3, Block 11, within the Snyder's Addition to the Park City Survey.

During the June 13, 2018 Planning Commission meeting the Commission reviewed this application and opened a public hearing. The Commission voted unanimously (5-0 vote) to forward a positive recommendation to the City Council.

Analysis

The subject site is located at 813 Woodside Avenue. The site is within the Historic Residential-1 District. The proposed Plat Amendment creates one (1) lot from one and a half (1½) Old Town lots. The applicant requests to eliminate the lot line going through the non-historic structure. The minimum lot size within the Historic Residential-1 District is 1,875 square feet. The proposed lot size is 2,417 square feet. The minimum lot width within the Historic Residential-1 District is twenty five feet (25'). The proposed lot width is thirty-seven and half feet (37.5'). The proposed lot combination, Plat Amendment, meets lot and site requirements of the Historic Residential-1 District. The following table contains development parameters of the Historic Residential-1 District:

Parameter	Permitted
Maximum Building Height	27 feet
Minimum Front / Rear Yard Setbacks	10 feet
Minimum Side Yard Setbacks	3 feet
Maximum Building Footprint	1,055 square feet

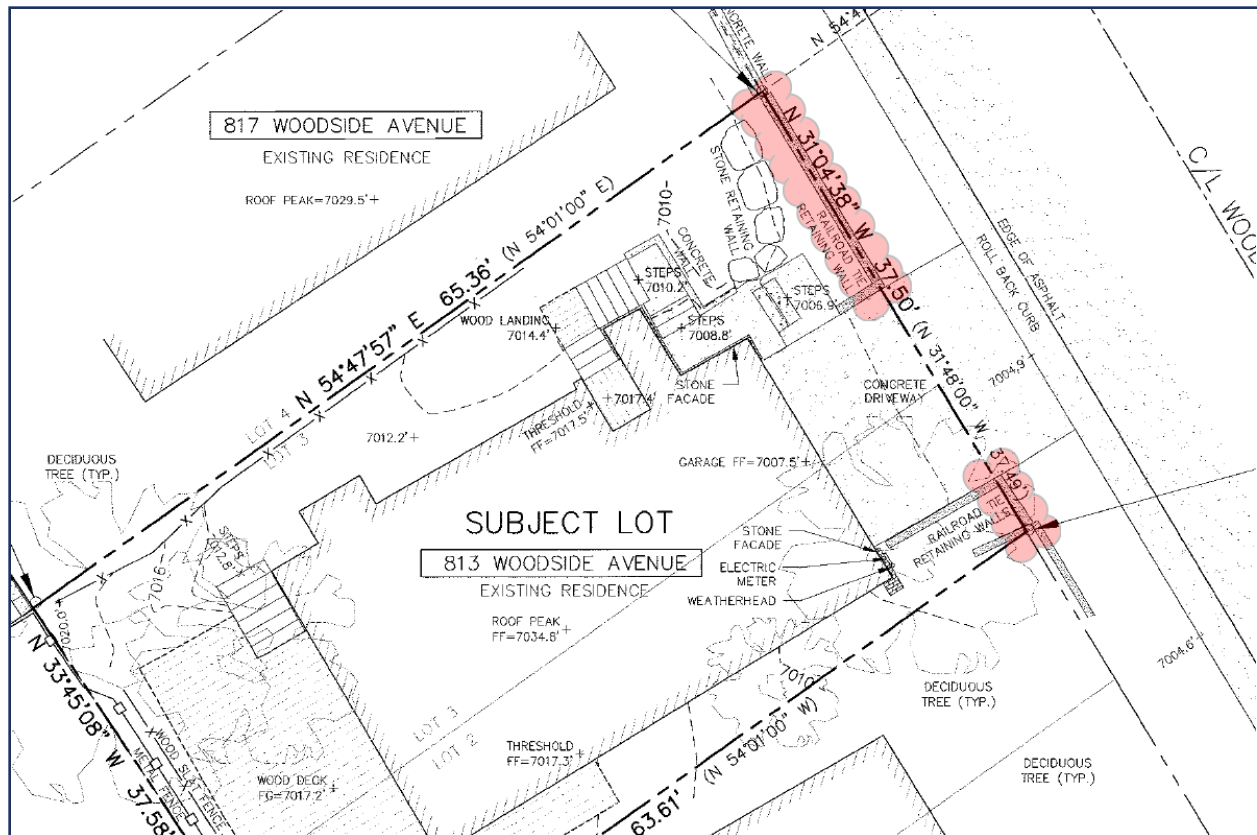
Encroachments

There is a railroad tie retaining wall on this site that encroaches onto the Woodside Avenue public Right-of-Way. See photograph below and illustration from Exhibit C – Existing Conditions Survey, zoomed in, next page:



813 Woodside Avenue - looking westerly

Diagram from Exhibit C – Existing Conditions Survey, zoomed in



This retaining wall is approximately sixteen inches (16") high and straddles the front property / Right-of-Way line, except the existing concrete driveway. Staff recommends that before the Plat is recorded, the applicant will need to remove the existing railroad tie retaining wall encroaching onto the Right-of-Way so that the retaining wall is completely within private property. This retaining wall is not historic and the applicant is able to apply for a Historic District Design Review application to resolve the Right-of-Way encroachment. See Condition of Approval no. 3.

Good Cause

Staff finds that there is good cause for this Plat Amendment as the interior lot line running through the existing structure will be removed, creating one (1) lot of record, instead of having one and half (1½) Old Town lots. As a common practice, a public snow storage easement will be provided on the site to be reflected on the proposed plat. This Plat Amendment does not create a remnant parcel as the other half of Lot 2 was already re-platted in 2002 as part of the 805 Woodside Avenue Plat Amendment. Existing encroachments will also be resolved prior to plat recordation.

Process

The approval of this Plat Amendment application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC §15-1-18.

Department Review

This project has gone through an interdepartmental review. No further issues were brought up at that time.

Notice

On May 30, 2018, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record and the Utah Public Notice Website on May 26, 2018, according to requirements of the LMC.

Public Input

No public input has been received by the time of this report.

Alternatives

- The City Council may approve the 813 Woodside Avenue Plat Amendment, as conditioned or amended; or
- The City Council may deny the 813 Woodside Avenue Plat Amendment, and direct staff to make Findings for this decision; or
- The City Council may continue the discussion on the 813 Woodside Avenue Plat Amendment, and request additional information or analysis in order to make a recommendation; or
- The City Council may remand the 813 Woodside Avenue Plat Amendment to the Planning Commission with specific direction.

Significant Impacts

There are no significant fiscal or environmental impacts from this application.

Consequences of not taking recommended action

Consequences of not taking the recommended action is that the site would continue to be one and a half (1½) lots containing a lot line going through the structure with various front property line unaddressed encroachments on the public Right-of-Way.

Exhibits

Exhibit A – Draft Ordinance with Proposed Plat (Attachment 1)

Exhibit B – Applicant's Project Intent

Exhibit C – Existing Conditions Survey

Exhibit D – Aerial Photograph

Exhibit E – County Plat Map

Exhibit F – Site Photographs

[Exhibit G – 13 June 2018 Planning Commission Minutes Web Link](#) (Page 46)

Exhibit A – Draft Ordinance

Ordinance No. 2018-38

AN ORDINANCE APPROVING THE 813 WOODSIDE AVENUE PLAT AMENDMENT LOCATED AT 813 WOODSIDE AVENUE, PARK CITY, UTAH.

WHEREAS, the property owners of the property located at 813 Woodside Avenue have petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on May 30, 2018, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on May 26, 2018, proper legal notice was published according to requirements of the Land Management Code and courtesy letters were sent to surrounding property owners; and

WHEREAS, the Planning Commission held a public hearing on June 13, 2018, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on June 13, 2018, forwarded a positive recommendation to the City Council; and,

WHEREAS, on July 12, 2018, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the 813 Woodside Avenue Plat Amendment, located at the same address.

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

SECTION 1. APPROVAL. The 813 Woodside Avenue Plat Amendment as shown in Attachment 1 is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The site is located at 813 Woodside Avenue.
2. The site is within the Historic Residential-1 District.
3. The subject site consists of the northern half of Lot 2 and all of Lot 3, Block 11, within the Snyder's Addition to the Park City Survey.
4. The proposed Plat Amendment creates one (1) lot from one and a half (1½) Old Town lots.
5. The applicant requests to eliminate the lot line going through the non-historic structure.

6. The minimum lot size within the Historic Residential-1 District is 1,875 square feet.
7. The proposed lot size is 2,417 square feet.
8. The minimum lot width within the Historic Residential-1 District is twenty five feet (25').
9. The proposed lot width is thirty-seven and half feet (37.5').
10. The proposed lot combination, Plat Amendment, meets lot and site requirements of the Historic Residential-1 District.
11. There is a railroad tie retaining wall on this site that encroaches onto the Woodside Avenue public Right-of-Way.
12. The railroad tie retaining wall is not historic and the applicant is able to apply for a Historic District Design Review application to remove or move the retaining wall. See Condition of Approval no. 3.
13. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

1. There is good cause for this Plat Amendment.
2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding lot combinations.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant shall record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. Prior to plat recordation, the applicant shall remove the existing railroad tie retaining wall encroachment from the City Right-of-Way. The applicant is responsible of securing appropriate City approvals and permits before any work on the retaining wall can begin.
4. Residential fire sprinklers are required for all new construction per requirements of the Chief Building Official, and shall be noted on the plat.
5. Ten foot (10') public snow storage easement shall be granted along the Woodside Avenue Right-of-Way.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 12th day of July, 2018.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, MAYOR

ATTEST:

Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

[illegible]

BLOCK 11,
SNYDER'S ADDITION TO PARK CITY SURVEY
Lot 3 and a portion of Lot 2

(813 Woodside Avenue)

PROJECT INTENT

Lot 3 and a portion of Lot 2, Snyder's Addition to Park City Survey, (also known as 813 Woodside Avenue) are owned by undivided interest between the Kincaid Revocable Trust, Ian R. Kincaid, and D. Lance Kincaid. The lot line within the boundary still exists from the original Snyder's Addition to Park City Survey plat. The owners desire to unify the property into one lot of record by removing the existing lot line, with the ultimate goal of renovating the existing single family residence. At this point in time plans have not been finalized, but it is anticipated that the existing two-car garage will be converted to a one-car garage and separate

Exhibit C – Existing Conditions Survey



813 WOODSIDE AVENUE

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
NORTH HALF OF LOT 2 AND LOT 3, BLOCK 11
SNYDER'S ADDITION TO PARK CITY
RECORD OF SURVEY-EXISTING CONDITIONS
SUMMIT COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold Certificate No. 7248891, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the herein described property and that to the best of my knowledge this plat is a correct representation of said survey.

LEGAL DESCRIPTION

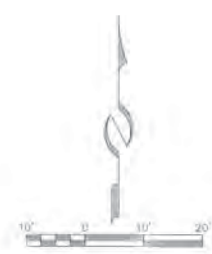
THE NORTH 1/2 OF LOT 2 AND ALL OF LOT 3, BLOCK 11, SNYDER'S ADDITION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF SUMMIT COUNTY RECORDER.

NOTES

1. Basis of Bearing for this survey is between the found street monuments at the intersections of 9th/Park Ave. and 9th/Norfolk Ave. as shown on this plat.
2. Field work for this survey was performed January 24, 2018 and is in compliance with generally accepted industry standards for accuracy.
3. The purpose of this survey was to perform an Existing Conditions and Topography survey for the possibility of future improvements to the property.
4. A Title Report was not provided to the Surveyor and no easements were located as part of this survey. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report. The surveyor found no obvious evidence of easements, encroachments or encumbrances on the property surveyed except as shown herein.
5. Recorded deeds, 802 Norfolk Avenue Plat Amendment and Record of Survey, 805 Woodside Avenue Plat Amendment and Record of Survey, 812 Norfolk Avenue Plat Amendment, Records of Survey No. 5-7485, 5-1223, 5-558, 5-8521, 5-8517, 5-8583, 5-4999, 5-1027, 5-1524 (all aforementioned documents on file and of record at the Summit County Recorder's Office) and physical evidence found in the field were used to determine the boundary as shown on this plat.
6. Site Benchmark: Storm Drain Manhole Elevation 7005.5' as shown.
7. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
8. Property corners were found as shown.
9. Record bearing and distances when different than measured are in parentheses ().
10. Snow coverage at the time of the survey was approximately 5-12". As a result, monument improvements, and/or conditions may exist which are not shown on this survey.

LEGEND

- Found monument (As-Is-Found)
- Found Street Monument (As-Is-Found)



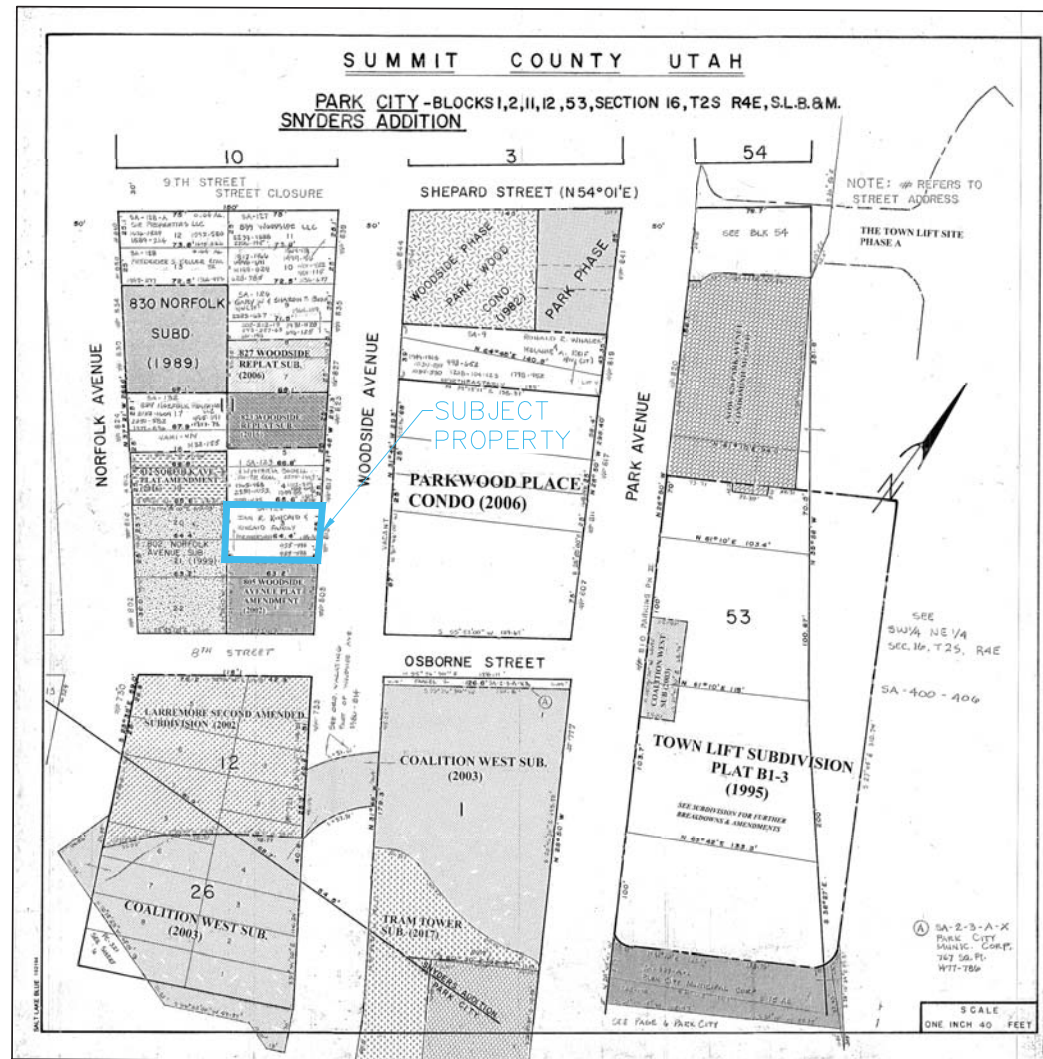
 CONSULTING ENGINEERS, LAND PLANNERS, SURVEYORS 1220 WEST 1000 S. SUITE 200, PARK CITY, UTAH 84304	STAFF: CHARLES GALATI JUAN CARRASCO CHIP TOMSOUGH JASON WYNN	EXISTING CONDITIONS & TOPOGRAPHIC MAP 813 WOODSIDE AVENUE FOR: LANCE KINCAID JOB NO.: 5-1-18 FILE: X:\SnyderAddition\dwg\servy2018\010618\813 Woodside.dwg	SHEET 1 OF 1
DATE: 2/5/18			

Exhibit D – Aerial Photograph



 (435) 648-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 322 Main Street P.O. Box 2664 Park City, Utah 84060-2664	STAFF: RYAN BETZ MARSHALL KING	AERIAL PHOTOGRAPH 813 WOODSIDE AVENUE BLOCK 11, SNYDER'S ADDITION FOR: LANCE KINCAID JOB NO.: 6-1-18 FILE: X:\SnydersAddition\dwg\Exhibits\813 Woodside-ortho.dwg	SHEET 1 OF 1
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Exhibit E – County Plat Map



 (435) 640-0467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 322 Main Street P.O. Box 264 Park City, Utah 84060-0264	STAFF: RYAN BEITZ MARSHALL KING	OWNERSHIP MAP 813 WOODSIDE AVENUE BLOCK 11, SNYDER'S ADDITION FOR: LANCE KINCAID JOB NO.: 6-1-18 FILE: X:\SnydersAddition\dwg\Exhibits\813 Woodside-ownership.dwg	SHEET 1 OF 1
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Exhibit F – Site Photographs



813 Woodside Avenue - looking southerly

Exhibit F – Site Photographs



813 Woodside Avenue - looking westerly



813 Woodside Avenue - looking easterly



813 Woodside Avenue - looking to the north



813 Woodside Avenue - looking southeasterly

Council Agenda Item Report

Meeting Date: July 12, 2018

Submitted by: Anya Grahm

Submitting Department: Planning

Item Type: Staff Report

Agenda Section: NEW BUSINESS

Subject:

Consideration to Approve Ordinance No. 2018-39, an Ordinance Approving the 835 Empire Avenue Plat Amendment, located at 835 Empire Avenue, Park City, Utah
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[835 Empire Avenue Plat Staff Report and Ordinance](#)

[Exhibits](#)



City Council Staff Report

Subject: 835 Empire Avenue Plat Amendment
Author: Anya Grahn, Historic Preservation Planner
Department: Planning
Date: July 12, 2018
Type of Item: Plat Amendment - Legislative

Summary Recommendation

Staff recommends City Council hold a public hearing and consider approving the 835 Empire Avenue Plat Amendment, located at the same address, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the attached ordinance.

Description

Applicant: Regis McHugh
Location: 835 Empire Avenue
Zoning: Historic Residential (HR-1)
Adjacent Land Uses: Single and multi-family residential structures
Reason for Review: Plat Amendments require Planning Commission review and City Council review and action.

Executive Summary

The applicant proposes to combine all of Lot 5 and the south half of Lot 6, Block 20, Snyder's Addition to Park City to create one (1) lot of record measuring 2,812.5 square feet. The site is designated on the City's Historic Sites Inventory as Landmark. On June 27th, the Planning Commission unanimously forwarded a positive recommendation to City Council for the approval of this plat amendment.

Acronyms

HR-1 Historic Residential-1 Zoning District
HSI Historic Sites Inventory
ROW Right-of-Way

District Purpose

The purpose of the Historic Residential (HR-1) District is to:

- A. preserve present land Uses and character of the Historic residential Areas of Park City,
- B. encourage the preservation of Historic Structures,
- C. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods,
- D. encourage single family Development on combinations of 25' x 75' Historic Lots,

- E. define Development parameters that are consistent with the General Plan policies for the Historic core, and
- F. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.

Background

The background of this application was outlined in the June 27, 2018 [Planning Commission Staff Report \(starting page 113\)](#) and [Audio](#). On June 27th, the Planning Commission unanimously forwarded a positive recommendation to City Council for the approval of this plat amendment.

Analysis

Staff has also outlined the Analysis in the June 27, 2018 [Planning Commission Staff Report \(starting page 113\)](#). Staff has added a number of Conditions of Approval to this plat amendment to address encroachments into the City's Empire Avenue ROW as well neighboring properties.

Good Cause

Staff finds good cause for this Plat Amendment as the City will receive a snow storage easement along Empire Avenue. This plat will also resolve existing encroachments into the City's right-of-way, including the railroad tie retaining walls and concrete steps that lead from the street to the front door. Furthermore, if the plat is not approved, the historic house would extend over an interior lot line and not be on its own lot; any additions made to the historic house would have to comply with LMC setbacks as required for the interior lot line created by this plat amendment.

Process

The approval of this plat amendment application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC § 15-1-18.

Department Review

This project has gone through an interdepartmental review. No further issues were brought up at that time.

Notice

On June 13, 2018, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record and the Utah Public Notice Website on June 9, 2018, according to requirements of the Land Management Code.

Public Input

No public input has been received by the time of this report.

Alternatives for City Council to Consider

- The City Council may approve the 835 Empire Avenue Plat Amendment, located at the same address; or

- The City Council may deny the 835 Empire Avenue Plat Amendment, located at the same address, and direct staff to make Findings for this decision; or
- The City Council may continue the discussion to a date certain and provide staff with direction to provide additional information necessary in order to make a final decision on the record of survey plat.

Significant Impacts

There are no significant fiscal or environmental impacts from this application.

Consequences of not taking the suggested recommendation

Consequences of not taking the Planning Department's recommendation are that the encroachments would not be resolved with the plat and the site would continue to be 1.5 legal lots of record. The historic house would extend over an interior lot line and any additions to the house would be required to meet setbacks based on existing lot lines.

Recommendation

Staff recommends City Council hold a public hearing and consider approving the 835 Empire Avenue Plat Amendment, located at the same address, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the attached ordinance.

Attachments

Exhibit A – Draft Ordinance with Proposed Plat (Attachment 1)
Exhibit B – Survey of Existing Conditions
Exhibit C – Aerial Photographs with 500' Radius
Exhibit D – Site Photographs
Exhibit E – Draft HPB Minutes, 5.16.18

Ordinance No. 2018-39

AN ORDINANCE APPROVING THE 835 EMPIRE AVENUE PLAT AMENDMENT LOCATED AT 835 EMPIRE AVENUE, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 835 Empire Avenue has petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on June 13, 2018, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on June 9, 2018 proper legal notice was published according to requirements of the Land Management Code and courtesy letters were sent to surrounding property owners; and

WHEREAS, the Planning Commission held a public hearing on June 27, 2018, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on June 27, 2018, forwarded a positive recommendation to the City Council; and,

WHEREAS, on July 12, 2018, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the 835 Empire Avenue plat amendment located at 835 Empire Avenue.

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

SECTION 1. APPROVAL. The 835 Empire Avenue Plat Amendment located at 835 Empire Avenue, as shown in Attachment 1, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 835 Empire Avenue.
2. The site is designated as Landmark on the City's Historic Sites Inventory.
3. The house was listed on the National Register of Historic Places in 1984.
4. On May 15, 2018, the applicant submitted a plat amendment application; it was deemed complete on May 15, 2018.
5. The plat amendment proposes to combine all of Lot 5 and the south half of Lot 6, Block 20, Snyder's Addition to Park City to create one (1) lot of record measuring 2,812.5 square feet.

6. An existing set of concrete stairs extend beyond the front (east) property line and into the Empire Avenue right-of-way, and there are also two tiers of railroad tie retaining walls constructed in the Empire Avenue right-of-way.
7. Per LMC 15-2.2-4 Existing Historic Structures that do not comply with Building Footprint, Building Height, Building Setbacks, Off-Street parking, and driveway location standards are valid Complying Structures.
8. The minimum Lot Size in the HR-1 Zoning District is 1,875 square feet; the applicant is proposing a lot size of 2,812.5 square feet.
9. The maximum allowed Footprint for a lot of this size in the HR-1 Zoning District is 1,200.7 square feet; the existing historic house has a footprint of 756 square feet.
10. The required front yard setback is 10 feet; the historic house has a 15 foot front yard setback.
11. The required rear yard setback is 10 feet; the historic house has a rear yard setback of 19 feet.
12. The required side yard setback is 3 feet, for a total of 6 feet. The historic house has a 10 foot north side yard setback and a 0 foot south side yard setback. However, in accordance with LMC 15-2.2-4 Historic Structures that do not comply with Building Setbacks are valid Complying Structures. The eave of the historic house extends over the south lot line onto 829 Empire Avenue.
13. The Zone Height is 27 feet and requires a 10 foot horizontal step on the downhill side that occurs at 23 feet above Existing Grade. The current height of the historic structure is 21.5 feet.
14. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

1. There is good cause for this Plat Amendment.
2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding lot combinations.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. Residential fire sprinklers will be required for all new construction per requirements of the Chief Building Official.
4. A 10 foot wide public snow storage easement along the frontage of Empire Avenue is required and shall be provided on the plat.

5. There are non-historic retaining walls and concrete landscape steps that encroach into the Empire Avenue right-of-way in front of 835 Empire Avenue. The applicant shall remove these retaining walls prior to recording the plat. The applicant shall enter into an encroachment agreement with the City Engineer for any landscape steps needed to access the property that are located within the right-of-way.
6. No building permit for any work that expands the footprint of the home, or would first require the approval of an HDDR, shall be granted until the plat amendment is recorded with the Summit County Recorder's office.
7. The owner shall request to formalize the encroachment of the historic roof eaves with an encroachment agreement from their neighbor to the South.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 12th day of July, 2018.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, MAYOR

ATTEST:

Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

SURVEYOR'S CERTIFICATE

I, Charles Ganti, do hereby certify that I am a Professional Land Surveyor, and that I have License No. 7248891, as prescribed under the laws of the State of Utah. I further certify that the authority of the owners, I have made a survey of the tract of land shown on this plat and described herein, together with easements, hereafter to be known as 835 EMPIRE AVENUE PLAT AMENDMENT and that the same has been monumented on the ground as shown on this plat.



LEGAL DESCRIPTION

All of Lot No. 5 and the South half of Lot No. 6, Block 30, Snyders Addition to Park City, Summit County, State of Utah, according to the plat thereof on file in the office of the Recorder of Summit County, State of Utah.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that, Regis McHugh and Jamie McHugh, as joint tenants, hereby certify that they have caused this Plat Amendment to be made and hereby consent to the recording of this Plat Amendment.

ALSO, the owner hereby irrevocably offers for dedication to the City of Park City all the easements shown on this plat in accordance with an irrevocable offer of dedication.

in witness whereof, the undersigned set his hand
this _____ day of _____, 2018.
By: _____
Reis McHugh

ACKNOWLEDGMENT

Date of _____)
 : ss.
County of _____)

On this _____ day of _____, 2016, Regis McHugh personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and he acknowledged, advised me that he executed the BSS
MARRIAGE VOUCHER PLAT AMENDMENT.

Notary Public commissioned in _____

 Printed Name _____
 Residing in: _____
 My commission expires: _____
 Commission No: _____

ACKNOWLEDGMENT

[illegible]

Notary Public commissioned in _____

Printed Name _____

Residing in: _____

My commission expires: _____

Commission No: _____

OTFS

- This plot amendment is subject to the Conditions of Approval in Ordinance 2018-_____.
See Record of Survey S-9043.
Record bearings and distances, when different from measured, are shown in parentheses ().

07/08 JOB NO.: 12-4-18 FILE: V:\SoudersAddition\dwg\soi\plot2018\120418.dwg SHEET 1 OF 1

DATE OF RECEIPT

CERTIFY THIS RECORD OF SURVEY
WAS APPROVED BY PARK CITY
COUNCIL THIS DAY
OF 2018
BY
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF
FEE RECORDER
TIME DATE ENTRY NUMBER

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY
COUNCIL THIS _____ DAY OF _____
2018

BY _____ MAYOR _____

APPROVAL IS TO FORM

APPROVED AS TO FORM THIS _____
DAY OF _____, 2018
BY _____
DAN CHEN, SECRETARY

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN
ACCORDANCE WITH INFORMATION ON
FILE IN MY OFFICE THIS _____
DAY OF _____, 2018
BY _____

TRAINING COMMISSION

APPROVED BY THE PARK CITY
PLANNING COMMISSION THIS _____
DAY OF _____, 2018
BY _____

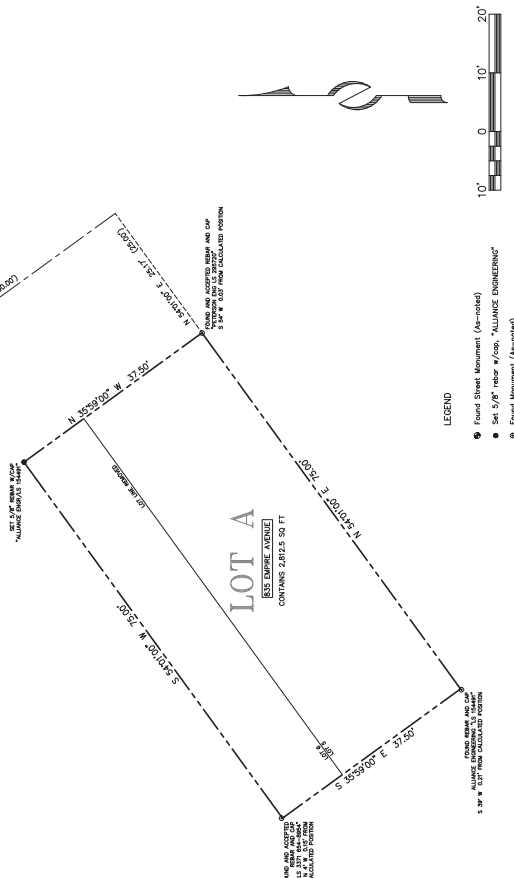
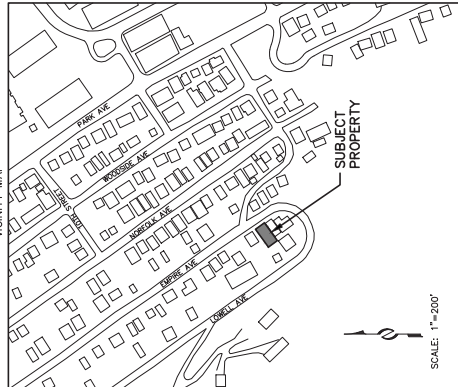
HYDROPHILIC PACIN WATER DECONTAMINATION DISCUSSION

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER
RECLAMATION DISTRICT STANDARDS ON THIS _____
DAY OF _____, 2018
BY _____

DATE OF YEAR



INSULATING ENGINEERS LAND PLANNERS SURVEYORS
10000 Street P.O. Box 9554 Oak City, Utah 84050-9554



LEGEND

- Found Street Monument (As-noted)
- Set 5/8" rebar w/cap, "ALLIANCE E
- Found Monument (As-noted)

835 EMPIRE AVENUE PLAT AMENDMENT

LOT 5 AND THE SOUTH HALF OF LOT 6,
BLOCK 30 SNYDER'S ADDITION TO PARK CITY SURVEY

LOCATED IN THE NORTH HALF OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
CANYON COUNTY, UTAH



SUBJECT
PROPERTY





(409) 441-4447
CONSULTING ENGINEERS LAND PLANNING SURVEYING
222 Main Street P.O. Box 2044 Park City, Utah 84060-2044

STAFF:
MARSHALL KING
ALEC BONHAM

DATE: 4/27/18

AERIAL PHOTOGRAPH
835 EMPIRE AVENUE

FOR: RESS AND JAMIE MCHUGH
PROJECT: 18-0001-0001
FILE: X:\Snyder\Addition\dwg\Aerial2018\120418.dwg

SHEET
1
OF
1



835 Empire Avenue - looking southwesterly



835 Empire Avenue - looking westerly



835 Empire Avenue - looking northeasterly



835 Empire Avenue - looking easterly



835 Empire Avenue - looking northeasterly

Exhibit E

Historic Preservation Board Meeting
May 16, 2018

process. Planning staff shall review and approve the updated window configuration based on this new physical evidence.

7. Where the historic siding materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material, and finish. The replacement of existing historic material shall be allowed only after the applicant has demonstrated to the Planning Department that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. The Planning Department shall approve in writing the disposal of any historic siding materials.

3. 835 Empire Avenue –Historic District Design Review – Material Deconstruction on Landmark Site. The applicant is proposing to impact the following materials including the pre 1941 railroad tie retaining wall; non-historic wood landscape steps; post-1941 rear additions; non-historic 1997 asphalt shingle and rolled asphalt roofing materials; non-historic concrete block foundation; pre-1983 wraparound porch; 4 historic wood doors; and 10 historic wood windows. (Application PL-17-03556)

Planning Tech Newberry reviewed the application for 835 Empire Avenue, which was designated as a Landmark. She noted that the exact date this house was constructed is unknown, but it was likely around 1895. The structure first appears on the Sanborn map and Fire Insurance maps in 1900 as a one-and-a-half story house with a one story addition on the north side and west elevation, with no porch shown. Between 1900 and 1907 the rear addition was removed and a new square addition was constructed on the northwest corner of the house; as well as a smaller addition on the southwest corner of the house. An accessory structure was built approximately 20 feet west. Between 1929 and 1941 an addition was added on to the accessory building, which brought it to 15' from the rear of the house. The accessory structure has since been lost and the date of when it was demolished is unknown.

Planner Newberry noted that the first photograph was from 1941; where a portion of the 1907 rear addition could be seen on the right side of the photo. Between 1947 and 1964 the additions on the west side of the house shown in the 1941 Sanborn map were removed and expanded. Sometime before 1983 a wrap-around porch was added; as well as a small shed extension from the main gable to the porch.

Planner Newberry stated that the house has received several historic district grants. It was nominated for the National Register in 1984, but it was not listed due to the owner's objections. The house remains largely unchanged from the 1984 National Register nomination form.

Planner Grahn commented on material deconstruction. It is an uphill site and there are wood retaining walls in the City's right-of-way. In looking at different

photographs, the retaining walls do not appear to be historic as they have changed several times over time. It was the same with the staircase. The applicant was proposing to maintain the central access from the front door to the street. However, it would need to be rebuilt and new retaining walls would be constructed on the applicant's property and out of the City right-of-way.

Planner Grahm pointed to a couple of non-historic additions. She explained that this application was spurred last summer when they were doing material deconstruction. John DeGray, the architect, and the contractor, had asked her to come and look at it. Planner Grahm stated that this house was odd because there is a heavy stone addition that may have been a root cellar at one time and was converted into a dining room. She pointed to a rectangular portion that appears on the Sanborn map, but later appears to be extended. When looking inside the house they found two different construction methods on one wall. The slope of the roof changes slightly, and they concluded that this area was probably added much later and they just continued the slope.

Planner Grahm remarked that additional evidence that the additions were not historic is the belief that the area was originally buried further on the back of the house because there is a second floor door that would have led to a small porch or to the ground behind it.

Planner Grahm stated that the structure is in fairly good condition. The applicant was proposing to build new frame walls, which is typical for single-wall construction. The roof has an east-west front facing gable. Without removing or reconstructing the roof, the applicant will add additional structure to strengthen the gables. The exterior walls are drop novelty wood siding and are in good condition. In some places the walls rest directly on the dirt and will need to be replaced, but that is a maintenance issue that is not under the review of the HPB. Planner Grahm noted that due to the amount of grade, the applicant has not been able to verify whether or not it is a slab foundation or just concrete along the edges.

Planner Grahm stated that the applicant was proposing to lift the house in order to construct a new basement addition with a garage that comes out towards the street. The Staff has worked closely with the preservation consultant and the applicant to make sure it does not detract from the house or cause it to lose its National Register listing. As is typical, the Staff added a number of conditions of approval to make sure that when the house is lifted it remains safe and in one piece.

Planner Grahm noted that the porch is a non-historic wrap-around porch that was built prior to 1983. As described in the National Register Nomination, the porch does not detract from the historical significance of the house. It was well-designed and mimics the era that the house was constructed. The applicant was

proposing to re-construct the porch to comply with building codes, but the existing appearance will remain. Planner Grahm noted that there are four historic doors on the house. The applicant was proposing to remove door number 4 because that is where the new addition will abut. Door number 1 will become a faux door because it is towards the front of the house and visible from the right-of-way. The intent is to make it appear as a door. The applicant was proposing to reconstruct doors 2 and 3. The Staff will make sure the reconstruction matches the existing door to maintain the historic look.

Planner Grahm remarked that there is a total of ten windows on the house. The windows are original wood windows that the applicant believes need to be replaced. The Staff questioned whether it was possible to upgrade the windows and reuse the existing materials. A window specialist will look at the windows and provide an opinion. A window on one side of the porch, beyond the midpoint of the house and not visible from the right-of-way, will become a patio door. The Staff will make sure that it matches the look and feel of the overall house.

John DeGray, the project architect, was present to answer questions.

Board Member Hodgkins asked if the second floor door was original to the house. Planner Grahm stated that if it was not original, she thought it had been added early because it does not walk out nicely onto the shed roof. She pointed out that it had to exist before the shed roof additions; otherwise they would have added a deck or porch. It is definitely an old door. Planner Grahm suggested that it may have been moved from another part of the house and placed in that location. She thought it was likely that the grade has changed in the back and it was possible that originally there were stairs that provided access in a heavy snow storm. The Staff has seen similar situations with other homes in Old Town. Chair Stephens asked if there were other windows in the bedroom upstairs. He suggested that the door might have been added for safe egress.

Chair Stephens opened the public hearing.

There were no comments.

Chair Stephens closed the public hearing.

MOTION: Board Member Hutchings moved to APPROVE the material deconstruction of non-historic and non-contributory materials at 835 Empire Avenue, subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval found in the Staff report. Board Member Hodgkins seconded the motion.

VOTE: The motion passed unanimously.

Finding of Fact – 835 Empire Avenue

1. The property is located at 835 Empire Avenue.
2. The site is designated as Landmark on the Historic Sites Inventory.
3. On March 5, 2018, the Planning Department received a Historic District Design Review (HDDR) application for the property at 835 Empire Avenue; it was deemed complete March 8, 2018. The HDDR application has not yet been approved as it is dependent on the HPB's Review for Material Deconstruction approval.
4. The house was likely constructed c.1895 as a variant of the shotgun and hall-parlor style houses constructed during the Mining Era. It is only one of three examples of extant historic houses that are exemptions to Park City's standard historic house types.
5. The Historic Site Form has identified this site era of historical significance as the Settlement and Mining Boom Era (1868-1893).
6. The house first appears on the 1900 Sanborn Fire Insurance map as a simple 1-1/2 story house with one-story addition on the north and west elevations. It faced east toward town. No porch is shown on the Sanborn Fire Insurance Maps.
7. Between 1900 and 1907, the rear addition was removed and new additions were constructed in its place. This change is first documented by the 1907 Sanborn Fire Insurance map.
8. The first photograph of the house was taken as part of the c.1941 tax assessment. The photograph shows a railroad tie retaining wall along the street with wood landscape steps built into the grade. The front-gable shotgun house along with the north addition and c.1907 rear addition are visible in the photograph.
9. Under the ownership of Miriam Tessman, additions along the west elevation were removed and new additions were constructed to expand the interior of the house. On the southwest side of the house, the dining room addition is constructed of stacked stone and built into the hillside. On the northeast side of the house, the addition has a shed roof concrete walls; this area contains a portion of the bathroom and kitchen.
10. Sometime before 1983, a wraparound porch was added with a small shed extension from the main gable to the porch.
11. In 1984, the house was nominated to the National Register of Historic Places but was not listed due to the owner's objection.
12. The property has received several Historic Districts Grants. In June 1988, the Historic District Commission (HDC) awarded a grant in the amount of \$2,500 for a new foundation and repair of the wood retaining wall. They awarded a second grant in August 1994 for \$3,000 for the repair of the roof and the foundation, but the work was not completed in time and the grant was reallocated. In 1995, the owner received grant funds to reroof the house; however, the work was not completed. In 1997, \$2,250 was rewarded to repair the roof, and the work was completed in 1998.

13. The applicant proposes to remove the existing wood plank retaining wall, wood steps, and stone walkway. The material deconstruction involved in re-grading the site and adding new landscape elements mitigates to the greatest extent practical any impact to the historical importance of the house located on the property and on adjacent parcels. These later additions to the site do not contribute to its historical integrity or historical significance.

14. Based on physical evidence, the applicant has demonstrated that two additions were constructed on the west elevation of the historic house after 1941. These additions are proposed to be removed and replaced with a new, larger addition. The proposed scope of work mitigates any impact that will occur to the historical significance of the house and impact to the architectural integrity of the house.

15. The applicant proposes to reconstruct the second floor structure from the interior and add new framed walls on the interior, where necessary. The proposed interior changes will 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.

16. The roof is covered with non-historic three-tab asphalt shingle and rolled roofing. The applicant proposes to restructure the roof from the interior and replace the exterior roofing materials. The proposed scope of work mitigates any impacts that will occur to the historical significance of the house and any impact that will occur to the architectural integrity of the house.

17. The applicant only proposes to repair and replace rotted siding where necessary. The proposed scope of work is 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) and does not require Historic Preservation Board Review.

18. Approximately 18.8 linear feet of the west elevation will be removed in order to accommodate the new addition. The 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.

19. The applicant has not been able to verify the condition of the slab foundation that is believed to have been constructed in 1988. The applicant proposes to replace the existing slab foundation with a new concrete basement foundation that will include a basement-level garage. The proposed exterior changes will not damage or destroy 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.

20. There is a non-historic wraparound porch along the north and east sides of the house that was added before 1983. While the porch is not historic, it was designed to complement the building and does not affect its original character. The applicant is proposing to reconstruct the porch. The reconstruction will mitigate any impacts that will occur to the historical significance of the house or any impact that will occur to the architectural integrity of the house.

21. There are four (4) historic doors on the house. The applicant proposes to reconstruct these doors on the north and east elevations. The door on the west elevation will be covered by the new addition. The material deconstruction is necessary in order to restore the historic wood paneled doors and the replacements will be in-kind.

22. There are a total of 10 historic wood, double-hung windows on the house. The applicant's Physical Conditions Report notes they are in good condition; however, the applicant proposes to replace them with new energy efficient wood windows. The windows on the west elevation will be blocked by the new addition. The material deconstruction associated with the historic wood windows is necessary in order to restore the historic house.

23. The applicant proposes to replace an existing wood window on the north elevation beneath the porch with a new French door. The window is located beyond the midpoint of the historic house and will not be visible from the right-of-way. The proposed exterior change will 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.

Conclusions of Law – 835 Empire Avenue

1. The proposal complies with the Land Management Code requirements pursuant to the HR-1 District and regarding historic structure deconstruction and reconstruction.
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 – 835 Empire Avenue

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on October 14, 2016. 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 Preservation Plan must include a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.
3. An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
4. 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.

5. Within five (5) days of installation of the cribbing and shoring, the structural engineer will inspect and approve the cribbing and shoring as constructed.
 6. Historic buildings which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.
 7. 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.
 8. 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.
 9. 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 financial guarantee for historic preservation or ACE could take place.
 10. Replacement doors shall exactly match the historic door in size, material, profile, and style.
 11. An independent window evaluation specialist will assess and report on the existing window conditions and outline options for rehabilitation or replacement in satisfaction of the Planning Director.
 12. Should the original wood windows not be able to be restored, the replacement windows shall exactly match the historic window in size, dimensions, glazing pattern, depth, profile, and material.
4. 1503 Park Avenue – Determination of Significance for the proposed removal of a garage listed as Landmark on Park City's Historic Sites Inventory, per Land Management Code (LMC) 15-11-10(C).
(Application PL-18-03830)

Planner Grahn reviewed the application for Determination of Significance for a garage structure. This site in Old Town has minimal documented history. Up until the 1930s the site was owned by the Mine Company; and because it was outside of the City limits there are no Sanborn Fire Insurance maps. In addition, it was difficult to trace the ownership because the site had always been owned by the Mine Company. The first actual owner shows up in the 1930 Federal Census. That was an indication that the house was built by 1930. Planner Grahn believed the house was built by 1952, based on an aerial photograph analysis that was done by the preservation consultant. It is a simple, two-car

Council Agenda Item Report

Meeting Date: July 12, 2018

Submitted by: Elizabeth Jackson

Submitting Department: Planning

Item Type: Staff Report

Agenda Section: NEW BUSINESS

Subject:

Consideration to Approve Ordinance No. 2018-40, an Ordinance Approving the 1304 Park Avenue Plat Amendment, Located at 1304 Park Avenue, Park City, Utah
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[1304 Park Avenue Plat Staff Report and Ordinance](#)

[Exhibits](#)



City Council Staff Report

Subject: 1304 Park Avenue Plat Amendment
Author: Liz Jackson, Planning Technician
Anya Grahn, Historic Preservation Planner
Department: Planning
Date: July 12, 2018
Type of Item: Plat Amendment

Summary Recommendation

Staff recommends City Council hold a public hearing and consider approving 1304 Park Avenue Plat Amendment, located at the same address, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the attached ordinance.

Description

Applicant: Mary Grace LLC (Jeff Volmrich)
Location: 1304 Park Avenue
Zoning: Historic Residential - Medium Density (HRM)
Adjacent Land Uses: Single and multi-family residential development
Reason for Review: Plat Amendments require Planning Commission review and City Council review and action.

Executive Summary

The applicant is proposing to create a legal lot of record from a metes and bounds parcel. The southern half of the site contains a portion of the vacated Calhoun Street. The total square footage of the lot is 4,125 square feet. The house at 1304 Park Avenue is designated as designated as "Landmark" on the City's Historic Sites Inventory (HSI). On June 13, 2018 Planning Commission unanimously forward a positive recommendation to City Council for the approval of this plat amendment.

District Purpose

The purpose of the HRM District is to:

- A. allow continuation of permanent residential and transient housing in original residential Areas of Park City,
- B. encourage new Development along an important corridor that is Compatible with Historic Structures in the surrounding Area,
- C. encourage the rehabilitation of existing Historic Structures,
- D. encourage Development that provides a transition in Use and scale between the Historic District and the resort Developments,
- E. encourage Affordable Housing,
- F. encourage Development which minimizes the number of new driveways
Accessing existing thoroughfares and minimizes the visibility of Parking Areas,
and

- G. establish specific criteria for the review of Neighborhood Commercial Uses in Historic Structures along Park Avenue.

Background

The background of this application was outlined in the June 13, 2018 [Planning Commission Staff Report](#) and [Minutes \(starting page 50\)](#). On June 13th, the Planning Commission unanimously forwarded a positive recommendation to City Council for the approval of this plat amendment.

Analysis

Staff has also outlined the Analysis in the June 13th [Planning Commission Staff Report](#). Staff has added a number of Conditions of Approval to this plat amendment to address encroachments into the City's Park Avenue ROW as well as neighboring properties.

Good Cause

Staff finds good cause for this Plat Amendment as the City will receive a snow storage easement along Park Avenue. This plat will also resolve existing encroachments into the City's right-of-way, including the house, front porch, and concrete retaining wall.

Process

The approval of this plat amendment application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC § 15-1-18.

Department Review

This project has gone through an interdepartmental review. No further issues were brought up at that time.

Notice

On May 30, 2018, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record and the Utah Public Notice Website on May 26, 2018, according to requirements of the Land Management Code.

Public Input

No public input has been received by the time of this report.

Alternatives for City Council to Consider

- The City Council may approve the 1304 Park Avenue Plat Amendment, located at the same address; or
- The City Council may deny the 1304 Park Avenue Plat Amendment, located at the same address, and direct staff to make Findings for this decision; or
- The City Council may continue the discussion to a date certain and provide staff with direction to provide additional information necessary in order to make a final decision on the record of survey plat.

Significant Impacts

There are no significant fiscal or environmental impacts from this application.

Consequences of not taking the suggested recommendation

Consequences of not taking the Planning Department's recommendation are that the encroachments would not be resolved with the plat and the site would continue to be a metes and bounds parcel. The historic house would straddle a block line and any additions to the house would be required to meet setbacks based on existing lot lines.

Recommendation

Staff recommends City Council hold a public hearing and consider approving 1304 Park Avenue Plat Amendment, located at the same address, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the attached ordinance.

Attachments

Exhibit A – Draft Ordinance with Proposed Plat (Attachment 1)

Exhibit B – Survey

Exhibit C – Aerial Photographs with 500' Radius & Site Photographs

Exhibit A

Ordinance No. 2018-40

AN ORDINANCE APPROVING THE 1304 PARK AVENUE PLAT AMENDMENT LOCATED AT 1304 PARK AVENUE, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 1304 Park Avenue has petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on May 30, 2018, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on May 26, 2018, proper legal notice was published according to requirements of the Land Management Code and courtesy letters were sent to surrounding property owners; and

WHEREAS, the Planning Commission held a public hearing on June 13, 2018, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on June 13, 2018, forwarded a positive recommendation to the City Council; and,

WHEREAS, on July 12, 2018, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the 1304 Park Avenue Plat Amendment located at the same address.

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

SECTION 1. APPROVAL. The 1304 Park Avenue Plat Amendment, as shown in Attachment 1, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 1304 Park Avenue.
2. The property consists of a metes and bounds parcel of Snyder's Addition to Park City.
3. The property is in the Historic Residential – Medium Density (HRM) District.
4. This site is listed on Park City's Historic Sites Inventory (HSI) and is designated as Landmark.
5. The Plat Amendment removes one (1) block line that runs through the existing house.

6. The proposed Plat Amendment converts the metes and bounds parcel into one (1) legal lot of record, which will include 4,125 square feet.
7. The minimum lot area for a single-family dwelling is 1,875 square feet in the HRM zone. The proposed lots meet the minimum lot area for single-family dwellings.
8. A single-family dwelling is an allowed use in the District.
9. The minimum width of a Lot is 37.50 feet measured 15 feet back from the Front Lot Line. The proposed lots meet the minimum lot width requirement with width at 55 feet.
10. LMC § 15-2.4-6 indicates that historic structures that do not comply with building setbacks are valid non-complying structures.
11. The applicant proposes to maintain and renovate the historic house at 1304 Park Avenue.
12. The minimum front/rear yard setbacks are 10 feet (10'); the minimum total front plus rear yard setbacks are twenty feet (20'). The historic house is encroaching over the front property line approximately 1 foot, and is valid non-complying. There is an existing non-historic shed which has 1 foot (1') rear setback.
13. The minimum side yard setbacks for the site are five feet (5'). The house is setback 14.5 feet (14.5') from the south side yard and 4 feet (4') from the north side yard, which is valid non-complying.
14. There are several existing encroachments on site. The existing historic home, constructed in 1885, encroaches approximately 1 foot (1') over the front property line. There is an existing fence that runs along both sides and the rear property lines, which crosses over the property line into the Cottages on the Park property. There is a concrete retaining wall that encroaches 7 feet (7') into the City right-of-way in front of the 1304 Park Avenue property line (southwest corner, adjacent to the gravel driveway) and onto the Coalition Lodge Condominium property at 1300 Park Avenue.
15. The application was complete on April 28, 2017.
16. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

1. There is good cause for this Plat Amendment.
2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding lot combinations.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this

approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.

3. Ten foot (10') public snow storage easement shall be granted along the Park Avenue right-of-way.
4. The fence encroaches at multiple points over the property line into the neighboring Cottages on the Park Subdivision. The applicant shall either remove the existing fence or enter into an encroachment agreement with the neighbor if the fence is to remain in its existing location.
5. The existing concrete retaining wall encroaches approximately seven feet (7') into the right-of-way. The applicant shall remove the encroachment of the existing retaining wall prior to recordation of this plat amendment.
6. The existing main building and front porch encroach approximately 1 foot (1') into the right-of-way. The applicant will work with the City Engineer to enter into an encroachment agreement for this structure, given the historic designation.
7. Residential fire sprinklers will be required for all new construction per the requirements of the Chief Building Official.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 12th day of July, 2018.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, MAYOR

ATTEST:

City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

1304 PARK AVENUE PLAT AMENDMENT
AMENDMENT TO A PORTION OF BLOCK 24
SNYDER ADDITION TO PARK CITY
LOCATED IN THE NORTHWEST QUARTER OF SECTION 16
TOWNSHIP 25S RANGE 4E
SALT LAKE BASE AND MERIDIAN



SURVEYOR'S STATEMENT

I, GREGORY J. FERRARI, OF PARK CITY, UTAH, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, LICENSE NO. 10469, AND THAT I HAVE PERSONALLY EXAMINED THE SURVEYED PROPERTY AND THE RECORDS OF THE PUBLIC LANDS, AND I HAVE BEEN ADVISED BY THE LANDOWNERS THAT THE SURVEYED PROPERTY IS THE SAME AS SHOWN ON THE PLAT AMENDMENT.



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED PROPERTY, HAVE VOLUNTARILY AND WITHOUT COERCION, UNLAWFUL INFLUENCE, OR UNLAWFUL INDUCEMENT, PREPARED TO BE REHEARD KNOWING AS THE 1304 PARK AVENUE PLAT AMENDMENT, DOES AND WE HEREBY DEDICATE FOR PUBLIC USE, THE PUBLIC LANDS SHOWN ON THE PLAT AMENDMENT, IN WITNESS WHEREOF THE UNDERSIGNED SET HIS HAND THIS ____ DAY OF _____, 2017.

ACKNOWLEDGMENT

STATE OF UTAH: _____
COUNTY OF SUMMIT: 3186
PERSONALLY APPEARED BEFORE ME ON THIS ____ DAY OF _____, 2017, THE FOLLOWING:

WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE OWNERS DEDICATION AND CONSENT TO RECORD FREELY AND VOLUNTARILY.

MY COMMISSION EXPIRES _____
NOTARY PUBLIC: _____
RESIDING IN: _____

LEGAL DESCRIPTION:

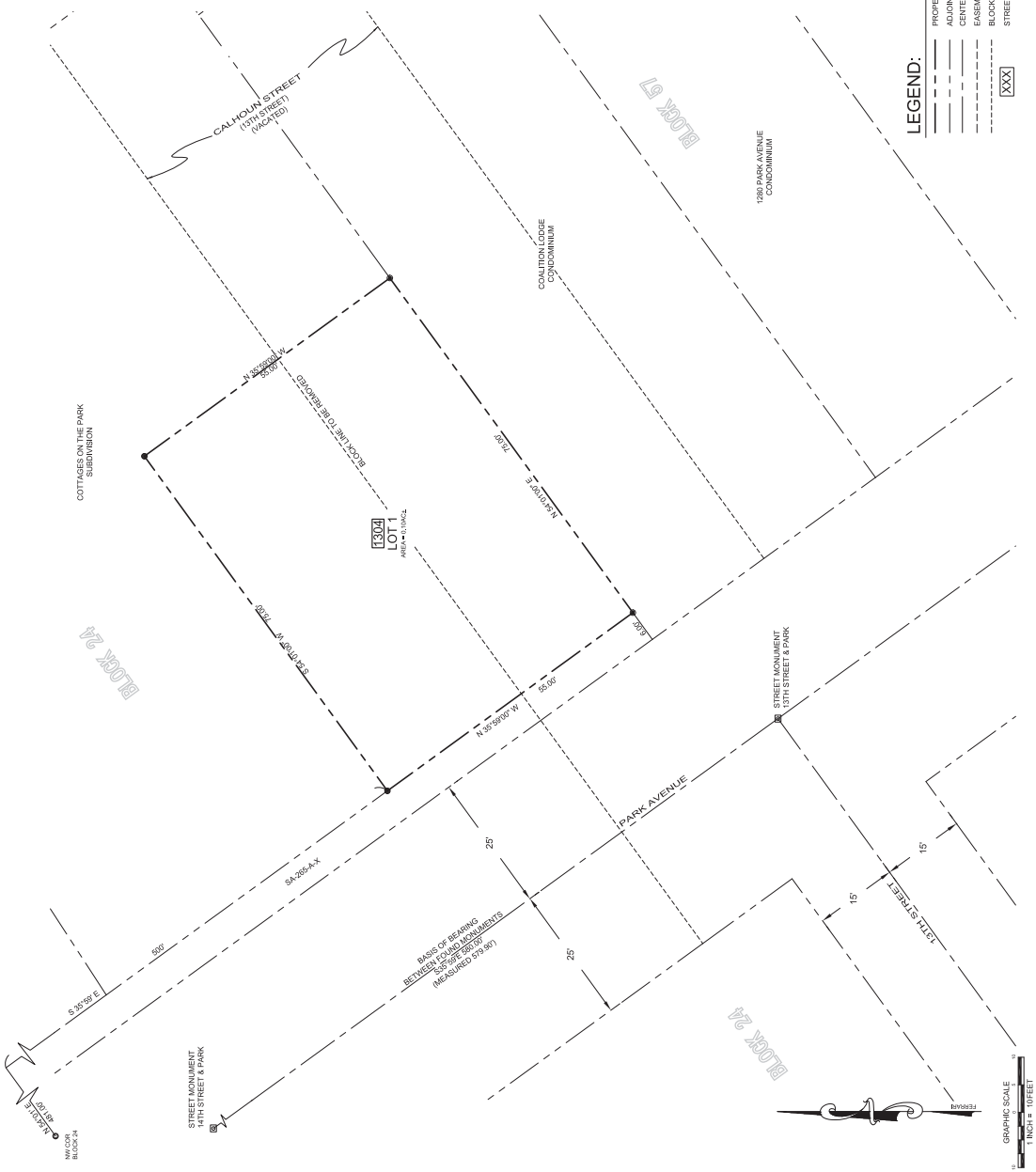
LOT 1:
BEGINNING AT A POINT WHICH IS 481.00 FEET NORTH 54°01' EAST AND 500 FEET SOUTH 35°59' EAST OF THE CORNER OF THE INTERSECTION OF THE 13TH STREET & PARK AVENUE; THENCE SOUTH 54°01' WEST 75.00 FEET THENCE SOUTH 35°59' EAST 50.00 FEET THENCE EAST 134.00 FEET THENCE NORTH 54°01' WEST 75.00 FEET THENCE SOUTH 35°59' EAST 50.00 FEET THENCE NORTH 54°01' WEST 75.00 FEET THENCE SOUTH 35°59' EAST 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 6.10 ACRES.

NOTES:

- 1. MODIFIED 1-3/4" SPRINKLERS WILL BE REQUIRED FOR NEW CONSTRUCTION AS REQUIRED BY THE CHIEF BUILDING OFFICIAL AT THE TIME OF REVIEW OF THE BUILDING PERMIT SUBMITTAL.
- 2. THIS PLAT AMENDMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL OF ORDINANCE XXX.

LEGEND:

- PROPERTY LINE
 - ADJOINING PROPERTY LINE
 - CENTER LINE
 - EASEMENT
 - BLOCK LINE
 - STREET ADDRESS ON PARK AVE.
- SET NAIL & WASHER L55048908
● FOUND 5/8" REBAR & CAP L5187821
■ STREET MONUMENT
- [XXX]



FERRARI SURVEYING, LLC P.O. BOX 600001, PARK CITY, UT (435) 644-9112	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS ____ DAY OF _____, 2017 A.D. BY: S.W.J.C.	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 29th DAY OF MARCH, 2017 BY: CHAIRMAN	ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ____ DAY OF _____, 2017 A.D. BY: PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS ____ DAY OF _____, 2017 A.D. BY: PARK CITY ATTORNEY	CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF PLAT AMENDMENT WAS APPROVED BY PARK CITY COUNCIL THIS 14th DAY OF APRIL, 2017 A.D. BY: PARK CITY RECORDER	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 14th DAY OF APRIL, 2017 A.D. BY: MAYOR FEE: _____ RECORDED: _____	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF DATE: ____ TIME: ____ BOOK: ____ PAGE: ____ FEE: _____ RECORDED: _____
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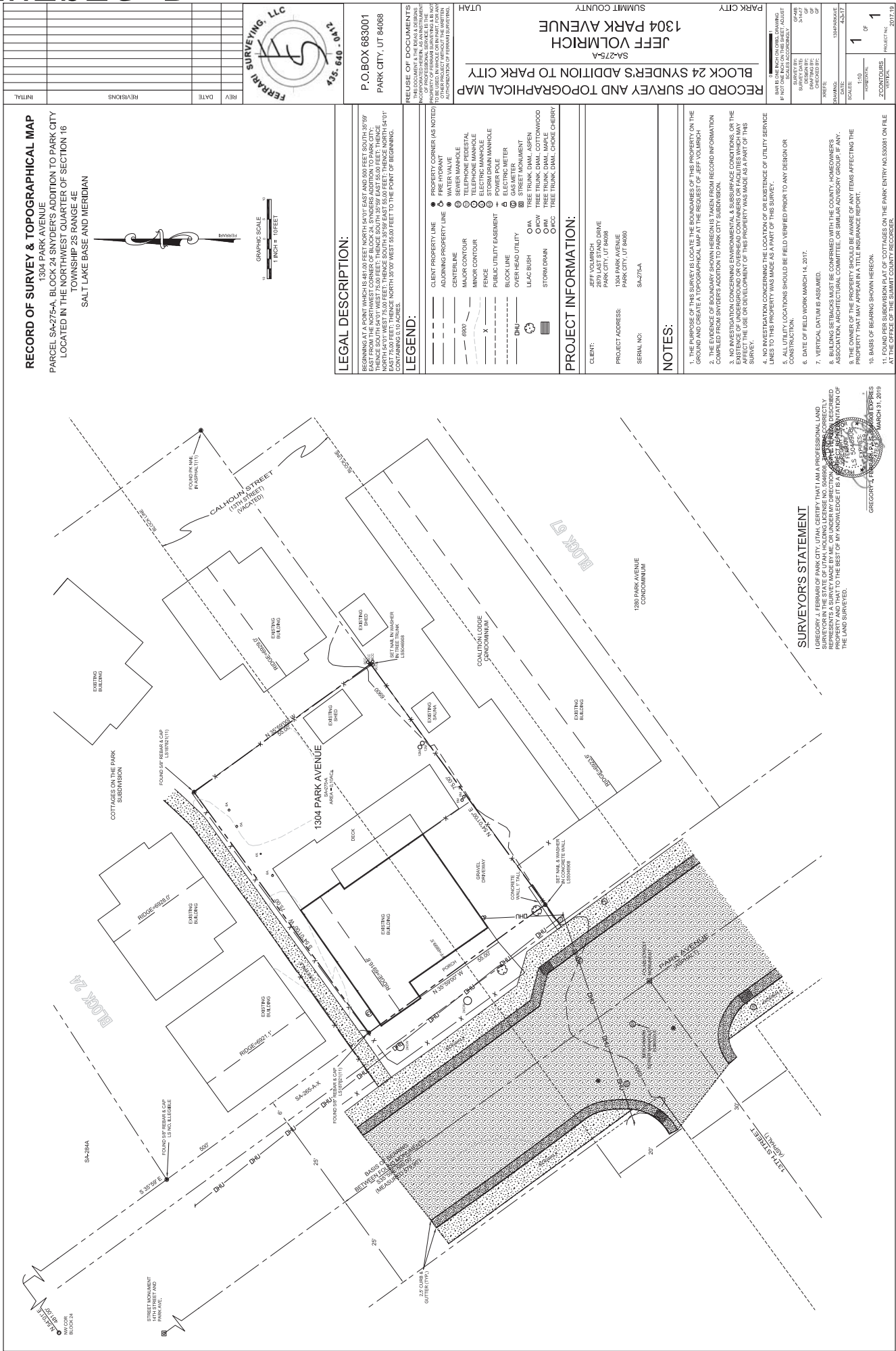


Exhibit C





Council Agenda Item Report

Meeting Date: July 12, 2018

Submitted by: Anya Grahm

Submitting Department: Planning

Item Type: Staff Report

Agenda Section: NEW BUSINESS

Subject:

Consideration to Approve Ordinance No. 2018-41, an Ordinance Approving the 1117 Park Avenue Plat Amendment, located at 1117 Park Avenue, Park City, Utah
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[1117 Park Avenue Plat Staff Report and Ordinance](#)

[Exhibits](#)



City Council Staff Report

Subject: 1117 Park Avenue Plat Amendment
Author: Anya Grahn, Historic Preservation Planner
Department: Planning
Date: July 12, 2018
Type of Item: Plat Amendment

Summary Recommendation

Staff recommends City Council hold a public hearing and consider approving the 1117 Park Avenue Plat Amendment, located at the same address, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the attached ordinance.

Description

Applicant: Erik and Susie Westerlund
Location: 1117 Park Avenue
Zoning: Historic Residential (HR-1) Zoning District
Adjacent Land Uses: Single and multi-family residential
Reason for Review: Plat Amendments require Planning Commission review and City Council review and action.

Executive Summary

The applicant is proposing to combine the north half of Lot 3 and Lot 4, Block 5, of the Snyder's Addition to Park City into one (1) lot of record measuring 2,812.5 square feet. On June 27th, the Planning Commission unanimously forwarded a positive recommendation to City Council for the approval of this plat amendment.

Acronyms

HR-1 Historic Residential-1 Zoning District
ROW Right-of-Way

District Purpose

The purpose of the Historic Residential (HR-1) District is to:

- A. preserve present land Uses and character of the Historic residential Areas of Park City,
- B. encourage the preservation of Historic Structures,
- C. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods,
- D. encourage single family Development on combinations of 25' x 75' Historic Lots,
- E. define Development parameters that are consistent with the General Plan policies for the Historic core, and

- F. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.

Background

The background of this application was outlined in the June 27, 2018 [Planning Commission Staff Report \(starting page 91\)](#) and [Audio](#). On June 27th, the Planning Commission unanimously forwarded a positive recommendation to City Council for the approval of this plat amendment.

Analysis

Staff has also outlined the Analysis in the June 27, 2018 [Planning Commission Staff Report \(starting page 91\)](#). Staff has added a number of Conditions of Approval to this plat amendment to address encroachments into the City's Park Avenue ROW as well neighboring properties.

Good Cause

Staff finds good cause for this Plat Amendment as the City will receive a snow storage easement along Park Avenue. This plat will also address the encroachment of the fence. Furthermore, the plat cleans up a property line so that the house no longer straddles an interior lot line and will be located on its own lot; any additions made to the building will have to comply with the setbacks of the interior lot line.

Process

The approval of this plat amendment application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC § 15-1-18.

Department Review

This project has gone through an interdepartmental review. No further issues were brought up at that time.

Notice

On June 13, 2018, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record and the Utah Public Notice Website on June 9, 2018, according to requirements of the Land Management Code.

Public Input

No public input has been received by the time of this report.

Alternatives for City Council to Consider

- The City Council may approve the 1117 Park Avenue Plat Amendment, located at the same address; or
- The City Council may deny the 1117 Park Avenue Plat Amendment, located at the same address, and direct staff to make Findings for this decision; or

- The City Council may continue the discussion to a date certain and provide staff with direction to provide additional information necessary in order to make a final decision on the record of survey plat.

Significant Impacts

There are no significant fiscal or environmental impacts from this application.

Consequences of not taking the suggested recommendation

Consequences of not taking the Planning Department's recommendation are that the encroachments would not be resolved with the plat and the site would continue to be 1.5 legal lots of record. The building would straddle an interior lot line and any additions to the building would be required to meet setbacks based on that lot line.

Recommendation

Staff recommends City Council hold a public hearing and consider approving the 1117 Park Avenue Plat Amendment, located at the same address, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the attached ordinance.

Attachments

Exhibit A – Draft Ordinance with Proposed Plat (Attachment 1)

Exhibit B – Survey

Ordinance No. 2018-41

AN ORDINANCE APPROVING THE 1117 PARK AVENUE PLAT AMENDMENT LOCATED AT 1117 PARK AVENUE, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 1117 Park Avenue has petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on June 13, 2018, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on June 9, 2018, proper legal notice was published according to requirements of the Land Management Code and courtesy letters were sent to surrounding property owners; and

WHEREAS, the Planning Commission held a public hearing on June 27, 2018, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on June 27, 2018, forwarded a positive recommendation to the City Council; and,

WHEREAS, on July 12, 2018, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the 1117 Park Avenue Plat Amendment located at the same address.

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

SECTION 1. APPROVAL. The 1117 Park Avenue Plat Amendment, as shown in Attachment 1, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 1117 Park Avenue.
2. The property consists of the north half of Lot 3 and Lot 4, Block 5, of the Snyder's Addition to Park City.
3. The property is in the Historic Residential (HR-1) District.
4. This site is not designated as historic on the City's Historic Sites Inventory.
5. The Plat Amendment seeks to remove 1.5 lots of record into a single lot of record measuring 2,812.5 square feet.
6. The existing house was constructed in 1979. A rear addition was added in 2005. The existing house has been determined to be non-complying as a 1993-1994

addition was constructed with a 2.5 foot side yard setback. The applicant has proposed to rotate the house 2 degrees in order to comply with the 3 foot side yard setback requirements.

7. On December 7, 2017, the applicant submitted a Historic District Design Review (HDDR) application for the renovation of the house that included an addition. The application was deemed complete on January 18, 2018.
8. The applicant submitted a plat amendment application on May 2, 2018; it was deemed complete on May 16, 2018.
9. The minimum lot area for a single-family dwelling is 1,875 square feet in the HR-1 zone. The proposed lots meet the minimum lot area for single-family dwellings as it will measure 2,812.5 square feet. The lot does not meet the minimum size for a duplex.
10. A single-family dwelling is an allowed use in the District.
11. The minimum width of a Lot is 25 feet measured 15 feet back from the Front Lot Line. The proposed lot width meets the minimum requirement as it is 37.50 feet wide.
12. The minimum front yard setbacks for a lot of this depth in the HR-1 Zoning District are 10 feet; the proposal complies and has a front yard setback of 26 feet.
13. The minimum rear yard setbacks for a lot of this depth in the HR-1 Zoning District are 10 feet; the proposal complies and has a rear yard setback of 9 feet. It is an existing non-complying structure.
14. The minimum side yard setback for a lot of this width is 3 feet for a total of 6 feet in the HR-1 zoning district. The existing house is legal non-complying and has a 6 foot north side yard setback and a 2.5 foot south side yard setback.
15. The maximum building footprint for a lot measuring 2,812.5 square feet in the HR-1 Zoning District is 1,200.7 square feet. The existing house complies as it has a footprint of 910 square feet.
16. The maximum building height for the HR-1 zoning district is 27 feet from Existing Grade; the existing house is 20.5 feet tall.
17. The only encroachment on this site is a fence that wraps around the backyard. Portions of the fence encroach over the rear lot line and into the property at 1110 Woodside Avenue to the west and 1109 Park Avenue to the south.
18. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

1. There is good cause for this Plat Amendment.
2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding lot combinations.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. Residential fire sprinklers will be required for all new construction per requirements of the Chief Building Official and shall be noted on the plat.
4. The fence in the backyard that encroaches into the properties at 1110 Woodside Avenue and 1109 Park Avenue shall be demolished or relocated within the property boundaries of 1117 Park Avenue.
5. The City Engineer will also require the dedication of ten foot (10') wide public snow storage easements along Park Avenue
6. The applicant shall rotate the house by 2 degrees in order to comply with required 3 foot side yard setbacks of the HR-1 District. The applicant shall provide an updated certified survey following the rotation to verify that the setbacks have been met. No Certificate of Occupancy (CO) will be issued nor will the plat amendment be recorded until the house has been rotated to comply with the required 3 foot side yard setbacks.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 12th day of July, 2018.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, MAYOR

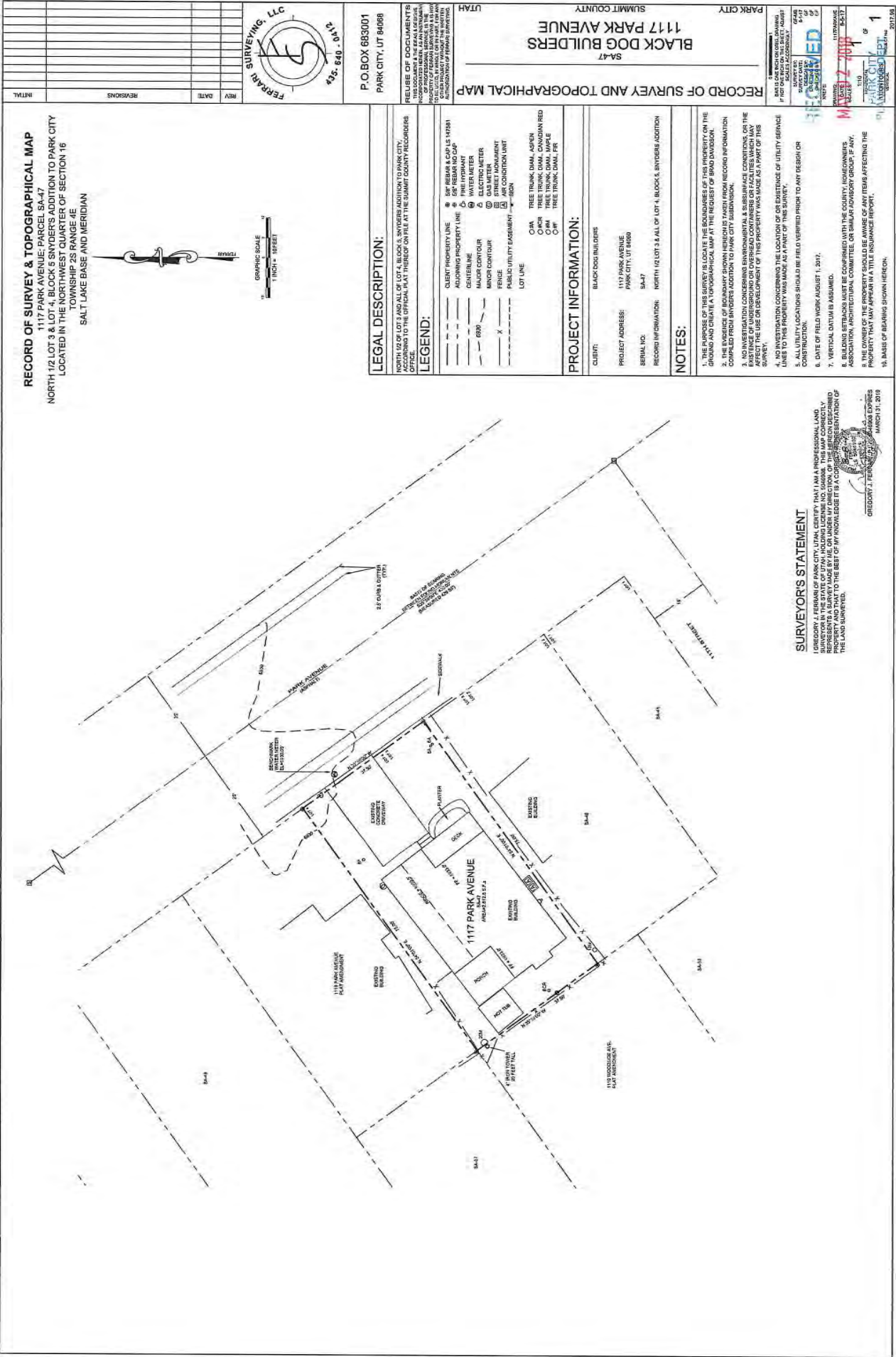
ATTEST:

City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

Attachment 1 – Proposed Plat



Council Agenda Item Report

Meeting Date: July 12, 2018

Submitted by: Anya Grahm

Submitting Department: Planning

Item Type: Staff Report

Agenda Section: NEW BUSINESS

Subject:

Consideration to Approve Ordinance No. 2018-42, an Ordinance Approving the 227 Main Street Plat Amendment, located at 227 Main Street, Park City, Utah
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[227 Main Street Plat Staff Report and Ordinance](#)

[Exhibits](#)



City Council Staff Report

Subject: 227 Main Street Plat Amendment
Author: Anya Grahn, Historic Preservation Planner
Department: Planning
Date: July 12, 2018
Type of Item: Plat Amendment

Summary Recommendation

Staff recommends City Council hold a public hearing and consider approving the 227 Main Street Plat Amendment, located at the same address, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the attached ordinance.

Description

Applicant: Hofmann Properties, LC
Location: 227 Main Street
Zoning: Historic Commercial Business (HCB)
Adjacent Land Uses: Commercial retail, restaurant, and hotel use along Main Street with residential to the west
Reason for Review: Plat Amendments require Planning Commission review and City Council review and action.

Executive Summary

The proposed plat amendment seeks to combine Lots 7 and 8, Block 12, of the Park City Amended Survey into one (1) lot of record measuring 3,750 square feet. This is the site of the historic Star Hotel, designated as Significant on the City's Historic Sites Inventory (HSI). On June 27th, the Planning Commission unanimously forwarded a positive recommendation to City Council for the approval of this plat amendment.

Acronyms

HCB Historic Commercial Business District
HSI Historic Sites Inventory
ROW Right-of-Way

District Purpose

The purpose of the HCB District is to:

- A. preserve the cultural heritage of the City's original Business, governmental and residential center,
- B. allow the Use of land for retail, commercial, residential, recreational, and institutional purposes to enhance and foster the economic and cultural vitality of the City,
- C. facilitate the continuation of the visual character, scale, and Streetscape of the original Park City Historical District,

- D. encourage the preservation of Historic Structures within the district,
- E. encourage pedestrian-oriented, pedestrian-scale Development,
- F. minimize the impacts of new Development on parking constraints of Old Town,
- G. minimize the impacts of commercial Uses and business activities including parking, Access, deliveries, service, mechanical equipment, and traffic, on surrounding residential neighborhoods,
- H. minimize visual impacts of automobiles and parking on Historic Buildings and Streetscapes, and
- I. support Development on Swede Alley which maintains existing parking and service/delivery operations while providing Areas for public plazas and spaces.
- J. maintain and enhance the long term viability of the downtown core as a destination for residents and tourists by ensuring a Business mix that encourages a high level of vitality, public Access, vibrancy, activity, and public/resort-related attractions.

Background

The background of this application was outlined in the June 27, 2018 [Planning Commission Staff Report \(starting page 101\)](#) and [Audio](#). On June 27th, the Planning Commission unanimously forwarded a positive recommendation to City Council for the approval of this plat amendment.

Analysis

Staff has also outlined the Analysis in the June 27, 2018 [Planning Commission Staff Report \(starting page 101\)](#). Staff has added a number of Conditions of Approval to this plat amendment to address encroachments into the City's Main Street ROW as well neighboring properties.

Good Cause

Staff finds good cause for this plat will also resolve the encroachment of the existing historic building into the Main Street right-of-way with an encroachment agreement. Furthermore, the historic building will no longer straddle an interior lot line and will be located on its own lot; any additions made to the historic building will have to comply with the LMC requirements at the time of building permit submittal.

Process

The approval of this plat amendment application by the City Council constitutes Final Action that may be appealed following the procedures found in LMC § 15-1-18.

Department Review

This project has gone through an interdepartmental review. No further issues were brought up at that time.

Notice

On June 13, 2018, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record and the Utah Public

Notice Website on June 9, 2018, according to requirements of the Land Management Code.

Public Input

No public input has been received by the time of this report.

Alternatives for City Council to Consider

- The City Council may approve the 227 Main Street Plat Amendment, located at the same address; or
- The City Council may deny the 227 Main Street Plat Amendment, located at the same address, and direct staff to make Findings for this decision; or
- The City Council may continue the discussion to a date certain and provide staff with direction to provide additional information necessary in order to make a final decision on the record of survey plat.

Significant Impacts

There are no significant fiscal or environmental impacts from this application.

Consequences of not taking the suggested recommendation

Consequences of not taking the Planning Department's recommendation are that the encroachments would not be resolved with the plat and the site would continue to be two (2) legal lots of record. The historic building would straddle an interior lot line and any additions to the building would be required to meet setbacks based on that lot line. Further, the encroachment of the historic building into the City's right-of-way would not be addressed.

Recommendation

Staff recommends City Council hold a public hearing and consider approving the 227 Main Street Plat Amendment, located at the same address, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the attached ordinance.

Attachments

Exhibit A – Draft Ordinance with Proposed Plat (Attachment 1)

Exhibit B – Survey

Exhibit C – Aerial Photographs with 500' Radius

Ordinance No. 2018-42

AN ORDINANCE APPROVING THE 227 MAIN STREET PLAT AMENDMENT LOCATED AT 227 MAIN STREET, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 227 Main Street has petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on June 13, 2018, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on June 9, 2018, proper legal notice was published according to requirements of the Land Management Code and courtesy letters were sent to surrounding property owners; and

WHEREAS, the Planning Commission held a public hearing on June 27, 2018, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on June 27, 2018, forwarded a positive recommendation to the City Council; and,

WHEREAS, on July 12, 2018, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the 227 Main Street Plat Amendment located at the same address.

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

SECTION 1. APPROVAL. The 227 Main Street Plat Amendment, as shown in Attachment 1, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 227 Main Street.
2. The property consists of all of Lots 7 and 8 of Block 12 of the Park City Amended Survey.
3. The property is in the Historic Commercial Business (HCB) District.
4. This site is listed on Park City's Historic Sites Inventory (HSI) and is designated as Significant.
5. The Plat Amendment removes an interior lot line and creates one (1) lot measuring 3,750 square feet.

6. On October 2, 2015, the Park City Building Department issued a Notice and Order to repair the historic Star Hotel. The building has been uninhabitable since 2015, and no stabilization has occurred.
7. On October 6, 2016, the applicant submitted a Determination of Significance (DOS) application to remove the site from the City's Historic Sites Inventory. The Historic Preservation Board (HPB) reviewed the DOS application and found that it met the criteria to be designated as Significant on November 2, 2016. This determination was then appealed to the BOA on February 21, 2017, and the BOA upheld the HPB's determination. This determination has been appealed to Third District Court.
8. On July 6, 2017, Planning Director Bruce Erickson found that no payment had been made for the assessment for the property during the period of August 16, 1974 to January 1, 1984 for the Main Street Off-Street Parking Special Improvement District, in accordance with LMC 15-2.6-9(B). Therefore, new construction must provide off street parking. The former owner, West Lake Lands, LLC, appealed this determination on July 17, 2017.
9. The Planning Commission reviewed and upheld the Planning Director's determination on August 23, 2017. West Lake Lands, LLC appealed this decision in Third District Court.
10. Westlake Lands, LLC sold the property to the current owner, Hoffman Properties, LC, in January 2018. Hoffman Properties, LC took over Westlake Lands, LLC's Historic District Design Review (HDDR) application, which had been deemed complete on May 23, 2017. The HDDR is currently under review as staff has been working with the applicant on complying with the LMC and Design Guidelines.
11. On April 20, 2018, the applicant submitted a plat amendment to combine the existing two (2) lots of record into one (1) lot of record. The application was deemed complete on April 26, 2018.
12. The minimum Lot Size required in the HCB Zoning District is 1,250 square feet; the proposed lot size is 3,750 square feet.
13. The minimum lot width is 25 feet and minimum lot depth is 50 feet in the HCB Zoning District; the proposed lot width is 50 feet and lot depth is 75 feet.
14. The HCB Zone has 0 front, rear, and side yard setbacks. The historic building encroaches 4 to 5 feet, increasing from north to south, into the Main Street right-of-way. The existing historic building has a 7.67 foot south side yard setback and 4.04 foot north side yard setback. It has a 25 rear (west) yard setback.
15. The HCB Zone allows a Floor Area Ratio (FAR) of up to 4.0. The current historic building has a FAR of approximately 1.45.
16. Per LMC 15-2.6-5, the maximum Building volume for each Lot is defined by a plane that rises vertically at the Front Lot Line to a height of thirty feet (30') measured above the average Natural Grade and then proceeds at a forty-five degree (45°) angle toward the rear of the Property until it intersects with a point forty-five feet (45') above the Natural Grade and connects with the rear portion of the bulk plane. The existing building is 24.67 feet tall.
17. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

1. There is good cause for this Plat Amendment.
2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding lot combinations.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. Residential fire sprinklers will be required for all new construction per requirements of the Chief Building Official.
4. The existing historic building encroaches 4 to 5 feet into the Main Street right-of-way, increasing from north to south. The applicant shall enter into an encroachment agreement with the City Engineer to address this encroachment. The encroachment agreement shall be recorded prior to recordation of the plat.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 12th day of July, 2018.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, MAYOR

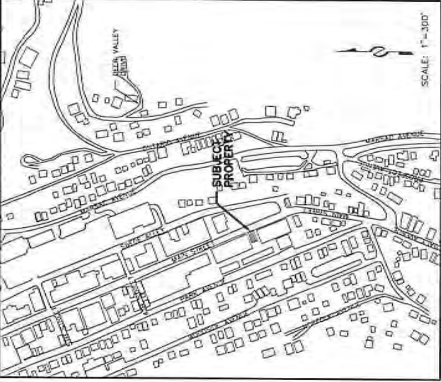
ATTEST:

City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

Attachment 1 – Proposed Plat



City Map



Diagram showing Lot A, Lot B, and Lot C with bearings and distances. Includes a north arrow and a scale bar (1 inch = 300 feet).

SURVEYOR'S CERTIFICATE

I, Charles Gault, as hereby certified that I am a Professional Land Surveyor, and that I hold License No. 724899, as prescribed under the laws of the State of Utah. I further certify that the described herein, hereafter to be known as 227 MAIN STREET PLAT AMENDMENT and that the same has been or will be monumented on the ground as shown on this plat.

LEGAL DESCRIPTION

Lots 7 and 8, Block 12, Park City AMENDED, according to the official plat thereof, on file and of record in the office of the Summit County Recorder, Summit County, Utah.

OWNER'S DEDICATION AND CONSENT TO RECORD

JUSTLY ALL HERETOFOR RECORDED DEEDS, RECORDS, MAPS, AND PLATS, TO WHOM THE SAME MAY COME, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, TO BE KNOWN HEREIN AS 227 MAIN STREET PLAT AMENDMENT, does hereby certify that it has caused this subdivision plat to be prepared, and does hereby consent to the recording of 227 MAIN STREET PLAT AMENDMENT.

In witness whereof, the undersigned set his hand this _____ day of _____ 2018.

 John A. Holman, M.D., Manager
 HOLMAN INDUSTRIES, LLC, a Utah limited liability company

ACKNOWLEDGMENT

State of Utah: _____
 County of Summit: _____
 On this _____ day of _____, 2018, Aaron A. Holman, M.D., personally appeared _____, who, according to a preliminary return to me or proven on the basis of satisfactory evidence, is the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the 227 MAIN STREET PLAT AMENDMENT and he acknowledged to me that he executed the 227 MAIN STREET PLAT AMENDMENT.

By _____
 Notary Public
 Printed Name: _____
 Residing in: _____
 My commission expires: _____
 Commission No. _____

NOTES

- This plat amendment is subject to the Conditions of Approval in Ordinance 2018-_____.
- Record bearings and distances, when different from measured, are shown in parentheses ().
- See Records of Survey S-4042.

LEGEND

- Found Street Marker (As-located)
- 3/4" x 3/4" steel x 1/8" "SILVER CHOLESTEROL"
- Found Marker (As-located)

RECEIVED

APR 20 2018

PARK CITY PLANNING DEPT

SHEET 1 OF 1

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ 2018

BY _____ MAYOR

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____ 2018

BY _____ PARK CITY ENGINEER

PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____ 2018

BY _____ CHAIR

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____ 2018

BY _____ S.B.W.R.D.

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____ 2018

BY _____ MAYOR

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____ 2018

BY _____ PARK CITY RECORDER

TIME _____ DATE _____ ENTRY NO. _____

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____

RECORDER

TIME _____ DATE _____ ENTRY NO. _____

227 MAIN STREET PLAT AMENDMENT

A LOT COMBINATION PLAT
 BLOCK 12, PARK CITY SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
 PARK CITY, SUMMIT COUNTY, UTAH



STAFF:
MARSHALL KING

DATE: 4/19/18

AERIAL PHOTOGRAPH
227 MAIN STREET
BLOCK 12, PARK CITY SURVEY
FOR: HOFMANN PROPERTIES, LC
JOB NO.: 8-4-17
FILE: K:\ParkCitySurvey\A\ExhibitA\227 Main-aerial.tif

SHEET
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APR 20 2018
PARK CITY
PLANNING DEPT.

Council Agenda Item Report

Meeting Date: July 12, 2018

Submitted by: Tippe Morlan

Submitting Department: Planning

Item Type: Continuation

Agenda Section: NEW BUSINESS

Subject:

Consideration to Continue an Ordinance Approving Land Management Code Amendments regarding Setbacks and Yards in Chapters 15-2.1 Historic Residential-Low Density (HRL); 15-2.2 Historic Residential (HR-1); 15-2.3 Historic Residential (HR-2); 15-2.4 Historic Residential Medium District (HRM); 15-2.5 Historic Recreation Commercial (HRC); 15-2.6 Historic Commercial Business (HCB); 15-2.7 Recreation and Open Space (ROS); 15-2.8 Protected Open Space (POS); 15-2.9 Rural Estate (E-40); 15-2.10 Estate (E); 15-2.11 Single Family (SF); 15-2.12 Residential (R-1); 15-2.13 Residential Development (RD); 15-2.14 Residential Development-Medium Density (RDM); 15-2.15 Residential- Medium Density (RM); 15-2.16 Recreation Commercial (RC); 15-2.18 General Commercial (GC); 15-2.19 Light Industrial (LI); 15-2.22 Public Use Transition (PUT); 15-2.23 Community Transition (CT); 15-3 Off-Street Parking; 15-4 Supplemental Regulations; and 15-15 Defined Terms.

(A) Public Hearing (B) Continue to July 19, 2018

Suggested Action:

Attachments:

[LMC Yard and Setbacks Definitions Staff Report](#)

City Council Staff Report



Subject: Setback and Yard Definitions
Author: Tippe Morlan, AICP, Planner II
Liz Jackson, Planning Technician
Laura Newberry, Planning Technician
Date: July 12, 2018
Type of Item: Legislative – LMC Amendment

Description

Project Number:	PL-18-03867
Applicant:	Park City Planning Department
Affected LMC Chapters:	15-2 Zoning Districts 15-3 Off-Street Parking 15-4 Supplemental Regulations 15-15 Defined Terms
Reason for Review:	LMC Amendments require Planning Commission review, and City Council review and action.

Summary Recommendation

Staff recommends that the City Council hold a public hearing for the LMC amendments relating to Setbacks and Yards and continue this item to the July 19, 2018 City Council meeting to allow more time for review.

Executive Summary

The applicant is requesting an amendment to the existing Land Management Code (LMC) relating to Setbacks and Yards. The proposed amendment affects the following LMC Chapters 15-2 Zoning Districts, 15-3 Off-Street Parking, 15-4 Supplemental Regulations, and 15-5 Defined Terms.

The terms Setback and Yard (Front, Rear, and Side) are used inconsistently within the LMC. They have been used interchangeably in multiple sections, causing confusion among members of the public and difficulty interpreting the LMC by the Planning Department staff and applicants. Staff has reviewed the existing usage of these terms in the LMC and requests to amend the following:

1. Setback and Yard Definitions
2. Replacing the term Yard with Setback when it is used to reflect Setback requirements
3. Replacing unclear and unreadable Setback and Yard images

On June 13, 2018, the Planning Commission reviewed the proposed LMC Amendments and issued a unanimous positive recommendation to the City Council.

Council Agenda Item Report

Meeting Date: July 12, 2018

Submitted by: Hannah Tyler

Submitting Department: Planning

Item Type: Staff Report

Agenda Section: NEW BUSINESS

Subject:

Consideration of the Appeal of Historic Preservation Board Denial of the Relocation and Reorientation of a Significant Structure at 424 Woodside Avenue
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[424 Woodside Avenue Staff Report](#)

[Exhibit 1 - Appellant's Submitted Appeal and Exhibits](#)

[Exhibit 2 - City Engineer's Analysis](#)

[Exhibit 3 – 424 Woodside Avenue – PL-16-03379 – HDDR Application Chronology](#)

[Exhibit 4 – HPB Notice of Final Action](#)

[Exhibit 5 – HDDR Final Action Letter dated May 22, 2018](#)

[Exhibit 6 - May 2, 2018 HPB Staff Report + Exhibits](#)

[Exhibit 7 - PL-16-03379 424 Woodside Avenue - HDDR Plans](#)

[Exhibit 8 - Appellant's Supplemental Submittal dated July 6, 2018](#)



City Council Staff Report

Subject: 424 Woodside Avenue
Author: Hannah M. Tyler, Planner
Project Number: PL-18-03901
Date: July 12, 2018
Type of Item: Appeal of Historic Preservation Board Denial of the Relocation and Reorientation of a Significant Structure

Summary Recommendations

Staff recommends the City Council review the Appeal of the Historic Preservation Board's Denial of the Relocation and Reorientation of a Significant Structure at 424 Woodside Avenue and direct staff to prepare findings and an order reflecting the Council's decision.

Executive Summary/Proposal

The appellant is requesting that the City Council review a decision made by the Historic Preservation Board (HPB) to deny the application for the Relocation and Reorientation of a Significant Structure as a part of the Historic District Design Review (HDDR) application.

On May 2, 2018, the HPB reviewed the proposed Relocation and Reorientation of a Significant Site and denied the proposal with a 5 to 1 vote.

The HDDR application was for the Relocation, Reorientation, Panelization, Restoration, and construction of an addition to a Significant Site. The HPB was reviewing the applicants proposal to Reorient the structure 180 degrees so that the Historic "front façade" faced Woodside Avenue rather than its Historic orientation towards Main Street *and* Relocate the structure ten feet (10') to the east (on the same site). The HDDR plans have been included as Exhibit 7 for reference. See also [May 2, 2018 HPB Staff Report \(page 23\)](#) for additional details.

Burden of Proof and Standard of Review

In accordance with 15-1-18 (G), in reviewing this appeal, the City Council must review the factual matters de novo and determine the correctness of the Historic Preservation Board's decision in its interpretation of the application of the Land Management Code. The City Council's review shall be limited to consideration of only those matters raised by the petition (see Exhibit 1), unless the City Council, by motion, enlarges the scope of the appeal to accept information on other matters. The burden is on the appellant to prove that the Historic Preservation Board erred.

Furthermore, the City finds these appeals as a non-adversarial process and the following apply ([LMC 15-1-18 \(H\)](#)):

1. The procedural hearings and reviews established by the City's regulatory procedures does not adopt or utilize in any way the adversary criminal or civil justice system used in the courts.
2. The role of City staff, including legal staff, is to provide technical and legal advice and professional judgment to each decision making body, including City Council, as they are not advocates of any party or position in a dispute, notwithstanding the fact that their technical and legal advice and professional judgment may lead them to make recommendations concerning the matter.
3. In the absence of clear evidence in the record that a staff member has lost his or her impartiality as a technical adviser, the City's need for consistent, coherent and experienced advisers outweighs any claims of bias by the applicant.

The City Council is acting in a quasi-judicial manner. Therefore, like with a judge, all contact by the parties with the City Council related to the appeal should be at the hearing. No "ex-parte" or one on one contact should occur.

In 2017, State Code was amended requiring that the applicant have the choice of whether their historic preservation administrative appeal go to the legislative body or the appeal body designated by code. Our code reflects the amendment. Here the appellant chose to have the City Council hear the appeal.

[LMC 15-11-19 Relocation and/or Reorientation of a Historic Building or Historic Structure](#) establishes the criteria for which HDDR applications for Relocation and/or Reorientation are reviewed:

It is the intent of this section to preserve the Historic and architectural resources of Park City through limitations on the relocation and/or orientation of Historic Buildings, Structures, and Sites.

A. **CRITERIA FOR THE RELOCATION AND/OR REORIENTATION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON ITS EXISTING LANDMARK OR SIGNIFICANT SITE.** In approving a Historic District or Historic Site design review Application involving relocation and/or reorientation 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. For either a Landmark or Significant Site all the following shall be met:
 - a. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) can successfully be relocated and the applicant has demonstrated that a professional building mover will move the building and protect it while being stored; and
 - b. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;
2. Landmark structures shall only be permitted to be relocated on its existing site if:
 - a. the relocation will abate demolition; or
 - b. the Planning Director and Chief Building Official find that the relocation will abate a hazardous condition at the present setting and enhance the preservation of the structure.

3. For Significant sites, at least one of the following shall be met:
 - a. The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or
 - b. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or
 - c. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation on the existing Site. Unique conditions shall include all of the following:
 - a. The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting; and
 - b. The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district; and
 - c. The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation; and
 - d. The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation.

Background

On June 4, 2018, the City received an application for an appeal of the Historic Preservation Board's May 2, 2018 decision for the Relocation and Reorientation of the Historic Structure at 424 Woodside Avenue. On June 15, 2018, the Appellant provided supplemental information. This appeal was submitted within 30 days of the Final Action of the HPB. The appellant submitted additional information on July 6, 2018 which has been included as Exhibit 8.

The Historic District Design Review application was complete on March 2, 2017. The Historic District Design Review application was for the Relocation, Reorientation, Panelization, Restoration, and construction of an addition to a Significant Site. The applicant was proposing to Reorient the structure 180 degrees so that the Historic "front façade" faced Woodside Avenue rather than its Historic orientation towards Main Street and Relocate the structure ten feet (10') to the east (on the site). The proposed work required the panelization of the structure in order to facilitate the Reorientation. Upon reorientation, the applicant was proposing to restore the structure and construct an addition to the east and south.

On March 2, 2017, a Courtesy Notice of the Public Hearing was posted on the property and mailed to neighboring property owners within 100 feet. A Public Hearing was held in the Planning Department on March 13, 2017.

On March 22, 2017, staff held a Design Review Team (DRT) meeting with the Project Planner, Historic Preservation Planner, the City's Historic Preservation Consultant, Building Department representative, and project Architect, Jonathan DeGray. Staff

discussed the process required with the Historic Preservation Board's review of the Relocation, Reorientation, Panelization, and Material Deconstruction. In addition, staff provided review comments related to:

- LMC Compliance (External and Internal Heights, etc.)
- Design Guideline review, including, but not limited to:
 - window/door proportions and locations;
 - accuracy of the drawings with regards to the Historic Structure's existing conditions;
 - site plan issues;
 - scale/massing of the new rear addition and basement addition;
 - transition element comments;
 - roof form removal;
 - reintroduction of a Historic porch;
 - lifting the structure greater than two feet (2');
 - loss of additional historic material due to reorientation;
 - boulder retaining wall(s) lack of compliance;
 - issues with the lack of subordinate design of the addition as a whole;
 - the lack of unique conditions for reorientation and relocation;
 - discrepancies with the Physical Conditions Report; and,
 - clarification on the proposed use.
- Lastly, staff and the Project Architect discussed that they would share all Historic documentation that each had on file to help with the analysis of the proposal.

On March 22, 2017, staff emailed the Project Architect a recap of the meeting comments. The architect intended to resolve the comments and resubmit at a future date. The project "clock" was put on hold pending an updated submittal addressing all of the comments in the Design Review Team meeting.

On May 24, 2017, the Project Architect submitted a Relocation Analysis. At this point in the review process, the Planning Department and Project Architect were in agreement that the application would be reviewed for the Relocation, Reorientation, and Panelization prior to any further design changes. At this time, the formal Design Review was put on hold pending Final Action from the HPB for the Relocation, Reorientation, and Panelization. On May 24, 2017, staff emailed the Project Architect the tentative HPB Date (July 19, 2017) and requested confirmation that the date would work with the applicant's schedule. The Project Architect responded and confirmed that July 19, 2017 would work with the applicant's schedule. HPB meetings are typically held on the first Wednesday of the month, however, the 4th of July Holiday required that the July meeting be held on the third Wednesday of the month.

Since July 19, 2017, there have been seven (7) HPB Meetings for 424 Woodside Avenue. Below is the chronological history of the Historic District Design Review application HPB Meetings and Final Action(s) for 424 Woodside Avenue. Staff has included a link to each of the HPB Packets in the meeting date(s):

July 19, 2017

NOTICE OF CONTINUANCE was posted on the exterior of Council Chambers for the Historic Preservation Board meeting. No meeting was held as this was the only item on the agenda and **the applicant requested a continuance to a date uncertain.**

August 2, 2017

HPB held a public hearing and **CONTINUED** the discussion of the Relocation and Reorientation because no meeting was held on July 19, 2017 to formally continue the item.

October 4, 2017

HPB held a public hearing and **CONTINUED** the discussion of the Relocation and Reorientation because the applicant submitted supplemental information that required staff review. The supplemental information was provided after the date agreed upon by the project architect and staff as a deadline to maintain the October 4th meeting date.

December 5, 2017

HPB held a public hearing, discussed the item, and **CONTINUED** the discussion of the Relocation and Reorientation to February 7, 2017 at the request of the HPB to clarify specific Findings of Fact. The applicant selected the February 7, 2018 meeting date.

February 7, 2018

HPB held a public hearing and **CONTINUED** the discussion of the Relocation and Reorientation to March 7, 2017 **at the request of the applicant because the applicant was unavailable.** The City was prepared to take Action. The applicant selected the March 7, 2018 meeting date.

March 7, 2018

The HPB held a public hearing, discussed the item and **CONTINUED** the item to April 4, 2018 **because the applicant requested that a site visit occur.** The City was prepared to take Action. The applicant selected the April 4, 2018 meeting date.

April 4, 2018

The HPB conducted a site visit, held a public hearing, and **CONTINUED** the item to May 2, 2018 **at the request of the applicant because the applicant was unavailable.** The City was prepared to take action. The applicant selected the May 2, 2018 meeting date.

May 2, 2018

The HPB held a public hearing, discussed the item, and **DENIED** the Relocation and Reorientation of the Significant Structure with a 5 to 1 vote.

A complete chronology of the HDDR application history has been included as Exhibit 3. The HDDR application was Denied by staff on May 22, 2018 (See Exhibit 5 – HDDR Final Action Letter). The Appellant has also submitted an Appeal of Staff's Denial of the HDDR application; however, at this time, City Council is only reviewing the Appeal of the HPB's Determination.

Purpose

The Purpose of the HR-1 District is to:

- A. preserve present land Uses and character of the Historic residential Areas of Park City,
- B. encourage the preservation of Historic Structures,
- C. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods,
- D. encourage single family Development on combinations of 25' x 75' Historic Lots,
- E. define Development parameters that are consistent with the General Plan policies for the Historic core, and
- F. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.

Facts

Applicant provided a "Statement of Relevant Facts." The Historic Preservation Board adopted Findings of Facts which is a part of its May 2, 2018 decision which it relied upon to make its decision. In addition, the minutes and documents submitted are part of the evidence related to this application.

Analysis

The original application is a HDDR for the Relocation, Reorientation, Penalization, Restoration, and construction of an addition to a Significant Site. The HPB Denied the Relocation and Reorientation after seven (7) Public Hearings. This Appeal is in response to the HPB's Denial on May 2, 2018 with a 5 to 1 vote. The Appellants Appeal Submittal is included as Exhibit 1.

For the Analysis, staff has included the Appellant's Appeal "Issues" verbatim in Times New Roman (**bold**, *italics*, and regular) font. Staff's response to each Issue is in *Arial Italics* font.

APPELLANT'S ISSUE #1: THE HPB ERRED BY RELYING UPON A HISTORICAL ANALYSIS THAT INCORRECTLY APPLIED THE WRONG CRITERIA ASSOCIATED WITH LANDMARK SITES INSTEAD OF THE CRITERIA FOR A SIGNIFICANT SITE.

The House has been designated as a "Significant Site" on the Park City Historic Sites Inventory. The LMC distinguishes between the criteria for designation as a "Landmark Site" versus a "Significant Site." Indeed, the three criterions for a Landmark Site are set forth in LMC Section 15-11-10(A)(1), while the four criterions for a Significant Site are set forth in LMC Section 15-11 -10(A)(2). For ease of reference, the similarities and differences between the

criteria for a Landmark Site compared to a Significant Site are as follows (copied verbatim from the LMC Section 15-11-10):

CRITERIA	LANDMARK SITE	SIGNIFICANT SITE
1	It is at least fifty (50) years old or if the Site is of exceptional importance to the community; and	It is at least fifty (50) years old or the Site is of exceptional importance to the community; and
2	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	It retains its Essential Historic Form as may be demonstrated but not limited by any of the following: (1) It previously received a historic grant from the City; or (2) It was previously listed on the Historic Sites Inventory; or (3) It was listed as Significant on any reconnaissance or intensive level survey of historic resources; and
3	It is significant in local, regional, or national history, architecture, engineering or culture associated with at least one (1) of the following: (1) An era that has made a significant contribution to the broad patterns of our history; or (2) The lives of Persons significant in the history of the community, state, region, or nation; or (3) The distinctive characteristics of type, period, or method of construction of the work of a notable architect or attached as craftsman.	It has (1) or more of the following: (1) It retains its historic scale, context, materials in a manner and degree which can be restored to its Essential Historic Form even if it has non-historic additions; or (2) 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; and
3	—	It is important in local or regional history architecture, engineering, or culture associated with at least one (1) of the following: (1) An era of Historic Importance to the community, or (2) Lives of Persons who were of Historic importance to the community, or (3) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.

Notably, the criteria for a “Significant Site” do not include "Historic Integrity" in terms of “location, design, setting, materials, workmanship, feeling and association....” Instead, those criterion are strictly limited to "Landmark Site" designations not existing here. In interpreting these two ordinances, we must conclude that this omission was intentional and this omission should be given its legislative intent.

The Park City Planning Department appears to have hired Anne Oliver ("Ms. Oliver") to provide a formal assessment of the House, including the effects that the proposed reorientation would have on the historic significance of the House. See Exhibit K "*Park City Municipal Corporation's Historic Preservation Consultant, Anne Oliver, SWCA-Assessment of Proposed Reorientation*" ("PCMC Analysis") attached to the July 19, 2017 Staff Report, attached as

Exhibit D. Ms. Oliver's report, however, erroneously analyzes the effects of the proposed reorientation utilizing the criteria for "Landmark Sites" instead of "Significant Sites." Indeed, the "Significance and Integrity" section of her analysis (Pages 3-5) relies exclusively on the components for "Historic Integrity" for a "Landmark Site," emphasizing "Landmark Site" criteria, including: (1) location; (2) setting; (3) workmanship; and (4) design. *See Criteria #2 for Landmark Sites above.* These are not the criteria associated with "Significant Sites."⁴

Ms. Oliver ultimately concludes that the proposed reorientation would "diminish [the] integrity to the degree that the property can no longer be considered a Significant Site...." *PCMC Analysis*, attached as Exhibit D. This conclusion is in error as it relies upon the criteria for a "Landmark" designation and not the criteria for a "Significant Site." See Pages 6-7 of the *PCMC Analysis* (misapplying integrity, location, setting, and design criteria (Landmark criteria) to LMC Section 15-11-13(A)(3)(c)(i)-(c)(4) and to conclude that the House would lose its "Significant" designation if reoriented), attached as Exhibit J to the *July 19, 2017 Staff Report* (attached as Exhibit C). In other words, Ms. Oliver's analysis tests whether the House would qualify for designation of a "Landmark Site," yet concludes that, if reoriented, the House would no longer qualify for designation as a "Significant Site." This is an unsupported conclusion, and is plainly incorrect as the House would continue to meet all criteria for a Significant Site if the reorientation and the relocation are approved.

The HPB erred by incorporating Ms. Oliver's incorrect analysis in its Findings of Fact # 52, 53, 54, and 55 as well as Conclusion of Law #1. Moreover, the HPB relied upon other criteria such as "integrity of the site context," and "siting on the lot," that are not criteria associated with "Significant Sites" or the applicable provision of the LMC (in particular, Section 15-11-13) to determine whether the House meets the qualifications for reorientation. Accordingly, the HPB relied upon an incorrect analysis and assumptions that applied principles for "Landmark Sites" to the House, applied criteria not included in LMC Section 15-11-13, and ultimately in reliance on the wrong provision of the LMC, erred in denying the Application for reorientation and relocation. As a result, the Council should reverse the HPB's decision. *See Applicant's Analysis for Reorientation*, attached as Exhibit J to the July 19, 2017 Staff Report (attached as Exhibit C). Moreover, as this determination was one of its discretion and not plainly restricted by the LMC, the Council is required to reverse these decisions in favor of Applicant.

STAFF ANALYSIS RE: APPELANT ISSUE #1:

Anne Oliver has been Park City Municipal Corporation's Historic Preservation Consultant since 2014. Anne Oliver is the Principle Investigator for Historic Preservation and Archaeological Site Conservation for SWCA Environmental Consultants. Anne's skills include conservation issues, historic preservation, cultural resource management, environmental planning, NEPA, and Environmental Impact Assessment, Permitting, Policy, and awareness.

⁴ Notably, and as set forth in the Chart above, "Significant Site" designations focus on other criteria, including the scale, context, materials, or mass, scale, composition, materials, treatment cornice, and/ or other Visually Compatible architectural features to the Mining Era Residences. See LMC § 15-11-10(2)(c).

Anne Oliver's role with the City includes, but is not limited to: assistance in staff's Design Review of HDDR applications through the Design Review Team meetings, analysis of specific applications or topics, revisions to the Design Guidelines, Mine Site preservation and identification, and other tasks for analysis within the Historic Districts (ex: Neighborhood Character Zones, LMC Amendments, etc.). Anne is currently in the process of evaluating and conducting an expansion of the Main Street National Register Historic District.

As stated in Anne Oliver's Memorandum, the Planning Department requested a formal assessment of the proposed Reorientation/Relocation of the historic house, its degree of compliance with PCMC's Historic District Design Guidelines and Land Management Code, the effects that Reorientation/Relocation will have on the historic significance and integrity of the house, and ultimately whether the property will remain eligible for listing on the HSI as a Significant Site and contributing resource in the HR-1 Zone. The nature and effects of other proposed work were not considered. The Memorandum was submitted to the Project Planner on June 20, 2017. The memorandum was included in the [July 19, 2017 HPB Staff Report](#) – see page 146.

The Memorandum speaks for itself. While the Appellant argues that the Historic Integrity of the structure should not be considered when evaluating the Relocation and Reorientation of the house because the house is a Significant site and not a Landmark site; staff disagrees. Historic Integrity is integral to all properties, Landmark or Significant, in retaining historic characteristics that convey the Essential Historic Form. The retention of Historic Integrity is not solely linked to Landmark Sites – because ALL properties must retain Historic Integrity in order to be considered Historic. The concept that all properties must retain some level of Historic Integrity is evident through its mentioning in the Design Guidelines and the LMC.

For example, the criteria for whether to permit the Relocation or Reorientation of the structure included as [LMC 15-11-13\(A\)\(3\)\(c\)\(3\)](#) makes direct reference to integrity: "The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation;"

In order to evaluate whether the historical integrity and significance will be diminished, the HPB looks at the requirements of significance which includes:

[15-11-10\(2\)](#) **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 City Council, with a recommendation from the Historic Preservation Board, considers all the criteria listed below:

(...)

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

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

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

- (3.) It was listed as Significant on any reconnaissance or intensive level survey of historic resources; and
- (c). It has one (1) or more of the following:
 - (1) It retains its historic scale, context, materials in a manner and degree which can be restored to its Essential Historic Form even if it has non-historic additions; or
 - (2) 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; and. . .
- (...)

Essential Historic Form is Defined in [LMC 15-15](#) as:

ESSENTIAL HISTORIC FORM. The physical characteristics of a Structure that make it identifiable as existing in or relating to an important era in the past. These physical characteristics include, but are not limited to the structure's form, Roof Forms, window and door configuration, and materials.

The Memorandum and Staff Report outline the broad scope of what makes up the Landmark vs. Significant Designations within Park City. As stated in the Memorandum: "In order to best preserve its historic resources and character, PCMC includes two types of sites on the HSI: Landmark and Significant. As noted in PCMC's "Design Guidelines for Historic Districts and Historic Sites," which are based closely on National Park Service standards, "Park City's Landmark Sites have structures that possess the highest level of historic integrity" and that meet the NRHP criteria for both significance and integrity. "Significant Sites have structures that retain their essential historical form, meaning that [a building] must retain the physical characteristics that make it identifiable as existing in or relating to an important era in Park City's past" but that it does not retain enough integrity to make it eligible for the NRHP (PCMC 2009:5). However, a Significant Site must still retain one or a few aspects of integrity in order to convey its significance."

The HPB did not apply the criteria for Landmark Designation to 424 Woodside Avenue as the Appellant suggests. Rather, the HPB agreed with Ms. Oliver's analysis which determined that the house at 424 Woodside remains in its original location and therefore retains that aspect of integrity:

With respect to its original location, this helps to define the site context of the Historic Site. The original location includes its original orientation to the east and its siting on a small terrace below the street. And although much of the original setting has been lost, including adjacent historic houses, footpaths, staircases, and open space, the house at 424 Woodside retains its relationship to that earlier setting through its orientation and position on a shallow terrace below street level. The property is one of the few reminders of the historic development

pattern on a part of the street where much of it has been lost, and is thus important in maintaining a district-wide sense of the historic setting.

The reorientation of the historic house at 424 Woodside Avenue will have a significant effect on its integrity (original location maintaining the site context), which has already been compromised by an addition and alterations on the east side and the large addition on the south side. If the historic house were to be Relocated and Reoriented, the site would lose the remaining site context because the original location would no longer be portrayed. Staff finds that the Significance of this site would be compromised if the historic house was Relocated and Reoriented.

APPELLANT'S ISSUE #2: THE HPB ERRONEOUSLY CONCLUDED THAT THE APPLICATION DID NOT MEET THE CRITERIA SET FORTH IN THE LMC 15-11-13(A)(3)(c)(1)-(4).

The parties agree that the Application complies with the requirements for relocation and reorientation under LMC 15-11-13(A)(1)(a) through (b).⁵ The HPB, however, erroneously concluded that the proposal did not comply with LMC 15-11-13(A)(3)(c)(1) through (4) concerning whether there are unique conditions that would warrant the proposed relocation and/or reorientation.⁶

LMC 15-11-13(A)(3)(c)(1): The Historic Context of the House has Been Radically Altered and the Relocation Will Enhance the Ability to Interpret the Historical Character, District or Present Setting

In Finding of Fact #52 of the Final Action, the HPB concluded that the proposal does not comply with LMC 15-11-13(A)(3)(c)(1) (requiring that the "historic context of the [House] has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the [House] and the Historic District or its present setting"). The HPB's rationale was that the "integrity of the site context has not been lost" as the House "remains in its

⁵ In particular, Finding of Fact #46 of the Final Action, states that "[t]he proposal complies with LMC 15-11-13(A)(1)(a) and 15-11-13(A)(1)(b) as the applicant has submitted a plan for rotation and relocation and Structural Engineer's report. The Historic Structure would remain structurally sound when it was reattached to a new structure in the new orientation." The Appellant submitted in support of this finding a report from Henry Shen, a licensed structural engineer, suggesting that the Historic Building/House can successfully be relocated/ reoriented. In addition, the Appellant provided evidence from the licensed structural engineer who reviewed the April 6, 2017 plans and determined the relocation/ relocation will not have a detrimental effect on the soundness of the historic building.

⁶ It should be noted that the vote to deny this Application was not unanimous. In the HPB discussion in the meeting on December 5, 2017, two experienced HPB members found that the criteria for approval had been met expounding on all of the criteria in LMC Section 15-11-13, and on May 2, 2018 one of those Board members again opposed denial of the Application. The other dissenting member was absent from this hearing. Under these facts the decision of denial by the HPB was clearly one of the exercise of discretion and not mandated by the LMC, in which case the Council is directed to reverse in favor of the Applicants/Appellants.

original location and therefore retains that aspect of integrity, including its original orientation to the east and its siting on a small terrace below the street." *Final Action*, attached as Exhibit A. The HPB erroneously reasoned that because there has been a loss of the historic setting, the Application should be denied to preserve "one of the few reminders of the historic development pattern." In other words, the HPB concluded that the House should retain its original orientation because the east facing direction of the House is historical. This conclusion, however, ignores the criteria for relocation and reorientation under the LMC and the overwhelming evidence presented by the Appellant to the contrary. This conclusion also ignores the elephant in the room, namely that the ability to interpret the historic character is nonexistent as the House is essentially invisible and will remain so unless the Application is approved.

The HPB erred by: (1) not determining whether the historic context of the House has been "so radically altered," and (2) failing to thereafter consider whether the proposed relocation will enhance the ability to interpret the historic character of: (a) the Home; and (b) the Historic District or its present setting.

Contrary to the HPB's implicit conclusion otherwise, the historic context of the House has been "radically altered," including, but not limited to, the current encroaching roadway (Woodside Avenue), the incompatible adjacent surrounding development of larger homes oriented toward the west, and the numerous elements of the House that has been altered over time has resulted in a loss of the development pattern. Indeed, since its original construction, the following aspects of the House has changed, including: (1) the framing on the roof has been replaced; (2) the gable form framing has been replaced; (3) a rear shed was re-framed; (4) the floors were reframed; (5) the downhill wall has been reframed; (6) the front porch was added; (7) a shed roofed addition was added and built across the west side; (8) the porch was removed and rebuilt; and (9) the east facade was modified by an addition of a sunroom across the north two-thirds. In addition, the historical elements of the surrounding area has not been preserved and, as a result, the incompatible surroundings significantly diminish any of the remaining historic character of the House.

Since the construction of the House, the area and Property has changed by: (1) the widening and raising of the elevation of Woodside Avenue creates an overshadowing encroachment upon the House which is now ten (10) feet below street level; (2) the abandonment of the footpaths and open space surrounding the House; (3) the permitted development surrounding the House and Property (i.e., the surrounding homes of the same era and orientation have been replaced with larger contemporary homes with different orientations); (4) the size of lot changed with a plat amendment that combined three 75 foot wide lots into one legal lot of record; (5) the historic front yard access to the home has been lost; and (6) an overall change in the scale of the adjacent structures dwarf the Property and House that create a visual disconnected in the streetscape.

Indeed, even the HPB recognized in its Final Action that:

...much of the original setting has been lost, including adjacent historic houses, footpaths, staircases, and open space....The property is one of the few reminders of the historic

development pattern on a part of the street **where much of it has been lost**, and is thus important in maintaining a district-wide sense of the historic setting.

Final Action Statement of Fact #43, attached as Exhibit A (emphasis added). Accordingly, the historic context of the House has been radically altered so that, relocation and reorientation will enhance the ability to interpret the historic character of the House, the District, and the present setting.

As presented to the HPB, the historic character of the House will be enhanced by the current proposal. In particular: (1) the non-historic porch enclosure will be removed; (2) the historic front porch will be re-built; (3) the front door will be re-built in its historic location; (4) the front windows, on either side of the entry door, will be added back; (5) all windows will be replaced with historically appropriate wood windows; (6) all non-historic siding will be removed and replaced with historically appropriate materials; (7) all non-historic roofing will be removed and replaced with historically appropriate materials. *See Minutes of May 2, 2018 HPB Meeting*, Attached as Exhibit B; *see also, Presentation and Report Submitted to the HPB Board by Dina Blaes*, attached as Exhibits Q and N; *Proposed Plans Submitted on April 7, 2017*, attached as Exhibit R. These aspects all enhance the ability to interpret and restore the historic character in comparison to the current condition where the Home is barely visible from the street. Accordingly, the Appellants meet the criteria of LMC Section 15-11-13(A)(3)(c)(I).

LMC 15-11-13(A)(3)(c)(2): The Proposed Reorientation and Relocation Will Not Diminish the Overall Physical Integrity of the Historic District or Historical Associations

In Paragraph 53 of the HPB's Final Action, the P1PB erroneously concluded that the proposed reorientation and relocation will "diminish the overall physical integrity of the Historic District and the site's association with important development patterns of the Historic District... [because] [t]he physical integrity of the site is defined both by the Historic Structure's siting on the lot and the remaining pieces of its Essential Historic Form." The physical integrity of a site is based on a respect for and adherence to the historic development pattern, a preservation of the remaining extant historic buildings, the rehabilitation of historic buildings so they remain in active use, and the encouragement of infill development that is visually compatible with the significant historic elements. *See Report of Dina Blaes*, attached as Exhibit N. The HPB erred by limiting the definition of "physical integrity" to just the "siting" and "remaining pieces of the Essential Historic Form" while overlooking the fact that the House has been reframed a number of times and that it is apparent that not much if any historic material remains.

Moreover, the Essential Historic Form of the House will be greatly enhanced by the proposed project, and therefore enhance the physical integrity of the Historic District. Historic associations are critical and the applicable ones in this case are based on the mining era. This current House, however, only possess a few of the "telltale" characteristics that identify it as a mining era cottage, including the drastically altered roof form, mass, scale and treatment. *See Report of Dina Blaes*, attached as Exhibit N. The proposed project, however, intends to retain those currently valid historical elements as well as to restore historically accurate architectural elements that will strengthen the associations within the context of the historic district. *Id.* Additionally, the relocation and reorientation will comply with setback and height requirements

which are the primary elements that make up the physical integrity of a zoning district. Simply put, the proposed reorientation will not result in the loss of those associations with the mining era but enhance them and make them visible. Accordingly, the HPB erred in its conclusory finding that the reorientation will diminish the overall physical integrity and diminish the historical associations. As a result, this Council should reverse the HPB's decision and find that the Application meets the criteria set forth in LMC 15-11-13(A)(3)(c)(2).

LMC 15-11-13(A)(3)(c)(3): The Historical Integrity and Significance of the House Will Not Be Diminished by Relocation and Reorientation

In Paragraph 54 of the Final Action, the HPB erroneously concluded that reorientation of the House will diminish integrity to the degree that the Property may no longer be considered a "Significant Site." This conclusion, however, is based on misunderstandings and misinterpretations of how a structure is designated as a "Significant Site" under LMC Section 11-15-10. The key components for a "Significant Site" designation focuses on either the retention of "historic scale, context, materials in a degree which can be restored to its Essential Historic Form even if it has non-historic addition;" or "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." LMC 11-15-10(2)(c)(1)-(2).⁷ When reviewed under these criteria, the proposed reorientation and relocation will not diminish the historical integrity and significance of the historic site because the site will continue to meet the criteria for designation as a "Significant Site." Indeed, the mere reorientation of a structure does not result in the loss of designation as a "Significant Site." For example, 801 Park Avenue, 964 Empire Avenue, Three Kings, and 1102 Norfolk are all structures that were approved for reorientation and relocation which have not lost their status of "Significant Sites." *See Email from Dina Blaes to the Historic Preservation Board*, attached as Exhibit S.

Moreover, the proposed project will strengthen the integrity of the House because the Essential Historic Form will be enhanced through the restoration of the physical characteristics that would identify it as existing in and relating to the mining era in Park City. *See Report of Dina Blaes*, attached as Exhibit N.

Accordingly, the Council should reverse the HPB's decision that the proposal does not comply with LMC 15-11-13(A)(3)(c)(3). Again, since this decision is clearly one of discretion and not plainly restricted by the LMC, the Council is directed to interpret the LMC to favor the Application.

LMC 15-11-13(A)(3)(c)(4): The Potential to Preserve the House Will be Enhanced by its Relocation and Reorientation

⁷ It is noted that the Park City Design Guidelines further explains how "[i]ntegrity can be defined as the 'authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period'" *Design Guidelines "Introduction," "Concept of Integrity"* (citing to the National Park Service). The Design Guidelines further explain that "significant sites have structures that retain their essential historical form, meaning that the buildings must retain the physical characteristics that make it identifiable as existing in or relating to an important era in Park City's past."

In Paragraph 55 of the Final Action, the HPB erroneously determined that the potential to preserve the House will not be enhanced by its relocation or reorientation because "[a]ll restoration of lost Historic Materials could occur in the Historic Structure's current location and siting." The HPB's decision mistakenly focuses on a single purported historical aspect of the House, its orientation.

The proposed relocation and reorientation, however, enhances the potential to preserve the House as long term preservation is dependent upon the ability to adapt the historic building to contemporary use without diminishing the site's significance or Essential Historic Form. *See Report of Dina Blaes*, attached as Exhibit N. The proposal achieves these outcomes by accommodating the contemporary use while maintaining the prospect of remaining as a Significant Site. The proposal also enhances the Essential Historic Form by retaining key historic architectural elements and restoring many character-defining *See id.* Also, ultimately repositioning this historically significant House so that it is actually visible to Park City residents and visitors most obviously enhances its historic significance.

In contrast, if the House were to remain in its present state, the potential to preserve the building diminishes with the passage of time. Indeed, the House continues to be threatened by physical damage due to drainage issues and the inability to adapt the site to contemporary living standards because of the orientation and location on the site. *Id.* Accordingly, the HPB erred when it speculated, without any evidentiary support that, "[a]ll restoration of lost Historic Materials could occur in the Historic Structure's current location and siting." *See Exhibit A.* Thus, the Council should reverse the HPB's decision and find that the Application complies with LMC 15-11-13 (A)(3)(c)(4).

In sum, the Council should reverse the HPB's decision that there were no unique conditions that warranted the proposed relocation and reorientation. In addition to the foregoing, the Chief Building Official and Planning Director have previously found that there were unique conditions that warranted the proposed relocation of other structures under similar but less compelling and meritorious circumstances of the House. *See Notice of Planning Director & Chief Building Official Determination for 1102 Norfolk Avenue*, attached as Exhibit T. Consequently, the Application meets the criteria for relocation and reorientation as there are unique conditions that warrant the proposed relocation and reorientation consistent with LMC 15-11-13(A)(3)(c).

STAFF ANALYSIS RE: APPELANT ISSUE #2:

The facts speak for themselves. The HPB adopted findings that the proposal did not comply with 15-11-13(A)(3)(c)(1) through (4). These findings show for each of the four (4) criteria stating that there are no unique conditions that would warrant the proposed Relocation and/or Reorientation on the existing Site. Staff has included the HPB's Findings for 15-11-13(A)(3)(c)(1) through (4) below:

- 50. The proposal does not comply with LMC 15-11-13(A)(3)(c) as the Historic Preservation Board, with input from the Planning Director and Chief Building Official, does not find Unique Conditions that would warrant the proposed reorientation and relocation*

51. All four unique conditions listed in LMC 15-11-13(A)(3)(c)(1)-(4) must be found in order to support a finding under this criteria. Unique conditions shall include all of the following:

- A. The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting; and
- B. The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district; and
- C. The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation; and
- D. The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation.

The proposal does not comply as the Planning Director and Chief Building Official did not find Unique Conditions that would warrant the proposed Reorientation/Relocation – including that the integrity of the site context has not been lost. The present setting is important in the development pattern of the Historic District. The context of the Historic Site has not been so radically altered that its unique developmental history cannot be recognized.

The proposed Reorientation/Relocation will diminish the overall physical integrity of the Historic District and the site's association with important development patterns of the Historic District. The home is within the Historic District and has other historic homes in the vicinity which give context to each other. The physical integrity of the site is defined both by the Historic Structure's siting on the lot and the remaining pieces of its Essential Historic Form. Reorienting the Historic Structure towards Woodside Avenue will diminish the site's significance and association with Park City's mining history by removing the last few historic character-defining features it retains. This Historic Structure's orientation towards Main Street articulates a very important development pattern in the Historic Districts. The Historic designation of the site is tied to the remaining historical integrity of the site – this would be lost if the structure were lifted and reoriented.

The potential to preserve the Historic Structure will not be enhanced by its Reorientation and Relocation. The restoration of the Historic Materials could occur in the Historic Structure's current location and siting without the need for Reorientation and further loss of Historic material. The Reorientation will result in additional loss of Historic Material that staff does not find enhances the potential to preserve the Historic Building as reconstruction of "missing historic materials" could occur in the current location (see Figure 14a and 14b on page 40-41 of the [December 7, 2017 HPB Meeting Packet](#) for the material impact analysis). The applicant could maximize development (maximum footprint, etc.) while maintaining the location of the Historic Structure in its current location and siting.

In addition, all references by the Appellant to previously Relocated and/or Reoriented Historic Structures are irrelevant as these were all approved under different criteria in a

previous LMC. This was brought to the attention of the Appellant by staff during several HPB meetings. An LMC Amendment containing the current, applicable criteria was approved by City Council in 2015 after review and positive recommendations from the HPB and Planning Commission. The Criteria for Relocation and Reorientation was amended as was the approval body. Relocation and Reorientation was previously an administrative approval at the staff level, but now requires HPB review and approval.

APPELLANT'S ISSUE #3: THE HPB ERRED WHEN IT REFERENCED, INCORPORATED, AND RELIED UPON THE 2011 HDDR APPLICATION AND REQUEST FOR VARIANCE.

The initial Staff Report of July 19, 2017 included a reference to and analysis from a prior Historic District Design Review ("HDDR") application submitted in 2011 seeking to reorient and relocate the House as well as construct a new addition. See July 19, 2017 Staff Report, attached as Exhibit D. The Appellants, through their attorney, objected to the HPB's and Planning Staff's reliance on a prior application and the Board of Adjustment's prior decision when considering the current Application. See Correspondence between Joseph Tesch and Polly Samuels McLean, attached as Exhibit O. The Planning Staff and HPB, however, continued to reference and rely upon the outcome of the 2011 Application. See Exhibits D through I.

There is nothing that prohibits an applicant from submitting more than one application. A decision on a prior application does not have a preclusive effect on a different application thereafter. See Correspondence between Joseph E. Tesch and Polly Samuels McLean, attached as Exhibit O.

When the Planning Staff and HPB referenced and partially relied upon the 2011 Application, it incorrectly relied on a decision made by a different body (the Board of Adjustment) on a different application, applying a different standard of review. As such, the HPB erred in a material and unlawful manner and its decision should therefore be reviewed and reversed.

STAFF ANALYSIS RE: APPELANT ISSUE #3:

The Variance determination is relevant in terms of the history of the application. The HPB did not rely on any findings of 2011 variance to make their decision, other than acknowledging that it is part of the history of the application. See Finding of Fact #40. The findings of the HPB speak for themselves. The HPB made the following Finding in reference to the variance application history:

- 40. The current site conditions listed in the Findings of Fact of the 2011 Variance still exist. The Board of Adjustment found conditions of the site that are still existent and are common to the neighborhood, including, but not limited to the elevation of Woodside Avenue.*

APPELLANT'S ISSUE #4: THE HPB (AND PLANNING DIRECTOR AND BUILDING CHIEF) ERRED BY INCREASING THE REQUIREMENTS SET FORTH IN LMC SECTION 15-11-13(A)(3)(b) THAT IMPOSED A STANDARD OF REASONABLE MITIGATION.

Under LMC 15-11-7, "[t]he HPB has **no authority** to waive or **increase** any requirement of any ordinance of the City." In its Finding of Fact #49, the HPB determined that the Application did not comply with the LMC § 15-11-13(A)(3)(b)⁸ because the "Planning Director and Chief Building Official did not find hazardous conditions that were threatening the Historic Structure... [and] that any hazardous condition (like drainage) could be reasonably mitigated while maintain the Historic Structure in its current condition." See Exhibit C at ¶ 49. These naked conclusions were not accompanied by any reasonable analysis of the facts nor any defined "hazardous conditions" and therefore, should be rejected. Moreover, this conclusion is not wholly consistent with the letters submitted by the Chief Building Official and Engineer in Training. See Exhibit 3 attached to *Staff Report dated May 2, 2018*, attached as Exhibit C. Indeed, the Building Official did not dispute that there was a "hazardous condition," but only "determined that option 1 [which is the installation of a perforated storm drain] is a valid option supported by City Staff." *Id.* Similarly, the engineer in training, Corey Legge, also did not dispute there was a "hazardous condition" but only indicates that there were "two solutions to reduce drainage towards the home... installation of perforated storm drain... is consistent with best practices throughout the City and is supported by staff." *Id.*⁹

The Appellants, however, presented evidence to the HPB, Planning Director, and Chief Building Official of drainage issues due to the current location and orientation of the House. See *Applicant's Supplemental Engineer's Report dated April 16, 2018 (Exhibit 1 to the May 2, 2018 Staff Report)*, attached as Exhibit C. Indeed, during the winter months snow and ice build-up along the western wall of the House. Similarly, during the spring, the melting snow and ice create drainage issues along the western portion of the House that abuts Woodside Avenue. *Additional Evidence concerning the hazards of these conditions will be provided at the hearing.*

The Chief Building Official and City Engineering Department, however, concluded that the drainage issue should be resolved by installing a perforated storm drain along the west face of the House and under the driveway slab. See *Chief Building Official's and City Engineering Department's Response to Applicant's Supplemental Engineer's Report (Exhibit 3 to the May 2, 2018 Staff Report)*, attached as Exhibit C. The HPB relied upon the Chief Building Official's and Engineering Department's reports to conclude that, "[t]he Planning Director and Chief Building Official found that any hazardous condition (like drainage) could be reasonably mitigated while maintain the Historic Structure in its current condition." See *Finding of Fact #49 of the Final Action*, attached as Exhibit A. The standard, however, in LMC 15-11-13(A)(3)(b), is that if the "Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be

⁸ LMC Section 15-11-13(A)(3)(b) identifies that one of the criterion that meets the requirements for relocation on a Significant site is that, "[t]he Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the perseveration of the building will be enhanced by relocating it."

⁹ Much discussion has occurred as to whether there exists "hazardous conditions." Our licensed engineer has stated that hazardous conditions exist. See LMC 15-11-13 (A)(3)(b). The unlicensed engineer in training of the City disagrees. However, whether the Council agrees with either side is irrelevant to LMC 15-11-13 (A)(3)(c) which requires only the finding of "unique conditions." By any standard the winter conditions noted in the Statements of Relevant Facts paragraphs 6, 7, 8, 9 and 10 are clearly "unique conditions."

enhanced by relocating it" then the Applicant has satisfied the requirement of LMC 15-1 1-13(A)(3)(emphasis added). There is no requirement that the Appellant mitigate the hazardous conditions that exist. The HPB is required to accept the House as it exists, not how it or any hazardous conditions threatening it could be mitigated. Let's be practical. In the real world, given the advancement of engineering, every hazardous condition can be mitigated at some perhaps great expense, as here. That cannot be the standard. The HPB, the Chief Building Official, and the City Engineer are without authority to impose a greater restriction upon this section of the LMC than that which was adopted by ordinance. See LMC 15-11-7. Injecting possible mitigation into the decision was therefore in error and the decisions of the Chief Building Official and the Engineer in training (not licensed), and ultimately the HPB, and should be rejected as relevant and qualified (no licensed engineer).

Moreover, on or about August 28, 2017, during a site visit with the Chief Building Official, Dave Thacker suggested that the proposed project (lifting the House as proposed in the Application) would resolve the current threat of damage due to poor site drainage, would eliminate the potential risk of damage from snow removal, and other activity along the encroaching and raised roadway, and would facilitate compliance with current building codes. See *Analysis of Dina Blaes dated September 13, 2017*, attached as Exhibit N. In addition, the Appellants presented evidence that the preservation of the House will be enhanced by relocating it because they were proposing to retain the historic elements that remain, while also restoring the character-defining historic elements that have since been lost, including the primary facade and original and compatible fenestration patterns on the secondary façade. *Id.* Consequently, the HPB, Planning Director, the City acting Engineer, and Chief Building Official, apparently relying on the possibility of mitigation, erred when they erroneously determined that the building was not threatened by a hazardous condition as it could be mitigated through drainage. Importantly, the HPB, Planning Director, and Chief Building Official do not appear to have even considered whether the preservation of the building would be enhanced by relocating it as the ordinance requires. LMC 15-11-13(A)(3)(b).

Based upon the foregoing, the HPB erred by relying upon the Chief Building Official's and quasi City Engineer's response to the supplemental engineering report and by injecting a false restriction on the Applicant to prove that the hazardous condition cannot be mitigated through another means. As a result, the Council should reverse the HPB's decision as LMC Section 15-11-13(A)(3)(b) does not plainly restrict the Appellants to prove and comply with a mitigation plan, other than relocation, to address the hazardous condition.

STAFF ANALYSIS RE: APPELLANT ISSUE #4:

The facts speak for themselves. The applicant submitted an Engineer's Report regarding the site Drainage on April 16, 2018 ([Exhibit 1 of the May 2, 2018 HPB Staff Report](#)). The Engineer's Report provided by the applicant outlined the existing conditions of the site drainage and two (2) "possible solutions" to fix the issue. The two (2) "possible solutions" included:

1. Install a perforated storm drain and gravel trench along the west face of the house and under the driveway slab. Extend the pipe to the east side and daylight the pipe into a landscape area. This solution will help with rain events during the summer and would assist with snow melt runoff during the spring and some warm winter days. In general a perforated pipe with a fabric sock in gravel is limited to allowing a lot of water to flow during freezing temperatures, so the system would not perform optimally in the winter months. The system would become useful during the warm spring days when the snow melt season begins. The long term benefits of this solution are limited due to the need to keep the pipe free of sediment to operate efficiently and the storm drain pipe and gravel would need to be replaced after a significant amount of years.
2. Re-position the house and gain more horizontal separation from Woodside Avenue. In addition to horizontal clearance, it would be beneficial to raise the floor elevation of the house so windows are not below the road as much as they currently exist. If the house was positioned with a setback off the property line, it would allow for more area for snow storage off of Woodside. The west walls of the house would still be buried and the snowmelt and water infiltration would still adversely affect the buried west wall. It would be beneficial to the house to raise the floor elevation to create less buried wall and have more vertical clearance from roof and windows for snow storage.

The report has been reviewed and analyzed by the Chief Building Official, Planning Director, City Engineer, and Staff Engineer. All four (4) City staff members determined that the "drainage issue" was not a hazardous condition and is not unique to this property and the HPB concurred. The City Engineer, Staff Engineer, and Chief Building Official have determined that Solution #1 of the applicant's submitted Engineer's Report was appropriate and would not require the Relocation or Reorientation of the structure. This conclusion was based on the applicant's submittal as the applicant's Engineer provided Solution #1 and staff concurred. Please see [Exhibit 3 of the May 2, 2018 HPB Staff Report](#) for the Chief Building Official and Staff Engineer's Analysis of the Applicant's Engineer Report.

On April 16 when the Applicant's Engineer's Report was submitted, the City was in the process of recruiting a new City Engineer. The City has since hired a City Engineer and the new City Engineer has also provided a professional assessment of the applicant's submitted Engineer's Report. The City Engineer's Analysis has been included as Exhibit 2 of this staff report. The City Engineer conducted a slope analysis study of Woodside Avenue adjacent to 424 Woodside Avenue. Planning staff has included some details of the City Engineer's findings below. These findings can be found in Exhibit 2:

"The rotation of the home will not change the values of the variables used to calculate the peak discharge. The weighed runoff coefficient, rainfall intensity and drainage variables do not change unless the size of the home is increased or decreased. Using the Rational equation, the estimated that the storm drainage storage volume is approximately 300 cubic feet (75' x 2' x 2' drainage swale).

Woodside Avenue drains to the west with a positive slope of 0.70%. The road includes concreted rolled gutter on both sides of the street.



Storm drain and snow melt runoff sheets flow to the west where the concentrated drain into a catch basin and into a pipe system.”

The City Engineer provides an explanation of hydrostatic pressure in reference to 424 Woodside Avenue. Specifically, the City Engineer states:

(...)

“The construction of a drainage swale, as recommended by Alliance Engineering, will eliminate any hydrostatic pressure by removing the fluids against the wall and drain it into the ground via injection well or construction a small detention pond.”

(...)

Based on the Appellant’s supplemental submittal dated July 6, 2018 and included as Exhibit 8 to this staff report, City Staff still does not find that there are unique conditions or hazardous conditions that would warrant the proposed Relocation and Reorientation. As stated previously, the facts speak for themselves – “possible solution #1” of the April 16, 2018 Engineer’s Report regarding site Drainage ([Exhibit 1 of the May 2, 2018 HPB Staff Report](#)) is a viable solution to the existing drainage conditions.

APPELLANT’S ISSUE #5: THE HPB ERRED BY FAILING TO MAKE A DETERMINATION ON THE PROPOSED PANELIZATION.

The Appellants filed a single Application that the staff determined had two major components: (1) an application for reorientation and panelization to be reviewed by the HPB; and (2) an application for HDDR review to be determined by the Planning Staff. *See Staff Report dated July 19, 2017, Exhibit D.* The HPB, however, made no findings of fact or conclusions of law or other determination concerning the proposed panelization and whether it met the requirements of LMC Section 15-11-14. There is no provision under LMC Section 15-11-14 that permits the HPB to ignore or disregard the Application for panelization. Accordingly, the Council should remand the matter to the HPB for review, and entry of findings of fact, conclusions of law, and final determination.

STAFF RESPONSE TO APPELANT ISSUE #5:

After the HPB's July 19, 2017 Continuance of the item, the Project Architect requested that the panelization be removed from the staff report(s) until the HPB made a Final Action on the Relocation and Reorientation. Staff was recommending Denial of the Panelization – this is outlined in the [July 19, 2017 HPB Staff Report](#).

Applicant never changed its request to delay the review of panelization either to staff or the HPB, and never requested a decision on panelization before the HPB.

Process

As per the procedures for City Council Action on Appeals as found in Land Management Code § 15-1-18, the City Council may affirm, reverse, or affirm in part and reverse in part any properly appealed decision of the Planning Commission. The City Council may remand the matter to the appropriate body with directions for specific Areas of review or clarification. City Council review of petitions of appeal shall include a public hearing and be limited to consideration of only those matters raised by the petition(s), unless the Council by motion enlarges the scope of the appeal to accept information on other matters.

The Applicant or any Person aggrieved by City action on the project may appeal the Final Action by the City Council to a court of competent jurisdiction. The decision of the Council stands, and those affected by the decision may act in reliance on it unless and until the court enters an interlocutory or final order modifying the decision.

Department Review

This project has been reviewed by Planning, Legal, and Executive.

Notice

On June 28, 2018 notice was mailed to property owners within 100 feet. Legal notice was also published on the Utah Public Notice Website and Park Record on June 28, 2018 according to requirements of the LMC.

Public Input

No public input has been received by the time of this report.

Alternatives

- The City Council may affirm the Historic Preservation Board's decision for the Relocation and Reorientation at 424 Woodside Avenue; or
- The City Council may reverse the Historic Preservation Board's decision; or
- The City Council may affirm in part and reverse in part the Historic Preservation Board's decision; or
- The City Council may remand the matter back to the Historic Preservation Board with directions for specific areas of review or clarification; or
- The City Council may request specific additional information and may continue the discussion to a date uncertain.

Significant Impacts

There are no significant fiscal or environmental impacts from this application.

Summary Recommendation

Staff recommends the City Council review the Appeal of the Historic Preservation Board's Denial of the Relocation and Reorientation of a Significant Structure at 424 Woodside Avenue and direct staff to prepare findings and an order reflecting the Council's decision.

Exhibits

- Exhibit 1 – Appellant's Submitted Appeal and Exhibits
- Exhibit 2 – City Engineer's Analysis of the Applicant's Engineer's Report
- Exhibit 3 – 424 Woodside Avenue – PL-16-03379 – HDDR Application Chronology
- Exhibit 4 – HPB Notice of Final Action
- Exhibit 5 – HDDR Final Action Letter dated May 22, 2018
- Exhibit 6 – [May 2, 2018 HPB Staff Report \(page 23\)](#)
- Exhibit 7 – PL-16-03379 424 Woodside Avenue HDDR Plans
- Exhibit 8 – Appellant's Supplemental Submittal dated July 6, 2018

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PARK CITY MUNICIPAL CITY COUNCIL

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Telephone: (702) 501-5005
*Owners of 424 Woodside Avenue, Park City,
Utah*

Applicants/ Appellants

v.

**PARK CITY MUNICIPAL
CORPORATION HISTORIC
PRESERVATION BOARD**

Appellee

**PETITION FOR APPELLATE REVIEW:
HISTORIC PRESERVATION BOARD
DECISION CONCERNING 424
WOODSIDE APPLICATION FOR
RELOCATION AND/ OR
REORIENTATION OF A HISTORIC
STRUCTURE**

Park City Project Number: PL-16-03369

COMES NOW, Jon and Heather Berkley (the “Applicants” or “Appellants”) by and through their counsel of record, Joseph E. Tesch and Stephanie K. Matsumura of Tesch Law Offices, P.C., and submits this petition for appellate review of the Park City Historic

Preservation Board's ("HPB") decision on Application PL-16-03379 ("Application") seeking approval for reorientation and relocation of a "Significant Structure" (as defined by the Park City Land Management Code ("LMC")) ("House") located at 424 Woodside Avenue, Park City, Utah ("Property").

INTRODUCTION

If a tree falls in the forest and no person is present, is there a sound?

If an historically significant house is kept in place but it is not visible, is it preserved?

We understand that the preservation purists on the HPB, in good faith, tried to do their job. What they missed is the main purpose of preserving historic houses which is to showcase to the world our silver mining history. It's a valid goal and it enhances our tourist industry. Historic Main Street is shown on most of our tourism advertising. It is an economic engine.

As we will show, through no fault or action of the Applicants, due to the fact that the adjoining Woodside Avenue has, over the years, been elevated and widened by the Park City Municipal Corporation ("Park City") it is now approximately ten (10) feet higher than its original form, and that, now, the only visible element of the House is the non-historic metal roof. It is of no value to anyone (even the view from across the valley is almost non-existent).

As we will also show, there is almost no historic material to the current outside visible structure. The Application demonstrates our intent to reconstruct and restore the House, and thereby better preserve its historic character.

An approved application including the requested reorientation and movement back from the property line, which is currently the western wall of the current House, solves all of these issues and more. As a result, the Park City Historic Preservation Board ("HBP") erred in its

denial of the Application and the Applicants now submit this Appeal to the City Council (“Council”) for its review and determination.

STANDARD OF REVIEW AND APPLICABLE ORDINANCES

Pursuant to Park City Code §15-1-18(G), the Council acts in quasi-judicial manner when reviewing the HPB’s decision. The Appellants have the burden of proving that the “land use authority erred;” however, the Council must “review factual matters *de novo*, without deference to the [HPB’s] determination of factual matters.” *Id.* In addition, the Council is required to 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.**” *Id.* In other words, if the denial of the reorientation was simply an application of discretion by the HPB but not plainly restricted, as is the case here, the Council must reverse the decision of the HPB. The Council may receive new evidence so long as it relates to the scope of the appeal, especially since this is a quasi-judicial review where the Council must consider all of the relevant facts *de novo* and may take additional evidence.

Under Section 15-11-13 of the LMC:

A....In approving a Historic District or Historic Site design review Application involving relocation and/ or reorientation of the Historic...Structure...on...a Significant Site, the Historic Preservation Board shall find the project complies with the following criteria.

1. For...a...Significant Site all of the following shall be met:

- a. A licensed structural engineer has certified that the Historic Building(s) and/ or Structure(s) can successfully be relocated and the applicant has demonstrated that a professional building move will move the building and protect it while being stored; and
- b. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;

...

3. For Significant sites, at least one of the following shall be met:

- a. The proposed relocation and/ or reorientation will abate demolition of the Historic Building(s) and/ or Structure(s) on the Site; or
- b. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or
- c. **The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed location and/ or reorientation on the existing Site. Unique conditions shall include all of the following:**
 - 1. **The historic context of the Historic Building(s) and/ or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Building(s) and/ or Structure(s) and the Historic District or its present setting; and**
 - 2. **The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district; and**
 - 3. **The historical integrity and significance of the Historic Building(s) and/ or Structure(s) will not be diminished by relocation and/ or reorientation; and**
 - 4. **The potential to preserve the Historic Building(s) and/ or Structure(s) will be enhanced by its relocation.**

(emphasis added). The City and Appellants do not appear dispute that the Application complies with LMC Sections 15-11-13(A)(1)(a) and 15-11-13(A)(1)(b). As a result, the Appellants do not appeal or seek further review of Finding of Fact #46 of the HPB's Final Action issued on May 22, 2018 ("Final Action"). *See Copy of Final Action*, attached as Exhibit A.

PROCEDURAL HISTORY

1. On May 2, 2018 the HPB reviewed the Applicants' Application to reorient (rotate) and relocate a Significant Structure located at the Property. *See E-mail Correspondence with "Final Action" attachment from Hannah Tyler dated May 4, 2018*, attached as Exhibit A¹; *Minutes of May 2, 2018 Meeting*, attached as Exhibit B; *Staff Report dated May 2, 2018*, attached as Exhibit C.

¹ The Appellant has provided the City Recorder with a binder of Exhibits, additional copies of these exhibits can be made available upon request.

2. There were several scheduled meetings with the HPB and Planning Staff prior to the May 2nd hearing referenced above, including but not limited to:

- a. July 19, 2017 (public hearing scheduled but continued), *see Staff Report dated July 19, 2017*, attached as Exhibit D;
- b. October 4, 2017 (public hearing scheduled but continued), *see Staff Report dated October 4, 2017*, attached as Exhibit E;
- c. December 5, 2017 (public hearing and continuation), *see Staff Report dated December 5, 2017*, attached as Exhibit F; *December 5, 2017 Meeting Minutes*, attached as Exhibit G;
- d. February 7, 2017 (public hearing scheduled but continued), *see Staff Report dated February 7, 2017*, attached as Exhibit H; and
- e. April 4, 2017 (public hearing scheduled but continued); *see Staff Report dated April 4, 2017*, attached as Exhibit I.

3. Ultimately, the HBP denied the Application on the basis that the proposed changes did not meet the criteria for relocation or reorientation pursuant to “LMC 15-11-13 Reorientation and/ or Relocation of a Historic Building or Historic Structure.” *See Final Action*, attached as Exhibit A.

4. On or about May 4, 2018, Planner Hannah M. Tyler (“Planner Tyler”) issued a letter entitled “RE: Reorientation and Relocation Determination” (“May 2nd Letter”). *See* attached as Exhibit A.

5. The May 2nd Letter was not issued or signed by the HPB, nor reviewed by it in an open meeting prior to May 2nd.² *Id.*

6. On or about May 22, 2018, Planner Tyler issued a second letter entitled, “Denial Letter for the Historic District Design Review application at 424 Woodside Avenue.” *See E-mail Correspondence and Attachment from Hannah Tyler dated May 22, 2018*, attached as Exhibit J.

7. On or about May 24, 2018, Appellant through their attorney asked for clarification on what date constituted the Final Action or written decision and timeline for appeal. *See E-mail Correspondence from Joseph E. Tesch dated May 24, 2018*, attached as Exhibit K.

8. Nearly a week later, City Attorney Polly Samuels McLean responded that it was the City’s position that the Final Action took place on May 4, 2018 thereby triggering the 30 day timeline for appeal. *See E-mail from Polly Samuels McLean dated May 30, 2018*, attached as Exhibit L.

9. While the Appellant disputes the City Attorney’s position on the 30 day timeline to submit this appeal, out of an abundance of caution, the Appellant now submits this appeal pursuant to LMC § 15-1-18(E).

STATEMENT OF RELEVANT FACTS³

Current Condition and Classification of the Historic Structure on the Property

1. The Appellants are the owners of the Property.
2. The current House is a duplex building located on the Property.

² Under LMC Section 15-1-18(E), “...a decision by the Historic Preservation Board regarding a land use application, the applicant may appeal the decision within thirty (30) days after the day on which the historic preservation authority issues a written decision.” (emphasis added)

³ The Appellants reserve the right to present additional factual evidence in support of this Petition for Review prior to or at any hearing before the Council.

3. The House is listed as “Significant” on the Park City Historic Sites Inventory and the Property is located within the Historic Residential (HR-1) zone. *See Staff Report dated May 2, 2018*, attached as Exhibit C. Importantly, it is not listed as a Landmark Site.

4. The front, or primary façade, of the House faces east towards Main Street, but is accessed from the west off of Woodside Avenue. (*Photographs of Structure on Property will be presented at the hearing*). However, as Bruce Erickson has noted, while the “primary façade” may or may not face Woodside Avenue is irrelevant to the Application.

5. The House sits approximately ten (10) feet below the grade of Woodside Avenue and is closely situated to it. Indeed, from Woodside Avenue only the metal roof of the House is visible. *See Letter from Mark Turnbow (former resident of 424 Woodside)*, attached as Exhibit M; *Additional Evidence on this Issue will Be Presented at the Hearing*.

6. Indeed, anyone can jump on top of the roof from the Woodside Avenue. *Id.*

7. During the winter months, snow and ice drainage from Woodside Avenue builds onto the House completely engulfing the hillside windows, bedroom, and laundry room wall, creating an actual ice wall on the inside of the wall. The windows need to be boarded up to stop the snow and ice from breaking through. *Id.*

8. In addition, during the winter, residents of the House, especially anyone living in the bedroom near Woodside Avenue, are threatened by potential spin-off of cars traveling down the road. *Id.*

9. Likewise, the spring run-off drains onto the House causing substantial drainage issues. *Id.*

10. In short, the proximity to Woodside Avenue and the orientation of the House, where the living space is at the back of the home abutting Woodside Avenue, create hazardous

conditions for those living in the House as well as for the House itself. *Id.*, *see also*, attached as Exhibit C (Appellant will also provide additional evidence at the hearing on this issue.)

History of the House

11. According to the Planning Department, the House was constructed in 1886 as a hall-parlor type single family dwelling with a side-gabled roof. *See Staff Report*, attached as Exhibit C.

12. The earliest the House is seen on the Sanborn Fire Insurance Map is in 1889 where it is depicted as a wood-framed and wood-sided house with a small shed-roofed wing on the south end of the rear (west) side with no front porch. *Id.*

13. Since that time, however, the Planning Department determined that the House underwent several structural changes, including:

- a. The extension of the original shed-roofed wing across the west side (estimated to have occurred prior to 1900);
- b. The addition of a front porch to the east side that changes the location and size of it (estimated to have occurred in 1907, and retained in this manner until 1930);
- c. The addition of a second shed-roofed structure across the west side, incorporating the 1907 screened porch and filling the terrace between the rear wall of the house and the retaining wall (by 1941);
- d. The removal of the front porch (by 1941);
- e. The application of asbestos shingles over the original wood siding (by 1941);
- f. The rebuilding of a porch across the east façade (by 1968);

- g. The modification of the east façade by the addition of a sunroom across the north two-thirds, covering the original doorway and north window (between 1978 and 1993); and
- h. The construction of a 700 square foot addition to the south of the House to create the Duplex Dwelling Use (1993). *Id.*; *see also*, attached as Exhibit A.

14. It is further noted that the area surrounding the area also changed over time.

Indeed, the House was previously surrounded by footpaths, including one that provided access to the east side (front) of the House, connecting the House to Main Street. These significantly altered conditions were not caused or approved by the Appellant.

15. In the early 1900s, during the pre-automobile era, transportation to town was primarily done on foot with some residences having a horse and wagon. *See* Exhibit J attached to Exhibit C.

16. These pedestrian paths, however, no longer exist which, again, were not caused or approved by the Appellant. *Id.*

17. Indeed, there is another residence that abuts the Property directly to the east of the House.

18. In 2005, Park City approved a plat amendment that created a 75 foot wide lot that combined the three (3) existing lots into one legal lot of record. The House straddles two (2) of the three lots that were combined.

19. A majority the homes surrounding the House have since been demolished and now face the west/ Woodside Avenue. *See* Exhibit J to the Staff Report dated July 19, 2017, attached as Exhibit D (noting that the structures now located at 400, 402, 408 and 426 Woodside, which once faced east, have been re-oriented to face west).

20. It appears that these changes happened over time as time progressed and the surrounding area changed with the elimination of the footpaths and Open Space in the area. Thus, the redevelopment of the area over time has resulted in the loss of the historic mining period characteristics of possible orientation toward Main Street and have been replaced by larger residential homes that face the west (or Woodside Avenue).

21. In short, the House has been significantly altered over the years and little historic material remains. The structural components of the House, the surrounding context, the lack of Open Space, and the reorientation of surrounding homes are significantly different from the conditions that existed in 1886.

22. As the Planning Staff noted, “[t]he [P]roperty is one of the few reminders of the historic development pattern on a part of the street where much of it has been lost...” See *Planning Staff Report dated May 2, 2018*, attached as Exhibit C. In fact, since all other historic type houses no longer are oriented toward Main Street, the Park City Planning Staff and the HPB appear to be applying a more strict standard of reorientation and movement from the lot line than they applied to previous Applications. This is so even though the House is currently located ten feet below Woodside Avenue rendering it almost invisible.

Prior Applications to the Modify the House

23. While irrelevant to the most recent Application to the HPB, a prior Historic District Design Review (“HDDR”) application was made to the HPB in 2011 (“2011 Application”) with a request for a variance for a height exception and front and yard setback exceptions.

24. The Board of Adjustment denied the variance requested in 2011.

25. The 2011 Application was also denied.

26. The current Planning Staff determined that the current Application differed from the 2011 Application because the current Application complies with the height and setback requirements.

27. When considering the current Application, however, the HPB unlawfully relied upon the prior findings and decision concerning the 2011 Application as that decision was made before a different public body (the Board of Adjustment) and not the HPB on a different application applying a different ordinance with a different standard of review.

Current Application

28. The Appellants desire to remodel the existing structure on the Property which currently sits approximately ten (10) feet below Woodside Avenue.

29. The Appellants submitted their original application on or about November 14, 2016. The Application was subsequently modified in response to the Planner comments on February 15, 2017 and again on April 7, 2017.

30. The Application proposed to relocate the House ten (10) feet to the east to comply with the Front Yard Setback and also seeks to reorient the structure 180 degrees so that the front façade faces towards Woodside Avenue. Both of these requests are preliminary to the Application's intent to then raise the House so that it is visible and so that it eliminates the hazardous conditions. The raising of the House will be considered after the final decision in this appeal but that intent is relevant to the merits of this appeal.

**BASES FOR THE APPEAL INCLUDING THE ALLEGED VIOLATIONS OF LAW AS
APPLIED TO THE FACTS CONTAINED IN THE HPB DECISION**

ISSUE #1: THE HPB ERRED BY RELYING UPON A HISTORICAL ANALYSIS THAT INCORRECTLY APPLIED THE WRONG CRITERIA ASSOCIATED WITH LANDMARK SITES INSTEAD OF THE CRITERIA FOR A SIGNIFICANT SITE.

The House has been designated as a “Significant Site” on the Park City Historic Sites Inventory. The LMC distinguishes between the criteria for designation as a “Landmark Site” versus a “Significant Site.” Indeed, the three criteria for a Landmark Site are set forth in LMC Section 15-11-10(A)(1), while the four criteria for a Significant Site are set forth in LMC Section 15-11-10(A)(2). For ease of reference, the similarities and differences between the criteria for a Landmark Site compared to a Significant Site are as follows (copied verbatim from the LMC Section 15-11-10):

CRITERIA	LANDMARK SITE	SIGNIFICANT SITE
1	It is at least fifty (50) years old or if the Site is of exceptional importance to the community; and	It is at least fifty (50) years old or the Site is of exceptional importance to the community; and
2	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	It retains its Essential Historic Form as may be demonstrated but not limited by any of the following: (1) It previously received a historic grant from the City; or (2) It was previously listed on the Historic Sites Inventory; or (3) It was listed as Significant on any reconnaissance or intensive level survey of historic resources; and
3	It is significant in local, regional, or national history, architecture, engineering or culture associated with at least one (1) of the following: (1) An era that has made a significant contribution to the broad patterns of our history; or (2) The lives of Persons significant in the history of the community, state, region, or nation; or (3) The distinctive characteristics of type, period, or method of construction of the work of a notable architect or attached as craftsman.	It has (1) or more of the following: (1) It retains its historic scale, context, materials in a manner and degree which can be restored to its Essential Historic Form even if it has non-historic additions; or (2) 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; and
3	—	It is important in local or regional history architecture, engineering, or culture associated with at least one (1) of the following: (1) An era of Historic Importance to the community, or (2) Lives of Persons who were of Historic importance to the community, or (3) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.

Notably, the criteria for a “Significant Site” does not include “Historic Integrity” in terms of “location, design, setting, materials, workmanship, feeling and association....” Instead, those

criterion are strictly limited to “Landmark Site” designations not existing here. In interpreting these two ordinances, we must conclude that this omission was intentional and this omission should be given its legislative intent.

The Park City Planning Department appears to have hired Anne Oliver (“Ms. Oliver”) to provide a formal assessment of the House, including the effects that the proposed reorientation would have on the historic significance of the House. *See Exhibit K “Park City Municipal Corporation’s Historic Preservation Consultant, Anne Oliver, SWCA-Assessment of Proposed Reorientation” (“PCMC Analysis”)* attached to the July 19, 2017 Staff Report, attached as Exhibit D. Ms. Oliver’s report, however, erroneously analyzes the effects of the proposed reorientation utilizing the criteria for “Landmark Sites” instead of “Significant Sites.” Indeed, the “Significance and Integrity” section of her analysis (Pages 3-5) relies exclusively on the components for “Historic Integrity” for a “Landmark Site,” emphasizing “Landmark Site” criteria, including: (1) location; (2) setting; (3) workmanship; and (4) design. *See Criteria #2 for Landmark Sites above.* These are not the criteria associated with “Significant Sites.”⁴

Ms. Oliver ultimately concludes that the proposed reorientation would “diminish [the] integrity to the degree that the property can no longer be considered a Significant Site....” *PCMC Analysis*, attached as Attached as Exhibit D. This conclusion is in error as it relies upon the criteria for a “Landmark” designation and not the criteria for a “Significant Site.” *See* Pages 6-7 of the *PCMC Analysis* (misapplying integrity, location, setting, and design criteria (Landmark criteria) to LMC Section 15-11-13(A)(3)(c)(1)-(c)(4) and to conclude that the House would lose its “Significant” designation if reoriented), attached as Exhibit J to *the July 19, 2017 Staff Report* (attached as Exhibit C). In other words, Ms. Oliver’s analysis tests whether the

⁴ Notably, and as set forth in the Chart above, “Significant Site” designations focus on other criteria, including the scale, context, materials, or mass, scale, composition, materials, treatment, cornice, and/ or other Visually Compatible architectural features to the Mining Era Residences. *See* LMC § 15-11-10(2)(c).

House would qualify for designation of a “Landmark Site,” yet concludes that, if reoriented, the House would no longer qualify for designation as a “Significant Site.” This is an unsupported conclusion, and is plainly incorrect as the House would continue to meet all criteria for a Significant Site if the reorientation and the relocation are approved.

The HPB erred by incorporating Ms. Oliver’s incorrect analysis in its Findings of Fact # 52, 53, 54, and 55 as well as Conclusion of Law #1. Moreover, the HPB relied upon other criteria such as “integrity of the site context,” and “siting on the lot,” that are not criteria associated with “Significant Sites” or the applicable provision of the LMC (in particular, Section 15-11-13) to determine whether the House meets the qualifications for reorientation. Accordingly, the HPB relied upon an incorrect analysis and assumptions that applied principles for “Landmark Sites” to the House, applied criteria not included in LMC Section 15-11-13, and ultimately in reliance on the wrong provision of the LMC, erred in denying the Application for reorientation and relocation. As a result, the Council should reverse the HPB’s decision. *See Applicant’s Analysis for Reorientation*, attached as Exhibit J to the July 19, 2017 Staff Report (attached as Exhibit C). Moreover, as this determination was one of its discretion and not plainly restricted by the LMC, the Council is required to reverse these decisions in favor of Applicant.

ISSUE #2: THE HPB ERRONEOUSLY CONCLUDED THAT THE APPLICATION DID NOT MEET THE CRITERIA SET FORTH IN THE LMC 15-11-13(A)(3)(c)(1)-(4).

The parties agree that the Application complies with the requirements for relocation and reorientation under LMC 15-11-13(A)(1)(a) through (b).⁵ The HPB, however, erroneously

⁵ In particular, Finding of Fact #46 of the Final Action, states that “[t]he proposal complies with LMC 15-11-13(A)(1)(a) and 15-11-13(A)(1)(b) as the applicant has submitted a plan for rotation and relocation and Structural Engineer’s report. The Historic Structure would remain structurally sound when it was reattached to a new structure in the new orientation.” The Appellant submitted in support of this finding a report from Henry Shen, a licensed structural engineer, suggesting that the Historic Building/ House can successfully be relocated/ reoriented. In addition, the Appellant provided evidence from the licensed structural engineer who reviewed the April 6, 2017 plans and determined the relocation/ relocation will not have a detrimental effect on the soundness of the historic building.

concluded that the proposal did not comply with LMC 15-11-13(A)(3)(c)(1) through (4) concerning whether there are unique conditions that would warrant the proposed relocation and/or reorientation.⁶

LMC 15-11-13(A)(3)(c)(1): The Historic Context of the House has Been Radically Altered and the Relocation Will Enhance the Ability to Interpret the Historical Character, District or Present Setting

In Finding of Fact #52 of the Final Action, the HPB concluded that the proposal does not comply with LMC 15-11-13(A)(3)(c)(1) (requiring that the “historic context of the [House] has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the [House] and the Historic District or its present setting”). The HPB’s rationale was that the “integrity of the site context has not been lost” as the House “remains in its original location and therefore retains that aspect of integrity, including its original orientation to the east and its siting on a small terrace below the street.” *Final Action*, attached as Exhibit A. The HPB erroneously reasoned that because there has been a loss of the historic setting, the Application should be denied to preserve “one of the few reminders of the historic development pattern.” In other words, the HPB concluded that the House should retain its original orientation because the east facing direction of the House is historical. This conclusion, however, ignores the criteria for relocation and reorientation under the LMC and the overwhelming evidence presented by the Appellant to the contrary. This conclusion also ignores the elephant in the room, namely that the ability to interpret the historic character is nonexistent as the House is essentially invisible and will remain so unless the Application is approved.

⁶It should be noted that the vote to deny this Application was not unanimous. In the HPB discussion in the meeting on December 5, 2017, two experienced HPB members found that the criteria for approval had been met expounding on all of the criteria in LMC Section 15-11-13, and on May 2, 2018 one of those Board members again opposed denial of the Application. The other dissenting member was absent from this hearing. Under these facts the decision of denial by the HPB was clearly one of the exercise of discretion and not mandated by the LMC, in which case the Council is directed to reverse in favor of the Applicants/Appellants.

The HPB erred by: (1) not determining whether the historic context of the House has been “so radically altered,” and (2) failing to thereafter consider whether the proposed relocation will enhance the ability to interpret the historic character of: (a) the Home; and (b) the Historic District or its present setting.

Contrary to the HPB’s implicit conclusion otherwise, the historic context of the House has been “radically altered,” including, but not limited to, the current encroaching roadway (Woodside Avenue), the incompatible adjacent surrounding development of larger homes oriented toward the west, and the numerous elements of the House that has been altered over time has resulted in a loss of the development pattern. Indeed, since its original construction, the following aspects of the House has changed, including: (1) the framing on the roof has been replaced; (2) the gable form framing has been replaced; (3) a rear shed was re-framed; (4) the floors were reframed; (5) the downhill wall has been reframed; (6) the front porch was added; (7) a shed roofed addition was added and built across the west side; (8) the porch was removed and rebuilt; and (9) the east façade was modified by an addition of a sunroom across the north two-thirds. In addition, the historical elements of the surrounding area has not been preserved and, as a result, the incompatible surroundings significantly diminish any of the remaining historic character of the House.

Since the construction of the House, the area and Property has changed by: (1) the widening and raising of the elevation of Woodside Avenue creates an overshadowing encroachment upon the House which is now ten (10) feet below street level; (2) the abandonment of the footpaths and open space surrounding the House; (3) the permitted development surrounding the House and Property (i.e., the surrounding homes of the same era and orientation have been replaced with larger contemporary homes with different orientations); (4) the size of

lot changed with a plat amendment that combined three 75 foot wide lots into one legal lot of record; (5) the historic front yard access to the home has been lost; and (6) an overall change in the scale of the adjacent structures dwarf the Property and House that create a visual disconnected in the streetscape.

Indeed, even the HPB recognized in its Final Action that:

...much of the original setting has been lost, including adjacent historic houses, footpaths, staircases, and open space... The property is one of the few reminders of the historic development pattern on a part of the street where much of it has been lost, and is thus important in maintaining a district-wide sense of the historic setting.

Final Action Statement of Fact #43, attached as Exhibit A (emphasis added). Accordingly, the historic context of the House has been radically altered so that relocation and reorientation will enhance the ability to interpret the historic character of the House, the District, and the present setting.

As presented to the HPB, the historic character of the House will be enhanced by the current proposal. In particular: (1) the non-historic porch enclosure will be removed; (2) the historic front porch will be re-built; (3) the front door will be re-built in its historic location; (4) the front windows, on either side of the entry door, will be added back; (5) all windows will be replaced with historically appropriate wood windows; (6) all non-historic siding will be removed and replaced with historically appropriate materials; (7) all non-historic roofing will be removed and replaced with historically appropriate materials. *See Minutes of May 2, 2018 HPB Meeting*, Attached as Exhibit B; *see also, Presentation and Report Submitted to the HPB Board by Dina Blaes*, attached as Exhibits Q and N; *Proposed Plans Submitted on April 7, 2017*, attached as Exhibit R. These aspects all enhance the ability to interpret and restore the historic character in

comparison to the current condition where the Home is barely visible from the street.

Accordingly, the Appellants meet the criteria of LMC Section 15-11-13(A)(3)(c)(1).

LMC 15-11-13(A)(3)(c)(2): The Proposed Reorientation and Relocation Will Not Diminish the Overall Physical Integrity of the Historic District or Historical Associations

In Paragraph 53 of the HPB's Final Action, the HPB erroneously concluded that the proposed reorientation and relocation will "diminish the overall physical integrity of the Historic District and the site's association with important development patterns of the Historic District...[because] [t]he physical integrity of the site is defined both by the Historic Structure's siting on the lot and the remaining pieces of its Essential Historic Form." The physical integrity of a site is based on a respect for and adherence to the historic development pattern, a preservation of the remaining extant historic buildings, the rehabilitation of historic buildings so they remain in active use, and the encouragement of infill development that is visually compatible with the significant historic elements. *See Report of Dina Blaes*, attached as Exhibit N. The HPB erred by limiting the definition of "physical integrity" to just the "siting" and "remaining pieces of the Essential Historic Form" while overlooking the fact that the House has been reframed a number of times and that it is apparent that not much if any historic material remains.

Moreover, the Essential Historic Form of the House will be greatly enhanced by the proposed project, and therefore enhance the physical integrity of the Historic District. Historic associations are critical and the applicable ones in this this case are based on the mining era. This current House, however, only possess a few of the "telltale" characteristics that identify it as a mining era cottage, including the drastically altered roof form, mass, scale and treatment. *See Report of Dina Blaes*, attached as Exhibit N. The proposed project, however, intends to retain those currently valid historical elements as well as to restore historically accurate architectural

elements that will strengthen the associations within the context of the historic district. *Id.* Additionally, the relocation and reorientation will comply with setback and height requirements which are the primary elements that make up the physical integrity of a zoning district. Simply put, the proposed reorientation will not result in the loss of those associations with the mining era but enhance them and make them visible. Accordingly, the HPB erred in its conclusory finding that the reorientation will diminish the overall physical integrity and diminish the historical associations. As a result, this Council should reverse the HPB's decision and find that the Application meets the criteria set forth in LMC 15-11-13(A)(3)(c)(2).

LMC 15-11-13(A)(3)(c)(3): The Historical Integrity and Significance of the House Will Not Be Diminished by Relocation and Reorientation

In Paragraph 54 of the Final Action, the HPB erroneously concluded that reorientation of the House will diminish integrity to the degree that the Property may no longer be considered a "Significant Site." This conclusion, however, is based on misunderstandings and misinterpretations of how a structure is designated as a "Significant Site" under LMC Section 11-15-10. The key components for a "Significant Site" designation focuses on either the retention of "historic scale, context, materials in a degree which can be restored to its Essential Historic Form even if it has non-historic addition;" or "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." LMC 11-15-10(2)(c)(1)-(2).⁷ When reviewed under these criteria, the proposed reorientation and relocation will not diminish the historical integrity and significance of the historic site because the site will continue to meet

⁷ It is noted that the Park City Design Guidelines further explains how "[i]ntegrity can be defined as the 'authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period'" *Design Guidelines "Introduction," "Concept of Integrity"* (citing to the National Park Service). The Design Guidelines further explain that "significant sites have structures that retain their essential historical form, meaning that the buildings must retain the physical characteristics that make it identifiable as existing in or relating to an important era in Park City's past."

the criteria for designation as a “Significant Site.” Indeed, the mere reorientation of a structure does not result in the loss of designation as a “Significant Site.” For example, 801 Park Avenue, 964 Empire Avenue, Three Kings, and 1102 Norfolk are all structures that were approved for reorientation and relocation which have not lost their status of “Significant Sites.” *See Email from Dina Blaes to the Historic Preservation Board*, attached as Exhibit S.

Moreover, the proposed project will strengthen the integrity of the House because the Essential Historic Form will be enhanced through the restoration of the physical characteristics that would identify it as existing in and relating to the mining era in Park City. *See Report of Dina Blaes*, attached as Exhibit N.

Accordingly, the Council should reverse the HPB’s decision that the proposal does not comply with LMC 15-11-13(A)(3)(c)(3). Again, since this decision is clearly one of discretion and not plainly restricted by the LMC, the Council is directed to interpret the LMC to favor the Application.

LMC 15-11-13(A)(3)(c)(4): The Potential to Preserve the House Will be Enhanced by its Relocation and Reorientation

In Paragraph 55 of the Final Action, the HPB erroneously determined that the potential to preserve the House will not be enhanced by its relocation or reorientation because “[a]ll restoration of lost Historic Materials could occur in the Historic Structure’s current location and siting.” The HPB’s decision mistakenly focuses on a single purported historical aspect of the House, its orientation.

The proposed relocation and reorientation, however, enhances the potential to preserve the House as long term preservation is dependent upon the ability to adapt the historic building to contemporary use without diminishing the site’s significance or Essential Historic Form. *See Report of Dina Blaes*, attached as Exhibit N. The proposal achieves these outcomes by

accommodating the contemporary use while maintaining the prospect of remaining as a Significant Site. The proposal also enhances the Essential Historic Form by retaining key historic architectural elements and restoring many character-defining *See id.* Also, ultimately repositioning this historically significant House so that it is actually visible to Park City residents and visitors most obviously enhances its historic significance.

In contrast, if the House were to remain in its present state, the potential to preserve the building diminishes with the passage of time. Indeed, the House continues to be threatened by physical damage due to drainage issues and the inability to adapt the site to contemporary living standards because of the orientation and location on the site. *Id.* Accordingly, the HPB erred when it speculated, without any evidentiary support that, “[a]ll restoration of lost Historic Materials could occur in the Historic Structure’s current location and siting.” *See Exhibit A.* Thus, the Council should reverse the HPB’s decision and find that the Application complies with LMC 15-11-13(A)(3)(c)(4).

In sum, the Council should reverse the HPB’s decision that there were no unique conditions that warranted the proposed relocation and reorientation. In addition to the foregoing, the Chief Building Official and Planning Director have previously found that there were unique conditions that warranted the proposed relocation of other structures under similar but less compelling and meritorious circumstances of the House. *See Notice of Planning Director & Chief Building Official Determination for 1102 Norfolk Avenue*, attached as Exhibit T. Consequently, the Application meets the criteria for relocation and reorientation as there are unique conditions that warrant the proposed relocation and reorientation consistent with LMC 15-11-13(A)(3)(c).

ISSUE #3: THE HPB ERRED WHEN IT REFERENCED, INCORPORATED, AND RELIED UPON THE 2011 HDDR APPLICATION AND REQUEST FOR VARIANCE.

The initial Staff Report of July 19, 2017 included a reference to and analysis from a prior Historic District Design Review (“HDDR”) application submitted in 2011 seeking to reorient and relocate the House as well as construct a new addition. *See July 19, 2017 Staff Report*, attached as Exhibit D. The Appellants, through their attorney, objected to the HPB’s and Planning Staff’s reliance on a prior application and the Board of Adjustment’s prior decision when considering the current Application. *See Correspondence between Joseph Tesch and Polly Samuels McLean*, attached as Exhibit O. The Planning Staff and HPB, however, continued to reference and rely upon the outcome of the 2011 Application. *See Exhibits D through I.*

There is nothing that prohibits an applicant from submitting more than one application. A decision on a prior application does not have a preclusive effect on a different application thereafter. *See Correspondence between Joseph E. Tesch and Polly Samuels McLean*, attached as Exhibit O.

When the Planning Staff and HPB referenced and partially relied upon the 2011 Application, it incorrectly relied on a decision made by a different body (the Board of Adjustment) on a different application, applying a different standard of review. As such, the HPB erred in a material and unlawful manner and its decision should therefore be reviewed and reversed.

ISSUE #4: THE HPB (AND PLANNING DIRECTOR AND BUILDING CHIEF) ERRED BY INCREASING THE REQUIREMENTS SET FORTH IN LMC SECTION 15-11-13(A)(3)(b) THAT IMPOSED A STANDARD OF REASONABLE MITIGATION.

Under LMC 15-11-7, “[t]he HPB has **no authority** to waive or **increase** any requirement of any ordinance of the City.” In its Finding of Fact #49, the HPB determined that the

Application did not comply with LMC § 15-11-13(A)(3)(b)” because the “Planning Director and Chief Building Official did not find hazardous conditions that were threatening the Historic Structure...[and] that any hazardous condition (like drainage) could be reasonably mitigated while maintain the Historic Structure in its current condition.” *See* Exhibit C at ¶ 49. These naked conclusions were not accompanied by any reasonable analysis of the facts nor any defined “hazardous conditions” and therefore, should be rejected. Moreover, this conclusion is not wholly consistent with the letters submitted by the Chief Building Official and Engineer in Training. *See* Exhibit 3 attached to *Staff Report dated May 2, 2018*, attached as Exhibit C. Indeed, the Building Official did not dispute that there was a “hazardous condition,” but only “determined that option 1 [which is the installation of a perforated storm drain] is a valid option supported by City Staff.” *Id.* Similarly, the engineer in training, Corey Legge, also did not dispute there was a “hazardous condition” but only indicates that there were “two solutions to reduce drainage towards the home...installation of perforated storm drain...is consistent with best practices throughout the City and is supported by staff.” *Id.*⁹

The Appellants, however, presented evidence to the HPB, Planning Director, and Chief Building Official of drainage issues due to the current location and orientation of the House. *See Applicant's Supplemental Engineer's Report dated April 16, 2018 (Exhibit 1 to the May 2, 2018 Staff Report)*, attached as Exhibit C. Indeed, during the winter months snow and ice build-up along the western wall of the House. Similarly, during the spring, the melting snow and ice

⁸ LMC Section 15-11-13(A)(3)(b) identifies that one of the criterion that meets the requirements for relocation on a Significant site is that, “[t]he Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the perseveration of the building will be enhanced by relocating it.”

⁹ Much discussion has occurred as to whether there exists “hazardous conditions.” Our licensed engineer has stated that hazardous conditions exist. *See* LMC 15-11-13 (A)(3)(b). The unlicensed engineer in training of the City disagrees. However, whether the Council agrees with either side is irrelevant to LMC 15-11-13 (A)(3)(c) which requires only the finding of “unique conditions.” By any standard the winter conditions noted in the Statements of Relevant Facts paragraphs 6, 7, 8, 9 and 10 are clearly “unique conditions.”

create drainage issues along the western portion of the House that abuts Woodside Avenue.

Additional Evidence concerning the hazards of these conditions will be provided at the hearing.

The Chief Building Official and City Engineering Department, however, concluded that the drainage issue should be resolved by installing a perforated storm drain along the west face of the House and under the driveway slab. *See Chief Building Official's and City Engineering Department's Response to Applicant's Supplemental Engineer's Report (Exhibit 3 to the May 2, 2018 Staff Report)*, attached as Exhibit C. The HPB relied upon the Chief Building Official's and Engineering Department's reports to conclude that, "[t]he Planning Director and Chief Building Official found that any hazardous condition (like drainage) could be reasonably mitigated while maintain the Historic Structure in its current condition." *See Finding of Fact #49 of the Final Action*, attached as Exhibit A. The standard, however, in LMC 15-11-13(A)(3)(b), is that if the "Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it" then the Applicant has satisfied the requirement of LMC 15-11-13(A)(3)(emphasis added). There is no requirement that the Appellant mitigate the hazardous conditions that exist. The HPB is required to accept the House as it exists, not how it or any hazardous conditions threatening it could be mitigated. Let's be practical. In the real world, given the advancement of engineering, every hazardous condition can be mitigated at some perhaps great expense, as here. That cannot be the standard. The HPB, the Chief Building Official, and the City Engineer are without authority to impose a greater restriction upon this section of the LMC than that which was adopted by ordinance. *See LMC 15-11-7*. Injecting possible mitigation into the decision was therefore in error and the decisions

of the Chief Building Official and the Engineer in training (not licensed), and ultimately the HPB, and should be rejected as relevant and qualified (no licensed engineer).

Moreover, on or about August 28, 2017, during a site visit with the Chief Building Official, Dave Thacker suggested that the proposed project (lifting the House as proposed in the Application) would resolve the current threat of damage due to poor site drainage, would eliminate the potential risk of damage from snow removal, and other activity along the encroaching and raised roadway, and would facilitate compliance with current building codes. *See Analysis of Dina Blaes dated September 13, 2017*, attached as Exhibit N. In addition, the Appellants presented evidence that the preservation of the House will be enhanced by relocating it because they were proposing to retain the historic elements that remain, while also restoring the character-defining historic elements that have since been lost, including the primary façade and original and compatible fenestration patterns on the secondary façade. *Id.* Consequently, the HPB, Planning Director, the City acting Engineer, and Chief Building Official, apparently relying on the possibility of mitigation, erred when they erroneously determined that the building was not threatened by a hazardous condition as it could be mitigated through drainage. Importantly, the HPB, Planning Director, and Chief Building Official do not appear to have even considered whether the preservation of the building would be enhanced by relocating it as the ordinance requires. LMC 15-11-13(A)(3)(b).

Based upon the foregoing, the HPB erred by relying upon the Chief Building Official's and quasi City Engineer's response to the supplemental engineering report and by injecting a false restriction on the Applicant to prove that the hazardous condition cannot be mitigated through another means. As a result, the Council should reverse the HPB's decision as LMC

Section 15-11-13(A)(3)(b) does not plainly restrict the Appellants to prove and comply with a mitigation plan, other than relocation, to address the hazardous condition.

ISSUE # 5: THE HPB ERRED BY FAILING TO MAKE A DETERMINATION ON THE PROPOSED PANELIZATION.

The Appellants filed a single Application that the staff determined had two major components: (1) an application for reorientation and panelization to be reviewed by the HPB; and (2) an application for HDDR review to be determined by the Planning Staff. *See Staff Report dated July 19, 2017*, Exhibit D. The HPB, however, made no findings of fact or conclusions of law or other determination concerning the proposed panelization and whether it met the requirements of LMC Section 15-11-14. There is no provision under LMC Section 15-11-14 that permits the HPB to ignore or disregard the Application for panelization. Accordingly, the Council should remand the matter to the HPB for review, and entry of findings of fact, conclusions of law, and final determination.

CONCLUSION

Based upon the foregoing and the LMC's direction to not give any deference to the HPB's factual decisions and to interpret and apply the LMC regulations to favor a land use application unless the land use regulations plainly restrict the Application, which in this case they do not, the Council should reverse the HPB's decision and approve the proposed Reorientation and Relocation of the structure located on the Property. If appropriate, the Council could qualify this decision so that it could be revisited if the Applicants make any significant and relevant amendments to its current overall Application.

RESERVATION OF RIGHTS

The Appellant reserves the right to further supplement the supporting documents and evidence and legal arguments prior to or at the hearing before the Council.

DATED this 4th day of June, 2018.

TESCH LAW OFFICES, P.C.



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PARK CITY MUNICIPAL CITY COUNCIL

JON and HEATHER BERKLEY
(represented by Jonathan DeGray, Architect)
9308 Tournament Canyon Drive
Las Vegas, Nevada 89144
Telephone: (702) 501-5005
*Owners of 424 Woodside Avenue, Park City,
Utah*

Applicants/ Appellants

v.

**PARK CITY MUNICIPAL
CORPORATION HISTORIC
PRESERVATION BOARD**

Appellee

**NOTICE OF ERRATA RE:
PETITION FOR APPELLATE REVIEW:
HISTORIC PRESERVATION BOARD
DECISION CONCERNING 424
WOODSIDE APPLICATION FOR
RELOCATION AND/ OR
REORIENTATION OF A HISTORIC
STRUCTURE**

Park City Project Number: PL-16-03369

COMES NOW, Jon and Heather Berkley (the “Applicants” or “Appellants”) by and through their counsel of record, Joseph E. Tesch and Stephanie K. Matsumura of Tesch Law Offices, P.C., and submits this Notice of Errata regarding clerical errors contained in their

Petition for appellate review of the Park City Historic Preservation Board's ("HPB") decision on Application PL-16-03379 ("Application") filed on June 4, 2018. The Applicants provide notice of the errata as follows:

- On Page 14, Footnote #5: The last sentence contains an incorrect reference: "relocation/relocation" which should read "relocation/ reorientation"
- On Page 21, the following sentence should be corrected to read: "The proposal also enhances the Essential Historic Form by retaining key historic architectural elements and restoring many character-defining elements." *(The word "elements" was missing from the original version.)*
- On Page 26, the following sentence is corrected to read: "As a result, the Council should reverse the HPB's decision as LMC Section 15-11-13(A)(3)(b) does not plainly restrict nor require the Appellants to prove and comply with a mitigation plan, other than relocation to address the hazardous condition." *(The phrase "nor require" was missing from the original version.)*

Please note these clerical errors in the Petition as filed.

DATED this 6th day of June, 2018.

TESCH LAW OFFICES, P.C.


Joseph E. Tesch
Stephanie K. Matsumura
Attorneys for Appellant

EXHIBIT A

Tassie Williams

From: Hannah Tyler <hannah.tyler@parkcity.org>
Sent: Friday, May 04, 2018 12:33 PM
To: Joe Tesch; Jonathan DeGray; Jon Berkley; Dina Blaes
Cc: Bruce Erickson; Anya Grahm
Subject: PL-16-03369 424 Woodside Avenue - HPB Action Letter
Attachments: PL-16-03369 424 Woodside Avenue - HPB Action Letter.pdf

Hello All,

Please find attached the Historic Preservation Board (HPB) Action Letter from the May 2nd, 2018 Meeting. I have included information regarding the Appeals process below.

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.

Should you have any questions, please do not hesitate to call or email me.

Respectfully,
Hannah

Hannah M. Tyler | Planner
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445 Marsac Avenue | P.O. Box 1480
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**HISTORIC PRESERVATION BOARD
PARK CITY, SUMMIT COUNTY, UTAH**

RE: REORIENTATION AND RELOCATION DETERMINATION

Historic Preservation Board of Park City, Utah met on Wednesday, May 2, 2018 for a regularly scheduled and duly noticed meeting. After determining that a quorum was present, the Board conducted its scheduled business.

NOTICE OF HISTORIC PRESERVATION BOARD ACTION:

Project Address: 424 Woodside Avenue
Project Number: PL-16-03369
Type of Item: Administrative – Reorientation and Relocation
Determination
Hearing Date: May 2, 2018

Board Action: **DENIED** – The Historic Preservation Board conducted a public hearing and found that the proposed Reorientation and Relocation would alter the Historic Context and have a negative impact on the historic character of the Historic Site, surrounding neighborhood and the Historic District. The Historic Preservation Board made the determination based on the following findings of fact and conclusions of law.

Finding of Fact:

1. The applicant, Jon and Heather Berkley (represented by Jonathan DeGray, Architect), are proposing to Reorient the Historic Structure towards Woodside Avenue (west). The primary façade of the Historic Structure currently faces towards Main Street (east), and the applicant is proposing to reorient the building 180 degrees towards Woodside Avenue. The applicant is also requesting to relocate the structure ten feet (10') to the east in order to comply with the Front Yard Setback.
2. The Duplex Dwelling located at 424 Woodside Avenue is listed as "Significant" on the Park City Historic Sites Inventory (HSI).
3. The property is located in the Historic Residential (HR-1) zone.
4. The Historic Structure faces towards Main Street in that the original primary entrance faces east. In 1993, a 700 square foot (SF) addition was constructed to the south of the Historic Structure to create the Duplex Dwelling Use.
5. In 2005 a Plat Amendment was approved creating a 75 foot wide lot by combining three (3) existing lots into one legal lot of record. The Historic Structure straddles two (2) of the three (3) lots that were combined.
6. In 2011, a Historic District Design Review (HDDR) application was submitted for the Reorientation and Relocation of the Historic Structure and construction of a new Addition. The HDDR proposal required a Variance.

7. In 2011, the Variance application was submitted for a Height Exception and for Front and Side Yard Setback Exception(s) citing a hardship regarding the elevation of Woodside Avenue in relation to the Historic Structure and the orientation towards Main Street (east) rather than the modern-day Public Right-of-Way (Woodside Avenue).
8. The Variance was Denied by the Board of Adjustment.
9. The 2011 Historic District Design Review application was Denied.
10. The current proposal is different from that of the 2011 HDDR and Variance because the current proposal would comply with the Height and Setback requirements. There would be no Variance triggered for Height or Setback exceptions by the current proposal.
11. Historically, the Historic Structure was associated with a network of pedestrian paths on the east side of the structure that connected the residence to Main Street.
12. On November 16, 2016, the applicant submitted a HDDR Application for the subject property. The project scope of the HDDR subject to the application before the HPB included: Reorient (rotate) the Historic Structure so that the primary entrance faces Woodside Avenue (west) and Relocate the Historic Structure ten feet (10') to the east in order to comply with the minimum Front Yard Setback.
13. After working with the applicant on the required materials for their submittal, the current HDDR application was deemed complete on March 2, 2017. Between March 2, 2017 and the first HPB meeting on July 19, 2017, staff provided the applicant with redline comments and re-reviewed new plans addressing those comments once submitted by the applicant.
14. The HDDR application is currently under review and cannot be complete as the HDDR is dependent on Historic Preservation Board's (HPB) review for Reorientation, Relocation, and Material Deconstruction.
15. The Historic Preservation Board held a public hearing and continued this item on July 19th, 2017.
16. The Historic Preservation Board held a public hearing and continued this item on October 4th, 2017.
17. The Historic Preservation Board held a public hearing, discussed the item, and continued this item on December 5th, 2017.
18. The Historic Preservation Board held a public hearing and continued this item on February 7th, 2018.
19. The Historic Preservation Board held a public hearing, discussed the item, and continued this item on March 7th, 2018.
20. The Historic Preservation Board did a site visit, held a public hearing, discussed the item, and continued this item on April 4th, 2018.
21. On April 16, 2018, the applicant submitted a supplemental engineer's report detailing the existing conditions of the site and possible solutions to those existing conditions.
22. The Chief Building Official and City Engineering Department provided an analysis of the applicant's supplemental engineer's report. The Chief Building Official and City Engineering Department's analysis found that Option 1 is a valid option supported by City Staff.
23. On April 16, 2018, a letter was submitted by Joe Tesch.
24. On July 1, 2017, November 18, 2017, February 17, 2018, and March 17, 2018 Legal Notice of the HPB public hearings was published in the Park Record and posted in the required public spaces. Staff sent a mailing notice to property owners within 100 feet and posted the property on July 5, 2017, November 21, 2017, and February 21, 2018.
25. On March 7, 2018 the Historic Preservation Board reviewed the proposal for 424 Woodside Avenue, held a Public Hearing, and continued the item to April 4, 2018. At the meeting, the applicant requested a continuation to a date certain (April 4, 2018) in order to facilitate a site visit.
26. The Historic Structure was constructed ca. 1886. The Park City HSI identifies the Historic Structure as significant to the Mature Mining Era (1894-1930).

27. Originally, the Historic Structure was a hall-parlor type single-family dwelling with a side-gabled roof; it was built on a relatively steep slope that was terraced toward the rear of the house (the Woodside Avenue side) to provide a more level building lot.
28. The Historic Structure first appears on the 1889 Sanborn Fire Insurance Map as a wood-framed and wood-sided house originally faced east, providing a view over Main Street. Physical evidence and the 1889 Sanborn map indicate that it had a small shed-roofed wing on the south end of the rear (west) side but no front porch.
29. By 1900, the original shed-roofed wing had been extended across the rear (west) side.
30. In 1907, the Sanborn Map indicates that a formal front porch was added to the east side, further defining it as the primary façade, at the same time that a secondary entry porch was added to the west side. The house retained this configuration through 1930.
31. The principal façade was composed of a central doorway flanked by a window on each side. Woodside Avenue was present to the west but, access to the house was via a footpath leading north from Fourth Street behind the Park Avenue houses, and then a short staircase leading up to the east façade. The orientation of houses along the uphill (west) side of Woodside was uniformly east-facing, while orientations along the downhill (east) side was mixed, with some facing the street and others the canyon.
32. By 1941, a second shed-roofed addition had been built across the west side, incorporating the 1907 rear screened porch and essentially filling the terrace between the rear wall of the house and the retaining wall so that the eave was nearly at grade. The front porch had been removed and asbestos shingles had been applied over the original wood siding by this time.
33. Asbestos shingle siding was noted on the 1957 tax appraisal card, which also documents the absence of an east porch.
34. The 1968 tax appraisal card indicates that a porch had been rebuilt across the east façade.
35. Between 1978 and 1993, the east façade was modified by the addition of a sunroom across the north two-thirds, covering the original doorway and north window.
36. The east façade of the Historic Structure is the “front”. This is supported by the traditional design of a central entrance door flanked by two (2) windows. This is a common style of architecture seen throughout Park City. The “rear” of the Historic structure is the west façade. This is represented by its traditional form created through additions throughout the Historic period.
37. The front façade has a front door entrance; however, a utility entrance is also located on the northwest corner of the structure in the rear enclosed porch addition. This was also a common occurrence in houses throughout Park City (examples include the side-enclosed porches at 1057 Woodside Avenue and 811 Norfolk Avenue). This utility entrance was often the entrance used by members of the household as a “mud room” so that the front entrance (on the front façade) remained clean.
38. Both entrances typically would have been used throughout the Historic Period; it would have simply depended on what the occasion was. After work in the mines, one would have used utility entrance on the northwest corner of the structure in the rear enclosed porch addition. If the home owner was having guests over, the front façade entrance on the east side of the structure would have been used.
39. If relocation of the structure ten (10) feet to the east is approved, the proposal will comply with the required ten foot (10') Front Yard Setback and minimum five foot (5') Side Yard Setback (total of 18 feet [18'] required), as dictated by the Historic Residential (HR-1) zoning district, described in Land Management Code (LMC) 15-2.2-3. In addition, the Historic Structure will comply with the 27 foot height requirement, described in LMC 15-2.2-5.
40. The current site conditions listed in the Findings of Fact of the 2011 Variance still exist. The Board of Adjustment found conditions of the site that are still existent and are common to the neighborhood, including, but not limited to the elevation of Woodside Avenue.

41. The proposal does not comply with Design Guideline B.3.2 (“B.3.2 The original placement, orientation, and grade of the historic building should be retained.”) as the original placement, orientation, and grade of the historic building would not be retained. The relationship to the street and the orientation of the Historic Structure facing Main Street are important in conveying the history of the Historic District and this site.
42. The proposal does not comply with Design Guideline B.3.3 (“B.3.3 If the original grade cannot be achieved, no more than two (2) feet of the new foundation should be visible above finished grade on the primary and secondary facades.”) as the proposed lifting would require the foundation to be greater than 2 feet above Final Grade in several locations due to the topography.
43. The proposal does not comply with Design Guideline E.1.1 (“ E.1.1 Relocation and/or reorientation of historic buildings should be considered only after it has been determined by the Design Review Team that the integrity and significance of the historic building will not be diminished by such action”) because the reorientation and relocation of the Historic Structure will diminish the integrity and significance of the site and its context. The Historic Structure at 424 Woodside remains in its original location and therefore retains that aspect of integrity, including its original orientation to the east and its siting on a small terrace below the street. And although much of the original setting has been lost, including adjacent historic houses, footpaths, staircases, and open space, the house at 424 Woodside retains its relationship to that earlier setting through its orientation and position on a shallow terrace below street level. The relocation in addition to the reorientation would result in the loss of the association to the structure’s position on the shallow terrace. The property is one of the few reminders of the historic development pattern on a part of the street where much of it has been lost, and is thus important in maintaining a district-wide sense of the historic setting. The context of the Historic Site has not been so radically altered that its unique developmental history cannot be recognized.
44. Bullet points 1 and 2 of the “Side Bars” for E.1.1 are not applicable to the proposal as there are no encroachment issues and the structure is not currently threatened by demolition.
45. The proposal would comply with Design Guidelines E.1.2 through E.1.5 as these would be mitigated through proper construction techniques and documentation processes.
46. The proposal complies with LMC 15-11-13(A)(1)(a) and 15-11-13(A)(1)(b) as the applicant has submitted a plan for rotation and relocation and Structural Engineer’s report. The Historic Structure would remain structurally sound when it was reattached to a new structure in the new orientation.
47. LMC 15-11-13(A)(2) is not applicable as the structure is designated as “Significant” on the Park City Historic Sites Inventory.
48. The proposal does not comply with LMC 15-11-13(A)(3)(a) as the Historic Structure is currently structurally sound and is not threatened by demolition.
49. The proposal does not comply with LMC 15-11-13(A)(3)(b) as the Planning Director and Chief Building Official did not find hazardous conditions that were threatening the Historic Structure. The Planning Director and Chief Building Official found that any hazardous condition (like drainage) could be reasonably mitigated while maintaining the Historic Structure in its current location.
50. The proposal does not comply with LMC 15-11-13(A)(3)(c) as the Historic Preservation Board, with input from the Planning Director and Chief Building Official, does not find Unique Conditions that would warrant the proposed reorientation and relocation
51. All four unique conditions listed in LMC 15-11-13(A)(3)(c)(1)-(4) must be found in order to support a finding under this criteria. Unique conditions shall include all of the following:
 - A. The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the

- historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting; and
- B. The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district; and
 - C. The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation; and
 - D. The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation.
52. The proposal does not comply with LMC 15-11-13(A)(3)(c)(1) "The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting;" because the integrity of the site context has not been lost. The Historic Structure at 424 Woodside remains in its original location and therefore retains that aspect of integrity, including its original orientation to the east and its siting on a small terrace below the street.
53. The proposal does not comply with LMC 15-11-13(A)(3)(c)(2) "The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district" as the proposed reorientation and relocation will diminish the overall physical integrity of the Historic District and the site's association with important development patterns of the Historic District. The physical integrity of the site is defined both by the Historic Structure's siting on the lot and the remaining pieces of its Essential Historic Form. .
54. The proposal does not comply with LMC 15-11-13(A)(3)(c)(3) "The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation;" The reorientation and relocation of the historic house at 424 Woodside Avenue will have a significant negative effect on its integrity, which has already been compromised by an addition and alterations on the east side and the large addition on the south side. Reorientation will diminish integrity to the degree that the property may no longer be considered a Significant Site as defined in the LMC and Design Guidelines. If the structure is reoriented as proposed, material making up the existing north and west walls will be demolished. In addition, these walls will no longer be visible from the Public Right-of-Way.
55. The proposal does not comply with LMC 15-11-13(A)(3)(c)(4) "The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation." as the potential to preserve the Historic Structure will not be enhanced by its relocation. All restoration of lost Historic Materials could occur in the Historic Structure's current location and siting.

Conclusions of Law:

1. The proposal does not meet the criteria for reorientation or relocation pursuant to LMC 15-11-13 Reorientation and/or Relocation of a Historic Building or Historic Structure.

If you have any questions or concerns regarding this letter, please do not hesitate to call me at (435) 615-5059 or contact me by email at hannah.tyler@parkcity.org.

Sincerely,



Hannah M. Tyler
Planner

EXHIBIT B

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF MAY 2, 2018

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

EX OFFICIO: Bruce Erickson, Anya Grahn, Hannah Tyler, Polly Samuels McLean, Liz Jackson

ROLL CALL

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

ADOPTION OF MINUTES

April 18, 2018

MOTION: Board Member Holmgren moved to APPROVE the minutes of April 18, 2018 as written. Board Member Scott seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Planner Grahn reminded the Board that May is Preservation Month. Utah State History had a number of activities planned for the month if anyone was interested.

Planner Grahn noted that the next HPB meeting was scheduled for May 16, 2018. The Historic Preservation Award would be unveiled with the City Council on May 31st.

Planner Grahn reported that the Historic Preservation Board interviews with City Council were scheduled for the first week in June.

CONTINUATIONS – Public Hearing and Continue to date specified.

115 Sampson Avenue – HDDR Material Deconstruction and Reconstruction – The applicant is proposing to reconstruct the historic house designated as “Significant” on the City’s Historic Sites Inventory. In addition the applicant will be

removing existing non-historic parking pad along with its associated wood staircases and railroad tie retaining wall; non-historic stacked stone retaining walls and 1990s wood slat fences; post-1947 addition on the west elevation and an underground root cellar; rebuilding the historic pyramid roof and dormers; reconstructing the existing masonry chimney; raising the house 2 feet to pour a new foundation; reconstructing the historic ca.1900 wraparound porch on the east and south elevations; replacing two non-historic doors; and removing non-historic aluminum windows and restoring 11 window openings.
(Application PL-17-03580)

Chair Stephens opened the public hearing. There were no comments. Chair Stephens closed the public hearing.

MOTION: Board Member Beatlebrox moved to CONTINUE 115 Sampson Avenue to May 16, 2018. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

REGULAR AGENDA – Discussion, Public Hearing and Possible Action

1. 424 Woodside Avenue – Historic District Design Review for Reorientation and Relocation - Reorientation (rotation) of a “Significant” Structure towards Woodside Avenue and Relocation of the “Significant” Structure ten feet (10’) to the east. The primary façade of the “Significant” Structure is currently oriented towards Main Street and the applicant is proposing to rotate the Structure 180 degrees so that the primary façade is oriented towards Woodside Avenue. (Application PL-16-03379)

Planner Hannah Tyler remarked that this item was the reorientation and relocation of the structure at 424 Woodside Avenue. The HPB had reviewed this application several times.

Planner Tyler stated that on March 7th the Planning Commission talked at length about this item, and it was Continued to April 4th to facilitate a site visit. At the last meeting the Board held a site visit and discussed what they observed on the site. Due to unforeseen circumstances, the applicant’s team was unable to attend the meeting on April 4th, and the applicant requested another continuance to this meeting. Planner Tyler noted that part of the reason for a continuance was to give the applicant the opportunity to submit an Engineer’s report. The Engineer’s report was included as Exhibit 1 in the Staff report.

Planner Tyler remarked that the Staff reviewed the Engineer’s report and provided additional analysis by the Chief Building Official and the City Engineer Department. Both analyses were included in the Staff report.

Planner Tyler commented on the Supplemental Engineer's Report. She noted that the engineer had provided two possibilities. One was to install a perforated storm drain system. The second was to relocate the structure on the site. The Chief Building Official and the City Engineer Department found that providing a drain underneath the driveway and against the building would be the preferred solution, in addition to providing a gutter system.

Planner Tyler noted that the applicant had submitted an additional document 45 minutes prior to this meeting. It was sent to the Board via email before the meeting, and she also provided a hard copy for those who had not read their email. A hard copy would also be included in the record.

Planner Tyler pointed out that this item was continued only to facilitate this particular Engineers report. For this reason, she would not comment on items or details that were discussed in previous meeting.

Planner Tyler stated that in each analysis, reorientation is independent of any drainage solution. Therefore, reorienting the structure would not resolve the drainage issue. Drainage issues would be addressed either through relocation or the storm drain system. Planner Tyler noted that it would be a Finding of Fact and she would draft that language later in the meeting. The Chief Building Official was present to answer questions.

Joe Tesch, representing the applicant, referred to the report from the City Engineer's office and asked if the Staff who did the report was a licensed engineer. Director Erickson replied that the City Engineer is the licensed engineer. Corey Legge prepared the report. He is currently an Engineer in Training, but his report was reviewed by the Engineering Department.

Dina Blaes, representing the applicant, appreciated the opportunity to speak with the HPB again this evening. Ms. Blaes noted that the comments she had submitted to Planner Tyler and that the Board received electronically and in a hard copy directly related to specific findings in the Staff report. Ms. Blaes reviewed the Findings as follows:

Finding 43 – Ms. Blaes expressed frustration in that the City continues to rely on language and a standard for analyzing the historic significance for Landmark structures and not Significant structures. There is usually a more iterative process between the applicant and the City in terms of solving issues and problems as they move through the components. The applicant had hoped to have dialogue with the City on specific issues, but it never occurred.

Ms. Blaes wanted the Board to understand that standard being applied in Finding 43 is not the applicable standard from the Code. The Staff talks about the

context in the Staff report, “The property is one of the few reminders of the historic development pattern on a part of the street where much of it has been lost, and is thus important in maintaining a District-wide sense of the historic setting. The context of the Historic Site has not been so radically altered that it’s unique development history cannot be recognized.” Ms. Blaes remarked that one building will not secure the historic context for the entire street. That is now how it works by any preservation standard.

Ms. Blaes stated that the evidence of the development pattern of the adjacent historic houses, the footpaths, the staircases and the open space are all critical elements to tell the story and convey the historic significance. She pointed out that those have been lost over years of the City’s actions; not actions by the applicant. Ms. Blaes thought the City was holding the applicant to a higher standard than it held for itself or any of the adjacent properties in previous applications and previous actions. Ms. Blaes noted that the development pattern in Park City is only one of many historic contexts that this building successfully conveys. Others are the Mining Era Boom, the residential building type, and construction methodology. She remarked that the application the applicant submitted allows those elements of historic context to be retained and enhanced. Ms. Blaes stated that the focus on the development pattern is only one of many historic contexts that this building is successful in conveying.

Due to other physical constraints on this property, they asked the Board to place better emphasis on those other historic contexts and approve the application as it was presented.

Finding 53 – Ms. Blaes noted that the Finding states that the proposed reorientation and relocation would diminish the overall physical integrity of the Historic District. She thought it was important to point out that Park City’s Historic District is not a Historic District based on the traditional definition of a historic district, which has a majority of historic resources that are bound by a geographic boundary. This is a zoning district. Therefore, in looking at the physical integrity of a zoning district they would look at setbacks, height requirements, and density on the site. The project meets those requirements. In terms of the physical integrity of the Historic District being jeopardized is not accurate, because this is not a true historic district as defined in preservation.

Finding 54 - Ms. Blaes thought two points could be argued. Maintaining the Significant status as a result of reorientation is one issue. The second is the claim that the remaining historic materials will be lost. Ms. Blaes stated that this was critical because the language in the Staff report is not definitive. She found that to be an idle threat, and it was frustrating to see language saying that it might not be considered Significant after this project is approved. It made it difficult for the applicant to respond in any way because it is not a Finding or a statement of fact. It is a cautionary tale. Ms. Blaes noted that the Design

Guidelines have nothing to do with whether or not a building is designated. She thought it was also important to note that the applicant provided evidence of at least three other properties that have been rotated, reoriented, and relocated on their sites that have retained their Significant status. Ms. Blaes noted that she had shown those properties in previous meetings.

Ms. Blaes stated that a second point is the claim that remaining historic materials would be lost. She remarked that if the building is lifted and rotated some materials may be lost, but at this point no one knows what is even there. The existing conditions report acknowledged the uncertainty and the applicant wanted to do exploratory carefully to make sure they retain the historic materials that they do find. She provided examples of other projects in town where no historic materials were left. Ms. Blaes remarked that the applicant intends to retain as much historic material as possible, and retain it in a way that is appropriate. They have every intention of working towards that goal.

Finding 55 – Ms. Blaes noted that the report states, “The potential to preserve the historic structure will not be enhanced by its relocation. All restoration of lost historic materials could occur in the historic structures current location and setting.” Ms. Blaes did not disagree; however, the restoration of historic materials is not the standard in the LMC. The standard in the LMC is the potential to preserve the historic building or structures will be enhanced by its relocation. Ms. Blaes noted that the applicant has argued that they could mitigate the existing current and imminent problems, as indicated in the Engineering report. However, it would not solve the problems in looking at the long-term preservation for this building.

Joe Tesch would commented on the Engineer’s Report, which he thought it was the most important document of evidence before the HPB. He noted that the report talks about hazardous conditions and the condition of the house, but he did not believe that was within the role of the Chief Building Official. Hazardous conditions are outside of his general experience and training.

Mr. Tesch read from the Engineer’s report. He noted that in the middle of the first paragraph there was approximately 15 to 20 feet of separate from the east gutter to the west face of the house, and that the house is 10 feet below the road. Mr. Tesch remarked that it was not the way the house was built and the road was not 10 feet above it, which is evident in old pictures that were submitted. The roof was not below the road at all. He pointed out that the change resulted from changes the City made.

Mr. Tesch read from page 2 of the report, the 5th line down, “compounding the effect of snow removal from the road and the house roof sloping to the west, as well as having very limited clearance from the ground, buries the west facing windows during heavy snow events, creating a hazardous condition. The house

has temporary wood boards installed to protect the windows during the winter". Mr. Tesch pointed out that this was the reason why the Engineer concluded it was a hazardous condition.

Mr. Tesch referred to possible solutions in the report. He noted that both the Engineer in Training and the Chief Building Official preferred Option 1. Mr. Tesch stated that it is impossible to do Option 1 because the building goes right up to the lot line and the applicant does not own any land to put in a French drain. He noted that the HPB has the purview to determine whether there actually is a hazardous condition; not whether it can be eliminated by going on to someone else's ground and engineering a solution. Mr. Tesch thought it was also important to note that in Option 1 "...the system would not perform optimally during the winter months", as stated in the report. He pointed out that until the six months of winter is over, it would not drain. Mr. Tesch remarked that the idea that Option 1 is the best solution does not work.

Mr. Tesch stated that the second solution is one the applicant can perform on the ground they own. He read Option 1, "Gain more horizontal separation from Woodside Avenue, and it would be beneficial to raise the floor elevation of the house". It is the only option possible without acquiring other easements onto other ground. Mr. Tesch pointed out that nothing in the Code requires the applicant to mitigate a hazardous condition. The Code only requires the Board to look at what exists today and whether it is hazardous.

Mr. Tesch stated that both the Engineer in Training and the Chief Building Official suggesting that Option 1 is the best option is an admission of a hazardous condition to be mitigated, and the applicant is not required to do that.

Board Member Beatlebrox asked about reference to the sock. Director Erickson replied that the sock is a long cloth tube that goes over the plastic pipe to keep gravel from getting into the pipe. From the standpoint of a homeowner, Ms. Beatlebrox thought it would require a lot of maintenance. Director Erickson stated that it is normal and a standard engineering practice to require under drains around most of the houses. For new houses in the Historic District the under drains are typically below the frost level. He pointed out that Option 1 is a normal standard operating procedure typical of City Engineer activities and consistent with City Code.

Board Member Hutchings asked how Option 2 addressed rotating the house. Director Erickson replied that it did not address it. He remarked that Option 2 only addresses relocation of the house and raising it. The rotation is independent of the drainage situation. Mr. Hutchings understood that the focus this evening was rotation. Director Erickson explained that the application addresses all three components; rotation, lifting, and relocation. If at some point in the future the applicant chooses to do one or more of those independent of this

current application, the City would consider relooking at the application. The application would have to be significantly different in order to relook at it, but they would consider it.

Chair Stephens understood that Corey Legge is not a license engineer, but it was his report. Director Erickson stated that Corey's report was reviewed by the Chief Building Official and the Planning Director. It was Corey's opinion, but he was not providing an engineering solution, which is why he did not stamp the document. He relied on the information provided by the applicant in providing an opinion as to which option is preferable, consistent with the LMC.

Chair Stephens thought either Option 1 or Option 2 would handle drainage issues during the non-winter months. He understood that the snow that accumulates at the back of the structure comes from both snow removal from the City, as well as from snow shedding off the roof. Jonathan DeGray, the project architect, replied that he was correct. It comes from both directions based on their observations. The grade change from the activities on the roadway that raised the grade have reduced the amount of vertical distance from the roof to the ground, and it creates a problem in both directions.

Chair Stephens stated that the City typically has a snow easement within the first number of feet next to the property lines. However, in this case there is a structure next to the property line. He wanted to know how they handle those issues when there is a built structure next to the property line and encroaching into the City's snow easement. Mr. DeGray believed that was part of what Mr. Tesch had pointed out. The solution that was presented by the applicant's engineer ignored the fact that it would encroach onto City property. Neither Building Official nor the Engineering Department recognized that the improvement would require easement agreements and that it was not a good long-term solution.

Director Erickson stated that normally when new construction is done in the Historic District they resolve the issue of a snow removal easement in addition to the right-of-way. This particular case is fairly standard. Standard easement encroachment agreements are done consistently for soil nailing, for construction, and for driveway access. They also have an easement for heated driveways in the right-of-way. Director Erickson emphasized that this was not a non-standard approach, but it would need to be accomplished if the applicant chooses to use Option 1. He noted that the Staff had not precluded Option 2.

Chair Stephens understood that the claim in the Engineer's Report that snow was being pushed 15 to 20 feet from curb to the house. Mr. DeGray believed 15 feet was accurate. He pointed out that the easements are all on the downhill side. Snow removal is to the downhill side and this property is to the downhill side. Everything on Woodside will be pushed to the downhill side of Woodside.

Chair Stephens asked for the typical easement for snow. Director Erickson replied that it was an additional 10 feet. Chair Stephens thought they were well within 10 feet and the snow should not be going into the house. Director Erickson replied that the house is right on the property line. The distance from the property line to the curb is 15 feet. There is no room for the additional 10 feet unless the house is relocated.

Assistant City Attorney McLean noted that the right-of-way is 15' back. There are other places in town where the property lines go up to the curb or within a few feet of the curb, which is where the additional 10' comes in.

John Berkley, the applicant, stated that they also needed to take into account the 10-foot drop. They have to boards up against the window because the snow plow breaks the back windows of the house.

Board Member Scott stated that in looking at Exhibit 1, he assumed that all of the snow against the building was from the roof, because he could see a ground break and then all the snow from the road pushed that way. Mr. Scott believed all of the snow in the picture was coming from the roof. He thought that issue was solvable on the applicant's property.

Mr. Berkley remarked that it was one picture and one winter. He has owned the house for 14 winters and some winters are worse than others. The tenant who rented the house said the snow seeps through the back wall and freezes solid.

Chair Stephens asked if Mr. Berkley had contacted the City with regards to ways to mitigate the plows pushing snow into his property. Mr. Berkley answered no. He was looking for a more global solution to help preserve the property and to restore it. Chair Stephens asked if Mr. Berkley had made any efforts to keep the snow from shedding off the roof behind the house. Mr. Berkley reiterated that he was trying to look for a global solution. If they can do the renovation they will take it back to a more traditional shingle roof that holds the snow. They have a lot of plans that are in keeping with the historic preservation they are trying to accomplish. As a property owner he also has to look at this from an investment standpoint. They are looking for a better solution that makes sense and preserves the property and the historic elements of the property, and at the same time cures all of the issues.

Chair Stephens also noticed from the exhibit that the drainage pipe would have been on City property; however, he understood from Director Erickson that it was not uncommon.

Assistant City Attorney McLean addressed a number of legal issues that were raised. In response to a letter from Joe Tesch dated April 13th, she advised the Board that the discussion of raising the home was outside of their purview. The

application needs to meet the Code and the HPB does not rule on that because it is not part of their criteria. Secondly, in terms of the definition of hazardous conditions, if something is not defined in the Code they use Webster's Dictionary. Ms. McLean noted that the criteria in 15-11-13 talks about the Planning Director and Chief Building Official determined that the building is threatened in its present setting because of hazardous conditions. The question is whether it is threatened and she believed they had made that analysis.

Assistant City McLean noted that Mr. Demkowicz from Alliance Engineering indicates that there is a drainage issue and he provided options as his solutions. The only thing that Mr. Demkowicz claims is hazardous has to do with the snow removal, which as discussed, is from the road and the house roof sloping. Mr. Demkowicz just mentions that there is a drainage issue. Ms. McLean referred to comments by Ms. Blaes regarding the Findings. Ms. McLean noted that Finding 43 directly quotes Historic District Guideline E1.1. Finding 53 quotes 15-11-13(A)(3)(c)(2). Those are the actual criteria in both the Guidelines and in the Code. Regarding Finding 54, Ms. McLean believed much of that was addressed with the site visit. She believed Finding 55 speaks for itself.

Chair Stephens asked how raising the house fits in with what the Board was addressing this evening. He understood they were talking about relocating the house 10' and reorienting the house. Planner Tyler stated that lifting the house was addressed at the Staff level as part of the Design Review. She noted that in a previous meeting they decided as a group to eliminate all references to lifting the structure from the Findings of Fact to reduce the confusion.

Joe Tesch thought the Board needed to consider lifting the structure in context of the complete application to see how it fits in. Chair Stephens clarified that the HPB typically does not look at the HDDR application or design issues. Mr. Tesch referred to a comment by Director Erickson that if the application changes significantly, the HPB could reverse their decision. He did not think it made sense to only look at rotating the structure when they full application also talks about raising it. They need to consider the entire context.

Assistant City Attorney McLean disagreed with Mr. Tesch. The City's position is that the HPB does not have the ability to approve the lifting because it is not an issue that goes before this Board.

Chair Stephens opened the public hearing.

Ruth Meintsma, a resident at 305 Woodside, asked if they could at least allude to the idea of lifting two feet because it is allowed.

Director Erickson explained that it was an application that involves relocation, rotation and lifting. The HPB has authority over the rotation and the relocation. The HDDR is a Staff level action that is appealable.

Ms. Meintsma wondered whether two-feet was non-controversial. Director Erickson replied that while it was part of the application, it was an appealable part of the Staff decision and not part of the decision the HPB would be making this evening.

Ms. Meintsma stated that in a recent Planning Commission meeting there was a short discussion about how purpose defined by whatever LMC is appropriate has been missing from the introduction in the Staff report. The Commissioners agreed that in the future the LMC purpose should be included in the introduction. Ms. Meintsma thought it might be good to go back to LMC 15-11-13 and begin with the purpose. She pointed out that in 15-11-13, Relocation and Reorientation, the word "intent" is used, but she thought they could agree that intent is similar to purpose. She read the initial statement from 15-11-13, "It is the intent of this section to preserve historic resources". She focused on the resources because sitting through all these meetings she believed there were two arguments. One from the applicant and one from HPB.

The first argument from the applicant's historic preservation professional focuses on the preservation of only one historic resource, which is the essential historic form. The argument is that saving this historic form will keep it on the Significant list. Ms. Blaes is a specialist and she would not argue her point. Ms. Meintsma noted that the argument coming from the HPB, representing the community as a whole, but the focus is on the preservation of several resources and not just the historic form. It was the historic form, the structure itself, the existing materials, and the relationship of the historic to the site. The HPB is given the responsibility to look at three or four criteria; while the preservationist is primarily concentrating on the importance of the form. Ms. Meintsma believed the form is only one small part of the purpose of the LMC to preserve historic resources; not structures or the historic form. Historic resources come from the General Plan.

Ms. Meintsma referred to the General Plan where it describes the intent or purpose. Volume 2 – Neighborhood, Old Town, 6.1, "The Land Management Code should ensure the preservation of the neighborhood's historic integrity". Ms. Meintsma pointed out that a lot more than just the historic form of the structure is involved with integrity. Property is lot and improvements. Therefore, it is the land and house associated house. Not the structure itself and not the form singularly.

Ms. Meintsma read from 6.2 – Old Town. "The City must prevent loss of historic resources". It is not to prevent the loss of structures, it is to prevent the lost off resources, which is more than just the form. Ms. Meintsma noted that Ms. Blaes

had said that the form is important and there are many other houses in town that have no historic material left. Ms. Meintsma agreed, however, 6.2 Old Town in neighborhoods says, "The City rarely recommends reconstruction". The fourth preservation, "practice". And that is what this is. This is essential form. It is the fourth and least wanted.

Ms. Meintsma read from 6.4 – Old Town. "To understand the relationship of a historic structure to its site, the character of historic sites must be retained and preserved. Building setbacks and orientation contribute to the character. The site specific details also contribute to the overall historic character of the streetscape, and their loss diminishes the historic integrity of the neighborhood." Ms. Meintsma remarked that the argument on the side of the HPB to enforce the LMC seems much broader in terms of what the City is intending to say, versus what Ms. Blaes has said about keeping it on the Significant list and saving its form.

Ms. Meintsma referred to General Plan, Volume 2, for neighborhoods and noted that there are five strategies. The first is adaptive reuse. The second is influencing streetscapes. She read, "The strategy of the City taking steps to preserve historic development patterns found in Old Town." Ms. Meintsma stated that it was the General Plan speaking through the Code. It was the purpose of the LMC.

She referred to Volume I, Goals. "Unique". Where it sits on the lot now is unique. If the structure is moved to the street it would not be unique. There are two goals under historic character, General Plan, Volume 2. The first goal is to preserve the integrity of the designated historic resources. She pointed out that it is the resources and not the structure.

Ms. Meintsma noted that there are five General Plan objectives for historic character. The first objective is "maintain the integrity of the historic resources". The second objective is "maintain character". That goes to integrity. It is not the structure. It's the character and where it sits on the site.

Ms. Meintsma noted that the Introduction in the General Plan says to Keep Park City Park City, and that means doing whatever they can to save what they have. If people leave Park City and come back, they should be able to recognize it.

Ms. Meintsma stated that if the purpose of LMC 15-11-13 is to show an emphasis primarily on the essential form, which is the argument of Ms. Blaes; or to better exhibit the essential form by turning the structure by the street; or if the purpose is to turn the structure towards Woodside in order to accommodate today's lifestyle in a way that residents can enter and exit their home, then the Code would read, it is the intention of this section to preserve historic resources through encouragement of relocation or reorientation. Ms. Meintsma believed

that if the community as a whole wanted to bring these houses forward and show them off as examples of hall and parlors, the Code would say to move and lift them and make them more apparent. However, that is not what the Code says. The Code reads, "It is the intent of this Section to preserve historic resources through limitations on relocation or orientation." The purpose is to limit, if possible.

Ms. Meintsma believed that all the issues on this site could be mitigated without turning the structure 180 degrees. The structure can be lifted two feet to compensate for the difference between the historic and the current street height. If the structure's proximity to the street is an issue, that would be resolved without rotating it 180 degrees. The drainage problems can be addressed in several ways. The entry to the duplex residence from street level or driveway can be created at the existing entrance. The visual massing of the extensive shed roof can be mitigated by creatively moving offending elements and adding articulated elements. Any hazard conditions, such as the stairs, can be mitigated. Ms. Meintsma pointed out that there are three lots of square footage to work with. She did the math and the maximum allowed footprint for the entire project can be accomplished with over 200 square feet of building pad to spare without imposing on any of the three exposed elevations of the historic structure.

Ms. Meintsma stated that the structure at 424 Woodside could be preserved and the project as a whole could be improved to the prevailing \$1,000 square foot market value level in its existing location. She reiterated that the purpose is to preserve the City's unique historic character.

Michael Dean stated that he recently met the homeowner, John Berkley, and visited the home site. Mr. Dean remarked that after living in Park City for years and the history that comes with it, he loved what everyone was trying to do accomplish. He was not familiar with the Codes, but he thought it was in Mr. Berkley's interest to preserve whatever history is on his property. Whenever he has visited the home, including today, the house looks like it is in a hole and it is an eyesore. When inside the home it does not appear safe. Mr. Dean believed that the integrity of preservation also includes the integrity of safety. It is a steep drop and the snow comes from the hillside and the roof. Based on common sense, he thought the property should be lifted in some way because the road has been raised at least three feet higher than when the house was built. Mr. Dean suggested that they allow Mr. Berkley's request to expose the history of the site because currently it is hidden in a hole. He encouraged some flexibility to allow Mr. Berkley to make the home livable for his family and to make the house shine from the standpoint of historic preservation.

Chair Stephens closed the public hearing.

Mr. Tesch referred to Ms. McLean's comment that the City uses the Webster Dictionary definition of hazardous conditions. Mr. Tesch checked and he could not find a definition of hazard conditions in the Webster Dictionary. Ms. McLean replied that there is a definition of hazardous.

Dave Thacker stated that his official title is Chief Building Official; however, he is sometimes called Chief Building Inspector. He also has the official title of Fire Code Official. He oversees the building code enforcement team and also the Fire Marshall. The Building Department works specifically with hazardous building. They also have a Code called the Abatement of Dangerous buildings, which is defined. Dangerous and hazardous are used synonymously. That Code provides the authority and ability to determine safe or unsafe structure.

Mr. Thacker stated that he is certified as a Master Code professional. When he was certified, there were only 700 in the Nation at the time. He has over 26 certifications related to building inspection, dangerous buildings, fire codes, building codes, etc. In addition, he is also considered the authority having jurisdiction as it relates to the Building and Fire Codes for the City. Design professionals present their information to him and his team, and they review it and make a determination. It also includes engineers.

Mr. Thacker stated that his Department is not only certified, trained, and licensed; but they also have the authority and responsibility to ensure that what they do is within the confines of the Code.

Mr. Thacker commented on the structure at 42 Woodside. He had reviewed the information presented by Mr. Demkowicz and his team and it was not an anomaly to anything they see within the City. There are several homes on a downhill slope, several homes who have downward sloping roofs, there are several ways to mitigate snowfall, several ways to mitigate precipitation or storm water that drains from the roof. There are also ways to mitigate any storm water that may run off of the streets. Those issues have all been brought up and discussed, and it was determined that Option 1 presented by Mr. Demkowicz was a reasonable and commonly used type of solution to address the concerns. If the house is lifted, relocated, or re-orientated, once the foundation is put in a drain would be required per Code. Regardless of what takes place, a drain would be put in and Option 1 made the most sense.

Chair Stephens noted that Mr. Thacker mentioned water and drainage. He understood that the road was redone a few years ago as part of the Old Town Improvement Study. He asked if Mr. Thacker had seen any signs that the street would fail during heavy summer rain storms and put water into that area. Mr. Thacker replied that it was a melting snow issue. He had not seen any signs of the road failing. Mr. Thacker noted that Corey was the expert in that area,

however, he had discussed the matter with Corey and he was comfortable making that statement.

Board Member Holmgren stated that she has reviewed the Findings of Fact and the idea of rotating the house has concerned her from the beginning. The home currently faces Main Street and that is where it has faced since it was built. She would be uncomfortable rotating the house to face Woodside. Ms. Holmgren was on the fence in terms of relocation.

Board Member Beatlebrox noted that the Board had a lot of discussion about the view of this house from the City Hall parking lots. She had taken pictures to show that it was very hard to see the house. It was also difficult to tell that the house was a hall-parlor. Ms. Beatlebrox also showed a picture taken over the roof of the KCPW from the Marsac parking lot. The house could not be seen at all because the blue building is in the way.

Board Member Beatlebrox agreed with Mr. Dean. Common sense tells her that if the house was rotated and the hall-parlor and the porch were restored, and it could be seen from the streetscape on Woodside, people would be able to interpret the house as a historic building much more than it is now. She noted that Ms. Meintsma had pointed out that there was a shed in the pathway. They assume there were pathways but that is not for certain. Ms. Beatlebrox was not convinced that the front was main access. Even if it was, the access no longer exists. Ms. Beatlebrox believed that Criteria 3C of the LMC applied because there are unique conditions that have changed, and that the interpretation of the building could be enhanced by rotating and moving it back. The fact that the house is below grade and the street has risen over time puts the house in a hole, and people do not notice it or think its unattractive. Ms. Beatlebrox thought the house could benefit by being relocated and having a plaque that tells its story.

Board Member Scott remarked that this was an interesting situation that could not be compared to anything similar so they could not use precedent. Having visited the site more than once he agreed that it was very challenged. However, he struggled with reorienting the structure and keeping its historical integrity. The current application was for reorientation and relocation; however, in his opinion he believed other options could be explored. He did not believe that reorientation solved the hazardous situation.

Board Member Hodgkins concurred somewhat with Board Member Scott. However, he did not have a struggle finding that reorientation did not meet the LMC criteria. Mr. Hodgkins did not believe that additional information presented this evening supported reorientation.

Board Member Hutchings agreed that reorientation did not meet LMC 15-11-3. He noted that the standard requires the HPB to take input from the Planning

Director and the Chief Building Official, and if he understood their input correctly, there were other solutions besides reorientation.

Chair Stephens stated that in looking at the Criteria in 15-11-13, they have to meet all four conditions in the Criteria 3. Chair Stephens believed that arguments could be made and there could be some flexibility in the first three items on 3C, that the proposed relocation would enhance the building and that it will not diminish the overall physical integrity. In addition, he was unsure whether moving this house was a key factor for changing the integrity and the significance of the home. Chair Stephens clarified that his issue was with 3C(4), which relates to the additional information submitted this evening regarding the potential to preserve the historic buildings. He did not think snow was the issue that would endanger the building. Chair Stephens understood the economics as a property owner, but there are ways to mitigate snow. He thought the City should have some responsibility if the plows are pushing snow into that area. Chair Stephens thought the solution to move the property ten feet was drastic. He also had to consider the precedent they would be setting.

MOTION: Commissioner Hodgkins moved to DENY the reorientation and Relocation for 424 Woodside Avenue pursuant to the Findings of Fact and Conclusions of Law as found in the Staff report. Board Member Holmgren seconded the motion.

VOTE: The motion passed 5-1. Board Member Beatlebrox voted against the motion.

Findings of Fact – 424 Woodside

1. The applicant, Jon and Heather Berkley (represented by Jonathan DeGray, Architect), are proposing to Reorient the Historic Structure towards Woodside Avenue (west). The primary façade of the Historic Structure currently faces towards Main Street (east), and the applicant is proposing to reorient the building 180 degrees towards Woodside Avenue. The applicant is also requesting to relocate the structure ten feet (10') to the east in order to comply with the Front Yard Setback.
2. The Duplex Dwelling located at 424 Woodside Avenue is listed as "Significant" on the Park City Historic Sites Inventory (HSI).
3. The property is located in the Historic Residential (HR-1) zone.
4. The Historic Structure faces towards Main Street in that the original primary entrance faces east. In 1993, a 700 square foot (SF) addition was constructed to the south of the Historic Structure to create the Duplex Dwelling Use.

5. In 2005 a Plat Amendment was approved creating a 75 foot wide lot by combining three (3) existing lots into one legal lot of record. The Historic Structure straddles two (2) of the three (3) lots that were combined.
6. In 2011, a Historic District Design Review (HDDR) application was submitted for the Reorientation and Relocation of the Historic Structure and construction of a new Addition. The HDDR proposal required a Variance.
7. In 2011, the Variance application was submitted for a Height Exception and for Front and Side Yard Setback Exception(s) citing a hardship regarding the elevation of Woodside Avenue in relation to the Historic Structure and the orientation towards Main Street (east) rather than the modern-day Public Right-of-Way (Woodside Avenue).
8. The Variance was Denied by the Board of Adjustment.
9. The 2011 Historic District Design Review application was Denied.
10. The current proposal is different from that of the 2011 HDDR and Variance because the current proposal would comply with the Height and Setback requirements. There would be no Variance triggered for Height or Setback exceptions by the current proposal.
11. Historically, the Historic Structure was associated with a network of pedestrian paths on the east side of the structure that connected the residence to Main Street.
12. On November 16, 2016, the applicant submitted a HDDR Application for the subject property. The project scope of the HDDR subject to the application before the HPB included: Reorient (rotate) the Historic Structure so that the primary entrance faces Woodside Avenue (west) and Relocate the Historic Structure ten feet (10') to the east in order to comply with the minimum Front Yard Setback.
13. After working with the applicant on the required materials for their submittal, the current HDDR application was deemed complete on March 2, 2017. Between March 2, 2017 and the first HPB meeting on July 19, 2017, staff provided the applicant with redline comments and re-reviewed new plans addressing those comments once submitted by the applicant.
14. The HDDR application is currently under review and cannot be complete as the HDDR is dependent on Historic Preservation Board's (HPB) review for Reorientation, Relocation, and Material Deconstruction.

15. The Historic Preservation Board held a public hearing and continued this item on July 19th, 2017.

16. The Historic Preservation Board held a public hearing and continued this item on October 4th, 2017.

17. The Historic Preservation Board held a public hearing, discussed the item, and continued this item on December 5th, 2017.

18. The Historic Preservation Board held a public hearing and continued this item on February 7th, 2018.

19. The Historic Preservation Board held a public hearing, discussed the item, and continued this item on March 7th, 2018.

20. The Historic Preservation Board did a site visit, held a public hearing, discussed the item, and continued this item on April 4th, 2018.

21. On April 16, 2018, the applicant submitted a supplemental engineer's report detailing the existing conditions of the site and possible solutions to those existing conditions.

22. The Chief Building Official and City Engineering Department provided an analysis of the applicant's supplemental engineer's report. The Chief Building Official and City Engineering Department's analysis found that Option 1 is a valid option supported by City Staff.

23. On April 16, 2018, a letter was submitted by Joe Tesch.

24. On July 1, 2017, November 18, 2017, February 17, 2018, and March 17, 2018 Legal Notice of the HPB public hearings was published in the Park Record and posted in the required public spaces. Staff sent a mailing notice to property owners within 100 feet and posted the property on July 5, 2017, November 21, 2017, and February 21, 2018.

25. On March 7, 2018 the Historic Preservation Board reviewed the proposal for 424 Woodside Avenue, held a Public Hearing, and continued the item to April 4, 2018. At the meeting, the applicant requested a continuation to a date certain (April 4, 2018) in order to facilitate a site visit.

26. The Historic Structure was constructed ca. 1886. The Park City HSI identifies the Historic Structure as significant to the Mature Mining Era (1894-1930).

27. Originally, the Historic Structure was a hall-parlor type single-family dwelling with a side-gabled roof; it was built on a relatively steep slope that was terraced

toward the rear of the house (the Woodside Avenue side) to provide a more level building lot.

28. The Historic Structure first appears on the 1889 Sanborn Fire Insurance Map as a wood-framed and wood-sided house originally faced east, providing a view over Main Street. Physical evidence and the 1889 Sanborn map indicate that it had a small shed-roofed wing on the south end of the rear (west) side but no front porch.

29. By 1900, the original shed-roofed wing had been extended across the rear (west) side.

30. In 1907, the Sanborn Map indicates that a formal front porch was added to the east side, further defining it as the primary façade, at the same time that a secondary entry porch was added to the west side. The house retained this configuration through 1930.

31. The principal façade was composed of a central doorway flanked by a window on each side. Woodside Avenue was present to the west but, access to the house was via a footpath leading north from Fourth Street behind the Park Avenue houses, and then a short staircase leading up to the east façade. The orientation of houses along the uphill (west) side of Woodside was uniformly east-facing, while orientations along the downhill (east) side was mixed, with some facing the street and others the canyon.

32. By 1941, a second shed-roofed addition had been built across the west side, incorporating the 1907 rear screened porch and essentially filling the terrace between the rear wall of the house and the retaining wall so that the eave was nearly at grade. The front porch had been removed and asbestos shingles had been applied over the original wood siding by this time.

33. Asbestos shingle siding was noted on the 1957 tax appraisal card, which also documents the absence of an east porch.

34. The 1968 tax appraisal card indicates that a porch had been rebuilt across the east façade.

35. Between 1978 and 1993, the east façade was modified by the addition of a sunroom across the north two-thirds, covering the original doorway and north window.

36. The east façade of the Historic Structure is the “front”. This is supported by the traditional design of a central entrance door flanked by two (2) windows. This is a common style of architecture seen throughout Park City. The “rear” of the

Historic structure is the west façade. This is represented by its traditional form created through additions throughout the Historic period.

37. The front façade has a front door entrance; however, a utility entrance is also located on the northwest corner of the structure in the rear enclosed porch addition. This was also a common occurrence in houses throughout Park City (examples include the side-enclosed porches at 1057 Woodside Avenue and 811 Norfolk Avenue). This utility entrance was often the entrance used by members of the household as a “mud room” so that the front entrance (on the front façade) remained clean.

38. Both entrances typically would have been used throughout the Historic Period; it would have simply depended on what the occasion was. After work in the mines, one would have used utility entrance on the northwest corner of the structure in the rear enclosed porch addition. If the home owner was having guests over, the front façade entrance on the east side of the structure would have been used.

39. If relocation of the structure ten (10) feet to the east is approved, the proposal will comply with the required ten foot (10') Front Yard Setback and minimum five foot (5') Side Yard Setback (total of 18 feet [18'] required), as dictated by the Historic Residential (HR-1) zoning district, described in Land Management Code (LMC) 15-2.2-3. In addition, the Historic Structure will comply with the 27 foot height requirement, described in LMC 15-2.2-5.

40. The current site conditions listed in the Findings of Fact of the 2011 Variance still exist. The Board of Adjustment found conditions of the site that are still existent and are common to the neighborhood, including, but not limited to the elevation of Woodside Avenue.

41. The proposal does not comply with Design Guideline B.3.2 (“B.3.2 The original placement, orientation, and grade of the historic building should be retained.”) as the original placement, orientation, and grade of the historic building would not be retained. The relationship to the street and the orientation of the Historic Structure facing Main Street are important in conveying the history of the Historic District and this site.

42. The proposal does not comply with Design Guideline B.3.3 (“B.3.3 If the original grade cannot be achieved, no more than two (2) feet of the new foundation should be visible above finished grade on the primary and secondary facades.”) as the proposed lifting would require the foundation to be greater than 2 feet above Final Grade in several locations due to the topography.

43. The proposal does not comply with Design Guideline E.1.1 (“E.1.1 Relocation and/or reorientation of historic buildings should be considered only after it has

been determined by the Design Review Team that the integrity and significance of the historic building will not be diminished by such action”) because the reorientation and relocation of the Historic Structure will diminish the integrity and significance of the site and its context. The Historic Structure at 424 Woodside remains in its original location and therefore retains that aspect of integrity, including its original orientation to the east and its siting on a small terrace below the street. And although much of the original setting has been lost, including adjacent historic houses, footpaths, staircases, and open space, the house at 424 Woodside retains its relationship to that earlier setting through its orientation and position on a shallow terrace below street level. The relocation in addition to the reorientation would result in the loss of the association to the structure’s position on the shallow terrace. The property is one of the few reminders of the historic development pattern on a part of the street where much of it has been lost, and is thus important in maintaining a district-wide sense of the historic setting. The context of the Historic Site has not been so radically altered that its unique developmental history cannot be recognized.

44. Bullet points 1 and 2 of the “Side Bars” for E.1.1 are not applicable to the proposal as there are no encroachment issues and the structure is not currently threatened by demolition.

45. The proposal would comply with Design Guidelines E.1.2 through E.1.5 as these would be mitigated through proper construction techniques and documentation processes.

46. The proposal complies with LMC 15-11-13(A)(1)(a) and 15-11-13(A)(1)(b) as the applicant has submitted a plan for rotation and relocation and Structural Engineer’s report. The Historic Structure would remain structurally sound when it was reattached to a new structure in the new orientation.

47. LMC 15-11-13(A)(2) is not applicable as the structure is designated as “Significant” on the Park City Historic Sites Inventory.

48. The proposal does not comply with LMC 15-11-13(A)(3)(a) as the Historic Structure is currently structurally sound and is not threatened by demolition.

49. The proposal does not comply with LMC 15-11-13(A)(3)(b) as the Planning Director and Chief Building Official did not find hazardous conditions that were threatening the Historic Structure. The Planning Director and Chief Building Official found that any hazardous condition (like drainage) could be reasonably mitigated while maintaining the Historic Structure in its current location.

50. The proposal does not comply with LMC 15-11-13(A)(3)(c) as the Historic Preservation Board, with input from the Planning Director and Chief Building Official, does not find Unique Conditions that would warrant the proposed reorientation and relocation 51. All four unique conditions listed in LMC 15-11-13(A)(3)(c)(1)-(4) must be found in order to support a finding under this criteria. Unique conditions shall include all of the following:

- A. The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting; and
- B. The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district; and
- C. The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation; and
- D. The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation.

52. The proposal does not comply with LMC 15-11-13(A)(3)(c)(1) "The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting;" because the integrity of the site context has not been lost. The Historic Structure at 424 Woodside remains in its original location and therefore retains that aspect of integrity, including its original orientation to the east and its siting on a small terrace below the street.

53. The proposal does not comply with LMC 15-11-13(A)(3)(c)(2) "The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district" as the proposed reorientation and relocation will diminish the overall physical integrity of the Historic District and the site's association with important development patterns of the Historic District. The physical integrity of the site is defined both by the Historic Structure's siting on the lot and the remaining pieces of its Essential Historic Form.

54. The proposal does not comply with LMC 15-11-13(A)(3)(c)(3) "The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation;" The reorientation and relocation of the historic house at 424 Woodside Avenue will have a significant negative effect on its integrity, which has already been compromised by an addition and alterations on the east side and the large addition on the south side. Reorientation will diminish integrity to the degree that the property may no longer

be considered a Significant Site as defined in the LMC and Design Guidelines. If the structure is reoriented as proposed, material making up the existing north and west walls will be demolished. In addition, these walls will no longer be visible from the Public Right-of-Way.

55. The proposal does not comply with LMC 15-11-13(A)(3)(c)(4) "The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation." as the potential to preserve the Historic Structure will not be enhanced by its relocation. All restoration of lost Historic Materials could occur in the Historic Structure's current location and siting.

Conclusions of Law – 424 Woodside Avenue

1. The proposal does not meet the criteria for reorientation or relocation pursuant to LMC 15-11-13 Reorientation and/or Relocation of a Historic Building or Historic Structure.

2. 945 Norfolk Avenue – HDDR Material Deconstruction– The applicant is proposing to remove existing improvements in the front yard such as the non-historic stone retaining walls in the front yard, stairs and decks in the south side yard, and a c.1990 rock retaining walls in the backyard; reconstruct the historic c.1896 roof form and c.1990 wood shake roofing materials; reconstruct two c.1896 chimneys; reconstruct c.1997 basement; reconstruct c.1983 reconstructed front porch; replace c.1900 front door and two non-historic doors; replace 12 total historic wood windows.
(Application PL-17-03686)

Planner Grahm stated that the item for discussion this evening was a historic house at 945 Norfolk. She noted that an accessory apartment garage addition was added later and it has its own address of 943 Norfolk. The addition was separate from this application.

Planner Grahm remarked that the building retains most of its integrity. In looking at the Sanborn maps the structure has changed very little from when it was built prior to 1900. Over time, the majority of the changes centered around the porch and simplified it due to maintenance and changes that occurred to the site.

Planner Grahm commented on material deconstruction. The Staff looked at the different improvements made on the site. A number of new stone retaining walls wrap the site. She presented photos of the historic house and the porch. The stairs off the porch had been changed in the 1980s. In 1994 the detached building with an accessory apartment and garage was constructed with a driveway. Planner Grahm believed that most of the improvements between the two structures related to when the detached building was added. The retaining

walls that run along the site are proposed to be removed, as well as the sidewalk between the two properties and the driveway.

Planner Grahm reported that the applicant had submitted for a demolition permit to take down the non-historic building. This was done in anticipation of the plat amendment going to the Planning Commission next week. The applicant was proposing to subdivide the property down the middle so the house will be on one lot. The other half would be a vacant lot that could be redeveloped. Planner Grahm pointed out that most of the improvements were not historic and resulted in the 1990s.

Planner Grahm noted that the interior of the building is single-wall construction. The applicant was proposing to frame new walls as necessary. The house has a hip roof, and the roof is original to the 1896 building. She explained why a hip roof tends to be more difficult than a gable when adding new structure. The applicant had provided a structural engineer's report. The roof might need to be removed and completely rebuilt because it is currently not up to Code and standards. Planner Grahm stated that if there is an opportunity to preserve the historic roof form they should do so rather than rebuild it. She had added conditions of approval requiring that she and the Chief Building Official go out and evaluate the condition of the roof structure, and have the applicant submit a structural engineer's report just to ensure that there is not a way to restructure the roof from the interior to avoid changing the form.

Planner Grahm noted that there were two historic chimneys on the house. The first one is on the center of the roof and led to a fireplace that was part of a formal living room or parlor. The second is a kitchen chimney. Planner Grahm was proposing that the applicant salvage the brick from these chimneys. The chimney needs to be reconstructed, but the first chimney can be rebuilt and reused as a chimney and act as a flue for the proposed new fireplace in the living room. The second chimney is not visible from the street and she did not believe it added to the historical significance of the house.

Planner Grahm stated that the exterior walls were in fairly good condition. The only material deconstruction that might be necessary is normal typical repair and maintenance. The applicant was proposing to leave it in place. Planner Grahm commented on issues with the foundation from the 1995 remodel. The engineer found that the grout might not have been installed properly and it was deteriorating due to moisture. Because the foundation is not historic, the applicant was choosing to demolish the existing 1995 foundation and pour a new foundation that will be Code compliant and address the water issues. Planner Grahm pointed out that adding a new foundation would require lifting the house. She had added the typical conditions of approval for lifting a house.

Planner Grahm noted that the porch was starting to pull away from the historic house. The posts are most likely original, but the railings have been changed. The decking has deteriorated and the ceiling of the porch was coming apart. The applicant was proposing to reconstruct the porch in its entirety. Historically, the railing had a lattice design and they were looking at ways to bring that back. One of the challenges was meeting Code and not letting a 4" sphere go through any of the railings. Planner Grahm believed that could be accomplished with invisible screening behind it. She thought the lattice style was a detail that should be encouraged to be brought back.

Planner Grahm indicated the four doors on the house. One was a non-historic basement steel door. The other doors were in varying degrees of deterioration. The applicant would like to remove the doors and replace them in whole to get Low-e tempered glass and meet energy efficiency. Planner Grahm requested that the doors be documented to make sure that when the doors are reconstructed it is an accurate reconstruction. Her request was addressed in Condition #12. Planner Grahm reported that there were 12 original window openings. Several of the windows have been replaced but most are the original wood windows. The windows are in varying condition, depending on where they are located and the level of deterioration. The applicant would like to remove and replace all the windows with wood windows and replace them in-kind. Planner Grahm believed that if there was an opportunity to restore the original wood windows they should do so. She had added a conditions of approval to have an independent window evaluation specialist come out and look at the windows.

Jonathan DeGray, the project architect, was available to answer questions.

Chair Stephens noted that often times the doors were cut down to different sizes for unknown reasons. He asked if the front door was a full size historic door at 30", or whether they would accomplish that when restoring the door. Mr. DeGray stated that based on field measurement it was a 2'8" door.

Mr. Hutchings understood that the doors were historic and the intent was to remove the doors and reconstruct them. Planner Grahm explained that the applicant would like to remove the doors because they are thin and deteriorated. They would like to replace the glass to make them energy efficient.

Chair Stephens asked how they would do low-e glass on the little colored part. Planner Grahm stated that what she has learned from stained glass window workshops is that sometimes there is an opportunity to layer it with two pieces of glass, with one clear and the original behind. She could work with Mr. DeGray to figure out how to preserve the look. Chair Stephens asked if the screen door would also be added. Planner Grahm replied that it could be required if the HPB wanted it. Chair Stephens did not think it was necessary. Mr. DeGray preferred

EXHIBIT C

**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
CITY COUNCIL CHAMBERS
May 2, 2018**



AGENDA

MEETING CALLED TO ORDER AT 5:00 PM

ROLL CALL

ADOPTION OF MINUTES OF April 18, 2018

PUBLIC COMMUNICATIONS – *Items not scheduled on the regular agenda*

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

CONTINUATIONS

115 Sampson Avenue – HDDR Material Deconstruction and Reconstruction – PL-17-03580 21
The applicant is proposing to reconstruct the historic house designated as *Planner Grahn*
“Significant” on the City’s Historic Sites Inventory. In addition the applicant
will be removing existing non-historic parking pad along with its associated
wood staircases and railroad tie retaining wall; non-historic stacked stone
retaining walls and 1990s wood slat fences; post-1947 addition on the west
elevation and an underground root cellar; rebuilding the historic pyramid
roof and dormers; reconstructing the existing masonry chimney; raising the
house 2 feet to pour a new foundation; reconstructing the historic ca.1900
wraparound porch on the east and south elevations; replacing two non-
historic doors; and removing non-historic aluminum windows and restoring
11 window openings.
Public Hearing and Continue to May 16, 2018

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

424 Woodside Avenue – Historic District Design Review for Reorientation PL-16-03379 23
and Relocation - Reorientation (rotation) of a “Significant” Structure towards *Planner Tyler*
Woodside Avenue and Relocation of the “Significant” Structure ten feet (10’)
to the east. The primary façade of the “Significant” Structure is currently
oriented towards Main Street and the applicant is proposing to rotate the
Structure 180 degrees so that the primary façade is oriented towards
Woodside Avenue.
Public Hearing and Possible Action.



Planning Department

Historic Preservation Board Staff Report

Author: Hannah M. Tyler, Planner
Subject: Reorientation and Relocation Review
Address: 424 Woodside Avenue
Project Number: PL-16-03379
Date: May 2, 2018
Type of Item: Administrative – Reorientation (Rotation) and Relocation

Summary Recommendation:

Staff recommends the Historic Preservation Board review the Reorientation (Rotation) and Relocation of the Significant Structure at 424 Woodside Avenue, conduct a site visit, conduct a public hearing, and consider denying the Reorientation pursuant to the following findings of fact and conclusions of law.

Topic:

Address: 424 Woodside Avenue
Zoning: Historic Residential (HR-1) District
Designation: Significant
Applicant: Jon and Heather Berkley (Represented by Jonathan DeGray, Architect)
Proposal: Reorient the Historic Structure towards Woodside Avenue (west). The primary façade of the Historic Structure currently faces towards Main Street (east), and the applicant is proposing to reorient the building 180 degrees towards Woodside Avenue and relocate the building ten (10) feet to the east from Woodside Avenue.

Background:

On March 7, 2018 the Historic Preservation Board reviewed the proposal for 424 Woodside Avenue, held a Public Hearing, and continued the item to April 4, 2018. At the meeting, the applicant requested a continuation to a date certain (April 4, 2018) in order to facilitate a site visit. On April 4, 2018, the HPB conducted a Site Visit at 424 Woodside Avenue, held a Public Hearing, discussed the Site Visit, and continued the item to May 2, 2018 at the request of the applicant. The applicant requested the continuance because their attorney, the applicant and two of the board members were not available and to allow for them to submit a supplemental engineer's report.

On April 16, 2018, the applicant submitted a supplemental engineer's report detailing the existing conditions and possible solutions to those existing conditions. The supplemental engineer's report is included as Exhibit 1. The Chief Building Official and City Engineering Department have analyzed the applicant's supplemental engineer's report and provided a response in Exhibit 3. The Chief Building Official and City Engineering Department found that Option 1, which suggests the installation of a perforated storm drain along the west face of the structure and under the driveway slab, is a valid option supported by City Staff.

On April 16, 2018, a letter was submitted by Joe Tesch (Exhibit 2).

Below is a list of all of the previous meeting dates that have occurred for this application. .

1. July 19th, 2017 (Public Hearing and Continuation)
2. October 4th, 2017 (Public Hearing and Continuation)

3. December 5th, 2017 (Public Hearing, **Discussion**, Continuation)
4. February 7th, 2018 (Public Hearing and Continuation)
5. March 7th, 2018 (Public Hearing, **Discussion**, Continuation)
6. April 4th, 2018 (Public Hearing, **Discussion**, Continuation)

Background on the application itself can be found in the December 5, 2017 (Exhibit 4) and March 7, 2018 (Exhibit 5) Staff Reports.

Historic Preservation Board – Review:

The Historic Preservation Board will base their findings on the following Land Management Code language:

15-11-13 Relocation And/Or Reorientation Of A Historic Building Or Historic Structure

Staff has already conducted an analysis and recommends the Historic Preservation Board find that the applicant's proposal does not comply with LMC 15-11-13, as indicated in the March 7, 2018 HPB Staff Report (Exhibit 5).

It is the intent of this section to preserve the Historic and architectural resources of Park City through limitations on the relocation and/or orientation of Historic Buildings, Structures, and Sites.

A. **CRITERIA FOR THE RELOCATION AND/OR REORIENTATION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON ITS EXISTING LANDMARK OR SIGNIFICANT SITE.** In approving a Historic District or Historic Site design review Application involving relocation and/or reorientation 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. For either a Landmark or Significant Site all the following shall be met:
 - a. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) can successfully be relocated and the applicant has demonstrated that a professional building mover will move the building and protect it while being stored; and
 - b. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;
2. . . . (Landmark structures)
3. For Significant sites, at least one of the following shall be met:
 - a. The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or
 - b. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or
 - c. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation on the existing Site. Unique conditions shall include all of the following:
 1. The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the

- ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting; and
2. The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district; and
 3. The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation; and
 4. The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation.

Process:

The HPB will review the Application for compliance with the “Criteria for Relocation and/or Reorientation of the Historic Structure.” The HPB shall forward a copy of its written findings to the Owner and/or Applicant.

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

Notice:

On July 1, 2017, November 18, 2017, February 17, 2018, and March 17, 2018 Legal Notice of the HPB public hearings was published in the Park Record and posted in the required public spaces. Staff sent a mailing notice to property owners within 100 feet and posted the property on July 5, 2017, November 21, 2017, and February 21, 2018.

Summary Recommendation:

Staff recommends the Historic Preservation Board review the Reorientation (Rotation) and Relocation of the Significant Structure at 424 Woodside Avenue, conduct a site visit, conduct a public hearing, and consider denying the Reorientation pursuant to the following findings of fact and conclusions of law.

Finding of Fact:

1. The applicant, Jon and Heather Berkley (represented by Jonathan DeGray, Architect), are proposing to Reorient the Historic Structure towards Woodside Avenue (west). The primary façade of the Historic Structure currently faces towards Main Street (east), and the applicant is proposing to reorient the building 180 degrees towards Woodside Avenue. The applicant is also requesting to relocate the structure ten feet (10') to the east in order to comply with the Front Yard Setback.
2. The Duplex Dwelling located at 424 Woodside Avenue is listed as “Significant” on the Park City Historic Sites Inventory (HSI).
3. The property is located in the Historic Residential (HR-1) zone.

4. The Historic Structure faces towards Main Street in that the original primary entrance faces east. In 1993, a 700 square foot (SF) addition was constructed to the south of the Historic Structure to create the Duplex Dwelling Use.
5. In 2005 a Plat Amendment was approved creating a 75 foot wide lot by combining three (3) existing lots into one legal lot of record. The Historic Structure straddles two (2) of the three (3) lots that were combined.
6. In 2011, a Historic District Design Review (HDDR) application was submitted for the Reorientation and Relocation of the Historic Structure and construction of a new Addition. The HDDR proposal required a Variance.
7. In 2011, the Variance application was submitted for a Height Exception and for Front and Side Yard Setback Exception(s) citing a hardship regarding the elevation of Woodside Avenue in relation to the Historic Structure and the orientation towards Main Street (east) rather than the modern-day Public Right-of-Way (Woodside Avenue).
8. The Variance was Denied by the Board of Adjustment.
9. The 2011 Historic District Design Review application was Denied.
10. The current proposal is different from that of the 2011 HDDR and Variance because the current proposal would comply with the Height and Setback requirements. There would be no Variance triggered for Height or Setback exceptions by the current proposal.
11. Historically, the Historic Structure was associated with a network of pedestrian paths on the east side of the structure that connected the residence to Main Street.
12. On November 16, 2016, the applicant submitted a HDDR Application for the subject property. The project scope of the HDDR subject to the application before the HPB included: Reorient (rotate) the Historic Structure so that the primary entrance faces Woodside Avenue (west) and Relocate the Historic Structure ten feet (10') to the east in order to comply with the minimum Front Yard Setback.
13. After working with the applicant on the required materials for their submittal, the current HDDR application was deemed complete on March 2, 2017. Between March 2, 2017 and the first HPB meeting on July 19, 2017, staff provided the applicant with redline comments and re-reviewed new plans addressing those comments once submitted by the applicant.
14. The HDDR application is currently under review and cannot be complete as the HDDR is dependent on Historic Preservation Board's (HPB) review for Reorientation, Relocation, and Material Deconstruction.
15. The Historic Preservation Board held a public hearing and continued this item on July 19th, 2017.
16. The Historic Preservation Board held a public hearing and continued this item on October 4th, 2017.
17. The Historic Preservation Board held a public hearing, discussed the item, and continued this item on December 5th, 2017.
18. The Historic Preservation Board held a public hearing and continued this item on February 7th, 2018.
19. The Historic Preservation Board held a public hearing, discussed the item, and continued this item on March 7th, 2018.
20. The Historic Preservation Board did a site visit, held a public hearing, discussed the item, and continued this item on April 4th, 2018.
21. On April 16, 2018, the applicant submitted a supplemental engineer's report detailing the existing conditions of the site and possible solutions to those existing conditions.
22. The Chief Building Official and City Engineering Department provided an analysis of the applicant's supplemental engineer's report. The Chief Building Official and City Engineering Department's analysis found that Option 1 is a valid option supported by City Staff.
23. On April 16, 2018, a letter was submitted by Joe Tesch.

24. On July 1, 2017, November 18, 2017, February 17, 2018, and March 17, 2018 Legal Notice of the HPB public hearings was published in the Park Record and posted in the required public spaces. Staff sent a mailing notice to property owners within 100 feet and posted the property on July 5, 2017, November 21, 2017, and February 21, 2018.
25. On March 7, 2018 the Historic Preservation Board reviewed the proposal for 424 Woodside Avenue, held a Public Hearing, and continued the item to April 4, 2018. At the meeting, the applicant requested a continuation to a date certain (April 4, 2018) in order to facilitate a site visit.
26. The Historic Structure was constructed ca. 1886. The Park City HSI identifies the Historic Structure as significant to the Mature Mining Era (1894-1930).
27. Originally, the Historic Structure was a hall-parlor type single-family dwelling with a side-gabled roof; it was built on a relatively steep slope that was terraced toward the rear of the house (the Woodside Avenue side) to provide a more level building lot.
28. The Historic Structure first appears on the 1889 Sanborn Fire Insurance Map as a wood-framed and wood-sided house originally faced east, providing a view over Main Street. Physical evidence and the 1889 Sanborn map indicate that it had a small shed-roofed wing on the south end of the rear (west) side but no front porch.
29. By 1900, the original shed-roofed wing had been extended across the rear (west) side.
30. In 1907, the Sanborn Map indicates that a formal front porch was added to the east side, further defining it as the primary façade, at the same time that a secondary entry porch was added to the west side. The house retained this configuration through 1930.
31. The principal façade was composed of a central doorway flanked by a window on each side. Woodside Avenue was present to the west but, access to the house was via a footpath leading north from Fourth Street behind the Park Avenue houses, and then a short staircase leading up to the east façade. The orientation of houses along the uphill (west) side of Woodside was uniformly east-facing, while orientations along the downhill (east) side was mixed, with some facing the street and others the canyon.
32. By 1941, a second shed-roofed addition had been built across the west side, incorporating the 1907 rear screened porch and essentially filling the terrace between the rear wall of the house and the retaining wall so that the eave was nearly at grade. The front porch had been removed and asbestos shingles had been applied over the original wood siding by this time.
33. Asbestos shingle siding was noted on the 1957 tax appraisal card, which also documents the absence of an east porch.
34. The 1968 tax appraisal card indicates that a porch had been rebuilt across the east façade.
35. Between 1978 and 1993, the east façade was modified by the addition of a sunroom across the north two-thirds, covering the original doorway and north window.
36. The east façade of the Historic Structure is the “front”. This is supported by the traditional design of a central entrance door flanked by two (2) windows. This is a common style of architecture seen throughout Park City. The “rear” of the Historic structure is the west façade. This is represented by its traditional form created through additions throughout the Historic period.
37. The front façade has a front door entrance; however, a utility entrance is also located on the northwest corner of the structure in the rear enclosed porch addition. This was also a common occurrence in houses throughout Park City (examples include the side-enclosed porches at 1057 Woodside Avenue and 811 Norfolk Avenue). This utility entrance was often the entrance used by members of the household as a “mud room” so that the front entrance (on the front façade) remained clean.
38. Both entrances typically would have been used throughout the Historic Period; it would have simply depended on what the occasion was. After work in the mines, one would have used utility entrance on the northwest corner of the structure in the rear enclosed porch addition.

If the home owner was having guests over, the front façade entrance on the east side of the structure would have been used.

39. If relocation of the structure ten (10) feet to the east is approved, the proposal will comply with the required ten foot (10') Front Yard Setback and minimum five foot (5') Side Yard Setback (total of 18 feet [18'] required), as dictated by the Historic Residential (HR-1) zoning district, described in Land Management Code (LMC) 15-2.2-3. In addition, the Historic Structure will comply with the 27 foot height requirement, described in LMC 15-2.2-5.
40. The current site conditions listed in the Findings of Fact of the 2011 Variance still exist. The Board of Adjustment found conditions of the site that are still existent and are common to the neighborhood, including, but not limited to the elevation of Woodside Avenue.
41. The proposal does not comply with Design Guideline B.3.2 ("B.3.2 The original placement, orientation, and grade of the historic building should be retained.") as the original placement, orientation, and grade of the historic building would not be retained. The relationship to the street and the orientation of the Historic Structure facing Main Street are important in conveying the history of the Historic District and this site.
42. The proposal does not comply with Design Guideline B.3.3 ("B.3.3 If the original grade cannot be achieved, no more than two (2) feet of the new foundation should be visible above finished grade on the primary and secondary facades.") as the proposed lifting would require the foundation to be greater than 2 feet above Final Grade in several locations due to the topography.
43. The proposal does not comply with Design Guideline E.1.1 ("E.1.1 Relocation and/or reorientation of historic buildings should be considered only after it has been determined by the Design Review Team that the integrity and significance of the historic building will not be diminished by such action") because the reorientation and relocation of the Historic Structure will diminish the integrity and significance of the site and its context. The Historic Structure at 424 Woodside remains in its original location and therefore retains that aspect of integrity, including its original orientation to the east and its siting on a small terrace below the street. And although much of the original setting has been lost, including adjacent historic houses, footpaths, staircases, and open space, the house at 424 Woodside retains its relationship to that earlier setting through its orientation and position on a shallow terrace below street level. The relocation in addition to the reorientation would result in the loss of the association to the structure's position on the shallow terrace. The property is one of the few reminders of the historic development pattern on a part of the street where much of it has been lost, and is thus important in maintaining a district-wide sense of the historic setting. The context of the Historic Site has not been so radically altered that its unique developmental history cannot be recognized.
44. Bullet points 1 and 2 of the "Side Bars" for E.1.1 are not applicable to the proposal as there are no encroachment issues and the structure is not currently threatened by demolition.
45. The proposal would comply with Design Guidelines E.1.2 through E.1.5 as these would be mitigated through proper construction techniques and documentation processes.
46. The proposal complies with LMC 15-11-13(A)(1)(a) and 15-11-13(A)(1)(b) as the applicant has submitted a plan for rotation and relocation and Structural Engineer's report. The Historic Structure would remain structurally sound when it was reattached to a new structure in the new orientation.
47. LMC 15-11-13(A)(2) is not applicable as the structure is designated as "Significant" on the Park City Historic Sites Inventory.
48. The proposal does not comply with LMC 15-11-13(A)(3)(a) as the Historic Structure is currently structurally sound and is not threatened by demolition.
49. The proposal does not comply with LMC 15-11-13(A)(3)(b) as the Planning Director and Chief Building Official did not find hazardous conditions that were threatening the Historic Structure. The Planning Director and Chief Building Official found that any hazardous

condition (like drainage) could be reasonably mitigated while maintaining the Historic Structure in its current location.

50. The proposal does not comply with LMC 15-11-13(A)(3)(c) as the Historic Preservation Board, with input from the Planning Director and Chief Building Official, does not find Unique Conditions that would warrant the proposed reorientation and relocation
51. All four unique conditions listed in LMC 15-11-13(A)(3)(c)(1)-(4) must be found in order to support a finding under this criteria. Unique conditions shall include all of the following:
 - A. The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting; and
 - B. The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district; and
 - C. The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation; and
 - D. The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation.
52. The proposal does not comply with LMC 15-11-13(A)(3)(c)(1) "The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting;" because the integrity of the site context has not been lost. The Historic Structure at 424 Woodside remains in its original location and therefore retains that aspect of integrity, including its original orientation to the east and its siting on a small terrace below the street.
53. The proposal does not comply with LMC 15-11-13(A)(3)(c)(2) "The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district" as the proposed reorientation and relocation will diminish the overall physical integrity of the Historic District and the site's association with important development patterns of the Historic District. The physical integrity of the site is defined both by the Historic Structure's siting on the lot and the remaining pieces of its Essential Historic Form. .
54. The proposal does not comply with LMC 15-11-13(A)(3)(c)(3) "The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation;" The reorientation and relocation of the historic house at 424 Woodside Avenue will have a significant negative effect on its integrity, which has already been compromised by an addition and alterations on the east side and the large addition on the south side. Reorientation will diminish integrity to the degree that the property may no longer be considered a Significant Site as defined in the LMC and Design Guidelines. If the structure is reoriented as proposed, material making up the existing north and west walls will be demolished. In addition, these walls will no longer be visible from the Public Right-of-Way.
55. The proposal does not comply with LMC 15-11-13(A)(3)(c)(4) "The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation." as the potential to preserve the Historic Structure will not be enhanced by its relocation. All restoration of lost Historic Materials could occur in the Historic Structure's current location and siting.

Conclusions of Law:

1. The proposal does not meet the criteria for reorientation or relocation pursuant to LMC 15-11-13 Reorientation and/or Relocation of a Historic Building or Historic Structure.

Exhibits:

- Exhibit 1 Applicant's Supplemental Engineer's Report dated April 16, 2017
- Exhibit 2 Letter Submitted by Joe Tesch dated April 16, 2018
- Exhibit 3 Chief Building Official's and City Engineering Department's Response to Applicant's Supplemental Engineer's Report
- Exhibit 4 [December 6, 2017 Historic Preservation Board Packet, see page 17](#)
- Exhibit 5 [December 6, 2017 Historic Preservation Board Meeting Minutes, see page 2](#)
- Exhibit 6 [March 7, 2018 Historic Preservation Board Packet](#), see page 47
- Exhibit 7 [March 7, 2018 Historic Preservation Board Draft Meeting Minutes](#), see page 2
- Exhibit 8 [April 4, 2018 Historic Preservation Board Packet](#), see page 47
- Exhibit 9 [April 4, 2018 Historic Preservation Board Draft Meeting Minutes](#), see page 9

EXHIBIT 1
Applicant's Supplemental Engineer's Report
dated April 16, 2018

April 16, 2018

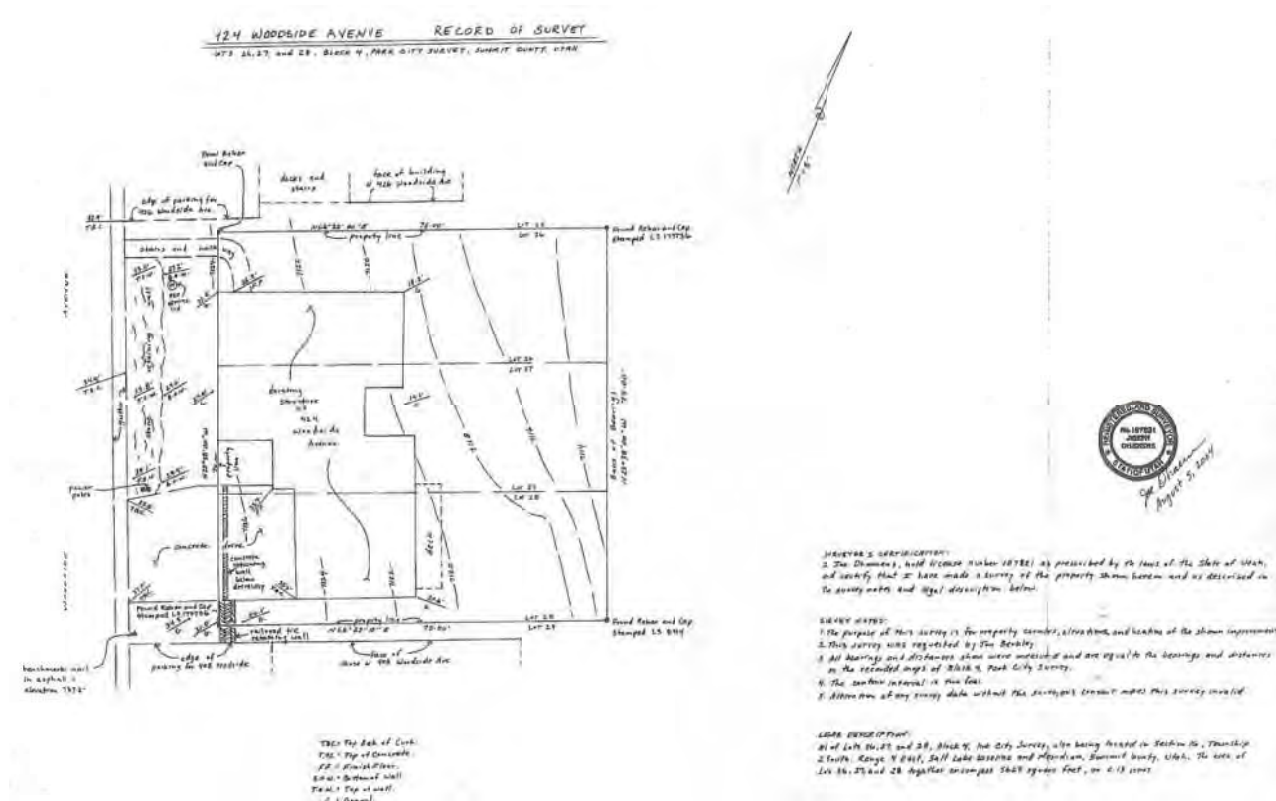
Mr. Jonathan DeGray
Architect representing
Owner of 424 Woodside Avenue
Park City Utah, 84060

RE: 424 Woodside Avenue

Dear Mr. DeGray:

The purpose of this letter is to address the drainage issues relating to 424 Woodside Avenue.

There is a house on the north side of the lot and with a garage and driveway on the south side. A record of survey performed by Joseph Dhaenens in August of 2004 shows that the west edge of the northern structure may encroach west into the Woodside Avenue Right of Way. There is approximately 15 to 20 feet of horizontal separation from the east roll gutter off of Woodside Avenue to the west face of the house. The house is approximately 10 feet below the road. There are small windows on the west side of the house that have limited clearance from the roof and adjacent grade.





There is a drainage issue occurring based on the location of the house relative to the road. The effect is compounded by the roof providing additional rain and snow runoff. During the winter the space between Woodside Avenue and the house is used for snow storage. The surrounding residences have limited landscaping area adjacent to driveways and entries and I would assume this location receives additional snow storage. The compounding effect of snow removal from the road and the house's roof sloping to the west as well as having very limited clearance from the ground buries the west facing window during heavy snow events creating a hazardous condition. The house has temporary wood boards installed to protect the windows during the winter. The landscape area between the house and the road has a series of rock walls that creates benches in the landscaping, which does help the snow storage.



CONSULTING ENGINEERS

LAND PLANNERS

SURVEYORS

Possible solutions include:

1. Install a perforated storm drain and gravel trench along the west face of the house and under the driveway slab. Extend the pipe to the east side and daylight the pipe into a landscape area. This solution will help with rain events during the summer and would assist with snow melt runoff during the spring and some warm winter days. In general a perforated pipe with a fabric sock in gravel is limited to allowing a lot of water to flow during freezing temperatures, so the system would not perform optimally in the winter months. The system would become useful during the warm spring days when the snow melt season begins. The long term benefits of this solution are limited due to the need to keep the pipe free of sediment to operate efficiently and the storm drain pipe and gravel would need to be replaced after a significant amount of years.

2. Re-position the house and gain more horizontal separation from Woodside Avenue. In addition to horizontal clearance, it would be beneficial to raise the floor elevation of the house so windows are not below the road as much as they currently exist. If the house was positioned with a setback off the property line, it would allow for more area for snow storage off of Woodside. The west walls of the house would still be buried and the snowmelt and water infiltration would still adversely affect the buried west wall. It would be beneficial to the house to raise the floor elevation to create less buried wall and have more vertical clearance from roof and windows for snow storage.

The second option would a permanent drainage solution for the residence and would help prevent the west wall of the house from damage due to buried earth that is saturated with water from rain and snowmelt.

Sincerely,

ALLIANCE ENGINEERING, INC.

A handwritten signature in dark ink, appearing to read "Michael Demkowicz", written in a cursive, flowing style.

Michael Demkowicz, PE

X:\AE\FORMS\Form Letter with Letterhead.doc

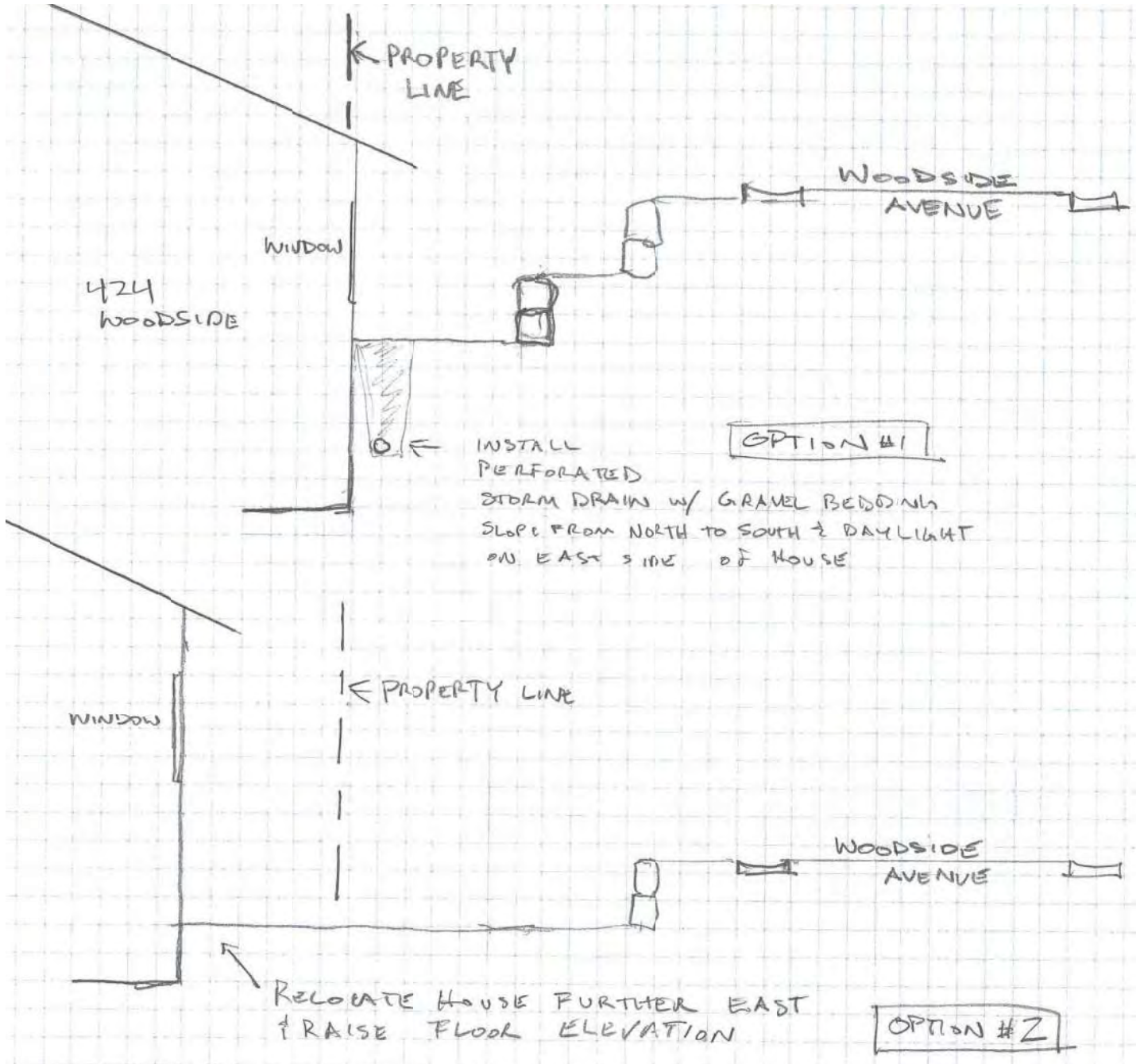


EXHIBIT 2
Letter Submitted by Joe Tesch
dated April 16, 2018

TESCH
LAW OFFICES
A Professional Law Corporation

Joseph E. Tesch
joet@teschlaw.com

Stephanie K. Matsumura
stephaniem@teschlaw.com

85 North Main Street
Kamas, Utah 84036

MAILING ADDRESS:
PO Box 3390
Park City, Utah 84060-3390
Tel: (435) 649-0077
Fax: (435) 649-2561

April 13, 2018

Historic Preservation Board
Park City Municipal Corporation

Re: 424 Woodside Avenue

Dear Board,

As you know, I represent the Applicant requesting a reorientation and slight relocation of this historically significant home.

Some comments deserve clarification from a legal point of view and I respectfully provide these observations:

1. Unlawful Limitation on Discussion of Raising the Home.

In discussing reorientation some members expressed a reluctance to hear comments about raising the home since reorientation was perceived to be the only relevant issue. That position is inaccurate and amounts to ignoring the elephant in the room. Applicant has filed a complete Application including remodel plans and elevations including raising the home. When deciding the merits of the issues you must include a discussion of how it would affect the Application as whole including the preservation and enhancement of the structure. Otherwise your decision is without proper context. The Applicant is on record with its complete Application showing that the purpose of the reorientation and relocation is to accommodate the reconstruction of the home above street level so it can have a viable, visible historic significance placement and a remodel consistent with the requirements of modern day living as opposed to an out of sight and therefore insignificant building with very limited occupancy appeal. This purpose is obviously part of the Application and is therefore a relevant and important point for consideration.

If you are concerned that the raising of the home may not be approved or that the Applicant may make significant amendments to the Application which would alter your decision, you could qualify approval of the reorientation and relocation by stating that it is conditional so that if the applicant makes substantial amendments to its Application or fails to obtain approval, including approval to raise the home, the approval granted becomes null and void.

2. Discussion of Failure to Mitigate Unique or Hazardous Conditions.

The Planning Director and at least one Board member argued strenuously that the Applicant hadn't taken enough action to mitigate the unique and hazardous conditions shown in Applicant's written testimony and photographs.

These comments are irrelevant and outside of your purview since there is no ordinance requirement for an Applicant to spend perhaps an economically infeasible amount of money or any money at all, to mitigate current conditions. The fact there is no requirement that mitigation is in any way required or relevant is demonstrated by a reading of the Land Management Code Section 15-11-13, subparagraph 2.b. which talks about whether relocation will abate a hazardous condition "at the present setting and enhance the preservation of the structure" (emphasis added). See also subsection 3 which also fails to require any mitigation. It is simply out of your purview. You and the Planning Department and the Chief Building Inspector are all required to take the home as it currently exists, not how speculatively it, or a neighboring property, might be altered to change the existing conditions. Apparently the confusion regarding mitigation may come from the criteria in LMC Section 15-11-19 regarding Certificates of Appropriateness for Demolition (CAD), which under Subsection B excludes from economic hardship conditions due to a failure, inter alia to perform normal maintenance and repairs. That is not, however, a consideration for reorientation or relocation.

3. Hazardous Conditions.

Both the Planning Director and the Chief Building Official have indicated under LMC Section 15-11-13, subsection A.3.b. that they did not find "hazardous conditions." However, hazardous conditions is not defined in any section of the LMC, the state statutes or the IBC. Please require these officials to provide the definition of hazardous conditions which they applied. If they applied their own personal definition, it must be considered arbitrary and their conclusion to be in error.

Sincerely,
Tesch Law Offices, P.C.



Joseph E. Tesch

JET/ajp

EXHIBIT 3
Chief Building Official's and City Engineering
Department's Response to Applicant's
Supplemental Engineer's Report



Building • Engineering • Planning

April 18, 2018

Jonathan DeGray
614 Main Street #302
Park City, UT 84060

CC: Hannah Tyler, Park City Municipal Corporation; File

RE: 424 Woodside Avenue, Park City, UT 84060

Mr. DeGray,

We are in receipt of a letter from Michael Demkowicz at Alliance Engineering noting 2 options for a solution to a drainage concern on the west side of the property located at 424 Woodside Ave. Upon review of the letter and options, it is determined that option 1 is a valid option supported by City Staff. Option 1 suggests the installation of a perforated storm drain along the west face of the structure and under the driveway slab. This is in line with current practices in similarly oriented structures throughout the City.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dave Thacker". The signature is stylized with loops and a horizontal line extending to the right.

Dave Thacker
Chief Building Official



April 25th, 2018

Hannah Tyler, Park City Municipal Corporation

CC: Anya Grahn, Laura Newberry, Elizabeth Jackson

Re: 424 Woodside Avenue –Drainage Analysis

Hannah,

The Engineering Department has reviewed the letter submitted by Alliance Engineering concerning a drainage issue at 424 Woodside Avenue. The letter notes two solutions to reduce drainage towards the home. Option 1 consists of installation of perforated storm drain along the west face of the home and discharging in the rear of the structure within the landscape area. This option is consistent with best practices throughout the City and is supported by staff. Please note storm water runoff shall not be directed over the property line. Roof gutters along the west sloping roof would also have a positive effect to route drainage away from the home.

Please do not hesitate to contact me if you have any questions.

Sincerely,

Corey Legge, E.I.T, ENV-SP
Staff Engineer

EXHIBIT D

**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
CITY COUNCIL CHAMBERS
July 19, 2017**



AGENDA

MEETING CALLED TO ORDER AT 5:00 PM

ROLL CALL

ADOPTION OF MINUTES OF June 7, 2017

PUBLIC COMMUNICATIONS – *Items not scheduled on the regular agenda*

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

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

424 Woodside Avenue – HDDR Review for Reorientation - Reorientation (rotation) of a “Significant” Structure towards Woodside Avenue and lifting of the Historic Structure 7 feet 7 ¾ inches. The primary façade of the Significant Structure is currently oriented towards Main Street and the applicant is proposing to rotate the structure 180 degrees so that the primary façade is oriented towards Woodside Avenue. Upon reorientation, the Historic Structure would be lifted 7 feet 7 ¾ inches.

Public Hearing and possible action

PL-16-03379 25

Planner

Tyler

ADJOURN



Historic Preservation Board Staff Report

Planning Department

Author: Hannah M. Tyler, Planner
Subject: Reorientation and Material Deconstruction Review
Address: 424 Woodside Avenue
Project Number: PL-16-03379
Date: July 19, 2017
Type of Item: Administrative – Reorientation (Rotation and Lifting) and Disassembly/Reassembly (Panelization)

Summary Recommendation:

Staff recommends the Historic Preservation Board review the (1) Reorientation (Rotation and Lifting) and (2) Disassembly/Reassembly (Panelization) of the Significant Structure at 424 Woodside Avenue, conduct a public hearing, and deny the Reorientation and Material Deconstruction pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Topic:

Address: 424 Woodside Avenue
Zoning: Historic Residential (HR-1) District
Designation: Significant
Applicant: Jon and Heather Berkley (Represented by Jonathan DeGray, Architect)
Proposal: (1) Reorient the Historic Structure towards Woodside Avenue (west). The primary façade of the Historic Structure currently faces towards Main Street (east), and the applicant is proposing to reorient the building 180 degrees towards Woodside Avenue. The Historic Structure will be lifted 7 feet 7 ¾ inches upon reorientation.
(2) Panelize the Historic Structure in order to facilitate the reorientation.

Background:

The Duplex Dwelling located at 424 Woodside Avenue is listed as “Significant” on the Park City Historic Sites Inventory (HSI). The property consists of a Historic Single-Family dwelling that had an addition constructed in 1993 to create a Duplex Dwelling. The property is located in the Historic Residential (HR-1) zone current use of the property is a Duplex Dwelling. The Historic portion of the existing Duplex Dwelling will be referred to as the “Historic Structure” herein.

The Historic Structure is oriented towards Main Street in that the original primary entrance faces east. In 1993, a 700 square foot (SF) addition was constructed to the south of the Historic Structure to create the Duplex Dwelling Use. The Historic Structure is one (1) unit of the Duplex and the 1993 addition contains the other unit. In 2005, a Plat Amendment was approved creating a 75 foot wide lot by combining three (3) existing lots into one legal lot of record.

In 2011, a Historic District Design Review (HDDR) application was submitted for the Reorientation and Relocation of the Historic Structure and construction of a new Addition. The HDDR proposal triggered a Variance. In 2011, the Variance application was submitted for a Height Exception and for Front and Side Yard Setback Exception(s) citing a hardship regarding the elevation of Woodside Avenue in relation to the Historic Structure and the orientation towards Main Street (east) rather than the modern-day Public Right-of-Way (Woodside Avenue).

Historically, the Historic Structure was associated with a network of pedestrian paths on the east side of the structure that connected the residence to Main Street. The networks of pedestrian paths would have been similar to those found today on the east side of Old Town that exists in the McHenry Avenue neighborhood, such as the connected walking paths that lead off of Shorty's Stairs.

The Variance was Denied by the Board of Adjustment (2011 Variance Staff Report – Exhibit E; 2011 Variance Minutes – Exhibit F). Staff finds that the conditions of the property in 2011, outlined specifically in Finding of Fact #16 of the Board of Adjustment Staff Report have not changed to date. Finding of Fact #16 states:

“The alleged hardship comes from conditions general to the neighborhood, not from circumstances peculiar to this property. Several houses on the downhill side of the street are situated in much the same way as the applicant's home. The positioning of the home on the lot is not unique to this area as many homes were constructed in a manner that allowed the home to face downward towards Main Street, The applicant previously combined three lots and has ample room to expand the existing non-historic portion of the home to add additional living space.”

On November 16, 2016, the applicant submitted a HDDR Application for the subject property. The project scope of the HDDR included:

- Reorient (rotate) the Historic Structure so that the primary entrance faces Woodside Avenue (west).
- Lift the Historic Structure 7 feet 7 ¾ inches upon reorientation to “align with Woodside Avenue” and accommodate a basement addition.
- Panelize the Historic Structure in order to facilitate the reorientation.
- Remodel the existing non-historic addition.
- Construct an addition to the rear (now east facing) façade of the Historic Structure.

After working with the applicant on the required materials for their submittal, the current HDDR application was deemed complete on March 2, 2017. The current HDDR application submittal is very similar to that of the 2011 HDDR, however, as proposed, the current HDDR will comply with the applicable Land Management Code (LMC) requirements and will not require a Variance application.

The HDDR application is currently under review and has not yet been approved, as it is dependent on Historic Preservation Board's (HPB) review for Reorientation and Material

Figures 1a through 1f identify the current conditions and existing orientation of the Historic Structure towards Main Street (east). Renderings provided by Jonathan DeGray. Photographs provided by Jonathan DeGray and CRSA.

A photograph of a residential property. The main house is a two-story structure with a dark, gabled roof and light-colored siding. It has a prominent chimney and a small porch area. In the foreground, there is a lower structure with a dark, corrugated metal roof and a light-colored exterior. The surrounding landscape includes trees and a clear blue sky.



ure 1c: *Current Site Orientation – Photographs North Façade*



ure 1d: *Current Site Orientation – As-Built Rendering North Façade*



Figure 1e: Current Site Orientation – Photographs East Façade



Figure 1f: Current Site Orientation – As-Built Rendering East Façade



Figures 2a-2d identify the proposed reorientation of the Historic Structures towards Woodside Avenue (west). Renderings provided by Jonathan DeGray.

Figure 2a: Proposed Reorientation – West Façade



Figure 2b: Proposed Reorientation – West Façade

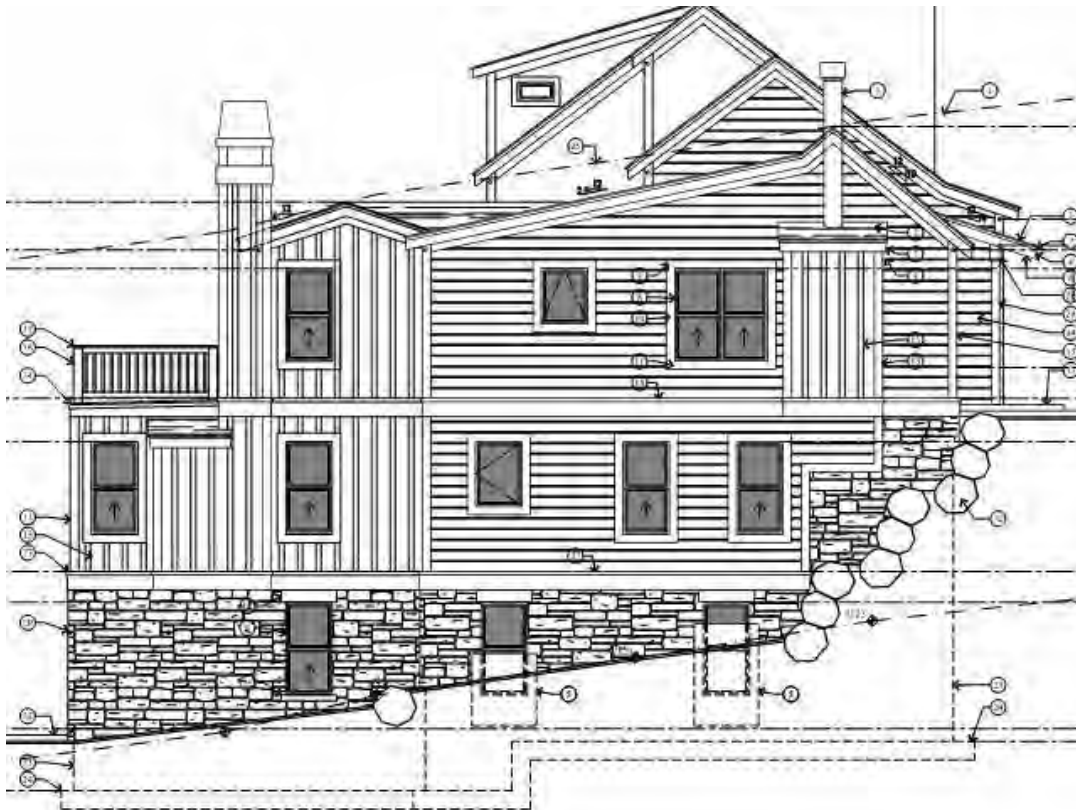


Figure 2c: Proposed Reorientation – North Façade



Figure 2d: Proposed Reorientation – Streetscape View (West Façade)



424 Woodside Avenue Developmental History:

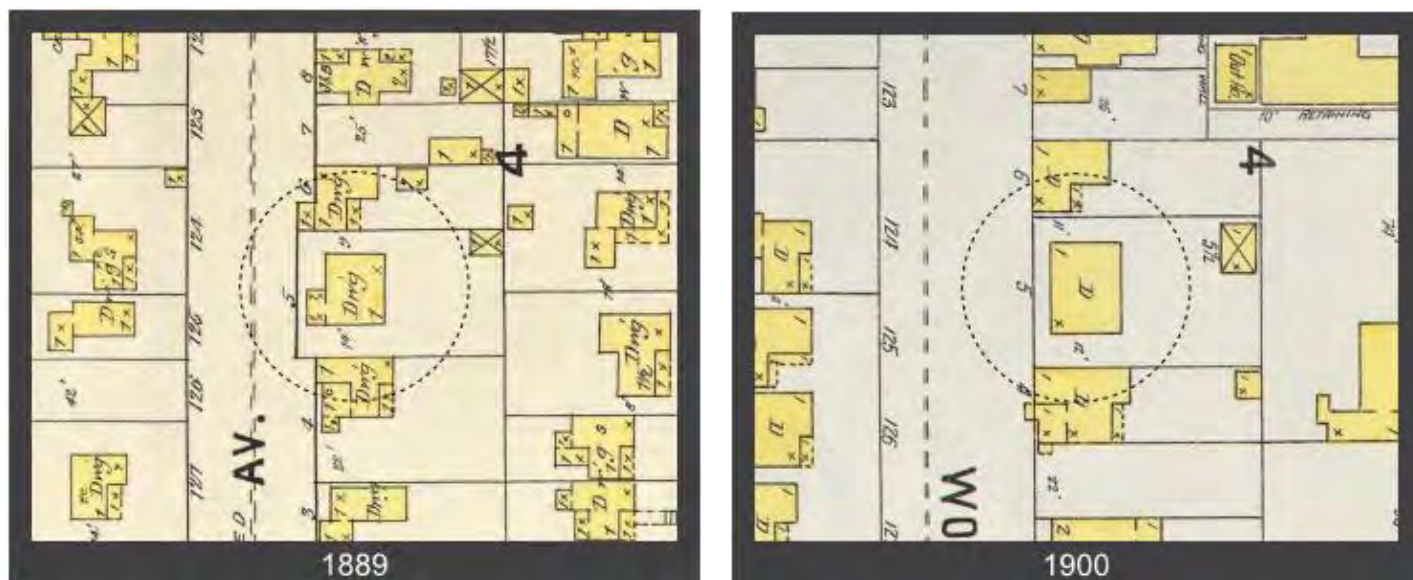
The 424 Woodside Avenue Duplex Dwelling is designated as “Significant” on the Park City Historic Sites Inventory (HSI). According to Summit County, the Historic Structure located at 424 Woodside Avenue was constructed ca. 1900. Based on additional analysis by the Planning Department’s Historic Preservation Consultant, Anne Oliver

(Principal Investigator, SWCA Environmental Consultants), staff finds that the Historic Structure may have an earlier construction date (see Exhibit K for Anne Oliver's complete Assessment of Proposed Reorientation). According to the Intensive Level Survey (Exhibit D), the title search indicates that several mortgagees were taken out on the property in 1886, likely for the construction of a house. Anne Oliver finds that because of the title search evidence and the Sanborn Fire Insurance Maps (Sanborn Maps), the Historic Structure was likely constructed prior to 1900. Staff concurs with Anne Oliver and finds that the Historic Structure was constructed ca. 1886.

The Park City HSI identifies the Historic Structure as significant to the Mature Mining Era (1894-1930). Anne Oliver provided the following analysis depicted from historic photographs, Sanborn Maps, and current as-built drawings:

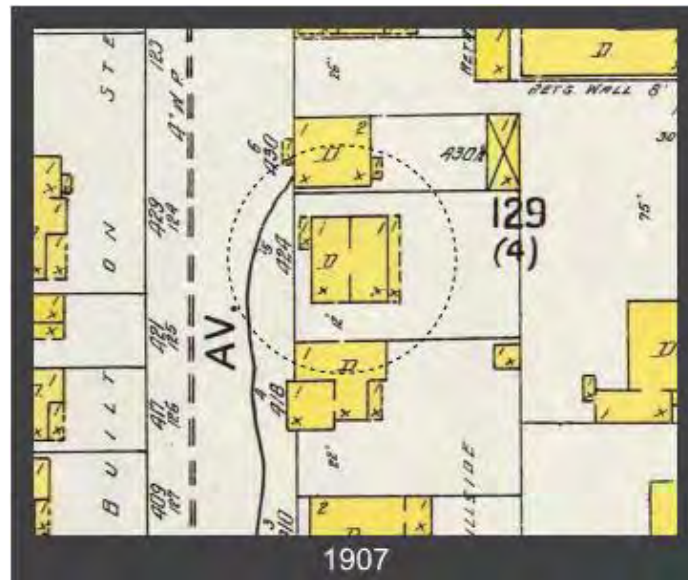
- Originally, the Historic Structure was a hall-parlor type single-family dwelling with a side-gabled roof; it was built on a relatively steep slope that was terraced toward the rear of the house (the Woodside Avenue side) to provide a more level building lot.
- The Historic Structure first appears on the 1889 Sanborn Fire Insurance Map as a wood-framed and wood-sided house originally faced east, providing a view of Main Street. Physical evidence and the 1889 Sanborn map indicate that it had a small shed-roofed wing on the south end of the rear (west) side but no front porch.
- By 1900, the original shed-roofed wing had been extended across the rear (west) side.

Figure 3: 1889 and 1900 Sanborn Fire Insurance Map



- The 1907 Sanborn Map indicates that a formal front porch was added to the east side, further defining it as the primary façade, at the same time that a secondary entry porch was added to the west side. The house retained this configuration through 1930.

Figure 4: 1907 Sanborn Fire Insurance Map



- As visible in historic photographs, the principal façade was composed of a central doorway flanked by a window on each side. Woodside Avenue was present to the west but, in the pedestrian-oriented city of the time, access to the house was via a footpath leading north from Fourth Street behind the Park Avenue houses, and then a short staircase leading up to the east façade (obscured by houses in the foreground). The orientation of houses along the uphill (west) side of Woodside was uniformly east-facing, while orientations along the downhill (east) side was mixed, with some facing Woodside Avenue and others Main Street.

Figure 5: View of property ca. 1905-1907, facing west-northwest (circled in red). Note retention of simple hall-parlor form and continued absence of front porch on east side. Photograph provided by Jonathan DeGray courtesy of Park City Historical Society and Museum



Figure 6: View of property ca. 1905-1907 facing north-west (circled in red). Note retention of simple hall-parlor form and continued absence of front porch on east side. Photograph provided by Jonathan DeGray courtesy of Park City Historical Society and Museum



Figure 7: View of property in 1907, facing west-northwest (circled in red). Note simple hall-parlor form, east-facing aspect with a view across canyon, and access via a footpath leading north from Fourth Street behind the Park Avenue houses. Note the absence of a front porch on east side, although according to the 1907 Sanborn map a porch was added in this year. Also note the mix of house orientations along the downhill (east) side of Woodside, with some facing the street and others the canyon. Photograph provided by Jonathan DeGray courtesy of Park City Historical Society and Museum

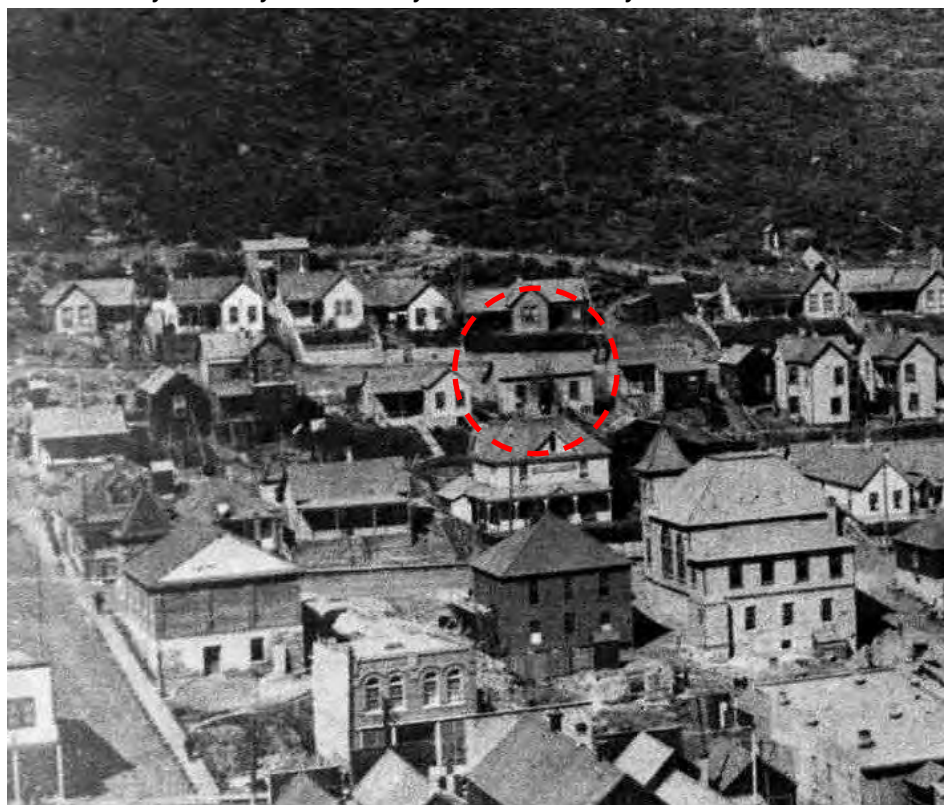


Figure 8: 1929 Sanborn Fire Insurance Map

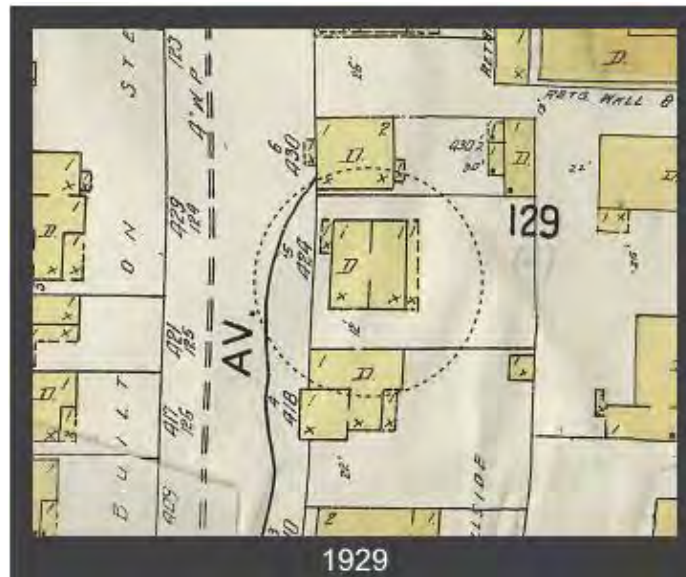


Figure 9: View of property at 424 Woodside in 1930, facing northwest. Note the retention of the simple hall-parlor form and addition of hip-roofed front porch, which was removed by 1941 according to the Sanborn Map. Photograph provided by Jonathan DeGray courtesy of Park City Historical Society and Museum.



- By 1941, a second shed-roofed addition had been built across the west side, incorporating the 1907 rear screened porch and essentially filling the terrace between the rear wall of the house and the retaining wall so that the eave was nearly at grade. The front porch had been removed and asbestos shingles had been applied over the original wood siding by this time.

Figure 10: 1941 Sanborn Fire Insurance Map



Figure 11: Tax appraisal photograph of property at 424 Woodside dating to ca. 1941, facing southeast.



- Asbestos shingle siding was also noted on the 1957 tax appraisal card, which also documents the absence of an east porch.
- The 1968 tax appraisal card indicates that a porch had been rebuilt across the east façade.
- Between 1978 and 1993, the east façade was modified by the addition of a sunroom across the north two-thirds (which likely was created by enclosing the ca. 1968 front porch), covering the original doorway and north window. The interior floor plan indicates that these historic openings were completely removed or covered at the time. As well, the south window on the east façade was enlarged to accommodate two one-over-one windows (see as-built drawings in Exhibit I). The asbestos shingles were also removed during this period and replaced with new drop siding; on the west and north elevations this was applied

over the original 1 x 12 vertical plank sheathing. It appears that all original windows and doors were replaced as well (see as-built drawings in Exhibit I).

- The historic house was extensively rehabilitated and altered in 1993, when the large south addition was built. The south wall of the historic house (between the historic house and the addition) was completely rebuilt and no original materials remain in the east wall. The south addition was enlarged with an east-facing dormer in about 2005 (see as-built drawings in Exhibit I).
- Through time, as Woodside Avenue has been paved, improved, and widened with curb, gutter, and sewer, the level of the road has risen higher above the rear (west) wall and terrace of the house at 424 Woodside. The change in width is uncertain, as is the change in historic grade, but it is likely to be a few feet in both cases.

Analysis:

Please note that staff is aware of discrepancies in the renderings of the reoriented Historic Structure regarding an accurate depiction of the Historic Form. Staff will address these and any other issues pertaining to the design after Final Action is taken by the HPB pertaining to the Reorientation and Panelization. After in-depth discussions with the applicant, staff determined that the first step in their review process shall be to determine if Reorientation is possible. If denied, there will be a redesign so this would save architectural fees and time allotted in the process. Staff is confident that regardless of the decision made by the HPB, the final design will be compliant with the LMC and applicable Design Guidelines. As stated previously, a Material Deconstruction review by HPB will be required at a later date – the renderings will be updated to staff's satisfaction prior to that HPB review.

This analysis will address both proposals as they are closely related, though there are two (2) sets of Findings of Fact and Conclusions of Law:

Proposal #1: The applicant proposes to reorient (rotate) the Historic Structure towards Woodside Avenue. As a part of the reorientation, the structure will be panelized and lifted 7 feet 7 ¾ inches.

Proposal #2: The applicant is also proposing to panelize the Historic Structure in order to facilitate the reorientation.

The proposal will comply with the required ten foot (10') Front Yard Setback and minimum five foot (5') Side Yard Setback (total of 18 feet [18'] required), as dictated by the Historic Residential (HR-1) zoning district, described in [Land Management Code \(LMC\) 15-2.2-3](#). In addition, the Historic Structure will comply with the 27 foot height requirement, described in [LMC 15-2.2-5](#). Staff has provided analysis based on the [Design Guidelines for Historic Sites](#) and [LMC 15-11-13](#).

Design Guidelines for Historic Sites

The *Design Guidelines for Historic Sites* provide guidance on lifting Historic Structures (page 31-32), the Relocation and/or Reorientation of Intact Buildings (pages 36-37), and Disassembly/Reassembly of all or part of Historic Structures (page 37-38). Staff commentary can be found in **bold** and *italics* below.

Staff and the Design Review Team have reviewed the proposed reorientation, lifting, and panelization of the Historic Structure using the Design Guidelines for Historic Sites. Staff and the Design Review team do not find that the proposal complies with Design Guidelines B.3 Foundations, E.1 Protection for the Historic Site and F. Disassembly/Reassembly of all or part of a Historic Structure. As stated previously in this staff report and in the 2011 Variance Staff Report (Exhibit E), the relationship between the orientation of the Historic Structure and Main Street is important in conveying the history of the Historic District and this site. Anne Oliver provided an in-depth analysis of the site significance and integrity using the National Park Service (NPS) definition of Significance and Integrity. She stated:

"The house at 424 Woodside remains in its original location and therefore retains that aspect of integrity, including its original orientation to the east and its siting on a small terrace below the street. And although much of the original setting has been lost, including adjacent historic houses, footpaths, staircases, and open space, the house at 424 Woodside retains its relationship to that earlier setting through its orientation and position on a shallow terrace below street level. The property is one of the few reminders of the historic development pattern on a part of the street where much of it has been lost, and is thus important in maintaining a district-wide sense of the historic setting.
(...)

In summary, the house at 424 Woodside retains integrity in the component aspect of location, as well as diminished but significant integrity in the aspects of setting and design. Because the property has already been so altered, it will be critical to preserve these aspects if 424 Woodside is to remain a Significant Site on the HSI and a contributing resource in the historic district."

The Design Guidelines address lifting Historic Structures to accommodate a foundation. The guidelines specifically state:

B. PRIMARY STRUCTURES

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. See D.4 for exceptions.

Does not comply.

B.3.2 The original placement, orientation, and grade of the historic building should be retained. **Does not comply.**

B.3.3 If the original grade cannot be achieved, no more than two (2) feet of the new foundation should be visible above finished grade on the primary and secondary facades. **Does not comply.**

The proposal does not comply with Design Guideline B.3.1 as the proposed lifting will lift the structure 7 feet 7 ¾ inches from its existing floor elevation rather than the permitted 2 feet. Staff has not determined adverse or unique conditions that would warrant the disproportionate lifting. The current site conditions listed in the Findings of Fact of the 2011 Variance are still applicable. The Board of Adjustment based their Denial on conditions of the site that are still existent and are common to the neighborhood, including the elevation of Woodside Avenue.

The proposal would not comply with Design Guideline B.3.2 as the original placement, orientation, and grade of the historic building would not be retained. As stated previously, the original placement and orientation are essential to the integrity and significance of the site and prominence within the Historic District. The proposal does not comply with Design Guideline B.3.3 as the proposed lifting would require the foundation to be greater than 2 feet above Final Grade in several locations due to the topography.

The Design Guidelines also address the reorientation of Historic Structures. The guidelines specifically state:

E. RELOCATION AND/OR REORIENTATION OF INTACT BUILDINGS

E.1. Protection for the Historic Site

E.1.1 Relocation and/or reorientation of historic buildings should be considered only after it has been determined by the Design Review Team that the integrity and significance of the historic building will not be diminished by such action and the application meets one of the criterion listed in the sidebar to the left. **Does not comply.**

“SIDE BAR”:

In the HRL, HR1, HR2, HRM, and HRC zones, existing Historic Sites that do not comply with building setbacks are considered valid complying structures. Therefore, proposals to relocate and/or reorient a historic building may be considered ONLY:

- if a portion of the historic building encroaches on an adjacent property and an easement cannot be secured **Not applicable**; or
- if relocating the building onto a different site is the only alternative to demolition **Not applicable**; or
- if the Planning Director and Chief Building Official determine that unique conditions warrant the relocation or reorientation on the existing site **Does not comply.**

E.1.2 Relocation and/or reorientation of historic buildings should be considered only after it has been determined that the structural soundness of the building will not be negatively impacted. **Does not comply.**

E.1.3 The structure should be protected from adverse weather conditions, water infiltration, and vandalism before, during, and after the relocation/reorientation process. **Complies.**

E.1.4 If rehabilitation of the structure will be delayed, temporary improvements should be made—roof repairs, windows/doors secured and/ or covered, adequate ventilation—to the structure to protect the historic fabric until rehabilitation can commence. **Complies.**

E.1.5 A written plan detailing the steps and procedures should be completed and approved by the Planning and Building Departments. **Complies.**

The proposal does not comply with Design Guideline E.1.1 because the reorientation of the Historic Structure will diminish the integrity and significance of the site and its context (this has been discussed at length previously in this staff report and in Exhibit K). Bullet points 1 and 2 of the “Side Bars” are not applicable to the proposal as there are no encroachment issues and the structure is not currently threatened by demolition. The proposal does not comply with Design Guideline E.1.2 as the structure is currently structurally sound and panelization is only necessary to facilitate the proposed reorientation. The proposal would comply with Design Guidelines E.1.3 through E.1.5 as these would be mitigated through proper construction techniques and documentation processes.

The Design Guidelines also address disassembly/reassembly (panelization in this case) of Historic Structures. Please note that the LMC now guides Panelization; however, staff finds it important to identify compliance with applicable Design Guidelines. A complete LMC analysis will be provided later in this Analysis Section. The guidelines specifically state:

F. DISASSEMBLY/REASSEMBLY OF ALL OR PART OF A HISTORIC STRUCTURE

F.1. General Principles

F.1.1 Disassembly of a historic building should be considered only after it has been determined by the Design Review Team that the application meets one of the criteria listed in the sidebar. **Does not comply.**

“SIDE BAR”

Disassembly/Reassembly of historic structures is not a common practice in the field of Historic Preservation. Therefore, a proposal to disassemble/reassemble a historic structure will be considered ONLY:

- if a licensed structural engineer certifies that the building cannot reasonably be moved intact **Does not comply**; or
- if disassembly/reassembly is the best alternative to demolition **Does not comply**; or
- if the building is determined by the Chief Building Official to be a hazardous or dangerous building, pursuant to Section 115.1 of the International Building Code **Does not comply**; or
- if the Planning Director and the Chief Building Official determine that unique conditions and overall quality of the historic preservation effort warrant the disassembly/reassembly of part or all of the building **Does not comply**, AND
- if it is to be accurately reassembled in its original form, location, placement and orientation **Complies**.

F.1.2 Though disassembly/reassembly is not a common practice in the preservation field, if it must be undertaken, it should be done using recognized preservation methods. **Complies.**

The proposed panelization does not comply with F.1 General Principles of F. Disassembly/Reassembly of all or part of a Historic Structure. Staff finds that the panelization of the structure is not required as the current Historic Structure is structurally sound. The panelization would result from a “self-inflicted” issue (reorientation) which would result in additional loss of Historic materials and may compromise the little material that is remaining. Staff does not find that there are any conditions on the site that would warrant the additional material loss. As stated previously, staff and the Design Review Team have not determined unique or adverse conditions that would warrant the reorientation of the Historic Structure. Panelization is only necessary in order to reorient the structure towards Woodside Avenue.

The HPB shall also review the proposal against the HPB Criteria for Material Deconstruction Review (Exhibit B) and the Criteria for Disassembly found in LMC 15-11-14 (below). Staff does not find that the proposed panelization complies with the Design Guidelines for Disassembly/Reassembly as this structure is currently structurally sound and may risk further material loss.

Land Management Code 15-11-13 RELOCATION AND/OR REORIENTATION OF A HISTORIC BUILDING OR HISTORIC STRUCTURE.

Additionally, any relocation of a historic building or historic structure must comply with LMC 15-11-13. The HPB shall review staff’s analysis and find that the project complies with the following criteria in order for the relocation to occur. Staff commentary and analysis is in **bold** or *italics* below:

15-11-13. RELOCATION AND/OR REORIENTATION OF A HISTORIC BUILDING OR HISTORIC STRUCTURE.

B. PROCEDURE FOR THE RELOCATION AND/OR REORIENTATION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) TO A PERMANENT NEW SITE. To approve a Historic District or Historic Site design review Application involving relocation and/or reorientation of the Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site to a new site, the Historic Preservation Board shall find the project complies with the following criteria.

1. For either a Landmark or Significant Site, all of the following shall be met:
 - a. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) can successfully be relocated and the applicant has demonstrated that a professional building mover will move the building and protect it while being stored; and
 - b. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure; **Does not comply.**

The proposal does not comply as although the applicant has submitted a plan for rotation and staff will require a Structural Engineer’s report, the structure is currently structurally sound and panelization is only necessary to facilitate the proposed reorientation.

2. Landmark structures shall only be permitted to be relocated to a new site if the relocation will abate demolition and the Planning Director and Chief Building Official find that the relocation will abate a hazardous condition at the present setting and enhance the preservation of the structure. **Not Applicable.**

This is not applicable as the structure is designated as "Significant" on the Park City Historic Sites Inventory.

3. For Significant Sites, at least one of the following must be met:
 - a. The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or **Not Applicable.**

This is not applicable as the structure is not threatened by demolition.

- b. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or **Does not comply.**

The proposal does not comply as the structure is not threatened by hazardous conditions and the preservation of the building will not be enhanced by relocating it.

- c. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation to a new Site. This criterion is only available to Significant Sites. Unique conditions shall include all of the following:
 - i. The relocation/reorientation will not negatively affect the historic integrity of the Historic District, nor the area of receiving site; and **Does not Comply.**

As stated previously, staff and the Design Review Team find that the Historic Structure at 424 Woodside Avenue retains integrity in the component aspect of location, as well as diminished but significant integrity in the aspects of setting and design. Because the property has already been so altered, it will be critical to preserve these aspects if 424 Woodside Avenue is to remain a Significant Site on the HSI and a contributing resource in the Historic District.

- ii. One of the following must also be met:

- a. The historic building is located within the Historic districts, but its historic context and setting have become so radically

altered that the building may be enhanced by its new setting if the receiving site is more similar to its historic setting in terms of architecture, style, period, height, mass, volume, scale, use and location of the structure on the lot as well as neighborhood features and uses; or **Does not Comply**.

As stated previously, staff and the Design Review Team find that the house at 424 Woodside remains in its original location and therefore retains that aspect of integrity, including its original orientation to the east and its siting on a small terrace below the street. And although much of the original setting has been lost, including adjacent historic houses, footpaths, staircases, and open space, the house at 424 Woodside retains its relationship to that earlier setting through its orientation and position on a shallow terrace below street level. The property is one of the few reminders of the historic development pattern on a part of the street where much of it has been lost, and is thus important in maintaining a district-wide sense of the historic setting.

Anne Oliver stated: "The historic context of 424 Woodside has been radically altered through the construction of additions to the historic house and associated development of non-historic residential infill along the street and on surrounding lots. However, reorienting the building will destroy its remaining integrity, which lies solely in the aspects of location, setting, and design. Reorientation will render the property incapable of conveying its significance in the history of Park City and make it impossible to interpret its historic character."

- b. The historic building is located outside of the Historic districts, and its historic context and setting have been so radically altered that the building may be enhanced by its new setting if the receiving site is more similar to its historic setting in terms of architecture, style, period, height, mass, volume, scale, use, and location of the structure on the lot as well as neighborhood features and uses; or **Not Applicable**.

This is not applicable as the Historic Structure is located within the HR-1 Zoning District.

- d. City Council, with input from the Historic Preservation Board, Planning Director, and Chief Building Official, determines that the Historic Building(s) and/or Structure(s) is deterrent to a major improvement program outside of the Historic districts that will be of Substantial Benefit to the community, such as, but not limited to:
 - a. The relocation of the Historic Building(s) and/or Structure(s) will result in the restoration of the house—both the interior and exterior—in compliance with the Secretary of the Interior's Standards and the relocation will aid in the interpretation of the

history of the Historic Building(s) and/or Structure(s); or **Does not Comply**.

As stated previously, the reorientation and lifting of the structure will not result aid in the interpretation of the historic of the Historic Building and/or site as the original orientation is crucial to maintaining the remaining integrity that the site retains.

- b. The relocation of the Historic Building(s) and/or Structure(s) will result in the revitalization of the receiving neighborhood due to the relocation; or **Not applicable**.

The proposal is not to relocate the Historic Structure to a different site. The reorientation will not result in the revitalization of the existing site.

- c. The relocation of the Historic Building(s) and/or Structure(s) will result in a new affordable housing development on the original site that creates more units than currently provided on the existing site and the rehabilitation of the Historic Building(s) and/or Structure(s) on the new receiving site. **Does not comply**.

The proposal will not result in Affordable Housing.

Land Management Code 15-11-14 DISASSEMBLY AND REASSEMBLY OF A HISTORIC BUILDING OR HISTORIC STRUCTURE.

Additionally, any disassembly/relocation of a historic building or historic structure must comply with LMC 15-11-14. The HPB shall review staff's analysis and find that the project complies with the following criteria in order for the relocation to occur. Staff commentary and analysis is in **bold** or *italics* below:

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

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

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

The applicant is proposing panelization because the structure cannot be reoriented (rotated) in one piece due to a lack of area to rotate the structure between the neighboring property and the 1993 addition. See Historic Preservation Plan in Exhibit G.

2. At least one of the following:

- a. The proposed disassembly and reassembly will abate demolition of the Historic Building(s) and/or Structure(s) on the Site **Does not comply**; or

The proposal does not comply as the Historic Structure is not threatened by demolition.

- 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 **Does not comply**; or

The proposal does not comply as the historic structure is not threatened by hazardous or dangerous conditions pursuant to Section 116.1 of the International Building Code.

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

- 1. If problematic site or structural conditions preclude temporarily lifting or moving a building as a single unit **Does not comply**; or

The Planning Director and Chief Building Official do not find unique site conditions that would warrant a disassembly and reassembly. The structure is currently structurally sound; however the proposal to reorient the structure towards Woodside Avenue would result in the disassembly/reassembly (panelization) of the structure. While there is limited space between the neighboring property and the 1993 addition, staff finds that the current orientation of the structure would facilitate redevelopment without harming the historic structure or creating the potential for further historic material loss.

- 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 **Does not comply**; or

The proposal does not comply as the physical conditions of the existing materials are not in disrepair. The panelization would result in the loss of historic materials and is not required to facilitate a remodel/restoration of the structure.

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

The proposal does not comply as a remodel/restoration of the structure is possible in its current location/orientation and would not require panelization.

Under all of the above criteria, the Historic Structure(s) and or Building(s) must be reassembled using the original materials that are found to be safe and/or serviceable condition in combination with new materials; and

The Building(s) and/or Structure(s) will be reassembled in their original form, location, placement, and orientation.

As can be seen in Exhibit K, Anne Oliver provided a conclusion to her analysis that staff finds sums up the Design Review Team's analysis and provided an alternative to the proposed Reorientation (rotation and lifting) and Material Deconstruction (Panelization):

The reorientation of the historic house at 424 Woodside Avenue will have a significant effect on its integrity, which has already been compromised by an addition and alterations on the east side and the large addition on the south side. In fact reorientation will diminish integrity to the degree that the property can no longer be considered a Significant Site as defined in PCMC's LMC and Design Guidelines.

An option consistent with PCMC's LMC and Historic District Design Guidelines would be to raise the house two feet while maintaining its original orientation (see Section B.3. Foundations). This will allow for the addition of a modern foundation, promote material preservation of the house, and improve visibility from Woodside, thereby counteracting the adverse effects of the raised and widened roadbed to a significant degree. Raising the historic house two feet is also encouraged because it will improve the relationship with the south addition by making the historic house less visually and physically subordinate and increasing general compatibility, as discussed in Section D (Additions to Historic Structures) of the Design Guidelines.

Process:

The HPB will hear testimony from the applicant and the public and will review the Application for compliance with the "Criteria for Relocation and/or Reorientation of the 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. 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 July 1, 2017 Legal Notice of this public hearing was published in the Park Record and posted in the required public spaces. Staff sent a mailing notice to property owners within 100 feet on and posted the property on July 5, 2017.

Recommendation:

Staff recommends the Historic Preservation Board review the (1) Reorientation (Rotation and Lifting) and (2) Disassembly/Reassembly(Panelization) of the Significant Structure at 424 Woodside Avenue, conduct a public hearing, and deny the Reorientation and Material Deconstruction pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Finding of Fact for Proposal #1: Reorientation of a Historic Structure:

1. The applicant, Jon and Heather Berkley (Represented by Jonathan DeGray, Architect), are proposing to (1) Reorient the Historic Structure towards Woodside Avenue (west). The primary façade of the Historic Structure currently faces towards Main Street (east), and the applicant is proposing to reorient the building 180 degrees towards Woodside Avenue. The Historic Structure will be lifted 7 feet 7 $\frac{3}{4}$ inches upon reorientation. (2) Panelize the Historic Structure in order to facilitate the reorientation.
2. The Duplex Dwelling located at 424 Woodside Avenue is listed as “Significant” on the Park City Historic Sites Inventory (HSI).
3. The property is located in the Historic Residential (HR-1) zone.
4. The Historic Structure faces towards Main Street in that the original primary entrance faces east. In 1993, a 700 square foot (SF) addition was constructed to the south of the Historic Structure to create the Duplex Dwelling Use.
5. In 2005 a Plat Amendment was approved creating a 75 foot wide lot by combining three (3) existing lots into one legal lot of record. The Historic Structure straddles two (2) of the three (3) lots that were combined.
6. In 2011, a Historic District Design Review (HDDR) application was submitted for the Reorientation and Relocation of the Historic Structure and construction of a new Addition. The HDDR proposal triggered a Variance.
7. In 2011, the Variance application was submitted for a Height Exception and for Front and Side Yard Setback Exception(s) citing a hardship regarding the elevation of Woodside Avenue in relation to the Historic Structure and the orientation towards Main Street (east) rather than the modern-day Public Right-of-Way (Woodside Avenue).
8. The Variance was Denied by the Board of Adjustment. Staff finds that the conditions of the property in 2011, outlined specifically in Finding of Fact #16 of the 2011 Variance Staff Report have not changed to date.

9. Historically, the Historic Structure was associated with a network of pedestrian paths on the east side of the structure that connected the residence to Main Street.
10. On November 16, 2016, the applicant submitted a HDDR Application for the subject property. The project scope of the HDDR included: Reorient (rotate) the Historic Structure so that the primary entrance faces Woodside Avenue (west); Lift the Historic Structure 7 feet 7 ³/₄ inches upon reorientation to "align with Woodside Avenue" and accommodate a basement addition; Panelize the Historic Structure in order to facilitate the reorientation; Remodel the existing non-historic addition; and Construct an addition to the rear (now east facing) façade of the Historic Structure.
11. After working with the applicant on the required materials for their submittal, the current HDDR application was deemed complete on March 2, 2017.
12. The HDDR application is currently under review and has not yet been approved, as it is dependent on Historic Preservation Board's (HPB) review for Reorientation and Material Deconstruction.
13. The Historic Structure was constructed ca. 1886. The Park City HSI identifies the Historic Structure as significant to the Mature Mining Era (1894-1930).
14. Originally, the Historic Structure was a hall-parlor type single-family dwelling with a side-gabled roof; it was built on a relatively steep slope that was terraced toward the rear of the house (the Woodside Avenue side) to provide a more level building lot.
15. The Historic Structure first appears on the 1889 Sanborn Fire Insurance Map as a wood-framed and wood-sided house originally faced east, providing a view over Main Street. Physical evidence and the 1889 Sanborn map indicate that it had a small shed-roofed wing on the south end of the rear (west) side but no front porch.
16. By 1900, the original shed-roofed wing had been extended across the rear (west) side.
17. In 1907, the Sanborn Map indicates that a formal front porch was added to the east side, further defining it as the primary façade, at the same time that a secondary entry porch was added to the west side. The house retained this configuration through 1930.
18. The principal façade was composed of a central doorway flanked by a window on each side. Woodside Avenue was present to the west but, access to the house was via a footpath leading north from Fourth Street behind the Park Avenue houses, and then a short staircase leading up to the east façade. The orientation of houses along the uphill (west) side of Woodside was uniformly east-facing, while orientations along the downhill (east) side was mixed, with some facing the street and others the canyon.
19. By 1941, a second shed-roofed addition had been built across the west side, incorporating the 1907 rear screened porch and essentially filling the terrace between the rear wall of the house and the retaining wall so that the eave was nearly at grade. The front porch had been removed and asbestos shingles had been applied over the original wood siding by this time.
20. Asbestos shingle siding was noted on the 1957 tax appraisal card, which also documents the absence of an east porch.
21. The 1968 tax appraisal card indicates that a porch had been rebuilt across the east façade.
22. Between 1978 and 1993, the east façade was modified by the addition of a sunroom across the north two-thirds, covering the original doorway and north window.

23. The proposal will comply with the required ten foot (10') Front Yard Setback and minimum five foot (5') Side Yard Setback (total of 18 feet [18'] required), as dictated by the Historic Residential (HR-1) zoning district, described in Land Management Code (LMC) 15-2.2-3. In addition, the Historic Structure will comply with the 27 foot height requirement, described in LMC 15-2.2-5.
24. The proposal does not comply with Design Guideline B.3.1 as the proposed lifting will lift the structure 7 feet 7 ¾ inches from its existing floor elevation rather than the permitted 2 feet. Staff has not determined adverse or unique conditions that would warrant the disproportionate lifting.
25. The current site conditions listed in the Findings of Fact of the 2011 Variance are still applicable. The Board of Adjustment based their Denial on conditions of the site that are still existent and are common to the neighborhood, including the elevation of Woodside Avenue.
26. The proposal would not comply with Design Guideline B.3.2 as the original placement, orientation, and grade of the historic building would not be retained. The relationship between the orientation of the Historic Structure and Main Street is important in conveying the history of the Historic District and this site.
27. The proposal does not comply with Design Guideline B.3.3 as the proposed lifting would require the foundation to be greater than 2 feet above Final Grade in several locations due to the topography.
28. The proposal does not comply with Design Guideline E.1.1 because the reorientation of the Historic Structure will diminish the integrity and significance of the site and its context.
29. Bullet points 1 and 2 of the "Side Bars" for E.1.1 are not applicable to the proposal as there are no encroachment issues and the structure is not currently threatened by demolition.
30. The proposal would comply with Design Guidelines E.1.2 through E.1.5 as these would be mitigated through proper construction techniques and documentation processes.
31. The proposal complies with LMC 15-11-13(B)(1) as the applicant has submitted a plan for rotation and staff will require a Structural Engineer's report. The Historic Structure would remain structurally sound when it was reattached to a new structure in the new orientation.
32. LMC 15-11-13(B)(2) is not applicable as the structure is designated as "Significant" on the Park City Historic Sites Inventory.
33. LMC 15-11-13(B)(3)(a) is not applicable as the structure is not threatened by demolition.
34. The proposal does not comply with LMC 15-11-13(B)(3)(b) as the structure is not threatened by hazardous conditions and the preservation of the building will not be enhanced by relocating it.
35. The proposal does not comply with LMC 15-11-13(B)(3)(c)(i) as staff and the Design Review Team find that the Historic Structure at 424 Woodside Avenue retains integrity in the component aspect of location, as well as diminished but significant integrity in the aspects of setting and design. Because the property has already been so altered, it will be critical to preserve these aspects if 424 Woodside Avenue is to remain a Significant Site on the HSI and a contributing resource in the Historic District.

36. The proposal does not comply with LMC 15-11-13(B)(3)(c)(ii)(a) as staff and the Design Review Team find that the house at 424 Woodside remains in its original location and therefore retains that aspect of integrity, including its original orientation to the east and its siting on a small terrace below the street. And although much of the original setting has been lost, including adjacent historic houses, footpaths, staircases, and open space, the house at 424 Woodside retains its relationship to that earlier setting through its orientation and position on a shallow terrace below street level. The property is one of the few reminders of the historic development pattern on a part of the street where much of it has been lost, and is thus important in maintaining a district-wide sense of the historic setting.
37. LMC 15-11-13(B)(3)(c)(ii)(b) is not applicable as the Historic Structure is located within the HR-1 Zoning District.
38. The proposal does not comply with LMC 15-11-13(B)(3)(d)(a) as the reorientation and lifting of the structure will not result aid in the interpretation of the historic of the Historic Building and/or site as the original orientation is crucial to maintaining the remaining integrity that the site retains.
39. LMC 15-11-13(B)(3)(d)(b) is not applicable as the proposal is not to relocate the Historic Structure to a different site. The reorientation will not result in the revitalization of the existing site.
40. The proposal does not comply with LMC 15-11-13(B)(3)(d)(c) as the proposal will not result in Affordable Housing.
41. The reorientation of the historic house at 424 Woodside Avenue will have a significant effect on its integrity, which has already been compromised by an addition and alterations on the east side and the large addition on the south side. Reorientation will diminish integrity to the degree that the property can no longer be considered a Significant Site as defined in the LMC and Design Guidelines.

Conclusions of Law:

1. The proposal does not meet the criteria for reorientation pursuant to LMC 15-11-13 Reorientation of a Historic Building or Historic Structure.

Finding of Fact for Proposal #2: Material Deconstruction (Panelization):

1. The applicant, Jon and Heather Berkley (Represented by Jonathan DeGray, Architect), are proposing to (1) Reorient the Historic Structure towards Woodside Avenue (west). The primary façade of the Historic Structure currently faces towards Main Street (east), and the applicant is proposing to reorient the building 180 degrees towards Woodside Avenue. The Historic Structure will be lifted 7 feet 7 ¾ inches upon reorientation. (2) Panelize the Historic Structure in order to facilitate the reorientation.
2. The Duplex Dwelling located at 424 Woodside Avenue is listed as “Significant” on the Park City Historic Sites Inventory (HSI).
3. The property is located in the Historic Residential (HR-1) zone.
4. The Historic Structure faces towards Main Street in that the original primary entrance faces east. In 1993, a 700 square foot (SF) addition was constructed to the south of the Historic Structure to create the Duplex Dwelling Use.

5. In 2005 a Plat Amendment was approved creating a 75 foot wide lot by combining three (3) existing lots into one legal lot of record. The Historic Structure straddles two (2) of the three (3) lots that were combined.
6. In 2011, a Historic District Design Review (HDDR) application was submitted for the Reorientation and Relocation of the Historic Structure and construction of a new Addition. The HDDR proposal triggered a Variance.
7. In 2011, the Variance application was submitted for a Height Exception and for Front and Side Yard Setback Exception(s) citing a hardship regarding the elevation of Woodside Avenue in relation to the Historic Structure and the orientation towards Main Street (east) rather than the modern-day Public Right-of-Way (Woodside Avenue).
8. The Variance was Denied by the Board of Adjustment. Staff finds that the conditions of the property in 2011, outlined specifically in Finding of Fact #16 of the 2011 Variance Staff Report have not changed to date.
9. Historically, the Historic Structure was associated with a network of pedestrian paths on the east side of the structure that connected the residence to Main Street.
10. On November 16, 2016, the applicant submitted a HDDR Application for the subject property. The project scope of the HDDR included: Reorient (rotate) the Historic Structure so that the primary entrance faces Woodside Avenue (west); Lift the Historic Structure 7 feet 7 ¾ inches upon reorientation to “align with Woodside Avenue” and accommodate a basement addition; Panelize the Historic Structure in order to facilitate the reorientation; Remodel the existing non-historic addition; and Construct an addition to the rear (now east facing) façade of the Historic Structure.
11. After working with the applicant on the required materials for their submittal, the current HDDR application was deemed complete on March 2, 2017.
12. The HDDR application is currently under review and has not yet been approved, as it is dependent on Historic Preservation Board’s (HPB) review for Reorientation and Material Deconstruction.
13. The Historic Structure was constructed ca. 1886. The Park City HSI identifies the Historic Structure as significant to the Mature Mining Era (1894-1930).
14. Originally, the Historic Structure was a hall-parlor type single-family dwelling with a side-gabled roof; it was built on a relatively steep slope that was terraced toward the rear of the house (the Woodside Avenue side) to provide a more level building lot.
15. The Historic Structure first appears on the 1889 Sanborn Fire Insurance Map as a wood-framed and wood-sided house originally faced east, providing a view over Main Street. Physical evidence and the 1889 Sanborn map indicate that it had a small shed-roofed wing on the south end of the rear (west) side but no front porch.
16. By 1900, the original shed-roofed wing had been extended across the rear (west) side.
17. In 1907, the Sanborn Map indicates that a formal front porch was added to the east side, further defining it as the primary façade, at the same time that a secondary entry porch was added to the west side. The house retained this configuration through 1930.
18. The principal façade was composed of a central doorway flanked by a window on each side. Woodside Avenue was present to the west but, access to the house was via a footpath leading north from Fourth Street behind the Park Avenue houses, and then a short staircase leading up to the east façade. The orientation of houses along

the uphill (west) side of Woodside was uniformly east-facing, while orientations along the downhill (east) side was mixed, with some facing the street and others the canyon.

19. By 1941, a second shed-roofed addition had been built across the west side, incorporating the 1907 rear screened porch and essentially filling the terrace between the rear wall of the house and the retaining wall so that the eave was nearly at grade. The front porch had been removed and asbestos shingles had been applied over the original wood siding by this time.
20. Asbestos shingle siding was noted on the 1957 tax appraisal card, which also documents the absence of an east porch.
21. The 1968 tax appraisal card indicates that a porch had been rebuilt across the east façade.
22. Between 1978 and 1993, the east façade was modified by the addition of a sunroom across the north two-thirds, covering the original doorway and north window.
23. The proposal will comply with the required ten foot (10') Front Yard Setback and minimum five foot (5') Side Yard Setback (total of 18 feet [18'] required), as dictated by the Historic Residential (HR-1) zoning district, described in Land Management Code (LMC) 15-2.2-3. In addition, the Historic Structure will comply with the 27 foot height requirement, described in LMC 15-2.2-5.
24. The proposed panelization does not comply with F.1 General Principles of F. Disassembly/Reassembly of all or part of a Historic Structure. Staff finds that the panelization of the structure is not required as the current Historic Structure is structurally sound.
25. The panelization would result from a "self-inflicted" issue (reorientation) which would result in additional loss of Historic materials and may compromise the little material that is remaining.
26. There are any conditions on the site that would warrant the additional material loss.
27. There are no unique or adverse conditions that would warrant the reorientation of the Historic Structure. Panelization is only necessary in order to reorient the structure towards Woodside Avenue.
28. The HPB shall review the proposed panelization against the HPB Criteria for Material Deconstruction Review.
29. Staff does not find that the proposed panelization complies with the Design Guidelines for Disassembly/Reassembly as this structure is currently structurally sound and may risk further material loss.
30. The proposal complies with LMC 15-11-14(A)(1) as the applicant is proposing panelization because the structure cannot be reoriented (rotated) in one piece due to a lack of area to rotate the structure between the neighboring property and the 1993 addition. See Historic Preservation Plan in Exhibit G.
31. The proposal does not comply with 15-11-14(2)(a) as the Historic Structure is not threatened by demolition.
32. The proposal does not comply with 15-11-14(2)(b) as the historic structure is not threatened by hazardous or dangerous conditions pursuant to Section 116.1 of the International Building Code.
33. The proposal does not comply with 15-11-14(2)(c)(1) as the Planning Director and Chief Building Official do not find unique site conditions that would warrant a disassembly and reassembly. The structure is currently structurally sound; however

the proposal to reorient the structure towards Woodside Avenue would result in the disassembly/reassembly (panelization) of the structure. While there is limited space between the neighboring property and the 1993 addition, staff finds that the current orientation of the structure would facilitate redevelopment without harming the historic structure or creating the potential for further historic material loss.

34. The proposal does not comply with 15-11-14(2)(c)(2) as the physical conditions of the existing materials are not in disrepair. The panelization would result in the loss of historic materials and is not required to facilitate a remodel/restoration of the structure.
35. The proposal does not comply with 15-11-14(2)(c)(3) as a remodel/restoration of the structure is possible in its current location/orientation and would not require panelization.

Conclusions of Law:

1. The proposal does not comply with the Land Management Code requirements pursuant to the HR-1 District and regarding material deconstruction.

Exhibits:

Exhibit A	HPB Criteria for Relocation of Historic Structures
Exhibit B	HPB Material Deconstruction Review Checklist
Exhibit C	Historic Sites Inventory Form
Exhibit D	Intensive Level Survey Draft Form
Exhibit E	2011 Variance Staff Report
Exhibit F	2011 Variance Minutes
Exhibit G	Historic District Design Review Historic Preservation Plan
Exhibit H	Historic District Design Review Physical Conditions Report
Exhibit I	Historic District Design Review Existing and Proposed Plans
Exhibit J	Applicant's Reorientation Analysis
Exhibit K	Park City Municipal Corporation's Historic Preservation Consultant, Anne Oliver, SWCA - Assessment of Proposed Reorientation
Exhibit L	Public Comment

Exhibit A: HPB Criteria for Relocation of Historic Structures

The Historic Preservation Board shall find the project complies with the following criteria (Exhibit A):

1. For either a Landmark or Significant Site, all of the following shall be met:
 - a. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) can successfully be relocated and the applicant has demonstrated that a professional building mover will move the building and protect it while being stored; and
 - b. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;
2. Landmark structures shall only be permitted to be relocated to a new site if the relocation will abate demolition and the Planning Director and Chief Building Official find that the relocation will abate a hazardous condition at the present setting and enhance the preservation of the structure.
3. For Significant Sites, at least one of the following must be met:
 - a. The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or
 - b. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or
 - c. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation to a new Site. This criterion is only available to Significant Sites. Unique conditions shall include all of the following:
 - i. The relocation will not negatively affect the historic integrity of the Historic District, nor the area of receiving site; and
 - ii. One of the following must also be met:
 - a. The historic building is located within the Historic districts, but its historic context and setting have become so radically altered that the building may be enhanced by its new setting if the receiving site is more similar to its historic setting in terms of architecture, style, period, height, mass, volume, scale, use and location of the structure on the lot as well as neighborhood features and uses; or
 - b. The historic building is located outside of the Historic districts, and its historic context and setting have been so radically altered that the building may be enhanced by its new setting if the receiving site is more similar to its historic setting in terms of architecture, style, period, height, mass, volume, scale, use, and location of the structure on the lot as well as neighborhood features and uses; or
 - d. City Council, with input from the Historic Preservation Board, Planning Director, and Chief Building Official, determines that the Historic Building(s) and/or Structure(s) is deterrent to a major improvement

program outside of the Historic districts that will be of Substantial Benefit to the community, such as, but not limited to:

- a. The relocation of the Historic Building(s) and/or Structure(s) will result in the restoration of the house—both the interior and exterior—in compliance with the Secretary of the Interior's Standards and the relocation will aid in the interpretation of the history of the Historic Building(s) and/or Structure(s);
- b. The relocation of the Historic Building(s) and/or Structure(s) will result in the revitalization of the receiving neighborhood due to the relocation; or
- c. The relocation of the Historic Building(s) and/or Structure(s) will result in a new affordable housing development on the original site that creates more units than currently provided on the existing site and the rehabilitation of the Historic Building(s) and/or Structure(s) on the new receiving site.

Exhibit B: HPB Material Deconstruction Review Checklist

Historic Preservation Board Material Deconstruction Review Checklist:

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

EXHIBIT C
Historic Sites Inventory Form

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 424 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: 424-WS-1

Current Owner Name: Heather Berkley

Parent Parcel(s): PC-66

Current Owner Address: 9308 Tournament Canyon Drive, Las Vegas, NV 89144

Legal Description (include acreage): 0.13 acres; LOT 1 424 WOODSIDE AVENUE SUBDIVISION.

2 STATUS/USE

Property Category

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

Evaluation*

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

Reconstruction

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

Use

- Original Use: Residential
- Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

- ☒ tax photo:
- ☒ prints: 1995 & 2006
- ☐ historic: c.

Drawings and Plans

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

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

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

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

Blaes, Dina. "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: Hall-Parlor / Vernacular style

No. Stories: 1 & 1 ½

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: Site drops sharply from the finished roadway. Includes mature trees and shrubs.

Foundation: Assumed to be concrete based on an early photograph.

Walls: Clad in wood drop siding and corner boards.

Roof: Side gable with long rear shed extension is sheathed in metal standing seam material.

Windows: Windows include small fixed casement windows on the rear elevation and doubled-hung wood units on the side.

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 hall-parlor house has been modified significantly. A 1978 Structure/Site form indicates possible minor additions the original house, but pre-1995 a large addition was constructed to the south. The changes to the original house are minor but the construction of such a large side addition diminishes 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 been significantly altered by the construction of a 1 ½ story addition to the south side of the original structure. The addition includes a two-car garage and large paved parking area.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Though the physical evidence from the period that defines this as a typical Park City mining era house--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--remain on original part of the house.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively 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 Hall-Parlor house form is the earliest type to be built in Park City and one of the three most common house types built in Park City during the mining era; 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 render it ineligible for listing in the National Register of Historic Places.

5 SIGNIFICANCE

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

Date of Construction: c. 1900¹

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

¹ Summit County Tax Assessor.

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: Northwest oblique. Camera facing southeast, 2006.

Photo No. 2: Addition. Camera facing northeast, 2006.

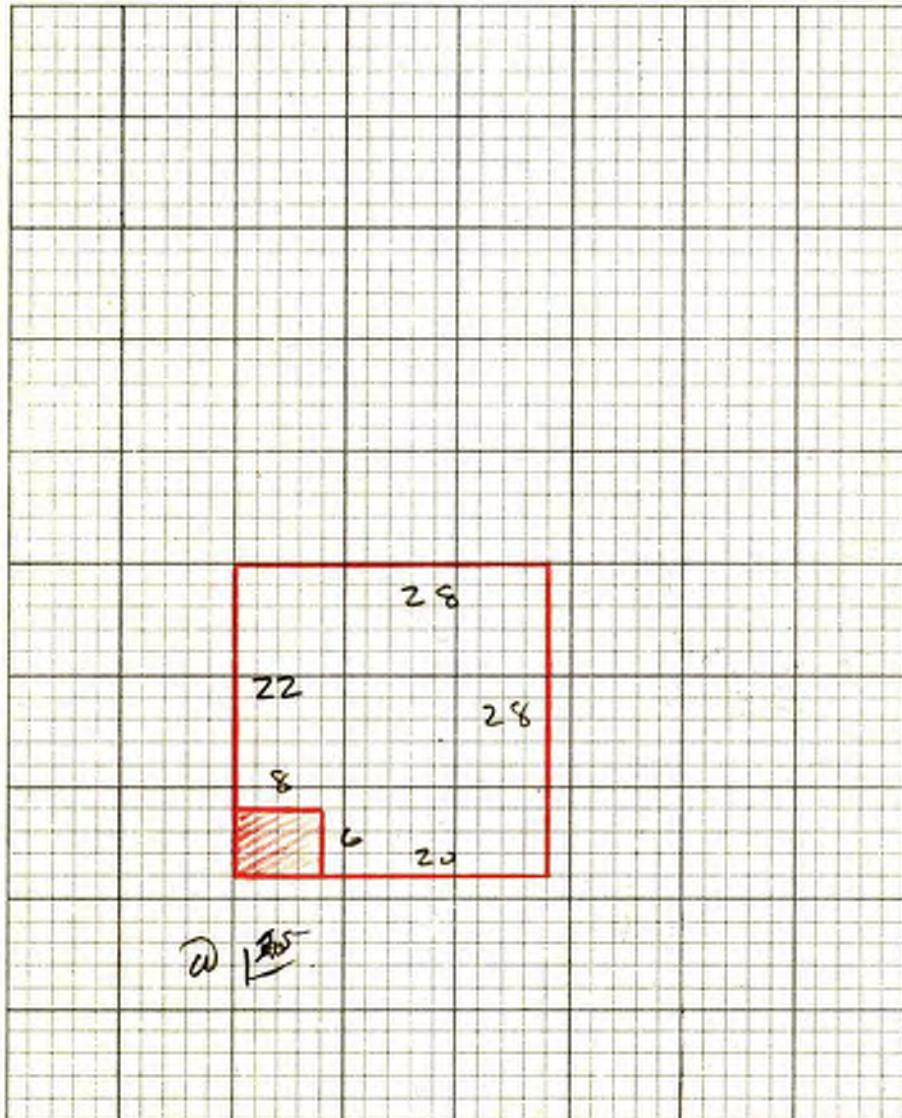
Photo No. 3: Northwest oblique. Camera facing southeast, 1995.

Photo No. 4: Addition. Camera facing northeast, 1995.

Photo No. 5: Northwest oblique. Camera facing southeast, tax photo.

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

Location _____					
Kind of Bldg. <u>Res</u>		St. No. <u>424 Woodside</u>			
Class <u>3</u>		Type <u>1</u>		Cost \$ _____ X _____ %	
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		736		\$ 1504
	x x				
	x x				
Gar.—Carport <u>x</u> Flr. _____ Walls _____ Cl. _____					
Description of Buildings					Additions
Foundation—Stone _____ Conc. <u>1/2</u> None <u>1/2</u>					
Ext. Walls <u>Asst Sides on Sid</u>					
Insulation—Floors _____ Walls <u>x</u> Cigs. _____					
Roof Type <u>Gable</u> Mtl. <u>pat</u>					
Dormers—Small _____ Med. _____ Large _____					
Bays—Small _____ Med. _____ Large _____					
Porches—Front <u>48</u> @ <u>100</u>					48
Rear _____ @ _____					
Porch _____ @ _____					
Metal Awnings _____ Mtl. Rail _____					
Basement Entr. _____ @ _____					
Planters _____ @ _____					
Cellar—Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full _____ Floor <u>conc</u>					50
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____					
Attic Rooms Fin. _____ Unfin. _____					
Plumbing { Class <u>1</u> Tub <u>1</u> Trays _____					
Basin _____ Sink <u>1</u> Toilet <u>1</u>					
Wtr. Sfr. _____ Shr. St. _____ O.T. _____					
Dishwasher _____ Garbage Disp. _____					315
Built-in-Appliances _____					
Heat—Stove <u>x</u> H.A. _____ Steam _____ Stkr. _____ Blr. <u>x</u>					
Oil _____ Gas <u>x</u> Coal _____ Pipeless _____ Radiant _____					
Air Cond. _____					
Finish—Fir <u>x</u> Hd. Wd. _____					
Floor—Fir <u>x</u> Hd. Wd. _____ Other _____					
Cabinets _____ Mantels _____					
Tile—Walls _____ Wainseot _____ Floors _____					
Storm Sash—Wood D. _____ S. _____ ; Metal D. _____ S. _____					
Total Additions					413
Year Built _____		Avg. Age <u>59</u>		Current Value \$ <u>1917</u>	
Inf. by { Owner—Tenant—		Commission Adj. _____ %			
{ Neighbor—Record—Est.		Bldg. Value			
Remodel Year _____ Est. Cost _____		Depr. Coef <u>1</u> 2 3 4 5 6 <u>30</u> %			
		Current Value Minus Depr.		\$ <u>575</u>	
Garage—Class <u>1</u> Depr. 2% 3% Carport—Factor _____					
Cars <u>1</u> Floor <u>wd</u> Walls <u>slat</u> Roof <u>G 1</u> Doors <u>1</u>					
Size— <u>10</u> x <u>18</u> Age <u>26</u> Cost <u>123</u> x <u>30</u> %		37			
Other _____					
Total Building Value					\$
Appraised <u>11-28</u> 19 <u>57</u> By <u>1331</u>					



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
TOTAL						

Remarks: _____

KIND OF BUILDING	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19
GARAGE																
RESIDENCE																
TOTAL																
ASSESSED VALUE																
KIND OF BUILDING	1958	1959	1960	1961	1962	19	19	19	19	19	19	19	19	19	19	19
GARAGE	37	37	37	37	37											
RESIDENCE	575	575	575	575	575											
TOTAL	612	612	612	612	612											
ASSESSED VALUE	245	245	245	245	245											

PC 66
Serial Number

OF
Card Number

Owners Name

Location

Kind of Bldg. Res

St. No. 424 Woodside

Class 3-

Type 1 23A

Cost \$ 3310

X 94 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	736		\$ 3111	\$
	x x				
	x x				

Att. Gar. C.P. x Fir. Walls Cl.

Description of Buildings

Foundation—Stone Conc. Sills

Ext. Walls Sid (A)

Roof Type Gable Mtl. Pate RB

Dormers—Small Med. Large

Bays—Small Med Large

Porches—Front 48' @ 125 60

Rear @

Porch @

Planters @

Ext. Base Entry @

Cellar/Bsmt. — $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$ Full Floor

Bsmt. Gar.

Basement—Apt. Rms. Fin. Rms.

Attic Rooms Fin. Unfin.

Plumbing { Class 1 Tub 1 Trays 1

{ Basin 1 Sink 1 Toilet 1

{ Wtr. Sfr. 1 Shr. St. 1 O.T. 1

{ Dishwasher 1 Garbage Disp. 1

Heat—Stove H.A. FA HW Stkr Elec.

Oil Gas X Coal Pipeless Radiant

Air Cond. — Full Zone

Finish—Fir. Hd. Wd. Panel

Floor—Fir. Hd. Wd Other

Cabinets 1 Mantels

Tile—Walls Wainscot Floors

Storm Sash—Wood D. S. Metal D. S.

Awnings — Metal Fiberglass

Total Additions 846

Year Built 1898 Avg. 1. 1898 Replacement Cost 3957

Age 2. 1 Obsolescence

Inf. by Owner Tenant Neighbor Record Est. Adj. Bld. Value 125%

Conv. Factor

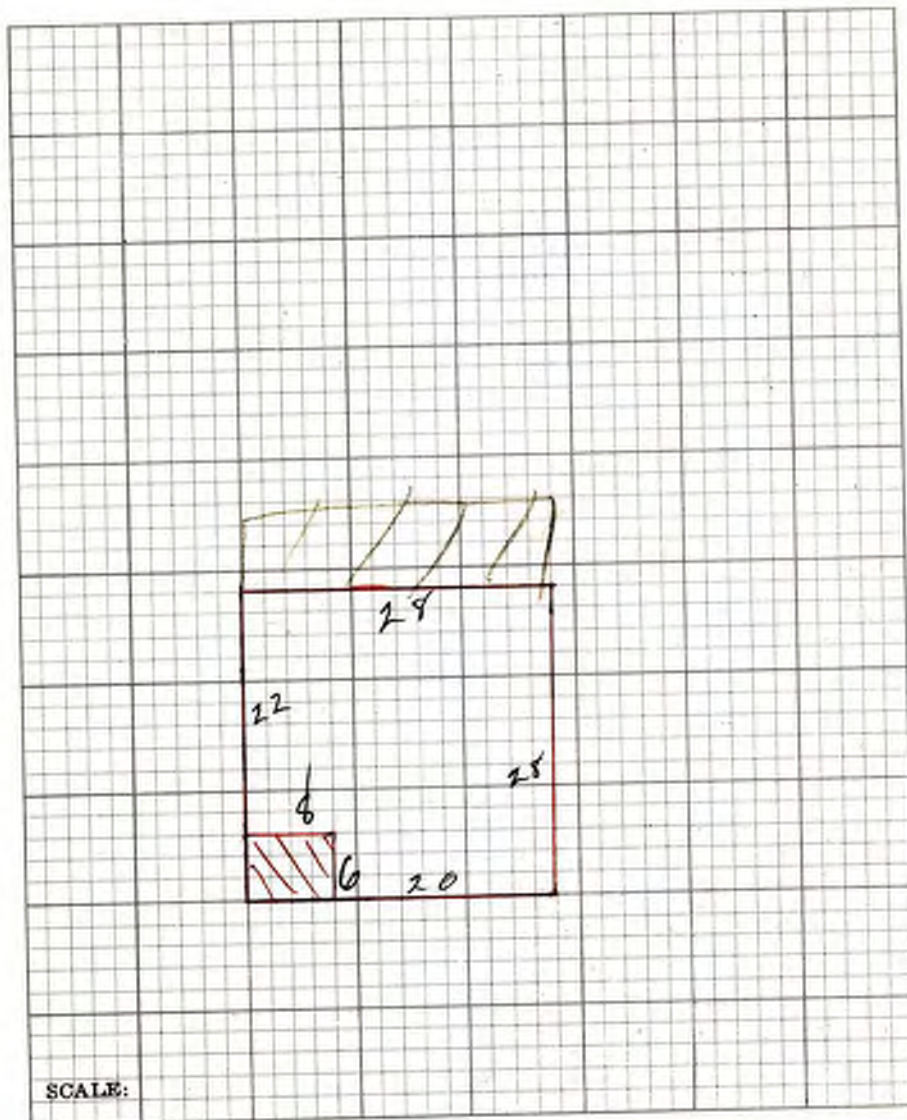
Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value \$



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

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

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

_____ 1940 Base Cost _____ x _____ % Depr. _____

_____ Total _____

REMARKS _____



Researcher: Philip F. Notarianni
Date: August, 1978

Site No. SU-10-157

Utah State Historical Society
Historic Preservation Research Office
Structure/Site Information Form

IDENTIFICATION
1

Street Address: 424 Woodside Ave. Plat PCS Bl. 4 Lot 26-27
Name of Structure: T. R. S.
Present Owner: Esther Anderson UTM:
Owner Address: P.O. Box, Park City, 84060 Tax #: PC-66

AGE/CONDITION/USE
2

Original Owner: Construction Date: @1898 Demolition Date:

Original Use: residential

Present Use:

- | | | |
|---|---------------------------------------|------------------------------------|
| ☒ Single-Family | ☐ Park | ☐ Vacant |
| ☐ Multi-Family | ☐ Industrial | ☐ Religious |
| ☐ Public | ☐ Agricultural | ☐ Other |
| ☐ Commercial | | |

Occupants:

Building Condition:

- | | |
|--|--------------------------------|
| ☐ Excellent | ☐ Site |
| ☒ Good | ☐ Ruins |
| ☐ Deteriorated | |

Integrity:

- | |
|---|
| ☐ Unaltered |
| ☒ Minor Alterations |
| ☐ Major Alterations |

STATUS
3

Preliminary Evaluation:

- | |
|--|
| ☐ Significant |
| ☒ Contributory |
| ☐ Not Contributory |
| ☐ Intrusion |

Final Register Status:

- | | |
|--|---|
| ☐ National Landmark | ☐ District |
| ☐ National Register | ☐ Multi-Resource |
| ☐ State Register | ☐ Thematic |

DOCUMENTATION
4

Photography:

Date of Slides: 11/77

Views: Front ☒ Side ☐ Rear ☐ Other ☐

Date of Photographs:

Views: Front ☐ Side ☐ Rear ☐ Other ☐

Research Sources:

- | | | |
|--|---|--|
| ☐ Abstract of Title | ☐ City Directories | ☐ LDS Church Archives |
| ☒ Plat Records | ☐ Biographical Encyclopedias | ☐ LDS Genealogical Society |
| ☒ Plat Map | ☒ Obituary Index | ☒ U of U Library |
| ☒ Tax Card & Photo | ☐ County & City Histories | ☐ BYU Library |
| ☐ Building Permit | ☐ Personal Interviews | ☐ USU Library |
| ☐ Sewer Permit | ☒ Newspapers | ☐ SLC Library |
| ☒ Sanborn Maps 1889, 1900, 1907. | ☒ Utah State Historical Society Library | ☐ Other |

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

Summit County Records.
Deseret News, April 3, 1915, p. 3.

Architect/Builder: unknown

Building Materials: wood

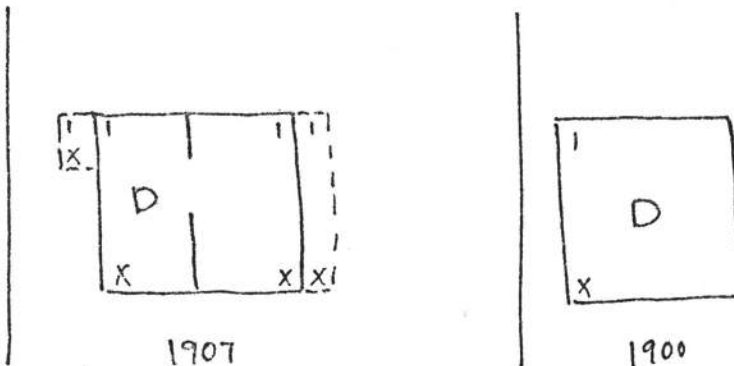
Building Type/Style: residential

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

One-story frame with a gable roof and sloping rear. Window placements appear to have changed little. Tax photographs indicate that the chimney, located on the north end, has remained the same since the 1940's.

Sanborn Map sketches show a possible alteration and/or additions between 1900-1907.



Different in 1889.

Statement of Historical Significance:

- ☐ Aboriginal Americans
- ☐ Agriculture
- ☐ Architecture
- ☐ The Arts
- ☐ Commerce

- ☐ Communication
- ☐ Conservation
- ☐ Education
- ☐ Exploration/Settlement
- ☐ Industry

- ☐ Military
- ☐ Mining
- ☐ Minority Groups
- ☐ Political
- ☐ Recreation

- ☐ Religion
- ☐ Science
- ☐ Socio-Humanitarian
- ☐ Transportation

This structure is also contributory to the Park City residential district; but in addition helps to illustrate how early housing was constructed to adapt to the steep terrain that exists in the area.

In the early 189's the lot belonged to C.W. Allen; and in 1896 sold by Charles Allen to Chelsey C. Barker. William T. Backus became an owner in the 1900's. Fraser Buck, of the firm Welsh, Driscoll and Buck, and local author, purchased the property in 1914 from William Dickett. Finally, in 1916 sold to Erick Anderson.

Chesley C. Barker was an engineer for the Daly-West Mine for more than twenty-five years, and was considered well versed in mine hoists and pumps. He was also a member of the Park City lodge Knights of Pythias.









EXHIBIT D
Intensive Level Survey DRAFT Form

HISTORIC SITE FORM

UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

1 IDENTIFICATION

Name of Property: **William T. Backus House**

Address: **424 Woodside Avenue**

Twtnshp

Range

Section:

City, County: **Park City, Summit, Utah**

UTM:

Current Owner Name: **Heather Berkley**

USGS Map Name & Date: **Park City East**

Current Owner Address: **9308 Tournament Canyon Drive**

Quad/2011

Las Vegas, NV 89144

Tax Number: **424-WS-1**

Legal Description (include acreage): **LOT 1 424 WOODSIDE AVENUE SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 5625 SQ FT OR 0.13 AC**

2 STATUS/USE

Property Category

☒ building(s)

☐ structure

☐ site

☐ object

Evaluation

☐ eligible/contributing

☒ ineligible/non-contributing

☐ out-of-period

Use

Original Use: **single dwelling**

Current Use: **single dwelling**

3 DOCUMENTATION

Photos: Dates

☒ digital: **Nov. 2013 (4)**

☒ prints: **2006 (2), 1995 (2)**

☐ historic:

Drawings and Plans

☐ measured floor plans

☐ site sketch map

☐ Historic American Bldg. Survey

☐ original plans available at:

☐ other:

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

☒ abstract of title

☒ tax card & photo

☐ building permit

☐ sewer permit

☒ Sanborn Maps

☐ obituary index

☐ city directories/gazetteers

☒ census records

☐ biographical encyclopedias

☐ newspapers

☒ city/county histories

☐ personal interviews

☐ USHS History Research Center

☒ USHS Preservation Files

☐ USHS Architects File

☐ LDS Family History Library

☒ local library: **Park City Museum**

☐ university library(ies):

Bibliographical References (books, articles, interviews, etc.)

Attach copies of all research notes, title searches, obituaries, and so forth.

Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.

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.

Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.

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

Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.

Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.

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

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: hall-parlor type / vernacular style No. Stories: 1.5

Foundation Material: concrete Wall Material(s): drop-novelty wood siding

Additions: none minor x major (describe below) Alterations: none x minor major (describe below)

Number of associated outbuildings 0 and/or structures 0.

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.

424 Woodside is a hall-parlor type house that has been modified significantly. The hall-parlor is one of the main three house types built during the historic Park City mining era, and is the earliest of those three, occurring mostly toward the beginning of that period. A large addition has been built to the side at the street level above the original house which is well below the road grade. The side gable roof of the original house is sheathed with standing seam metal, while the complex roof of the addition is sheathed with composition shingles. The walls of both the original house and the addition are clad with drop-novelty wood siding. The façade of the original house that is facing the street has at least four casement windows spaced across it, while the side has several one-over-one double hung sash windows. The addition has a one-over-one double hung sash window in its gable and two of the same type in the front most section. The addition has a two-car garage that is on the same level as the street. The original house is much lower than the road grade, and a concrete stair leads down to the primary façade of the house. Although the overall form remains legible, the cumulative formal and material changes have diminished its historic value.

5 HISTORY

Architect/Builder: **unknown**

Date of Construction: **c. 1900**

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing).
(see instructions for details)

<u> </u> Agriculture	<u> </u> Economics	<u> </u> Industry	<u> </u> Politics/
<u> </u> Architecture	<u> </u> Education	<u> </u> Invention	<u> </u> Government
<u> </u> Archeology	<u> </u> Engineering	<u> </u> Landscape	<u> </u> Religion
<u> </u> Art	<u> </u> Entertainment/	<u> </u> Architecture	<u> </u> Science
<u> </u> Commerce	<u> </u> Recreation	<u> </u> Law	<u> </u> Social History
<u> </u> Communications	<u> </u> Ethnic Heritage	<u> </u> Literature	<u> </u> Transportation
<u> </u> Community Planning	<u> </u> Exploration/	<u> </u> Maritime History	<u> </u> C Other: Mining
<u> </u> & Development	<u> </u> Settlement	<u> </u> Military	
<u> </u> Conservation	<u> </u> Health/Medicine	<u> </u> Performing Arts	

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

A brief history of the house was given in a 1978 National Register nomination:

"This structure is also contributory to the Park City residential district; but in addition helps to illustrate how early housing was constructed to adapt to the steep terrain that exists in the area.

"In the early 1890's the lot belonged to C.W. Allen; and in 1896 sold by Charles Allen to Chelsey C. Barker. William T. Backus became an owner in the 1900's. Fraser Buck, of the firm Welsh, Driscoll and Buck, and local author, purchased the property in 1914 from William Dickett, Finally, in 1916 sold to Erick Anderson.

"Chesley C. Barker was an engineer for the Daly-West Mine for more than twenty-five years, and was considered well versed in mine hoists and pumps. He was also a member of the Park City lodge Knights of Pythias."

Due to the commonness of the name Charles Allen, it is difficult to determine who the owner of the property was initially, as several lived in Park City at the time.

William T Backus, the owner after Charles (or Chelsey) Barker and also his nephew, had lived in Park City previously, leaving for Nevada in 1904. They returned at some point, and lived in this house for a time, before selling it to Charles Barker's wife Luella, who quickly sold it to William Dickert in 1909.

Not much information was found on William Dickert, and he does not appear on the 1910 census, so it can be assumed he did not live on the property. He transferred the property to Fraser Buck in 1914.

Fraser Buck was a salesman in the hardware industry. It is noted in the 1920 census that he lived with his parents and sister. No other information is known about him. The property was transferred to Erick Anderson in 1916.

It appears that Erick Anderson did not live at the house, at least during the time of the 1920 census, when the house was vacant. The house was also vacant during the 1930 census.

In 1931, Erick Anderson transferred the property to his daughter Esther Anderson, who retained it until 1981. It was rented by Andles Henderson and his wife Sydona during the 1940 census. Andles was a laborer in a mine, but nothing else is known of him. The property is currently owned by Heather Berkley.



424 Woodside Avenue. Southwest oblique. November 2013.



424 Woodside Avenue. West elevation. November 2013.



424 Woodside Avenue. Northwest oblique. November 2013.

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 424 Woodside Avenue

City: Park City, UT

Current Owner: Heather Berkley

Address: (see historic site form for address)

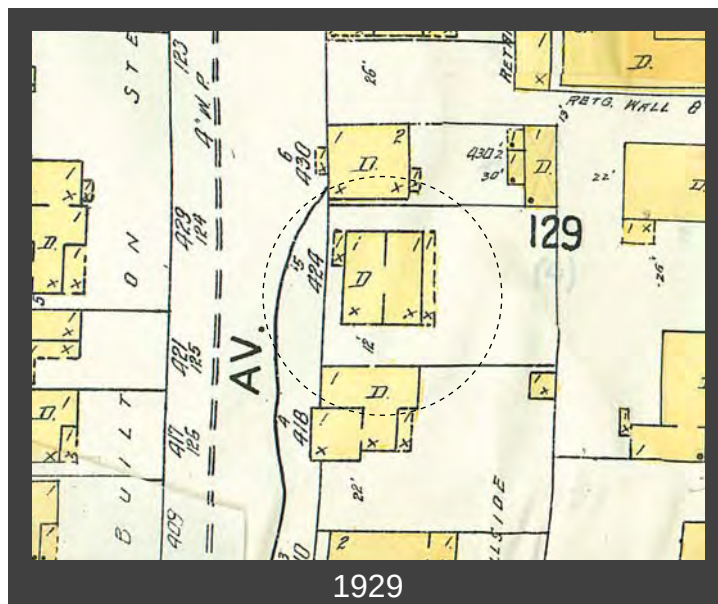
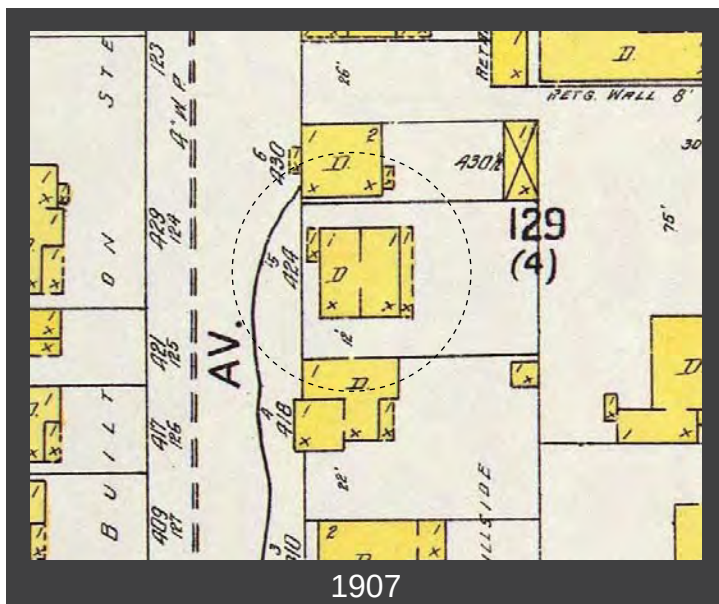
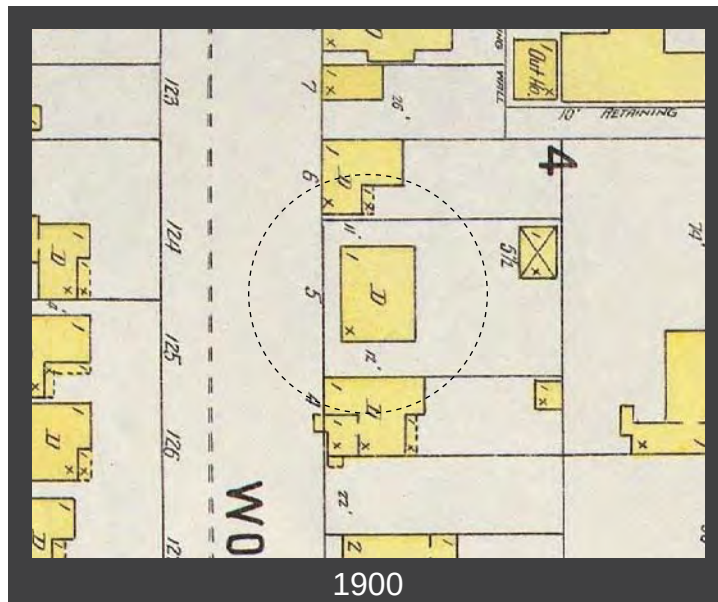
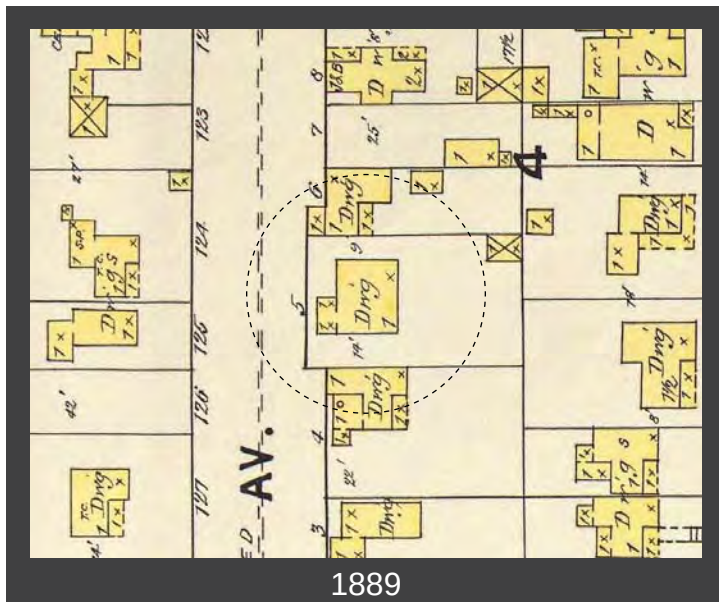
Tax Number: 424-WS-1 (parent parcel: PC-66)

Legal Description (include acreage): Lot 1 424 Woodside Sub. (PC BK4 L26, L27, L28)
(see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
4/12/1886	Alfred B. Mulhall (ill.)	Henry Newell	Mortgage	\$100.00	"26,27"
6/4/1886	A.B. Mulhall (ill.)	Charles W. Allen	W		"26,27"
6/8/1886	Charles W. Allen	Gilbert Gregor	Mortgage	\$200.00	"26,27"
7/17/1893	C.W. Allen & wife	John Kennedy	Mortgage	\$195.00	"26,27"
4/18/1896	Chas W. Allen	Charles C. Barker	W		"26,27"
12/19/1901	Charles C. Barker & w.	Jennie H. Backus	W.D.		"26,27"
9/25/1909	Wm. T. Backus & wife	Luella V. Barker	Deed		"26,27"
12/23/1909	Luella V. Barker	Wm. Dickert & wife	W.D.		"26,27"
12/21/1914	William Dickert & wife	Fraser Buck	W.D.		"26,27"
5/6/1916	Fraser Buck & wife	Erick Anderson	W.D.		"26,27"
12/18/1931	Erick Anderson	Esther Anderson	W.D.		"26,27"
6/16/1981	Esther Anderson	Ennis J. Gibbs	W.D.		"26,27"
2/21/1989	Ennis J. Gibbs	Richard B. & Robert L. Peek	W.D.		"26,27,28"
12/14/1989	Robert L. Peek	Richard B. Peek	W.D.		"26,27,28"
12/20/1996	Richard B. Peek	Roger D. Armstrong	W.D.		"26,27,28"
10/9/2003	Roger D. Armstrong	Heather Berkeley	W.D.		"26,27,28"

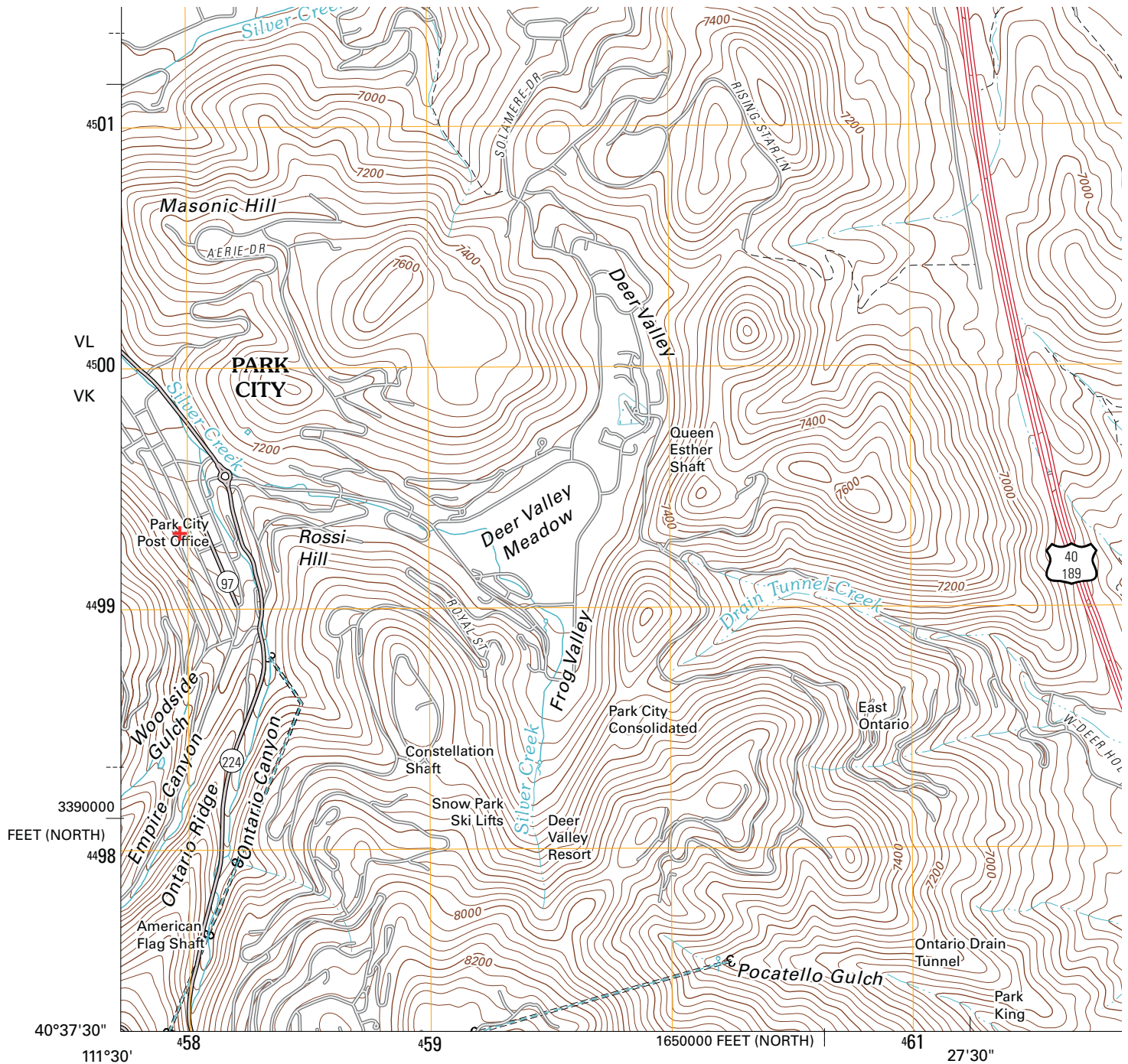
Researcher: John Ewanowski, CRSA Architecture

Date: 1/6/2015





Tax photo c. 1940



Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84). Projection and
 1 000-meter grid: Universal Transverse Mercator, Zone 12T
 10 000-foot ticks: Utah Coordinate System of 1983
 (north and central zones)

Imagery.....NAIP, July 2009 - August 2009
 Roads.....©2006-2010 Tele Atlas
 Names.....GNIS, 2009
 Hydrography.....National Hydrography Dataset, 2009
 Contours.....National Elevation Dataset, 2008

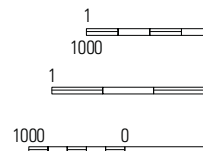
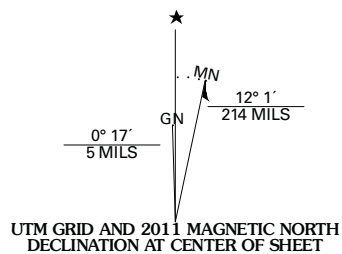


EXHIBIT E

2011 Variance Meeting Staff Report (link in this Staff Report)

EXHIBIT F
2011 Variance Meeting Minutes

MINUTES OF PARK CITY BOARD OF ADJUSTMENT
CITY HALL, COUNCIL CHAMBERS
OCTOBER 4, 2011

IN ATTENDANCE: Ruth Gezelius, Mary Wintzer, Hans Fuegi, Richard Miller

EX OFFICIO: Thomas Eddington, Planning Director; Polly Samuels-Mclean, City Attorney; Mathew Evans, City Planner

I. ROLL CALL

Chair Gezelius called the meeting to order at 5:08 PM and noted that all Board members not present were excused.

II. PUBLIC COMMUNICATION

There was no comment.

III. STAFF & BOARD COMMUNICATIONS

There was discussion among Staff and Board concerning the issue of the re-hearing for the agenda item. City Attorney Mclean explained that the applicant was notified that the ratification was scheduled but the date of the hearing and staff report was not made available to the applicant three days prior to the meeting as required by Code. The applicant did have the ability to wave the three day period but chose not to. It was noticed that neither the applicant nor public was in attendance for the re-hearing. City Attorney Mclean made the Board aware that the vote of the ratification on September 27, 2011 should be vacated by the Board prior to hearing the item on regular agenda.

City Attorney Mclean updated the Board of Adjustment on 129 Main Street, a Variance and Special Exception that was heard before the Board and recently ruled on at District Court. The settlement by the Court upheld the denial of the Variance by the Board of Adjustment though the Special Exception was overturned. Staff was concerned with the broad language in the Land Management Code regarding Special Exceptions and that the language may be amended in the future.

Board member Miller directed Staff to deliver packets to all members of the Board whether they were scheduled to be present at the meeting or not. He further asked that emails be sent to confirm meetings to all members, not just those that confirmed they were available on the scheduled dates.

IV. REGULAR AGENDA

MOTION: Board member Fuegi moved to vacate the vote of the Board of Adjustment on September 27, 2011 on the matter of the ratification of Findings of Facts, Conclusions of Law, and Order for 424 Woodside Avenue. Board member Wintzer seconded.

VOTE: 4-0. Unanimously carried.

PL-11-01317 424 Woodside Avenue – Ratification of Findings

The Board reviewed and made changes to the Findings of Facts as follows:

- Finding of Fact #13 as pointed out by Board member Miller should have the singular "prevent" instead of "prevents".
- Finding of Fact #15 was amended by Board member Miller to read "All three variance requests are based upon self- imposed design hardships..."

MOTION: Board member Wintzer moved to ratify the Findings of Facts. Conclusions of Law and Order as amended for 424 Woodside Avenue Variances to height, front setback, and side yard setback. Board member Fuegi seconded the motion.

VOTE: 4-0. Motion carries unanimously.

Finding of Fact

1. The property is located in the Historic Residential (HR-1) zone.
2. Records indicate that in 1900 a 956 square foot Historic home was built at 424 Woodside Avenue and is currently listed as Significant on the Historic Sites Inventory.
3. In 1993, two additional lots adjacent to the property were combined into one lot and a building permit was issued for a 700 square foot addition which would be used as a duplex.
4. The 1993 addition was built to a height of 28 feet which was the permitted zone height at the time.
5. Because of the topography of the site, a height of 29 feet would be required of the portion of the historic house in order to match the height of the 1993 addition.
6. The duplex is located on a lot that is 75 feet wide and 75 feet deep, the existing historic home is located approximately 6 feet below the top grade of Woodside Avenue.
7. The maximum height in the HR-1 Zone is 27 feet, the applicant proposed to raise the historic portion of their home to 29 feet, thus the applicant needed a 2 foot variance to the maximum height allowed in the HR-1 Zone.
8. The maximum front yard setback in the HR-1 Zone is 10 feet as measured from the property line; the applicant proposed to raise and rotate the historic portion of the home and place additional living space directly under the historic home with a 0 foot front yard setback, thus the applicant needed a 10 foot variance for the front yard setback for the proposed addition as required in the HR-1 Zone.
9. The combined total side yard setback requirements for a lot that is 75' wide by 75' feet deep is 18 feet with each side having a minimum 5 foot setback. The existing combined setbacks are 15 feet, with 5 feet on the south-side property line, and 10 feet on the north-side property line. The applicant was proposing to have a 10 foot setback for the additional living space below the historic portion of the home on the north side of the property after it was to be raised and rotated, thus necessitating a need for a three foot variance to the total side-yard setback standards in the HR-1 Zone.
10. The applicant requested to raise the home a total of 10 feet to bring the overall height to 29 feet in order to match the floor elevation of the 1993 addition and bring it to street level.
11. Applicant failed to show specifically why raising the house to a height of 29 feet as opposed to the zone height of 27 feet was necessary and created a hardship.
12. Matching the height of a historic house to a modern addition is not a hardship and does not meet the spirit of the zoning ordinance or the general plan.

13. Applicants failed to show how a two foot difference (i.e. raising the house to 29 feet as opposed to the zone height of 27 feet) creates a hardship. Two feet would not require an exposed staircase or prevent the house from being close to street elevation.
14. Raising the home 27 feet would bring the historic portion of the home to the same elevation as the street. The 2 foot variance to the maximum height allowed would have raised the home to one-foot (1') above the street elevation.
15. All three variance requests are based upon self- imposed design hardships due to the fact that the applicant could achieve the lifting and rotating of the home without the addition of living space below the building, and without matching the exact floor elevation of the 1993 addition to the home. The applicants request for additional living space below the historic portion of the building, and matching the existing floor elevation of the 1993 addition is not a hardship created by special circumstances associated with the property.
16. The alleged hardship comes from conditions general to the neighborhood, not from circumstances peculiar to the property. Several houses on the downhill side of the street are situated in much the same way as the applicant's home. The positioning of the home on the lot is not unique to this area as many homes were constructed in a manner that allowed the home to face downward towards Main Street. The applicant previously combined three lots and has ample room to expand the existing non-historic portion of the home to add additional living space.
17. Any life-safety issues related to the existing location of the home on the property and its proximity to the street and position below the established grade of the street can be mitigated without the need for a variance, including raising the historic portion of home without the addition of living space underneath and without violating the maximum height requirement. The matching of the floor elevation of the existing home, or bringing the home up to above street level is not a necessity; the applicant can accomplish the rising of the home with a "step-down" from the 1993 addition.
18. The determination whether to raise and rotate the existing home is made as part of the Design Guidelines for Historic Districts and Historic Sites determination. However, raising and rotating the historic house can be achieved without the need for the variance.
19. Additional living space is also proposed behind (in the rear yard) of the existing historic portion of the home. Due to the size of the lot and current placement of the historic home, additional living space can be achieved without the need for the variance.

Conclusions of Law

1. Literal enforcement of the HR-1 zone requirements for a maximum height of 27 feet, front-yard setback requirements of 10 feet and a combined sideyard requirements of 18 feet does not cause an unreasonable hardship. This is not necessary to carry out the general purpose of the zoning ordinance.
2. There are no special circumstances attached to the property that do not generally apply to other properties in the same district
3. Granting the variances is not essential to the enjoyment of substantial property right possessed by other property owners in the same district.
4. The proposal is inconsistent with the General Plan.
5. The spirit of the zoning ordinance is not observed by this application.
6. All of the criteria needed to allow for a variance for each request, pursuant to LMC section 15-10-9, have not been met, thus the variances are not justified.

Order: The variances to LMC section 15-2.2-5 (A) and 15-2.2-3 (D) are hereby denied for:

- (1) A variance to exceed the maximum height requirement to allow an overall height of 29 feet where a maximum 27 foot height is allowed; and,
- (2) A variance to reduce the minimum front yard setback to 0 feet where 10 is required; and,
- (3) A variance to reduce the minimum total combined side-yard setbacks to 15 feet where 18 feet is required.

Chair Gezelius adjourned the October 4, 2011 Board of Adjustment meeting at 5:42 PM.

Minutes prepared by:

Patricia Abdullah, Planning Analyst

EXHIBIT G
Historic Preservation Plan

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

PARK CITY

1891

HISTORIC PRESERVATION PLAN

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

For Official Use Only

PLANNER: HANNAH TURPIN

APPLICATION #: PL-16-02379

DATE RECEIVED: 6/16/16

PLANNING DIRECTOR

CHIEF BUILDING OFFICIAL

APPROVAL DATE/INITIALS: _____

APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

☐ LANDMARK

☒ SIGNIFICANT

DISTRICT: _____

NAME:

JOHN & HEATHER BERKLEY

ADDRESS:

424 WOODSIDE AVE

TAX ID:

424.WS.1

OR

SUBDIVISION:

OR

SURVEY:

LOT #:

BLOCK #:

APPLICANT INFORMATION

NAME:

JONATHAN DEERAY

PHONE #:

(435) 649-7263

FAX #: () -

EMAIL:

degrayarch@guestoffice.net

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

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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: Site Design

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 historic form is oriented so that the front of the building faces the back yard, or rear of the site. The historic form is a full story below the street level of Woodside Avenue so the only thing visible of the historic form from the street is the metal roof. This condition along with the scale of the addition to the south places the historic form in a hole. Per the Site Inventory 424 Woodside Ave. has been extensively modified creating a situation where the historic form is dwarfed by surrounding structures and is a full level below street level. By raising and rotating the historic form we will establish it as a visually prominent element along the street. The new location will fit in with the current rhythm of building forms along the street. The proposed addition, located below the historic form, will not be visible from the street. The proposed changes outlined here are all intended to improve the appearance of the historic form and reestablish its presence along Woodside Avenue making it once again a valuable asset to the district for years to come.



Structural

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:

It is our intention to strip the existing historic form building down, removing all the contemporary material and then see what we have. We anticipate not finding any historic material other than 1x12 exterior wall sheathing attached to new stud walls.

If this is the case we would propose to proceed as follows.

1. Panelize the exterior north and east walls.
2. Change the orientation of the building so that it faces Woodside Avenue and is raised to the street level, **9' from its existing location**, so the front of the historic building faces the street, not the back yard.
3. Construct a new foundation
4. Re-build the structural frame placing the historic form on top, front facing Woodside Ave.

Through the renovation and addition of this residence we will:

- a. Provide a foundation to the structure.
- b. Re-orient the building so the front faces the street and is elevated to have a relationship to the street that is currently not present

Roof

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

Element/Feature: Roof

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☒ Rehabilitation

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

The roof will be rebuilt to meet the structural requirements of code and retain the historic form and appearance.

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: None



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

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:

It is our intention to strip the existing historic form building down, removing all the contemporary material and then see what we have. We anticipate not finding any historic material other than 1x12 exterior wall sheathing attached to new stud walls.

If this is the case we would propose to proceed as follows.

5. Panelize the exterior north and east walls.
 6. Change the orientation of the building so that it faces Woodside Avenue and is raised to the street level, **9' from its existing location**, so the front of the historic building faces the street, not the back yard.
 7. Construct a new foundation
 8. Re-build the structural frame placing the historic form on top, front facing Woodside Ave.
- Through the renovation and addition of this residence we will:
- c. Provide a foundation to the structure.
 - d. Re-orient the building so the front faces the street and is elevated to have a relationship to the street that is currently not present
 - e. Replace the non-historic windows with period correct units Replace/repair siding.

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:

A new foundation will be built that is code compliant.



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

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 porch, currently facing the rear of the site, has been walled in to create more interior living space. We would propose to bring the porch back to its historic appearance and use.

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: 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:

All historic doors have been replaced, see physical condition report. All new doors will be historic in appearance.

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 historic windows have been replaced, see physical condition report. All new windows will be historic in appearance.



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 & Electrical systems

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

All Mechanical and Electrical systems will be new and code compliant.

Additions

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

Element/Feature: Addition

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

The new addition will be placed below and to the rear of the historic form and be distinctive from the exiting home.



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.

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.

1. Architect: Jonathan DeGray Architect, 435-649-7263, degrayarch@qwestoffice.net.
2. Structural Engineer: Shen Engineers, Henry Shen, 801-466-2625, sheneng@msn.com
3. Contractor: None chosen at this phase in the project.

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.

1. See Historic Site Inventory

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.

1. Owner will place a lien on the property in favor of the city.

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 H
Physical Conditions Report

PARK CITY MUNICIPAL CORPORATION
PLANNING DEPARTMENT
445 MARSAC AVE ° PO BOX 1480
PARK CITY, UT 84060
(435) 615-5060 ° (435) 615-4906 FAX



PHYSICAL CONDITION REPORT

For use with the Historic District/Site Design Review Application

For Office Use Only	
PROJECT PLANNER	APPLICATION #
	DATE RECEIVED

PROJECT INFORMATION

HISTORIC SITE? ☐ NO ☐ YES ☐ LANDMARK ☐ SIGNIFICANT ☐ DISTRICT: _____

NAME: Berkley Residence		
ADDRESS: 424 Woodside Avenue		
TAX ID #: 424-WS-1		OR
SUBVISION:		OR
SURVEY:	LOT #:	BLOCK #:

CONTACT INFORMATION

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

Instructions for Completing the PHYSICAL CONDITION REPORT

The purpose of the PHYSICAL CONDITION REPORT is to document the existing conditions of the site, its buildings and structures. All sites, historic or otherwise, that are the subject of a Historic District/Site Design Review application are required to complete a PHYSICAL CONDITION REPORT. This form should be completed and submitted to the Planning Department prior to your Pre-Application Conference.

WRITTEN DESCRIPTION

The features listed below, if extant on your site, must be described in full. If the scope of your project is limited (window replacement, porch rehabilitation, etc.) describe only those elements directly impacted by your proposal and write "not applicable" in other sections. Descriptions should be concise and detailed and should include materials, dimensions, present condition, and approximate date (if known). If your descriptions require additional space, please attach a continuation sheet OR you may create a separate document by restating each numbered item followed by your full response. Documentation from a licensed professional must be submitted to support claims regarding severely deteriorated or defective conditions.

PHOTOGRAPHS

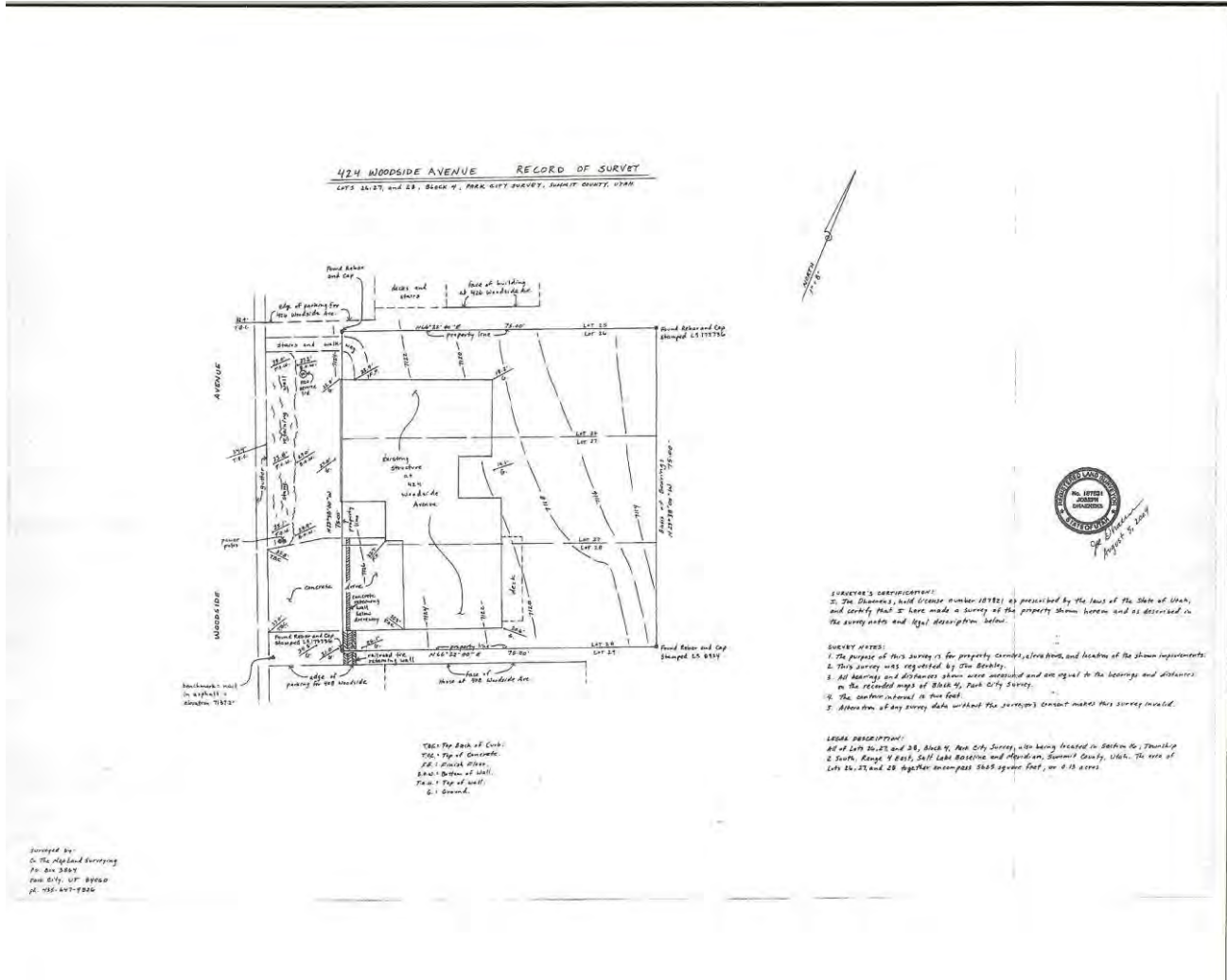
Digital photographs must be included with this report. Specifications and a template for organizing and labeling photographs are provided on the last page of this report.

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

SITE FEATURES

A.1. TOPOGRAPHY - Describe the topography of the site, including any unusual conditions. Describe the existing feature(s) and condition:

The property slopes downhill from west to east off Woodside Avenue. From Woodside Avenue to the front property line is approximately 17.5 feet and slopes down 8' with a rock retaining wall that runs parallel to Woodside Avenue. From front property line to back property line is 75 feet and slopes downhill approximately 13 feet.



Site Survey

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

A.2. LANDSCAPING - Describe the natural and/or planted materials, paths, decks, patios or other elements that are part of the existing landscaping scheme, including approximate dates. Describe existing feature(s) and condition:

The front of the property off Woodside Avenue has rock retaining wall that runs parallel with the street. The entry stairs are wood and are in fair shape. Stone walkway leads from the entry to the rear yard. All vegetation is natural and maintained.



Rock retaining wall and entry stairs along west elevation

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



Stone walkway at entry leading to rear yard (north elevation)



Rear yard looking southeast

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

A.3. RETAINING WALL(S) - Describe any functional or decorative walls on the site, including approximate dates of construction.

Describe the existing feature(s) and condition:

See A.2 Landscaping

A.4. EXTERIOR STEPS - Describe any exterior steps on the property including location, dimensions, materials, and approximate dates of construction.

Describe the existing feature(s) and condition:

See A.2 Landscaping

A.5. FENCE(S) - Describe any fences on the property including location, dimensions, materials, and approximate dates of construction.

Describe the existing feature(s) and condition:

The rear fence (owned by adjacent property) runs north to south and is 4x4 wood post with 1x4 wood slats in need of repair. The wood fence along the north property line is 6' length sections of 1x6 dog eared cedar slats and in need of repair.



Rear yard fence

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



Fence on north side of property

A.6. OTHER SITE FEATURES (SPECIFY):

Describe the existing feature(s) and condition: ***None***

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

MAIN BUILDING

B.1. ROOF - Describe the existing roof materials, roof framing, pitch and elements such as skylights, vents or chimneys along with the approximate dates of the features. Describe the existing feature(s) and condition:

The roof is simple gable with a 10/12 pitch with a shed running west at a 2.5/12 pitch. This form was the original built about 1900. The shed roof running east off the main gable is a 4/12 pitch and was added after 1978. The roof material is standing seam metal applied after 1978. The main gable form is standing seam metal roof over historic wood shake over historic 1x8 skip plank over historic 2x4 truss at 24" o.c., the truss has 2x4 bottom chord with 1x4 kickers. The two sheds of the gable running east and west were updated after 1978 with standing seam metal over 5/8" plywood over 2x12 joist at 24" o.c.



Roof looking east

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



Roof looking southeast

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

B.2. EXTERIOR WALL -PRIMARY FACADE - Describe the exterior facade including materials, dimensions, finishes and approximate dates of construction. Describe the existing feature(s) and condition:

The north elevation is 1x8 horizontal lap siding applied after 1978, over historic 1x12 vertical plank on 2x4 studs at 24" o.c.



North elevation

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

B.3. EXTERIOR WALL -SECONDARY FACADE 1 - Describe the exterior facade including materials, dimensions, finishes and approximate dates of construction.
Describe the existing feature(s) and condition:

The west elevation is 1x8 horizontal lap siding applied after 1978, over historic 1x12 vertical plank on 2x4 studs at 24" o.c



West elevation

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

B.4. EXTERIOR WALL -SECONDARY FACADE 2 - Describe the exterior facade including materials, dimensions, finishes and approximate dates of construction.
Describe the existing feature(s) and condition:

The south elevation has an addition built after 1993.



Addition on the south elevation built after 1993

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

B.5. EXTERIOR WALL -REAR FACADE - Describe the exterior facade including materials, dimensions, finishes and approximate dates of construction. Describe the existing feature(s) and condition:

The east elevation is 1x8 horizontal lap siding applied after 1978, over 5/8" plywood on 2x4 studs at 24" o.c



East elevation

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

B.6. FOUNDATION - Describe the existing foundation noting the current materials, evidence of previous upgrades as well as evidence and probable cause of failure or deterioration and approximate dates of construction.

Describe the existing feature(s) and condition:

The foundation under the historic house is 8" thick concrete, due to it's age we are assuming it has no steel reinforcing. Concrete is in fair condition.

B.7. PORCH(ES) - Describe the current porch(es) including materials, finishes, dimensions, evidence of changes and the approximate date of construction.

Describe the existing feature(s) and condition:

The rear porch was enclosed after 1978 and built into interior living space. See east elevation on previous page.

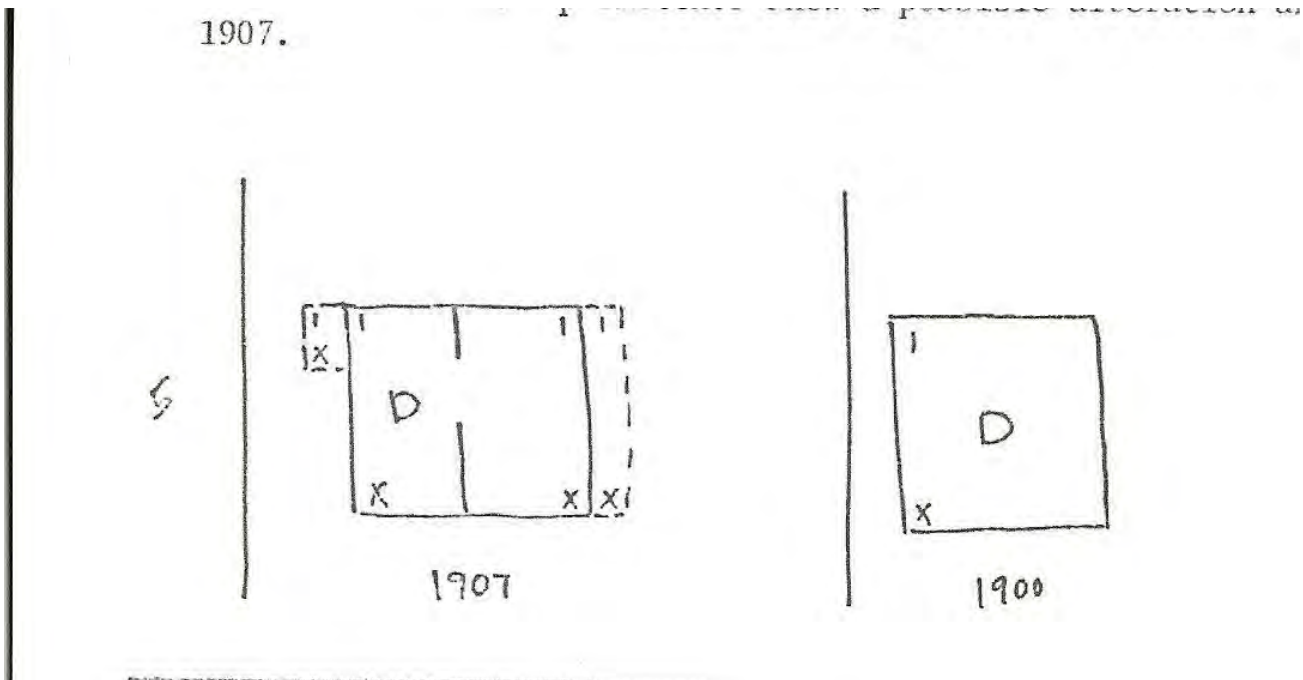
B.8. DORMER(S) / BAY(S) - Describe any projecting dormers or bays noting the location, materials, finishes, dimensions and approximate date of construction.

Describe the existing feature(s) and condition: **None**

B.9. ADDITION(S) - Describe any additions to the original building in a chronological order of development (if known) and include information on the construction methods, materials, finishes, dimensions, condition and approximate dates of each addition. For Historic Sites, this description should correspond to the measured as-built drawings of the buildings/structures.

Describe the existing feature(s) and condition:

The Sanborn maps show an alteration or addition between 1900-1907. No changes were made through 1941. There were updates/additions after 1978 to the east and west elevation. The addition on the south elevation was built after 1993.



1900-1907 Sanborn maps



1929 Sanborn map



1941 Sanborn maps

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

B.10. MECHANICAL SYSTEM

Describe the existing mechanical system and condition:

The mechanical system was updated after 1978 and is fair condition and appears to be up to code.

B.11. ELECTRICAL SYSTEM

Describe the existing electrical system and condition:

The electrical system was updated after 1978 and is fair condition and appears to be up to code.

B.12. STRUCTURAL SYSTEM

Describe the existing structural system, including the foundation, floors, walls, and roof structure. Park City will allow very limited and non-structural disassembly of a structure to investigate these conditions.

Describe the existing structural system and condition:

The structural system was updated after 1978 and is fair condition. See framing plans on sheet A1.1.

B.13. HAZARDOUS MATERIALS

Provide a statement regarding the presence of hazardous materials including, but not limited to, lead-based paint, asbestos and mold. Describe the materials' location on the site, the test methods used to verify the hazardous material, and the extent of the problem:

The house was built before 1978, the presence of lead-based paint according to the EPA can be assumed. The regulations for working in the presence of lead-based paint is covered in the April 22, 2010 RRP rule.

The house appears to be dry and free of mold.

B.14. OTHER (SPECIFY):

Describe the existing feature(s) and condition: ***None***

MAIN BUILDING -DETAILS

C.1. WINDOWS - Describe the number of windows, dimensions, configuration of panes, types, whether the windows are original to the building (if known) and approximate dates. Describe the existing feature(s) and condition:

The windows were updated after 1978 with insulated wood aluminum clad. No historic windows remain.



Wood aluminum clad window- typical

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

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C.2. DOORS - Describe the doors including materials, dimensions, types, whether the doors are original to the building (if known) and approximate dates.
Describe the existing feature(s) and condition:

The doors were updated after 1978 with solid core interior doors and the exterior patio door is insulated wood clad aluminum. No historic doors remain.



Interior doors

C.3. TRIM - Describe the trim (window and door, eaves and soffits, corner boards, pilasters, etc.) including location, dimensions, and approximate dates.
Describe the existing feature(s) and condition:

All exterior and interior trim was replaced after 1978. No historic trim remains.



Typical base and window casing



Typical ceiling trim and door casing



Typical exterior trim

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

C.4. ARCHITECTURAL ORNAMENTATION - Describe the architectural ornamentation that is applied or integrated into the exterior facades including the location, dimensions, materials and approximate dates.

Describe the existing feature(s) and condition: **None**

C.5. OTHER (SPECIFY):

Describe the existing feature(s) and condition: **None**

ACCESSORY BUILDING(S)

D.1. ACCESSORY BUILDING(S) - Mark all the boxes below that apply to your property.

Describe each accessory building including location on the site (should correspond to the existing site plan), materials, and approximate dates.

Type(s): ☐ Garage ☐ Root Cellar ☐ Shed ☐ Other (specify):

Describe existing accessory building(s) and condition: **None**

STRUCTURE(S)

E.1. STRUCTURE(S) - Mark all the boxes below that apply to your property. Describe each structure including location on the site (should correspond to the existing site plan), materials and approximate dates.

Type(s): ☐ Tram ☐ Tower ☐ Animal Enclosure ☐ Other (specify):

Describe existing structure(s) and condition: **None**

ACKNOWLEDGEMENT 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 documents and/or information I have submitted are true and correct to the best of my knowledge.

Signature of Applicant: _____ Date: _____

Name of Applicant: _____

EXHIBIT I
Existing and Proposed Plans

~~Historic Preservation Board Meeting July 19, 2017~~

ARCHITECTURAL
JONATHAN DEGRAY
P.O. BOX 1674
614 MAIN STREET SUITE 302
PARK CITY, UTAH 84060
TEL. (435) 649-7263
FAX. (435) 649-7263
EMAIL: degrayarch@qwestoffice.net

BRICK & STONE	ROOF NAME	ROOM NUMBER
PLASTER	FLOOR, POINT & ELEV.	OFFICE _____
CONCRETE	CENTER LINE	1
STEE (LARGE SCALE)	ROUND, DIA.	2
ROOF INSULATION	CHANNEL	3
ROUGH WOOD	ANGLE	4
BLOCKING	DETAIL	5
ALUMINUM (LARGE SCALE)	SECTION CUT, DETAIL	6
GRAVEL	BUILDING SECTION	7
FINISHED WOOD	KEYED NOTES	8
BATT OR BLOWN INSULATION	WINDOW TYPE	9
PLASTER, SAND, GROUT, MORTAR	DOOR NUMBER	10
STEEL (SMALL SCALE)	REVISION	11
BITUMINOUS PAVING	INTERIOR WALL REV.	12
PLYWOOD	DOOR	13
GYPSPUM BOARDS	WALL TYPE	14

APPLICABLE CODES	2015 IRC	2015 IBC
	2015 IPC	2015 IMC
	2014 NBC	2015 IFGC
	2015 IBOC	2015 IPC
OCCUPANCY: R2		
CONSTRUCTION TYPE		
BUILDING TO BE FIRE		
TO PROVIDE APPROVAL		
INSTALLATION.		

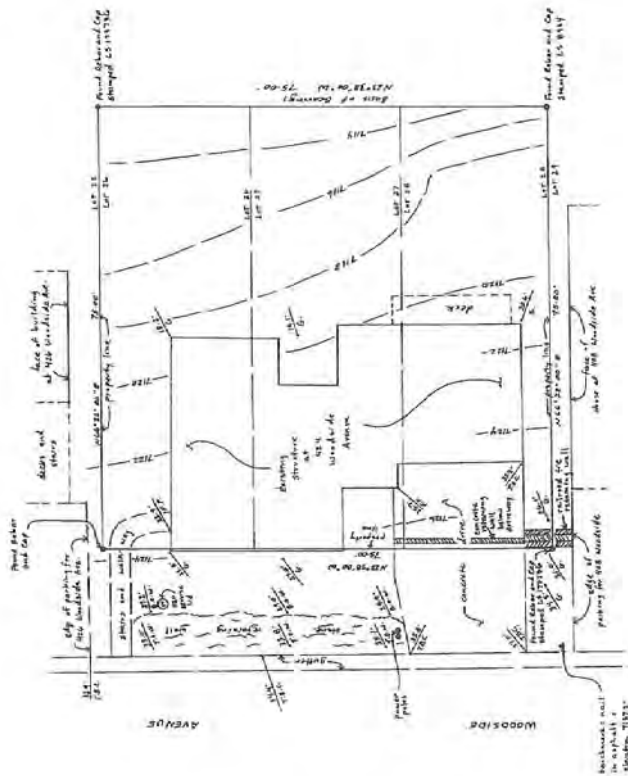
AREA CALCULATIONS				TOTAL
	EXISTING	NEW		
LOWER LEVEL		1342		1342
MAIN LEVEL	494	1501		1995
ENTRY LEVEL	194	1050		1244
LOFT LEVEL	455			455
TOTAL	1143	3893		5036
GARAGE	505			
LOFT AREA	5625			
ALLOWABLE FOOTPRINT	2020			
PROPOSED FOOTPRINT	2007			
LOFT AREA	5600			

[illegible][illegible]

1. THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK, AND MAY NOT BE REPRODUCED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.
2. THIS SHEET - LIMITED BY DRAWING INDEX, ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP QUALITY, AND NOTES HAVE BEEN PREPARED IN ACCORDANCE WITH THE ARCHITECT/ENGINEER'S STANDARD PRACTICE, AND ARE COMPLETE AND READY FOR CONSTRUCTION AND USE.
3. ALL WORKS TO BE PERFORMED IN ACCORDANCE WITH PRESENT JURISDICTIONAL CODE, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FOR RESOLUTION.
4. ANY AND ALL PROPOSED CHANGES, MODIFICATIONS AND/OR ADDITIONS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
5. THE DESIGN OF THIS PROJECT IS BASED ON THE ASSUMPTIONS, PROVIDE INCLUDES, WEATHER, ABILITY OR APPEARANCE QUALITY AND/OR PERFORMANCE OF THE MATERIALS, AND/OR THE DESIGNER'S PROCEEDING WITH COMPLETION. WORK PERFORMED WITHOUT WRITTEN APPROVAL OF SUCH SAMPLE BY THE ARCHITECT/ENGINEER SHALL BE DONE AT THE RISK OF THE ARCHITECT/ENGINEER. A MINIMUM OF TWO (2) WORKING DAYS NOTICE SHALL BE GIVEN.
6. ANY INSTALLATION, FINISH, OR COMPONENT INTENDED TO PROVIDE INCLUDES, WEATHER, ABILITY OR APPEARANCE QUALITY AND/OR PERFORMANCE OF THE MATERIALS, AND/OR THE DESIGNER'S PROCEEDING WITH COMPLETION. WORK PERFORMED WITHOUT WRITTEN APPROVAL OF SUCH SAMPLE BY THE ARCHITECT/ENGINEER SHALL BE DONE AT THE RISK OF THE ARCHITECT/ENGINEER. A MINIMUM OF TWO (2) WORKING DAYS NOTICE SHALL BE GIVEN.
7. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
8. BUILDING DESIGN IS GENERALLY PRECATED UPON PROVISIONS OF THE 2015 IRC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL CODE SHALL BE OBSERVED BY THE ARCHITECT/ENGINEER AND/OR THE DESIGNER AND ALL NECESSARY CONSTRUCTION.
9. ALL 2015 IRC AND ALL OTHER APPLICABLE CODES SHALL BE OBSERVED BY THE ARCHITECT/ENGINEER AND/OR THE DESIGNER AND ALL NECESSARY CONSTRUCTION.
10. ALL FIELD WORKING ON THIS WORK SHALL BE DONE AT THE RISK OF THE ARCHITECT/ENGINEER. A MINIMUM OF TWO (2) WORKING DAYS NOTICE SHALL BE GIVEN.

An aerial photograph of a residential neighborhood. A red-roofed house is highlighted with a red rectangle. The house is situated on a street corner. The surrounding area includes other houses, trees, and a road. A vertical text overlay reads "241 W 53rd Ave".

424 WOODSIDE AVENUE RECORD OF SURVEY
LOTS 25, 27, and 28, BLOCK 4, PARK CITY SURVEY, TOWN OF UTAH



TBL: Top Back of Curb.
TOL: Top of Concrete.
FBL: Finish Floor.
BOL: Bottom of Wall.
TOL: Top of wall.
G: Ground.

2. THE ABOVE'S CERTIFICATION:
 I, THE CLERK, hold license number 10482 as prescribed by the laws of the State of Utah, and certify that I have made a survey of the property shown herein and as described in the survey notes and legal description below.

SOURCE NOTES:

1. The purpose of this survey is for property records, close ties, and handling of the stream improvements.
2. This survey was designed by Tom Hebl.
3. All bearings and distances shown were measured and are equal to the bearings and distances on the recorded maps of Block 4, Park City Survey.
4. The center corner is this foot.
5. A distance of 200 feet without the survey's center makes this survey invalid.

LEADS DISCLOSED THAT:
All of Lots 26, 27 and 28, Block 4, New City Survey, now being treated in Section 10, Township
of South Range, 4 R13, Salt Lake Eastwren and Meridian, Summit County, Utah. The area of
Lots 26, 27 and 28 together encompass about square feet, or 1.8 acres.



AB.2

3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

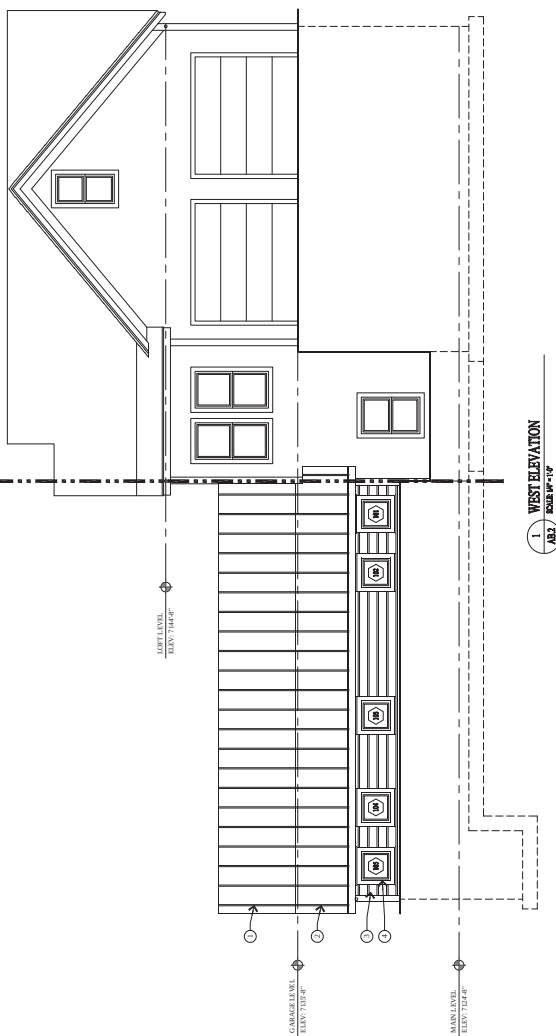
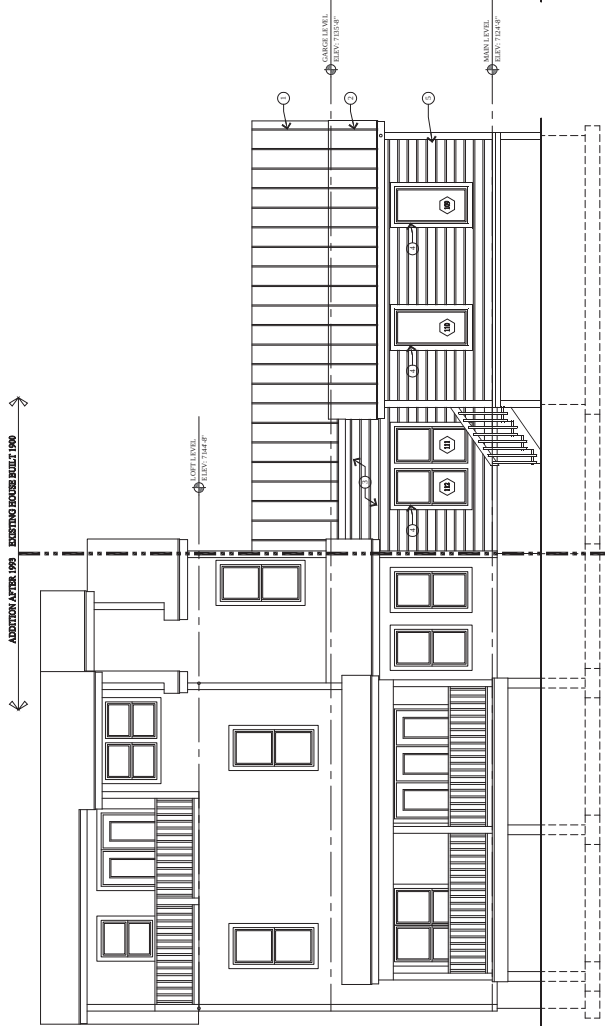
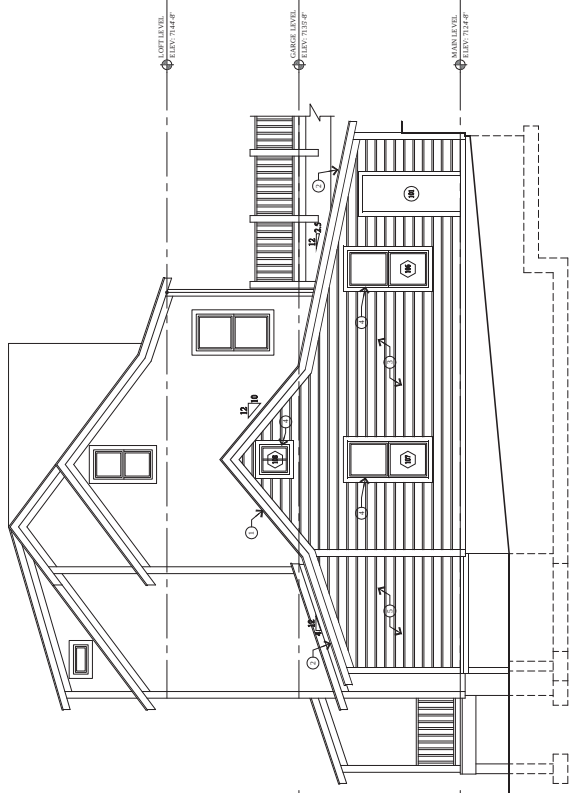
2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

DATE: FEBRUARY 15, 2017
PROJECT NUMBER: 1011-01

AS-BUILTS
ELEVATIONS

BERKLEY RESIDENCE - HDR SET
REMODEL/ADDITION
424 WOODSIDE AVENUE
PARK CITY UTAH 84060

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060



- KEY NOTES**
- 1 NEW 2x6 SIPS ON WALL, 1x6 SIP ON ROOF, 1x6 SIP ON PORCH. ALL SIPs TO BE INSULATED WITH 2" POLYURETHANE FOAM. SEE SPEC FOR DETAILS.
 - 2 NEW 2x6 SIPS ON WALL, 1x6 SIP ON ROOF, 1x6 SIP ON PORCH. ALL SIPs TO BE INSULATED WITH 2" POLYURETHANE FOAM. SEE SPEC FOR DETAILS.
 - 3 NEW 2x6 SIPS ON WALL, 1x6 SIP ON ROOF, 1x6 SIP ON PORCH. ALL SIPs TO BE INSULATED WITH 2" POLYURETHANE FOAM. SEE SPEC FOR DETAILS.
 - 4 NEW 2x6 SIPS ON WALL, 1x6 SIP ON ROOF, 1x6 SIP ON PORCH. ALL SIPs TO BE INSULATED WITH 2" POLYURETHANE FOAM. SEE SPEC FOR DETAILS.
 - 5 NEW 2x6 SIPS ON WALL, 1x6 SIP ON ROOF, 1x6 SIP ON PORCH. ALL SIPs TO BE INSULATED WITH 2" POLYURETHANE FOAM. SEE SPEC FOR DETAILS.
 - 6 NEW 2x6 SIPS ON WALL, 1x6 SIP ON ROOF, 1x6 SIP ON PORCH. ALL SIPs TO BE INSULATED WITH 2" POLYURETHANE FOAM. SEE SPEC FOR DETAILS.
 - 7 NEW 2x6 SIPS ON WALL, 1x6 SIP ON ROOF, 1x6 SIP ON PORCH. ALL SIPs TO BE INSULATED WITH 2" POLYURETHANE FOAM. SEE SPEC FOR DETAILS.
 - 8 NEW 2x6 SIPS ON WALL, 1x6 SIP ON ROOF, 1x6 SIP ON PORCH. ALL SIPs TO BE INSULATED WITH 2" POLYURETHANE FOAM. SEE SPEC FOR DETAILS.
 - 9 NEW 2x6 SIPS ON WALL, 1x6 SIP ON ROOF, 1x6 SIP ON PORCH. ALL SIPs TO BE INSULATED WITH 2" POLYURETHANE FOAM. SEE SPEC FOR DETAILS.
 - 10 NEW 2x6 SIPS ON WALL, 1x6 SIP ON ROOF, 1x6 SIP ON PORCH. ALL SIPs TO BE INSULATED WITH 2" POLYURETHANE FOAM. SEE SPEC FOR DETAILS.
 - 11 NEW 2x6 SIPS ON WALL, 1x6 SIP ON ROOF, 1x6 SIP ON PORCH. ALL SIPs TO BE INSULATED WITH 2" POLYURETHANE FOAM. SEE SPEC FOR DETAILS.
 - 12 NEW 2x6 SIPS ON WALL, 1x6 SIP ON ROOF, 1x6 SIP ON PORCH. ALL SIPs TO BE INSULATED WITH 2" POLYURETHANE FOAM. SEE SPEC FOR DETAILS.

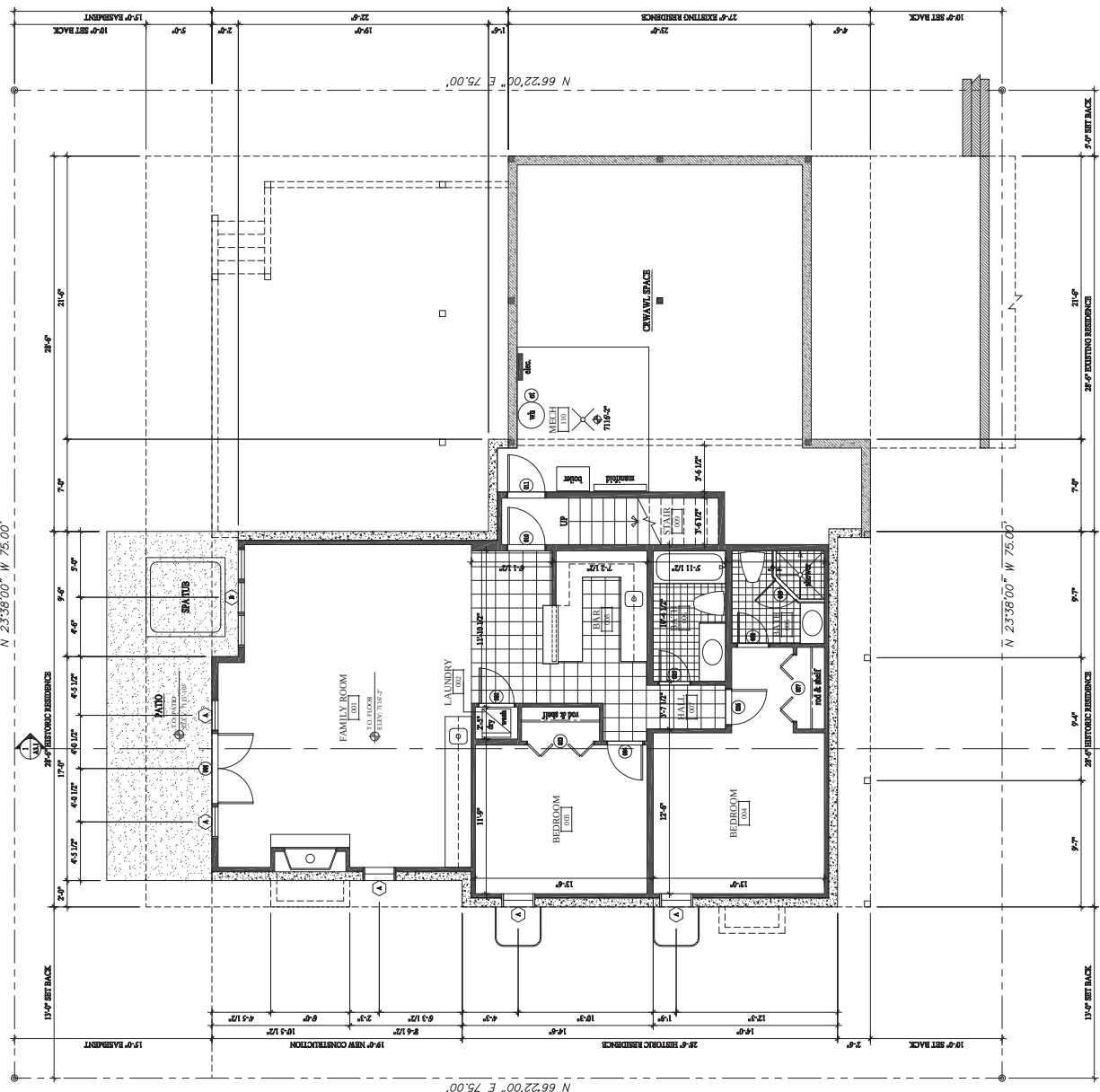
WOODSIDE AVENUE



2 SILT FENCE SECTION

LANDSAT

NOTICE



KEY NOTES

[illegible]

GENERAL NOTES

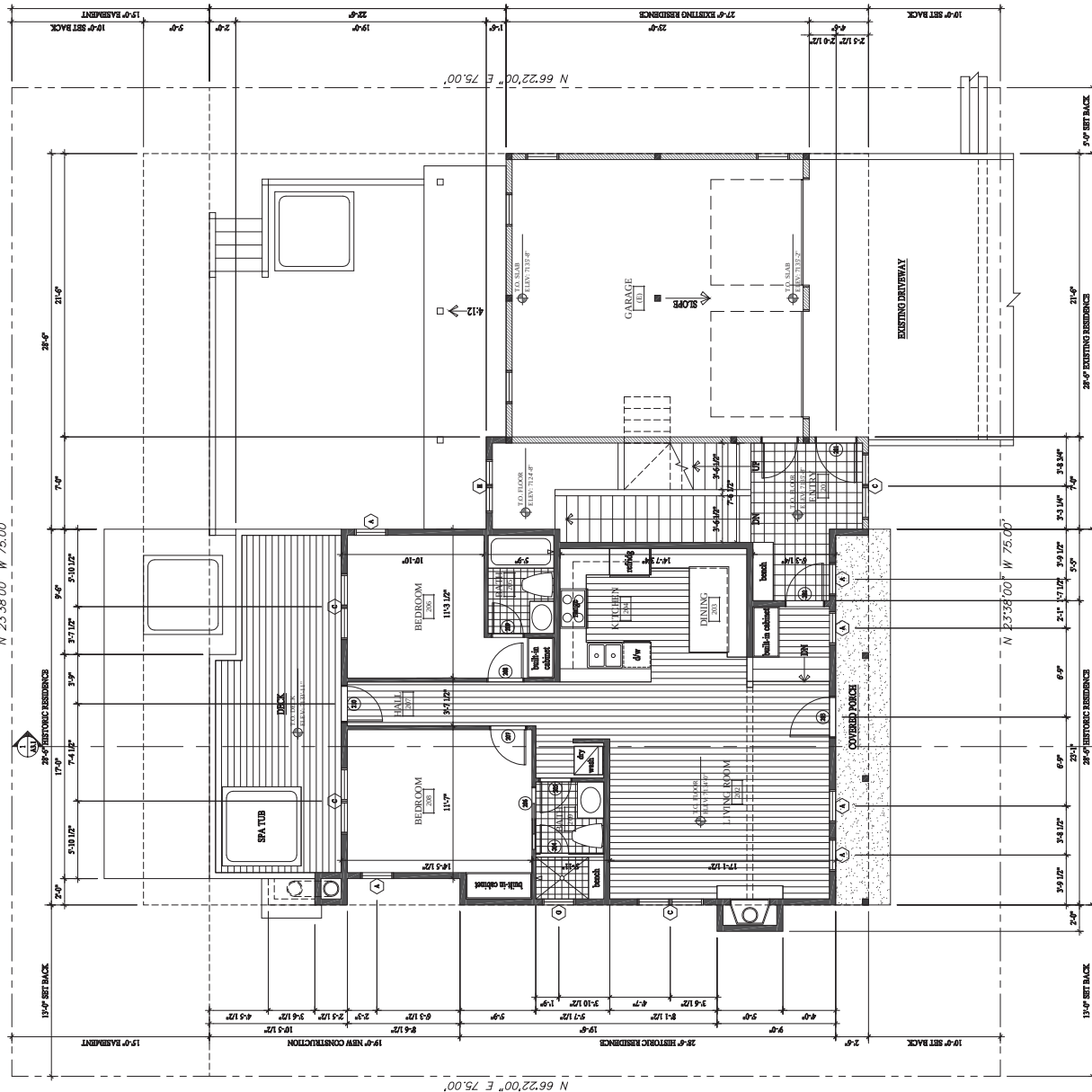
A1.3

DATE: FEBRUARY 15, 2017
PROJECT NUMBER: 1011-01

ENTRY LEVEL PLAN

BERKLEY RESIDENCE - HDR SET
424 WOODSIDE AVENUE
PARK CITY UTAH 84060

Jonathan DeGray
Architect



ENTRY LEVEL PLAN
SCALE: 1/8" = 1'-0"

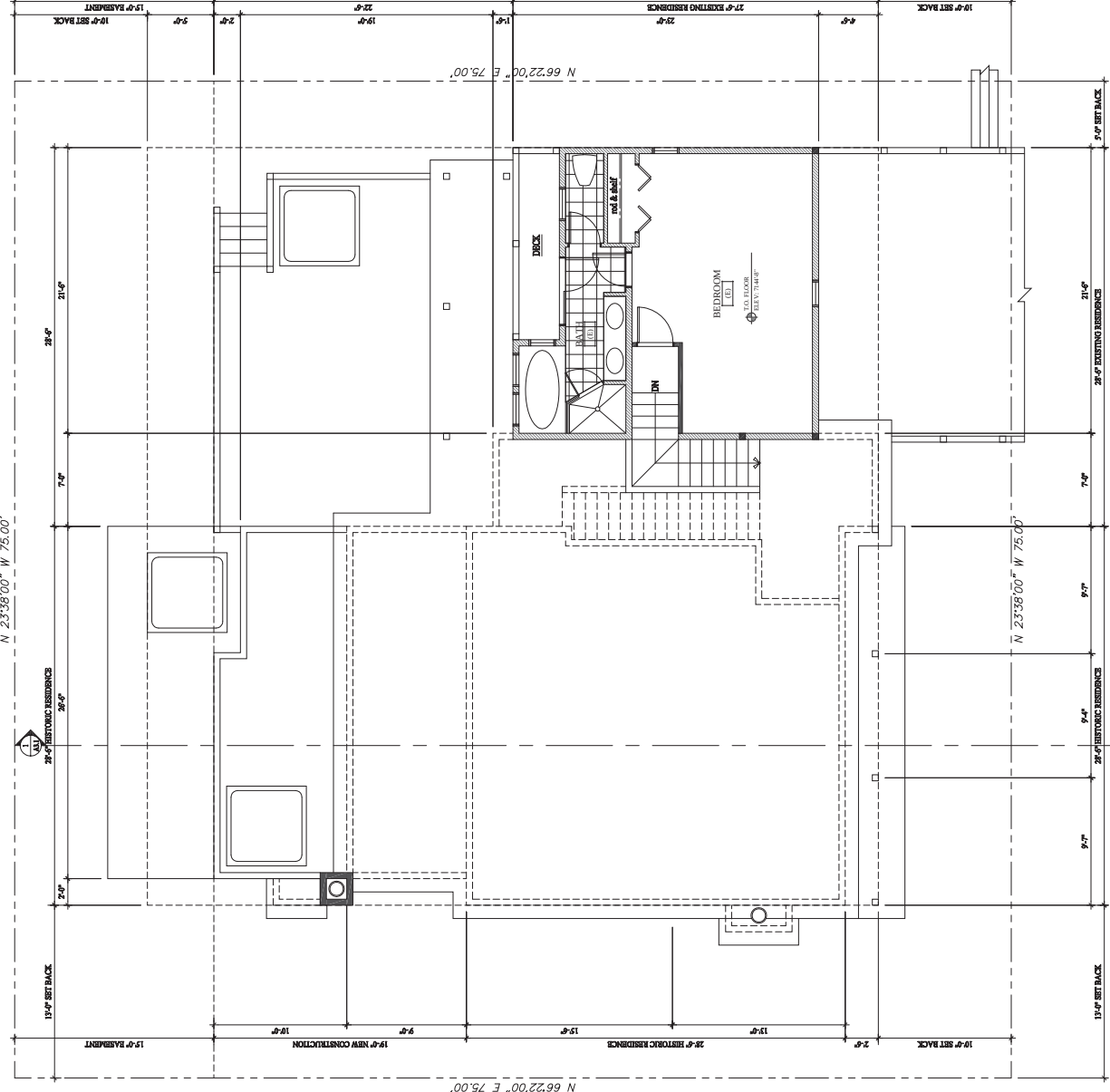
KEY NOTES

1. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED BY THE CONTRACTOR.
2. FINE SPENCERS TO BE ON THE WARM SIDE OF THE EXISTING WALLS.
3. FINE SPENCERS TO BE ON THE WARM SIDE OF THE EXISTING WALLS.
4. FINE SPENCERS TO BE ON THE WARM SIDE OF THE EXISTING WALLS.
5. FINE SPENCERS TO BE ON THE WARM SIDE OF THE EXISTING WALLS.
6. FINE SPENCERS TO BE ON THE WARM SIDE OF THE EXISTING WALLS.
7. FINE SPENCERS TO BE ON THE WARM SIDE OF THE EXISTING WALLS.
8. FINE SPENCERS TO BE ON THE WARM SIDE OF THE EXISTING WALLS.
9. FINE SPENCERS TO BE ON THE WARM SIDE OF THE EXISTING WALLS.
10. FINE SPENCERS TO BE ON THE WARM SIDE OF THE EXISTING WALLS.

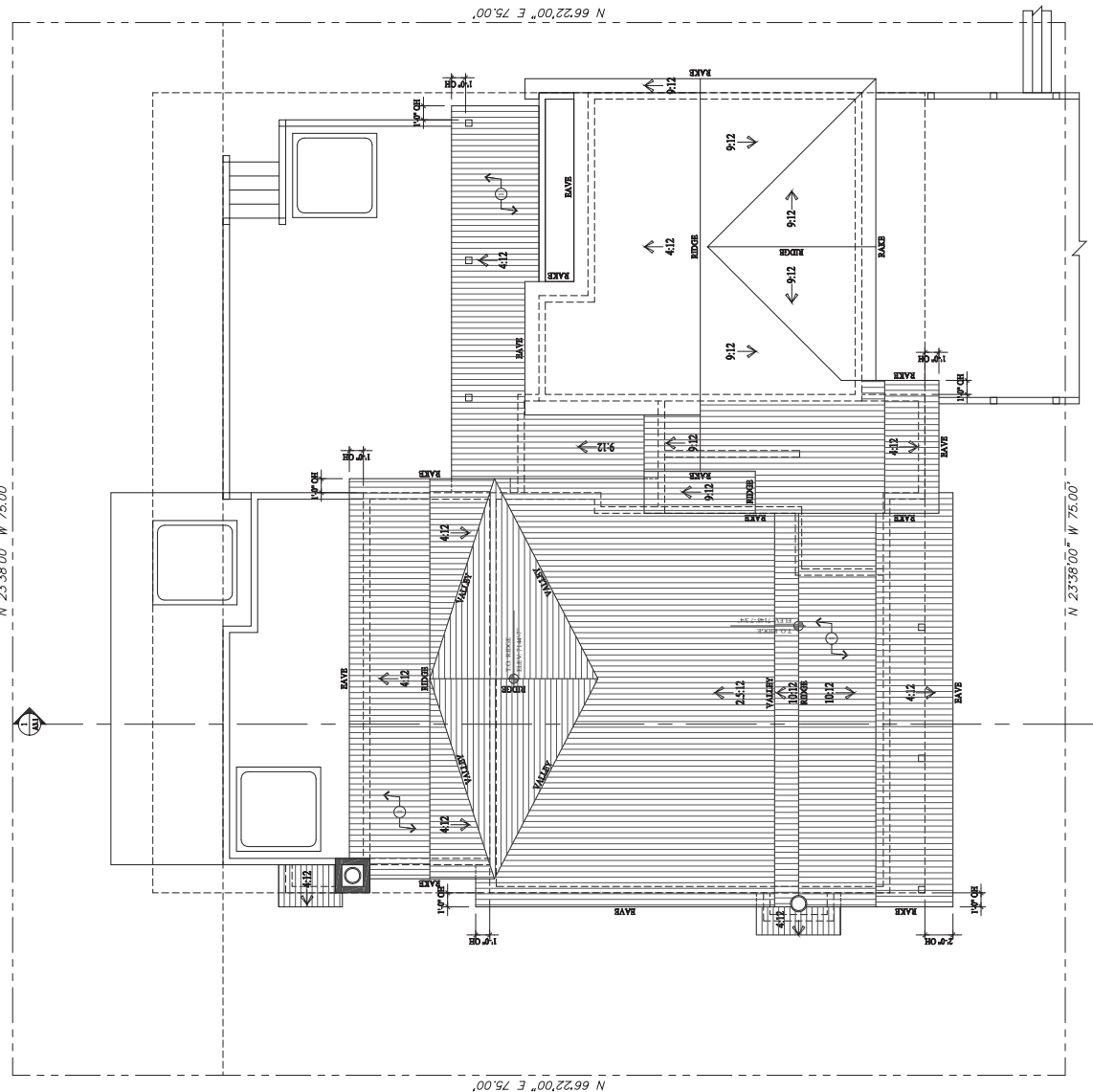
GENERAL NOTES

1. EXISTING CONCRETE WALL.
2. EXISTING CONCRETE WALL.
3. EXISTING CONCRETE WALL.
4. EXISTING CONCRETE WALL.
5. EXISTING CONCRETE WALL.
6. EXISTING CONCRETE WALL.
7. EXISTING CONCRETE WALL.
8. EXISTING CONCRETE WALL.
9. EXISTING CONCRETE WALL.
10. EXISTING CONCRETE WALL.

GENERAL NOTES



ROOF PLAN
SCALE: 1/4" = 1'-0"



NOTES:
SEE SHEET A1.2 FOR
TYPICAL ROOF
FLASHER DETAILS

GENERAL NOTES

- 1. EXTERIOR WALLS TO BE 14" THICK CONCRETE WITH 12" INSULATION R-13. TYPE ALL INTERIOR WALLS TO BE 12" THICK CONCRETE WITH 12" INSULATION R-13. TYPE ALL INTERIOR WALLS TO BE 12" THICK CONCRETE WITH 12" INSULATION R-13. TYPE ALL INTERIOR WALLS TO BE 12" THICK CONCRETE WITH 12" INSULATION R-13.
- 2. FINE SPENCERS TO BE ON THE WARM SIDE OF THE INSULATION R-13. TYPE ALL INTERIOR WALLS TO BE 12" THICK CONCRETE WITH 12" INSULATION R-13. TYPE ALL INTERIOR WALLS TO BE 12" THICK CONCRETE WITH 12" INSULATION R-13.

KEY NOTES

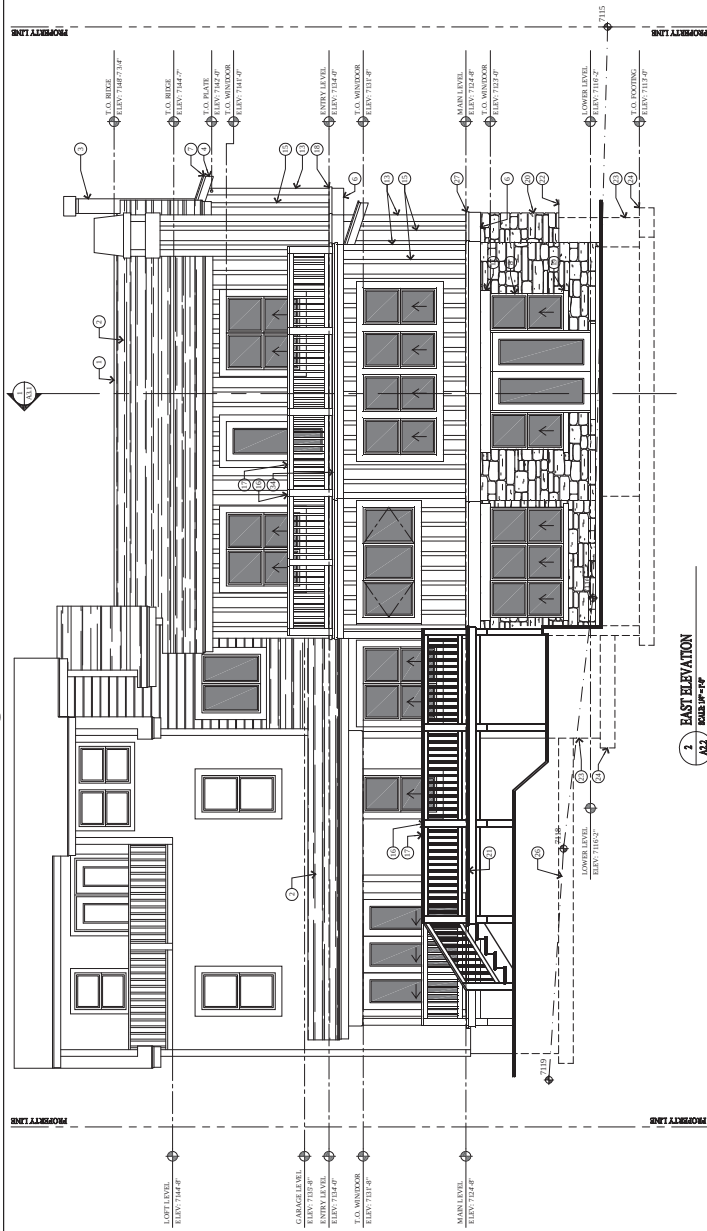
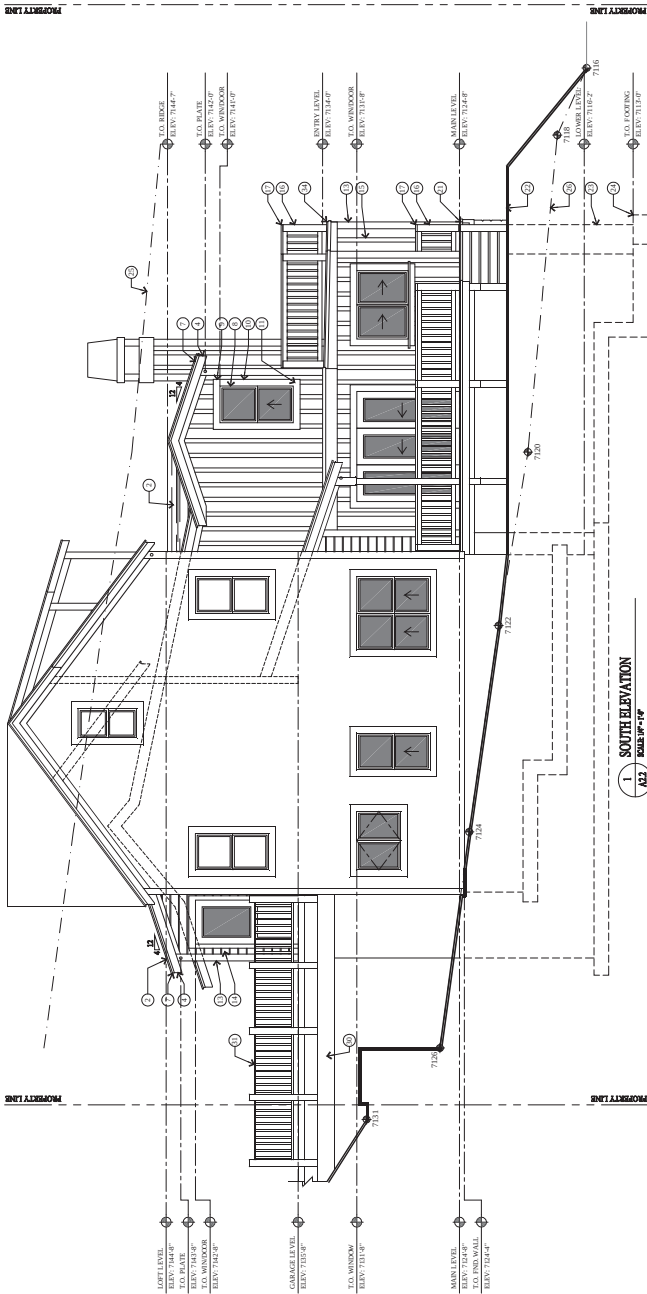
- 1. ARCHITECTURAL GRADE COMPLETION
- 2. FINISH FLOORING TO BE DETERMINED BY THE CLIENT
- 3. FINISH FLOORING TO BE DETERMINED BY THE CLIENT

PLYWOOD ON TAPERED DECK JOIST 14" PER
FOOT @ 16" O.C.



KEY NOTES

- [illegible]



1 BUILDING SECTION
A3.1 SCALE: 1/4" = 1'-0"

WINDOW NOTES

1. ALL WINDOW OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.

2. ALL WINDOW OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.

3. ALL WINDOW OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.

4. TIMBERED GLASS SHALL BE REQUIRED BY FRAMES LESS GLASS. GLASS IN DOORS WITH A 24" ARC OF DOORS GLAZING LESS THAN 24" SHALL BE REQUIRED BY FRAMES LESS GLASS. GLAZING ON GLAZING WITHIN 12" OF TRACK POOLS, CERTAIN FIXED PANELS, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT. (IRC R308)

5. EXTERIOR WINDOWS FINISH SILL, MIN 44" FROM FLOOR MIN CLEAR OPENING OF 5' 8" MIN NET CLEAR OPENING 20" WIDTH AND 24" HT.

6. ALL WINDOWS TO HAVE A MIN. U-VALUE OF .21

WINDOW SCHEDULE									
MARK	TYPE	SIZE	WIDTH	HEIGHT	THICK	DOOR	DOOR	FRAME	REMARKS
①									
1	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
2	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
3	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
4	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
5	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
6	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
7	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
8	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
9	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
10	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
11	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
12	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
13	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
14	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
15	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
16	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
17	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
18	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
19	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
20	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
21	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
22	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
23	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
24	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
25	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
26	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
27	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
28	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
29	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
30	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
31	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
32	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
33	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
34	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
35	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
36	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
37	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
38	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
39	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
40	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
41	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
42	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
43	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
44	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
45	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
46	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
47	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
48	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
49	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
50	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
51	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
52	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
53	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
54	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
55	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
56	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
57	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
58	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
59	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
60	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
61	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
62	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
63	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
64	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
65	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
66	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
67	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
68	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
69	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
70	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
71	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
72	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
73	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
74	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
75	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
76	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
77	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
78	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
79	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
80	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
81	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
82	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
83	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
84	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
85	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
86	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
87	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
88	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
89	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
90	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
91	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
92	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
93	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
94	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
95	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
96	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
97	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
98	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
99	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD
100	W	24"	24"	24"	24"	WOOD	WOOD	WOOD	WOOD

DOOR NOTES

1. ALL DOOR OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.

2. ALL DOORS TO BE 1 3/4" SOLID CORE UNLESS NOTED OTHERWISE.

3. ALL SHOWN DOORS AND GLASS SHOWN ENCLOSURES SHALL BE TIMBERED GLASS. (IRC SECTION R303 AND R304)

4. PREHUNG DOOR THRESHOLD DOORS TO BE SUPPLIED BY WINDOW MANUFACTURER. (U-VALUE OF .21 MINIMUM)

5. ALL DOORS TO HAVE A MIN. U-VALUE OF .21

6. ALL DOORS TO HAVE A MIN. U-VALUE OF .21

DOOR SCHEDULE									
MARK	TYPE	SIZE	WIDTH	HEIGHT	THICK	DOOR	DOOR	FRAME	REMARKS
①									
LOVEL LEVEL									
81	FRAMES	24"	24"	134"	WOOD	FRAMES	WOOD	FRAMES	DOOR
82	FRAMES	24"	24"	134"	WOOD	FRAMES	WOOD	FRAMES	DOOR
83	FRAMES	24"	24"	134"	WOOD	FRAMES	WOOD	FRAMES	DOOR
84	FRAMES	24"	24"	134"	WOOD	FRAMES	WOOD	FRAMES	DOOR
85	FRAMES	24"	24"	134"	WOOD	FRAMES	WOOD	FRAMES	DOOR
86	FRAMES	24"	24"	134"	WOOD	FRAMES	WOOD	FRAMES	DOOR
87	FRAMES	24"	24"	134"	WOOD	FRAMES	WOOD	FRAMES	DOOR
88	FRAMES	24"	24"	134"	WOOD	FRAMES	WOOD	FRAMES	DOOR
89	FRAMES	24"	24"	134"	WOOD	FRAMES	WOOD	FRAMES	DOOR
90	FRAMES	24"	24"	134"	WOOD	FRAMES	WOOD	FRAMES	DOOR
91	FRAMES	24"	24"	134"	WOOD	FRAMES	WOOD	FRAMES	DOOR
MAIN LEVEL									
92	FRAMES	24"	24"	134"	WOOD	FRAMES	WOOD	FRAMES	DOOR
93	FRAMES	24"	24"	134"	WOOD	FRAMES	WOOD	FRAMES	DOOR
94	FRAMES	24"	24"	134"	WOOD	FRAMES	WOOD	FRAMES	DOOR
95	FRAMES	24"	24"	134"	WOOD	FRAMES	WOOD	FRAMES	DOOR
96	FRAMES	24"	24"	134"	WOOD	FRAMES	WOOD	FRAMES	DOOR
97	FRAMES	24"	24"	134"	WOOD	FRAMES	WOOD	FRAMES	DOOR
98	FRAMES	24"	24"	134"	WOOD	FRAMES	WOOD	FRAMES	DOOR
99	FRAMES	24"	24"	134"	WOOD	FRAMES	WOOD	FRAMES	DOOR
100	FRAMES	24"	24"	134"	WOOD	FRAMES	WOOD	FRAMES	DOOR
101	FRAMES	24"	24"	134"	WOOD	FRAMES	WOOD	FRAMES	DOOR
102	FRAMES	24"	24"	134"	WOOD	FRAMES	WOOD	FRAMES	DOOR
103	FRAMES	24"	24"	134"	WOOD	FRAMES	WOOD	FRAMES	DOOR
104	FRAMES	24"	24"	134"	WOOD	FRAMES	WOOD	FRAMES	DOOR
105	FRAMES	24"	24"	134"	WOOD	FRAMES	WOOD	FRAMES	DOOR
106	FRAMES	24"	24"	134"	WOOD	FRAMES	WOOD	FRAMES	DOOR
107	FRAMES	24"	24"	134"	WOOD	FRAMES	WOOD	FRAMES	DOOR
108	FRAMES	24"	24"	134"	WOOD	FRAMES	WOOD	FRAMES	DOOR
BKT LEVEL									
261	FRAMES	24"	24"	134"	WOOD	FRAMES	WOOD	FRAMES	DOOR
262	FRAMES	24"	24"	134"	WOOD	FRAMES	WOOD	FRAMES	DOOR
263	FRAMES	24"	24"	134"	WOOD	FRAMES	WOOD	FRAMES	DOOR
264	FRAMES	24"	24"	134"	WOOD	FRAMES	WOOD	FRAMES	DOOR
265	FRAMES	24"	24"	134"	WOOD	FRAMES	WOOD	FRAMES	DOOR
266	FRAMES	24"	24"	134"	WOOD	FRAMES	WOOD	FRAMES	DOOR
267	FRAMES	24"	24"	134"	WOOD	FRAMES	WOOD	FRAMES	DOOR
268	FRAMES	24"	24"	134"	WOOD	FRAMES	WOOD	FRAMES	DOOR
269	FRAMES	24"	24"	134"	WOOD	FRAMES	WOOD	FRAMES	DOOR
270	FRAMES	24"	24"	134"	WOOD	FRAMES	WOOD	FRAMES	DOOR

EXHIBIT J
Applicant's Analysis for Reorientation

Jonathan DeGray - Architect

May 19, 2017

Park City Municipal Corporation
442 Marsac Avenue
Park City, Utah

Attn: Bruce Erickson, Planning Director
Hannah Taylor, Planner

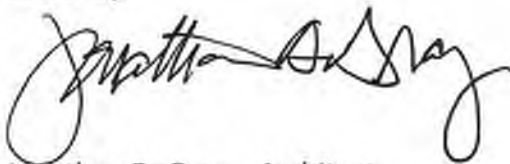
Re: Berkley Residence, 424 Woodside

Dear Bruce and Hannah,

Please find attached; Historic Site Analysis and Code Compliance Response for the purpose of determining "Unique Conditions" as they relate to the lifting and reorientation of the significant historic home at 424 Woodside Avenue.

Please let me know if you have any questions or would like additional information.

Sincerely,



Jonathan DeGray – Architect

614 Main Street, Suite 302
P.O. Box 1674, Park City, Utah 84060 Tel./Fax 435-649-7263
Email: degrayarch@qwestoffice.net Web: www.degrayarchitect.com



424 Woodside, Historic Site Analysis

424 Woodside sits in an area between Park Avenue and Woodside Avenue that has experienced great change in both building types and access over the past 120 years. The following analysis will discuss the unique conditions that surround this property and why re-orientation of the building to face Woodside Avenue is warranted in this situation.

Historic Context

424 Woodside is a single-story hall parlor that has been modified significantly over the years. The Historic Sites Inventory notes the date of construction as 1900 but Sanborn maps indicate it dates to 1889. The original form on the Sanborn's show a simple rectangle with attached smaller form to the rear. By 1907 the rear add on form has changed location and size and a front porch appears. By 1941 The front porch is gone but the rear additions have grown. Sometime after this period a front porch was added again and has since been enclosed and included in to the main building as living area. In the early 1990 a large addition with two car garage was added to the south side of the existing home.

The home at 424 Woodside was constructed with its primary front façade facing east towards Park Avenue. This is a similar orientation to a number of adjacent homes built in the same period but that have since been demolished. Area photo dated 1907 and 1930 provided by the Park City Museum, (see attached Exhibits A, B, C & D), clearly shows 424 Woodside as well as homes to the south, at what are now 400, 402, 408 Woodside, and to the north, at what is now 426 Woodside, with their front facades facing east towards Park Avenue. Closer examination of the photo shows access to the east side of these Woodside properties via a stair case and foot path entering from Park Avenue just south of the home at 421 Park Avenue, (see Exhibit A & B). In the early 1900, during the mining period and pre-automobile, transportation in town was primarily by foot with some residents having horse and wagon.

It is also interesting to note that 4th street is actually a street at this point in time with a stair/sidewalk running along its north side, (see Exhibit B). The roadway at 4th street is now gone and in its place a public stair.

In 1907 Woodside Avenue was no more than a narrow path used for wagons and foot traffic, primary access to Main Street was by foot from the front of these homes via the footpaths and stair access. By 1930 this access seems to be diminished or no longer exists. Review of the attached 1930 area photo shows the orientation of the homes shown in the 1907 photo remains but it is unclear if the path access remains, (see Exhibits C & D). With the access from the front of the home to Park Avenue lost and with the development of Woodside Avenue to accommodate automobiles Woodside Avenue becomes the primary access to 424 Woodside.

From the 1930's forward the rear, or Woodside Avenue side, of 424 Woodside becomes the main access point to the home and the rear porch side entry becomes the primary entry door.



As time has progressed the surrounding homes that appeared in the 1907 and 1930 photo have been demolished and replaced with newer, larger homes that orient to Woodside Avenue. The redevelopment of the area has caused the loss of the historic mining period access to the front, east facing side of 424 Woodside.

The home at 424 Woodside along Woodside Avenue, west side of the property, has always been below the street elevation. Street improvements by the city along Woodside Avenue over the years has raised the grade and widened Woodside Avenue. (see Exhibit E & F for comparison). These improvements to the street have placed the home approx. 10' below the roadway elevation, (see 424 Woodside Record of Survey, dated 8-8-2004). These factors add up to a situation where the historic mining period context that 424 Woodside was originally built is lost and the home as it sits today is lost among the newer and larger redeveloped residential properties that face Woodside Avenue, (see Exhibit G).

Code Compliance

Land Management Code, Section 15-11-13, Relocation and/or Reorientation of Historic Buildings or Historic Structures, Section A, Item #3c, The Historic Preservation Board, with input from the planning director and chief building official, determines that unique conditions warrant the proposed relocation and or reorientation on the existing site. Unique conditions shall include all of the following:

- (1) The historic context of the historic building and or structure has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the historic building and/or structure and the Historic District or its present setting. *The following finding apply.*
 - a. *The historic front yard access to the home has been lost*
 - b. *The surrounding homes of the same era and orientation have been replaced with larger contemporary homes with different orientation*
 - c. *The scale of the adjacent structures dwarf 424 Woodside and creates a visual disconnect in the street scape.*
 - d. *The street has been widened and elevation raised.*
 - e. *The existing home is 10' below street level*
 - f. *By raising and rotating the home the historic front elevation will face the street and be at street level. This will enhance the visibility of the home and It will allow the character of the historic home to be viewed from the street. This will also infill and add to the street scape, (see exhibit G).*



- (2) The propose relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district. *The following findings apply:*
- a. The historic front yard, east side, access has been lost.*
 - b. At present, due to the buildings orientation the form and character of the historic home are lost behind a non-descript roof form located well below the roadway elevation.*
 - c. The building is dwarfed by the surrounding newer buildings and its own 1990's addition.*
 - d. By lifting and rotating the home to face Woodside Avenue the historic homes form and character will be presented to the public.*
 - e. By having the building face the street, the street scape will be filled in with this historic building and the physical integrity of the historic district will be increased, (see Exhibit G).*
 - f. The building is presently listed as significant. The proposed relocation and reorientation will not change that listing.*
- (3) The historic integrity and significance of the historic building and or structure will not be diminished by relocation and or reorientation. *The following findings apply:*
- a. The building is presently listed as significant. The proposed relocation and reorientation will not change that listing.*
- (4) The potential to preserve the historic building and or structure will be enhanced by its relocation. *The following findings apply:*
- a. Currently the home located 10' below street level*
 - b. The home is surrounded by larger contemporary homes and its own 1990's addition.*
 - c. Lifting and rotating the home will bring it to street level and will allow the home to be seen and appreciated by the public as a historic structure. It will also greatly improve its livability and put it in line with the livability of the contemporary homes that surround it.*
 - d. If the home is required to remain where it is, it will always be considered a substandard property. Motivation to invest in a substandard property that cannot be improved in any meaningful way will be limited and ultimately detrimental to its long-term preservation.*



Summary:

The Historic Context discussion presented here details the evolution of this site and clearly shows how the mining period site context has irreversible been lost. By applying these fact to the Code Compliance section, it is further made clear that lifting and reorienting the home is the best possible solution going forward to insure the historic form is preserved in a meaning full way for years to come.

Attachments:

Exhibit A, 1907 Photo

Exhibit B, 1907 Photo, Enlarged Area

Exhibit C, 1930, Photo

Exhibit D, 1930 Photo, Enlarged Area

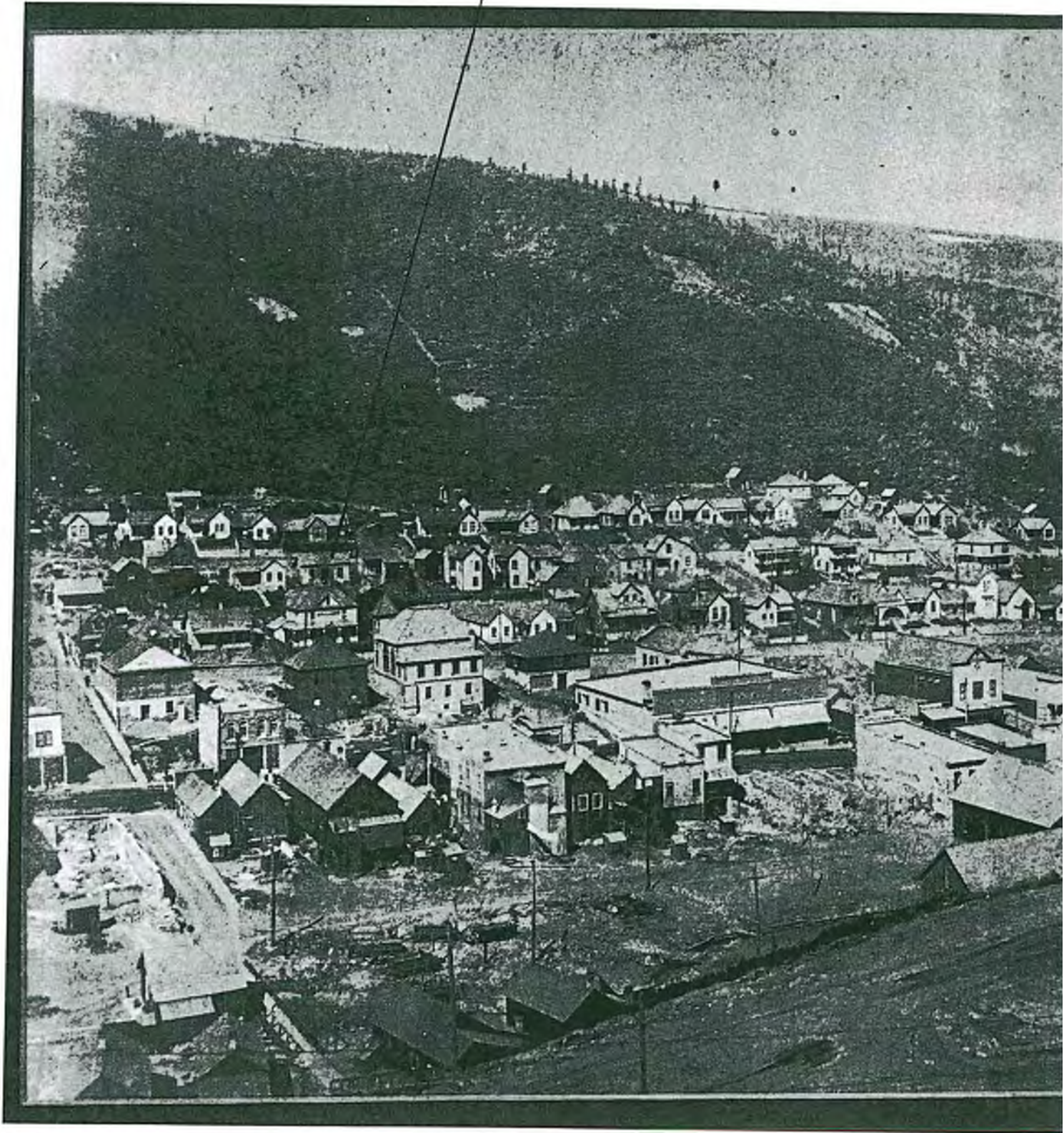
Exhibit E, 1940 Tax Photo

Exhibit F, 2010 Photo

Exhibit G, Street Scape



424 WOODSIDE



FOOT PATH

424 WOODSIDE

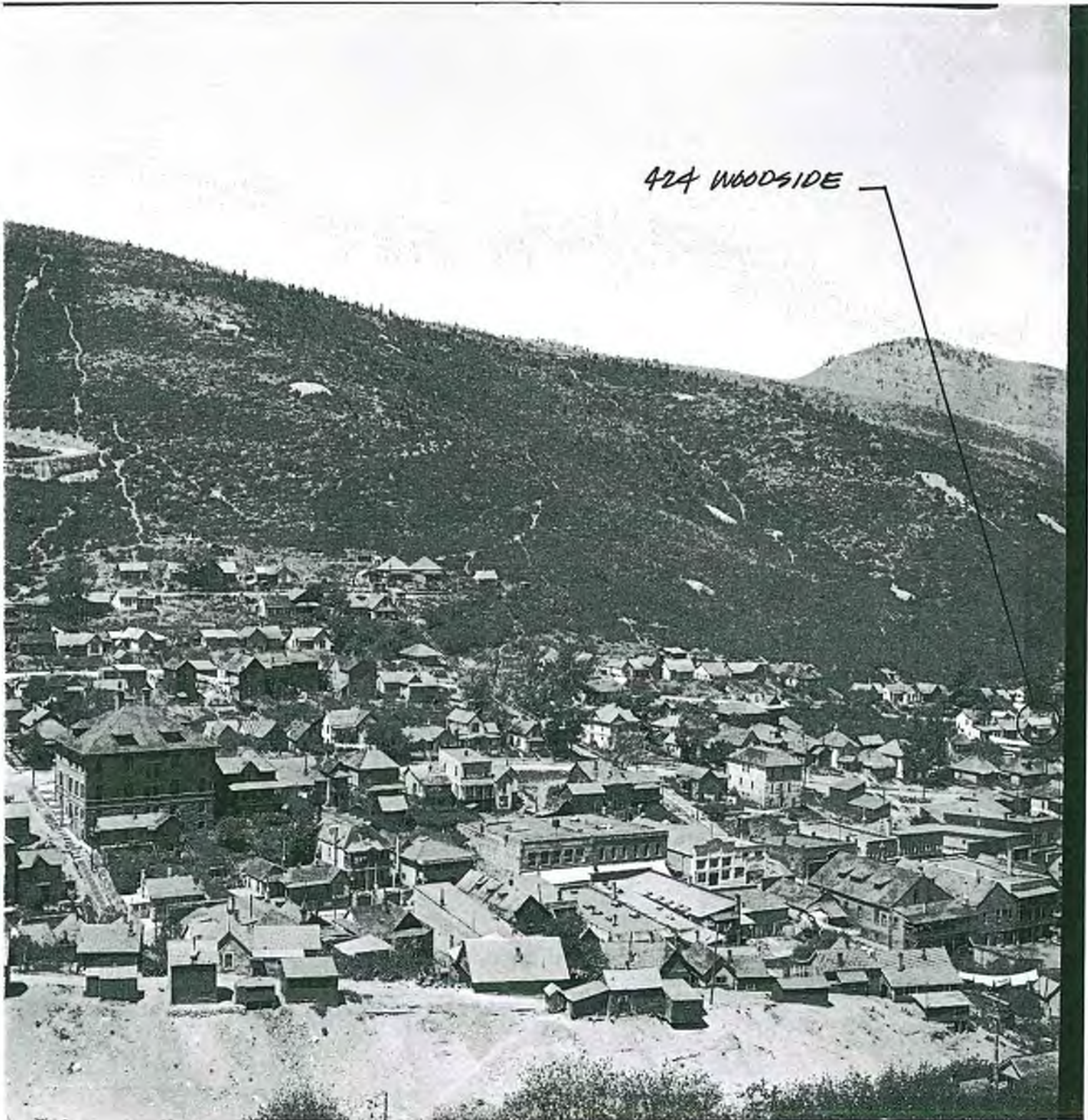


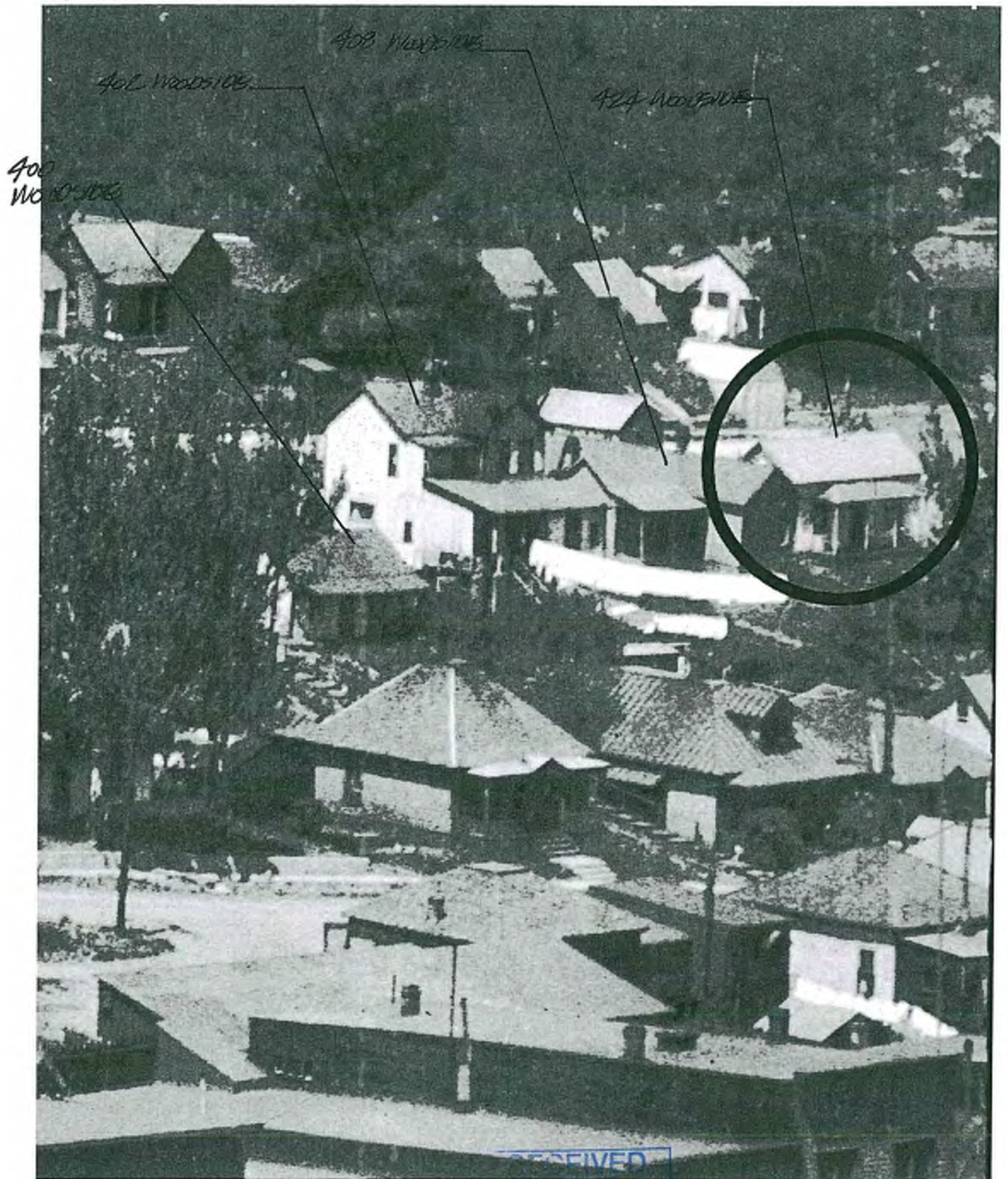
4TH ST.

STAIR



EXHIBIT E 395
1907 PHOTO





RECEIVED
MAY 24 2017

PARK CITY
PLANNING DEPT.

EXHIBIT D 397

1930 PHOTO





EXHIBIT F 399
2010 PHOTO
Page 144



2014 PHOTOGRAPH

2014 PHOTOGRAPH - EXHIBIT 14B



2014 PHOTOGRAPH

2014 PHOTOGRAPH - EXHIBIT 14B



EXHIBIT G

EXHIBIT K

Park City Municipal Corporation's Historic Preservation
Consultant, Anne Oliver, SWCA - Assessment of Proposed
Reorientation

Memorandum

To: Planning Department, Park City Municipal Corporation, Utah
From: Anne Oliver, Principal Investigator, SWCA Environmental Consultants
Date: June 20, 2017
Re: Assessment of Proposed Reorientation of Significant Site at 424 Woodside Avenue

Introduction

The property at 424 Woodside Avenue in Park City, Utah, is listed on the Park City Municipal Corporation (PCMC) Historic Sites Inventory (HSI) as a Significant Site. The building on the property comprises a historic one-story residence built ca. 1886 and a large two-and-one-half story addition abutting it on the south, which was built in 1993.¹ Presently the historic house and the addition do not have an interior connection and the property is used as a duplex. The original principal façade of the historic house faced east but it is currently accessed via a staircase leading down from Woodside to an older secondary door on the north side. The addition faces west onto Woodside Avenue and includes a driveway and two-car garage.

The property owners wish to rehabilitate the property and convert the duplex into a single-family home. Toward this end, proposed work on the historic house includes the following: demolish smaller non-historic additions, identify any extant historic features and materials, panelize the house, reorient it so that the historic façade faces Woodside Avenue, lift it by 9 feet to align the historic main floor with the garage level of the south addition (bringing the historic house up to street level), add a foundation and basement-level addition, and construct a two-story addition on the east side. Additional work is proposed for the 1993 south addition.

The Planning Department has requested a formal assessment of the proposed reorientation of the historic house, its degree of compliance with PCMC's Historic District Design Guidelines and Land Management Code, the effects that reorientation will have on the historic significance and integrity of the house, and ultimately whether the property will remain eligible for listing on the HSI as a Significant Site and contributing resource in the HR-1 Zone. The nature and effects of other proposed work will not be considered here.

Background information on the property includes a Utah State Historical Society Structure/Site Information Form (Notarianni 1978); a PCMC HSI form (Blaes 2008) with associated ca. 1940 tax photograph and Utah State Tax Commission appraisal cards; a Utah Historic Preservation Office Historic Site Form (Carmen 2015) with associated Sanborn Fire Insurance Company maps from 1889, 1900, 1907, 1929, and 1941; a Historic Preservation Plan (HPP) and Physical Conditions Report prepared by the applicant's representative Jonathan DeGray (2016); updated Historic District Design Review (HDDR)

¹ Title research indicates that several mortgages were taken out on the property in 1886, likely for the construction of a house, and the building is shown on the 1889 Sanborn map (Carmen 2015).

drawings for the proposed remodel and addition to the property (2017a); and a historic site analysis prepared by DeGray (2017b) with associated historic photographs and as-built drawings.

Property History and Description

Originally, the historic building was a hall-parlor type single-family dwelling with a side-gabled roof; it was built on a relatively steep slope that was terraced toward the rear of the house (the Woodside Avenue side) to provide a more level building lot. Information from historic photographs, Sanborn maps, and current as-built drawings documents the following:

- The wood-framed and wood-sided house originally faced east, providing a view over Main Street. Physical evidence and the 1889 Sanborn map indicate that it had a small shed-roofed wing on the south end of the rear (west) side but no front porch (see 1889 Sanborn in Figure 1).
- As visible in historic photographs, the principal façade was composed of a central doorway flanked by a window on each side (Figures 2 and 3). Woodside Avenue was present to the west but, in the pedestrian-oriented city of the time, access to the house was also via a footpath leading north from Fourth Street behind the Park Avenue houses, and then a short staircase leading up to the east façade (obscured by houses in the foreground). The orientation of houses along the uphill (west) side of Woodside was uniformly east-facing, while orientations along the downhill (east) side was mixed, with some facing the street and others the canyon.
- By 1900, the original shed-roofed wing had been extended across the rear (west) side (see 1900 Sanborn in Figure 1).
- In 1907, the Sanborn map indicates that a formal front porch was added to the east side, further defining it as the primary façade, at the same time that a secondary entry porch was added to the west side. The house retained this configuration through 1930 (Figure 4; see also Figure 1).
- By 1941, a second shed-roofed addition had been built across the west side, incorporating the 1907 rear screened porch and essentially filling the terrace between the rear wall of the house and the retaining wall so that the eave was nearly at grade (Figure 5; see also Figure 1). The front porch had been removed and asbestos shingles had been applied over the original wood siding by this time (see Figures 1 and 5).
- Asbestos shingle siding was also noted on the 1957 tax appraisal card, which also documents the absence of an east porch (Blaes 2008).
- The 1968 tax appraisal card indicates that a porch had been rebuilt across the east façade (Blaes 2008).
- Between 1978 and 1993, the east façade was modified by the addition of a sunroom across the north two-thirds (which likely was created by enclosing the ca. 1968 front porch), covering the original doorway and north window. The interior floor plan indicates that these historic openings were completely removed or covered at the time. As well, the south window on the east façade was enlarged to accommodate two one-over-one windows (see as-built drawings in DeGray 2016). The asbestos shingles were also removed during this period and replaced with new drop siding; on the west and north elevations this was applied over the original 1 x 12 vertical plank sheathing (Figure 6). It appears that all original windows and doors were replaced as well (DeGray 2016).

- The historic house was extensively rehabilitated and altered in 1993, when the large south addition was built. The south wall of the historic house (between the historic house and the addition) was completely rebuilt and no original materials remain in the east wall. The south addition was enlarged with an east-facing dormer in about 2005 (DeGray 2016).
- Through time, as Woodside Avenue has been paved, improved, and widened with curb, gutter, and sewer, the level of the road has risen higher above the rear (west) wall and terrace of the house at 424 Woodside. The change in width is uncertain, as is the change in historic grade, but it is likely to be a few feet in both cases (Figure 7).

Significance and Integrity

As defined by the National Park Service (1997), a resource may be significant and considered eligible for the NRHP if it:

- is associated with events that have made a significant contribution to the broad patterns of our history (Criterion A); or
- is associated with the lives of persons significant in our past (Criterion B); or
- embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction (Criterion C); or
- yields, or may be likely to yield, information important in prehistory or history (Criterion D).

A resource that meets one or more of these criteria must also be evaluated for integrity of location, design, setting, materials, workmanship, feeling, and association. To be eligible for the NRHP, a resource must possess integrity of those elements directly related to the criterion or criteria under which it would be determined eligible.

In order to best preserve its historic resources and character, PCMC includes two types of sites on the HSI: Landmark and Significant. As noted in PCMC's "Design Guidelines for Historic Districts and Historic Sites," which are based closely on National Park Service standards, "Park City's Landmark Sites have structures that possess the highest level of historic integrity" and that meet the NRHP criteria for both significance and integrity. "Significant Sites have structures that retain their essential historical form, meaning that [a building] must retain the physical characteristics that make it identifiable as existing in or relating to an important era in Park City's past" but that it does not retain enough integrity to make it eligible for the NRHP (PCMC 2009:5). However, a Significant Site must still retain one or a few aspects of integrity in order to convey its significance.

The significance and integrity of the property at 424 Woodside have been evaluated four times over the years:

- In 1978, only minor alterations had been made to the property and it was considered "Contributory" to the National Register of Historic Places (NRHP) as part of a potential historic district or thematic nomination on the Structure/Site Information Form. In the Statement of Historical Significance it was noted, "This structure is also contributory to the Park City residential district; but in addition helps to illustrate how early housing was constructed to adapt to the steep terrain that exists in the area" (Notarianni 1978).

- In 1984, the property was listed on the NRHP as a contributing eligible resource under the “Residences of Mining Boom Era, Park City – Thematic Nomination” prepared by Roger Roper and Deborah Randall. Significance criteria were not noted, but the property would have been eligible under Criteria A and C.
- In 2008, due to the large south addition and other modifications made to the property, 424 Woodside was recommended ineligible for the NRHP but was listed as a Significant Site at the local level and was included in PCMC’s HSI. The Site Form noted that the building retained integrity in the component aspects of location and workmanship but that integrity had been diminished in the aspects of design, setting, feeling, and association (Blaes 2008).
- In 2015, the property was again noted as ineligible for the NRHP but remained a Significant Site on the HSI (Carmen 2015).

Today the house at 424 Woodside continues to retain integrity in enough aspects to convey its historic significance; applicable aspects include location, setting, workmanship, and design, and these are discussed further below. The National Park Service notes the following:

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved. (National Park Service 1997)

Setting, while highly diminished at 424 Woodside, is an important complement to location and is defined by the NPS as follows:

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built... setting refers to the character of the place in which the property played its historic role. It involves how, not just where, the property is situated and its relationship to surrounding features and open space. (National Park Service 1997)

The house at 424 Woodside remains in its original location and therefore retains that aspect of integrity, including its original orientation to the east and its siting on a small terrace below the street. And although much of the original setting has been lost, including adjacent historic houses, footpaths, staircases, and open space, the house at 424 Woodside retains its relationship to that earlier setting through its orientation and position on a shallow terrace below street level. The property is one of the few reminders of the historic development pattern on a part of the street where much of it has been lost, and is thus important in maintaining a district-wide sense of the historic setting.

Previous evaluations have indicated that the house retains integrity in the component aspect of workmanship:

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is evidence of artisans’ labor and skill in constructing or altering a building. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques. (National Park Service 1997)

However, as noted in the Physical Conditions Report prepared by DeGray (2106), all exterior materials including siding, roofing, windows and doors have been replaced since 1978. Therefore the property lacks integrity in terms of materials, but it does retain sufficient integrity in the aspect of design to reflect its original form.

Design is the combination of elements that create the form, plan, space, structure, and style of a property... Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. (National Park Service 1997)

On the exterior, the house retains much of its original form especially as viewed from Woodside Avenue, including its 28' x 28' footprint (minus the east and south additions), roof form, and fenestration pattern on the north and west walls. And although exterior materials have been replaced, they continue to reflect the simple style of the historic period. Finally, the house's placement on a man-made terrace below street level and with the primary façade facing east is another important aspect of property design.

In summary the house at 424 Woodside retains integrity in the component aspect of location, as well as diminished but significant integrity in the aspects of setting and design. Because the property has already been so altered, it will be critical to preserve these aspects if 424 Woodside is to remain a Significant Site on the HSI and a contributing resource in the historic district.

Application of Land Management Code and Historic District Design Guidelines

Park City's historic preservation ordinances are contained in Chapter 15-11 of the Land Management Code (LMC); the criteria for relocating and/or reorienting historic buildings on existing Landmark and Significant Sites are contained in Section 13. Pertinent sections of Chapter 15-11-13 are excerpted here (in italics) and discussed in relation to the property at 424 Woodside (in regular font).

1. **CRITERIA FOR THE RELOCATION AND/OR REORIENTATION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON ITS EXISTING LANDMARK OR SIGNIFICANT SITE.** *In approving a Historic District or Historic Site design review Application involving relocation and/or reorientation 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. For either a Landmark or Significant Site all the following shall be met:~~
 - ~~1. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) can successfully be relocated and the applicant has demonstrated that a professional building mover will move the building and protect it while being stored; and~~
 - ~~2. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;~~
 - ~~2. Landmark structures shall only be permitted to be relocated on its existing site if:~~
 - ~~1. the relocation will abate demolition; or~~
 - ~~2. the Planning Director and Chief Building Official find that the relocation will abate a hazardous condition at the present setting and enhance the preservation of the structure.~~
 3. For Significant sites, at least one of the following shall be met:
 1. The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or

- ~~2. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or~~
3. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation on the existing Site. Unique conditions shall include all of the following:
 1. The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting;

The historic context of 424 Woodside has been radically altered through the construction of additions to the historic house and associated development of non-historic residential infill along the street and on surrounding lots. However, reorienting the building will destroy its remaining integrity, which lies solely in the aspects of location, setting, and design. Reorientation will render the property incapable of conveying its significance in the history of Park City and make it impossible to interpret its historic character.

2. The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district;

The proposed reorientation of the house at 424 Woodside will result in a loss of integrity and significance to the extent that the property is no longer eligible as a Significant Site. Therefore its reorientation will diminish the overall physical integrity of the Historic District because this will result in the loss of a contributing Significant Site. The historical associations used to define the boundaries of the district, which are formed by the integrity of the component Landmark and Significant Sites, will also be diminished by the loss of this contributing property.

3. The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation;

As discussed in the "Significance and Integrity" section above, the remaining integrity of this property lies solely in the aspects of location, setting, and design. Reorientation will diminish integrity to such an extent that the property will no longer convey any historic significance.

4. The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation.

The historic house at 424 Woodside is not currently threatened by demolition and its *in situ* preservation can be enhanced through existing and less detrimental means outlined in the LMC and the Historic District

Design Guidelines, which are incorporated into the code by reference (see below).

Conclusions and Recommendations

The reorientation of the historic house at 424 Woodside Avenue will have a significant effect on its integrity, which has already been compromised by an addition and alterations on the east side and the large addition on the south side. In fact reorientation will diminish integrity to the degree that the property can no longer be considered a Significant Site as defined in PCMC's LMC and Design Guidelines.

An option consistent with PCMC's LMC and Historic District Design Guidelines would be to raise the house two feet while maintaining its original orientation (see Section B.3. Foundations). This will allow for the addition of a modern foundation, promote material preservation of the house, and improve visibility from Woodside, thereby counteracting the adverse effects of the raised and widened roadbed to a significant degree. Raising the historic house two feet is also encouraged because it will improve the relationship with the south addition by making the historic house less visually and physically subordinate and increasing general compatibility, as discussed in Section D (Additions to Historic Structures) of the Design Guidelines.

References

Blaes, Dina

2008 Historic Site Form – Historic Sites Inventory form for 424 Woodside Avenue, Park City, Summit County, Utah. On file at Planning Department, Park City Municipal Corporation, Park City, Utah.

Carmen, Daniel

2015 Historic Site Form for William T. Backus House, 424 Woodside Avenue, Park City, Summit County, Utah. Utah State Historic Preservation Office, Salt Lake City.

DeGray, Jonathan

2016 Historic District/Site Design Review Application No. PL-16-03379 (November 16, 2016). Includes Historic Preservation Plan and Physical Conditions Report. On file at Planning Department, Park City Municipal Corporation, Park City, Utah.

2017a 424 Woodside, Historic Site Analysis. Letter to Bruce Erickson, Planning Director, and Hannah Tyler, Planner, 19 May 2017. On file at Planning Department, Park City Municipal Corporation, Park City, Utah.

2017b Berkley Residence – HDDR Set. Plans for remodel and addition at 424 Woodside Avenue, Park City, Utah, 15 February 2017. On file at Planning Department, Park City Municipal Corporation, Park City, Utah.

National Park Service

1997 National Register Bulletin: How to Apply the National Register Criteria for Evaluation. U.S. Department of the Interior, Washington, DC.

Notarianni, Philip F.

1978 Utah State Historical Society Structure/Site Information form for 424 Woodside Ave., Park City, Utah. Utah State Historic Preservation Office, Salt Lake City, Utah.

Park City Municipal Corporation

2009 Design Guidelines for Historic Districts and Historic Sites. On file at Planning Department, Park City Municipal Corporation, Park City, Utah.

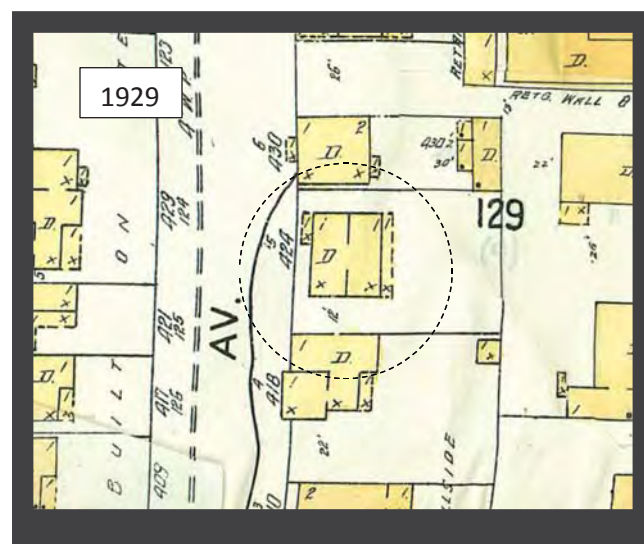
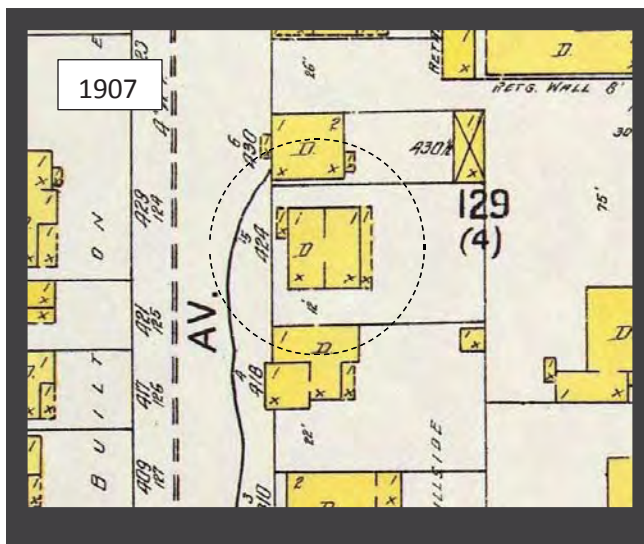
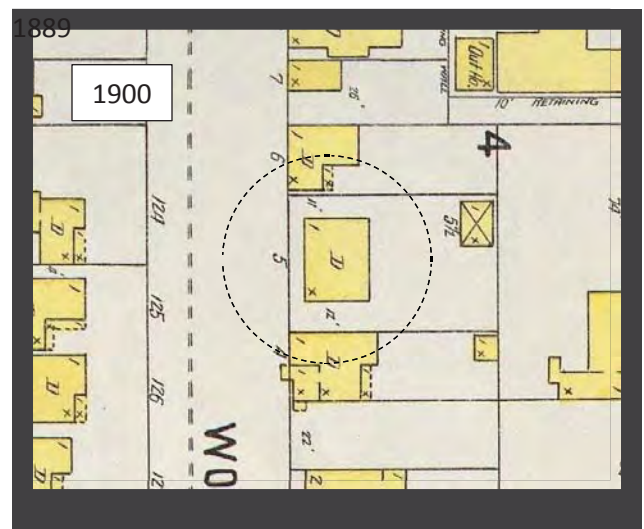
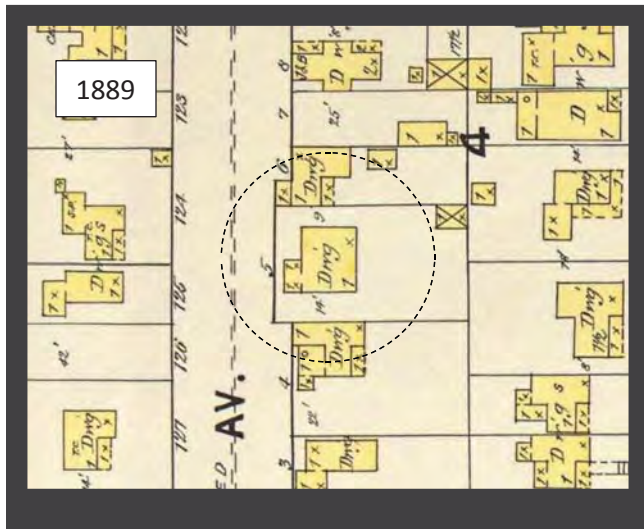


Figure 1. Sanborn Fire Insurance maps showing property at 424 Woodside 1889-1941 (from Carmen 2015).



Figure 2. View of property at 424 Woodside ca. 1905-1907, facing west-northwest. Note retention of simple hall-parlor form and continued absence of front porch on east side. Photograph no. 1985-6-001.



Figure 3. View of property at 424 Woodside in 1907, facing west-northwest. Note simple hall-parlor form, east-facing aspect with a view across canyon, and access via a footpath leading north from Fourth Street behind the Park Avenue houses. Note the absence of a front porch on east side, although according to the 1907 Sanborn map a porch was added in this year. Also note the mix of house orientations along the downhill (east) side of Woodside, with some facing the street and others the canyon. Photograph provided by Jonathan DeGray.



Figure 4. View of property at 424 Woodside in 1930, facing northwest. Note the retention of the simple hall-parlor form and addition of hip-roofed front porch, which was removed by 1941 according to the Sanborn map. Photograph no. 1987-2-134.



Figure 5. Tax appraisal photograph of property at 424 Woodside dating to ca. 1941, facing southeast.



Figure 6. North and west sides of historic house at 424 Woodside, facing east-southeast, 2015.



Figure 7. West side of historic house at 424 Woodside, facing south, 2015. South addition dating to 1993 is visible at upper left.

EXHIBIT L
Public Comment

424 WOODSIDE - HISTORIC PRESERVATION PLAN - COMMENTS

Site Design

"The existing historic form is oriented so that the front of the building faces the back yard, or rear of the site."

(Comment # 1.) *It would be difficult to define which elevation of this particular historic structure is actually the 'front'. In the PHYSICAL CONDITIONS REPORT the north elevation is indicated as the Primary Façade, probably because the primary entrance is located on the north elevation. It could be concluded that from 1889 to 1900 (and possibly to 1907) the location of the primary entrance would have had to be on the west 'end' of the structure, similar to where it is now, because of its relationship to grade. If there was an entrance on the east 'end' of the structure during these years it would have been indicated on the Sanborn maps because it would have had to be above grade. It would be difficult to assume that the only entrance to the structure would be defined as the 'back door'. The primary entrance would define the front of structure. To say that the structure is oriented to the 'back yard' is not necessarily accurate; homes on the hillsides (in particular, as opposed to areas of less steep terrain) were predominately oriented toward Town. Even structures on the uphill side of Woodside were oriented similarly: the uphill homes were oriented toward 'Town' and not necessarily toward the street, or Woodside Avenue.*

HDDG - SPECIFIC GUIDELINES

A. SITE DESIGN

A.1.2 Preserve the original location of the main entry, if extant.

A.1.3 Maintain the original path or steps leading to the main entry, if extant.

"The historic form is a full story below the street level of Woodside Avenue so the only thing visible of the historic form from the street is the metal roof. This condition along with the scale of the addition to the south places the historic form in a hole."

(Comment # 2.) *There are still several historic structures on Upper Woodside that are below street level: 664 Woodside is close to a story and a half below street level "in a hole", 564 Woodside is about 2/3 of a story below street level, 332 Woodside is far below the connecting street-level garage and the adjacent homes, 316 Woodside is well below street level looking down on the roof, 232 Woodside has a second-story gable to almost to street level, but the front entrance is at least a story below street level and is not facing the street. The 1978 Utah State Historical Society Structure/Site Information Form states about 424 Woodside, "This structure . . . helps to illustrate how early housing was constructed to adapt to the steep terrain that exists in the area." Development on particularly steep slopes in Old Town was quite different from the development on the relatively flat areas especially on the downhill side of streets. This difference on the downhill side of a street manifested in irregular access (entrances) to structures, unique and irregular relationships of structures to streets, irregular rhythm of streetscape, unique front yard setbacks. More examples of these downhill very steep-slope-development characteristics, like looking down onto the roofs (at times not being able to see any of the structure façades at all) can be seen on Ontario Avenue (317, 323, 341, 413, 417).*

Addressing the relationship of the current addition (garage and duplex) to the south of the 424 Woodside historic structure, this 'high/low' relationship can be compared to a somewhat similar historic juxtaposition of 424 Woodside to an adjoining garage. In 1957, a 10' x 18' garage was listed on the 424 Woodside tax card valued at \$37 (the house was valued at \$1,917) and was assigned an age of 26 years (The garage does not appear on the 1941 Sanborn map so perhaps the garage was closer to 16 years old in 1957.). This simple single-walled gabled garage can be seen in the 1977 Utah State Historic Society photo where it sits, in order to be accessible at street level, a floor higher and proud toward the street by about 14' from, and attached to, the historic home. This historic notable shift in height from one structure to another is another example of the irregular rhythm unique to the historic steep-slope development in Old Town. When walking north downhill on Woodside in the 40s, the street-level garage would obscure the view of (or 'hide') the 424 Woodside home more than the current garage-duplex addition does when walking down Woodside today.

HDDG - SPECIFIC GUIDELINES

B. PRIMARY STRUCTURES

B.3 Foundations

B.3.2 The original placement, orientation, and grade of the historic building should be retained.

"Per the Site Inventory 424 Woodside Ave. has been extensively modified creating a situation where the historic form is dwarfed by surrounding structures and is a full level below street level."

(Comment # 3.) *This reference to the HISTORIC SITE FORM is somewhat misleading and definitely out of context. The HISTORIC SITE FORM does state that the historic structure has been modified significantly (not "extensively"), but goes on to qualify this statement saying "The changes to the original house are minor but the construction of such a large side addition diminishes the site's original character." It can be argued that historic character of the site, not the historic character of the structure, has been diminished (but not lost). The HISTORIC SITE FORM goes on to say "the physical evidence from the period that defines this as a typical Park City mining-era house . . . remain on original part of the house."*

As to the historic form being "dwarfed" by surrounding structures, see the above comments with regard to the south addition and with regard to unique conditions of historic development on particularly steep hillsides and the resulting historic 'high-and-low rhythm' of these streetscapes in Old Town. The current below-street position of 424 Woodside explicitly conveys the historic character of Old Town living on the steep hillside regardless of the large structure to the north.

"By raising and rotating the historic form we will establish it as a visually prominent element along the street. The proposed addition, located below the historic form, will not be visible from the street. The proposed changes outlined here are all intended to improve the appearance of the historic form and reestablish its presence along Woodside Avenue making it once again a valuable asset to the district for years to come."

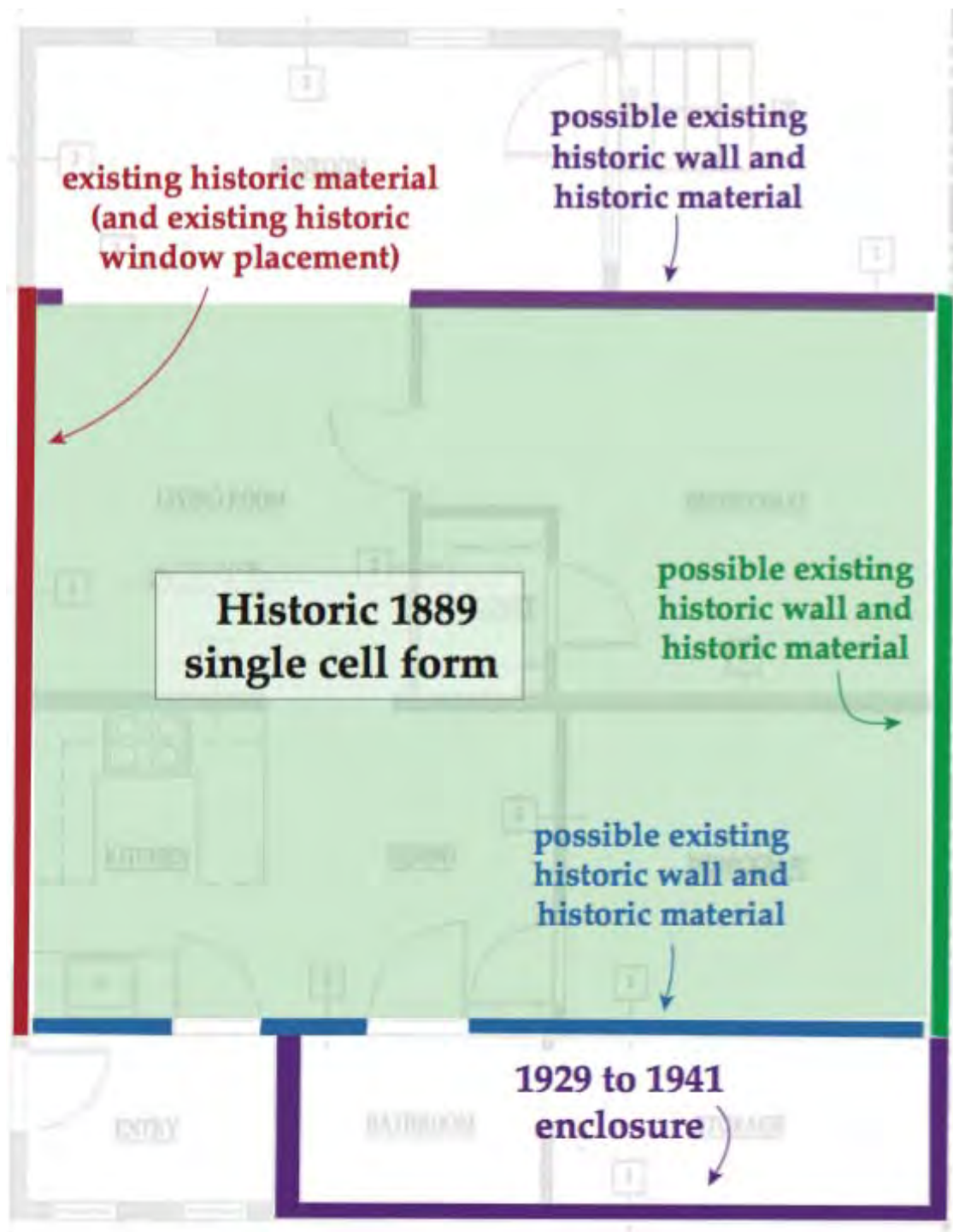
(Comment # 4.) *The "historic form", as it is currently situated in its historic location, historic orientation, and historic relationship to (a story below) Woodside Avenue is astonishingly "a visually prominent element along the street" (A rare day passes that a pedestrian -- tourist, skier just off the mountain -- does not hesitate at 424 Woodside to photograph the structure.). There are less invasive*

*measures than "raising [to the proposed 9'] and rotating the historic form" that could **better** "improve the appearance of the historic form" (Raising the structure the recommended 2' -- in its historic location and orientation -- would "improve the appearance of the historic form"). The "presence [of historic 424 Woodside] along Woodside Avenue" does not need to be "reestablished" because its presence has, in fact, been solidly established since 1889. 424 Woodside does not need to be made "once again a valuable asset to the district" because the historic structure, as it currently stands, strongly relays historic life on a steep hillside of a booming mining town.*

Structural

"It is our intention to strip the existing historic form building down, removing all the contemporary material and then see what we have. We anticipate not finding any historic material other than 1 x 12 exterior wall sheathing attached to new stud walls. If this is the case we would propose to proceed as follows."

(Comment # 5.) See 'PHYSICAL CONDITIONS REPORT, 2016 (2011) **COMMENTS**' for analysis of existing historic material. Considering that the 1889 single cell roof form still exists entirely and unaltered, the 1889 single cell form still exists with no changes to the north façade other than superficial, minimal changes to the 1889 west façade (inside the newer west façade), some removal of the 1889 east façade, and with the possibility that south-façade historic material may still exist as a portion of the wall between the historic structure and the new addition (After soliciting the opinion of two local historic-preservation experienced contractors and one local project manager with prolific similar experience, the consensus is that south façade historic material probably still exists between the historic structure and the addition.), there may be a considerable amount of extant historic material. See the two images below that exhibit the current presence of the 1889 single cell form and the possibility of currently existing historic material.





"1. Panelize the exterior north and east walls."

(Comment # 6.) *Should the north wall be panelized, the historic form, the history material, and the historic character of the north façade can be saved only if it is replaced in its original location. If the north wall is reoriented 180 degrees, the wall, the form, the historic window placement, and the historic material will be completely lost; the panelized north façade would be discarded because it would be redundant as a south wall between the historic structure and the addition.*

The minimal historic material of the east façade (partially enclosed in a circa 1991 enclosure and then removed to create interior space) need not be saved if the structure is not reoriented 180 degrees and the new construction is added to the east elevation. However, the extant 1889 exterior west façade (enclosed within the newer west façade) historic material and structure could be panelized and saved; if the structure is reoriented 180 degrees this 1889 west façade wall and historic material will be lost.

HDDG - SPECIFIC GUIDELINES

B. PRIMARY STRUCTURES

B.2 Exterior Walls

B.2.1 Primary and secondary façade components, such as window/door configuration, wall planes, steps, porches, and entryways should be maintained in their original location on the façade.

"2. Change the orientation of the building so that it faces Woodside Avenue and is raised to the street level, 9' from its existing location, so the front of the historic building faces the street, not the back yard."

(Comment # 7.) *Raising the structure 9' to the street level would be historically inaccurate in the context of the unique character (streetscape rhythm, front yard setback, orientation to town) of residential structures on very steep hillsides on the downhill side of Old Town streets. The level at which the historic structure sits now gives it an expressly historically accurate prominence from the street. Raising the structure 2' would give the structure a 'boost' of presence and removing the 1929 to 1941 west façade enclosure would reduce the mass of the west-running shed roof to give the prominently-seen-from-the-street roof a more pleasing, yet historically accurate, proportion. Reorienting the historic form would be inconsistent with the predominately Town-oriented nature of residential structures on very steep hillside sites on the downhill side of the streets.*

HDDG - SPECIFIC GUIDELINES

B. PRIMARY STRUCTURES

B.3 Foundations

B.3.1 A new foundation should not raise the historic structure generally more than two (2) feet from its original floor elevation.

"4. Through the renovation and addition of this residence we will:

b. Re-orient the building so the front faces the street and is elevated to have a relationship to the street that is currently not present. The structure reoriented to have a porch."

(Comment # 8.) *The structure should not be changed to the point that it has a relationship to the street that it never had in history and that most structures on very steep downhill-from-the-street sites did not have historically. Historic structures on steep downhill lots were predominately oriented to Town, not to the street. A (possible) porch on the east façade that looks (on Sanborn maps) as though it existed for sometime between 21 to 41 years (appearing on the 1907 Sanborn map but not on the 1900 Sanborn map, still showing on the 1929 map but not on the 1941 map) was not a front entrance, not a primary entrance, and therefore not a front porch because the structure was without the porch for at least as many or perhaps more years (38 to 48 years) than it was with the porch (the east elevation porch was not present from 1889 through 1900 possibly up to 1907 and not present in 1941 and possibly any time after 1929). A 'front porch' would be a front entrance or primary entrance to the structure and would be significant and critical to the function of the structure. The lack of a porch on the east façade of the structure for so many years shows that it was at most a secondary but evidently a non-essential entrance, and not an entrance at all when there was no porch because the living level was too far from grade on the east elevation oriented toward Town. Historically, the structure had only a 6' by 8' front porch on the north end of the west façade so should have no more than the same location and dimensions for a primary entrance porch when the structure is renovated.*

HDDG - SPECIFIC GUIDELINES

A. SITE DESIGN

A.4.1 Maintain historic hillside steps that may be an integral part of the landscape.

Roof

"The roof will be rebuilt to meet the structural requirements of code and retain the historic form and appearance."

(Comment # 9.) *The current design proposal shows the historic roof form altered to the point where it barely resembles the historic roof form as it exists now and has existed for 127 years.*

HDDG - SPECIFIC GUIDELINES

B. PRIMARY STRUCTURES

B.1 Roofs

B.1.1 Maintain the original roof form.

Exterior Walls

"8. Through the renovation and addition of this residence we will:

e. Replace the non-historic windows with period correct units Replace/repair siding"

(Comment # 10.) *Reorienting the structure 180 degrees would eliminate any possibility of preserving the structure's only remaining original, historically placed window openings on the north façade that is viewable from the street. It would also result in a loss all historic material except the small portion of east elevation wall, a wall that shows no evidence of historic window placement.*

HDDG - UNIVERSAL GUIDELINES

3. The exterior features of a building should be retained and preserved.

Porches

"The front porch, currently facing the rear of the site, has been walled in to create more interior living space. We would propose to bring the porch back to its historic appearance and use."

(Comment # 11.) *The porch that now exists on the east façade first appeared sometime after 1978 so is not historic. There must be documented evidence in order to 'bring back' a historic element to a structure. There is no evidence of window or door placement to recreate "its historical appearance". The only possible historic use would be as a secondary entrance, not a primary or front entrance.*

HDDG - UNIVERSAL GUIDELINES

4. Physical or photographic evidence should be used to substantiate the reproduction of missing features.

Doors

"All historic doors have been replaced, see physical condition report. All new doors will be historic in appearance."

(Comment # 12.) *The interior west façade (the 1889 west façade) has a door that appears to be historic in proportion. This door (opening) could have been the original entrance to the structure and could be preserved and used as it was historically.*

HDDG - SPECIFIC GUIDELINES

B. PRIMARY STRUCTURES

B.4. Doors

B.4.1 Maintain historic door openings.

Windows

All historic windows have been replaced, see physical condition report. All new windows will be historic in appearance.

(Comment # 13.) *The historically located, proportioned, and oriented window openings on the north façade should be maintained.*

HDDG - SPECIFIC GUIDELINES

B. PRIMARY STRUCTURES

B.4. Windows

B.4.1 Maintain historic window openings.

Ruth Meintsma
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424 WOODSIDE - UNIQUE CONDITIONS FOR REORIENTATION COMMENTS

November 7, 2016

Per the Preservation Plan we are proposing to disassemble and reorient 424 Woodside. Per 15-11-13 (A) we are requesting approval to reorient the home. We are proposing this base on the information in the Preservation Plan and the following:

1. The building has been significantly altered over the years and **little historic material remains.**

See: 424 WOODSIDE - HISTORIC PRESERVATION PLAN - COMMENTS
424 Woodside HDDR.COMMENTS.Physical Conditions Report 2011, 2016
424 Woodside TIMELINE

2. As part of the 1993 addition work the floor and **roof systems of the existing historic form have been rebuilt.**

See: 424 WOODSIDE - HISTORIC PRESERVATION PLAN - COMMENTS
424 Woodside HDDR.COMMENTS.Physical Conditions Report 2011, 2016
424 Woodside TIMELINE

3. The **existing home faces the rear yard.**

See: 424 WOODSIDE - HISTORIC PRESERVATION PLAN - COMMENTS

4. The existing home is 11' below the existing street elevation of Woodside Avenue

See: 424 WOODSIDE - HISTORIC PRESERVATION PLAN - COMMENTS

5. The **historic form is surrounded by larger homes that dwarf the historic form.**

See: 424 WOODSIDE - HISTORIC PRESERVATION PLAN - COMMENTS

6. By **raising and rotating the historic form the building will be raised up out of the hole it is in and will face Woodside.** This will provide for a greatly **improved presence on the street and fit in to the existing rhythm of buildings along Woodside Avenue.**

See: 424 WOODSIDE - HISTORIC PRESERVATION PLAN - COMMENTS

7. Due to the **constraints of the site**, the desire to lift the home and rotate the home, and **the limited historic material** present on the existing home, the only feasible method to accomplish the reorientation is to disassemble the building. Lifting the building as a single element is not possible.

There are no unique constraints associated with this site:

The site consists of three Old Town lots (75' x 75') allowing a larger area to accomplish creative design for two residences. The historic structure is on a zero lot line front yard and a reduced side yard setback by 3' allowing a larger area for the Building Pad.

The steep sloped lot is similar to or less steep than many steep sloped lots in Old Town. The historic structure still retains a notable amount of historic material.

Per LMC 15-11-13, (A), (3), There are **unique conditions** associated to this property; the fact that **the home faces the rear yard** and is **not visible from Woodside Avenue**, the fact that **the home is 11' below the existing street level**, and the fact that the building has been remodeled and improved to the extent that **little historic material is present**. These facts add up to a unique condition that could be vastly improved with the implementation of the proposed Preservation Plan and reorientation of the building.

The home faces, or is oriented toward Town, which is a common characteristic of historic structures on steep sloped hillside sites downhill from the street. ***This is not a unique condition.***

The home ***is*** visible from Woodside Avenue. It is visible enough to draw the attention of pedestrians, skiers coming off the mountain, bikers, and tourists who pause to photograph the structure. The historic structure is visible in a way different from contemporary infill structures therefore providing an anchor for historic character in the neighborhood. The roof, obviously historic, is a primary feature that speaks to the historic character of life in a turn-of-the-century mountainside boomtown. The north façade is also visible from the street and conveys the simple vernacular form that was typical to the mining era. There are several steep slope downhill-from-the-street historic structures on Upper Woodside that have similar visibility from the street and more historic structures in the steep slope areas of Old Town that are less visible (a few structures where only the roofs, no façades, are visible) from the street. ***This is not a unique condition.*** The visibility of 424 Woodside could be augmented by raising the structure 2' and by removing the later (1941 Sanborn, not 1929 Sanborn) west (Woodside façade) elevation to reveal the 1889 west façade, thereby reducing the mass of the west-running shed roof and increasing the height and therefore the presence of the west façade.

There are many homes in the steep sloped areas of Old Town, and several on Upper Woodside, that sit below (some less than 11', some much more than 11') street level where the roof is a primary visible element. ***This is not a unique condition.***

There is enough historic material remaining to justify the effort to preserve the historic material that still exists. ***This is not a unique condition.***

Allowing this 424 Woodside structure to be reoriented, to be relocated as a result of the reorientation, and to be raised more than 2' would set a precedent for the many other historic structures that have similar site and structure conditions, possibly creating a run on moving all the randomly Town-oriented and hillside-situation historic structures to be turned and lifted to the street and as a result erasing the distinct historic character that these hillside structures now possess.

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PHYSICAL CONDITIONS REPORT, 2016 (2011)
COMMENTS

-----**2. Structure, 2016**
(MAIN BUILDING, 2011)

(B.9. ADDITIONS, 2011) - The REPORT is inaccurate in stating there were "No changes were made through 1941; a large addition was removed from the east elevation and an enclosure was added to the west elevation between 1929 and 1941. (see: 424 Woodside Avenue TIMELINE for detailed information of additions and removal of additions to the single cell form from 1889 to 1993)

-----**3. Roof, 2016**

(B.1. ROOF, 2011) - The REPORT description of the original simple gable (probably built in 1889 according to the 1889 Sanborn map, not about 1900 as stated in the REPORT) states that the roof still consists of historic 1" x 8" skip plank over 2" x 4", 24" on center truss, and wood shake material.

The REPORT also states that 2.5:12 shed roof running west off the main gable was updated after 1978 with metal roofing over 5/8" plywood decking over 2" x 12", 24" on-center joists.

The roof was actually updated ten years after 1978. A 1989 HISTORIC MATCHING GRANT APPLICATION shows that a new metal roof was applied to the structure at the end of that year, and while there are no 2" x 12" joists in the materials list or in the work description for the roof there is a description of how bent rafters were straightened in the process of re-roofing.

When the structure was being re-roof in 1989, the description of any work and materials needed for replacing or reinforcing old roof rafters with new 2" x 12" joists on the west-running shed roof probably would have been included in the application because the structure was being re-roofed with matching funds. And there would have been no need for bent rafters to be straightened if new 2" x 12" joists were used for roof support. Also, the REPORT states that the new roof decking is 5/8" thick, where a low-sloped roof that requires strength for a heavy snow load would usually require a thicker 3/4" plywood decking. Therefore, there may still be some historic material in the west-running shed roof as well as the main gable. There could possibly be some historic rafters and some 1" x 8" planks (additional load support to the 5/8" decking).

The roof description does not include the fact that the 4:12 east-running shed roof covers only the north half of the east façade.

-----5. Exterior Walls 2016

(B.2. EXTERIOR WALL - PRIMARY FAÇADE, 2011) - The north elevation is the primary façade, is un-altered from the historic form, and according to the REPORT is composed of historic 1" x 12" vertical planks on 2" x 4" studs at 24" on center.

The REPORT has no description of the number, location, and orientation of the historic window placement on the historic north façade. The 1977, UTAH STATE HISTORICAL SOCIETY photo shows the two vertically oriented windows in the same locations of the current window locations, and states under 5. ARCHITECTURE that "Window placements appear to have changed little. The 1993 HISTORIC DISTRICT REVIEW states under IV. COMPLIANCE WITH DESIGN GUIDELINES that "The project demonstrates substantial compliance with the following guidelines: 52. Avoid Changing the Position of the Windows". The small square window at the top of the gable is not historic (see: 1977, UTAH STATE HISTORICAL SOCIETY photo).

The REPORT has no description of the door (historic material or historic-sized opening?) on the north elevation portion of the screened-in porch.

(B.3. EXTERIOR WALL - SECONDARY FAÇADE 1, 2011) - The REPORT states that the west (Woodside façade) elevation is composed of historic 1" x 12" vertical planks on 2" x 4" studs at 24" on center.

The south 20' of the west (Woodside façade) elevation was roofed (6-foot extension of the west-running shed roof) and enclosed between 1929 and 1941 (SANBORN MAPS). The 1977, UTAH STATE HISTORICAL SOCIETY photo shows the screened-in 6' x 8' porch on the north end of the west elevation. The 1989 HISTORIC MATCHING GRANT APPLICATION show an image where the 6' x 8' porch is still screened-in and not yet 'windowed'. The interior west wall, 6' east from and parallel to the exterior west Woodside façade elevation, may still be composed of the historic 1989-1900 material that was the exterior west façade before enclosed between 1929 and 1941.

The REPORT has no description of the number, location, and orientation of any historic window placement on the west elevation façade. It appears that the screened-in portion of the 6' x 8' porch on the north end has been replaced with small square windows since 1977 and the other small windows may have no historic significance.

(B.4. EXTERIOR WALL - SECONDARY FAÇADE 2, 2011) - The south elevation of the historic structure has either been eliminated or enclosed inside the new addition. There is no information in the REPORT as to whether the historic south-elevation wall or any south-elevation wall historic material still exists.

(B.5. EXTERIOR WALL - REAR FAÇADE, 2011) - The REPORT does not mention that the historic east (Town façade) elevation still exists as it did in 1889 on the south third of the east elevation. Historic material may still exist on this portion of the east elevation.

The REPORT also does not mention that the double-wide, double-hung vertically-oriented window on this historic portion of the east elevation may not be historic in size or placement. A photo of the east elevation in the 1989 HISTORIC MATCHING GRANT APPLICATION shows a contemporary, non-vertically oriented window in a similar location.

The enclosed shed-roof extension on the north two-thirds of the east elevation allowed for the removal of that section of the 1889 east (Town façade) elevation.

-----7. Porches, 2016

(B.7. PORCHES, 2011) - The REPORT states that the rear porch on the east (Town façade) elevation was *enclosed* after 1978, when actually an open, covered porch was added after 1977 (see: 1977, UTAH STATE HISTORICAL SOCIETY photo) and was enclosed in 1991 (see: 1989, HISTORIC MATCHING GRANT APPLICATION photo, and Building Permit Number 5683 for porch enclosure 3/12/91).

(B.9. ADDITIONS, 2011) - The REPORT is inaccurate in stating there were "No changes were made through 1941; a large addition was removed from the east elevation and an enclosure was added to the west elevation between 1929 and 1941. (see: 424 Woodside Avenue TIMELINE for detailed information of additions and removal of additions to the single cell form from 1889 to 1993)

(MAIN BUILDING – DETAILS, 2011)

-----9. Door Survey, 2016

(C.2. DOORS, 2011) - The REPORT does not mention exterior historic door placement or dimensions. The door at the north elevation porch entrance may be of historic placement and dimensions and the interior (exterior historically) west elevation entrance door may also be of historic placement and dimension.

-----10. Window Survey, 2016

(C.1. WINDOWS, 2011) - The REPORT states that no historic windows remain, but historic window placement, historic dimensions and orientation, historic configuration of panes, and types evidence is still extant, relevant, and should be included (see: **B. EXTERIOR WALLS** comments on this document).

424 Woodside SANBORN HISTORY

KEY



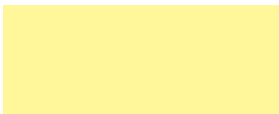
historic single cell form



enclosed space

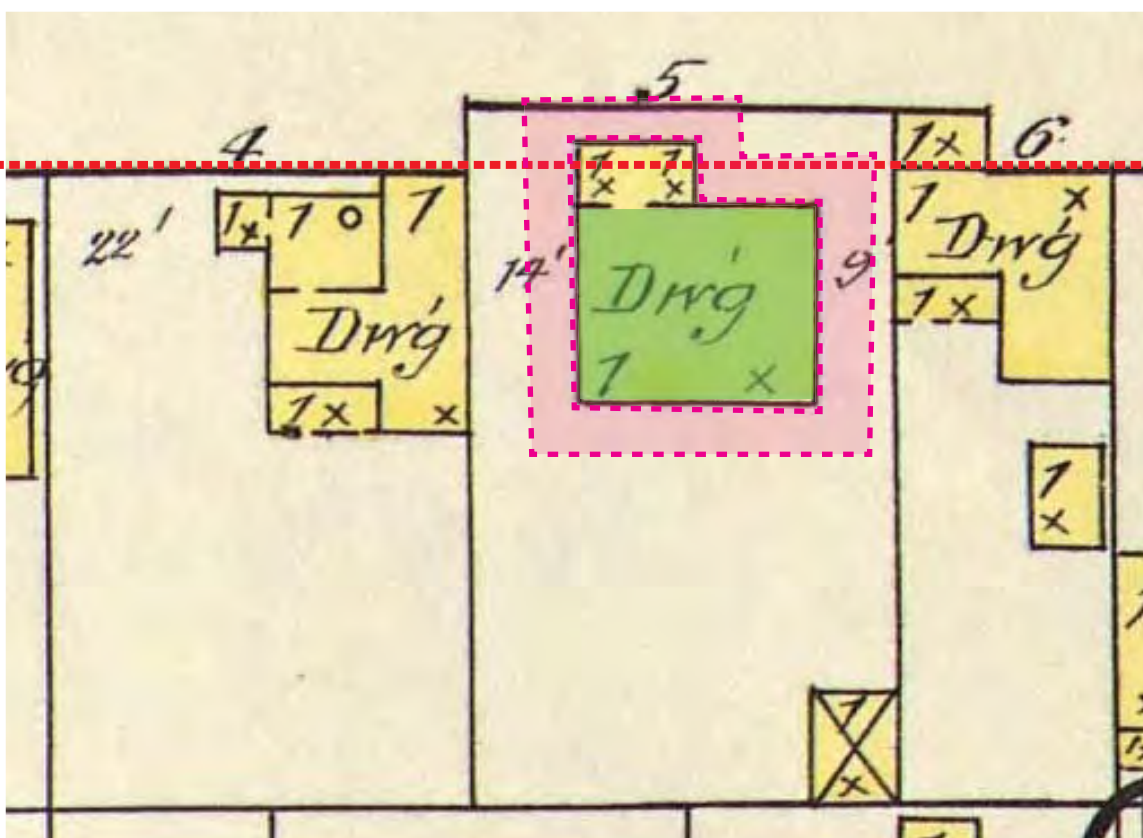


open porch

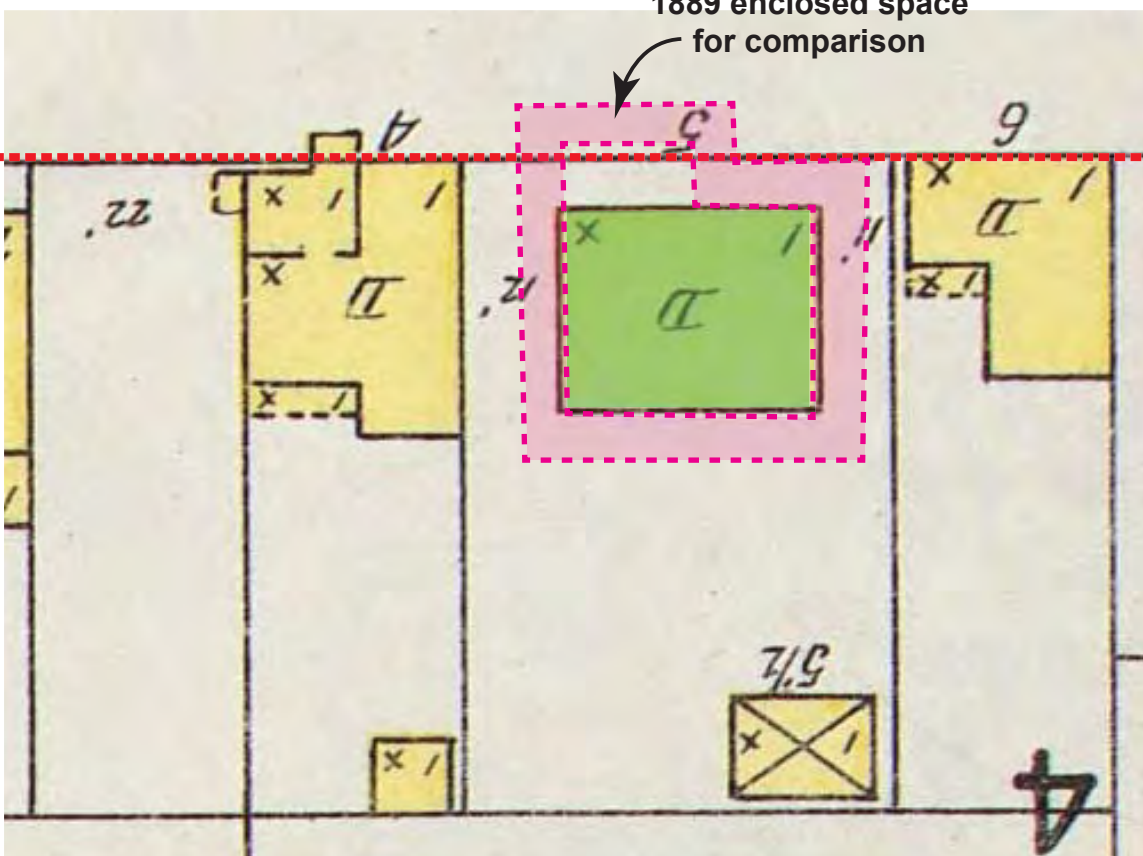


enclosed addition to *single cell*

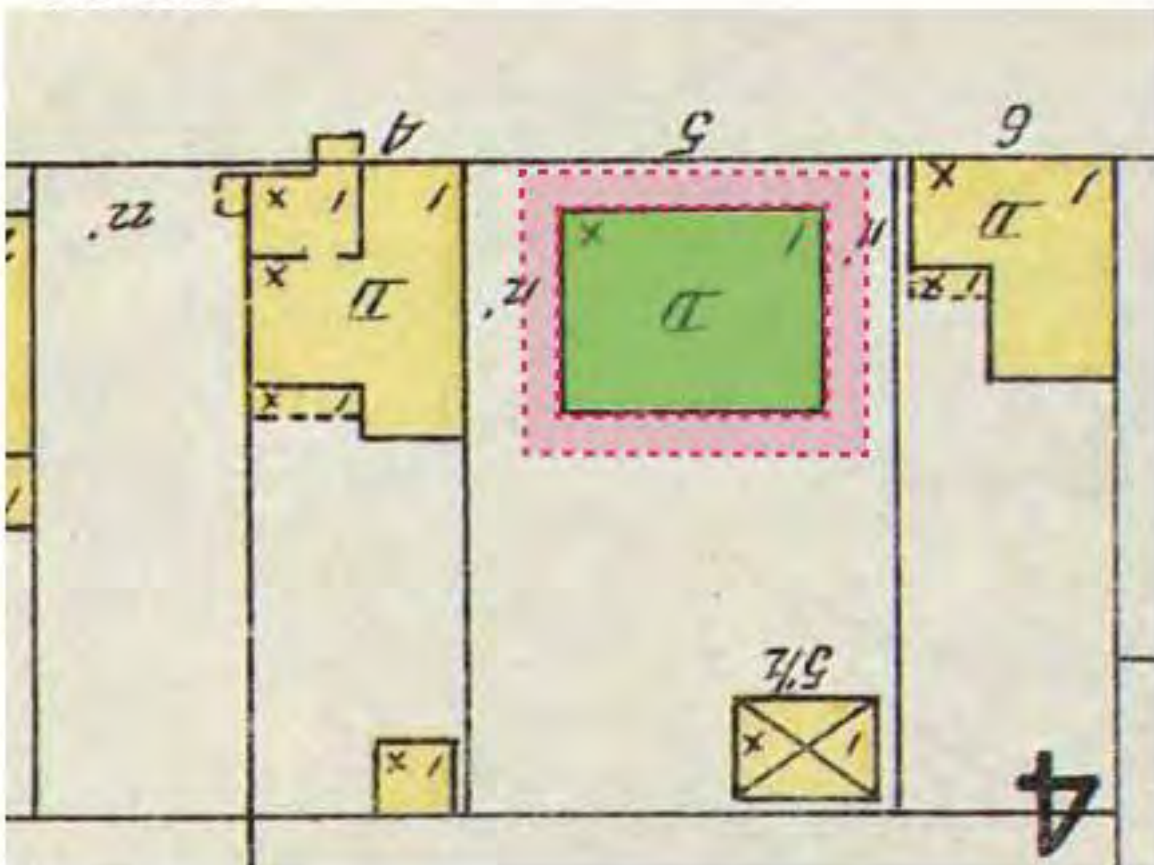
1889



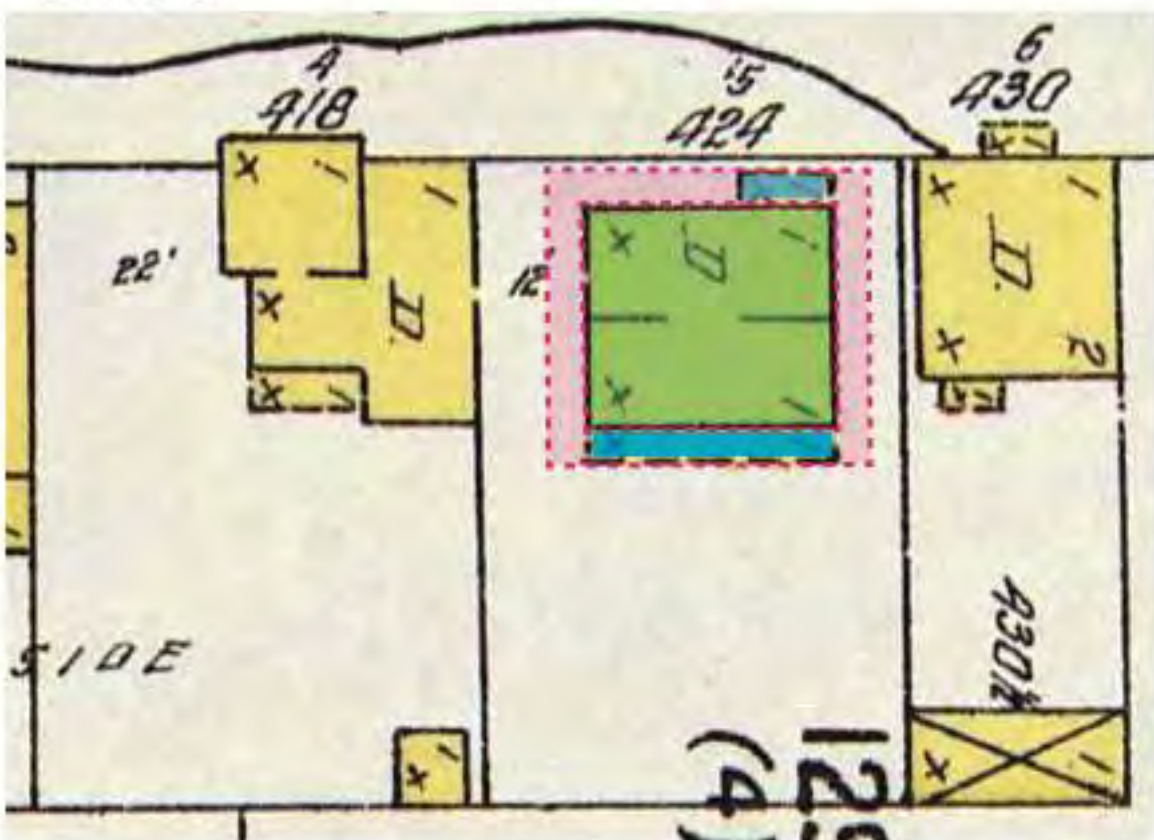
1900



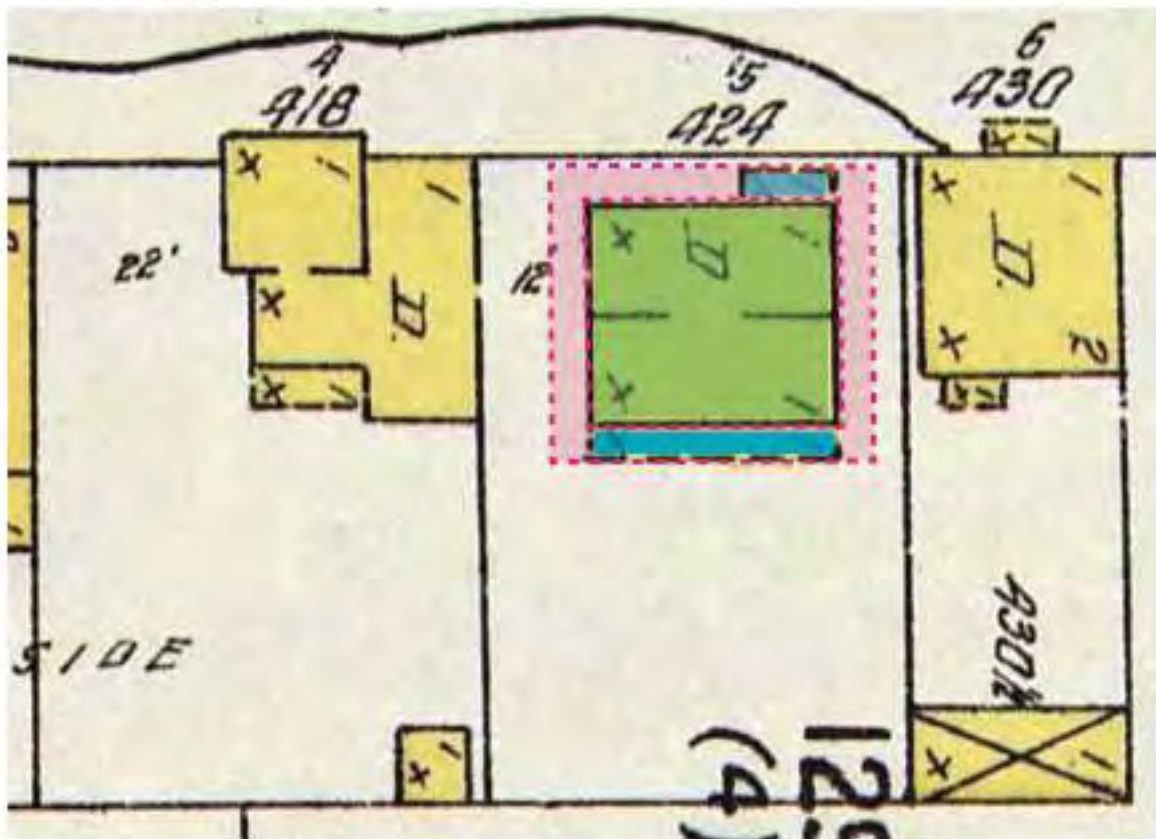
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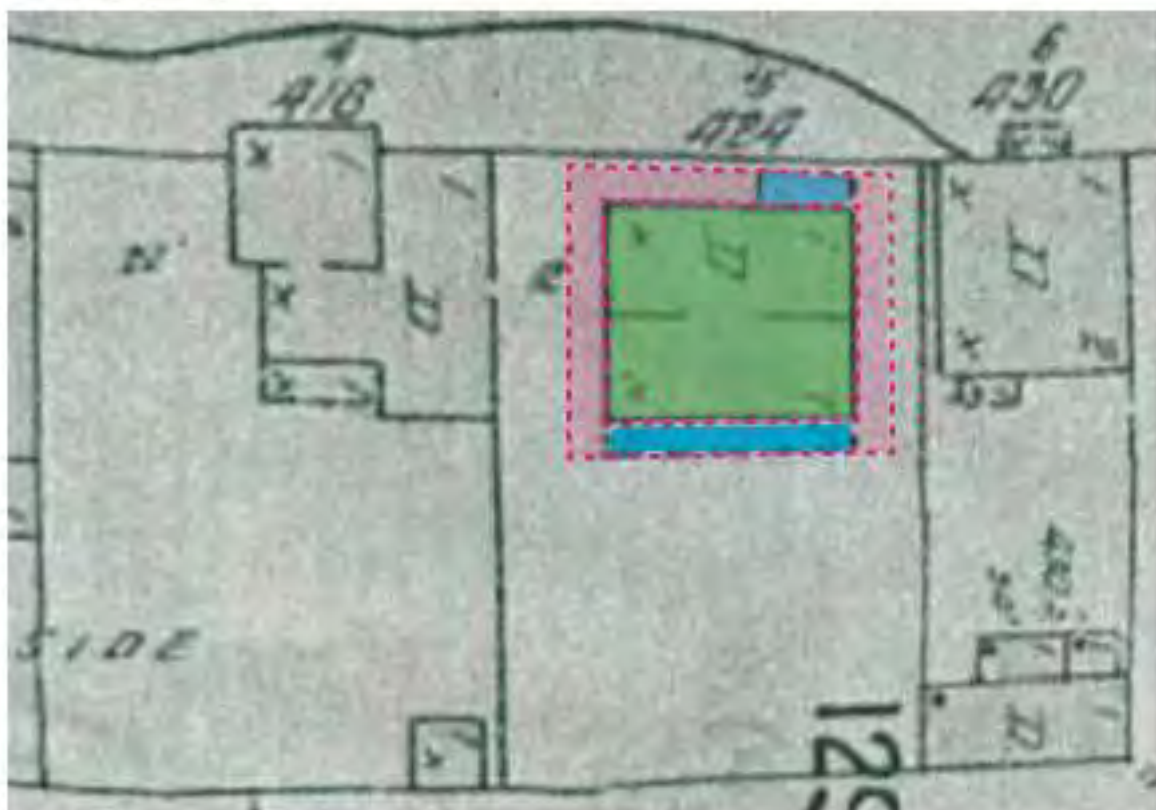
1907



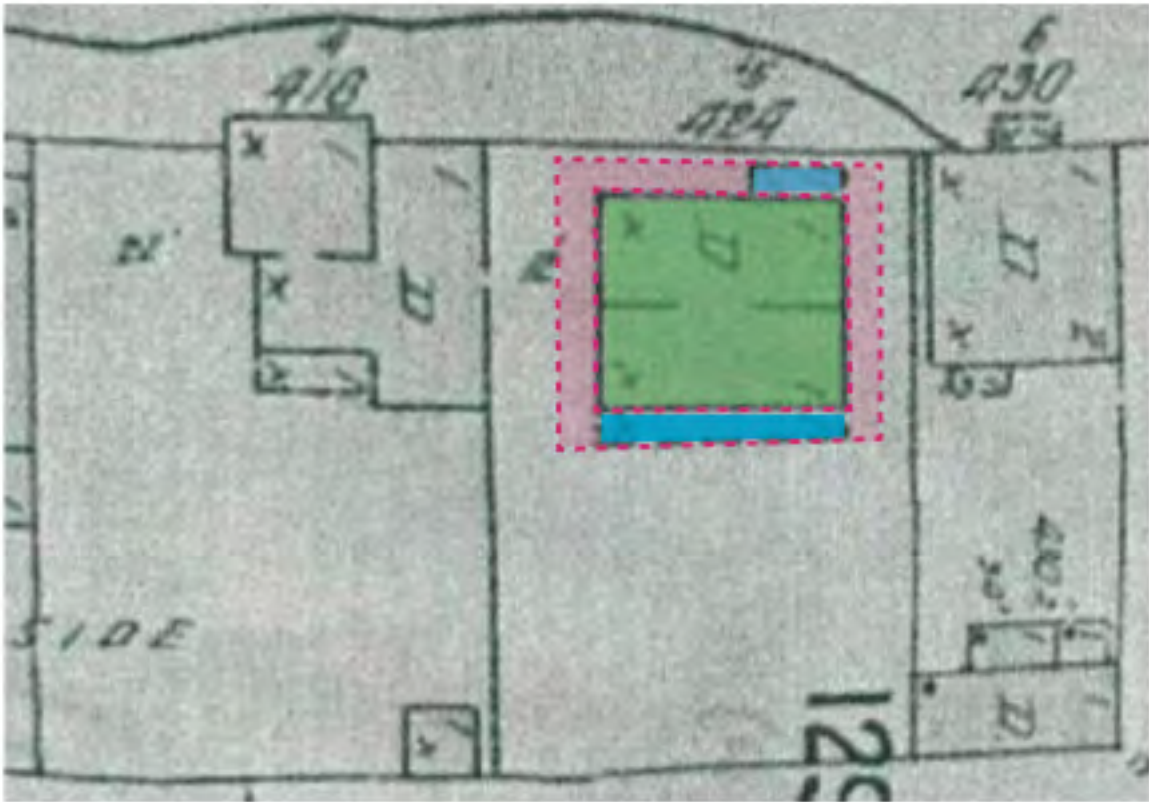
1907



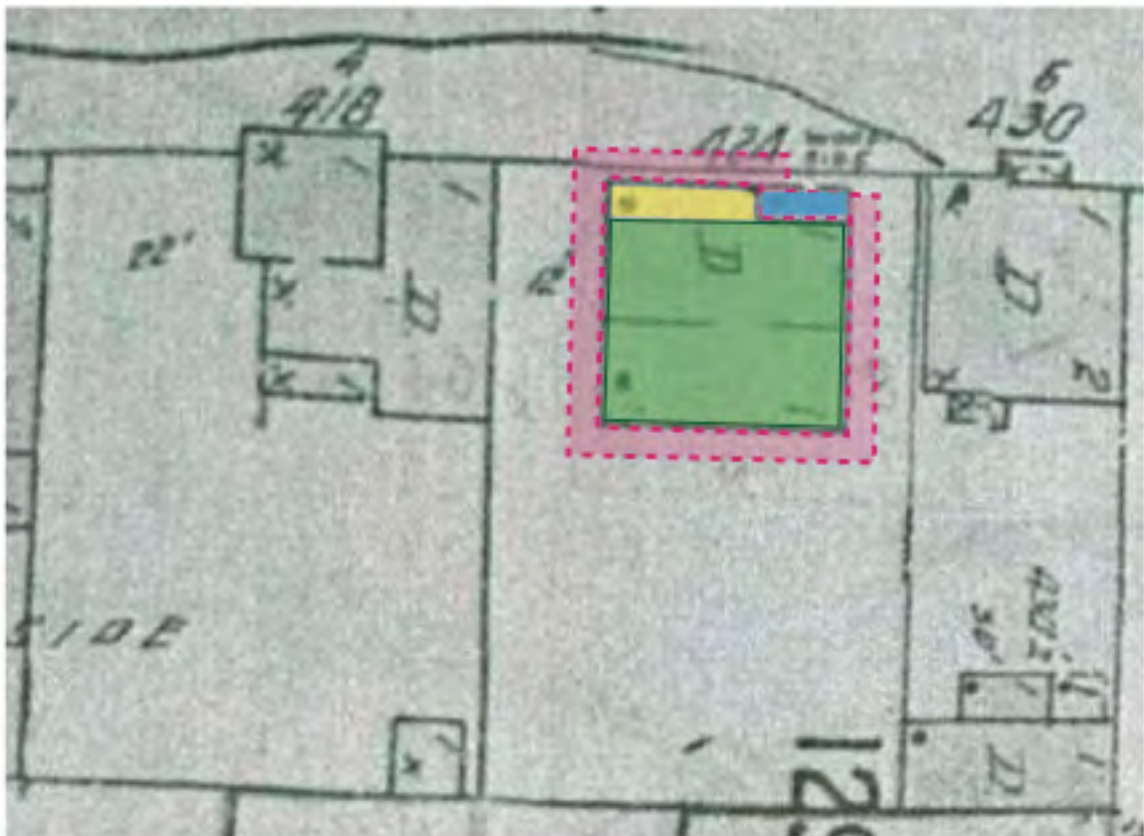
1929



1929



1941



424 Woodside Avenue TIMELINE

1889 SANBORN

- *Single cell form*, one story, wood-shingle roof, PLUS
 - *enclosed extension* on south half of west (Woodside façade) elevation

1890s (early) Utah State Historical Society, Site Information Form

- owned by C. W. Allen

1896 - Utah State Historical Society, Site Information Form

- sold to Chesley C. Barker, engineer for Daly-West Mine for more than twenty-five years, versed in mine hoists and pumps, member of the Park City lodge Knight of Pythias

1900 SANBORN

- *1889 Single cell form*, one story, wood-shingle roof
 - **REMOVED**, *enclosed extension* on south half of west (Woodside façade) elevation (NOTE: west, street property line moved east, closer to structure)

1900s - Utah State Historical Society, Site Information Form

- sold to William T. Backus

1907 SANBORN

- *1889 Single cell form*, one story, wood-shingle roof, PLUS
 - **ADDED**, *open porch* on north two-fifths (2/5) of west (Woodside façade) elevation
 - **ADDED**, *open porch* on full width of east (Town façade) elevation

1914 - Utah State Historical Society, Site Information Form

- sold to Frasier Buck (of 'Welsh, Driscoll and Buck'), local author

1916 - Utah State Historical Society, Site Information Form

- sold to Erick Anderson

1929 SANBORN

- 1889 *Single cell form*, one story, wood-shingle roof, PLUS
 - 1907 west (Woodside façade) elevation *open porch*
 - 1907 east (Town façade) elevation *open porch*

1941 SANBORN

- 1889 *Single cell form*, one story, **composition roof**, PLUS
 - *enclosed extension ADDED* to south two-fifths (2/5) of west (Woodside façade) elevation
 - 1907 west (Woodside façade) elevation *open porch*
 - **REMOVED**, 1907 east (Town façade) elevation *open porch*

1957 TAX CARD

- 1889 *Single cell form* (measuring 22' x 28') with 1941 SANBORN 6' x 20' enclosed extension on west elevation (736 total sq. ft.)
- TAX VALUE of \$48 given to "Porch - Front 48" sq. ft. (6' x 8') on west elevation (NO porch value on east elevation)
- TAX VALUE of \$37 given to "Garage, Single-car, Wood floor, single gable roof, Doors one (1), 10' x 18', Age: 26 (1931)"
- TAX VALUE of \$50 given to "Cellar with concrete floor"

1958 - 1962 TAX CARD

- TAX VALUE of \$37 given to Garage

1968 TAX CARD

- TAX VALUE of \$48 given to "Porch - Front 48" sq. ft., (6' x 8') on west elevation
- East elevation porch roughly drawn in (different ink color) on footprint grid page - NO value given or description included regarding porch on east elevation.

1977 PHOTO

- west (Woodside façade) elevation screened porch
- no east (Town façade) elevation porch

1978 UTAH STATE HISTORICAL SOCIETY - STRUCTURE/SITE INFORMATION FORM

- "2. Building Condition: Good"
- "2. Integrity: Minor Alterations"
- "5. Description of physical appearance & significant architectural features: Window placements appear to have changed little."
- "6. Statement of Historical Significance: This structure... helps to illustrate how early housing was constructed to adapt to the steep terrain that exists in the area."

1989 HISTORIC GRANT APPLICATION - MATCHING FUNDS - BUILDING PERMIT NUMBER 4344, 6/30/89

- exterior **re-sided** with wood lap siding, metal chimney removed, siding trimmed along eaves, eaves boxed, cornice moulding installed, fascia replaced, porch ceiling sheathed, underside of porch closed in with same siding as house, replace edge boards and window trim
- east window restored to vertical emphasis with double-wide double hung sash, two (2) south windows restored to vertical emphasis with double hung sash, two (2) north windows **original single-wide vertical** replaced with new double hung sash
- structure re-roofed with metal roofing, bent rafters straightened
- steps to street repaired
- electrical wiring and fixtures replaced
- exterior re-painted

1991 BUILDING PERMIT NUMBER 5683, 3/12/91

- porch enclosure

1993 ADDITION TO HISTORIC STRUCTURE

HISTORIC DISTRICT REVIEW / HISTORIC DISTRICT COMMISSION (6 JULY 1993)

I. PROJECT STATISTICS

Project Name: 424 Woodside addition
Proposal: Addition to historic house

II. BACKGROUND INFORMATION

The structure is orientated with the front away from the street, overlooking Old Town.

III. PROJECT DESCRIPTION

The architect) has stepped the connection between the two houses so that there are breaks in the roof and wall planes to visually separate the historic from the new.

IV. COMPLIANCE WITH DESIGN GUIDELINES

The project demonstrates substantial compliance with the following guidelines:

- 50. Maintain Front Porch (6' x 8' *entry porch*) as an Important Façade Element.
- 51. Preserve the Original Shape of the Roof
- 52. Avoid Changing the Position of the Windows.
- 53. Maintain Original Window Proportions
- 34. Maintain the Original Position of Main Entrance.

V. STAFF ANALYSIS

ARGUMENTS IN SUPPORT OF A CONNECTED ADDITION. There are several valid arguments in favor of the addition as proposed. The roof (*of the historic house*) is the prominent elevation when viewed from Woodside Avenue. The visual impact to the house from off-site would therefore be minimal compared with other cases.

2007 HISTORIC SITE FORM

- "Additions: major"
- "Alterations: minor"
- "General Condition of Exterior Materials: Good (Well maintained with no serious problems apparent.) of Good, Fair, Poor, Ruin"
- "Essential Historical Form: Retains"
- "Location: Original Location"
- "Design: 1978 Structure/Site form indicates possible minor additions to the original house. The changes to the original house are minor but the construction of such a large side addition diminishes the site's original character."
- "Workmanship: Though the physical evidence from the period defines this as a typical Park City mining era house--the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, the restrained ornamentation, and the plain finishes -- remain on the original part of the house."

EXHIBIT E

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
CITY COUNCIL CHAMBERS
October 4, 2017



AGENDA

MEETING CALLED TO ORDER AT 5:00 PM

ROLL CALL

ADOPTION OF MINUTES OF August 2, 2017

PUBLIC COMMUNICATIONS – *Items not scheduled on the regular agenda*

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Historic District Grant Program

GI-17-00353 21
*Planner Grahn,
Planning
Director
Erickson*

CONTINUATIONS

424 Woodside Avenue – HDDR Review for Reorientation - Reorientation (rotation) of a “Significant” Structure towards Woodside Avenue and lifting of the Historic Structure 7 feet 7 ¾ inches. The primary façade of the Significant Structure is currently oriented towards Main Street and the applicant is proposing to rotate the structure 180 degrees so that the primary façade is oriented towards Woodside Avenue. Upon reorientation, the Historic Structure would be lifted 7 feet 7 ¾ inches.

Public Hearing and possible action

PL-16-03379 51
Planner Tyler

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

Design Guideline Revisions – Staff recommends that the Historic Preservation Board take public comment on the proposed changes to the Design Guidelines for New Commercial Infill Construction in Park City’s Historic Districts. Universal and Specific Guidelines will be reviewed for: Universal Guidelines; Site Design: Setback & Orientation, Topography & Grading, Landscaping & Vegetation, Sidewalks, Plazas, & Other Street Improvements, Parking Areas & Driveways; Primary Structures: Mass, Scale, & Height, Foundation, Storefronts, Doors & Windows, Roofs, Dormers, Balconies & Roof Decks, Decks, Fire Escapes, & Exterior Staircases; Gutters & Downspouts; Chimneys & Stovepipes; Architectural Features; Mechanical Systems, Utility Systems, & Service Equipment; Materials; Paint & Color; Additions to Existing Non-Historic Structures; Reconstruction of Non-Surviving Structures; Sidebars: Compatibility & Complementary, Masonry Retaining Walls, and Fencing. The Guidelines are incorporated into the Land Management Code in 15-13-2.

The Board will provide specific amendments to be made to the document if necessary; and make a recommendation to Planning Commission and City Council (Planning Commission and City Council review will be after the entire

GI-13-00222 53
*Planner Grahn,
Planner Tyler*



Planning Department

Historic Preservation Board Staff Report

Author: Hannah M. Tyler, Planner
Subject: Reorientation
Address: 424 Woodside Avenue
Project Number: PL-16-03379
Date: October 4, 2017
Type of Item: Administrative – Reorientation (Rotation and Lifting)

Summary Recommendation:

Staff recommends the Historic Preservation Board conduct a public hearing and continue the item to December 6, 2017 pending further internal review of new applicant submittals.

Topic:

Address: 424 Woodside Avenue
Zoning: Historic Residential (HR-1) District
Designation: Significant
Applicant: Jon and Heather Berkley (Represented by Jonathan DeGray, Architect)
Proposal: Reorient the Historic Structure towards Woodside Avenue (west). The primary façade of the Historic Structure currently faces towards Main Street (east), and the applicant is proposing to reorient the building 180 degrees towards Woodside Avenue. The Historic Structure will be lifted 7 feet 7 ¾ inches upon reorientation.

EXHIBIT F

**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
CITY COUNCIL CHAMBERS
December 5, 2017**



AGENDA

MEETING CALLED TO ORDER AT 5:00 PM

ROLL CALL

ADOPTION OF MINUTES OF November 1, 2017

PUBLIC COMMUNICATIONS – *Items not scheduled on the regular agenda*

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

CONTINUATIONS

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

424 Woodside Avenue – HDDR Review for Reorientation - Reorientation (rotation) of a “Significant” Structure towards Woodside Avenue and lifting of the Historic Structure 7 feet 7 ¾ inches. The primary façade of the Significant Structure is currently oriented towards Main Street and the applicant is proposing to rotate the structure 180 degrees so that the primary façade is oriented towards Woodside Avenue. Upon reorientation, the Historic Structure would be lifted 7 feet 7 ¾ inches.

Public hearing and possible action

PL-16-03379 17
Planner Tyler

Annual Preservation Award - Item now heard on the rescheduled December 5, 2017 meeting. Staff recommends the Historic Preservation Board choose one (1) awardee for the annual Preservation Award and choose up to four (4) nominees for a historic award plaque.

Possible action. Continued from November 1, 2017 meeting to December 6, 2017.

GI-15-02972 197
Planner Grahn

ADJOURN



Planning Department

Historic Preservation Board Staff Report

Author: Hannah M. Tyler, Planner
Subject: Reorientation Review
Address: 424 Woodside Avenue
Project Number: PL-16-03379
Date: December 5, 2017
Type of Item: Administrative – Reorientation (Rotation)

Summary Recommendation:

Staff recommends the Historic Preservation Board review the Reorientation (Rotation) of the Significant Structure at 424 Woodside Avenue, conduct a public hearing, and consider denying the Reorientation pursuant to the following findings of fact and conclusions of law .

Topic:

Address: 424 Woodside Avenue
Zoning: Historic Residential (HR-1) District
Designation: Significant
Applicant: Jon and Heather Berkley (Represented by Jonathan DeGray, Architect)
Proposal: Reorient the Historic Structure towards Woodside Avenue (west). The primary façade of the Historic Structure currently faces towards Main Street (east), and the applicant is proposing to reorient the building 180 degrees towards Woodside Avenue. The applicant is proposing lifting the Historic Structure 7 feet 7 ¾ inches upon reorientation.

Background:

The Duplex Dwelling located at 424 Woodside Avenue is listed as “Significant” on the Park City Historic Sites Inventory (HSI). The property consists of a Historic Single-Family dwelling that had an addition constructed in 1993 to create a Duplex Dwelling. The property is located in the Historic Residential (HR-1) zone current use of the property is a Duplex Dwelling. The Historic portion of the existing Duplex Dwelling will be referred to as the “Historic Structure” herein.

The Historic Structure is oriented towards Main Street in that the original primary entrance faces east. In 1993, a 700 square foot (SF) addition was constructed to the south of the Historic Structure to create the Duplex Dwelling Use. The Historic Structure is one (1) unit of the Duplex and the 1993 addition contains the other unit. In 2005, a Plat Amendment was approved creating a 75 foot wide lot by combining three (3) existing lots into one legal lot of record.

In 2011, a Historic District Design Review (HDDR) application was submitted for the Reorientation and Relocation of the Historic Structure and construction of a new

Addition. At the time, Reorientation and Relocations were reviewed by Staff. The HDDR proposal triggered a Variance. In 2011, the Variance application was submitted for a Height Exception and for Front and Side Yard Setback Exception(s) citing a hardship regarding the elevation of Woodside Avenue in relation to the Historic Structure and the orientation towards Main Street (east) rather than the modern-day Public Right-of-Way (Woodside Avenue).

Historically, the Historic Structure was associated with a network of pedestrian paths on the east side of the structure that connected the residence to Main Street. The networks of pedestrian paths would have been similar to those found today on the east side of Old Town that exists in the McHenry Avenue neighborhood, such as the connected walking paths that lead off of Shorty's Stairs.

The Variance was Denied by the Board of Adjustment (2011 Variance Staff Report – Exhibit E; 2011 Variance Minutes and adopted findings – Exhibit F). Staff finds that the conditions of the property in 2011, outlined specifically in Finding of Fact #16 of the Board of Adjustment Staff Report have not changed to date.

Finding of Fact #16 states:

“The alleged hardship comes from conditions general to the neighborhood, not from circumstances peculiar to this property. Several houses on the downhill side of the street are situated in much the same way as the applicant's home. The positioning of the home on the lot is not unique to this area as many homes were constructed in a manner that allowed the home to face downward towards Main Street, The applicant previously combined three lots and has ample room to expand the existing non-historic portion of the home to add additional living space.”

That finding was related to to the determination that Subsection 15-10-9(C)(1) was not met which reads as follows: 1.Literal enforcement of the Land Management Code would cause an unreasonable hardship for the Applicant that is not necessary to carry out the general purpose of the Land Management Code; 1.In determining whether or not enforcement of the zoning ordinance would cause unreasonable hardship under Subsection 15-10-9(C)(1), the Board of Adjustment may not find an unreasonable hardship unless the alleged hardship is located on or associated with the Property for which the variance is sought and comes from circumstances peculiar to the Property, not from conditions that are general to the neighborhood. 2.In determining whether or not enforcement of the Land Management Code would cause unreasonable hardship under Subsection 15-10-9(C)(1), the Board of Adjustment may not find an unreasonable hardship if the hardship is self-imposed or economic.

Because the Variance was denied, the 2011 HDDR to Reorient and Relocate the Historic Structure was Denied.

On November 16, 2016, the applicant submitted a HDDR Application for the subject property. The project scope of the HDDR included:

- Reorient (rotate) the Historic Structure so that the primary entrance faces Woodside Avenue (west).
- Lift the Historic Structure 7 feet 7 ¾ inches upon reorientation to “align with Woodside Avenue” and accommodate a basement addition.
- Panelize the Historic Structure in order to facilitate the reorientation.
- Remodel the existing non-historic addition.
- Construct an addition to the rear (now east facing) façade of the Historic Structure.

After working with the applicant on the required materials for their submittal, the current HDDR application was deemed complete on March 2, 2017. The current HDDR application submittal is very similar to that of the 2011 HDDR, however, as proposed, the current HDDR application complies with the applicable Land Management Code (LMC) requirements and does not require a Variance application.

The HDDR application is currently under review but the review can't move forward as it is dependent on Historic Preservation Board's (HPB) review for Reorientation and Material Deconstruction. The Historic Preservation Board held a public hearing and continued this item on July 19th, 2017. On September 13, 2017, the applicant submitted a supplemental Analysis of Historic District Design Review Application for 424 Woodside Avenue, Park City, Utah for compliance with the Park City Land Management Code and the Design Guidelines for Historic Districts and Sites. The applicant's submitted analysis has been included as Exhibit M and excerpts have been included in Staff's analysis for comparison. **At this time, the HPB is only being asked to review the Reorientation.**

Figures 1a through 1f identify the current conditions and existing orientation of the Historic Structure towards Main Street (east). Renderings provided by Jonathan DeGray. Photographs provided by Jonathan DeGray and CRSA.

Figure 1a: Current Site Orientation – Photographs West Façade



Figure 1b: Current Site Orientation – As-Built Rendering West Façade

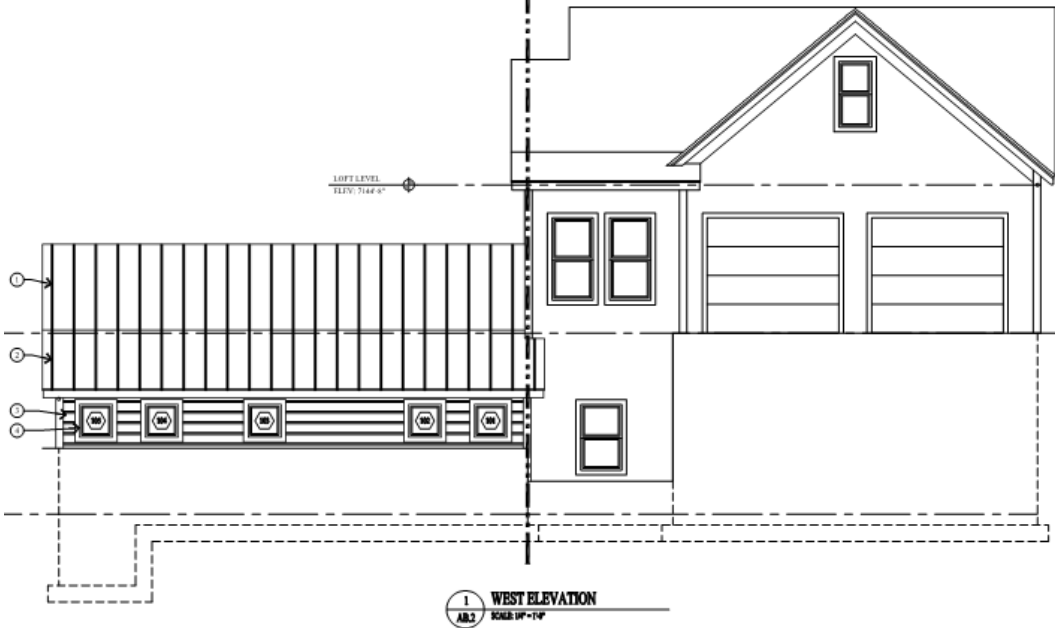


Figure 1c: Current Site Orientation – Photographs North Façade



Figure 1d: Current Site Orientation – As-Built Rendering North Façade

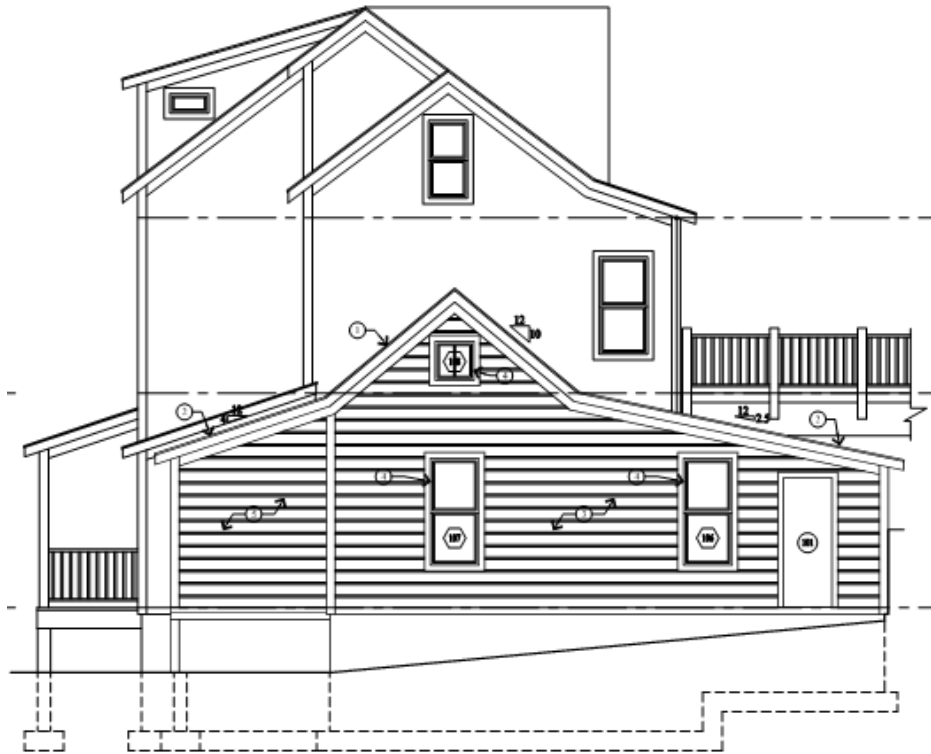


Figure 1e: *Current Site Orientation – Photographs East Façade*



Figure 1f: Current Site Orientation – As-Built Rendering East Façade



Figures 2a-2d identify the proposed reorientation of the Historic Structures towards Woodside Avenue (west). Renderings provided by Jonathan DeGray.

Figure 2a: Proposed Reorientation – West Façade



Figure 2b: Proposed Reorientation – West Façade



Figure 2c: Proposed Reorientation – North Façade



Figure 2d: Proposed Reorientation – South Elevation



Figure 2e: Proposed Reorientation – Streetscape View (West Façade)



424 Woodside Avenue Developmental History:

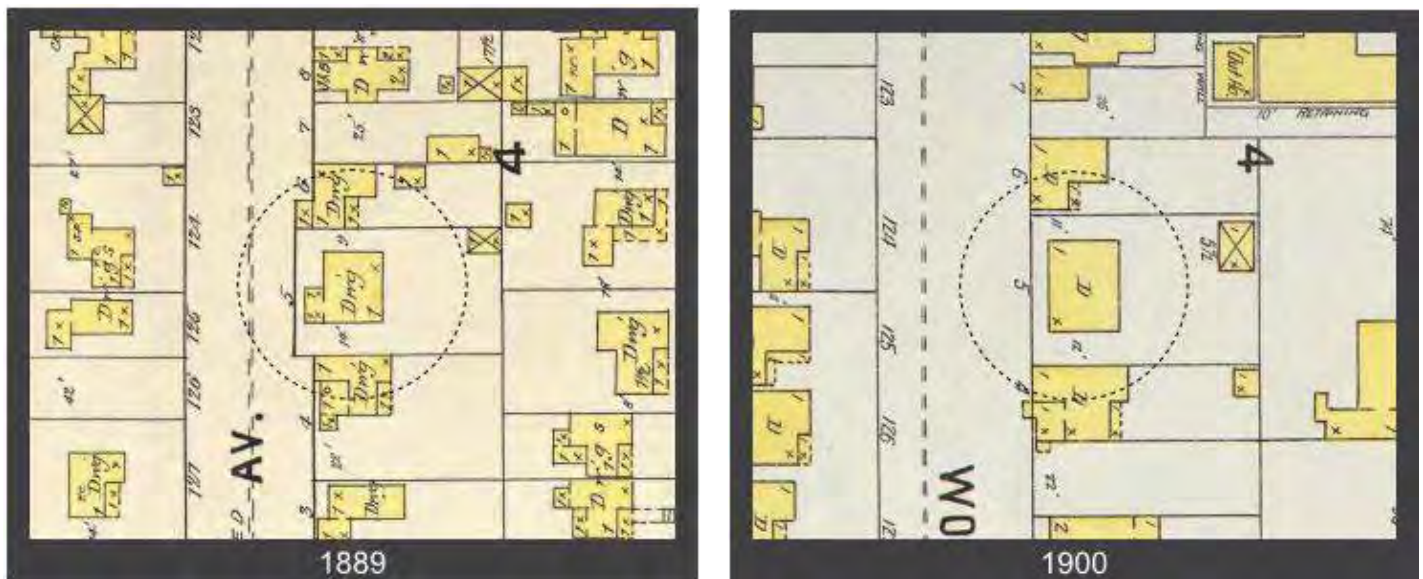
The 424 Woodside Avenue Duplex Dwelling is designated as “Significant” on the Park City Historic Sites Inventory (HSI). According to Summit County, the Historic Structure located at 424 Woodside Avenue was constructed ca. 1900. Based on additional analysis by the Planning Department’s Historic Preservation Consultant, Anne Oliver (Principal Investigator, SWCA Environmental Consultants), staff finds that the Historic

Structure may have an earlier construction date (see Exhibit K for Anne Oliver's complete Assessment of Proposed Reorientation). According to the Intensive Level Survey (Exhibit D), the title search indicates that several mortgagees were taken out on the property in 1886, likely for the construction of a house. Anne Oliver finds that because of the title search evidence and the Sanborn Fire Insurance Maps (Sanborn Maps), the Historic Structure was likely constructed prior to 1900. Staff concurs with Anne Oliver and finds that the Historic Structure was constructed ca. 1886.

The Park City HSI identifies the Historic Structure as significant to the Mature Mining Era (1894-1930). Anne Oliver provided the following analysis depicted from historic photographs, Sanborn Maps, and current as-built drawings:

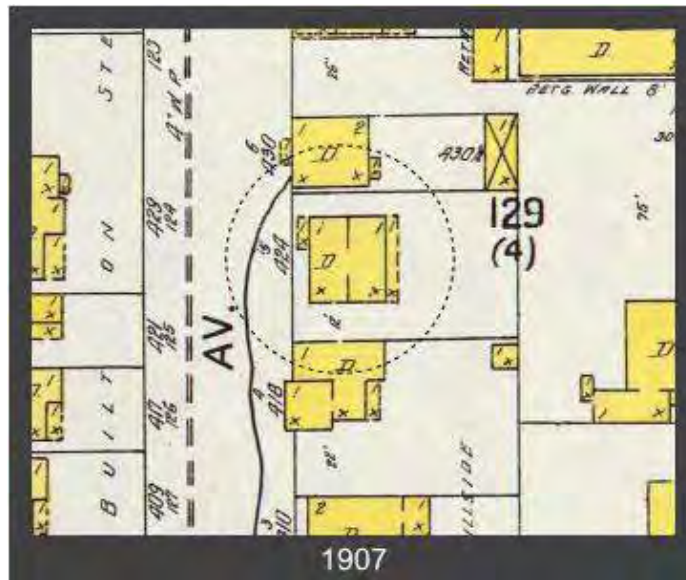
- Originally, the Historic Structure was a hall-parlor type single-family dwelling with a side-gabled roof; it was built on a relatively steep slope that was terraced toward the rear of the house (the Woodside Avenue side) to provide a more level building lot.
- The Historic Structure first appears on the 1889 Sanborn Fire Insurance Map as a wood-framed and wood-sided house originally faced east, providing a view of Main Street. Physical evidence and the 1889 Sanborn map indicate that it had a small shed-roofed wing on the south end of the rear (west) side but no front porch.
- By 1900, the original shed-roofed wing had been extended across the rear (west) side.

Figure 3: 1889 and 1900 Sanborn Fire Insurance Map



- The 1907 Sanborn Map indicates that a formal front porch was added to the east side, further defining it as the primary façade, at the same time that a secondary entry porch was added to the west side. The house retained this configuration through 1930.

Figure 4: 1907 Sanborn Fire Insurance Map



- As visible in historic photographs, the principal façade was composed of a central doorway flanked by a window on each side. Woodside Avenue was present to the west but, in the pedestrian-oriented city of the time, access to the house was via a footpath leading north from Fourth Street behind the Park Avenue houses, and then a short staircase leading up to the east façade (obscured by houses in the foreground). The orientation of houses along the uphill (west) side of Woodside was uniformly east-facing, while orientations along the downhill (east) side was mixed, with some facing Woodside Avenue and others Main Street.

Figure 5: View of property ca. 1905-1907, facing west-northwest (circled in red). Note retention of simple hall-parlor form and continued absence of front porch on east side. Photograph provided by Jonathan DeGray courtesy of Park City Historical Society and Museum



Figure 6: View of property ca. 1905-1907 facing north-west (circled in red). Note retention of simple hall-parlor form and continued absence of front porch on east side. Photograph provided by Jonathan DeGray courtesy of Park City Historical Society and Museum



Figure 7: View of property in 1907, facing west-northwest (circled in red). Note simple hall-parlor form, east-facing aspect with a view across canyon, and access via a footpath leading north from Fourth Street behind the Park Avenue houses. Note the absence of a front porch on east side, although according to the 1907 Sanborn map a porch was added in this year. Also note the mix of house orientations along the downhill (east) side of Woodside, with some facing the street and others the canyon. Photograph provided by Jonathan DeGray courtesy of Park City Historical Society and Museum

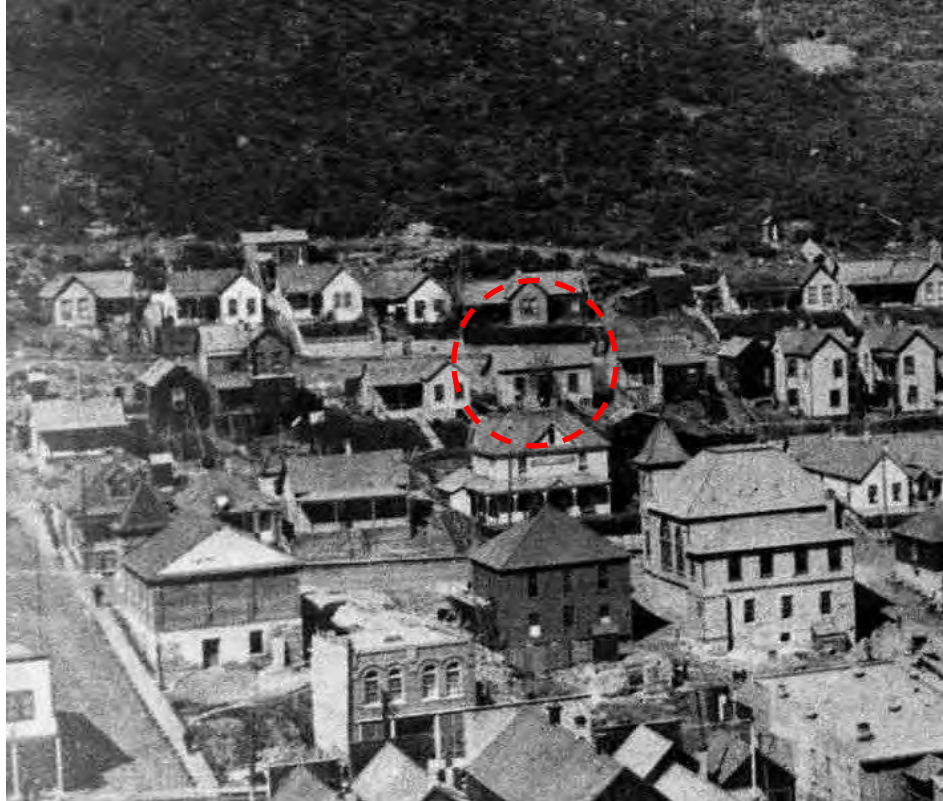


Figure 8: 1929 Sanborn Fire Insurance Map



Figure 9: View of property at 424 Woodside in 1930, facing northwest. Note the retention of the simple hall-parlor form and addition of hip-roofed front porch, which was removed by 1941 according to the Sanborn Map. Photograph provided by Jonathan DeGray courtesy of Park City Historical Society and Museum.



- By 1941, a second shed-roofed addition had been built across the west side, incorporating the 1907 rear screened porch and essentially filling the terrace between the rear wall of the house and the retaining wall so that the eave was nearly at grade. The front porch had been removed and asbestos shingles had been applied over the original wood siding by this time.

Figure 10: 1941 Sanborn Fire Insurance Map



Figure 11: Tax appraisal photograph of property at 424 Woodside dating to ca. 1941, facing southeast.



- Asbestos shingle siding was also noted on the 1957 tax appraisal card, which also documents the absence of an east porch.
- The 1968 tax appraisal card indicates that a porch had been rebuilt across the east façade.
- Between 1978 and 1993, the east façade was modified by the addition of a sunroom across the north two-thirds (which likely was created by enclosing the ca. 1968 front porch), covering the original doorway and north window. The interior floor plan indicates that these historic openings were completely removed or covered at the time. As well, the south window on the east façade was enlarged to accommodate two one-over-one windows (see as-built drawings in Exhibit I). The asbestos shingles were also removed during this period and replaced with new drop siding; on the west and north elevations this was applied over the original 1 x 12 vertical plank sheathing. It appears that all original windows and doors were replaced as well (see as-built drawings in Exhibit I).
- The historic house was extensively rehabilitated and altered in 1993, when the large south addition was built. The south wall of the historic house (between the historic house and the addition) was completely rebuilt and no original materials remain in the east wall. The south addition was enlarged with an east-facing dormer in about 2005 (see as-built drawings in Exhibit I).
- Through time, as Woodside Avenue has been paved, improved, and widened with curb, gutter, and sewer, the level of the road has risen higher above the rear (west) wall and terrace of the house at 424 Woodside. The change in width is uncertain, as is the change in historic grade, but it is likely to be a few feet in both cases.

Analysis:

At this time, the HPB is only being asked to review the Reorientation. The applicant proposes to reorient (rotate) the Historic Structure towards Woodside Avenue. As a part of the reorientation, the applicant is also asking the structure will be lifted 7 feet 7 ¾ inches from its existing floor elevation. (see below section III for discussion of

the lifting) The proposal will comply with the required ten foot (10') Front Yard Setback and minimum five foot (5') Side Yard Setback (total of 18 feet [18'] required), as dictated by the Historic Residential (HR-1) zoning district, described in [Land Management Code \(LMC\) 15-2.2-3](#). In addition, the Historic Structure will comply with the 27 foot height requirement, described in [LMC 15-2.2-5](#).

Staff has provided analysis based on the following three (3) Chapters of the Land Management:

- I. [LMC 15-11-13 Relocation And/Or Reorientation Of A Historic Building Or Historic Structure](#)
- II. [LMC 15-11-10 Park City Historic Sites Inventory](#)
- III. [LMC 15-13 Design Guidelines For Historic Districts And Historic Sites as described in the Design Guidelines for Historic Sites](#)

I. Land Management Code 15-11-13 RELOCATION AND/OR REORIENTATION OF A HISTORIC BUILDING OR HISTORIC STRUCTURE.

Any relocation of a historic building or historic structure must comply with LMC 15-11-13. The HPB must find that the project complies with the following criteria in order for the relocation to occur. Language from the LMC is in **bold**. Excerpts from the applicant's supplementary analysis (Exhibit M) have been included in [blue](#). Staff commentary and analysis is in *italics*.

15-11-13. RELOCATION AND/OR REORIENTATION OF A HISTORIC BUILDING OR HISTORIC STRUCTURE.

A. CRITERIA FOR THE RELOCATION AND/OR REORIENTATION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON ITS EXISTING LANDMARK OR SIGNIFICANT SITE. In approving a Historic District or Historic Site design review Application involving relocation and/or reorientation 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. For either a Landmark or Significant Site all the following shall be met:
 - a. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) can successfully be relocated and the applicant has demonstrated that a professional building mover will move the building and protect it while being stored; and
 - b. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;

[Applicant's Analysis:](#)

[Henry Shen](#), a licensed structural engineer, is part of the project team. His report suggests the Historic Building can be successfully relocated/reoriented. The licensed structural engineer has reviewed the proposed plans (dated April 6, 2017) and determined the relocation/reorientation will not have a detrimental effect on the structural soundness of the historic building.

Staff's Analysis:

The proposal does comply as the applicant has submitted a plan for rotation and a Structural Engineer's report. The structure is currently structurally sound and panelization is only necessary in order to facilitate the reorientation. Any reorientation will have to comply with the applicable Building Codes.

2. Landmark structures shall only be permitted to be relocated on its existing site if:

- a. the relocation will abate demolition; or**
- b. the Planning Director and Chief Building Official find that the relocation will abate a hazardous condition at the present setting and enhance the preservation of the structure.**

Applicant's Analysis:

This section is not applicable.

Staff's Analysis:

This is not applicable as the structure is designated as "Significant" on the Park City Historic Sites Inventory.

3. For Significant sites, at least one of the following shall be met:

- a. The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or**

Applicant's Analysis:

The Historic building is not currently threatened by demolition.

Staff's Analysis:

The proposal does not comply as the Historic Structure is currently structurally sound and is not threatened by demolition.

- b. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or**

Applicant's Analysis:

A site visit with the Chief Building Official Dave Thacker (Aug 28, 2017) suggested the proposed project would resolve the current threat of damage due to poor site drainage, would eliminate the potential risk of damage from snow removal and other activity along the encroaching and raised roadway and would facilitate compliance with current building codes.

In addition, the preservation of the building will be enhanced by relocating it because the applicants propose retaining the historic elements that remain but also restoring the character-defining historic elements that have been lost, including the primary façade and original and compatible fenestration patterns on the secondary façade.

Staff's Analysis:

The proposal does not comply as the Planning Director and Chief Building Official did not find hazardous conditions that were threatening the Historic Structure. The Planning Director and Chief Building Official found that any hazardous condition (like drainage) could be reasonably mitigated while maintaining the Historic Structure in its current location. See Exhibit L for the Planning Director and Chief Building Official's Determination Letter. Staff does not find that the preservation of the building can be enhanced by relocating it – all improvements and/or restoration can be made in its current location.

- c. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation on the existing Site. Unique conditions shall include all of the following:**

- (1) The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting; and**

Applicant's Analysis:

The historic context of the Historic Site has been radically altered by 1) the construction of additions to the historic structure both on the south, but particularly on the east (primary façade), 2) the residential infill that surrounds the historic site, and 3) the build-up and encroachment of the roadway.

The relocation and reorientation will strengthen the ability to interpret the historic character of the site. The project proposes retaining the few character-defining features that remain and to restore critical historic features that have been lost. Interpretation of historic sites is enhanced when the Essential Historic Form is visible from the public right-of-way.

Staff's Analysis:

The proposal does not comply as the Planning Director and Chief Building Official did not find Unique Conditions that would warrant the proposed reorientation – including that the integrity of the site context has not been lost. See Exhibit L for the Planning Director and Chief Building Official's Determination Letter. The present setting is important in the development pattern of the Historic District.

Staff and the Design Review Team find that the Historic Structure at 424 Woodside remains in its original location and therefore retains that aspect of integrity, including its original orientation to the east and its siting on a small terrace below the street. And although much of the original setting has been lost, including adjacent historic houses, footpaths, staircases, and open space, the house at 424 Woodside retains its relationship to that earlier setting through its orientation and position on a shallow terrace below street level. The property is one of the few reminders of the historic

development pattern on a part of the street where much of it has been lost, and is thus important in maintaining a district-wide sense of the historic setting. The context of the Historic Site has not been so radically altered that its unique developmental history cannot be recognized.

- (2) The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district; and**

Applicant's Analysis:

The proposed relocation will enhance the overall physical integrity of the Historic District. Physical integrity is based on respecting and following the historic development pattern, preserving the remaining extant historic buildings, rehabilitating historic buildings so they will remain in active use and encouraging infill development that is visually compatible with the significant historic elements.

The building's Essential Historic Form will be enhanced by the proposed project and will, therefore, enhance the physical integrity of the Historic District. The historical associations that define the boundaries of the district are based on the mining era. This historic building currently possesses only a few of the telltale characteristics that identify it as a mining era cottage, including the roof form, mass, scale and treatment. The proposed project intends to retain those elements but also to restore historically accurate architectural elements that will strengthen the associations within the context of the historic district.

Staff's Analysis:

Staff finds that the proposal does not comply as the proposed relocation will diminish the overall physical integrity of the Historic District and the site's association with important development patterns of the Historic District. The home is within the Historic District and has other historic homes in the vicinity which give context to each other. The physical integrity of the site is defined both by the Historic Structure's siting on the lot and the remaining pieces of its Essential Historic Form. Staff finds that the restoration of the Historic Materials could occur in the Historic Structure's current location and siting without the need for reorientation and further loss of Historic material.

- (3) The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation; and**

Applicant's Analysis:

The historical integrity and significance of the historic site will not be diminished because the site will continue to meet the criteria for designation as a Significant Site (see analysis in Section 11-15-10 below).

The proposed project will actually strengthen the integrity of the Historic Building because the Essential Historic form will be enhanced; the physical characteristics that make it identifiable as existing in and relating to the mining era in Park City will be retained and/or restored.

Staff's Analysis:

The proposal does not comply as the historical integrity and significant of the Historic Structure will be diminished by the reorientation. Staff finds that reorienting the Historic Structure towards Woodside Avenue will diminish the site's significance and association with Park City's mining history by removing the last few historic character-defining features it retains. This Historic Structure's orientation towards Main Street articulates a very important development pattern in the Historic Districts. The Historic designation of the site is tied to the remaining historical integrity of the site – this would be lost if the structure were lifted and reoriented. Reorientation will diminish integrity to the degree that the property may no longer be considered a Significant Site as defined in the LMC and Design Guidelines.

(4) The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation.

Applicant's Analysis:

The potential to preserve the Historic Building will be greatly enhanced by its relocation/reorientation. Long-term preservation is dependent on the ability to adapt the historic building to contemporary use without diminishing the Site's significance or Essential Historic Form. The proposed project achieves these desired outcomes; accommodating contemporary residential use, maintaining designation as a Significant Site, enhancing the Essential Historic Form by retaining key historic architectural elements and restoring many character-defining elements as well as making the historic and newer additions visually compatible on the site.

Without the reorientation/relocation, the potential to preserve the building diminishes as time passes. Additions, which would normally be a common approach to both accommodating new living space and achieving greater visual compatibility on the site could never occur. Rear additions would destroy the already diminished integrity of the primary façade and an addition on the top of the current historic building would likely be structurally infeasible but would destroy the scale, mass and historic form. Both would result in the building no longer meeting the criteria for designation as a Significant Site.

Remaining as is, the historic building continues to be threatened by physical damage due to drainage issues and the inability to adapt the site to contemporary standards because of the orientation and location on the site.

Staff's Analysis:

The proposal does not comply as the potential to preserve the Historic Structure will not be enhanced by its relocation. Staff finds that the restoration of the Historic Materials could occur in the Historic Structure's current location and siting without the need for reorientation and further loss of Historic material. The applicant could maximize

development (maximum footprint, etc.) while maintaining the location of the Historic Structure in its current location and siting.

II. LMC 15-11-10 Park City Historic Sites Inventory

424 Woodside Avenue is designated as a Significant Site on the Historic Sites Inventory. The site is designated as Significant based on criteria listed in the [LMC 15-11-10\(A\)\(2\)](#). Staff would like to specifically address LMC 15-11-10(A)(2)(c) and 15-11-10(A)(2)(d) specifically as the related to the criteria discussed above in LMC 15-11-13 (3)(c)(3) (“The historical integrity and **significance** of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation”) (emphasis added). Staff has omitted analysis on the rest of the Significant Site criteria as there are no direct impacts that would result from the proposal nor inconsistencies between the applicant’s supplemental analysis (Exhibit M) and staff’s findings from the initial designation in 2009.

The applicant provided commentary on this section of the LMC addressing the reasons for which this site is listed as a Significant Site on the Historic Sites Inventory and the potential impacts of the proposed design on that designation. Staff finds that the proposed reorientation will directly impact the site, specifically in the assessment of 15-11-10(A)(2)(c) and 15-11-10(A)(2)(d). Language from the LMC is in **bold**. Excerpts from the applicant’s supplemental analysis (Exhibit M) have been included in [blue](#). Staff commentary and analysis is in *italics*.

LMC 15-11-10(A) CRITERIA FOR DESIGNATING SITES TO THE PARK CITY HISTORIC SITES INVENTORY.

(...)

(2). 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 City Council, with a recommendation from the Historic Preservation Board, considers 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

This specific language has not been analyzed as there are no direct impacts that would result from the proposal nor inconsistencies between the applicant’s supplemental analysis (Exhibit M) and staff’s findings from the initial designation in 2009.

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

- (1) It previously received a historic grant from the City; or**
- (2) It was previously listed on the Historic Sites Inventory; or**
- (3) It was listed as Significant on any reconnaissance or intensive level survey of historic resources; and**

This specific language has not been analyzed as there are no direct impacts that would result from the proposal nor inconsistencies between the applicant's supplemental analysis (Exhibit M) and staff's findings from the initial designation in 2009.

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

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

Applicant's Analysis:

The Site currently retains its Essential Historic Form, which will be improved by the proposed project. The historic portion retains its scale and context with the larger Historic District; however, it is not clear how much historic material remains.

The Site will retain the physical characteristics that make it identifiable as existing in and relating to the mining era.

Staff's Analysis:

Staff finds that this site retains its Essential Historic Form when the Historic Structure is situated in its current context. The Land Management Code 15-15 defines Essential Historic Form as:

The physical characteristics of a Structure that make it identifiable as existing in or relating to an important era in the past.

Aspects of the Essential Historic Form that this site retains include:

- *Historic scale*
- *Historic context*
- *Historic material*

Staff, with input from the Design Review Team and the City's Historic Preservation Consultant, have determined that it is crucial to retain the remaining aspects of the Essential Historic Form if the site is to remain a Significant Site on the Historic Sites Inventory. Staff finds that the following aspects of the Essential Historic Form will be lost if the Historic Structure is reoriented.

- *Historic scale:*

The existing Historic Structure is nestled on a small terrace below the Woodside Avenue. The front façade of the Historic Structure is facing Main Street. The Historic Structure is shadowed by an existing non-historic addition to the south. Despite the existing out-of-scale non-historic addition on the south, the Historic Structure still reads as a single-story structure and is clearly separated from the non-historic addition, so it is clearly readable.

If the reorientation and proposed design is approved, the house will no longer read as a single-story structure and will appear larger and out-of-scale with its historic form. The proposed design, visible in Figure 2b articulates the scale and multi-level appearance of the proposed design once the Historic Structure is lifted and rotated.

The Historic Structure's main floor level will go from being between approximately 4 inches and 2 feet 9 inches above existing grade to between approximately 1 foot and 13 feet 2 inches above Final Grade. Staff has identified this change in Figure 12 and 13.

Staff finds that the combination of reorientation and lifting (beyond what is specified in the Design Guidelines) results in the loss of Historic scale

Figure 12: Existing Conditions of the North Elevation – Approximate Measurement Of Main Floor Level Above Existing Grade.

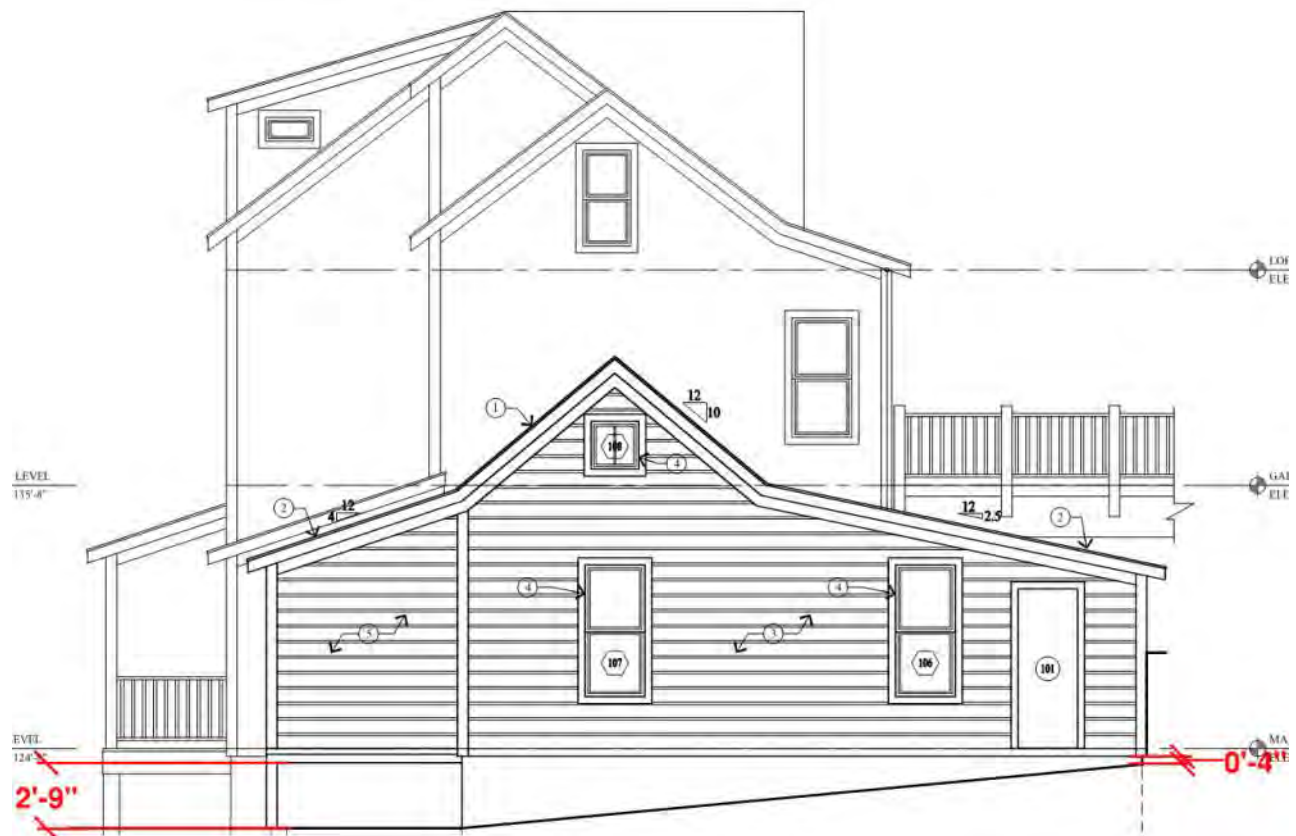
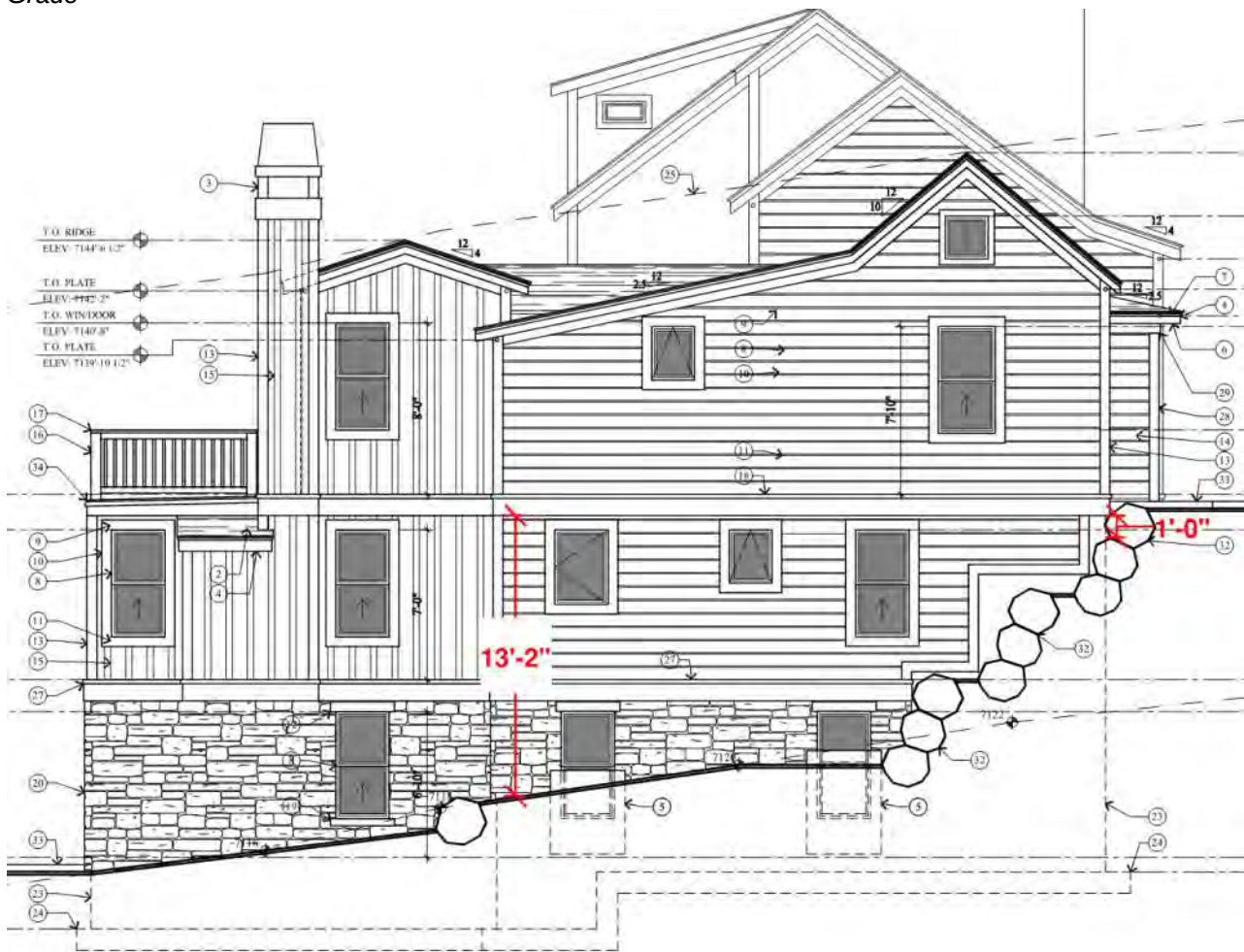


Figure 13: Proposed North Elevation – Approximate Measurement of Main Floor Level Above Final Grade



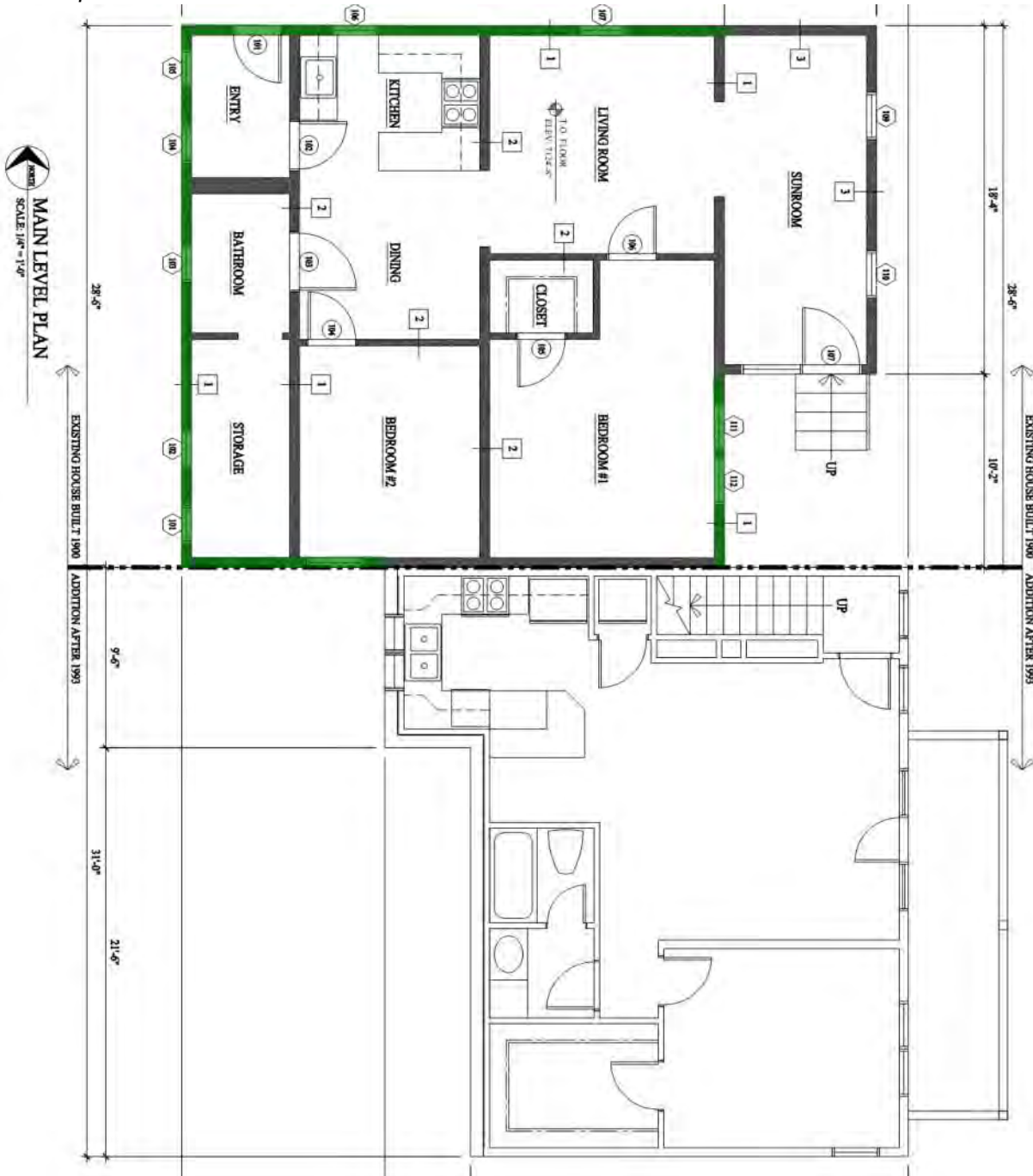
- Historic context:**

The Historic site retains its Historic context. Context is an aspect of integrity – in this case, the context is defined in part by the orientation towards Main Street which was typical of the Historic Period. The reorientation and lifting of the structure will not result or aid in the interpretation of the history of the Historic Structure and/or site as the original orientation is crucial to maintaining the remaining context that the site retains. The reorientation of the Historic Structure will diminish the integrity and significance of the site and its context.
- Historic material:**

If the Historic Structure is reoriented towards Woodside Avenue, the Historic Structure will lose its remaining historic material additions (see Exhibits F and G for the applicant's Historic Preservation Plan and Physical Conditions Report). Over the years, the Historic Structure has lost Historic material through remodel. Because of this, it is essential to retain what Historic material is remaining; otherwise this would be a Historic site with little to no Historic material remaining. While the LMC does allow for

reconstruction – meaning sites built with non-historic materials to match the historic materials – this proposal does not meet the criteria for Reconstruction. Staff has not determined unique conditions to warrant further loss of the remaining Historic materials and find that this aspect of Essential Historic Form will be lost if the Historic Structure is reoriented. Figure 14a and 14b articulates the approximate existing Historic material of the existing Historic Structure and the impact on Historic material after reorientation.

Figure 14a: Existing Site Plan identifying the presumed remaining Historic Materials (in green). Drawing has been rotated, north is up and Woodside Avenue is to the left.



In summary, if rotated, staff and the Design Review Team find that the Historic Structure will lose the three (3) aspects of Essential Historic Form that this site retains, including, Historic scale, context, and material.

(2) 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; and

Applicant's Analysis:

The proposed project will retain the historic building's character-defining mass and scale. The composition of historic elements will be improved by restoring important historic architectural elements like the front porch, fenestration pattern, and prominence of the primary façade. In addition, the proposed project intends to retain any existing historic materials that are found to be safe and/or serviceable.

The proposed treatment and other architectural features will be visually compatible with the Mining Era Residences National Register District. The proposed project will retain the non-historic addition to the south but the relationship between the historic and newer addition will be more visually compatible. The incompatible addition on the east will be removed and the character-defining features of the primary façade will be restored.

Staff's Analysis:

Staff finds that the Historic Structure retains the Historical character of the site through specific design characteristics despite the non-historic additions. As is listed in the language of the LMC above, the sample list of design characteristics is just that – a sample list. The “such as” language in the code above is intended to broaden the scope of design characteristics that can reflect the Historic character of a site. The additional character-defining aspects are encompassed by aspects of integrity not explicitly listed here, like location, site design, setting, feeling, association.

The applicant states that “composition of historic elements will be improved by restoring important historic architectural elements like the front porch, fenestration pattern, prominence of the primary façade.” All of this can be achieved without reorienting the structure. Staff finds that the reorientation is not required to restore any of the materials or architectural features that have been lost through past incompatible alterations. Staff will encourage the restoration of lost architectural elements in the Historic Structures current contextual setting.

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

- (1) An era of Historic Importance to the community, or**
- (2) Lives of Persons who were of Historic importance to the community, or**
- (3) Noteworthy methods of construction, materials, or craftsmanship used during the historic period.**

Applicant's Analysis:

The site represents the history of the mining era in Park City, one of the top three metal mining areas in the state during the mining boom period in the late nineteenth and early twentieth century. The proposed project will enrich the site's association with the mining era in Park City.

Staff's Analysis:

To summarize previous comments and analysis found throughout this report, staff finds that reorienting the Historic Structure towards Woodside Avenue will diminish the site's significance and association with Park City's mining history by removing the last few historic character-defining features it retains. This Historic Structure's orientation towards Main Street articulates a very important development pattern in the Historic Districts.

III. Design Guidelines for Historic Sites

In August 2017, the Design Guidelines were formally adopted and incorporated into the LMC as Title 13. The *Design Guidelines for Historic Sites* provide specific language addressing the lifting of Historic Structures (page 31-32), the Relocation and/or Reorientation of Intact Buildings (pages 36-37), and Disassembly/Reassembly of all or part of Historic Structures (page 37-38).

Staff and the Design Review Team have reviewed the proposed reorientation and lifting of the Historic Structure using the Design Guidelines for Historic Sites. Staff and the Design Review team do not find that the proposal complies with Design Guidelines B.3 Foundations, E.1 Protection for the Historic Site and F. Disassembly/Reassembly of all or part of a Historic Structure. As stated previously in this staff report, the relationship between the orientation of the Historic Structure and Main Street is important in conveying the history of the Historic District and this site. Anne Oliver provided an in-depth analysis of the site significance and integrity using the National Park Service (NPS) definition of Significance and Integrity. She stated:

"The house at 424 Woodside remains in its original location and therefore retains that aspect of integrity, including its original orientation to the east and its siting on a small terrace below the street. And although much of the original setting has been lost, including adjacent historic houses, footpaths, staircases, and open space, the house at 424 Woodside retains its relationship to that earlier setting through its orientation and position on a shallow terrace below street level. The property is one of the few reminders of the historic development pattern on a part of the street where much of it has been lost, and is thus important in maintaining a district-wide sense of the historic setting.

(...)

In summary, the house at 424 Woodside retains integrity in the component aspect of location, as well as diminished but significant integrity in the aspects of setting and design. Because the property has already been so altered, it will be critical to preserve these aspects if 424 Woodside is to remain a Significant Site on the HSI and a contributing resource in the historic district."

Language from the Design Guidelines for Historic Sites is in **bold**. Excerpts from the applicant's supplementary analysis (Exhibit M) have been included in blue when provided for the specific sections of the Design Guidelines. Staff commentary and analysis is in *italics*.

The Design Guidelines address lifting Historic Structures to accommodate a foundation. The guidelines specifically state:

B. PRIMARY STRUCTURES

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. See D.4 for exceptions.

B.3.2 The original placement, orientation, and grade of the historic building should be retained.

B.3.3 If the original grade cannot be achieved, no more than two (2) feet of the new foundation should be visible above finished grade on the primary and secondary facades.

The proposal does not comply with Design Guideline B.3.1 as the proposed lifting will lift the structure 7 feet 7 ¾ inches from its original floor elevation rather than the permitted 2 feet. Staff has not determined any exceptions listed in D.4 or adverse or unique conditions that would warrant the disproportionate lifting.

The current site conditions listed in the Findings of Fact of the 2011 Variance are still applicable.

The proposal would not comply with Design Guideline B.3.2 as the original placement, orientation, and grade of the historic building would not be retained. As stated previously, the original placement and orientation are essential to the integrity and significance of the site and prominence within the Historic District.

The proposal does not comply with Design Guideline B.3.3 as the proposed lifting would require the foundation to be greater than 2 feet above Final Grade in several locations due to the topography.

Therefore, under the Title 13 of the LMC, the HDDR only would permit the structure to be lifted two feet (2').

The Design Guidelines also address the reorientation of Historic Structures. The guidelines specifically state:

E. RELOCATION AND/OR REORIENTATION OF INTACT BUILDINGS

E.1. Protection for the Historic Site

E.1.1 Relocation and/or reorientation of historic buildings should be considered only after it has been determined by the Design Review Team

that the integrity and significance of the historic building will not be diminished by such action and the application meets one of the criterion listed in the sidebar to the left.

“SIDE BAR”:

In the HRL, HR1, HR2, HRM, and HRC zones, existing Historic Sites that do not comply with building setbacks are considered valid complying structures. Therefore, proposals to relocate and/or reorient a historic building may be considered ONLY:

- if a portion of the historic building encroaches on an adjacent property and an easement cannot be secured; or
- if relocating the building onto a different site is the only alternative to demolition; or
- if the Planning Director and Chief Building Official determine that unique conditions warrant the relocation or reorientation on the existing site

E.1.2 Relocation and/or reorientation of historic buildings should be considered only after it has been determined that the structural soundness of the building will not be negatively impacted.

E.1.3 The structure should be protected from adverse weather conditions, water infiltration, and vandalism before, during, and after the relocation/reorientation process.

E.1.4 If rehabilitation of the structure will be delayed, temporary improvements should be made—roof repairs, windows/doors secured and/or covered, adequate ventilation—to the structure to protect the historic fabric until rehabilitation can commence.

E.1.5 A written plan detailing the steps and procedures should be completed and approved by the Planning and Building Departments.

Applicant's Analysis:

E1.1: The historical integrity and significance of the historic site will not be diminished because the site will continue to meet the criteria for designation as a Significant Site (see analysis in Section 11-15-10).The proposed project will actually strengthen the Essential Historic Form of the Historic Building because important historic architectural elements will be restored and the exiting substandard conditions.

Side Bar Bullet Point #1: The historic building does not encroach on an adjacent property.

Side Bar Bullet Point #2: Applicants are not proposing to relocate the building onto a new site.

Side Bar Bullet Point #3: The analysis provided above under LMC 15-11-13C(1-4) endeavors to make the case for 'unique conditions', as defined in the LMC, that would allow for the reorientation/relocation of the historic building.

E1.2: Henry Shen, a licensed structural engineer, is part of the project team. His report suggests the Historic Building can be successfully relocated/reoriented.

E1.3-E1.5: The Historic Preservation Plan anticipates the intention to comply with this guideline if the request for reorientation/relocation is approved.

Staff's Analysis:

The proposal does not comply with Design Guideline E.1.1 because the reorientation of the Historic Structure will diminish the integrity and significance of the site and its context (this has been discussed at length previously in this staff report and in Exhibit K). Bullet points 1 and 2 of the "Side Bars" are not applicable to the proposal as there are no encroachment issues and the structure is not currently threatened by demolition. The Planning Director and Chief Building Official have not found unique conditions that would warrant the reorientation (see Exhibit L).

The proposal would comply with Design Guidelines E.1.2 through E.1.5 as these would be mitigated through proper construction techniques and documentation processes.

Process:

The HPB will hear testimony from the applicant and the public and will review the Application for compliance with the "Criteria for Relocation and/or Reorientation of the 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. 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 July 1, 2017 and November 18, 2017, Legal Notice of the first and second HPB public hearings was published in the Park Record and posted in the required public spaces. Staff sent a mailing notice to property owners within 100 feet and posted the property on July 5, 2017 and November 21, 2017.

Recommendation:

Staff recommends the Historic Preservation Board review the Reorientation (Rotation) of the Significant Structure at 424 Woodside Avenue, conduct a public hearing, and deny the Reorientation pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Finding of Fact:

1. The applicant, Jon and Heather Berkley (Represented by Jonathan DeGray, Architect), are proposing to Reorient the Historic Structure towards Woodside Avenue (west). The primary façade of the Historic Structure currently faces towards

Main Street (east), and the applicant is proposing to reorient the building 180 degrees towards Woodside Avenue. The Historic Structure will be lifted 7 feet 7 ³/₄ inches upon reorientation.

2. The Duplex Dwelling located at 424 Woodside Avenue is listed as “Significant” on the Park City Historic Sites Inventory (HSI).
3. The property is located in the Historic Residential (HR-1) zone.
4. The Historic Structure faces towards Main Street in that the original primary entrance faces east. In 1993, a 700 square foot (SF) addition was constructed to the south of the Historic Structure to create the Duplex Dwelling Use.
5. In 2005 a Plat Amendment was approved creating a 75 foot wide lot by combining three (3) existing lots into one legal lot of record. The Historic Structure straddles two (2) of the three (3) lots that were combined.
6. In 2011, a Historic District Design Review (HDDR) application was submitted for the Reorientation and Relocation of the Historic Structure and construction of a new Addition. The HDDR proposal triggered a Variance.
7. In 2011, the Variance application was submitted for a Height Exception and for Front and Side Yard Setback Exception(s) citing a hardship regarding the elevation of Woodside Avenue in relation to the Historic Structure and the orientation towards Main Street (east) rather than the modern-day Public Right-of-Way (Woodside Avenue).
8. The Variance was Denied by the Board of Adjustment.
9. The 2011 Historic District Design Review application was Denied.
10. Historically, the Historic Structure was associated with a network of pedestrian paths on the east side of the structure that connected the residence to Main Street.
11. On November 16, 2016, the applicant submitted a HDDR Application for the subject property. The project scope of the HDDR included: Reorient (rotate) the Historic Structure so that the primary entrance faces Woodside Avenue (west); Lift the Historic Structure 7 feet 7 ³/₄ inches upon reorientation to “align with Woodside Avenue” and accommodate a basement addition; Panelize the Historic Structure in order to facilitate the reorientation; Remodel the existing non-historic addition; and Construct an addition to the rear (now east facing) façade of the Historic Structure.
12. After working with the applicant on the required materials for their submittal, the current HDDR application was deemed complete on March 2, 2017.
13. The HDDR application is currently under review and has not yet been approved, as it is dependent on Historic Preservation Board’s (HPB) review for Reorientation and Material Deconstruction.
14. The Historic Preservation Board held a public hearing and continued this item on July 19th, 2017.
15. On July 1, 2017 and November 18, 2017, Legal Notice of the first and second HPB public hearings was published in the Park Record and posted in the required public spaces. Staff sent a mailing notice to property owners within 100 feet and posted the property on July 5, 2017 and November 21, 2017.
16. The Historic Structure was constructed ca. 1886. The Park City HSI identifies the Historic Structure as significant to the Mature Mining Era (1894-1930).
17. Originally, the Historic Structure was a hall-parlor type single-family dwelling with a side-gabled roof; it was built on a relatively steep slope that was terraced toward the rear of the house (the Woodside Avenue side) to provide a more level building lot.

18. The Historic Structure first appears on the 1889 Sanborn Fire Insurance Map as a wood-framed and wood-sided house originally faced east, providing a view over Main Street. Physical evidence and the 1889 Sanborn map indicate that it had a small shed-roofed wing on the south end of the rear (west) side but no front porch.
19. By 1900, the original shed-roofed wing had been extended across the rear (west) side.
20. In 1907, the Sanborn Map indicates that a formal front porch was added to the east side, further defining it as the primary façade, at the same time that a secondary entry porch was added to the west side. The house retained this configuration through 1930.
21. The principal façade was composed of a central doorway flanked by a window on each side. Woodside Avenue was present to the west but, access to the house was via a footpath leading north from Fourth Street behind the Park Avenue houses, and then a short staircase leading up to the east façade. The orientation of houses along the uphill (west) side of Woodside was uniformly east-facing, while orientations along the downhill (east) side was mixed, with some facing the street and others the canyon.
22. By 1941, a second shed-roofed addition had been built across the west side, incorporating the 1907 rear screened porch and essentially filling the terrace between the rear wall of the house and the retaining wall so that the eave was nearly at grade. The front porch had been removed and asbestos shingles had been applied over the original wood siding by this time.
23. Asbestos shingle siding was noted on the 1957 tax appraisal card, which also documents the absence of an east porch.
24. The 1968 tax appraisal card indicates that a porch had been rebuilt across the east façade.
25. Between 1978 and 1993, the east façade was modified by the addition of a sunroom across the north two-thirds, covering the original doorway and north window.
26. The proposal will comply with the required ten foot (10') Front Yard Setback and minimum five foot (5') Side Yard Setback (total of 18 feet [18'] required), as dictated by the Historic Residential (HR-1) zoning district, described in Land Management Code (LMC) 15-2.2-3. In addition, the Historic Structure will comply with the 27 foot height requirement, described in LMC 15-2.2-5.
27. The proposal does not comply with Design Guideline B.3.1 as the proposed lifting will lift the structure 7 feet 7 ¾ inches from its original floor elevation rather than the permitted 2 feet. Staff has not determined adverse or unique conditions that would warrant the disproportionate lifting.
28. The current site conditions listed in the Findings of Fact of the 2011 Variance are still applicable. The Board of Adjustment based their Denial on conditions of the site that are still existent and are common to the neighborhood, including the elevation of Woodside Avenue.
29. The proposal would not comply with Design Guideline B.3.2 as the original placement, orientation, and grade of the historic building would not be retained. The relationship between the orientation of the Historic Structure and Main Street is important in conveying the history of the Historic District and this site.

30. The proposal does not comply with Design Guideline B.3.3 as the proposed lifting would require the foundation to be greater than 2 feet above Final Grade in several locations due to the topography.
31. The proposal does not comply with Design Guideline E.1.1 because the reorientation of the Historic Structure will diminish the integrity and significance of the site and its context.
32. Bullet points 1 and 2 of the “Side Bars” for E.1.1 are not applicable to the proposal as there are no encroachment issues and the structure is not currently threatened by demolition.
33. The proposal would comply with Design Guidelines E.1.2 through E.1.5 as these would be mitigated through proper construction techniques and documentation processes.
34. The proposal complies with LMC 15-11-13(A)(1)(a) and 15-11-13(A)(1)(b) as the applicant has submitted a plan for rotation and Structural Engineer’s report. The Historic Structure would remain structurally sound when it was reattached to a new structure in the new orientation.
35. LMC 15-11-13(A)(2) is not applicable as the structure is designated as “Significant” on the Park City Historic Sites Inventory.
36. The proposal does not comply with LMC 15-11-13(A)(3)(a) as the Historic Structure is currently structurally sound and is not threatened by demolition.
37. The proposal does not comply with LMC 15-11-13(A)(3)(b) as the Planning Director and Chief Building Official did not find hazardous conditions that were threatening the Historic Structure. The Planning Director and Chief Building Official found that any hazardous condition (like drainage) could be reasonably mitigated while maintaining the Historic Structure in its current location.
38. The proposal does not comply with LMC 15-11-13(A)(3)(c)(1) as the Planning Director and Chief Building Official did not find Unique Conditions that would warrant the proposed reorientation – including that the integrity of the site context has not been lost. The Historic Structure at 424 Woodside remains in its original location and therefore retains that aspect of integrity, including its original orientation to the east and its siting on a small terrace below the street.
39. The proposal does not comply with LMC 15-11-13(A)(3)(c)(2) as the proposed relocation will diminish the overall physical integrity of the Historic District and the site’s association with important development patterns of the Historic District. The physical integrity of the site is defined both by the Historic Structure’s siting on the lot and the remaining pieces of its Essential Historic Form. All restoration of lost Historic Materials could occur in the Historic Structure’s current location and siting.
40. LMC 15-11-13(A)(3)(c)(4) as the potential to preserve the Historic Structure will not be enhanced by its relocation. All restoration of lost Historic Materials could occur in the Historic Structure’s current location and siting.
41. The reorientation of the historic house at 424 Woodside Avenue will have a significant effect on its integrity, which has already been compromised by an addition and alterations on the east side and the large addition on the south side. Reorientation will diminish integrity to the degree that the property may no longer be considered a Significant Site as defined in the LMC and Design Guidelines.

Conclusions of Law:

1. The proposal does not meet the criteria for reorientation pursuant to LMC 15-11-13 Reorientation of a Historic Building or Historic Structure.

Exhibits:

Exhibit A	HPB Criteria for Relocation of Historic Structures
Exhibit B	Historic Sites Inventory Form
Exhibit C	Intensive Level Survey Draft Form
Exhibit D	2011 Variance Staff Report
Exhibit E	2011 Variance Minutes
Exhibit F	Historic District Design Review Historic Preservation Plan
Exhibit G	Historic District Design Review Physical Conditions Report
Exhibit H	Historic District Design Review Existing and Proposed Plans
Exhibit I	Applicant's Reorientation Analysis – submitted May 19, 2017
Exhibit J	Park City Municipal Corporation's Historic Preservation Consultant, Anne Oliver, SWCA - Assessment of Proposed Reorientation
Exhibit K	Public Comment
Exhibit L	Planning Director and Chief Building Official Determination
Exhibit M	Applicant's Supplemental HDDR Analysis – submitted September 13, 2017
Exhibit N	2011 Historic District Design Review Denial Letter

Exhibit A: HPB Criteria for Relocation of Historic Structures

The Historic Preservation Board shall find the project complies with the following criteria (Exhibit A):

15-11-13 Relocation And/Or Reorientation 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 relocation and/or orientation of Historic Buildings, Structures, and Sites.

- A. **CRITERIA FOR THE RELOCATION AND/OR REORIENTATION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON ITS EXISTING LANDMARK OR SIGNIFICANT SITE.** In approving a Historic District or Historic Site design review Application involving relocation and/or reorientation 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. For either a Landmark or Significant Site all the following shall be met:
 - a. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) can successfully be relocated and the applicant has demonstrated that a professional building mover will move the building and protect it while being stored; and
 - b. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;
 2. Landmark structures shall only be permitted to be relocated on its existing site if:
 - a. the relocation will abate demolition; or
 - b. the Planning Director and Chief Building Official find that the relocation will abate a hazardous condition at the present setting and enhance the preservation of the structure.
 3. For Significant sites, at least one of the following shall be met:
 - a. The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or
 - b. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or
 - c. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation on the existing Site. Unique conditions shall include all of the following:

- a. The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting; and
- b. The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district; and
- c. The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation; and
- d. The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation.

Exhibit B

Historic Sites Inventory Form

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 424 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: 424-WS-1

Current Owner Name: Heather Berkley

Parent Parcel(s): PC-66

Current Owner Address: 9308 Tournament Canyon Drive, Las Vegas, NV 89144

Legal Description (include acreage): 0.13 acres; LOT 1 424 WOODSIDE AVENUE SUBDIVISION.

2 STATUS/USE

Property Category

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

Evaluation*

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

Reconstruction

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

Use

- Original Use: Residential
- Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

- ☒ tax photo:
- ☒ prints: 1995 & 2006
- ☐ historic: c.

Drawings and Plans

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

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

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

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

Blaes, Dina. "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: Hall-Parlor / Vernacular style

No. Stories: 1 & 1 ½

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: Site drops sharply from the finished roadway. Includes mature trees and shrubs.

Foundation: Assumed to be concrete based on an early photograph.

Walls: Clad in wood drop siding and corner boards.

Roof: Side gable with long rear shed extension is sheathed in metal standing seam material.

Windows: Windows include small fixed casement windows on the rear elevation and doubled-hung wood units on the side.

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 hall-parlor house has been modified significantly. A 1978 Structure/Site form indicates possible minor additions the original house, but pre-1995 a large addition was constructed to the south. The changes to the original house are minor but the construction of such a large side addition diminishes 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 been significantly altered by the construction of a 1 ½ story addition to the south side of the original structure. The addition includes a two-car garage and large paved parking area.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Though the physical evidence from the period that defines this as a typical Park City mining era house--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--remain on original part of the house.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively 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 Hall-Parlor house form is the earliest type to be built in Park City and one of the three most common house types built in Park City during the mining era; 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 render it ineligible for listing in the National Register of Historic Places.

5 SIGNIFICANCE

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

Date of Construction: c. 1900¹

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

¹ Summit County Tax Assessor.

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: Northwest oblique. Camera facing southeast, 2006.

Photo No. 2: Addition. Camera facing northeast, 2006.

Photo No. 3: Northwest oblique. Camera facing southeast, 1995.

Photo No. 4: Addition. Camera facing northeast, 1995.

Photo No. 5: Northwest oblique. Camera facing southeast, tax photo.

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

Location _____
 Kind of Bldg. Res St. No. 424 Woodside
 Class 3 Type 1 3 Cost \$ _____ X _____ %

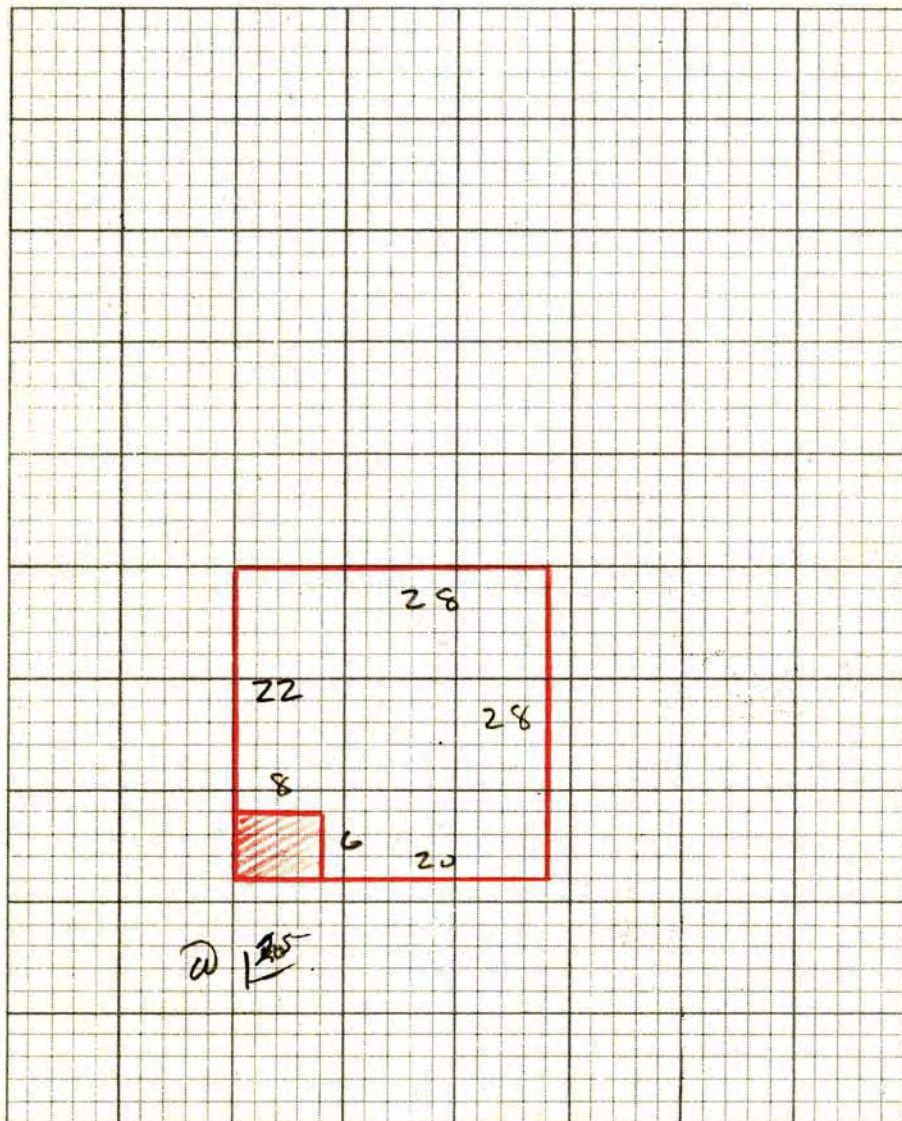
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		736		\$ 1504
	x x				
	x x				

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

Description of Buildings	Additions
Foundation—Stone _____ Conc. <u>1/2</u> None <u>1/2</u>	
Ext. Walls <u>Asb Sides on Sid</u>	
Insulation—Floors _____ Walls <u>✓</u> Cigs. _____	
Roof Type <u>Gable</u> Mtl. <u>pat</u>	
Dormers—Small _____ Med. _____ Large _____	
Bays—Small _____ Med. _____ Large _____	
Porches—Front <u>48</u> @ <u>100</u>	48
Rear _____ @ _____	
Porch _____ @ _____	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @ _____	
Planters _____ @ _____	
Cellar—Bsmt. — <u>1/4</u> <u>1/2</u> <u>3/4</u> Full _____ Floor <u>conc</u>	50
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. _____ Unfin. _____	
Plumbing { Class <u>1</u> Tub <u>1</u> Trays _____ Basin _____ Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____	315
Built-in-Appliances _____	
Heat—Stove <u>✓</u> H.A. _____ Steam _____ Stkr. _____ Blr. <u>X</u>	
Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____	
Air Cond. _____	
Finish—Fir <u>✓</u> Hd. Wd. _____	
Floor—Fir <u>✓</u> Hd. Wd. _____ Other _____	
Cabinets _____ Mantels _____	
Tile—Walls _____ Wainseot _____ Floors _____	
Storm Sash—Wood D. _____ S. _____ ; Metal D. _____ S. _____	
Total Additions	413

Year Built _____	Avg. <u>59</u>	Current Value	\$ 1917
Inf. by { Owner—Tenant— Neighbor—Record—Est.	Age _____	Commission Adj. _____ %	
Remodel Year _____	Est. Cost _____	Bldg. Value	
		Depr. Co. <u>1</u> 2 3 4 5 6 <u>30</u> %	
		Current Value Minus Depr.	\$ 575
Garage—Class <u>1</u> Depr. 2% 3% Carport—Factor _____			
Cars <u>1</u> Floor <u>wd</u> Walls <u>slit</u> Roof <u>G I</u> Doors <u>1</u>			
Size— <u>10</u> x <u>18</u> Age <u>26</u> Cost <u>123</u> x <u>30</u> %			37
Other _____			
Total Building Value			\$

 Appraised 11-28 19 57 By 1331



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

Remarks: _____

KIND OF BUILDING	19	19	19	19	19	19	19	19	19	19	19	19
GARAGE												
RESIDENCE												
TOTAL												
ASSESSED VALUE												

KIND OF BUILDING	1958	1959	1960	1961	1962	19	19	19	19	19	19	19
GARAGE	37	37	37	37	37							
RESIDENCE	575	575	575	575	575							
TOTAL	612	612	612	612	612							
ASSESSED VALUE	245	245	245	245	245							

PC 66
Serial Number

OF
Card Number

Owners Name _____

Location _____

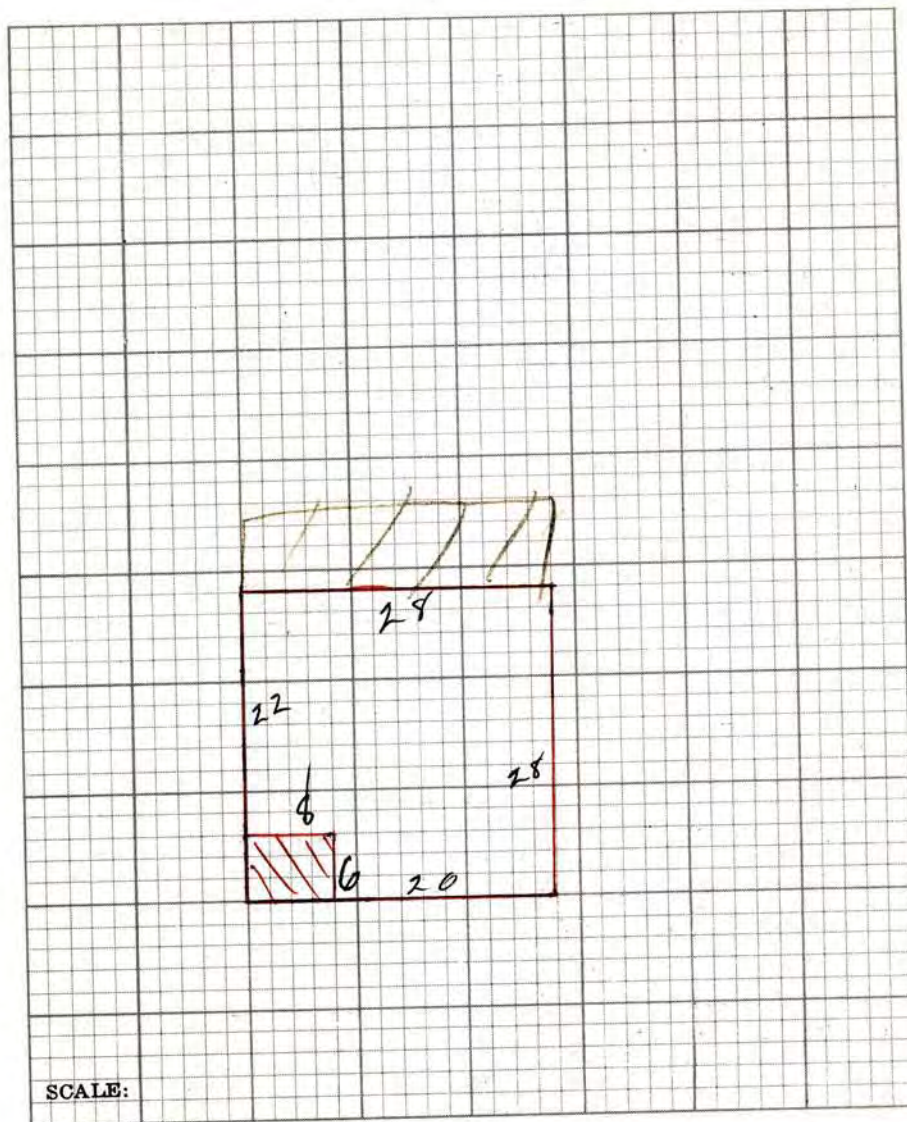
Kind of Bldg. Res St. No. 424 Woodside

Class 3- Type 1 2 3 4. Cost \$ 3310 x 94 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	736		\$ 3111	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <u>x</u> Sills _____		
Ext. Walls <u>Sid</u> (A)		
Roof Type <u>Gab</u> Mtl. <u>Pate RB</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>48'</u> @ <u>125</u> <u>60</u>		
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar Bsmt. — $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{3}{4}$ Full _____ Floor _____		
Bsmt. Gar. _____		
Basement—Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing { Class <u>1</u> Tub. <u>1</u> Trays _____ Basin _____ Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____	460	
Heat—Stove _____ H.A. _____ FA <u>X</u> HW _____ Stkr _____ Elec. _____	326	
Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <u>/</u> Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd _____ Other _____		
Cabinets <u>/</u> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		
Total Additions	846	
Year Built <u>1898</u> Avg. 1. <u>1898</u> Replacement Cost <u>3957</u>		
Age 2. _____ Obsolescence _____		
Inf. by <u>Owner</u> <u>Tenant</u> <u>Neighbor</u> <u>Record</u> - Est. Adj. Bld. Value <u>125%</u>		
Conv. Factor _____		
Replacement Cost—1940 Base _____		
Depreciation Column <u>1</u> 2 3 4 5 6 _____		
1940 Base Cost, Less Depreciation _____		
Total Value from reverse side _____		
Total Building Value \$ _____		
Appraised ① <u>10-17-</u> 19 <u>68</u> By <u>1708</u> <u>DEC 13 1968</u>		
Appraised ② _____ 19 _____ By _____ <u>1248</u>		



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

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

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

_____ 1940 Base Cost _____ x _____ % Depr. _____

_____ Total _____

REMARKS _____



Researcher: Philip F. Notarianni
Date: August, 1978

Site No. SU-10-157

Utah State Historical Society
Historic Preservation Research Office
Structure/Site Information Form

IDENTIFICATION
1

Street Address: 424 Woodside Ave. Plat PCS Bl. 4 Lot 26-27
Name of Structure: T. R. S.
Present Owner: Esther Anderson UTM:
Owner Address: P.O. Box, Park City, 84060 Tax #: PC-66

AGE/CONDITION/USE
2

Original Owner: Construction Date: @1898 Demolition Date:

Original Use: residential

Present Use:

Occupants:

- | | | |
|---|---------------------------------------|------------------------------------|
| ☒ Single-Family | ☐ Park | ☐ Vacant |
| ☐ Multi-Family | ☐ Industrial | ☐ Religious |
| ☐ Public | ☐ Agricultural | ☐ Other |
| ☐ Commercial | | |

Building Condition:

Integrity:

- | | | |
|--|--------------------------------|---|
| ☐ Excellent | ☐ Site | ☐ Unaltered |
| ☒ Good | ☐ Ruins | ☒ Minor Alterations |
| ☐ Deteriorated | | ☐ Major Alterations |

STATUS
3

Preliminary Evaluation:

Final Register Status:

- | | | |
|--|--|---|
| ☐ Significant | ☐ National Landmark | ☐ District |
| ☒ Contributory | ☐ National Register | ☐ Multi-Resource |
| ☐ Not Contributory | ☐ State Register | ☐ Thematic |
| ☐ Intrusion | | |

DOCUMENTATION
4

Photography:

Date of Slides: 11/77

Date of Photographs:

Views: Front ☒ Side ☐ Rear ☐ Other ☐

Views: Front ☐ Side ☐ Rear ☐ Other ☐

Research Sources:

- | | | |
|--|---|--|
| ☐ Abstract of Title | ☐ City Directories | ☐ LDS Church Archives |
| ☒ Plat Records | ☐ Biographical Encyclopedias | ☐ LDS Genealogical Society |
| ☒ Plat Map | ☒ Obituary Index | ☒ U of U Library |
| ☒ Tax Card & Photo | ☐ County & City Histories | ☐ BYU Library |
| ☐ Building Permit | ☐ Personal Interviews | ☐ USU Library |
| ☐ Sewer Permit | ☒ Newspapers | ☐ SLC Library |
| ☒ Sanborn Maps 1889, 1900, 1907. | ☒ Utah State Historical Society Library | ☐ Other |

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

Summit County Records.
Deseret News, April 3, 1915, p. 3.

Architect/Builder: unknown

Building Materials: wood

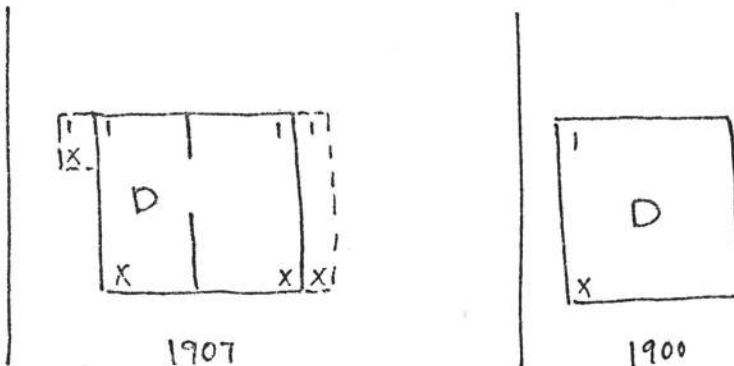
Building Type/Style: residential

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

One-story frame with a gable roof and sloping rear. Window placements appear to have changed little. Tax photographs indicate that the chimney, located on the north end, has remained the same since the 1940's.

Sanborn Map sketches show a possible alteration and/or additions between 1900-1907.



Different in 1889.

Statement of Historical Significance:

- ☐ Aboriginal Americans
- ☐ Agriculture
- ☐ Architecture
- ☐ The Arts
- ☐ Commerce

- ☐ Communication
- ☐ Conservation
- ☐ Education
- ☐ Exploration/Settlement
- ☐ Industry

- ☐ Military
- ☐ Mining
- ☐ Minority Groups
- ☐ Political
- ☐ Recreation

- ☐ Religion
- ☐ Science
- ☐ Socio-Humanitarian
- ☐ Transportation

This structure is also contributory to the Park City residential district; but in addition helps to illustrate how early housing was constructed to adapt to the steep terrain that exists in the area.

In the early 189's the lot belonged to C.W. Allen; and in 1896 sold by Charles Allen to Chelsey C. Barker. William T. Backus became an owner in the 1900's. Fraser Buck, of the firm Welsh, Driscoll and Buck, and local author, purchased the property in 1914 from William Dickett. Finally, in 1916 sold to Erick Anderson.

Chesley C. Barker was an engineer for the Daly-West Mine for more than twenty-five years, and was considered well versed in mine hoists and pumps. He was also a member of the Park City lodge Knights of Pythias.









Exhibit C

Intensive Level Survey DRAFT Form

HISTORIC SITE FORM

UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

1 IDENTIFICATION

Name of Property: **William T. Backus House**

Address: **424 Woodside Avenue**

Twtnshp

Range

Section:

City, County: **Park City, Summit, Utah**

UTM:

Current Owner Name: **Heather Berkley**

USGS Map Name & Date: **Park City East**

Current Owner Address: **9308 Tournament Canyon Drive**

Quad/2011

Las Vegas, NV 89144

Tax Number: **424-WS-1**

Legal Description (include acreage): **LOT 1 424 WOODSIDE AVENUE SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 5625 SQ FT OR 0.13 AC**

2 STATUS/USE

Property Category

☒ building(s)

☐ structure

☐ site

☐ object

Evaluation

☐ eligible/contributing

☒ ineligible/non-contributing

☐ out-of-period

Use

Original Use: **single dwelling**

Current Use: **single dwelling**

3 DOCUMENTATION

Photos: Dates

☒ digital: **Nov. 2013 (4)**

☒ prints: **2006 (2), 1995 (2)**

☐ historic:

Drawings and Plans

☐ measured floor plans

☐ site sketch map

☐ Historic American Bldg. Survey

☐ original plans available at:

☐ other:

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

☒ abstract of title

☒ tax card & photo

☐ building permit

☐ sewer permit

☒ Sanborn Maps

☐ obituary index

☐ city directories/gazetteers

☒ census records

☐ biographical encyclopedias

☐ newspapers

☒ city/county histories

☐ personal interviews

☐ USHS History Research Center

☒ USHS Preservation Files

☐ USHS Architects File

☐ LDS Family History Library

☒ local library: **Park City Museum**

☐ university library(ies):

Bibliographical References (books, articles, interviews, etc.)

Attach copies of all research notes, title searches, obituaries, and so forth.

Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.

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.

Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.

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

Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.

Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.

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

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: hall-parlor type / vernacular style No. Stories: 1.5

Foundation Material: concrete Wall Material(s): drop-novelty wood siding

Additions: none minor x major (describe below) Alterations: none x minor major (describe below)

Number of associated outbuildings 0 and/or structures 0.

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.

424 Woodside is a hall-parlor type house that has been modified significantly. The hall-parlor is one of the main three house types built during the historic Park City mining era, and is the earliest of those three, occurring mostly toward the beginning of that period. A large addition has been built to the side at the street level above the original house which is well below the road grade. The side gable roof of the original house is sheathed with standing seam metal, while the complex roof of the addition is sheathed with composition shingles. The walls of both the original house and the addition are clad with drop-novelty wood siding. The façade of the original house that is facing the street has at least four casement windows spaced across it, while the side has several one-over-one double hung sash windows. The addition has a one-over-one double hung sash window in its gable and two of the same type in the front most section. The addition has a two-car garage that is on the same level as the street. The original house is much lower than the road grade, and a concrete stair leads down to the primary façade of the house. Although the overall form remains legible, the cumulative formal and material changes have diminished its historic value.

5 HISTORY

Architect/Builder: **unknown**

Date of Construction: **c. 1900**

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing).
(see instructions for details)

<u> </u> Agriculture	<u> </u> Economics	<u> </u> Industry	<u> </u> Politics/
<u> </u> Architecture	<u> </u> Education	<u> </u> Invention	<u> </u> Government
<u> </u> Archeology	<u> </u> Engineering	<u> </u> Landscape	<u> </u> Religion
<u> </u> Art	<u> </u> Entertainment/	<u> </u> Architecture	<u> </u> Science
<u> </u> Commerce	<u> </u> Recreation	<u> </u> Law	<u> </u> Social History
<u> </u> Communications	<u> </u> Ethnic Heritage	<u> </u> Literature	<u> </u> Transportation
<u> </u> Community Planning	<u> </u> Exploration/	<u> </u> Maritime History	<u> </u> C Other: Mining
<u> </u> & Development	<u> </u> Settlement	<u> </u> Military	
<u> </u> Conservation	<u> </u> Health/Medicine	<u> </u> Performing Arts	

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

A brief history of the house was given in a 1978 National Register nomination:

"This structure is also contributory to the Park City residential district; but in addition helps to illustrate how early housing was constructed to adapt to the steep terrain that exists in the area.

"In the early 1890's the lot belonged to C.W. Allen; and in 1896 sold by Charles Allen to Chelsey C. Barker. William T. Backus became an owner in the 1900's. Fraser Buck, of the firm Welsh, Driscoll and Buck, and local author, purchased the property in 1914 from William Dickett, Finally, in 1916 sold to Erick Anderson.

"Chesley C. Barker was an engineer for the Daly-West Mine for more than twenty-five years, and was considered well versed in mine hoists and pumps. He was also a member of the Park City lodge Knights of Pythias."

Due to the commonness of the name Charles Allen, it is difficult to determine who the owner of the property was initially, as several lived in Park City at the time.

William T Backus, the owner after Charles (or Chelsey) Barker and also his nephew, had lived in Park City previously, leaving for Nevada in 1904. They returned at some point, and lived in this house for a time, before selling it to Charles Barker's wife Luella, who quickly sold it to William Dickert in 1909.

Not much information was found on William Dickert, and he does not appear on the 1910 census, so it can be assumed he did not live on the property. He transferred the property to Fraser Buck in 1914.

Fraser Buck was a salesman in the hardware industry. It is noted in the 1920 census that he lived with his parents and sister. No other information is known about him. The property was transferred to Erick Anderson in 1916.

It appears that Erick Anderson did not live at the house, at least during the time of the 1920 census, when the house was vacant. The house was also vacant during the 1930 census.

In 1931, Erick Anderson transferred the property to his daughter Esther Anderson, who retained it until 1981. It was rented by Andles Henderson and his wife Sydona during the 1940 census. Andles was a laborer in a mine, but nothing else is known of him. The property is currently owned by Heather Berkley.



424 Woodside Avenue. Southwest oblique. November 2013.



424 Woodside Avenue. West elevation. November 2013.



424 Woodside Avenue. Northwest oblique. November 2013.

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 424 Woodside Avenue

City: Park City, UT

Current Owner: Heather Berkley

Address: (see historic site form for address)

Tax Number: 424-WS-1 (parent parcel: PC-66)

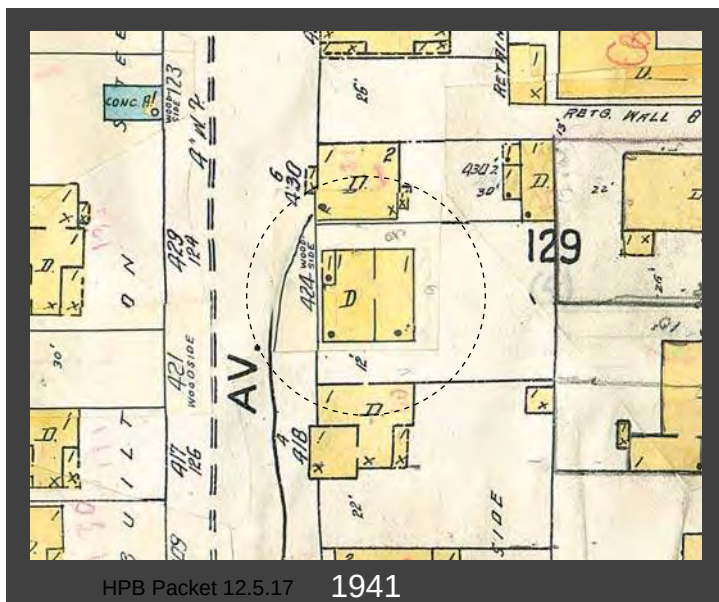
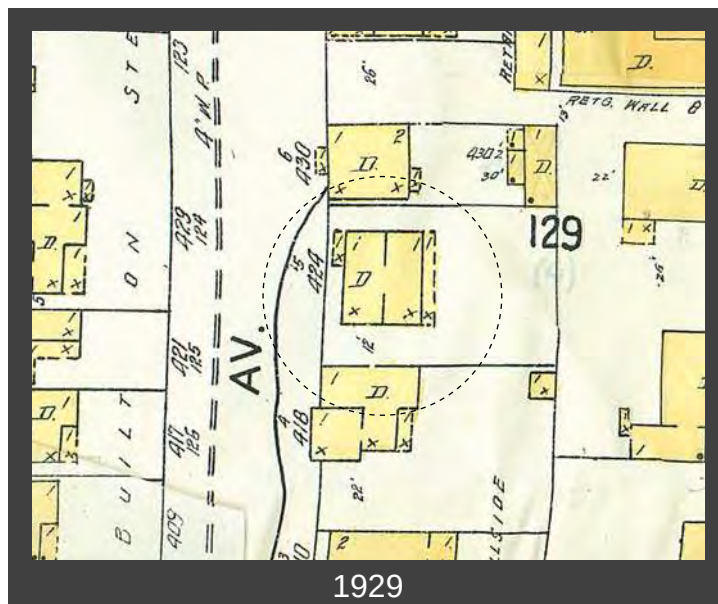
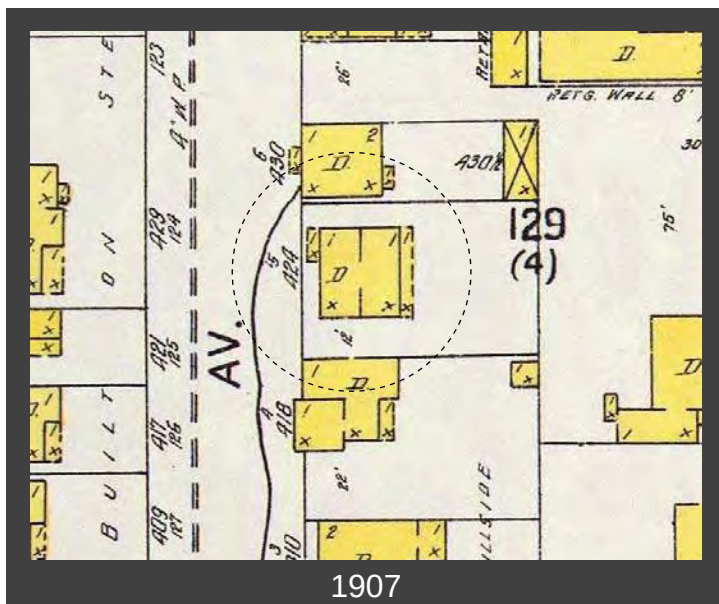
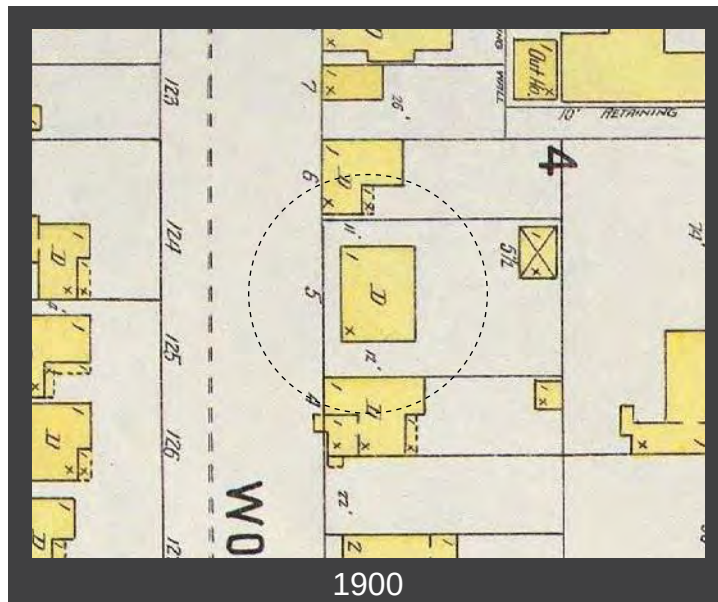
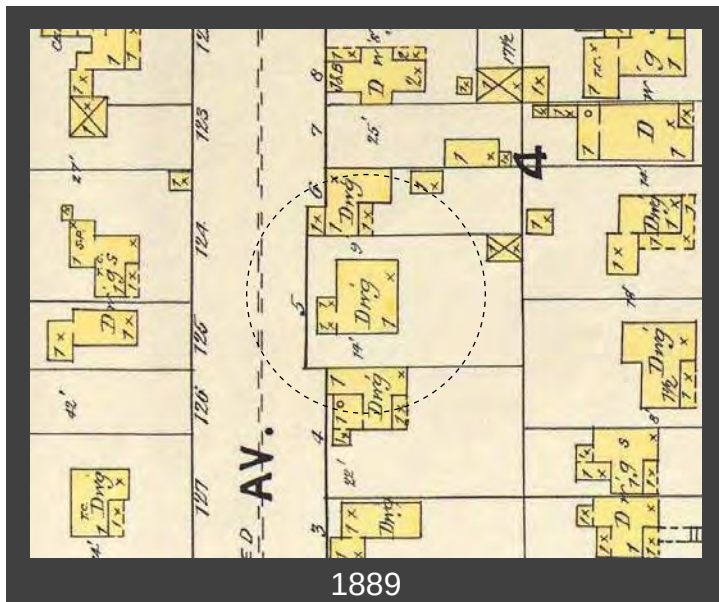
Legal Description (include acreage): Lot 1 424 Woodside Sub. (PC BK4 L26, L27, L28)
(see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
4/12/1886	Alfred B. Mulhall (ill.)	Henry Newell	Mortgage	\$100.00	"26,27"
6/4/1886	A.B. Mulhall (ill.)	Charles W. Allen	W		"26,27"
6/8/1886	Charles W. Allen	Gilbert Gregor	Mortgage	\$200.00	"26,27"
7/17/1893	C.W. Allen & wife	John Kennedy	Mortgage	\$195.00	"26,27"
4/18/1896	Chas W. Allen	Charles C. Barker	W		"26,27"
12/19/1901	Charles C. Barker & w.	Jennie H. Backus	W.D.		"26,27"
9/25/1909	Wm. T. Backus & wife	Luella V. Barker	Deed		"26,27"
12/23/1909	Luella V. Barker	Wm. Dickert & wife	W.D.		"26,27"
12/21/1914	William Dickert & wife	Fraser Buck	W.D.		"26,27"
5/6/1916	Fraser Buck & wife	Erick Anderson	W.D.		"26,27"
12/18/1931	Erick Anderson	Esther Anderson	W.D.		"26,27"
6/16/1981	Esther Anderson	Ennis J. Gibbs	W.D.		"26,27"
2/21/1989	Ennis J. Gibbs	Richard B. & Robert L. Peek	W.D.		"26,27,28"
12/14/1989	Robert L. Peek	Richard B. Peek	W.D.		"26,27,28"
12/20/1996	Richard B. Peek	Roger D. Armstrong	W.D.		"26,27,28"
10/9/2003	Roger D. Armstrong	Heather Berkeley	W.D.		"26,27,28"

Researcher: John Ewanowski, CRSA Architecture

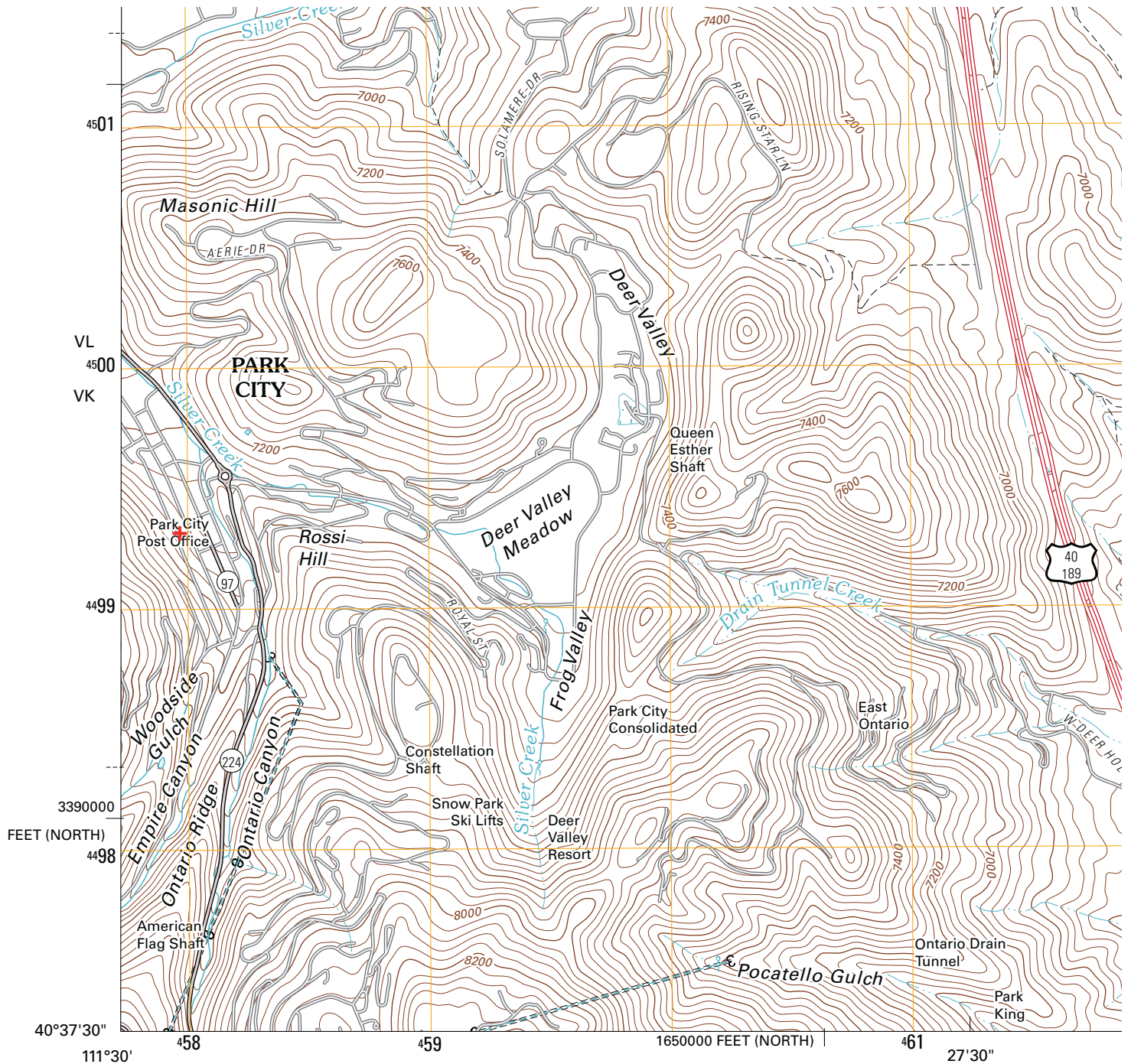
Date: 1/6/2015

424 Woodside Avenue Park City, Summit County, Utah
 Intensive Level Survey—Sanborn Map history





Tax photo c. 1940



Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84). Projection and
 1 000-meter grid: Universal Transverse Mercator, Zone 12T
 10 000-foot ticks: Utah Coordinate System of 1983
 (north and central zones)

Imagery.....NAIP, July 2009 - August 2009
 Roads.....©2006-2010 Tele Atlas
 Names.....GNIS, 2009
 Hydrography.....National Hydrography Dataset, 2009
 Contours.....National Elevation Dataset, 2008

UTM GRID AND 2011 MAGNETIC NORTH
 DECLINATION AT CENTER OF SHEET

0° 17' 5 MILS
 12° 1' 214 MILS

U.S. National Grid	
100,000-m Square ID	
VL	4500
VK	
Grid Zone Designation	
12T	

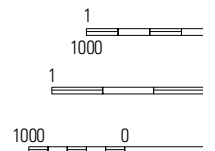


Exhibit D

2011 Variance Meeting Staff Report (link in Staff Report)

Exhibit E

2011 Variance Meeting Minutes

MINUTES OF PARK CITY BOARD OF ADJUSTMENT
CITY HALL, COUNCIL CHAMBERS
OCTOBER 4, 2011

IN ATTENDANCE: Ruth Gezelius, Mary Wintzer, Hans Fuegi, Richard Miller

EX OFFICIO: Thomas Eddington, Planning Director; Polly Samuels-Mclean, City Attorney; Mathew Evans, City Planner

I. ROLL CALL

Chair Gezelius called the meeting to order at 5:08 PM and noted that all Board members not present were excused.

II. PUBLIC COMMUNICATION

There was no comment.

III. STAFF & BOARD COMMUNICATIONS

There was discussion among Staff and Board concerning the issue of the re-hearing for the agenda item. City Attorney Mclean explained that the applicant was notified that the ratification was scheduled but the date of the hearing and staff report was not made available to the applicant three days prior to the meeting as required by Code. The applicant did have the ability to wave the three day period but chose not to. It was noticed that neither the applicant nor public was in attendance for the re-hearing. City Attorney Mclean made the Board aware that the vote of the ratification on September 27, 2011 should be vacated by the Board prior to hearing the item on regular agenda.

City Attorney Mclean updated the Board of Adjustment on 129 Main Street, a Variance and Special Exception that was heard before the Board and recently ruled on at District Court. The settlement by the Court upheld the denial of the Variance by the Board of Adjustment though the Special Exception was overturned. Staff was concerned with the broad language in the Land Management Code regarding Special Exceptions and that the language may be amended in the future.

Board member Miller directed Staff to deliver packets to all members of the Board whether they were scheduled to be present at the meeting or not. He further asked that emails be sent to confirm meetings to all members, not just those that confirmed they were available on the scheduled dates.

IV. REGULAR AGENDA

MOTION: Board member Fuegi moved to vacate the vote of the Board of Adjustment on September 27, 2011 on the matter of the ratification of Findings of Facts, Conclusions of Law, and Order for 424 Woodside Avenue. Board member Wintzer seconded.

VOTE: 4-0. Unanimously carried.

PL-11-01317 424 Woodside Avenue – Ratification of Findings

The Board reviewed and made changes to the Findings of Facts as follows:

- ≠ Finding of Fact #13 as pointed out by Board member Miller should have the singular “prevent” instead of “prevents”.
- ≠ Finding of Fact #15 was amended by Board member Miller to read “All three variance requests are based upon self- imposed design hardships...”

MOTION: Board member Wintzer moved to ratify the Findings of Facts. Conclusions of Law and Order as amended for 424 Woodside Avenue Variances to height, front setback, and side yard setback. Board member Fuegi seconded the motion.

VOTE: 4-0. Motion carries unanimously.

Finding of Fact

1. The property is located in the Historic Residential (HR-1) zone.
2. Records indicate that in 1900 a 956 square foot Historic home was built at 424 Woodside Avenue and is currently listed as Significant on the Historic Sites Inventory.
3. In 1993, two additional lots adjacent to the property were combined into one lot and a building permit was issued for a 700 square foot addition which would be used as a duplex.
4. The 1993 addition was built to a height of 28 feet which was the permitted zone height at the time.
5. Because of the topography of the site, a height of 29 feet would be required of the portion of the historic house in order to match the height of the 1993 addition.
6. The duplex is located on a lot that is 75 feet wide and 75 feet deep, the existing historic home is located approximately 6 feet below the top grade of Woodside Avenue.
7. The maximum height in the HR-1 Zone is 27 feet, the applicant proposed to raise the historic portion of their home to 29 feet, thus the applicant needed a 2 foot variance to the maximum height allowed in the HR-1 Zone.
8. The maximum front yard setback in the HR-1 Zone is 10 feet as measured from the property line; the applicant proposed to raise and rotate the historic portion of the home and place additional living space directly under the historic home with a 0 foot front yard setback, thus the applicant needed a 10 foot variance for the front yard setback for the proposed addition as required in the HR-1 Zone.
9. The combined total side yard setback requirements for a lot that is 75' wide by 75' feet deep is 18 feet with each side having a minimum 5 foot setback. The existing combined setbacks are 15 feet, with 5 feet on the south-side property line, and 10 feet on the north-side property line. The applicant was proposing to have a 10 foot setback for the additional living space below the historic portion of the home on the north side of the property after it was to be raised and rotated, thus necessitating a need for a three foot variance to the total side-yard setback standards in the HR-1 Zone.
10. The applicant requested to raise the home a total of 10 feet to bring the overall height to 29 feet in order to match the floor elevation of the 1993 addition and bring it to street level.
11. Applicant failed to show specifically why raising the house to a height of 29 feet as opposed to the zone height of 27 feet was necessary and created a hardship.
12. Matching the height of a historic house to a modern addition is not a hardship and does not meet the spirit of the zoning ordinance or the general plan.

13. Applicants failed to show how a two foot difference (i.e. raising the house to 29 feet as opposed to the zone height of 27 feet) creates a hardship. Two feet would not require an exposed staircase or prevent the house from being close to street elevation.
14. Raising the home 27 feet would bring the historic portion of the home to the same elevation as the street. The 2 foot variance to the maximum height allowed would have raised the home to one-foot (1') above the street elevation.
15. All three variance requests are based upon self- imposed design hardships due to the fact that the applicant could achieve the lifting and rotating of the home without the addition of living space below the building, and without matching the exact floor elevation of the 1993 addition to the home. The applicants request for additional living space below the historic portion of the building, and matching the existing floor elevation of the 1993 addition is not a hardship created by special circumstances associated with the property.
16. The alleged hardship comes from conditions general to the neighborhood, not from circumstances peculiar to the property. Several houses on the downhill side of the street are situated in much the same way as the applicant's home. The positioning of the home on the lot is not unique to this area as many homes were constructed in a manner that allowed the home to face downward towards Main Street. The applicant previously combined three lots and has ample room to expand the existing non-historic portion of the home to add additional living space.
17. Any life-safety issues related to the existing location of the home on the property and its proximity to the street and position below the established grade of the street can be mitigated without the need for a variance, including raising the historic portion of home without the addition of living space underneath and without violating the maximum height requirement. The matching of the floor elevation of the existing home, or bringing the home up to above street level is not a necessity; the applicant can accomplish the rising of the home with a "step-down" from the 1993 addition.
18. The determination whether to raise and rotate the existing home is made as part of the Design Guidelines for Historic Districts and Historic Sites determination. However, raising and rotating the historic house can be achieved without the need for the variance.
19. Additional living space is also proposed behind (in the rear yard) of the existing historic portion of the home. Due to the size of the lot and current placement of the historic home, additional living space can be achieved without the need for the variance.

Conclusions of Law

1. Literal enforcement of the HR-1 zone requirements for a maximum height of 27 feet, front-yard setback requirements of 10 feet and a combined sideyard requirements of 18 feet does not cause an unreasonable hardship. This is not necessary to carry out the general purpose of the zoning ordinance.
2. There are no special circumstances attached to the property that do not generally apply to other properties in the same district
3. Granting the variances is not essential to the enjoyment of substantial property right possessed by other property owners in the same district.
4. The proposal is inconsistent with the General Plan.
5. The spirit of the zoning ordinance is not observed by this application.
6. All of the criteria needed to allow for a variance for each request, pursuant to LMC section 15-10-9, have not been met, thus the variances are not justified.

Order: The variances to LMC section 15-2.2-5 (A) and 15-2.2-3 (D) are hereby denied for:

Exhibit F

Historic Preservation Plan

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: HANNAH TURPEN

APPLICATION #: PL-16-02379

DATE RECEIVED: 11/16/16

PLANNING DIRECTOR

CHIEF BUILDING OFFICIAL

APPROVAL DATE/INITIALS: _____

APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

☐ LANDMARK

☒ SIGNIFICANT

DISTRICT: _____

NAME:

JOHN & HEATHER BERKLEY

ADDRESS:

424 WOODSIDE AVE

TAX ID:

424.WS.1

OR

SUBDIVISION:

OR

SURVEY:

LOT #:

BLOCK #:

APPLICANT INFORMATION

NAME:

JONATHAN DEGRAY

PHONE #:

(435) 649-7263

FAX #: () -

EMAIL:

degrayarch@westoffice.net

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



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 Design

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 historic form is oriented so that the front of the building faces the back yard, or rear of the site. The historic form is a full story below the street level of Woodside Avenue so the only thing visible of the historic form from the street is the metal roof. This condition along with the scale of the addition to the south places the historic form in a hole. Per the Site Inventory 424 Woodside Ave. has been extensively modified creating a situation where the historic form is dwarfed by surrounding structures and is a full level below street level. By raising and rotating the historic form we will establish it as a visually prominent element along the street. The new location will fit in with the current rhythm of building forms along the street. The proposed addition, located below the historic form, will not be visible from the street. The proposed changes outlined here are all intended to improve the appearance of the historic form and reestablish its presence along Woodside Avenue making it once again a valuable asset to the district for years to come.



Structural

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:

It is our intention to strip the existing historic form building down, removing all the contemporary material and then see what we have. We anticipate not finding any historic material other than 1x12 exterior wall sheathing attached to new stud walls.

If this is the case we would propose to proceed as follows.

1. Panelize the exterior north and east walls.
2. Change the orientation of the building so that it faces Woodside Avenue and is raised to the street level, **9' from its existing location**, so the front of the historic building faces the street, not the back yard.
3. Construct a new foundation
4. Re-build the structural frame placing the historic form on top, front facing Woodside Ave.

Through the renovation and addition of this residence we will:

- a. Provide a foundation to the structure.
- b. Re-orient the building so the front faces the street and is elevated to have a relationship to the street that is currently not present

Roof

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

Element/Feature: Roof

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☒ Rehabilitation

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

The roof will be rebuilt to meet the structural requirements of code and retain the historic form and appearance.

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: None



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

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:

It is our intention to strip the existing historic form building down, removing all the contemporary material and then see what we have. We anticipate not finding any historic material other than 1x12 exterior wall sheathing attached to new stud walls.

If this is the case we would propose to proceed as follows.

5. Panelize the exterior north and east walls.
 6. Change the orientation of the building so that it faces Woodside Avenue and is raised to the street level, **9' from its existing location**, so the front of the historic building faces the street, not the back yard.
 7. Construct a new foundation
 8. Re-build the structural frame placing the historic form on top, front facing Woodside Ave.
- Through the renovation and addition of this residence we will:
- c. Provide a foundation to the structure.
 - d. Re-orient the building so the front faces the street and is elevated to have a relationship to the street that is currently not present
 - e. Replace the non-historic windows with period correct units Replace/repair siding.

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:

A new foundation will be built that is code compliant.



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

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 porch, currently facing the rear of the site, has been walled in to create more interior living space. We would propose to bring the porch back to its historic appearance and use.

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: 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:

All historic doors have been replaced, see physical condition report. All new doors will be historic in appearance.

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 historic windows have been replaced, see physical condition report. All new windows will be historic in appearance.



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 & Electrical systems

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

All Mechanical and Electrical systems will be new and code compliant.

Additions

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

Element/Feature: Addition

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

The new addition will be placed below and to the rear of the historic form and be distinctive from the exiting home.



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.

1. Architect: Jonathan DeGray Architect, 435-649-7263, degrayarch@qwestoffice.net.
2. Structural Engineer: Shen Engineers, Henry Shen, 801-466-2625, sheneng@msn.com
3. Contractor: None chosen at this phase in the project.

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.

1. See Historic Site Inventory

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.

1. Owner will place a lien on the property in favor of the city.

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 G

Physical Conditions Report

PARK CITY MUNICIPAL CORPORATION
 PLANNING DEPARTMENT
 445 MARSAC AVE ° PO BOX 1480
 PARK CITY, UT 84060
 (435) 615-5060 ° (435) 615-4906 FAX



PHYSICAL CONDITION REPORT

For use with the Historic District/Site Design Review Application

For Office Use Only	
PROJECT PLANNER	APPLICATION #
	DATE RECEIVED

PROJECT INFORMATION

HISTORIC SITE? ☐ NO ☐ YES ☐ LANDMARK ☐ SIGNIFICANT ☐ DISTRICT: _____

NAME: Berkley Residence		
ADDRESS: 424 Woodside Avenue		
TAX ID #: 424-WS-1	OR	
SUBIVISION:	OR	
SURVEY:	LOT #:	BLOCK #:

CONTACT INFORMATION

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

Instructions for Completing the PHYSICAL CONDITION REPORT

The purpose of the PHYSICAL CONDITION REPORT is to document the existing conditions of the site, its buildings and structures. All sites, historic or otherwise, that are the subject of a Historic District/Site Design Review application are required to complete a PHYSICAL CONDITION REPORT. This form should be completed and submitted to the Planning Department prior to your Pre-Application Conference.

WRITTEN DESCRIPTION

The features listed below, if extant on your site, must be described in full. If the scope of your project is limited (window replacement, porch rehabilitation, etc.) describe only those elements directly impacted by your proposal and write "not applicable" in other sections. Descriptions should be concise and detailed and should include materials, dimensions, present condition, and approximate date (if known). If your descriptions require additional space, please attach a continuation sheet OR you may create a separate document by restating each numbered item followed by your full response. Documentation from a licensed professional must be submitted to support claims regarding severely deteriorated or defective conditions.

PHOTOGRAPHS

Digital photographs must be included with this report. Specifications and a template for organizing and labeling photographs are provided on the last page of this report.

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

The property slopes downhill from west to east off Woodside Avenue. From Woodside Avenue to the front property line is approximately 17.5 feet and slopes down 8' with a rock retaining wall that runs parallel to Woodside Avenue. From front property line to back property line is 75 feet and slopes downhill approximately 13 feet.



519

A.2. LANDSCAPING - Describe the natural and/or planted materials, paths, decks, patios or other elements that are part of the existing landscaping scheme, including approximate dates. Describe existing feature(s) and condition:

The front of the property off Woodside Avenue has rock retaining wall that runs parallel with the street. The entry stairs are wood and are in fair shape. Stone walkway leads from the entry to the rear yard. All vegetation is natural and maintained.



Rock retaining wall and entry stairs along west elevation

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



Stone walkway at entry leading to rear yard (north elevation)



Rear yard looking southeast

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

A.3. RETAINING WALL(S) - Describe any functional or decorative walls on the site, including approximate dates of construction.

Describe the existing feature(s) and condition:

See A.2 Landscaping

A.4. EXTERIOR STEPS - Describe any exterior steps on the property including location, dimensions, materials, and approximate dates of construction.

Describe the existing feature(s) and condition:

See A.2 Landscaping

A.5. FENCE(S) - Describe any fences on the property including location, dimensions, materials, and approximate dates of construction.

Describe the existing feature(s) and condition:

The rear fence (owned by adjacent property) runs north to south and is 4x4 wood post with 1x4 wood slats in need of repair. The wood fence along the north property line is 6' length sections of 1x6 dog eared cedar slats and in need of repair.



Rear yard fence

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



Fence on north side of property

A.6. OTHER SITE FEATURES (SPECIFY):

Describe the existing feature(s) and condition: ***None***

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

MAIN BUILDING

B.1. ROOF - Describe the existing roof materials, roof framing, pitch and elements such as skylights, vents or chimneys along with the approximate dates of the features.

Describe the existing feature(s) and condition:

The roof is simple gable with a 10/12 pitch with a shed running west at a 2.5/12 pitch. This form was the original built about 1900. The shed roof running east off the main gable is a 4/12 pitch and was added after 1978. The roof material is standing seam metal applied after 1978. The main gable form is standing seam metal roof over historic wood shake over historic 1x8 skip plank over historic 2x4 truss at 24" o.c., the truss has 2x4 bottom chord with 1x4 kickers. The two sheds of the gable running east and west were updated after 1978 with standing seam metal over 5/8" plywood over 2x12 joist at 24" o.c.



Roof looking east

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



Roof looking southeast

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

B.2. EXTERIOR WALL -PRIMARY FACADE - Describe the exterior facade including materials, dimensions, finishes and approximate dates of construction. Describe the existing feature(s) and condition:

The north elevation is 1x8 horizontal lap siding applied after 1978, over historic 1x12 vertical plank on 2x4 studs at 24" o.c.



North elevation

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

B.3. EXTERIOR WALL -SECONDARY FACADE 1 - Describe the exterior facade including materials, dimensions, finishes and approximate dates of construction.
Describe the existing feature(s) and condition:

The west elevation is 1x8 horizontal lap siding applied after 1978, over historic 1x12 vertical plank on 2x4 studs at 24" o.c



West elevation

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

B.4. EXTERIOR WALL -SECONDARY FACADE 2 - Describe the exterior facade including materials, dimensions, finishes and approximate dates of construction.
Describe the existing feature(s) and condition:

The south elevation has an addition built after 1993.



Addition on the south elevation built after 1993

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

B.5. EXTERIOR WALL -REAR FACADE - Describe the exterior facade including materials, dimensions, finishes and approximate dates of construction.
Describe the existing feature(s) and condition:

The east elevation is 1x8 horizontal lap siding applied after 1978, over 5/8" plywood on 2x4 studs at 24" o.c



East elevation

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

B.6. FOUNDATION - Describe the existing foundation noting the current materials, evidence of previous upgrades as well as evidence and probable cause of failure or deterioration and approximate dates of construction.

Describe the existing feature(s) and condition:

The foundation under the historic house is 8" thick concrete, due to it's age we are assuming it has no steel reinforcing. Concrete is in fair condition.

B.7. PORCH(ES) - Describe the current porch(es) including materials, finishes, dimensions, evidence of changes and the approximate date of construction.

Describe the existing feature(s) and condition:

The rear porch was enclosed after 1978 and built into interior living space. See east elevation on previous page.

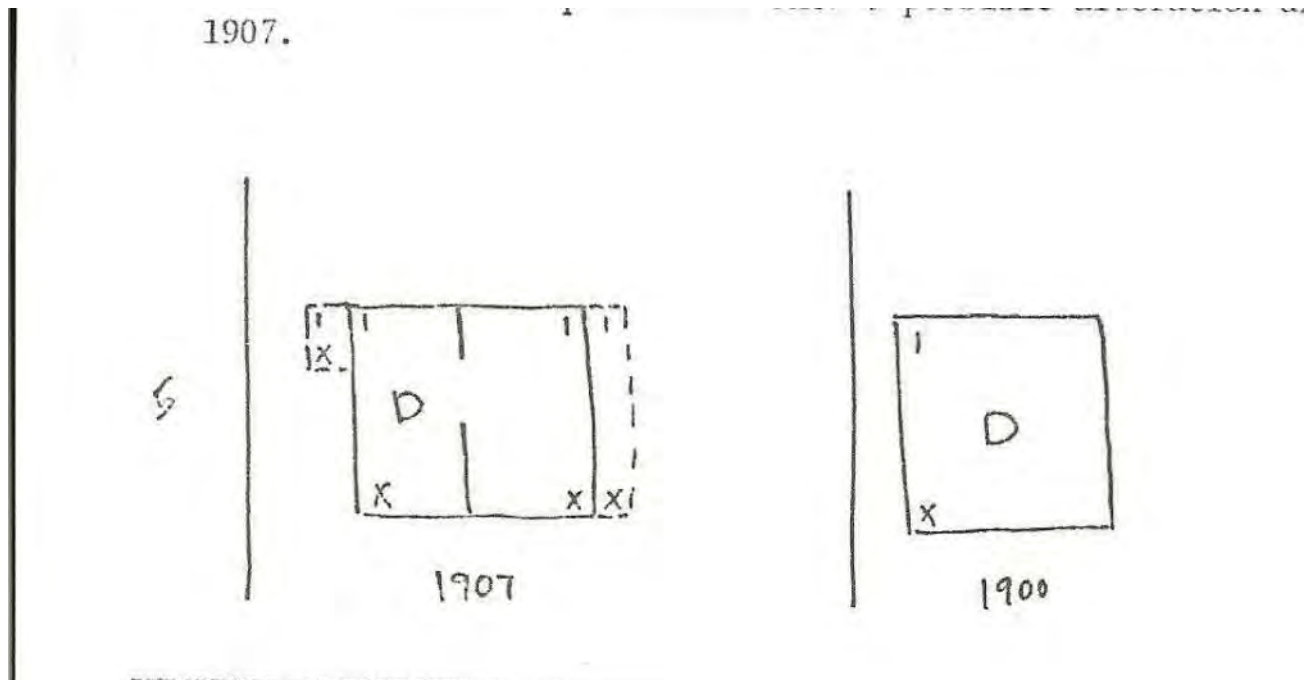
B.8. DORMER(S) / BAY(S) - Describe any projecting dormers or bays noting the location, materials, finishes, dimensions and approximate date of construction.

Describe the existing feature(s) and condition: **None**

B.9. ADDITION(S) - Describe any additions to the original building in a chronological order of development (if known) and include information on the construction methods, materials, finishes, dimensions, condition and approximate dates of each addition. For Historic Sites, this description should correspond to the measured as-built drawings of the buildings/structures.

Describe the existing feature(s) and condition:

The Sanborn maps show an alteration or addition between 1900-1907. No changes were made through 1941. There were updates/additions after 1978 to the east and west elevation. The addition on the south elevation was built after 1993.



1900-1907 Sanborn maps



1929 Sanborn map



1941 Sanborn maps

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

B.10. MECHANICAL SYSTEM

Describe the existing mechanical system and condition:

The mechanical system was updated after 1978 and is fair condition and appears to be up to code.

B.11. ELECTRICAL SYSTEM

Describe the existing electrical system and condition:

The electrical system was updated after 1978 and is fair condition and appears to be up to code.

B.12. STRUCTURAL SYSTEM

Describe the existing structural system, including the foundation, floors, walls, and roof structure. Park City will allow very limited and non-structural disassembly of a structure to investigate these conditions.

Describe the existing structural system and condition:

The structural system was updated after 1978 and is fair condition. See framing plans on sheet A1.1.

B.13. HAZARDOUS MATERIALS

Provide a statement regarding the presence of hazardous materials including, but not limited to, lead-based paint, asbestos and mold. Describe the materials' location on the site, the test methods used to verify the hazardous material, and the extent of the problem:

The house was built before 1978, the presence of lead-based paint according to the EPA can be assumed. The regulations for working in the presence of lead-based paint is covered in the April 22, 2010 RRP rule.

The house appears to be dry and free of mold.

B.14. OTHER (SPECIFY):

Describe the existing feature(s) and condition: ***None***

MAIN BUILDING -DETAILS

C.1. WINDOWS - Describe the number of windows, dimensions, configuration of panes, types, whether the windows are original to the building (if known) and approximate dates. Describe the existing feature(s) and condition:

The windows were updated after 1978 with insulated wood aluminum clad. No historic windows remain.



Wood aluminum clad window- typical

C.2. DOORS - Describe the doors including materials, dimensions, types, whether the doors are original to the building (if known) and approximate dates.

Describe the existing feature(s) and condition:

The doors were updated after 1978 with solid core interior doors and the exterior patio door is insulated wood clad aluminum. No historic doors remain.



Interior doors

C.3. TRIM - Describe the trim (window and door, eaves and soffits, corner boards, pilasters, etc.) including location, dimensions, and approximate dates.
Describe the existing feature(s) and condition:

All exterior and interior trim was replaced after 1978. No historic trim remains.



Typical base and window casing



Typical ceiling trim and door casing



Typical exterior trim

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

C.4. ARCHITECTURAL ORNAMENTATION - Describe the architectural ornamentation that is applied or integrated into the exterior facades including the location, dimensions, materials and approximate dates.

Describe the existing feature(s) and condition: **None**

C.5. OTHER (SPECIFY):

Describe the existing feature(s) and condition: **None**

ACCESSORY BUILDING(S)

D.1. ACCESSORY BUILDING(S) - Mark all the boxes below that apply to your property.

Describe each accessory building including location on the site (should correspond to the existing site plan), materials, and approximate dates.

Type(s): ☐ Garage ☐ Root Cellar ☐ Shed ☐ Other (specify):

Describe existing accessory building(s) and condition: **None**

STRUCTURE(S)

E.1. STRUCTURE(S) - Mark all the boxes below that apply to your property. Describe each structure including location on the site (should correspond to the existing site plan), materials and approximate dates.

Type(s): ☐ Tram ☐ Tower ☐ Animal Enclosure ☐ Other (specify):

Describe existing structure(s) and condition: **None**

ACKNOWLEDGEMENT 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 documents and/or information I have submitted are true and correct to the best of my knowledge.

Signature of Applicant: _____ Date: _____

Name of Applicant: _____

Exhibit H

Existing and Proposed Plans

BERKLEY RESIDENCE - HDDR SET

REMODEL/ADDITION

424 WOODSIDE AVENUE

PARK CITY, UTAH

CONSULTANTS

ARCHITECTURAL
JONATHAN DEGRAY
P.O. BOX 1674
614 MAIN STREET SUITE 302
PARK CITY, UTAH 84060
TEL. (435) 640-7263
FAX. (435) 640-7263
EMAIL: degrayarch@qwestoffice.net

LEGEND

	BRICK & STONE	OFFICE	ROOM NAME
	EARTH	101	ROOM NUMBER
	CONCRETE		FLOOR, POINT ELEV.
	CONCRETE MASONRY UNIT		CENTER LINE
	STEEL (LARGE SCALE)		ROUND, DIA.
	RIGID INSULATION		CHANNEL
	ROUGH WOOD		ANGLE
	BLOCKING		DETAIL
	ALUMINUM (LARGE SCALE)		SECTION CUT, DETAIL
	GRAVEL		BUILDING SECTION
	FINISHED WOOD		KEYED NOTES
	BATT OR BLOWN INSULATION		WINDOW TYPE
	PLASTER, SAND, GROUT, MORTAR		DOOR NUMBER
	STEEL (SMALL SCALE)		REVISION
	BITUMINOUS PAVING		INTERIOR WALL ELEV.
	FLYWOOD		WALL TYPE
	GYPSUM BOARD		

CODE ANALYSIS

APPLICABLE CODES
2015 IRC 2015 IBC
2015 IPC 2015 IMC
2014 NEC 2015 IFBC
2015 IBC 2015 IPC

OCCUPANCY: R2

CONSTRUCTION TYPE: VB
BUILDING TO BE FIRE SPRINKLED: CONTRACTOR
TO PROVIDE APPROVALS PRIOR TO
INSTALLATION.

AREA CALCULATIONS			
	EXISTING	NEW	TOTAL
LOWER LEVEL	1342	1342	1342
MAIN LEVEL	494	1501	1995
ENTRY LEVEL	194	1050	1244
LOFT LEVEL	455		455
TOTAL	1143	3893	5036
GARAGE	505		
LOT AREA	5625		
ALLOWABLE FOOTPRINT	2050		
PROPOSED FOOTPRINT	2007		
LOD AREA	5600		

INDEX TO DRAWINGS

#	SHEET #	SHEET DESCRIPTION
1	Aa	COVER SHEET
2	1st1	SURVEY MAP
ARCHITECTURAL		
3	AB.1	AS-BUILT FLOOR PLANS
4	AB.2	AS-BUILT ELEVATIONS
5	AB.1	ARCHITECTURAL SITE PLAN
6	AB.2	LANDSCAPE PLAN
7	AL.1	LOWER LEVEL PLAN
8	AL.2	MAIN LEVEL PLAN
9	AL.3	ENTRY LEVEL PLAN
10	AL.4	LOFT LEVEL PLAN
11	AL.5	ROOF PLAN
12	A2.1	WEST AND NORTH ELEVATIONS
13	A2.2	SOUTH AND EAST ELEVATIONS
14	A3.1	BUILDING SECTION
15	A6.1	DOOR, WINDOW AND ROOM SCHEDULES

ABBREVIATIONS

A/C	AIR CONDITIONING	F.D.	FLOOR DRAIN	PR.	PAIR
ACQ.	ACQUITTANCE	FND	FOUNDATION	R.D.	ROOF DRAIN
ADD.	ADDENDUM	FPL	FLOOR	R.S.	ROUGH SAWN
ADJ.	ADJUSTABLE	FPL	FLOOR	R.S.	ROUGH SAWN
ALLOW.	ALLOWANCE	F.R.	FIRE RATED	RAD.	RADIUS
ALUM.	ALUMINUM	F.T.	FLOOR TRAP	R.C.	REINFORCING
APPROX.	APPROXIMATE	G	GAS	REVD.	REQUIRED
B.D.	BOARD	GALV.	GALVANIZED	REV.	REVISION
B.W.	BUILT-UP	GA.	GALVE	RM.	ROOM
B.D.G.	BOTH WAYS	GR.	GRATE	R.O.	ROUGH OPENING
B.L.K.	BLOCK	G.W.B.	GYPSUM WALL BOARD	R.S.F. & R.D.	ROUGH SAWN
B.R.C.	BRICK	G.L.B.	GALV. LAM. BEAM	S.C.	SOLID CORE
B.S.	CAST IRON	H.B.	HOLLOW BEAM	SCHED.	SCHEDULE
C.I.	CONTROL JOINT	H.D.	HOLLOW DRAIN	S.E.P.	SEWER
C.M.U.	CONCRETE MASONRY UNIT	H.M.	HOLLOW METAL	S.M.	SIMILAR
C.O.G.	COLD	H.O.R.	HORIZONTAL	SPEC.	SPECIFICATION
C.O.L.	COLD	I.D.	INSIDE DIAMETER	STD.	STANDARD
C.O.M.P.	COMPOSITE	I.N.T.	INTERIOR	STR.	STRUCTURAL
C.O.N.C.	CONCRETE	I.R.R.	IRREGULAR	SYS.	SYSTEM
C.O.N.S.T.	CONSTRUCTION	I.N.S.U.L.	INSULATION	T & B	TOP AND BOTTOM
C.O.N.T.	CONTRACTOR	J.B.	JAMB	T & G	TONGUE AND GROOVE
C.O.N.T.	CONTINUOUS	J.O.	JOINT	T.O.P.	TOP OF
D.F.	DRINKING FOUNTAIN/DOUGLAS FIR	J.R.	JOINT RESISTANT	T.O.P.	TOP OF
DIA.	DIAMETER	M.S.	MANUFACTURER	T.O.W.	TOP OF WALL
D.M.	DIMENSION	M.A.C.	MACHINERY	TYP.	TYPICAL
D.N.	DOWN	M.C.M.	MID-CENTURY MODERN	T.C.	STEEL TUBE COLUMN
D.W.G.	DRAWING	M.I.	MID-LEVEL	U.N.O.	UNDER NOTED OTHERWISE
D.T.L.	DETAIL	M.N.	MID-NORTH	V.B.C.	VERTICAL
E.A.	EXHAUST FAN	N.C.	NOT IN CONTRACT	V.T.B.	VENT TUBE
E.F.	EXHAUST FAN	N.C.S.	NOT TO SCALE	W.	WOOD
E.L.F.S.	EXT. INSUL. FINISH SYSTEM	N.C.	NOT TO SCALE	W.D.	WATERPROOF
E.L.C.	EXPANSION JOINT	N.C.	NOT TO SCALE	W.P.	WATERPROOF
E.L.B.C.	ELECTRICAL	N.C.	NOT TO SCALE	W.R.	WATER RESISTANT
ELEV.	ELEVATION	N.C.	NOT TO SCALE	W.H.	WATER HEATER
E.Q.	EQUAL	N.C.	NOT TO SCALE	W.S.	WATER SOFTENER
E.P.T.	EXPANSION TANK	N.C.	NOT TO SCALE	W.W.F.	WELDED WIRE FABRIC
E.X.I.T. (C)	EXIT	N.C.	NOT TO SCALE	W.W.M.	WYOMING WIRE MESH
E.X.T.	EXTERIOR	N.C.	NOT TO SCALE		

GENERAL NOTES

- THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.
- THESE SHEETS - LISTED BY DRAWING INDEX - ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP, QUALITY, AND NOTES HAVE BEEN PREPARED SOLELY FOR THE CONSTRUCTION AND FINISH OF PROJECT IMPROVEMENTS, COMPLETE AND READY FOR OCCUPANCY AND USE.
- ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
- ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
- IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE FROM THE STANDPOINT OF SAFETY AND PHYSICAL SECURITY SHALL APPLY.
- ANY INSTALLATION, FINISH, OR COMPONENT INTENDED TO PROVIDE ENCLOSURE, WEATHER ABILITY OR APPEARANCE QUALITY SHALL BE PRODUCED AS A REPRESENTATIVE SAMPLE PRIOR TO PROCEEDING WITH COMPLETION. WORK PERFORMED WITHOUT WRITTEN APPROVAL OF SUCH SAMPLES BY THE ARCHITECT/ENGINEER SHALL BE DONE AT THE RISK OF THE CONTRACTOR. A MINIMUM OF TWO (2) WORKING DAYS NOTICE SHALL BE GIVEN.
- ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
- BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2015 IRC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THE DESIGN AND ANY CONSEQUENT CONSTRUCTION.
- ALL 2 1/2 IN. GAS PIPE SYSTEM METER SETS REQUIRES PRIOR APPROVAL FROM QWESTAR GAS COMPANY. PROVIDE A LETTER FROM QWESTAR APPROVING SYSTEM.
- ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IPC 105.6.11

AERIAL PHOTO



Jonathan DeGray
Architect

BERKLEY RESIDENCE - HDDR SET
REMODEL/ADDITION
424 WOODSIDE AVENUE
PARK CITY, UTAH 84060

COVER SHEET

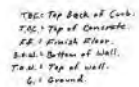
REVISIONS

DATE: APRIL 06, 2017

PROJECT NUMBER: 101-01

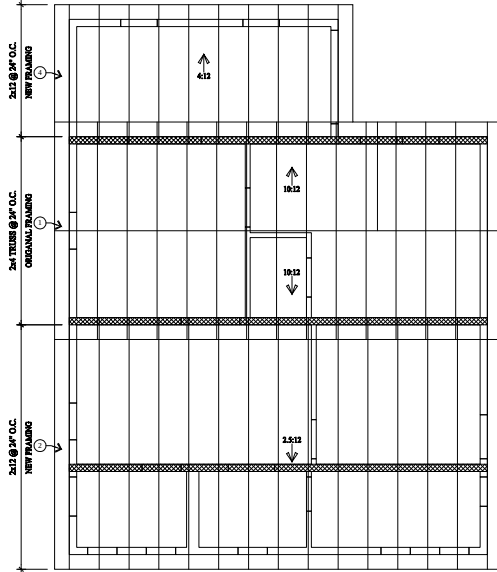
Aa

LOTS 26, 27, and 28, BLOCK 4, PARK CITY SURVEY, SUMMIT COUNTY, UTAH

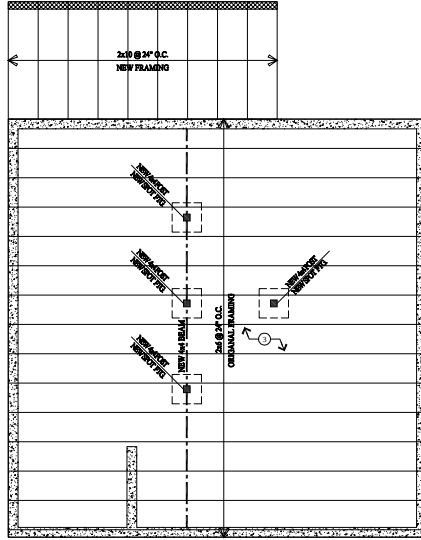


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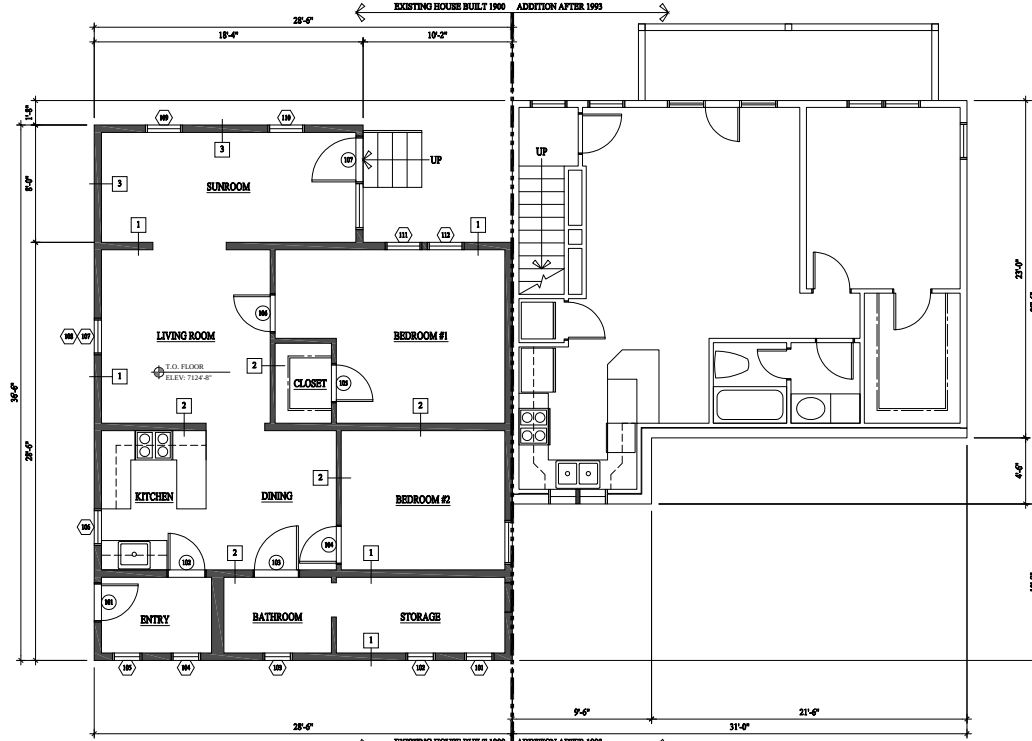
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HPB Packet 12.5
ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND

- EXISTING 2X FRAMED WALL
- EXISTING CONCRETE WALL
- EXISTING BEARING WALL

ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION

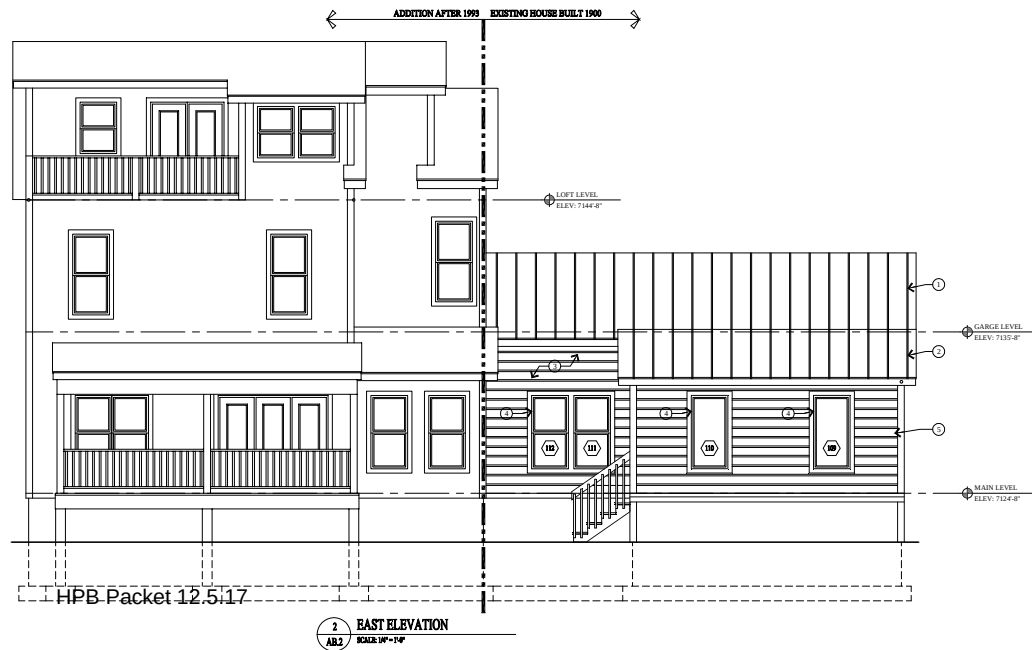
KEY NOTES

- NEW STANDING SEAM METAL ROOF ON HISTORIC WOOD SHAKES ON HISTORIC 1x6 SLEEPING PLANE ON ISOTRUS 2X4 JOISTS @ 24" O.C. (CREATED AFTER 1970).
- NEW STANDING SEAM METAL ROOF ON 5/8" PLYWOOD INSULATION ON 2X12 JOISTS @ 24" O.C. (CREATED AFTER 1970).
- 1x3 HARDWOOD FLOORING ON HISTORIC 2x4 JOISTS @ 24" O.C.
- NEW STANDING SEAM METAL ROOF ON 5/8" PLYWOOD INSULATION ON 2X12 JOISTS @ 24" O.C. (PORCH ENCLOSED AFTER 1970).

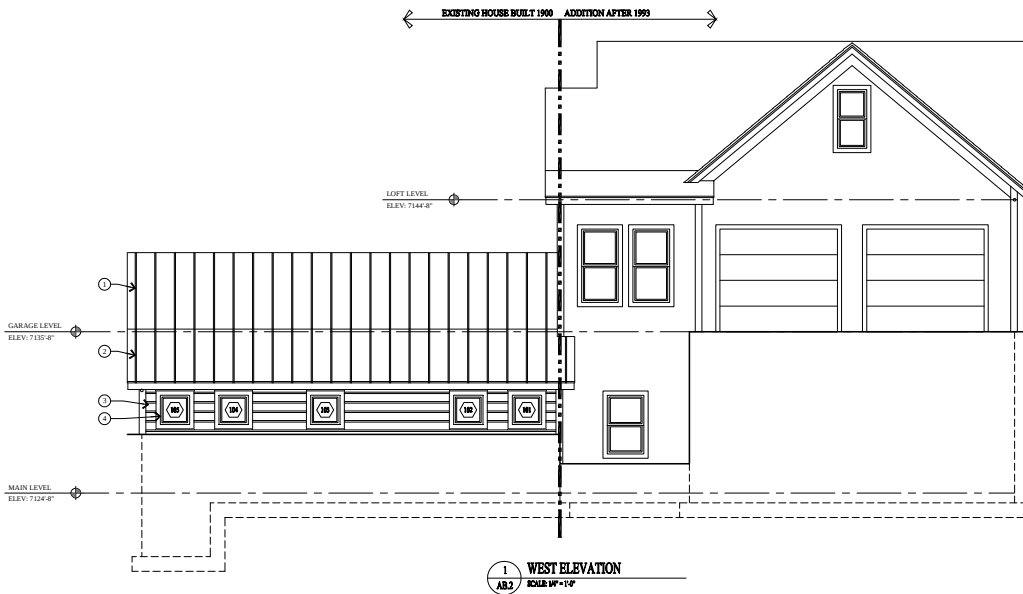
WALL TYPES

- WALL TYPE
SCALE: 1" = 1'-0"
- WALL TYPE
SCALE: 1" = 1'-0"
- WALL TYPE
SCALE: 1" = 1'-0"

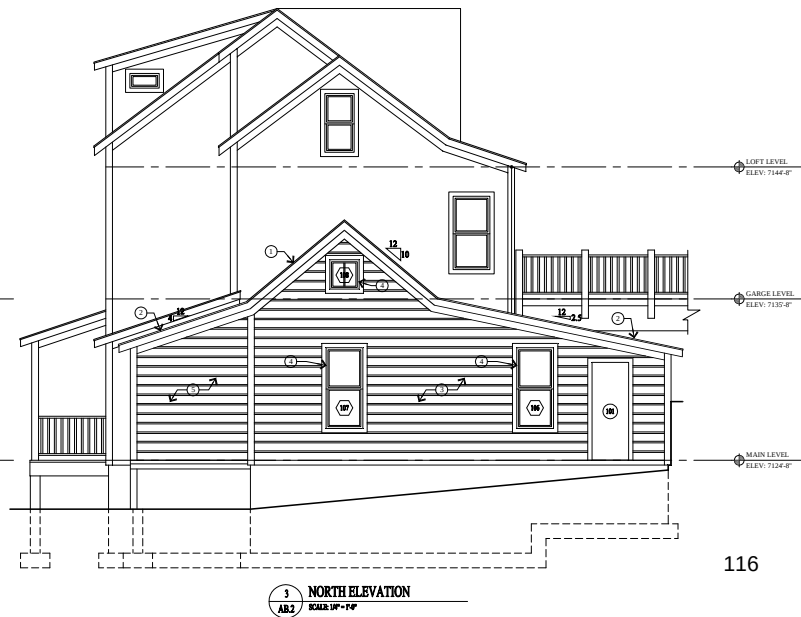
- 2X4 STUDS @ 24" O.C.
- 1x3 VERTICAL PLANK - HISTORIC.
- 1x3 HORIZONTAL LAP SIDING - NEW.
- VARIABLE GYPSUM BOARD, LATH & PLASTER.
- BATT INSULATION @ EXTERIOR WALLS.
- 1/2" GYPSUM BOARD.
- 1/2" PLYWOOD INSULATION.



2 EAST ELEVATION
AB.2



1 WEST ELEVATION
AB.2



3 NORTH ELEVATION
AB.2

KEY NOTES

- NEW STANDING SEAM METAL ROOF ON HISTORIC WOOD SHAKES ON HISTORIC 1x8 PLANE ON HISTORIC 2x4 TRUSSES @ 24" O.C., TRUSSES HAVE 2x4 BOTTOM CHORD W/ 1x4 KICKERS.
- NEW STANDING SEAM METAL ROOF ON 8x12 WOOD BEAMS ON 2x12 JOISTS @ 24" O.C.
- NEW 1x8 HORIZONTAL LAP SIDING ON HISTORIC 1x12 VERTICAL PLANE ON 2x4 STUDS @ 24" O.C.
- NEW INSULATED WOOD CLAD ALUMINUM WINDOW.
- NEW 1x8 HORIZONTAL LAP SIDING ON 8x12 WOOD BEAMS ON 2x4 STUDS @ 24" O.C. (PORCH ENCLOSED AFTER 1970)

Jonathan DeGray
Architect
P.O. Box 1074, 614 Main Street, Suite 302, Park City, Utah 84060
Tel: 435-649-7263, E-mail: deggrayarchitect@gmail.com

BERKLEY RESIDENCE - HDDR SET
REMODEL/ADDITION
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PARK CITY, UTAH 84060

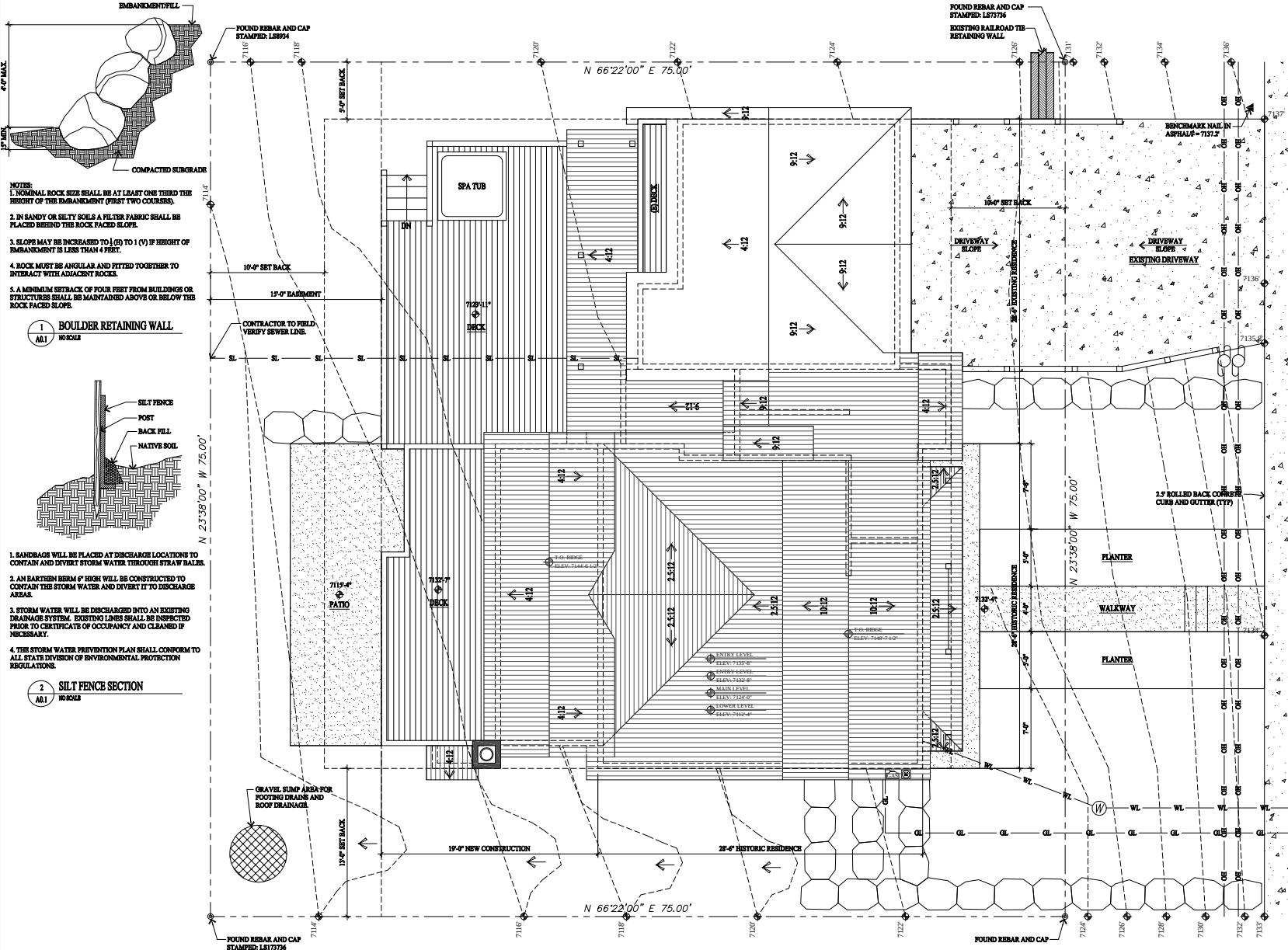
AS-BUILTS
ELEVATIONS

DATE: APRIL 06, 2017

PROJECT NUMBER: 1011-01

SHEET NUMBER:

AB.2



GENERAL NOTES

SITE PLAN NOTES

1. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR AN APPROVED DRAINAGE COURSE BUT NOT ONTO THE NEIGHBORING PROPERTY. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET - SEE PAR. 1.3

STABILIZATION CONSTRUCTION ENTRANCE

FOR A MINIMUM OF 50' FROM ROADWAY, A FILTER FABRIC SHALL BE INSTALLED OVER A COMPACTED SUBGRADE. A 4" LAYER OF 1/2" AGGREGATE SHALL BE PLACED OVER THE MEMBRANE. DAILY INSPECTION FOR SEDIMENT BUILD UP AND/OR LOSS OF GRAVEL WILL BE ENFORCED, AND REMEDIATED AT ONCE.

GRADING NOTES

1. DRAINAGE TO COMPLY WITH IRC CHAPTER 4
2. MAXIMUM ALTERED SLOPES AT 2:1
3. MINIMUM SLOPE FOR DRAINAGE = 2%
4. DRAIN AWAY FROM BUILDING
5. CONTAIN DRAINAGE ON PROPERTY
6. BOLLARDS RETAINING WALLS NOT TO EXCEED 4'-6" EXPOSED HEIGHT

UTILITY NOTES

1. ALL UTILITY LINES TO BE UNDERGROUND.
2. ABOVE GRADE UTILITY BOX TO BE IN SCREENED LOCATION.

SNOW REMOVAL

SNOW PLOWED FROM DRIVE SHALL NOT BE PUSHED ONTO THE STREET.

LEGEND

- ▲ BENCHMARK NAIL
- ⊙ FOUND PROPERTY CORNER
- ⊙ WATER SERVICE LID
- ⊙ UTILITY POLE
- ⊙ ELECTRIC METER BOX
- ⊙ GAS METER
- ⊙ LOD FENCE
- SURFACE DRAINAGE FLOW
- - - EXISTING CONTOUR LINE
- - - NEW CONTOUR LINE
- - - WATER LATERAL LINE
- - - SEWER LATERAL LINE
- - - GAS LINE
- - - OVERHEAD UTILITY LINE

WOODSIDE AVENUE

Jonathan DeGray
Architect
P.O. Box 1074, 614 Main Street, Suite 302, Park City, Utah 84060
Tel: 435-640-7263, E-mail: degrayarchitect@gmail.com

BERKLEY RESIDENCE - HDRR SET
REMODEL/ADDITION
424 WOODSIDE AVENUE
PARK CITY, UTAH 84060

ARCHITECTURAL SITE PLAN

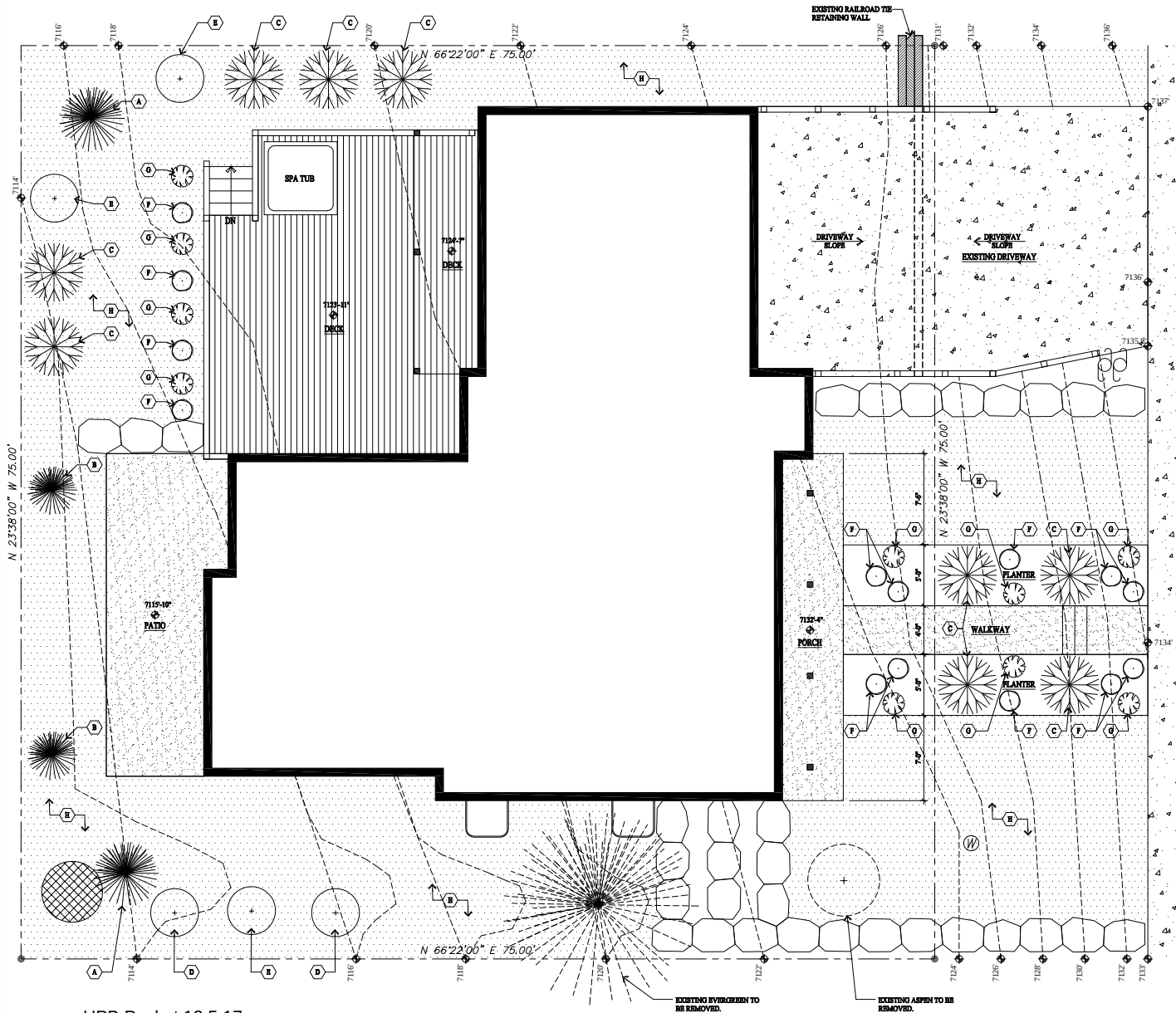
REVISIONS

DATE: APRIL 06, 2017

PROJECT NUMBER: 1011-01

SHEET NUMBER: A0.1

THE PLANTING MATERIAL AND SHEDS ON THIS SHED ARE THE PROPERTY OF JONATHAN DE GRAY ARCHITECT. ANY DAMAGE TO THE PLANTING MATERIAL OR SHEDS WILL BE THE RESPONSIBILITY OF THE CLIENT. THE PLANTING MATERIAL AND SHEDS ON THIS SHED ARE THE PROPERTY OF JONATHAN DE GRAY ARCHITECT. ANY DAMAGE TO THE PLANTING MATERIAL OR SHEDS WILL BE THE RESPONSIBILITY OF THE CLIENT.



PLANTING NOTES

1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF EXCAVATION OR PLANTING OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES OR SITS OR ADJACENT PROPERTY SHALL BE CONTRACTORS RESPONSIBILITY.
2. ALL PLANT MATERIAL SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMANS STANDARD SPECIFICATIONS.
3. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DRAWINGS, DETAILS AND SPECIFICATIONS.
4. CONTRACTOR SHALL VERIFY ALL QUANTITIES. IN CASE OF A DISCREPANCY, THE ILLUSTRATED LOCATIONS SHALL DECIDE COUNT.
5. CONTRACTOR SHALL COORDINATE ALL PLANTING WITH IRRIGATION CONTRACTOR, AS REQUIRED.
6. IN THE EVENT OF A DISCREPANCY NOTIFY THE ARCHITECT OR OWNER IMMEDIATELY.
7. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT OR OWNER.
8. SHRUB BEDS SHALL RECEIVE 4" OF TOPSOIL.
9. ALL SHRUB BEDS SHALL HAVE 1" OF DECOMPOSED BARK MULCH INSTALLED.
10. SHRUB BEDS SHALL HAVE 1" OF PRESSURE TREATED WOOD OR "TREX" BOARDING. IT SHALL SEPARATE ALL SHRUB BEDS FROM NATIVE GRASS LOCATIONS.
11. ALL PLANTS AND ALL PLANT STAKES SHALL BE SET PLUMB.
12. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING AND PROPERLY DISCARDED.
13. NO BARE ROOT STOCK SHALL BE USED.

PLANT SCHEDULE

TREES AND SHRUBS									
SYMBOL	KEY #	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	COMMENTS		
	1	2	AMERICAN CORYLUS	WHITE PINE	16-18"	12' O.C.			
	2	2	CELA STRANIS	COLORADO BLUE SPRUCE	16-18"	12' O.C.			
	3	2	PRINUS MEXICANA	SWAMP WHITE PINE	16-18"	12' O.C.			
	4	9	ACHILLES	ROCKY MOUNTAIN MAHOGANY	7-8"	4' O.C.			
	5	2	ALNUS	THORNLESS ALDER	7-8"	4' O.C.			
	6	3	POPULUS TREMULOIDES	ASPEN	7-8"	4' O.C.			
	7	14	ACHILLES	ROCKY MOUNTAIN MAHOGANY	7-8"	4' O.C.			
	8	2	QUERCUS GRANIFLORA	CHAMPAGNE OAK	7-8"	4' O.C.			
	9	2	CHOCOCYPUS LINDLEYI	CURLING MAPLE	7-8"	4' O.C.			
	10	18	ARTEMISIA TRIDENTATA	MOUNTAIN RED BARK	10-12"	4' O.C.			
	11	2	CORNER SWEET WOOD	RED TWIG DOGWOOD	10-12"	4' O.C.			
	12	2	JUNIPERUS	UTAH JUNIPER	10-12"	4' O.C.			
	13	2	PACHYSTIMA CANADENSIS	DIWART MYRTLE LOVER	4" POT	12" O.C.	DIWART MYRTLE LOVER		
	14	2	PACHYSTIMA MYRSINENSIS	MOUNTAIN LOVER	4" POT	12" O.C.	MOUNTAIN LOVER		

PERENNIAL PLANTING & HYDROSEEDING

SYMBOL	KEY #	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	COMMENTS		
	1	1	CHAMAELIRIUM	CHAMAELIRIUM	10-12"	12" O.C.			
	2	1	ACHILLES	ACHILLES	10-12"	12" O.C.			
	3	1	CHAMAELIRIUM	CHAMAELIRIUM	10-12"	12" O.C.			
	4	1	CHAMAELIRIUM	CHAMAELIRIUM	10-12"	12" O.C.			
	5	1	CHAMAELIRIUM	CHAMAELIRIUM	10-12"	12" O.C.			
	6	1	CHAMAELIRIUM	CHAMAELIRIUM	10-12"	12" O.C.			
	7	1	CHAMAELIRIUM	CHAMAELIRIUM	10-12"	12" O.C.			
	8	1	CHAMAELIRIUM	CHAMAELIRIUM	10-12"	12" O.C.			
	9	1	CHAMAELIRIUM	CHAMAELIRIUM	10-12"	12" O.C.			

THE PERENNIAL MIX SHALL BE UTILIZED IN A RATE SPECIFIED FOR NATIVE GRASSES. THIS MIXTURE SHALL BE APPLIED AT A RATE OF 1/2 TON PER ACRE. THE PERENNIAL MIX SHALL BE APPLIED AT A RATE OF 1/2 TON PER ACRE. THE PERENNIAL MIX SHALL BE APPLIED AT A RATE OF 1/2 TON PER ACRE.

*NATIVE GRASS MIX
50% BLUEGRASS
25% PERENNIAL MIXTURE
25% PERENNIAL MIXTURE
25% PERENNIAL MIXTURE
25% PERENNIAL MIXTURE
25% PERENNIAL MIXTURE
25% PERENNIAL MIXTURE
25% PERENNIAL MIXTURE
25% PERENNIAL MIXTURE
25% PERENNIAL MIXTURE

HPB Packet 12.5.17

LANDSCAPE PLAN
SCALE: 1/4" = 1'-0"

118

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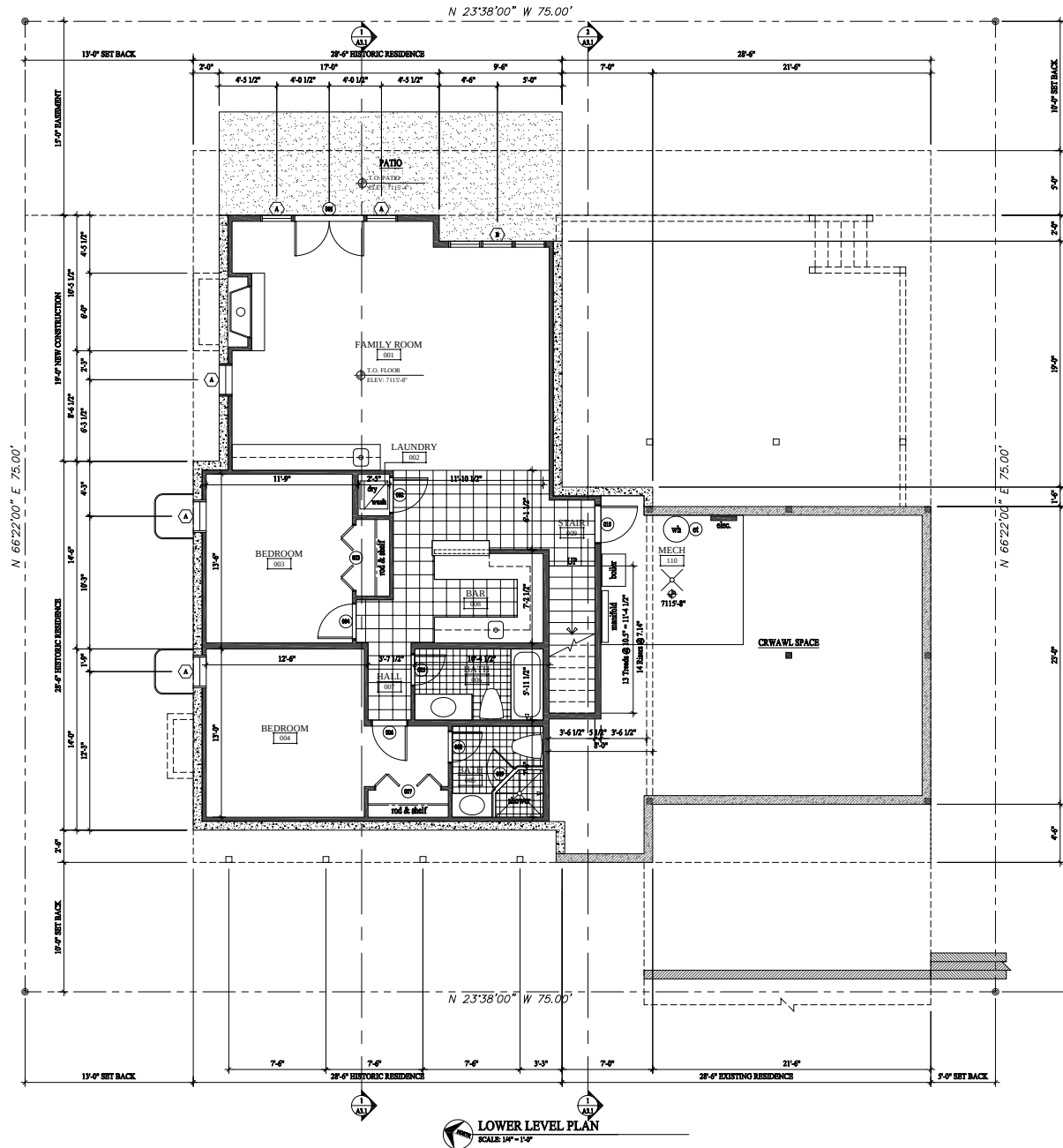
BERKLEY RESIDENCE - HDDR SET
REMODEL/ADDITION
424 WOODSIDE AVENUE
PARK CITY, UTAH 84060

LANDSCAPE PLAN

DATE: APRIL 06, 2017
PROJECT NUMBER: 1011-01
A0.2

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GENERAL NOTES

- EXISTING CONCRETE WALL
- EXISTING IN FRAMED WALL
- NEW CONCRETE WALL
- NEW IN FRAMED WALL
- INDICATE EXISTING
- INDICATE NEW

1. EXTERIOR WALLS TO BE 2x4 FRAMING W/ WB INSULATION R-19 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.G. W/ WB INSULATION R-13 - TYP. ALL INTERIOR CEILING AND CEILING WALLS TO BE 2x4 FRAMING, U.N.G. W/ WB INSULATION R-13 - TYP. ALL FLOOR JOIST TO BE 11" x 17" T2 FRAMING U.N.G. W/ WB INSULATION R-47 - TYP. ALL ROOF JOIST TO BE 11" x 17" T2 FRAMING U.N.G. W/ P CLOSED CELL INSULATION R-49 - TYP.

2. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTI-SUCKER WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.

ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

KEY NOTES

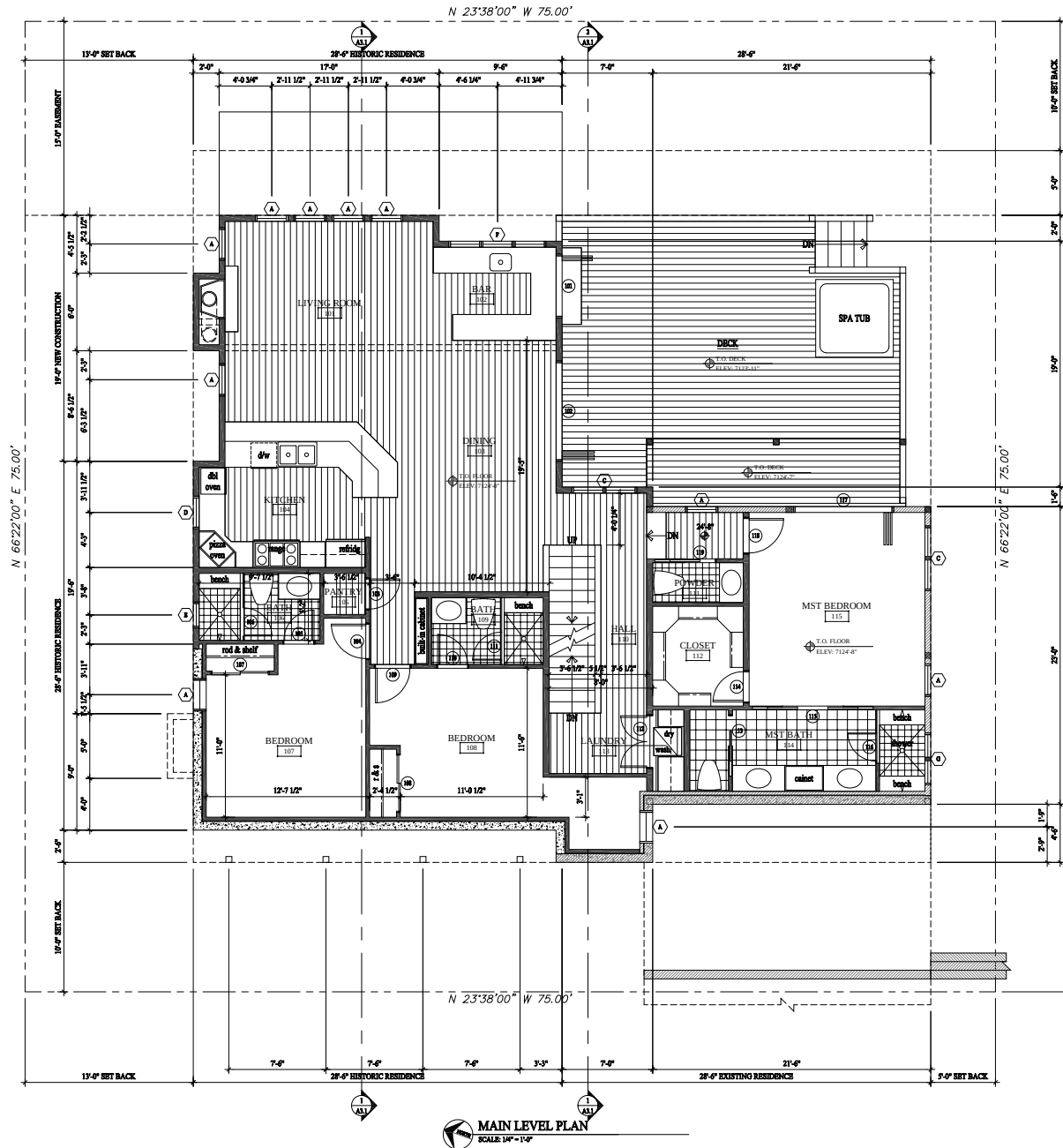
LOWER LEVEL PLAN

BERKLEY RESIDENCE - HDDR SET
REMODEL/ADDITION
424 WOODSIDE AVENUE
PARK CITY, UTAH 84060

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DATE: APRIL 06, 2017
PROJECT NUMBER: 1011-01
SHEET NUMBER: A1.1

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GENERAL NOTES

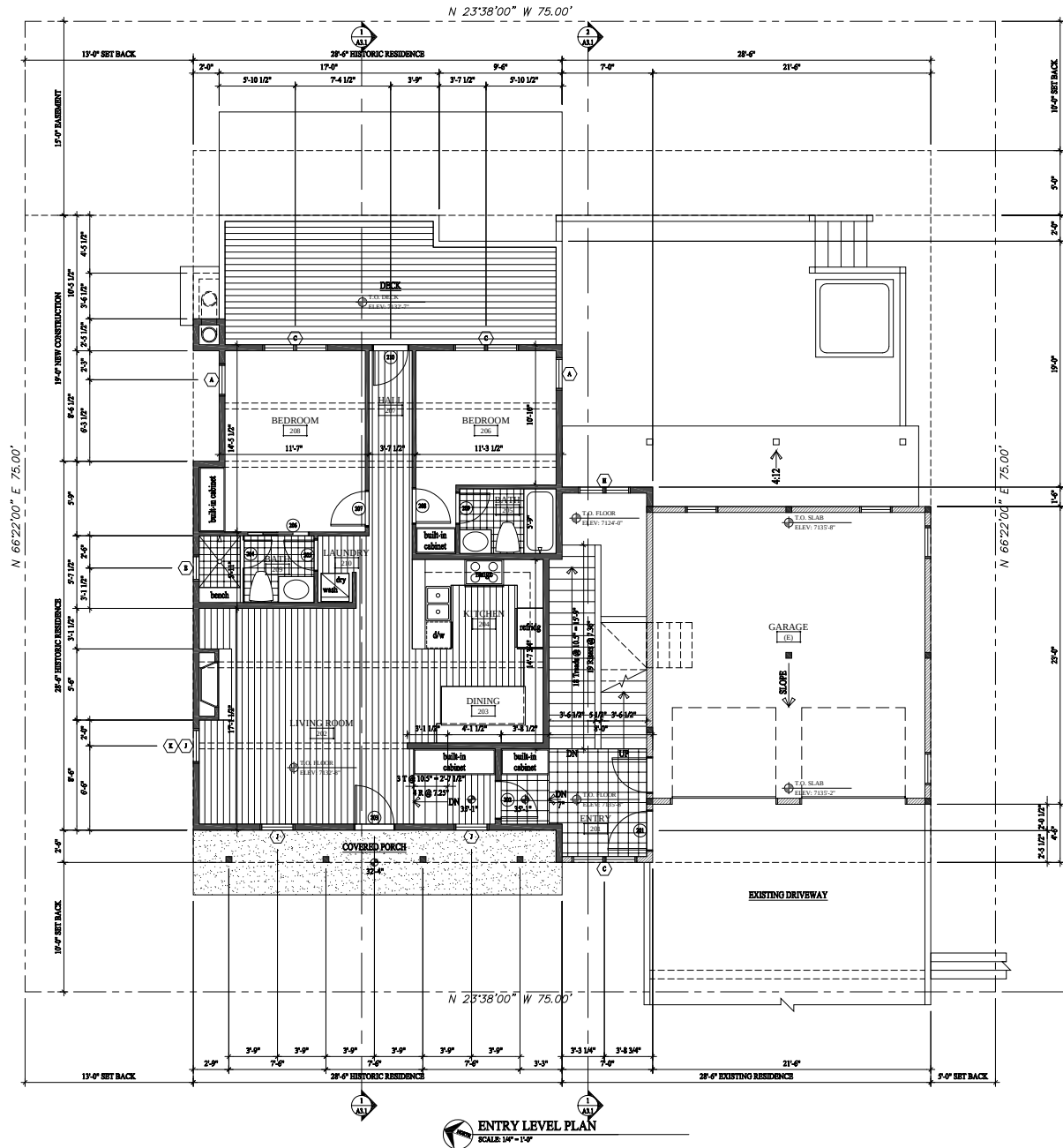
- EXISTING CONCRETE WALL
 - EXISTING IN FRAMED WALL
 - NEW CONCRETE WALL
 - NEW IN FRAMED WALL
 - INDICATES EXISTING
 - INDICATES NEW
1. EXTERIOR WALLS TO BE 2x4 FRAMING W/ WB INSULATION R-13. TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.G. W/ WB INSULATION R-13. TYP. ALL INTERIOR CEILING AND CEILING WALLS TO BE 2x4 FRAMING, U.N.G. W/ WB INSULATION R-13. TYP. ALL FLOOR JOIST TO BE 11" TYP. TYP. FRAMING U.N.G. W/ WB INSULATION R-13. TYP. ALL ROOF JOIST TO BE 11" TYP. TYP. FRAMING U.N.G. W/ WB INSULATION R-13. TYP. ALL ROOF JOIST TO BE 11" TYP. TYP. FRAMING U.N.G. W/ WB INSULATION R-13. TYP.
2. FIRE SINKERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTI-SUCK WILL NO LONGER BE ALLOWED IN FIRE SINKER SYSTEMS.
- ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

KEY NOTES

Jonathan DeGray Architect P.O. Box 1074, 614 Main Street, Suite 302, Park City, Utah 84060 Tel: 435-646-7263, E-mail: jdegayarchitect@gmail.com	
PROJECT DESCRIPTION BERKLEY RESIDENCE - HDDR SET REMODEL/ADDITION 424 WOODSIDE AVENUE PARK CITY, UTAH 84060	SHEET INFORMATION MAIN LEVEL PLAN
DATE APRIL 06, 2017	PROJECT NUMBER 1011-01
SHEET NUMBER A1.2	

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GENERAL NOTES

- EXISTING CONCRETE WALL
 - EXISTING IN FRAMED WALL
 - NEW CONCRETE WALL
 - NEW IN FRAMED WALL
 - INDICATES EXISTING
 - INDICATES NEW
1. EXTERIOR WALLS TO BE 2x4 FRAMING W/ WB INSULATION R-13 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.G. W/ WB INSULATION R-13 - TYP. ALL INTERIOR CEILING AND CEILING WALLS TO BE 2x4 FRAMING, U.N.G. W/ WB INSULATION R-13 - TYP. ALL FLOOR JOIST TO BE 11"x12" T2 FRAMING U.N.G. W/ WB INSULATION R-47 - TYP. ALL ROOF JOIST TO BE 11"x12" T2 FRAMING U.N.G. W/ P CLOSED CELL INSULATION R-49 - TYP.
2. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTI-SWITCH WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.
- ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION

KEY NOTES

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BERKLEY RESIDENCE - HDDR SET
REMODEL/ADDITION
424 WOODSIDE AVENUE
PARK CITY, UTAH 84060

ENTRY LEVEL PLAN

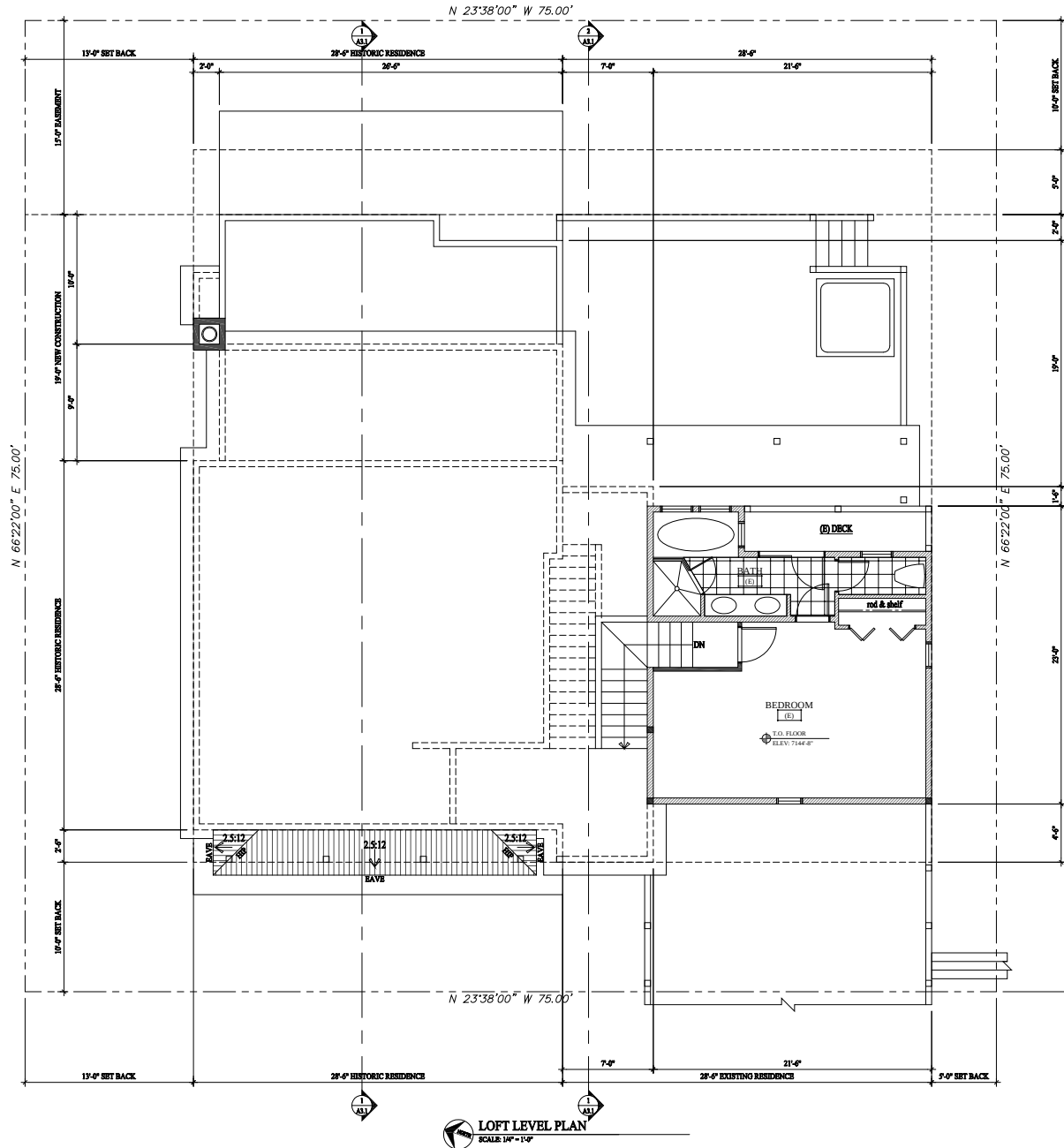
DATE:
APRIL 06, 2017

PROJECT NUMBER:
101-01

PROJECT NAME:
A1.3

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GENERAL NOTES

- EXISTING CONCRETE WALL
- EXISTING 2x FRAMED WALL
- NEW CONCRETE WALL
- NEW 2x FRAMED WALL
- (S) INDICATES EXISTING
- (N) INDICATES NEW

1. EXTERIOR WALLS TO BE 2x4 FRAMING W/ WB INSULATION R-23 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.G. W/ WB INSULATION R-15 - TYP. ALL INTERIOR CEILING AND CEILING WALLS TO BE 2x4 FRAMING, U.N.G. W/ WB INSULATION R-23 - TYP. ALL FLOOR JOIST TO BE 11" x 16" T2 FRAMING U.N.G. W/ WB INSULATION R-47 - TYP. ALL ROOF JOIST TO BE 11" x 16" T2 FRAMING U.N.G. W/ P CLOSED CELL INSULATION R-49 - TYP.

2. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTI-SUCKER WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS

ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION

KEY NOTES

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BERKLEY RESIDENCE - HDRR SET
REMODEL/ADDITION
424 WOODSIDE AVENUE
PARK CITY, UTAH 84060

PROJECT INFORMATION

LOFT LEVEL PLAN

SHEET INFORMATION

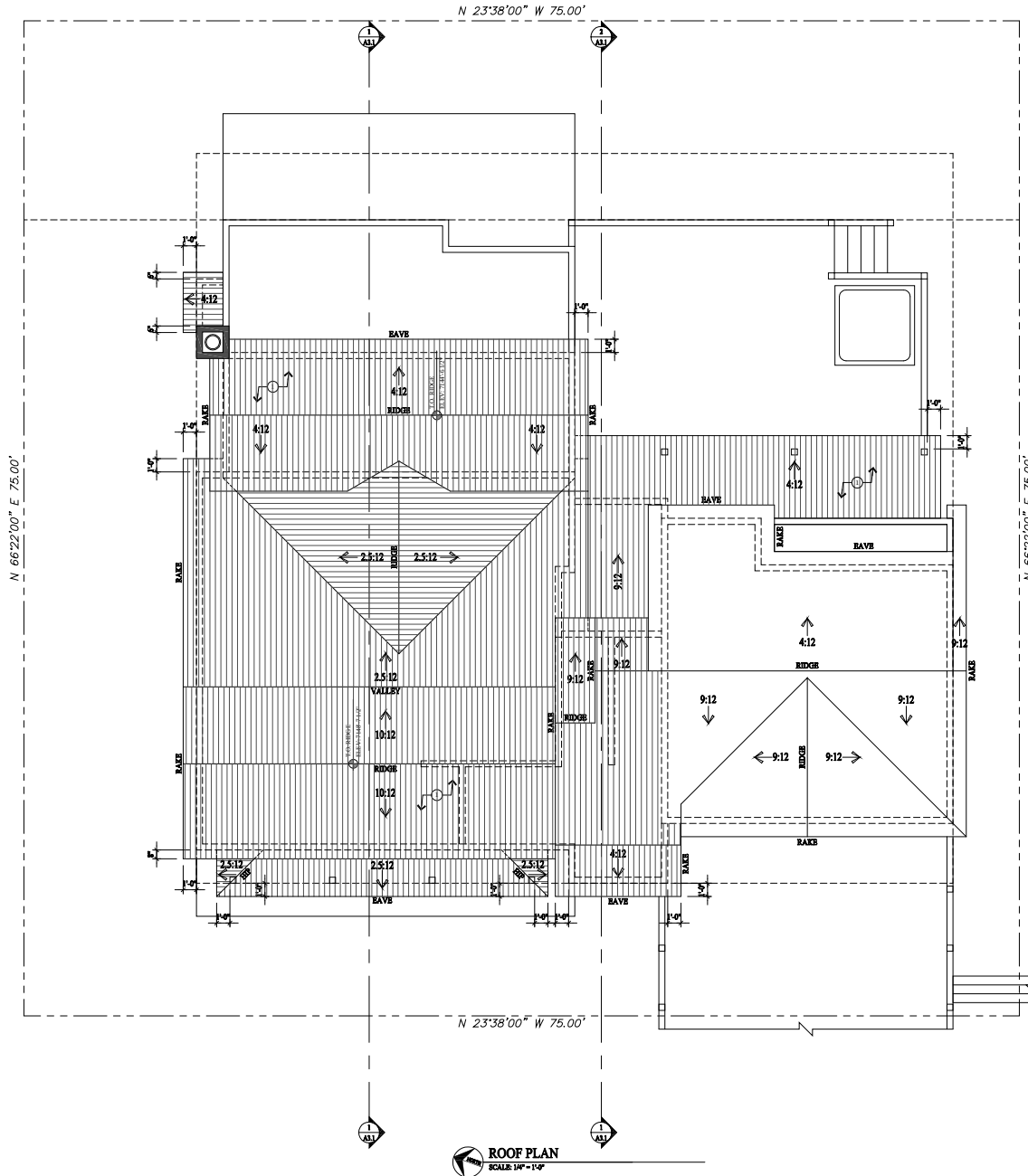
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PROJECT NUMBER:
1011-01

SHEET NUMBER:
A1.4

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HPB Packet 12.5.17



ROOF PLAN
SCALE: 1/4" = 1'-0"

NOTE:
SEE SHEET A5.1 FOR
TYPICAL ROOF
FLASHING DETAILS

GENERAL NOTES

- EXISTING CONCRETE WALL
- EXISTING & FRAMED WALL
- NEW CONCRETE WALL
- NEW & FRAMED WALL
- (S) INDICATES EXISTING
- (N) INDICATES NEW

1. EXTERIOR WALLS TO BE 2x4 FRAMING W/ INSULATION R-13 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, UNGL. W/ INSULATION R-13 - TYP. ALL INTERIOR CEILING AND CEILING WALLS TO BE 2x4 FRAMING, UNGL. W/ INSULATION R-13 - TYP. ALL FLOOR JOIST TO BE 11" x 16" T2 FRAMING UNGL. W/ INSULATION R-47 - TYP. ALL ROOF JOIST TO BE 9" x 12" T2 FRAMING UNGL. W/ P. CLOSED CELL INSULATION R-49 - TYP.

2. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTI-SUCKER WILL, NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS

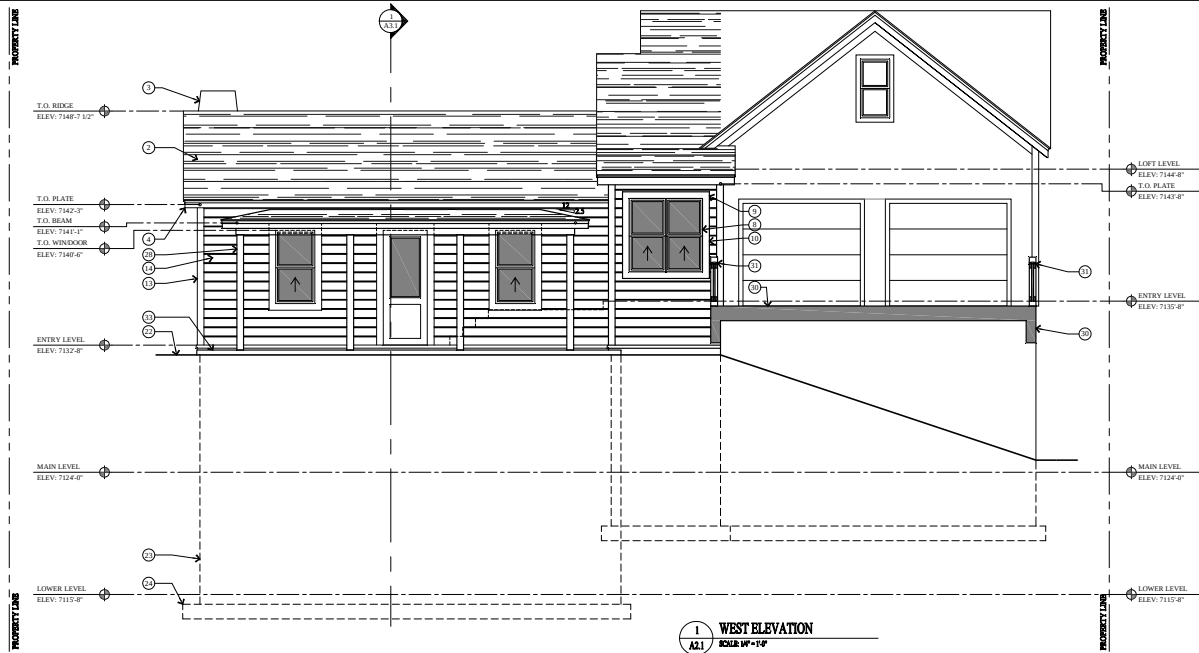
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KEY NOTES

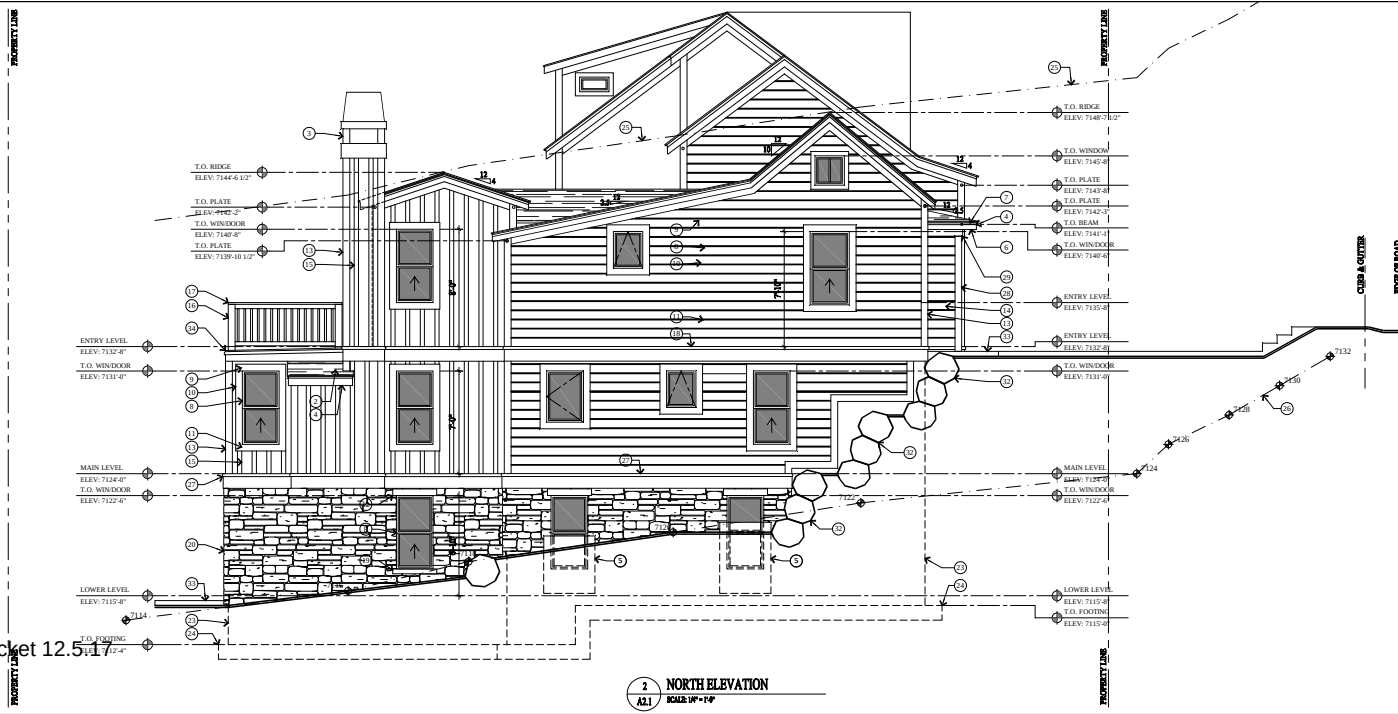
- ARCHITECTURAL GRADE COMPOSITION: 2" MIN. 50 YEAR PRESIDENTIAL T1, 6550 PER SQUARE, 100% ON T2 AND WATER MEMBRANE HOLD MEMBRANE 1" DOWN FROM RIDGE.

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BERKLEY RESIDENCE - HDR SET REMODEL/ADDITION 424 WOODSIDE AVENUE PARK CITY, UTAH 84060	
ROOF PLAN	
DATE: APRIL 06, 2017	
PROJECT NUMBER: 1011-01	
SHEET NUMBER: A1.5	

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1 WEST ELEVATION
SCALE 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE 1/8" = 1'-0"

KEY NOTES

1. NOTE
2. ARCHITECTURAL GRAIN COMPOSITION SCHEDULES 90 YEAR PRESIDENTIAL TL (0.039 PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE. HOLD MEMBRANE 12" DOWN FROM KEOL.
3. METAL CHIMNEY CAP.
4. 1x6 PARCELA - STAINED.
5. WINDOW WELL.
6. 7/8" O.C. CEDAR SOFFIT - STAINED W/ CONTINUOUS SCOTCH TONGUE.
7. 1 1/2" x 3" CONTINUOUS METAL Drip Edge.
8. ALUMINUM CLAD WOOD WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULES.
9. 1x6 WINDOW/DOOR HEAD - STAINED W/ FLASHING.
10. 1x6 WINDOW/DOOR JAMB - STAINED.
11. 1x6 WINDOW SILL - STAINED.
12. 1x6 WINDOW HEAD - STAINED W/ FLASHING.
13. 2x6 CEDAR OUTSIDE CORNER BOARD, 2x6 CEDAR INSIDE CORNER BOARD - STAINED.
14. 1x6 CEDAR BEVELED LAP SIDING ON TYVEK MEMBRANE ON 1/2" EXT. BRACING.
15. 2x4 BATTEN @ 16" O.C. ON EXIST. BOARDS. PROVIDE SOLID BRACING, HORIZONTAL 2x @ 24" O.C. ON TYVEK MEMBRANE ON 1/2" EXT. BRACING ON 2x6 STUDS @ 16" O.C.
16. 6x6 NEWEL POST - STAINED.
17. 3" HIGH RAILING 1x6 SHAPED TOP RAIL W/ 2x2 BALLAST @ 12" O.C. W/ 2x4 BOTTOM RAIL.
18. BEVELED 3x3 ON 2x6 CEDAR TRIM BOARD - STAINED.
19. 4" CUT STONE CAMEL - CONTINUOUS.
20. 3" STONE VENEER - SEE SCHEDULES FOR GENERAL STRUCTURAL NOTES FOR INSTALLATION.
21. 2x4 DICKING - STAINED ON 2x JOIST - SEE STRUCTURAL FOR SIZE AND BRACING.
22. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 4" WITHIN THE FIRST 10'. SEE SCHEDULES.
23. FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
24. FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
25. LINE 27'-0" BEHIND ABOVE EXISTING GRADE.
26. EXISTING GRADE.
27. BEVELED 1x4 ON 4x10 CEDAR TRIM BOARD - STAINED.
28. 6x6 TIMBER COLUMN - STAINED.
29. STRUCTURAL BEAM - STAINED.
30. EXISTING BRIDGE/DRIVEWAY.
31. EXISTING GROUND/RAILING.
32. BOLLARD RETAINING WALL - SEE DETAIL 106A1.
33. 4" REINFORCED CONCRETE SLAB W/ 4" DIA. VIB. BASE CLEANED/GRADED - SEE STRUCTURAL FOR REINFORCING.
34. WATERPROOF BACK POLYDICK 140 OVER 3/4" PLYWOOD ON TYPED DECK JOIST 1x4 PER FOOT @ 16" O.C.

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BERKLEY RESIDENCE - HDDR SET
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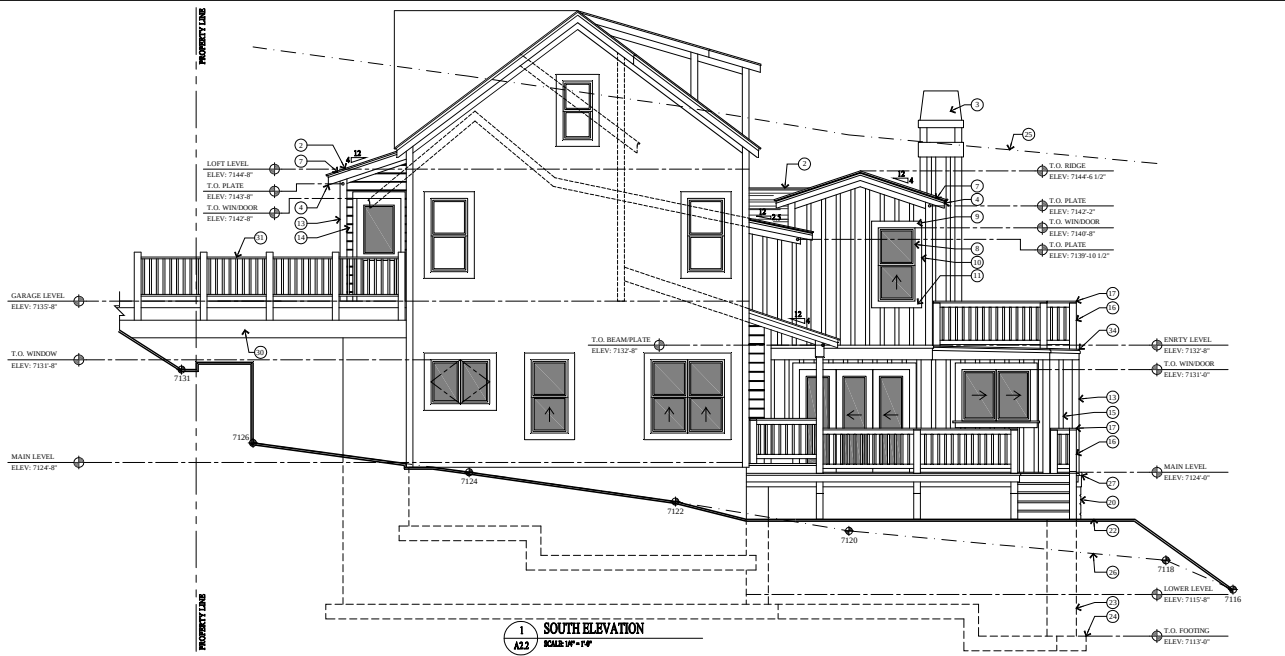
WEST AND NORTH ELEVATIONS

DATE: APRIL 06, 2017

PROJECT NUMBER: 1011-01

1011-01
A2.1

HPB Packet 12.5.17



KEY NOTES

- NOTE
- ARCHITECTURAL GRAIN COMPOSITION MINIMUM 10 YEAR PRESIDENTIAL TL (3500 PER SQUARE, MIN) ON ICE AND WATER MEMBRANE. HOLD MEMBRANE 12" DOWN FROM KEOL.
- METAL CHEMISTY CAP.
- 1x6 PARCELA - STAINED.
- WINDOW WELL.
- 7x6 CEDAR SOFFIT - STAINED W/ CONTINUOUS SCOTCH TONIC.
- 1 1/2" x 3" CONTINUOUS METAL Drip Edge.
- ALUMINUM CLAD WOOD WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
- 1x6 WINDOW/DOOR HEAD - STAINED W/ FLASHING.
- 1x6 WINDOW/DOOR JAMB - STAINED.
- 1x6 WINDOW SILL - STAINED.
- 3x4 WINDOW HEAD - STAINED W/ FLASHING.
- 2x4 CEDAR OUTSIDE CORNER BOARD, 2x4 CEDAR INSIDE CORNER BOARD - STAINED.
- 1x6 CEDAR BEVELED LAP SIDING ON TYPICAL BEAM/WRAP ON 1/2" EXT. BRACKING.
- 2x4 BATTEN @ 16" O.C. ON 1/2" EXT. BRACKING ON 2x6 STUDS @ 16" O.C.
- 6x6 NEWEL POST - STAINED.
- 3" HIGH RAILING 1x6 SHAPED TOP RAIL W/ 2x2 BALLAST @ 5 1/2" O.C. W/ 2x2 BOTTOM RAIL.
- BEVELED 3x3 ON 2x6 CEDAR TRIM BOARD - STAINED.
- 4" CUT STONE CANNEL - CONTINUOUS.
- 3" STONE VENEER - SEE SCHEDULE S.I. GENERAL STRUCTURAL NOTES FOR INSTALLATION.
- 2x4 DICKING - STAINED ON 2x JOIST - SEE STRUCTURAL FOR SIZE AND BRACING.
- FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 4" WITHIN THE FIRST 10' BEYOND J.
- FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
- EXISTING GRADE.
- BEVELED 1x4 ON 4x4 CEDAR TRIM BOARD - STAINED.
- 6x6 TIMBER COLUMN - STAINED.
- STRUCTURAL BEAM - STAINED.
- EXISTING BRIDGE OVERVIEW.
- EXISTING GROUNDING.
- ROCKLER EXTENDING WALL - SEE DETAIL 10A.1.
- 4" REINFORCED CONCRETE SLAB W/ 4" DIA. VIB. BASE CLEANED/GRADED - SEE STRUCTURAL FOR REINFORCING.
- WATERPROOF BACK POLYDICK 140 OVER 3/4" PLYWOOD ON TYPICAL DECK JOIST 1x4 PER FOOT @ 16" O.C.

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BERKLEY RESIDENCE - HDDR SET
REMODEL/ADDITION
424 WOODSIDE AVENUE
PARK CITY, UTAH 84060

SOUTH AND EAST ELEVATIONS

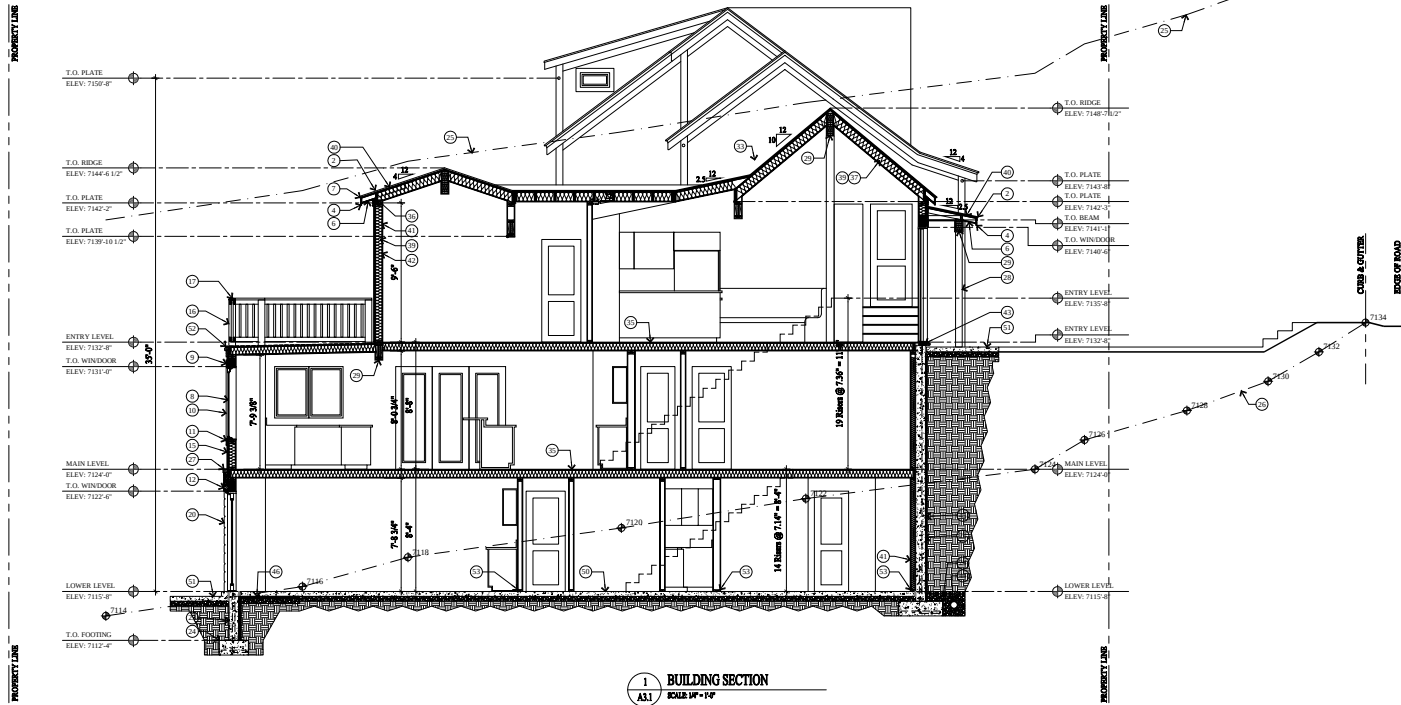
DATE: APRIL 06, 2017

PROJECT NUMBER: 1011-01

A2.2

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KEY NOTES	
1	NOTE
2	ARCHITECTURAL GRAIN COMPOSITION SHOWN IS 10 YEAR PRESIDENTIAL TL (0.039 PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE. HOLD MEMBRANE 12" DOWN FROM KEOL.
3	METAL CHIMNEY CAP.
4	WINDOW WELL.
5	1/2" x 3" CONTINUOUS METAL Drip Edge.
6	ALUMINUM CLAD WOOD WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
7	1/4" WOOD/WOOD HEAD - STAINED W/ FLASHING.
8	1/4" WOOD/WOOD JAMB - STAINED.
9	1/4" WOOD/WOOD SILL - STAINED.
10	1/4" WOOD/WOOD HEAD - STAINED W/ FLASHING.
11	2x4 CEDAR OUTSIDE CORNER BOARD, 2x4 CEDAR INSIDE CORNER BOARD - STAINED.
12	1x4 CEDAR BEVELED LAP SIDING ON TYVEK MEMBRANE ON 1/2" EXT. BRICKWORK.
13	2x4 BATTEN @ 16" O.C. ON 1/2" EXT. BRICKWORK. PROVIDE BOLD BLOCKING, SUBSEQUENT 2x @ 24" O.C. ON TYVEK MEMBRANE ON 1/2" EXT. BRICKWORK ON 2x4 STUDS @ 16" O.C.
14	6x6 NEWEL POST - STAINED.
15	3" HIGH RAILING 1x4 SEALED TOP RAIL W/ 2x2 BALUST @ 12" O.C. 2x4 SEALED.
16	BEVELED 2x4 ON 2x4 CEDAR TRIM BOARD - STAINED.
17	4" CUT STONE CAMEL - CONTINUOUS.
18	3" STONE VENEER - SEE SCHEDULE. GENERAL STRUCTURAL NOTES FOR INSTALLATION.
19	2x4 DICKING - STAINED ON 2x JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
20	FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 4" WITHIN THE FIRST 10' BEYOND J.
21	FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
22	FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
23	1x6x27'-0" SIKERT ABOVE EXISTING GRADE.
24	EXISTING GRADE.
25	BEVELED 1x4 ON 4x4 CEDAR TRIM BOARD - STAINED.
26	6x6 TIMBER COLUMN - STAINED.
27	STRUCTURAL BEAM - STAINED.
28	EXISTING BRICKWORK/VEHICLEWAY.
29	EXISTING GROUND/RAILING.
30	ROCKLED RETAINING WALL - SEE DETAIL 1/AA-1.
31	ROOF TO WALL MEMBRANE, EXTEND WITH MEMBRANE OVER ROOF DECK AND UP WALL SURFACE 24".
32	CORNER FLASHING.
33	1/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
34	SOLID BLOCKING W/ 1" DIA. HOLE OR V NOTCH FOR AIR FLOW.
35	1/2" OYSTER BOARD ON PA MEMBRANE (SMART VAPOR RETARDER) AT ROOF TRUSS/JOIST.
36	HURRICANE BOLT DOWN AT EACH RAFTER/JOIST OR SIMILAR VPA.
37	BLOWN-IN INSULATION: R-13 IN 2nd STUD WALL, R-19 IN 2nd STUD WALL AND R-19 IN ROOF AND FLOOR JOIST.
38	5/8" EXTERIOR BRICKWORK ON 2nd ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
39	1/2" OYSTER BOARD ON 4 MIL POLYETHYLENE VAPOR RETARDER AT FLOOR JOIST AND EXTERIOR WALLS.
40	FREE BLOCK STUD SPACES AT ROOF, FLOOR AND CEILING JOIST LINES, AT 10 FT. VERTICALLY AND SUBSEQUENTLY, AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES - (ICC 602.1.1)
41	TREATED WOOD NAIL PLATE W/ 1/2" ANCHOR BOLTS BORED 1" INTO CONCRETE, SPACED 12" O.C. U.S.O. ON PLATE PLATE WAREHOUSE SHALL 2x4x16" AND USED ON EACH BOLT. SEE STRUCTURAL SCHEDULE.
42	WELTHER FABRIC OVER FREE DRAINING GRAVEL W/ 4" FREE, FOOTING DRAIN, DAYLIGHTED OR TO INTO STORM DRAIN.
43	DRAINAGE MAT (8-10 MIN) ON WATERPROOF MEMBRANE.
44	3" RIGID INSULATION: R-14 MIN.
45	STONE SUPPORT: 6x6x2' CONTINUOUS ANGLE W/ 3/4" DIA. END OF BOLTS: 1" DIA. @ 3" O.C. WITH MASTIC AROUND ANGLE & BOLTS. 1/2" DIA. W/SP HEAD @ 12" O.C.
46	DIRECT VENT FIREPLACE: FRAME ON 1/4" PLATEFORM SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREA.
47	2x12 STAIR STRINGERS.
48	4" REINFORCED CONCRETE SLAB ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAYED 4" MIN) ON 4" GRAVEL BASE CLEANED/GRADED - SEE STRUCT. FOR REINFORCING.
49	4" REINFORCED CONCRETE SLAB W/ 4" GRAVEL BASE CLEANED/GRADED - SEE STRUCT. FOR REINFORCING.
50	WATERPROOF DECK: POLYURETH 140 OVER 3/4" PLYWOOD ON TREATED DECK JOIST 1x4 PER FOOT @ 16" O.C.
51	ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND TIEING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE KEEPWOOD.

Jonathan DeGray
Architect

P.O. Box 1074, 614 Main Street, Suite 302, Park City, Utah 84060
Tel: 435-646-7263, E-mail: jonathan@jonathandegray.com

Berkley Residence - HDR SET
REMODEL/ADDITION
424 WOODSIDE AVENUE
PARK CITY, UTAH 84060

BUILDING SECTION

DATE: APRIL 06, 2017

PROJECT NUMBER: 1011-01

126

A3.1

WINDOW NOTES

1. ALL WINDOWS OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.
2. GLAZING IN HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY GLAZING, SEE SECTION R801.3 AND R804.4
3. ALL WINDOWS IN BATHROOMS MUST BE TEMPERED GLASS
4. TEMPERED GLASS SHALL BE PROVIDED IN FRAMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITHIN A 2'-0" ARC OF DOORS, GLAZING LESS THAN 6" ABOVE A WALKING SURFACE, CERTAIN 5' FEET STAIRS, OR GLAZING WITHIN 5' FEET OF SPACES OR POOLS, CERTAIN EXIST PANELS, AND GLAZING WITHIN 5' FEET OF OPENINGS SUBJECT TO HUMAN IMPACT. INC. R01
5. EGRESS WINDOWS: FINISH SILL: MIN. 4" FROM FLOOR MIN. SILL OPENING OF 5.7" MIN NET CLEAR OPENING: 20" WIDTH AND 24" HT.
6. ALL WINDOWS TO HAVE A MIN. U-VALUE OF .31

DOOR NOTES

1. ALL DOOR OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.
2. ALL DOORS TO BE 1/4" SOLID CORE UNLESS OTHERWISE.
3. ALL SHOWER DOORS AND GLASS SHOWER ENCLOSURES SHALL BE TEMPERED GLASS, IRC SECTION R0801.3 AND R0801.4
4. FRENCH PATIO/TERRACE DOORS TO BE SUPPLIED BY WINDOW MANUFACTURE TO HAVE A U-VALUE OF .31 MINIMUM.
5. AUTOMATIC GARAGE DOOR OPENERS SHALL BE TESTED IN ACCORDANCE WITH UL125 . IRC 309.4.

Exhibit I

Applicant's Analysis for Reorientation

Jonathan DeGray - Architect

May 19, 2017

Park City Municipal Corporation
442 Marsac Avenue
Park City, Utah

Attn: Bruce Erickson, Planning Director
Hannah Taylor, Planner

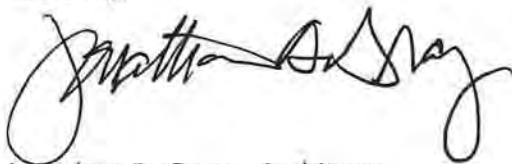
Re: Berkley Residence, 424 Woodside

Dear Bruce and Hannah,

Please find attached; Historic Site Analysis and Code Compliance Response for the purpose of determining "Unique Conditions" as they relate to the lifting and reorientation of the significant historic home at 424 Woodside Avenue.

Please let me know if you have any questions or would like additional information.

Sincerely,



Jonathan DeGray – Architect

614 Main Street, Suite 302
P.O. Box 1674, Park City, Utah 84060 Tel./Fax 435-649-7263
Email: degrayarch@qwestoffice.net Web: www.degrayarchitect.com



424 Woodside, Historic Site Analysis

424 Woodside sits in an area between Park Avenue and Woodside Avenue that has experienced great change in both building types and access over the past 120 years. The following analysis will discuss the unique conditions that surround this property and why re-orientation of the building to face Woodside Avenue is warranted in this situation.

Historic Context

424 Woodside is a single-story hall parlor that has been modified significantly over the years. The Historic Sites Inventory notes the date of construction as 1900 but Sanborn maps indicate it dates to 1889. The original form on the Sanborn's show a simple rectangle with attached smaller form to the rear. By 1907 the rear add on form has changed location and size and a front porch appears. By 1941 The front porch is gone but the rear additions have grown. Sometime after this period a front porch was added again and has since been enclosed and included in to the main building as living area. In the early 1990 a large addition with two car garage was added to the south side of the existing home.

The home at 424 Woodside was constructed with its primary front façade facing east towards Park Avenue. This is a similar orientation to a number of adjacent homes built in the same period but that have since been demolished. Area photo dated 1907 and 1930 provided by the Park City Museum, (see attached Exhibits A, B, C & D), clearly shows 424 Woodside as well as homes to the south, at what are now 400, 402, 408 Woodside, and to the north, at what is now 426 Woodside, with their front facades facing east towards Park Avenue. Closer examination of the photo shows access to the east side of these Woodside properties via a stair case and foot path entering from Park Avenue just south of the home at 421 Park Avenue, (see Exhibit A & B). In the early 1900, during the mining period and pre-automobile, transportation in town was primarily by foot with some residents having horse and wagon.

It is also interesting to note that 4th street is actually a street at this point in time with a stair/sidewalk running along its north side, (see Exhibit B). The roadway at 4th street is now gone and in its place a public stair.

In 1907 Woodside Avenue was no more than a narrow path used for wagons and foot traffic, primary access to Main Street was by foot from the front of these homes via the footpaths and stair access. By 1930 this access seems to be diminished or no longer exists. Review of the attached 1930 area photo shows the orientation of the homes shown in the 1907 photo remains but it is unclear if the path access remains, (see Exhibits C & D). With the access from the front of the home to Park Avenue lost and with the development of Woodside Avenue to accommodate automobiles Woodside Avenue becomes the primary access to 424 Woodside.

From the 1930's forward the rear, or Woodside Avenue side, of 424 Woodside becomes the main access point to the home and the rear porch side entry becomes the primary entry door.



As time has progressed the surrounding homes that appeared in the 1907 and 1930 photo have been demolished and replaced with newer, larger homes that orient to Woodside Avenue. The redevelopment of the area has caused the loss of the historic mining period access to the front, east facing side of 424 Woodside.

The home at 424 Woodside along Woodside Avenue, west side of the property, has always been below the street elevation. Street improvements by the city along Woodside Avenue over the years has raised the grade and widened Woodside Avenue. (see Exhibit E & F for comparison). These improvements to the street have placed the home approx. 10' below the roadway elevation, (see 424 Woodside Record of Survey, dated 8-8-2004). These factors add up to a situation where the historic mining period context that 424 Woodside was originally built is lost and the home as it sits today is lost among the newer and larger redeveloped residential properties that face Woodside Avenue, (see Exhibit G).

Code Compliance

Land Management Code, Section 15-11-13, Relocation and/or Reorientation of Historic Buildings or Historic Structures, Section A, Item #3c, The Historic Preservation Board, with input from the planning director and chief building official, determines that unique conditions warrant the proposed relocation and or reorientation on the existing site. Unique conditions shall include all of the following:

- (1) The historic context of the historic building and or structure has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the historic building and/or structure and the Historic District or its present setting. *The following finding apply.*
 - a. *The historic front yard access to the home has been lost*
 - b. *The surrounding homes of the same era and orientation have been replaced with larger contemporary homes with different orientation*
 - c. *The scale of the adjacent structures dwarf 424 Woodside and creates a visual disconnect in the street scape.*
 - d. *The street has been widened and elevation raised.*
 - e. *The existing home is 10' below street level*
 - f. *By raising and rotating the home the historic front elevation will face the street and be at street level. This will enhance the visibility of the home and It will allow the character of the historic home to be viewed from the street. This will also infill and add to the street scape, (see exhibit G).*



- (2) The propose relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district. *The following findings apply:*
- a. *The historic front yard, east side, access has been lost.*
 - b. *At present, due to the buildings orientation the form and character of the historic home are lost behind a non-descript roof form located well below the roadway elevation.*
 - c. *The building is dwarfed by the surrounding newer buildings and its own 1990's addition.*
 - d. *By lifting and rotating the home to face Woodside Avenue the historic homes form and character will be presented to the public.*
 - e. *By having the building face the street, the street scape will be filled in with this historic building and the physical integrity of the historic district will be increased, (see Exhibit G).*
 - f. *The building is presently listed as significant. The proposed relocation and reorientation will not change that listing.*
- (3) The historic integrity and significance of the historic building and or structure will not be diminished by relocation and or reorientation. *The following findings apply:*
- a. *The building is presently listed as significant. The proposed relocation and reorientation will not change that listing.*
- (4) The potential to preserve the historic building and or structure will be enhanced by its relocation. *The following findings apply:*
- a. *Currently the home located 10' below street level*
 - b. *The home is surrounded by larger contemporary homes and its own 1990's addition.*
 - c. *Lifting and rotating the home will bring it to street level and will allow the home to be seen and appreciated by the public as a historic structure. It will also greatly improve its livability and put it in line with the livability of the contemporary homes that surround it.*
 - d. *If the home is required to remain where it is, it will always be considered a substandard property. Motivation to invest in a substandard property that cannot be improved in any meaningful way will be limited and ultimately detrimental to its long-term preservation.*



Summary:

The Historic Context discussion presented here details the evolution of this site and clearly shows how the mining period site context has irreversible been lost. By applying these fact to the Code Compliance section, it is further made clear that lifting and reorienting the home is the best possible solution going forward to insure the historic form is preserved in a meaning full way for years to come.

Attachments:

Exhibit A, 1907 Photo

Exhibit B, 1907 Photo, Enlarged Area

Exhibit C, 1930, Photo

Exhibit D, 1930 Photo, Enlarged Area

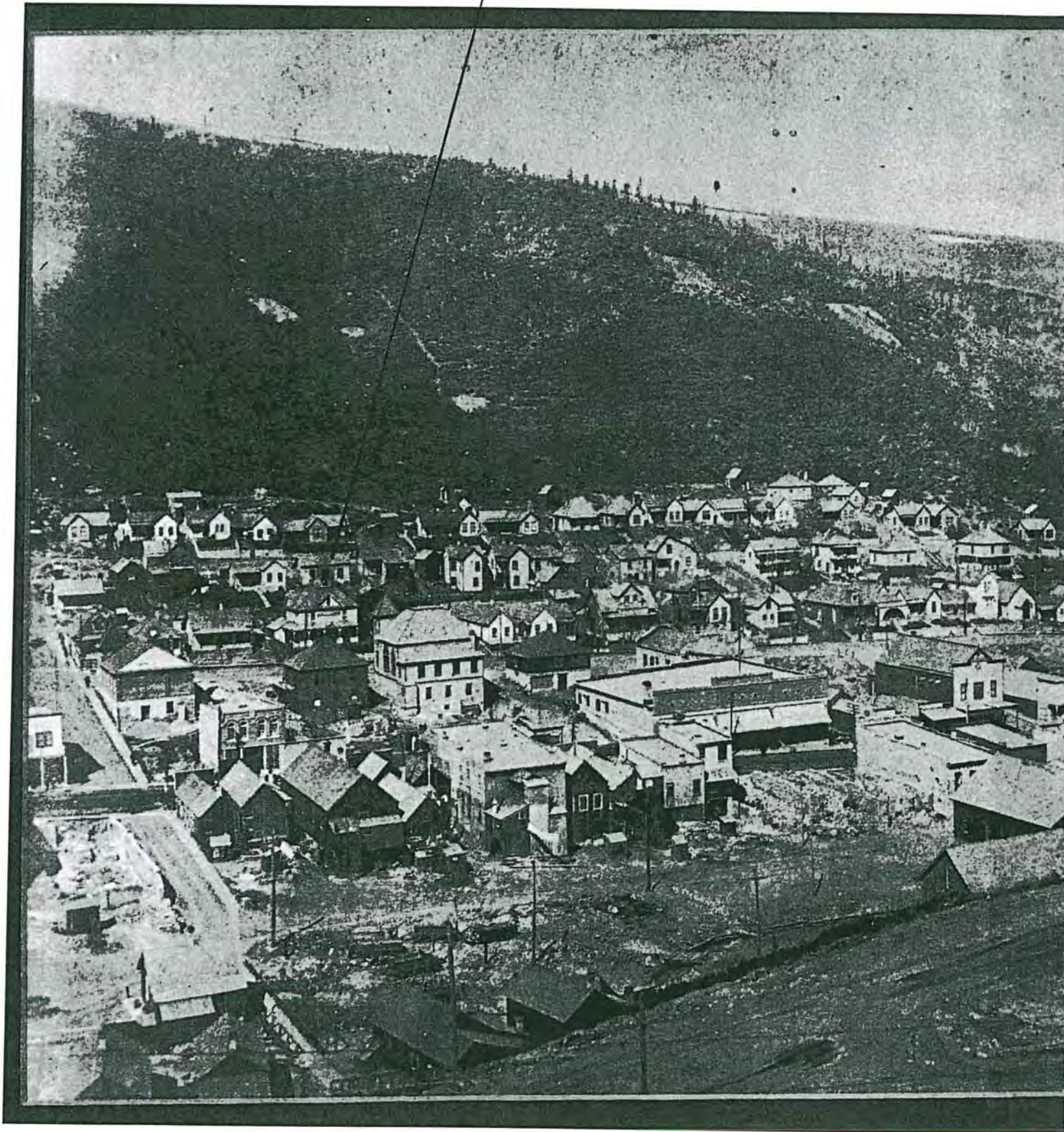
Exhibit E, 1940 Tax Photo

Exhibit F, 2010 Photo

Exhibit G, Street Scape



424 WOODSIDE



RECEIVED

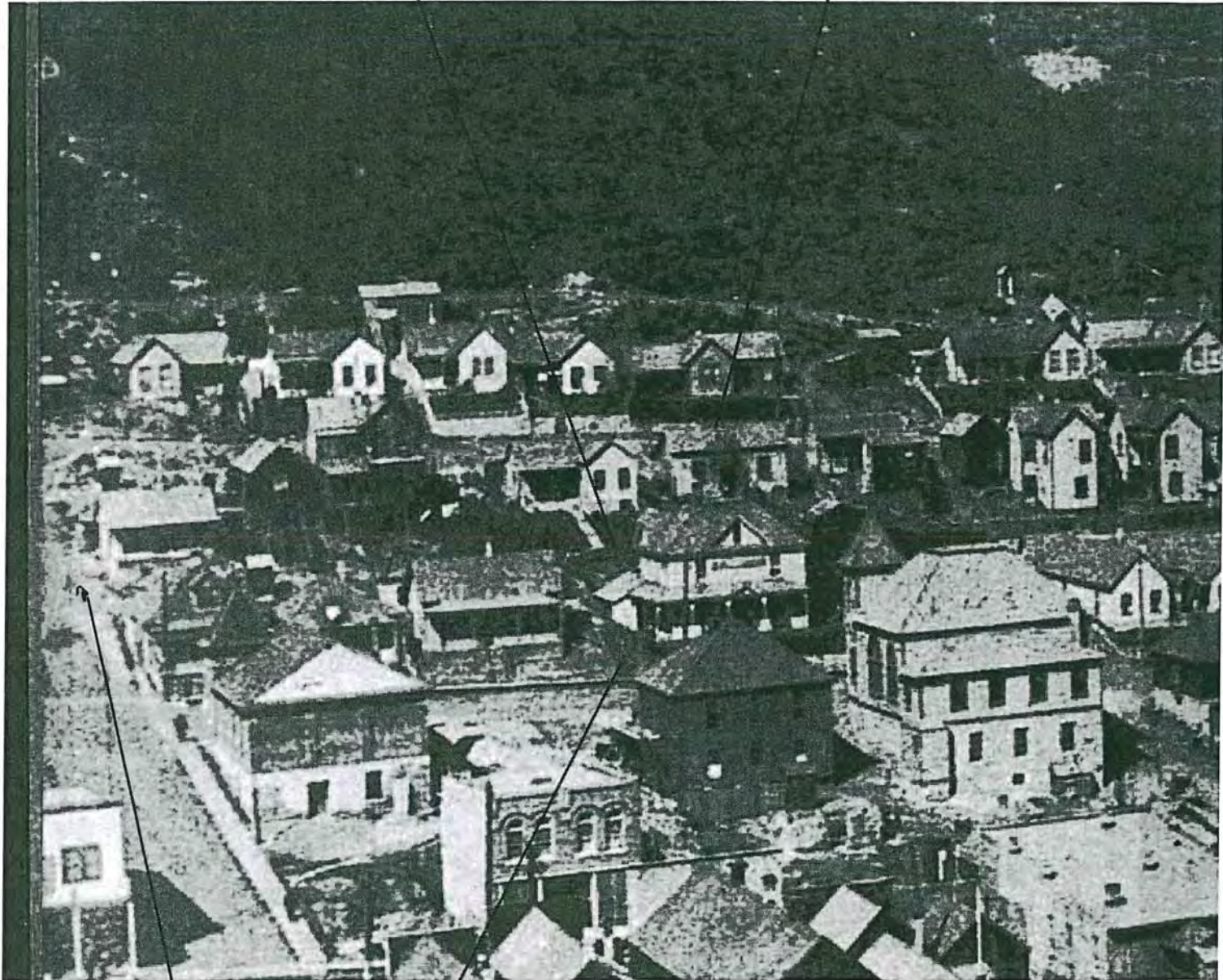
MAY 24 2017

PARK CITY
PLANNING DEPT.

EXHIBIT A 560
1907 PHOTO

FOOT PATH

424 WOODSIDE



4TH ST.

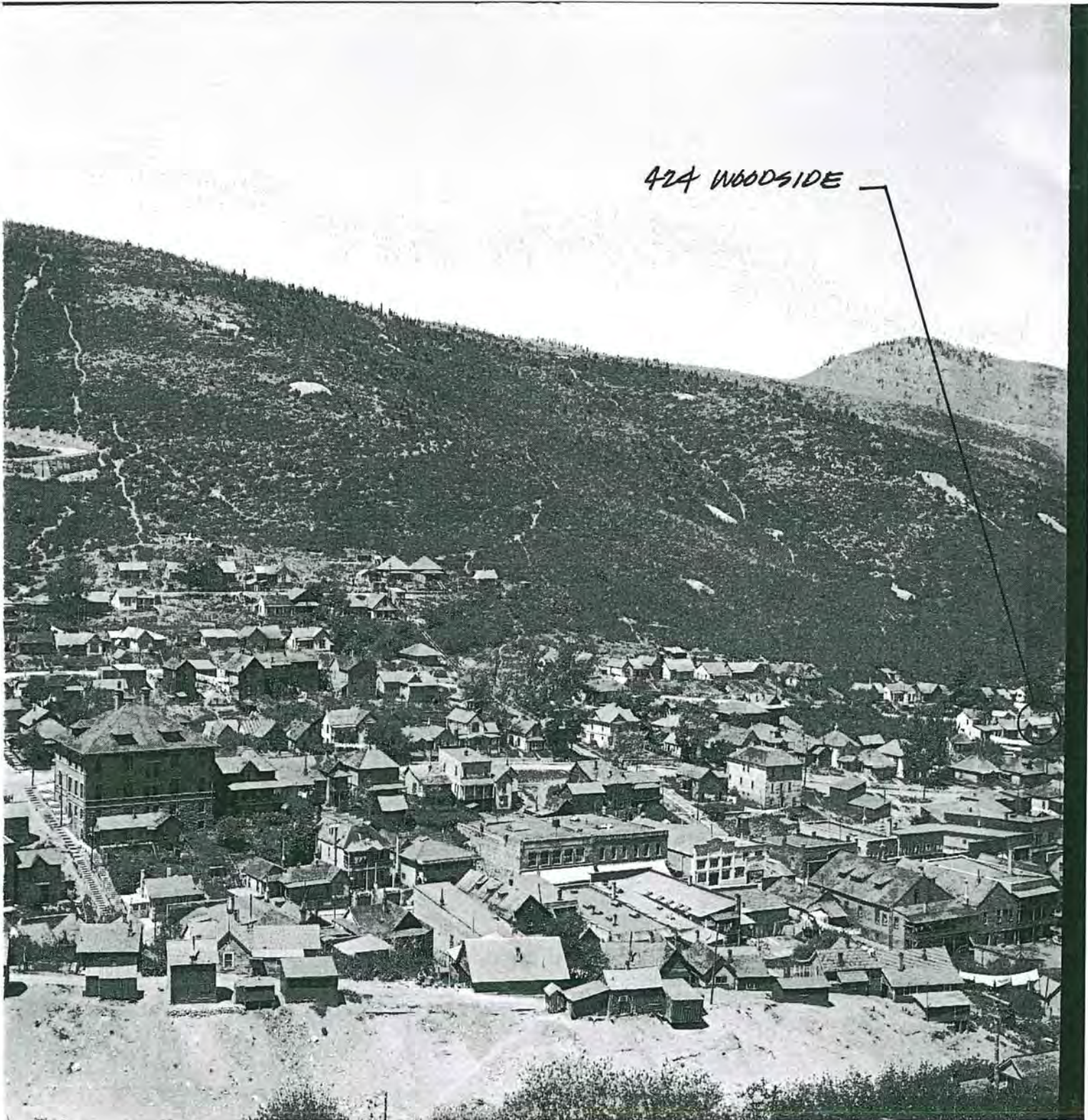
STAIR

RECEIVED

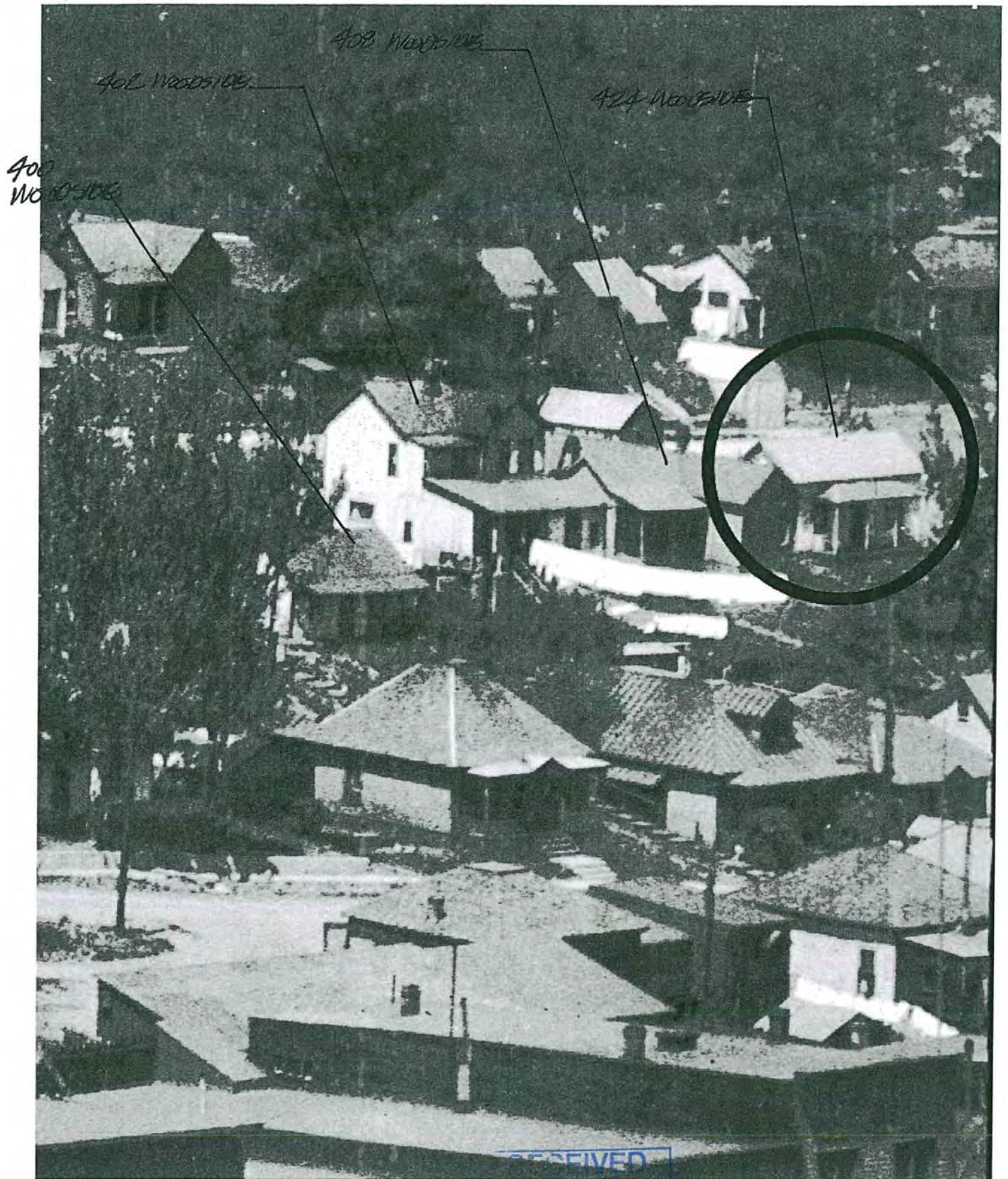
MAY 24 2017

PARK CITY
PLANNING DEPT.

EXHIBIT E 561
1907 PHOTO



RECEIVED
MAY 24 2017
PARK CITY
PLANNING DEPT.



RECEIVED
MAY 24 2017

PARK CITY
PLANNING DEPT.

EXHIBIT D⁵⁶³
1930 PHOTO



EXHIBIT E⁵⁶⁴
1940 TAX PHOTO

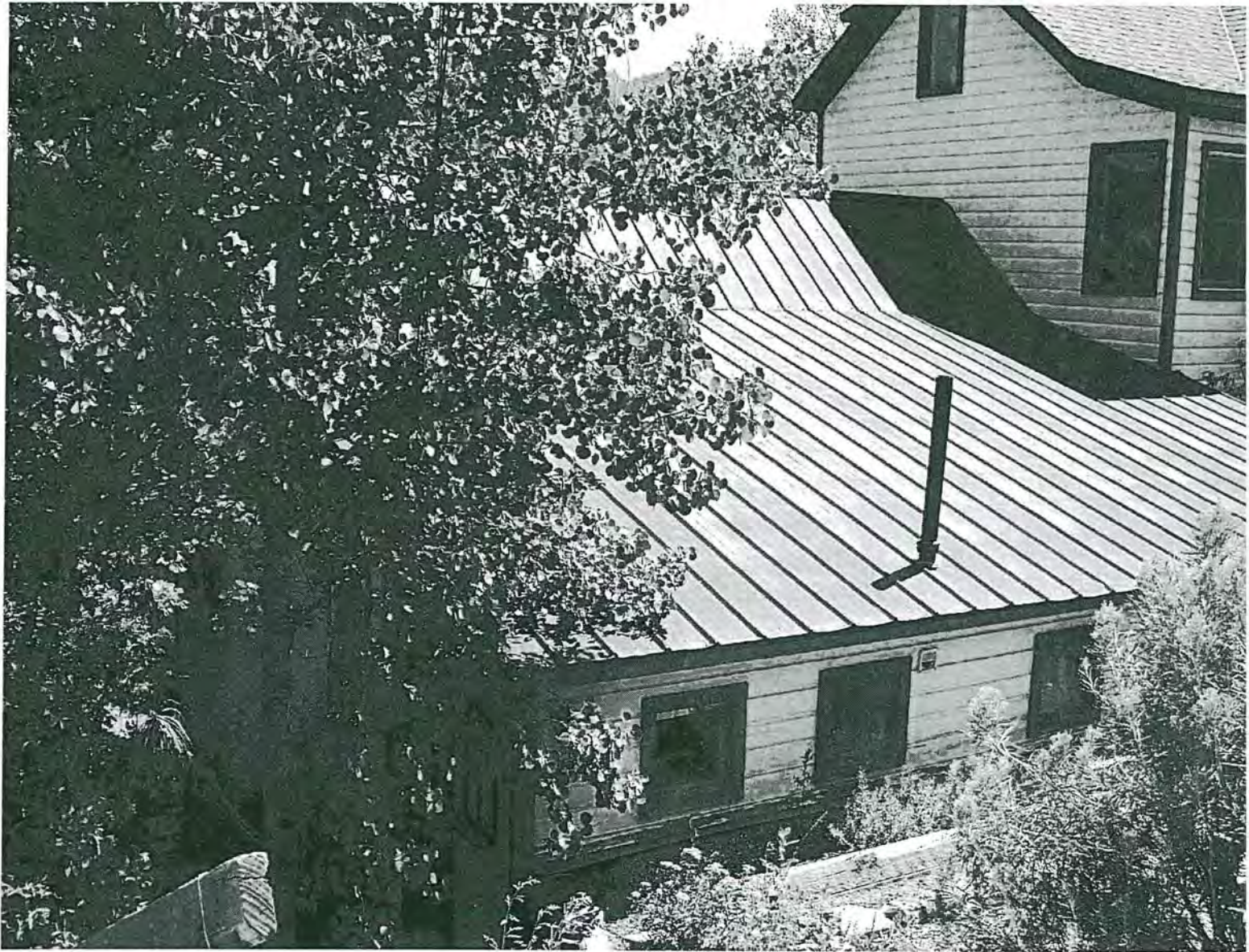
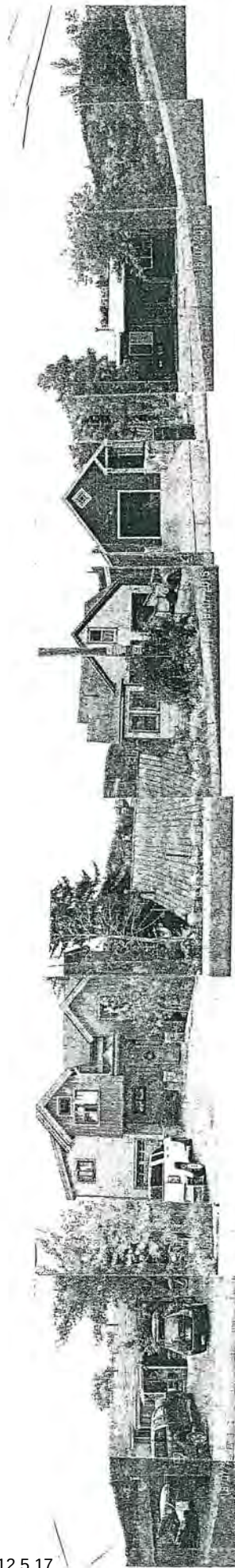
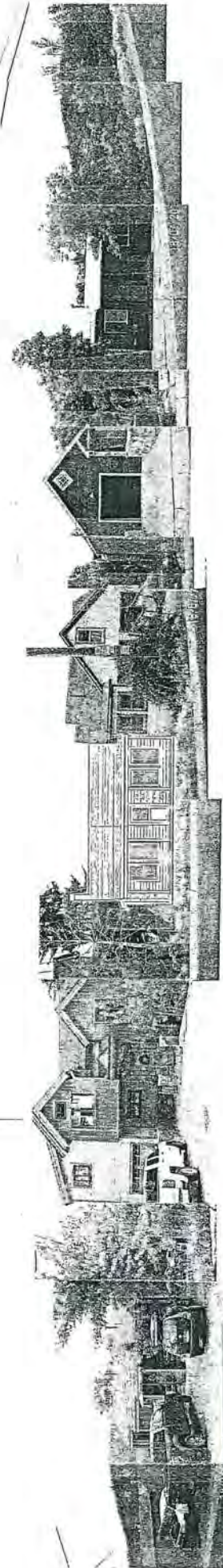


EXHIBIT F 565
2010 PHOTO



454 HOSKINS

STREET SCAPES - EXISTING
NO FENCE



454 HOSKINS

STREET SCAPES - PROPOSED
NO FENCE



EXHIBIT G

Exhibit J

Park City Municipal Corporation's Historic Preservation
Consultant, Anne Oliver, SWCA - Assessment of
Proposed Reorientation

Memorandum

To: Planning Department, Park City Municipal Corporation, Utah
From: Anne Oliver, Principal Investigator, SWCA Environmental Consultants
Date: June 20, 2017
Re: Assessment of Proposed Reorientation of Significant Site at 424 Woodside Avenue

Introduction

The property at 424 Woodside Avenue in Park City, Utah, is listed on the Park City Municipal Corporation (PCMC) Historic Sites Inventory (HSI) as a Significant Site. The building on the property comprises a historic one-story residence built ca. 1886 and a large two-and-one-half story addition abutting it on the south, which was built in 1993.¹ Presently the historic house and the addition do not have an interior connection and the property is used as a duplex. The original principal façade of the historic house faced east but it is currently accessed via a staircase leading down from Woodside to an older secondary door on the north side. The addition faces west onto Woodside Avenue and includes a driveway and two-car garage.

The property owners wish to rehabilitate the property and convert the duplex into a single-family home. Toward this end, proposed work on the historic house includes the following: demolish smaller non-historic additions, identify any extant historic features and materials, panelize the house, reorient it so that the historic façade faces Woodside Avenue, lift it by 9 feet to align the historic main floor with the garage level of the south addition (bringing the historic house up to street level), add a foundation and basement-level addition, and construct a two-story addition on the east side. Additional work is proposed for the 1993 south addition.

The Planning Department has requested a formal assessment of the proposed reorientation of the historic house, its degree of compliance with PCMC's Historic District Design Guidelines and Land Management Code, the effects that reorientation will have on the historic significance and integrity of the house, and ultimately whether the property will remain eligible for listing on the HSI as a Significant Site and contributing resource in the HR-1 Zone. The nature and effects of other proposed work will not be considered here.

Background information on the property includes a Utah State Historical Society Structure/Site Information Form (Notarianni 1978); a PCMC HSI form (Blaes 2008) with associated ca. 1940 tax photograph and Utah State Tax Commission appraisal cards; a Utah Historic Preservation Office Historic Site Form (Carmen 2015) with associated Sanborn Fire Insurance Company maps from 1889, 1900, 1907, 1929, and 1941; a Historic Preservation Plan (HPP) and Physical Conditions Report prepared by the applicant's representative Jonathan DeGray (2016); updated Historic District Design Review (HDDR)

¹ Title research indicates that several mortgages were taken out on the property in 1886, likely for the construction of a house, and the building is shown on the 1889 Sanborn map (Carmen 2015).

drawings for the proposed remodel and addition to the property (2017a); and a historic site analysis prepared by DeGray (2017b) with associated historic photographs and as-built drawings.

Property History and Description

Originally, the historic building was a hall-parlor type single-family dwelling with a side-gabled roof; it was built on a relatively steep slope that was terraced toward the rear of the house (the Woodside Avenue side) to provide a more level building lot. Information from historic photographs, Sanborn maps, and current as-built drawings documents the following:

- ≠ The wood-framed and wood-sided house originally faced east, providing a view over Main Street. Physical evidence and the 1889 Sanborn map indicate that it had a small shed-roofed wing on the south end of the rear (west) side but no front porch (see 1889 Sanborn in Figure 1).
- ≠ As visible in historic photographs, the principal façade was composed of a central doorway flanked by a window on each side (Figures 2 and 3). Woodside Avenue was present to the west but, in the pedestrian-oriented city of the time, access to the house was also via a footpath leading north from Fourth Street behind the Park Avenue houses, and then a short staircase leading up to the east façade (obscured by houses in the foreground). The orientation of houses along the uphill (west) side of Woodside was uniformly east-facing, while orientations along the downhill (east) side was mixed, with some facing the street and others the canyon.
- ≠ By 1900, the original shed-roofed wing had been extended across the rear (west) side (see 1900 Sanborn in Figure 1).
- ≠ In 1907, the Sanborn map indicates that a formal front porch was added to the east side, further defining it as the primary façade, at the same time that a secondary entry porch was added to the west side. The house retained this configuration through 1930 (Figure 4; see also Figure 1).
- ≠ By 1941, a second shed-roofed addition had been built across the west side, incorporating the 1907 rear screened porch and essentially filling the terrace between the rear wall of the house and the retaining wall so that the eave was nearly at grade (Figure 5; see also Figure 1). The front porch had been removed and asbestos shingles had been applied over the original wood siding by this time (see Figures 1 and 5).
- ≠ Asbestos shingle siding was also noted on the 1957 tax appraisal card, which also documents the absence of an east porch (Blaes 2008).
- ≠ The 1968 tax appraisal card indicates that a porch had been rebuilt across the east façade (Blaes 2008).
- ≠ Between 1978 and 1993, the east façade was modified by the addition of a sunroom across the north two-thirds (which likely was created by enclosing the ca. 1968 front porch), covering the original doorway and north window. The interior floor plan indicates that these historic openings were completely removed or covered at the time. As well, the south window on the east façade was enlarged to accommodate two one-over-one windows (see as-built drawings in DeGray 2016). The asbestos shingles were also removed during this period and replaced with new drop siding; on the west and north elevations this was applied over the original 1 x 12 vertical plank sheathing (Figure 6). It appears that all original windows and doors were replaced as well (DeGray 2016).

- ≠ The historic house was extensively rehabilitated and altered in 1993, when the large south addition was built. The south wall of the historic house (between the historic house and the addition) was completely rebuilt and no original materials remain in the east wall. The south addition was enlarged with an east-facing dormer in about 2005 (DeGray 2016).
- ≠ Through time, as Woodside Avenue has been paved, improved, and widened with curb, gutter, and sewer, the level of the road has risen higher above the rear (west) wall and terrace of the house at 424 Woodside. The change in width is uncertain, as is the change in historic grade, but it is likely to be a few feet in both cases (Figure 7).

Significance and Integrity

As defined by the National Park Service (1997), a resource may be significant and considered eligible for the NRHP if it:

- ≠ is associated with events that have made a significant contribution to the broad patterns of our history (Criterion A); or
- ≠ is associated with the lives of persons significant in our past (Criterion B); or
- ≠ embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction (Criterion C); or
- ≠ yields, or may be likely to yield, information important in prehistory or history (Criterion D).

A resource that meets one or more of these criteria must also be evaluated for integrity of location, design, setting, materials, workmanship, feeling, and association. To be eligible for the NRHP, a resource must possess integrity of those elements directly related to the criterion or criteria under which it would be determined eligible.

In order to best preserve its historic resources and character, PCMC includes two types of sites on the HSI: Landmark and Significant. As noted in PCMC's "Design Guidelines for Historic Districts and Historic Sites," which are based closely on National Park Service standards, "Park City's Landmark Sites have structures that possess the highest level of historic integrity" and that meet the NRHP criteria for both significance and integrity. "Significant Sites have structures that retain their essential historical form, meaning that [a building] must retain the physical characteristics that make it identifiable as existing in or relating to an important era in Park City's past" but that it does not retain enough integrity to make it eligible for the NRHP (PCMC 2009:5). However, a Significant Site must still retain one or a few aspects of integrity in order to convey its significance.

The significance and integrity of the property at 424 Woodside have been evaluated four times over the years:

- ≠ In 1978, only minor alterations had been made to the property and it was considered "Contributory" to the National Register of Historic Places (NRHP) as part of a potential historic district or thematic nomination on the Structure/Site Information Form. In the Statement of Historical Significance it was noted, "This structure is also contributory to the Park City residential district; but in addition helps to illustrate how early housing was constructed to adapt to the steep terrain that exists in the area" (Notarianni 1978).

- ≠ In 1984, the property was listed on the NRHP as a contributing eligible resource under the “Residences of Mining Boom Era, Park City – Thematic Nomination” prepared by Roger Roper and Deborah Randall. Significance criteria were not noted, but the property would have been eligible under Criteria A and C.
- ≠ In 2008, due to the large south addition and other modifications made to the property, 424 Woodside was recommended ineligible for the NRHP but was listed as a Significant Site at the local level and was included in PCMC’s HSI. The Site Form noted that the building retained integrity in the component aspects of location and workmanship but that integrity had been diminished in the aspects of design, setting, feeling, and association (Blaes 2008).
- ≠ In 2015, the property was again noted as ineligible for the NRHP but remained a Significant Site on the HSI (Carmen 2015).

Today the house at 424 Woodside continues to retain integrity in enough aspects to convey its historic significance; applicable aspects include location, setting, workmanship, and design, and these are discussed further below. The National Park Service notes the following:

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved. (National Park Service 1997)

Setting, while highly diminished at 424 Woodside, is an important complement to location and is defined by the NPS as follows:

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built... setting refers to the character of the place in which the property played its historic role. It involves how, not just where, the property is situated and its relationship to surrounding features and open space. (National Park Service 1997)

The house at 424 Woodside remains in its original location and therefore retains that aspect of integrity, including its original orientation to the east and its siting on a small terrace below the street. And although much of the original setting has been lost, including adjacent historic houses, footpaths, staircases, and open space, the house at 424 Woodside retains its relationship to that earlier setting through its orientation and position on a shallow terrace below street level. The property is one of the few reminders of the historic development pattern on a part of the street where much of it has been lost, and is thus important in maintaining a district-wide sense of the historic setting.

Previous evaluations have indicated that the house retains integrity in the component aspect of workmanship:

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is evidence of artisans’ labor and skill in constructing or altering a building. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques. (National Park Service 1997)

However, as noted in the Physical Conditions Report prepared by DeGray (2106), all exterior materials including siding, roofing, windows and doors have been replaced since 1978. Therefore the property lacks integrity in terms of materials, but it does retain sufficient integrity in the aspect of design to reflect its original form.

Design is the combination of elements that create the form, plan, space, structure, and style of a property... Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. (National Park Service 1997)

On the exterior, the house retains much of its original form especially as viewed from Woodside Avenue, including its 28' x 28' footprint (minus the east and south additions), roof form, and fenestration pattern on the north and west walls. And although exterior materials have been replaced, they continue to reflect the simple style of the historic period. Finally, the house's placement on a man-made terrace below street level and with the primary façade facing east is another important aspect of property design.

In summary the house at 424 Woodside retains integrity in the component aspect of location, as well as diminished but significant integrity in the aspects of setting and design. Because the property has already been so altered, it will be critical to preserve these aspects if 424 Woodside is to remain a Significant Site on the HSI and a contributing resource in the historic district.

Application of Land Management Code and Historic District Design Guidelines

Park City's historic preservation ordinances are contained in Chapter 15-11 of the Land Management Code (LMC); the criteria for relocating and/or reorienting historic buildings on existing Landmark and Significant Sites are contained in Section 13. Pertinent sections of Chapter 15-11-13 are excerpted here (in italics) and discussed in relation to the property at 424 Woodside (in regular font).

1. **CRITERIA FOR THE RELOCATION AND/OR REORIENTATION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON ITS EXISTING LANDMARK OR SIGNIFICANT SITE.** *In approving a Historic District or Historic Site design review Application involving relocation and/or reorientation 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. ~~*For either a Landmark or Significant Site all the following shall be met:*~~
 1. ~~*A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) can successfully be relocated and the applicant has demonstrated that a professional building mover will move the building and protect it while being stored; and*~~
 2. ~~*The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;*~~
 2. ~~*Landmark structures shall only be permitted to be relocated on its existing site if:*~~
 1. ~~*the relocation will abate demolition; or*~~
 2. ~~*the Planning Director and Chief Building Official find that the relocation will abate a hazardous condition at the present setting and enhance the preservation of the structure.*~~
 3. *For Significant sites, at least one of the following shall be met:*
 1. ~~*The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or*~~

- ~~2. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or~~
3. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation on the existing Site. Unique conditions shall include all of the following:
 1. The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting;

The historic context of 424 Woodside has been radically altered through the construction of additions to the historic house and associated development of non-historic residential infill along the street and on surrounding lots. However, reorienting the building will destroy its remaining integrity, which lies solely in the aspects of location, setting, and design. Reorientation will render the property incapable of conveying its significance in the history of Park City and make it impossible to interpret its historic character.

2. The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district;

The proposed reorientation of the house at 424 Woodside will result in a loss of integrity and significance to the extent that the property is no longer eligible as a Significant Site. Therefore its reorientation will diminish the overall physical integrity of the Historic District because this will result in the loss of a contributing Significant Site. The historical associations used to define the boundaries of the district, which are formed by the integrity of the component Landmark and Significant Sites, will also be diminished by the loss of this contributing property.

3. The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation;

As discussed in the “Significance and Integrity” section above, the remaining integrity of this property lies solely in the aspects of location, setting, and design. Reorientation will diminish integrity to such an extent that the property will no longer convey any historic significance.

4. The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation.

The historic house at 424 Woodside is not currently threatened by demolition and its *in situ* preservation can be enhanced through existing and less detrimental means outlined in the LMC and the Historic District

Design Guidelines, which are incorporated into the code by reference (see below).

Conclusions and Recommendations

The reorientation of the historic house at 424 Woodside Avenue will have a significant effect on its integrity, which has already been compromised by an addition and alterations on the east side and the large addition on the south side. In fact reorientation will diminish integrity to the degree that the property can no longer be considered a Significant Site as defined in PCMC's LMC and Design Guidelines.

An option consistent with PCMC's LMC and Historic District Design Guidelines would be to raise the house two feet while maintaining its original orientation (see Section B.3. Foundations). This will allow for the addition of a modern foundation, promote material preservation of the house, and improve visibility from Woodside, thereby counteracting the adverse effects of the raised and widened roadbed to a significant degree. Raising the historic house two feet is also encouraged because it will improve the relationship with the south addition by making the historic house less visually and physically subordinate and increasing general compatibility, as discussed in Section D (Additions to Historic Structures) of the Design Guidelines.

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Park City Municipal Corporation

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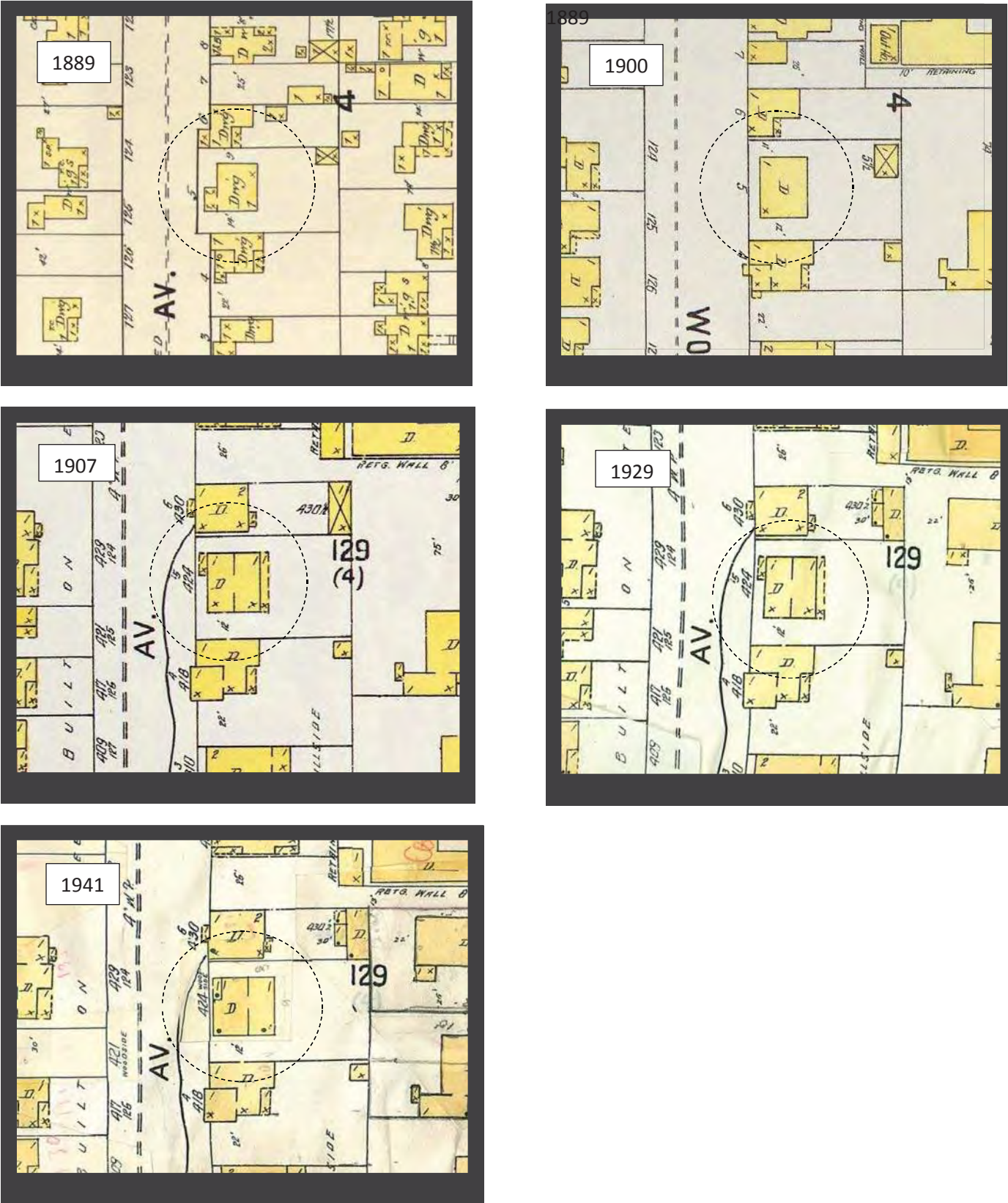


Figure 1. Sanborn Fire Insurance maps showing property at 424 Woodside 1889-1941 (from Carmen 2015).



Figure 2. View of property at 424 Woodside ca. 1905-1907, facing west-northwest. Note retention of simple hall-parlor form and continued absence of front porch on east side. Photograph no. 1985-6-001.



Figure 3. View of property at 424 Woodside in 1907, facing west-northwest. Note simple hall-parlor form, east-facing aspect with a view across canyon, and access via a footpath leading north from Fourth Street behind the Park Avenue houses. Note the absence of a front porch on east side, although according to the 1907 Sanborn map a porch was added in this year. Also note the mix of house orientations along the downhill (east) side of Woodside, with some facing the street and others the canyon. Photograph provided by Jonathan DeGray.



Figure 4. View of property at 424 Woodside in 1930, facing northwest. Note the retention of the simple hall-parlor form and addition of hip-roofed front porch, which was removed by 1941 according to the Sanborn map. Photograph no. 1987-2-134.



Figure 5. Tax appraisal photograph of property at 424 Woodside dating to ca. 1941, facing southeast.



Figure 6. North and west sides of historic house at 424 Woodside, facing east-southeast, 2015.



Figure 7. West side of historic house at 424 Woodside, facing south, 2015. South addition dating to 1993 is visible at upper left.

Exhibit K

Public Comment

424 WOODSIDE - HISTORIC PRESERVATION PLAN - COMMENTS

Site Design

"The existing historic form is oriented so that the front of the building faces the back yard, or rear of the site."

(Comment # 1.) *It would be difficult to define which elevation of this particular historic structure is actually the 'front'. In the PHYSICAL CONDITIONS REPORT the north elevation is indicated as the Primary Façade, probably because the primary entrance is located on the north elevation. It could be concluded that from 1889 to 1900 (and possibly to 1907) the location of the primary entrance would have had to be on the west 'end' of the structure, similar to where it is now, because of its relationship to grade. If there was an entrance on the east 'end' of the structure during these years it would have been indicated on the Sanborn maps because it would have had to be above grade. It would be difficult to assume that the only entrance to the structure would be defined as the 'back door'. The primary entrance would define the front of structure. To say that the structure is oriented to the 'back yard' is not necessarily accurate; homes on the hillsides (in particular, as opposed to areas of less steep terrain) were predominately oriented toward Town. Even structures on the uphill side of Woodside were oriented similarly: the uphill homes were oriented toward 'Town' and not necessarily toward the street, or Woodside Avenue.*

HDDG - SPECIFIC GUIDELINES

A. SITE DESIGN

A.1.2 Preserve the original location of the main entry, if extant.

A.1.3 Maintain the original path or steps leading to the main entry, if extant.

"The historic form is a full story below the street level of Woodside Avenue so the only thing visible of the historic form from the street is the metal roof. This condition along with the scale of the addition to the south places the historic form in a hole."

(Comment # 2.) *There are still several historic structures on Upper Woodside that are below street level: 664 Woodside is close to a story and a half below street level "in a hole", 564 Woodside is about 2/3 of a story below street level, 332 Woodside is far below the connecting street-level garage and the adjacent homes, 316 Woodside is well below street level looking down on the roof, 232 Woodside has a second-story gable to almost to street level, but the front entrance is at least a story below street level and is not facing the street. The 1978 Utah State Historical Society Structure/Site Information Form states about 424 Woodside, "This structure . . . helps to illustrate how early housing was constructed to adapt to the steep terrain that exists in the area." Development on particularly steep slopes in Old Town was quite different from the development on the relatively flat areas especially on the downhill side of streets. This difference on the downhill side of a street manifested in irregular access (entrances) to structures, unique and irregular relationships of structures to streets, irregular rhythm of streetscape, unique front yard setbacks. More examples of these downhill very steep-slope-development characteristics, like looking down onto the roofs (at times not being able to see any of the structure façades at all) can be seen on Ontario Avenue (317, 323, 341, 413, 417).*

Addressing the relationship of the current addition (garage and duplex) to the south of the 424 Woodside historic structure, this 'high/low' relationship can be compared to a somewhat similar historic juxtaposition of 424 Woodside to an adjoining garage. In 1957, a 10' x 18' garage was listed on the 424 Woodside tax card valued at \$37 (the house was valued at \$1,917) and was assigned an age of 26 years (The garage does not appear on the 1941 Sanborn map so perhaps the garage was closer to 16 years old in 1957.). This simple single-walled gabled garage can be seen in the 1977 Utah State Historic Society photo where it sits, in order to be accessible at street level, a floor higher and proud toward the street by about 14' from, and attached to, the historic home. This historic notable shift in height from one structure to another is another example of the irregular rhythm unique to the historic steep-slope development in Old Town. When walking north downhill on Woodside in the 40s, the street-level garage would obscure the view of (or 'hide') the 424 Woodside home more than the current garage-duplex addition does when walking down Woodside today.

HDDG - SPECIFIC GUIDELINES

B. PRIMARY STRUCTURES

B.3 Foundations

B.3.2 The original placement, orientation, and grade of the historic building should be retained.

"Per the Site Inventory 424 Woodside Ave. has been extensively modified creating a situation where the historic form is dwarfed by surrounding structures and is a full level below street level."

(Comment # 3.) *This reference to the HISTORIC SITE FORM is somewhat misleading and definitely out of context. The HISTORIC SITE FORM does state that the historic structure has been modified significantly (not "extensively"), but goes on to qualify this statement saying "The changes to the original house are minor but the construction of such a large side addition diminishes the site's original character." It can be argued that historic character of the site, not the historic character of the structure, has been diminished (but not lost). The HISTORIC SITE FORM goes on to say "the physical evidence from the period that defines this as a typical Park City mining-era house . . . remain on original part of the house."*

As to the historic form being "dwarfed" by surrounding structures, see the above comments with regard to the south addition and with regard to unique conditions of historic development on particularly steep hillsides and the resulting historic 'high-and-low rhythm' of these streetscapes in Old Town. The current below-street position of 424 Woodside explicitly conveys the historic character of Old Town living on the steep hillside regardless of the large structure to the north.

"By raising and rotating the historic form we will establish it as a visually prominent element along the street. The proposed addition, located below the historic form, will not be visible from the street. The proposed changes outlined here are all intended to improve the appearance of the historic form and reestablish its presence along Woodside Avenue making it once again a valuable asset to the district for years to come."

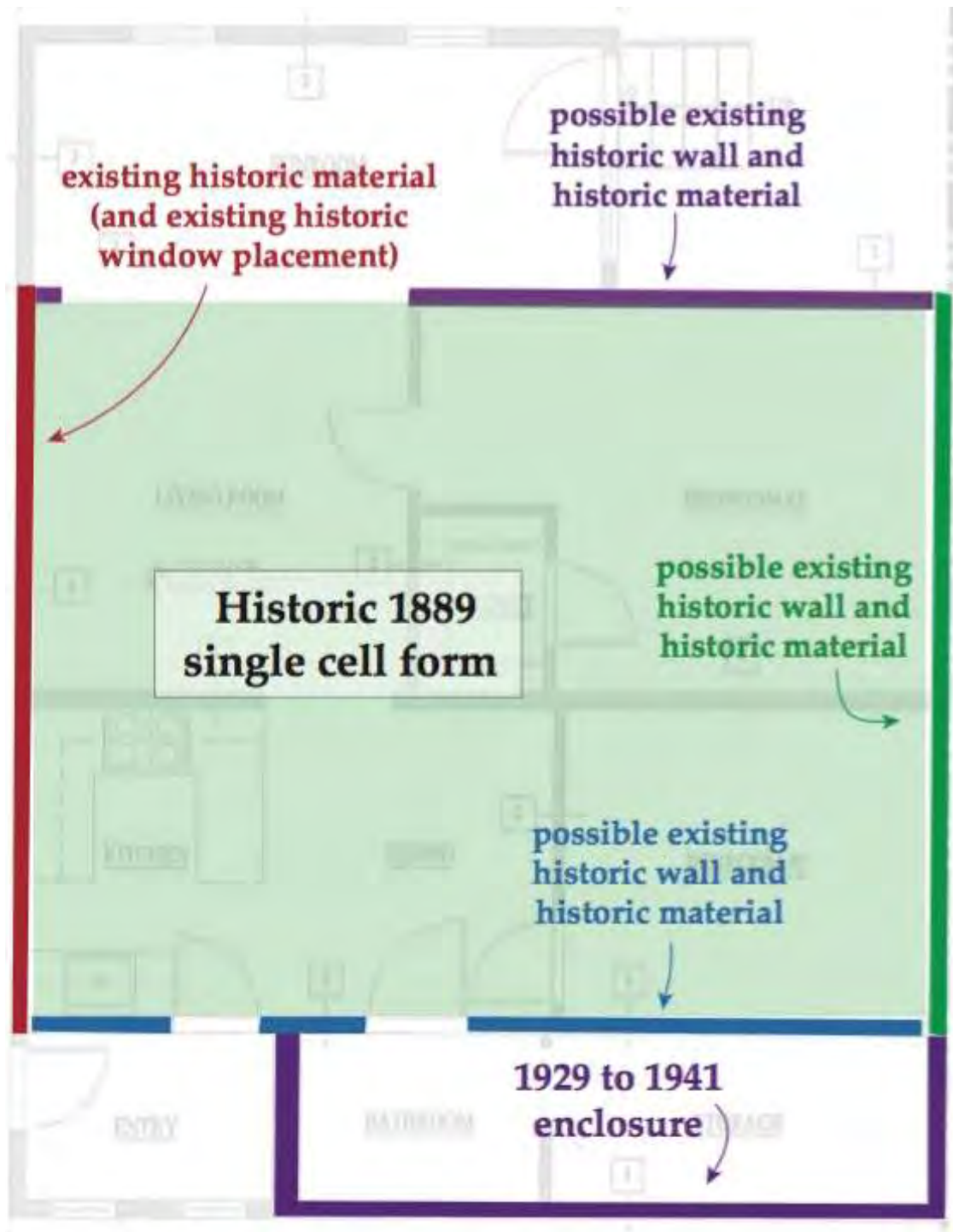
(Comment # 4.) *The "historic form", as it is currently situated in its historic location, historic orientation, and historic relationship to (a story below) Woodside Avenue is astonishingly "a visually prominent element along the street" (A rare day passes that a pedestrian -- tourist, skier just off the mountain -- does not hesitate at 424 Woodside to photograph the structure.). There are less invasive*

*measures than "raising [to the proposed 9'] and rotating the historic form" that could **better** "improve the appearance of the historic form" (Raising the structure the recommended 2' -- in its historic location and orientation -- would "improve the appearance of the historic form"). The "presence [of historic 424 Woodside] along Woodside Avenue" does not need to be "reestablished" because its presence has, in fact, been solidly established since 1889. 424 Woodside does not need to be made "once again a valuable asset to the district" because the historic structure, as it currently stands, strongly relays historic life on a steep hillside of a booming mining town.*

Structural

"It is our intention to strip the existing historic form building down, removing all the contemporary material and then see what we have. We anticipate not finding any historic material other than 1 x 12 exterior wall sheathing attached to new stud walls. If this is the case we would propose to proceed as follows."

(Comment # 5.) See 'PHYSICAL CONDITIONS REPORT, 2016 (2011) **COMMENTS**' for analysis of existing historic material. Considering that the 1889 single cell roof form still exists entirely and unaltered, the 1889 single cell form still exists with no changes to the north façade other than superficial, minimal changes to the 1889 west façade (inside the newer west façade), some removal of the 1889 east façade, and with the possibility that south-façade historic material may still exist as a portion of the wall between the historic structure and the new addition (After soliciting the opinion of two local historic-preservation experienced contractors and one local project manager with prolific similar experience, the consensus is that south façade historic material probably still exists between the historic structure and the addition.), there may be a considerable amount of extant historic material. See the two images below that exhibit the current presence of the 1889 single cell form and the possibility of currently existing historic material.





"1. Panelize the exterior north and east walls."

(Comment # 6.) *Should the north wall be panelized, the historic form, the history material, and the historic character of the north façade can be saved only if it is replaced in its original location. If the north wall is reoriented 180 degrees, the wall, the form, the historic window placement, and the historic material will be completely lost; the panelized north façade would be discarded because it would be redundant as a south wall between the historic structure and the addition.*

The minimal historic material of the east façade (partially enclosed in a circa 1991 enclosure and then removed to create interior space) need not be saved if the structure is not reoriented 180 degrees and the new construction is added to the east elevation. However, the extant 1889 exterior west façade (enclosed within the newer west façade) historic material and structure could be panelized and saved; if the structure is reoriented 180 degrees this 1889 west façade wall and historic material will be lost.

HDDG - SPECIFIC GUIDELINES

B. PRIMARY STRUCTURES

B.2 Exterior Walls

B.2.1 Primary and secondary façade components, such as window/door configuration, wall planes, steps, porches, and entryways should be maintained in their original location on the façade.

"2. Change the orientation of the building so that it faces Woodside Avenue and is raised to the street level, 9' from its existing location, so the front of the historic building faces the street, not the back yard."

(Comment # 7.) *Raising the structure 9' to the street level would be historically inaccurate in the context of the unique character (streetscape rhythm, front yard setback, orientation to town) of residential structures on very steep hillsides on the downhill side of Old Town streets. The level at which the historic structure sits now gives it an expressly historically accurate prominence from the street. Raising the structure 2' would give the structure a 'boost' of presence and removing the 1929 to 1941 west façade enclosure would reduce the mass of the west-running shed roof to give the prominently-seen-from-the-street roof a more pleasing, yet historically accurate, proportion. Reorienting the historic form would be inconsistent with the predominately Town-oriented nature of residential structures on very steep hillside sites on the downhill side of the streets.*

HDDG - SPECIFIC GUIDELINES

B. PRIMARY STRUCTURES

B.3 Foundations

B.3.1 A new foundation should not raise the historic structure generally more than two (2) feet from its original floor elevation.

"4. Through the renovation and addition of this residence we will:

b. Re-orient the building so the front faces the street and is elevated to have a relationship to the street that is currently not present. The structure reoriented to have a porch."

(Comment # 8.) *The structure should not be changed to the point that it has a relationship to the street that it never had in history and that most structures on very steep downhill-from-the-street sites did not have historically. Historic structures on steep downhill lots were predominately oriented to Town, not to the street. A (possible) porch on the east façade that looks (on Sanborn maps) as though it existed for sometime between 21 to 41 years (appearing on the 1907 Sanborn map but not on the 1900 Sanborn map, still showing on the 1929 map but not on the 1941 map) was not a front entrance, not a primary entrance, and therefore not a front porch because the structure was without the porch for at least as many or perhaps more years (38 to 48 years) than it was with the porch (the east elevation porch was not present from 1889 through 1900 possibly up to 1907 and not present in 1941 and possibly any time after 1929). A 'front porch' would be a front entrance or primary entrance to the structure and would be significant and critical to the function of the structure. The lack of a porch on the east façade of the structure for so many years shows that it was at most a secondary but evidently a non-essential entrance, and not an entrance at all when there was no porch because the living level was too far from grade on the east elevation oriented toward Town. Historically, the structure had only a 6' by 8' front porch on the north end of the west façade so should have no more than the same location and dimensions for a primary entrance porch when the structure is renovated.*

HDDG - SPECIFIC GUIDELINES

A. SITE DESIGN

A.4.1 Maintain historic hillside steps that may be an integral part of the landscape.

Roof

"The roof will be rebuilt to meet the structural requirements of code and retain the historic form and appearance."

(Comment # 9.) *The current design proposal shows the historic roof form altered to the point where it barely resembles the historic roof form as it exists now and has existed for 127 years.*

HDDG - SPECIFIC GUIDELINES

B. PRIMARY STRUCTURES

B.1 Roofs

B.1.1 Maintain the original roof form.

Exterior Walls

"8. Through the renovation and addition of this residence we will:

e. Replace the non-historic windows with period correct units Replace/repair siding"

(Comment # 10.) *Reorienting the structure 180 degrees would eliminate any possibility of preserving the structure's only remaining original, historically placed window openings on the north façade that is viewable from the street. It would also result in a loss all historic material except the small portion of east elevation wall, a wall that shows no evidence of historic window placement.*

HDDG - UNIVERSAL GUIDELINES

3. The exterior features of a building should be retained and preserved.

Porches

"The front porch, currently facing the rear of the site, has been walled in to create more interior living space. We would propose to bring the porch back to its historic appearance and use."

(Comment # 11.) *The porch that now exists on the east façade first appeared sometime after 1978 so is not historic. There must be documented evidence in order to 'bring back' a historic element to a structure. There is no evidence of window or door placement to recreate "its historical appearance". The only possible historic use would be as a secondary entrance, not a primary or front entrance.*

HDDG - UNIVERSAL GUIDELINES

4. Physical or photographic evidence should be used to substantiate the reproduction of missing features.

Doors

"All historic doors have been replaced, see physical condition report. All new doors will be historic in appearance."

(Comment # 12.) *The interior west façade (the 1889 west façade) has a door that appears to be historic in proportion. This door (opening) could have been the original entrance to the structure and could be preserved and used as it was historically.*

HDDG - SPECIFIC GUIDELINES

B. PRIMARY STRUCTURES

B.4. Doors

B.4.1 Maintain historic door openings.

Windows

All historic windows have been replaced, see physical condition report. All new windows will be historic in appearance.

(Comment # 13.) *The historically located, proportioned, and oriented window openings on the north façade should be maintained.*

HDDG - SPECIFIC GUIDELINES

B. PRIMARY STRUCTURES

B.4. Windows

B.4.1 Maintain historic window openings.

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424 WOODSIDE - UNIQUE CONDITIONS FOR REORIENTATION COMMENTS

November 7, 2016

Per the Preservation Plan we are proposing to disassemble and reorient 424 Woodside. Per 15-11-13 (A) we are requesting approval to reorient the home. We are proposing this base on the information in the Preservation Plan and the following:

1. The building has been significantly altered over the years and **little historic material remains.**

See: 424 WOODSIDE - HISTORIC PRESERVATION PLAN - COMMENTS
424 Woodside HDDR.COMMENTS.Physical Conditions Report 2011, 2016
424 Woodside TIMELINE

2. As part of the 1993 addition work the floor and **roof systems of the existing historic form have been rebuilt.**

See: 424 WOODSIDE - HISTORIC PRESERVATION PLAN - COMMENTS
424 Woodside HDDR.COMMENTS.Physical Conditions Report 2011, 2016
424 Woodside TIMELINE

3. The **existing home faces the rear yard.**

See: 424 WOODSIDE - HISTORIC PRESERVATION PLAN - COMMENTS

4. The existing home is 11' below the existing street elevation of Woodside Avenue

See: 424 WOODSIDE - HISTORIC PRESERVATION PLAN - COMMENTS

5. The **historic form is surrounded by larger homes that dwarf the historic form.**

See: 424 WOODSIDE - HISTORIC PRESERVATION PLAN - COMMENTS

6. By **raising and rotating the historic form the building will be raised up out of the hole it is in and will face Woodside.** This will provide for a greatly **improved presence on the street and fit in to the existing rhythm of buildings along Woodside Avenue.**

See: 424 WOODSIDE - HISTORIC PRESERVATION PLAN - COMMENTS

7. Due to the **constraints of the site**, the desire to lift the home and rotate the home, and **the limited historic material** present on the existing home, the only feasible method to accomplish the reorientation is to disassemble the building. Lifting the building as a single element is not possible.

There are no unique constraints associated with this site:

The site consists of three Old Town lots (75' x 75') allowing a larger area to accomplish creative design for two residences. The historic structure is on a zero lot line front yard and a reduced side yard setback by 3' allowing a larger area for the Building Pad.

The steep sloped lot is similar to or less steep than many steep sloped lots in Old Town. The historic structure still retains a notable amount of historic material.

Per LMC 15-11-13, (A), (3), There are **unique conditions** associated to this property; the fact that **the home faces the rear yard** and is **not visible from Woodside Avenue**, the fact that **the home is 11' below the existing street level**, and the fact that the building has been remodeled and improved to the extent that **little historic material is present**. These facts add up to a unique condition that could be vastly improved with the implementation of the proposed Preservation Plan and reorientation of the building.

The home faces, or is oriented toward Town, which is a common characteristic of historic structures on steep sloped hillside sites downhill from the street. ***This is not a unique condition.***

The home **is** visible from Woodside Avenue. It is visible enough to draw the attention of pedestrians, skiers coming off the mountain, bikers, and tourists who pause to photograph the structure. The historic structure is visible in a way different from contemporary infill structures therefore providing an anchor for historic character in the neighborhood. The roof, obviously historic, is a primary feature that speaks to the historic character of life in a turn-of-the-century mountainside boomtown. The north façade is also visible from the street and conveys the simple vernacular form that was typical to the mining era. There are several steep slope downhill-from-the-street historic structures on Upper Woodside that have similar visibility from the street and more historic structures in the steep slope areas of Old Town that are less visible (a few structures where only the roofs, no façades, are visible) from the street. ***This is not a unique condition.*** The visibility of 424 Woodside could be augmented by raising the structure 2' and by removing the later (1941 Sanborn, not 1929 Sanborn) west (Woodside façade) elevation to reveal the 1889 west façade, thereby reducing the mass of the west-running shed roof and increasing the height and therefore the presence of the west façade.

There are many homes in the steep sloped areas of Old Town, and several on Upper Woodside, that sit below (some less than 11', some much more than 11') street level where the roof is a primary visible element. ***This is not a unique condition.***

There is enough historic material remaining to justify the effort to preserve the historic material that still exists. ***This is not a unique condition.***

Allowing this 424 Woodside structure to be reoriented, to be relocated as a result of the reorientation, and to be raised more than 2' would set a precedent for the many other historic structures that have similar site and structure conditions, possibly creating a run on moving all the randomly Town-oriented and hillside-situation historic structures to be turned and lifted to the street and as a result erasing the distinct historic character that these hillside structures now possess.

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PHYSICAL CONDITIONS REPORT, 2016 (2011)
COMMENTS

-----**2. Structure, 2016**
(MAIN BUILDING, 2011)

(B.9. ADDITIONS, 2011) - The REPORT is inaccurate in stating there were "No changes were made through 1941; a large addition was removed from the east elevation and an enclosure was added to the west elevation between 1929 and 1941. (see: 424 Woodside Avenue TIMELINE for detailed information of additions and removal of additions to the single cell form from 1889 to 1993)

-----**3. Roof, 2016**

(B.1. ROOF, 2011) - The REPORT description of the original simple gable (probably built in 1889 according to the 1889 Sanborn map, not about 1900 as stated in the REPORT) states that the roof still consists of historic 1" x 8" skip plank over 2" x 4", 24" on center truss, and wood shake material.

The REPORT also states that 2.5:12 shed roof running west off the main gable was updated after 1978 with metal roofing over 5/8" plywood decking over 2" x 12", 24" on-center joists.

The roof was actually updated ten years after 1978. A 1989 HISTORIC MATCHING GRANT APPLICATION shows that a new metal roof was applied to the structure at the end of that year, and while there are no 2" x 12" joists in the materials list or in the work description for the roof there is a description of how bent rafters were straightened in the process of re-roofing.

When the structure was being re-roof in 1989, the description of any work and materials needed for replacing or reinforcing old roof rafters with new 2" x 12" joists on the west-running shed roof probably would have been included in the application because the structure was being re-roofed with matching funds. And there would have been no need for bent rafters to be straightened if new 2" x 12" joists were used for roof support. Also, the REPORT states that the new roof decking is 5/8" thick, where a low-sloped roof that requires strength for a heavy snow load would usually require a thicker 3/4" plywood decking. Therefore, there may still be some historic material in the west-running shed roof as well as the main gable. There could possibly be some historic rafters and some 1" x 8" planks (additional load support to the 5/8" decking).

The roof description does not include the fact that the 4:12 east-running shed roof covers only the north half of the east façade.

-----5. Exterior Walls 2016

(B.2. EXTERIOR WALL - PRIMARY FAÇADE, 2011) - The north elevation is the primary façade, is un-altered from the historic form, and according to the REPORT is composed of historic 1" x 12" vertical planks on 2" x 4" studs at 24" on center.

The REPORT has no description of the number, location, and orientation of the historic window placement on the historic north façade. The 1977, UTAH STATE HISTORICAL SOCIETY photo shows the two vertically oriented windows in the same locations of the current window locations, and states under 5. ARCHITECTURE that "Window placements appear to have changed little. The 1993 HISTORIC DISTRICT REVIEW states under IV. COMPLIANCE WITH DESIGN GUIDELINES that "The project demonstrates substantial compliance with the following guidelines: 52. Avoid Changing the Position of the Windows". The small square window at the top of the gable is not historic (see: 1977, UTAH STATE HISTORICAL SOCIETY photo).

The REPORT has no description of the door (historic material or historic-sized opening?) on the north elevation portion of the screened-in porch.

(B.3. EXTERIOR WALL - SECONDARY FAÇADE 1, 2011) - The REPORT states that the west (Woodside façade) elevation is composed of historic 1" x 12" vertical planks on 2" x 4" studs at 24" on center.

The south 20' of the west (Woodside façade) elevation was roofed (6-foot extension of the west-running shed roof) and enclosed between 1929 and 1941 (SANBORN MAPS). The 1977, UTAH STATE HISTORICAL SOCIETY photo shows the screened-in 6' x 8' porch on the north end of the west elevation. The 1989 HISTORIC MATCHING GRANT APPLICATION show an image where the 6' x 8' porch is still screened-in and not yet 'windowed'. The interior west wall, 6' east from and parallel to the exterior west Woodside façade elevation, may still be composed of the historic 1989-1900 material that was the exterior west façade before enclosed between 1929 and 1941.

The REPORT has no description of the number, location, and orientation of any historic window placement on the west elevation façade. It appears that the screened-in portion of the 6' x 8' porch on the north end has been replaced with small square windows since 1977 and the other small windows may have no historic significance.

(B.4. EXTERIOR WALL - SECONDARY FAÇADE 2, 2011) - The south elevation of the historic structure has either been eliminated or enclosed inside the new addition. There is no information in the REPORT as to whether the historic south-elevation wall or any south-elevation wall historic material still exists.

(B.5. EXTERIOR WALL - REAR FAÇADE, 2011) - The REPORT does not mention that the historic east (Town façade) elevation still exists as it did in 1889 on the south third of the east elevation. Historic material may still exist on this portion of the east elevation.

The REPORT also does not mention that the double-wide, double-hung vertically-oriented window on this historic portion of the east elevation may not be historic in size or placement. A photo of the east elevation in the 1989 HISTORIC MATCHING GRANT APPLICATION shows a contemporary, non-vertically oriented window in a similar location.

The enclosed shed-roof extension on the north two-thirds of the east elevation allowed for the removal of that section of the 1889 east (Town façade) elevation.

-----7. Porches, 2016

(B.7. PORCHES, 2011) - The REPORT states that the rear porch on the east (Town façade) elevation was *enclosed* after 1978, when actually an open, covered porch was added after 1977 (see: 1977, UTAH STATE HISTORICAL SOCIETY photo) and was enclosed in 1991 (see: 1989, HISTORIC MATCHING GRANT APPLICATION photo, and Building Permit Number 5683 for porch enclosure 3/12/91).

(B.9. ADDITIONS, 2011) - The REPORT is inaccurate in stating there were "No changes were made through 1941; a large addition was removed from the east elevation and an enclosure was added to the west elevation between 1929 and 1941. (see: 424 Woodside Avenue TIMELINE for detailed information of additions and removal of additions to the single cell form from 1889 to 1993)

(MAIN BUILDING – DETAILS, 2011)

-----9. Door Survey, 2016

(C.2. DOORS, 2011) - The REPORT does not mention exterior historic door placement or dimensions. The door at the north elevation porch entrance may be of historic placement and dimensions and the interior (exterior historically) west elevation entrance door may also be of historic placement and dimension.

-----10. Window Survey, 2016

(C.1. WINDOWS, 2011) - The REPORT states that no historic windows remain, but historic window placement, historic dimensions and orientation, historic configuration of panes, and types evidence is still extant, relevant, and should be included (see: **B. EXTERIOR WALLS** comments on this document).

424 Woodside SANBORN HISTORY

KEY



historic single cell form



enclosed space

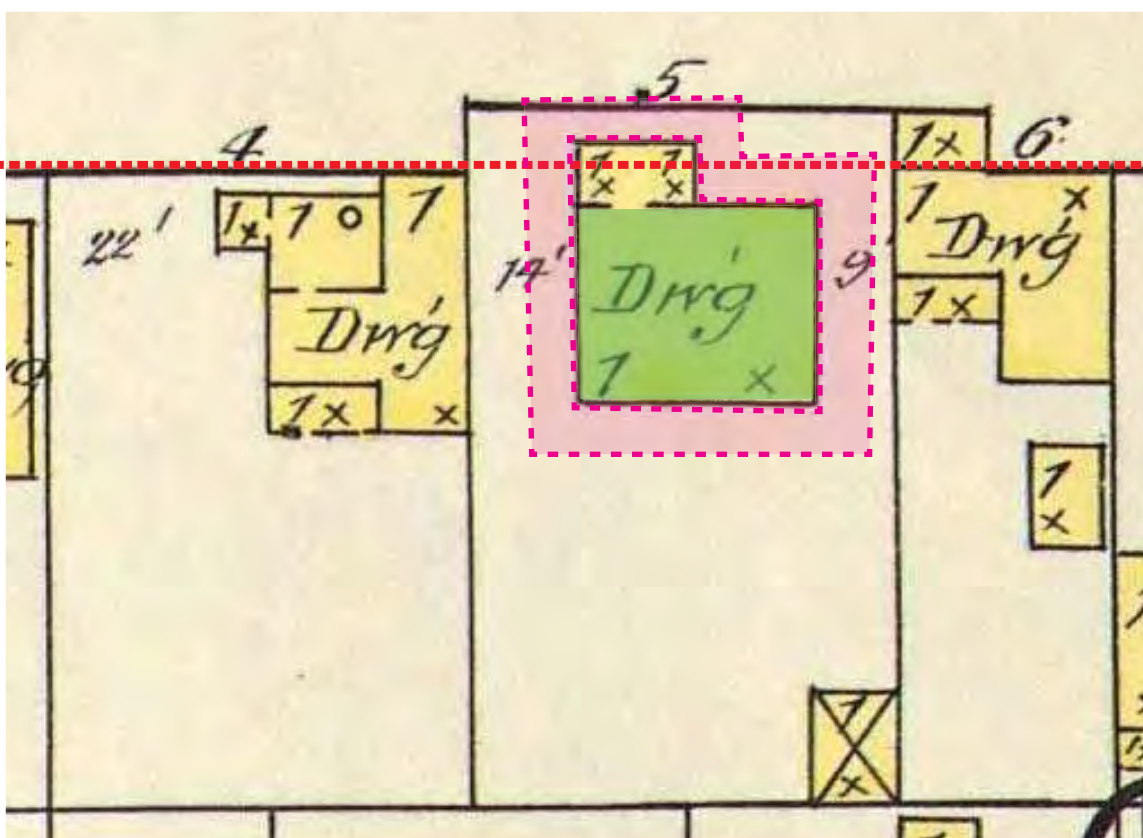


open porch

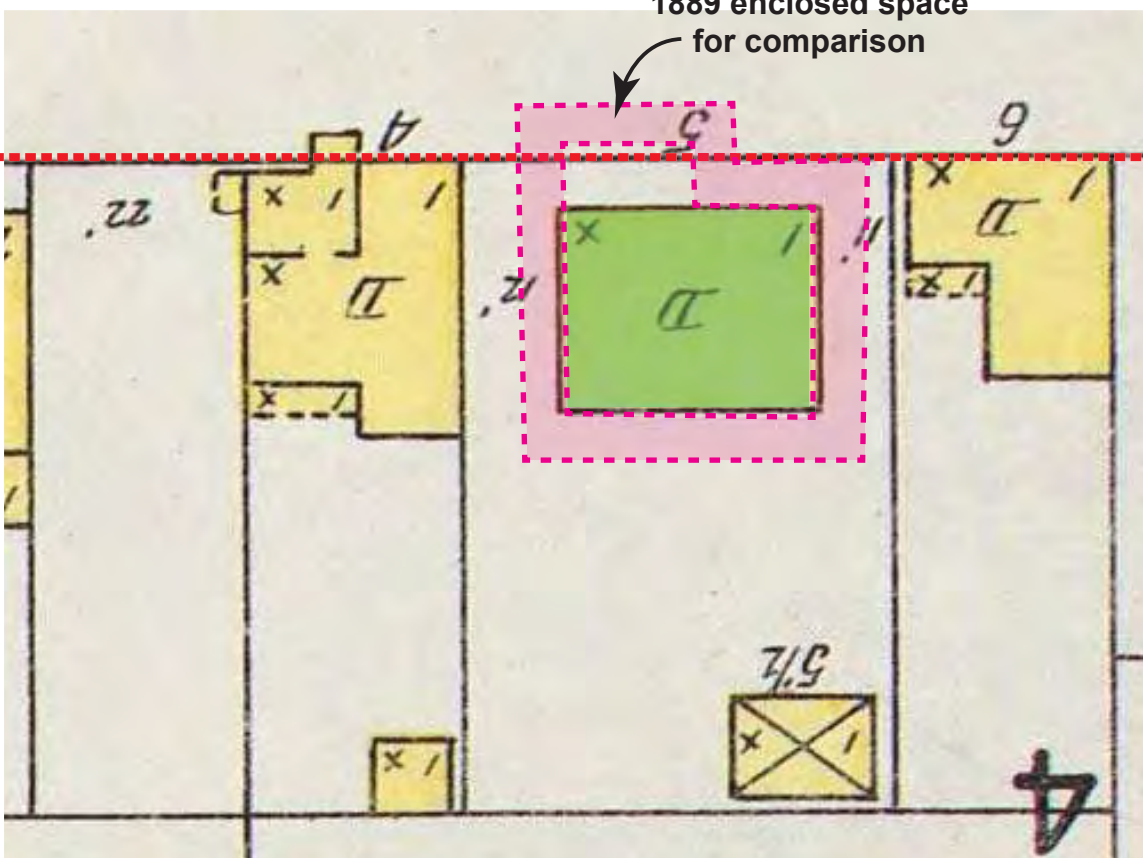


enclosed addition to *single cell*

1889

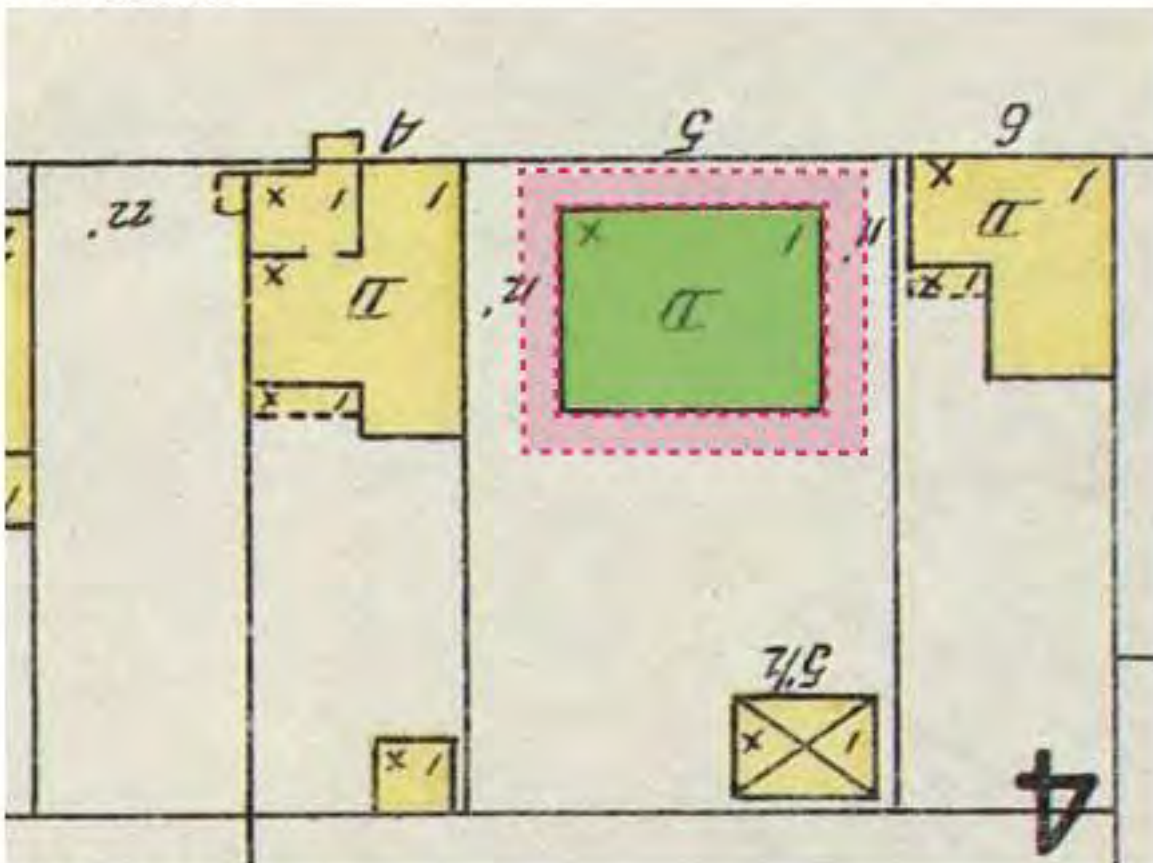


1900

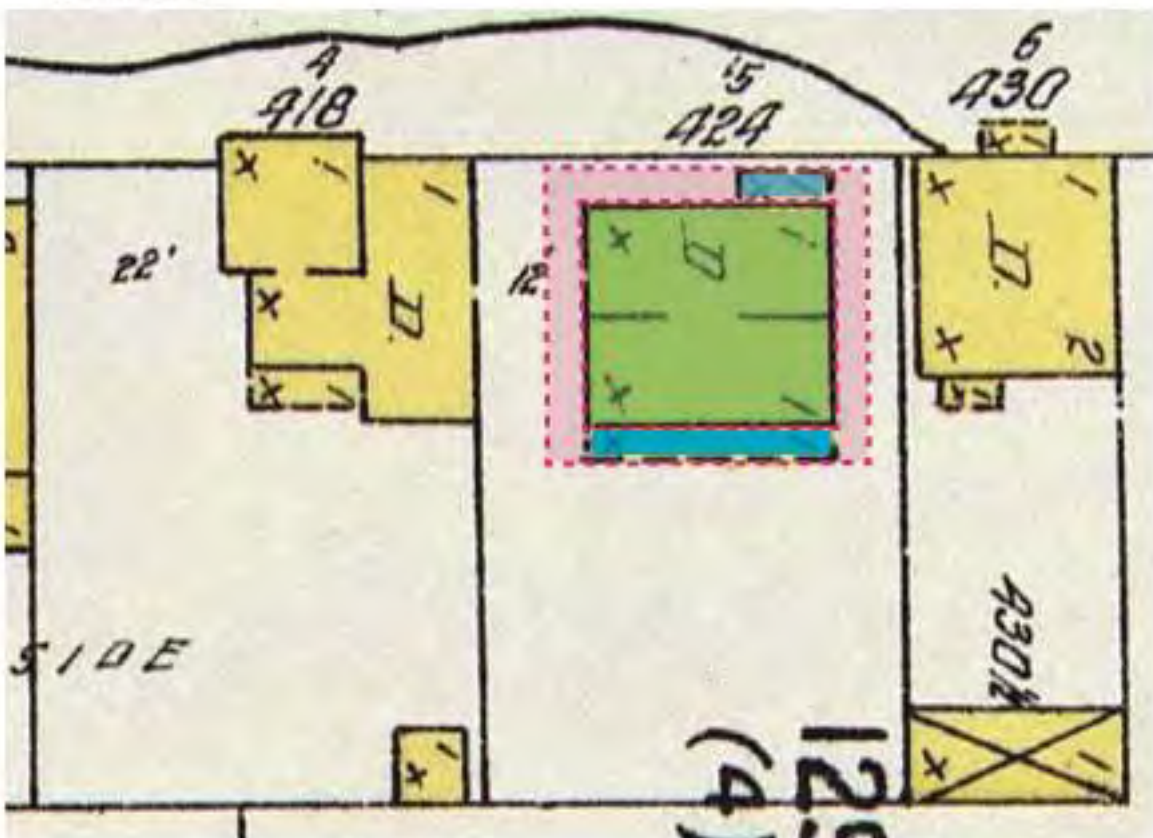


595

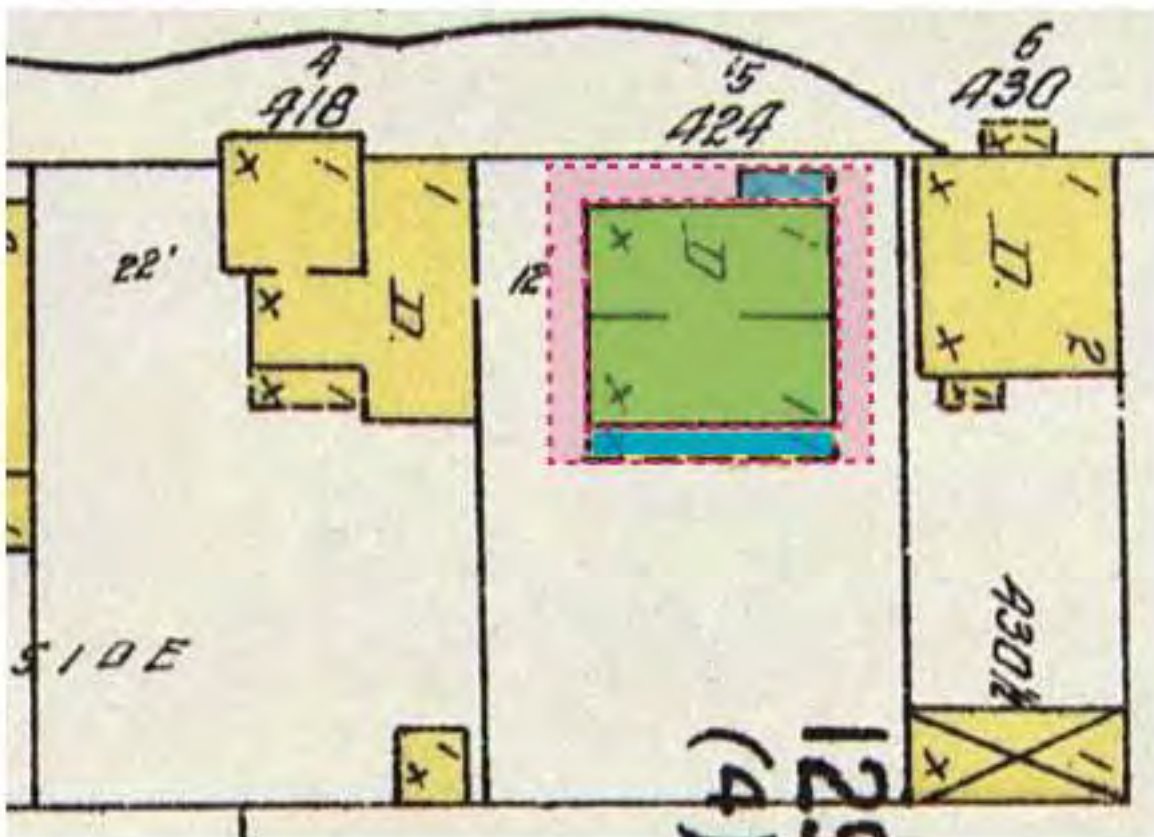
1900



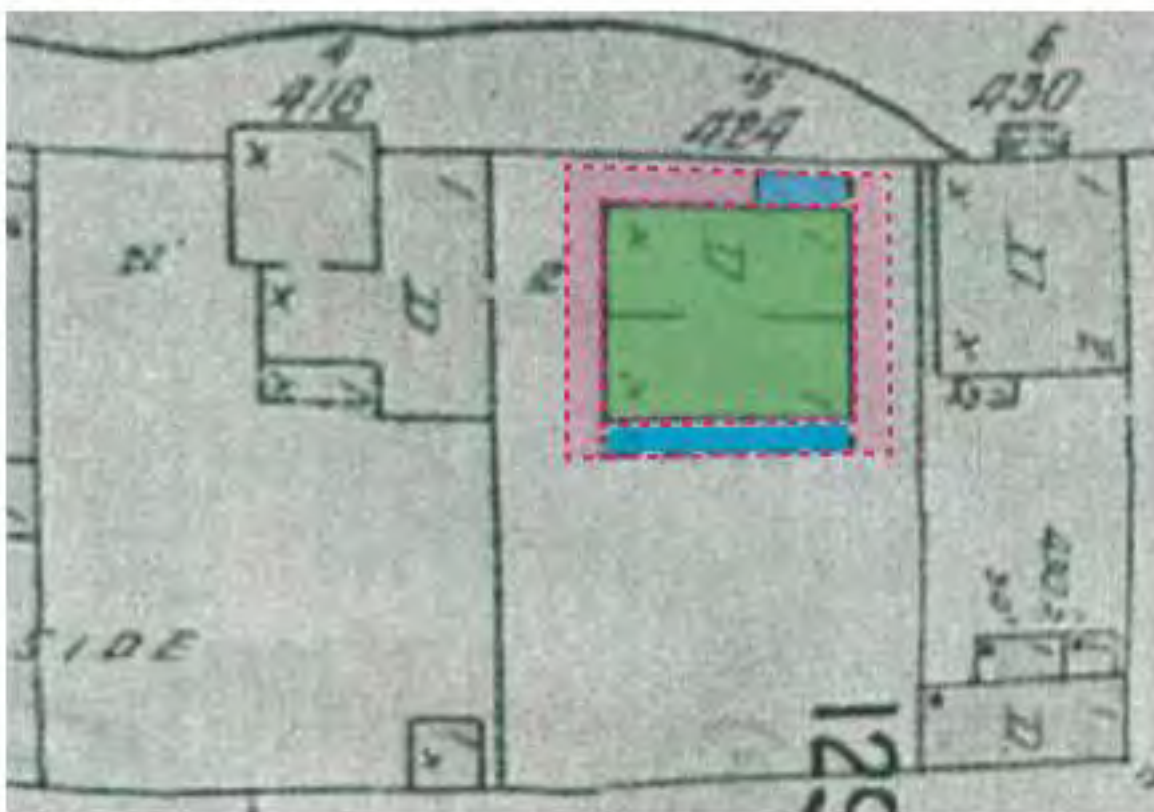
1907



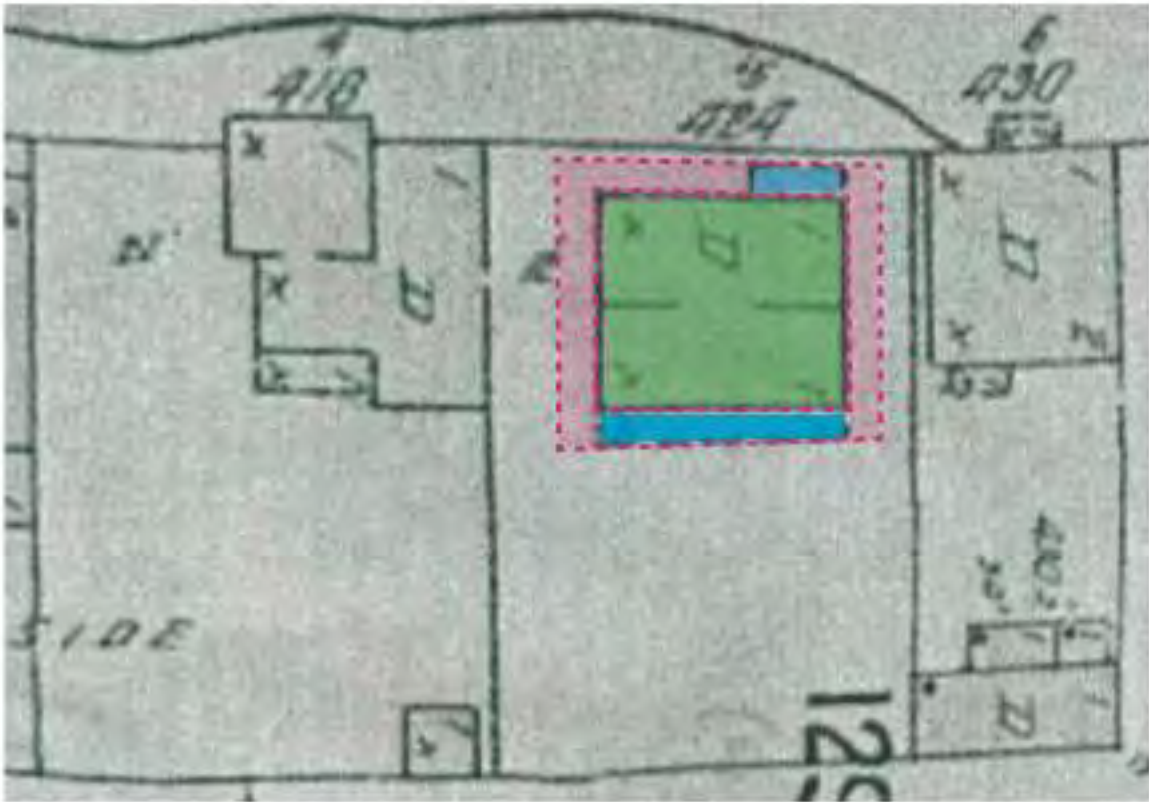
1907



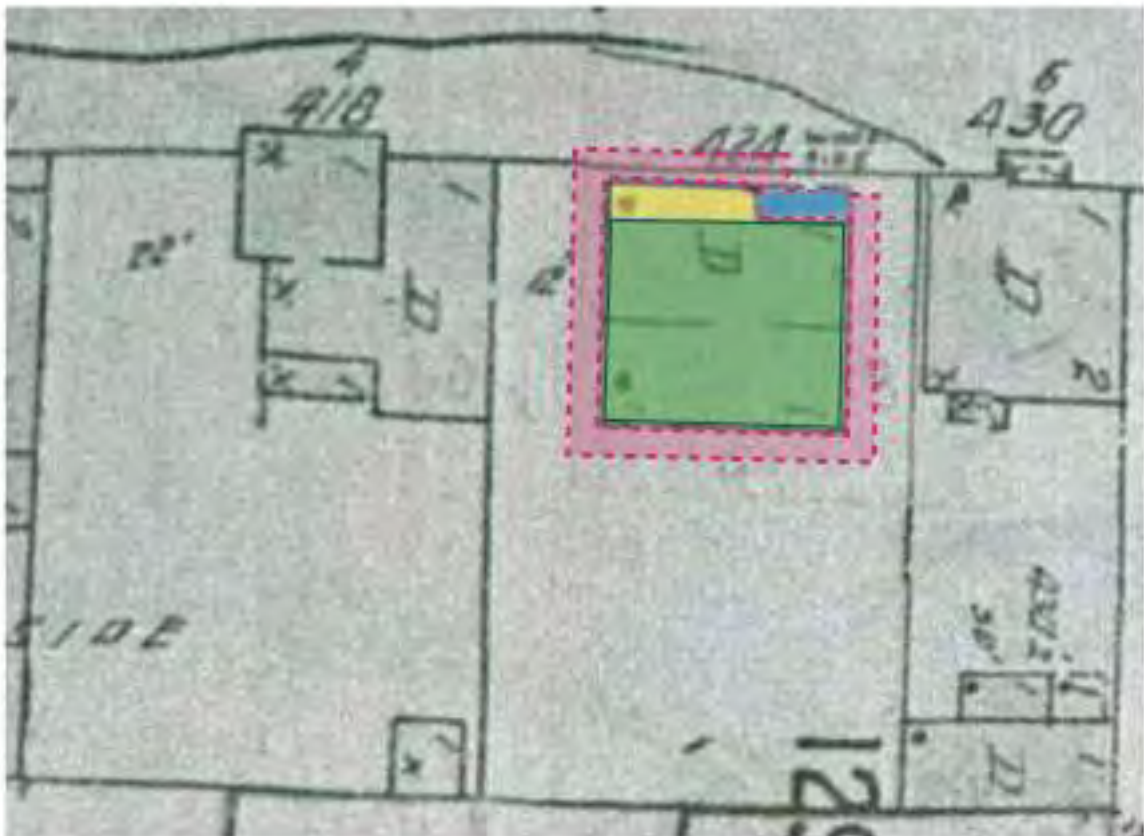
1929



1929



1941



424 Woodside Avenue TIMELINE

1889 SANBORN

- *Single cell form*, one story, wood-shingle roof, PLUS
 - *enclosed extension* on south half of west (Woodside façade) elevation

1890s (early) Utah State Historical Society, Site Information Form

- owned by C. W. Allen

1896 - Utah State Historical Society, Site Information Form

- sold to Chesley C. Barker, engineer for Daly-West Mine for more than twenty-five years, versed in mine hoists and pumps, member of the Park City lodge Knight of Pythias

1900 SANBORN

- *1889 Single cell form*, one story, wood-shingle roof
 - **REMOVED**, *enclosed extension* on south half of west (Woodside façade) elevation (NOTE: west, street property line moved east, closer to structure)

1900s - Utah State Historical Society, Site Information Form

- sold to William T. Backus

1907 SANBORN

- *1889 Single cell form*, one story, wood-shingle roof, PLUS
 - **ADDED**, *open porch* on north two-fifths (2/5) of west (Woodside façade) elevation
 - **ADDED**, *open porch* on full width of east (Town façade) elevation

1914 - Utah State Historical Society, Site Information Form

- sold to Frasier Buck (of 'Welsh, Driscoll and Buck'), local author

1916 - Utah State Historical Society, Site Information Form

- sold to Erick Anderson

1929 SANBORN

- 1889 *Single cell form*, one story, wood-shingle roof, PLUS
 - 1907 west (Woodside façade) elevation *open porch*
 - 1907 east (Town façade) elevation *open porch*

1941 SANBORN

- 1889 *Single cell form*, one story, **composition roof**, PLUS
 - *enclosed extension ADDED* to south two-fifths (2/5) of west (Woodside façade) elevation
 - 1907 west (Woodside façade) elevation *open porch*
 - **REMOVED**, 1907 east (Town façade) elevation *open porch*

1957 TAX CARD

- 1889 *Single cell form* (measuring 22' x 28') with 1941 SANBORN 6' x 20' enclosed extension on west elevation (736 total sq. ft.)
- TAX VALUE of \$48 given to "Porch - Front 48" sq. ft. (6' x 8') on west elevation (NO porch value on east elevation)
- TAX VALUE of \$37 given to "Garage, Single-car, Wood floor, single gable roof, Doors one (1), 10' x 18', Age: 26 (1931)
- TAX VALUE of \$50 given to "Cellar with concrete floor"

1958 - 1962 TAX CARD

- TAX VALUE of \$37 given to Garage

1968 TAX CARD

- TAX VALUE of \$48 given to "Porch - Front 48" sq. ft., (6' x 8') on west elevation
- East elevation porch roughly drawn in (different ink color) on footprint grid page - NO value given or description included regarding porch on east elevation.

1977 PHOTO

- west (Woodside façade) elevation screened porch
- no east (Town façade) elevation porch

1978 UTAH STATE HISTORICAL SOCIETY - STRUCTURE/SITE INFORMATION FORM

- "2. Building Condition: Good"
- "2. Integrity: Minor Alterations"
- "5. Description of physical appearance & significant architectural features: Window placements appear to have changed little."
- "6. Statement of Historical Significance: This structure... helps to illustrate how early housing was constructed to adapt to the steep terrain that exists in the area."

1989 HISTORIC GRANT APPLICATION - MATCHING FUNDS - BUILDING PERMIT NUMBER 4344, 6/30/89

- exterior **re-sided** with wood lap siding, metal chimney removed, siding trimmed along eaves, eaves boxed, cornice moulding installed, fascia replaced, porch ceiling sheeted, underside of porch closed in with same siding as house, replace edge boards and window trim
- east window restored to vertical emphasis with double-wide double hung sash, two (2) south windows restored to vertical emphasis with double hung sash, two (2) north windows **original single-wide vertical** replaced with new double hung sash
- structure re-roofed with metal roofing, bent rafters straightened
- steps to street repaired
- electrical wiring and fixtures replaced
- exterior re-painted

1991 BUILDING PERMIT NUMBER 5683, 3/12/91

- porch enclosure

1993 ADDITION TO HISTORIC STRUCTURE

HISTORIC DISTRICT REVIEW / HISTORIC DISTRICT COMMISSION (6 JULY 1993)

I. PROJECT STATISTICS

Project Name: 424 Woodside addition
Proposal: Addition to historic house

II. BACKGROUND INFORMATION

The structure is orientated with the front away from the street, overlooking Old Town.

III. PROJECT DESCRIPTION

The architect) has stepped the connection between the two houses so that there are breaks in the roof and wall planes to visually separate the historic from the new.

IV. COMPLIANCE WITH DESIGN GUIDELINES

The project demonstrates substantial compliance with the following guidelines:

- 50. Maintain Front Porch (6' x 8' *entry porch*) as an Important Façade Element.
- 51. Preserve the Original Shape of the Roof
- 52. Avoid Changing the Position of the Windows.
- 53. Maintain Original Window Proportions
- 34. Maintain the Original Position of Main Entrance.

V. STAFF ANALYSIS

ARGUMENTS IN SUPPORT OF A CONNECTED ADDITION. There are several valid arguments in favor of the addition as proposed. The roof (*of the historic house*) is the prominent elevation when viewed from Woodside Avenue. The visual impact to the house from off-site would therefore be minimal compared with other cases.

2007 HISTORIC SITE FORM

- "Additions: major"
- "Alterations: minor"
- "General Condition of Exterior Materials: Good (Well maintained with no serious problems apparent.) of Good, Fair, Poor, Ruin"
- "Essential Historical Form: Retains"
- "Location: Original Location"
- "Design: 1978 Structure/Site form indicates possible minor additions to the original house. The changes to the original house are minor but the construction of such a large side addition diminishes the site's original character."
- "Workmanship: Though the physical evidence from the period defines this as a typical Park City mining era house--the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, the restrained ornamentation, and the plain finishes -- remain on the original part of the house."

From: [BruceEMA](#)
To: [Hannah Tyler](#)
Cc: [EDWARDS, SUSAN](#)
Subject: Re: Proposed "remodel" at 424 Woodside
Date: Friday, September 15, 2017 8:10:16 AM

Hannah. I had a lengthy and productive conversation with our neighbor, the property owner at 424 Woodside this week, to discuss the nature and extent of his building plans. Following that discussion my wife and I are comfortable with his proposal to lift and reorient the old miners cabin on his property in contemplation of additional development. I told him that we would reserve the right to continue a discussion about the location and footprint of further expansion. If it ever gets to the stage of construction and landscaping I have every confidence that we will be able to work together on those issues as well.

Please let us know if approvals are granted so we can continue to monitor the scope of the project. Thanks for your consideration. Bruce

From: "Hannah Tyler" <hannah.tyler@parkcity.org>
To: "BruceEMA" <bruceema@comcast.net>
Sent: Tuesday, August 8, 2017 8:11:24 AM
Subject: RE: Proposed "remodel" at 424 Woodside

Hi Bruce,

Thank you for your comments. I will reach out to the project architect and see if he would like to meet with you and Planning Staff.

Thanks,
Hannah

Hannah M. Tyler | Planner
Park City | Planning Department
445 Marsac Avenue | P.O. Box 1480
Park City, UT 84060-1480
(435) 615-5059



From: BruceEMA [<mailto:bruceema@comcast.net>]
Sent: Friday, August 04, 2017 1:59 PM
To: Hannah Tyler
Subject: Re: Proposed "remodel" at 424 Woodside

Ms Tyler,

My wife Susan and I are owners of 426 Woodside, the property adjacent to and north of the proposed remodel at 424 Woodside. My wife Susan stopped by the planning department this past week to discuss the status of the pending project with you in

person. I visited the planning department today to review and photograph key sections of the plans. Following review of those plans we wanted to provide our observations in advance of any formal plan approval or construction.

First, we note the project architect is Jonathan DeGray, a local architect who designed a home for us on Upper Norfolk almost a decade ago. Jon does excellent work and is very aware of the impact of projects on the neighborhood. Knowing Jon, I would anticipate that he is already aware of some of the anticipated concerns of a project of this scope and mass. Second, we want to be good neighbors and have nothing against the current owners, who should have the right to develop their property. Anything less would be a bit hypocritical since we built a sizable home on our lot not too long ago. (One difference with our project was that we tore down a dilapidated fourplex that covered essentially the same footprint on the lot and actually reduced the lot usage from four units to one). Separate and apart from the plans themselves, we have had recent experience with AirB&B renters from 424 Woodside using our driveway and construction workers parking and even dumping construction materials on our driveway during the recently completed construction project across the street at 429 Woodside.

With regard to the proposed project, here are our initial concerns:

- 1) Moving from an existing structure of just over 2300 square ft to more than twice that to a proposed project in excess of 5,000 square ft seems like it stretches the limits of building to lot size ratio and leaves us wondering if this is consistent with the City's idea of what's ahead for Old Town development.
- 2) More specifically, if built as planned, the rear of the build at two levels would have minimum lot clearance and allow a building mass that would block sun and views from our main floor great room, where we spend most of our time (in addition to impacting our privacy).
- 3) Equally concerning, the current plans show no less than three outdoor hot tubs including one that would be just feet away from our living room. Again, people should be free to enjoy their property but we can't help but be concerned about the impact of outdoor recreation that may extend well into the night. There is already an element to Old Town that has late night noise given our proximity to downtown and the local bars. We just don't want to create an environment that further impacts our ability to peacefully enjoy our own property.
- 4) It doesn't appear that there is any increased parking being constructed notwithstanding that the project is more than doubling in size (and the plans seem to show some ambiguity as to whether the ultimate intention is for two or three units). With no additional parking we are increasingly concerned about the probability that owners/renters/guests will continue to find our own driveway too tempting to resist.

Susan and I would be willing to discuss the details with anyone in the planning department or Mr. DeGray if that would be helpful. I think the bottom line is that we would like to see the scope of the project reduced in size, particularly as it impacts the northeast corner of the lot adjacent to our main living space. Otherwise we would generally support the current owners intention to improve their property.

Thank you for considering our comments and let us know if you have any questions.
Bruce

Exhibit L

Planning Director and Chief Building Official Determination



November 9, 2017

Jon and Heather Berkley
9308 Tournament Canyon Drive
Las Vegas, Nevada 89144

CC: Jonathan DeGray, Architect

NOTICE OF PLANNING DIRECTOR & CHIEF BUILDING OFFICIAL DETERMINATION

Project Address:	424 Woodside Avenue
Project Description:	Planning Director & Chief Building Official Determination for Reorientation of a Significant Historic Structure
Project Number:	PL-16-03379
Date of Action:	November 9, 2017

Action Taken by Planning Director and Chief Building Official:

Pursuant to Land Management Code (LMC) 15-11-13(A)(3), in approving a Historic District or Historic Site Design Review Application involving the Reorientation of the Historic Building(s) and/or Structure(s) on a Significant Site, such as 424 Woodside Avenue, the Planning Director and Chief Building Official shall find that the project complies with at least one of the following criteria:

LMC 15-11-13(A)(3)
(...)

- b. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or
- c. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation on the existing Site. Unique conditions shall include all of the following:
 - (1) The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting; and
 - (2) The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to

- define the boundaries of the district; and
- (3) The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation; and
- (4) The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation.

The Planning Director and Chief Building Official find that the proposed reorientation does not meet the criteria outlined in LMC 15-11-13(A)(3). The Planning Director and Chief Building Official have made this determination based on the following Findings Of Fact.

Findings of Fact:

1. The Duplex Dwelling located at 424 Woodside Avenue is listed as "Significant" on the Park City Historic Sites Inventory (HSI) and is located in the Historic Residential (HR-1) zone.
2. On November 16, 2016, the applicant submitted a HDDR Application for the subject property. The project scope of the HDDR included: Reorient (rotate) the Historic Structure so that the primary entrance faces Woodside Avenue (west); Lift the Historic Structure 7 feet 7 $\frac{3}{4}$ inches upon reorientation to "align with Woodside Avenue" and accommodate a basement addition; Panelize the Historic Structure in order to facilitate the reorientation; Remodel the existing non-historic addition; and Construct an addition to the rear (now east facing) façade of the Historic Structure.
3. The Historic Structure currently faces towards Main Street in that the original primary entrance faces east. Historically, the Historic Structure was associated with a network of pedestrian paths on the east side of the structure that connected the residence to Main Street.
4. In 1993, a 700 square foot (SF) addition was constructed to the south of the Historic Structure to create the Duplex Dwelling Use and provide direct access to Woodside Avenue.
5. In 2011, a Variance application was submitted for a Height Exception and for Front and Side Yard Setback Exception(s) citing a hardship regarding the elevation of Woodside Avenue in relation to the Historic Structure and the orientation towards Main Street (east) rather than the modern-day Public Right-of-Way (Woodside Avenue).
6. The Variance was Denied by the Board of Adjustment. The conditions of the property in 2011, outlined specifically in Finding of Fact #16 of the 2011 Variance Staff Report have not changed to date.
 - (i) Finding of Fact #16 states: "The alleged hardship comes from conditions general to the neighborhood, not from circumstances peculiar to this property. Several houses on the downhill side of the street are situated in much the same way as the applicant's home. The positioning of the home on the lot is not unique to this area as many homes were constructed in a manner that allowed the home to

face downward towards Main Street, The applicant previously combined three lots and has ample room to expand the existing non-historic portion of the home to add additional living space.”

7. The proposal does not comply with LMC 15-11-13(A)(3)(b) as the structure is not threatened by hazardous conditions and the preservation of the building will not be enhanced by relocating it. Drainage issues have been identified as hazardous conditions; however, the Chief Building Official finds that the drainage issues can be reasonably mitigated while maintaining the Historic Structure in its current location.
8. The proposal does not comply with LMC 15-11-13(A)(3)(c) as no unique conditions have been identified that would warrant the reorientation based on the following unique conditions outlined in LMC 15-11-13(A)(3)(c):
 - (i) The proposal does not comply with unique condition (1) of LMC 15-11-13(A)(3)(c) as the Historic Structure retains its context through its original location and its relationship to the Historic Period setting. The Historic Period setting of this site is conveyed through its orientation towards Main Street and position on a shallow terrace below street level. The property is one of the few reminders of the historic development pattern on a part of the street where much of it has been lost, and is thus important in maintaining a district-wide sense of the historic setting and context.
 - (ii) The proposal does not comply with unique condition (2) of LMC 15-11-13(A)(3)(c) as the proposed relocation will diminish the physical integrity of the Historic District and the association of 424 Woodside Avenue to the development patterns of the Historic Period. The reorientation and lifting of the structure will not result in the interpretation of the history of the Historic Building and/or site as the original orientation is crucial to maintaining the remaining integrity that the site retains. In addition the context of the site is crucial in defining the development patterns of the Historic District.
 - (iii) The proposal does not comply with unique condition (3) of LMC 15-11-13(A)(3)(c) as the Historic Structure at 424 Woodside Avenue retains integrity in the aspect of location, as well as diminished but significant integrity in the aspects of setting and design. Because the property has already been so altered, it will be critical to preserve these aspects if 424 Woodside Avenue is to remain a Significant Site on the HSI and a contributing resource in the Historic District.
 - (iv) The proposal does not comply with unique condition (4) of LMC 15-11-13(A)(3)(c) as the loss of the remaining Historic material through the reorientation will not enhance the preservation of the Historic Structure or Site. The reorientation of the Historic Structure at 424 Woodside Avenue will have a significant effect on its integrity, which has already been compromised by an addition and alterations on the east side and the large addition on the south side. Reorientation will diminish integrity to the degree that the property can no longer be considered a

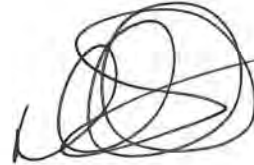
Significant Site as defined in the LMC and Design Guidelines.

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

Sincerely,



Bruce Erickson, AICP
Planning Director



Dave Thacker
Chief Building Official

CC: Hannah Tyler, Project Planner
Anya Grahn, Historic Preservation Planner
Jonathan DeGray, Project Architect

Exhibit M

Applicant's Supplemental HDDR Analysis –
September 13, 2017

TO: Jonathan DeGray, Architect
Joe Tesch, Attorney, Tesch Law Offices
FROM: Dina Blaes, Consultant, The Exoro Group
DATE: September 13, 2017
RE: Analysis of Historic District Design Review Application for 424 Woodside Avenue, Park City, Utah for compliance with the Park City Land Management Code and the Design Guidelines for Historic Districts and Sites.

PROJECT SUMMARY

The applicants are requesting approval to reorient the historic building at 424 Woodside Avenue on its exiting Significant Site. The application calls for rotating the building 180 degrees and lifting it to allow the principal façade, which currently faces the rear yard, to front Woodside Avenue.

The development history of the site is well-documented and is, therefore, not restated here.

SCOPE OF REQUEST & REVIEW

The applicants understood the HDDR process, at this stage, would be limited to Reorientation. However, the staff report dated July 19, 2017 assumes and analyzes Disassembly/Reassembly as well.

The Staff Report dated July 19, 2017 states: “After in-depth discussions with the applicant, staff determined that the first step in their review process shall be to determine if Reorientation is possible” (page 37).

The Historic Preservation Plan submitted by the applicant identifies the possibility of Reconstruction or Disassembly/Reassembly, but only after in-depth analysis of any remaining safe and serviceable historic materials. The applicants expected to present a comprehensive Material Deconstruction Application as the second step in this process if the Reorientation was approved.

The applicants are not seeking determination on Disassembly/Reassembly or Reconstruction at this time.

LAND MANAGEMENT CODE – APPLICABLE SECTIONS

1. 15-11-12 Historic District or Historic Site Design Review.
 - (D) Public Hearing and Decision.
Paragraph 3.
 2. 15-11-13 Relocation and/or Reorientation of a Historic Building or Historic Structure
 - (A) Criteria for the Relocation and/or Reorientation of the Historic Building and/or Structure on its Existing Landmark or Significant Site.
 3. 15-11-10 Park City Historic Sites Inventory.
 - (A) Criteria for Designating Sites to the Park City Historic Sites Inventory.
 - (2) Significant Sites.
-

15-11-12 Historic District Or Historic Site Design Review
D. PUBLIC HEARING AND DECISION.

An Application associated with a Significant Site shall be denied if the Planning Department finds that the proposed project will result in the Significant Site no longer meeting the criteria set forth in 15-11-10(A)(2).

The applicants recognize Park City's commitment to preserving the historic character of Old Town and the requirement that proposed projects involving a Significant Site must result in the property retaining its designation as a Significant Site.

The analysis provided in this report attempts to demonstrate the proposed project will result in the site retaining its designation as a Significant Site, but also that the proposed project will strengthen the building's Essential Historic Form by restoring important character-defining elements that have been lost.

15-11-13 Relocation And/Or Reorientation Of A Historic Building Or Historic Structure

The Staff Report (7/19/2017) cites and analyzes LMC 15-11-13 Section B. but the applicants are not seeking to relocate the building on a "Permanent New Site" but rather on the "Existing Site," the criteria for which is reflected in LMC 15-11-13 Section A.

A. CRITERIA FOR THE RELOCATION AND/OR REORIENTATION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON ITS EXISTING LANDMARK OR SIGNIFICANT SITE. In approving a Historic District or Historic Site design review Application involving relocation and/or reorientation 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. For either a Landmark or Significant Site all the following shall be met:

a. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) can successfully be relocated and the applicant has demonstrated that a professional building mover will move the building and protect it while being stored; and

Henry Shen, a licensed structural engineer, is part of the project team. His report suggests the Historic Building can be successfully relocated/reoriented.

b. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;

The licensed structural engineer has reviewed the proposed plans (dated April 6, 2017) and determined the relocation/reorientation will not have a detrimental effect on the structural soundness of the historic building.

2. Landmark structures shall only be permitted to be relocated on its existing site if:

a. the relocation will abate demolition; or

b. the Planning Director and Chief Building Official find that the relocation will abate a hazardous condition at the present setting and enhance the preservation of the structure.

This section is not applicable.

3. For Significant sites, at least one of the following shall be met:

a. The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or

The Historic building is not currently threatened by demolition.

b. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or

A site visit with the Chief Building Official Dave Thacker (Aug 28, 2017) suggested the proposed project would resolve the current threat of damage due to poor site drainage, would eliminate the potential risk of damage from snow removal and other activity along the encroaching and raised roadway and would facilitate compliance with current building codes.

In addition, the preservation of the building will be enhanced by relocating it because the applicants propose retaining the historic elements that remain but also restoring the character-defining historic elements that have been lost, including the primary façade and original and compatible fenestration patterns on the secondary façade.

c. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation on the existing Site. Unique conditions shall include all of the following:

(1) The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting; and

The historic context of the Historic Site has been radically altered by 1) the construction of additions to the historic structure both on the south, but particularly on the east (primary façade), 2) the residential infill that surrounds the historic site, and 3) the build-up and encroachment of the roadway.

The relocation and reorientation will strengthen the ability to interpret the historic character of the site. The project proposes retaining the few character-defining features that remain and to restore critical historic features that have been lost. Interpretation of historic sites is enhanced when the Essential Historic Form is visible from the public right-of-way.

(2) The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district; and

The proposed relocation will enhance the overall physical integrity of the Historic District. Physical integrity is based on respecting and following the historic development pattern, preserving the remaining extant historic buildings, rehabilitating historic buildings so they will remain in active use and encouraging infill development that is visually compatible with the significant historic elements.

The building's Essential Historic Form will be enhanced by the proposed project and will, therefore, enhance the physical integrity of the Historic District. The historical associations

that define the boundaries of the district are based on the mining era. This historic building currently possesses only a few of the telltale characteristics that identify it as a mining era cottage, including the roof form, mass, scale and treatment. The proposed project intends to retain those elements but also to restore historically accurate architectural elements that will strengthen the associations within the context of the historic district.

3. The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation; and

The historical integrity and significance of the historic site will not be diminished because the site will continue to meet the criteria for designation as a Significant Site (see analysis in Section 11-15-10 below).

The proposed project will actually strengthen the integrity of the Historic Building because the Essential Historic form will be enhanced; the physical characteristics that make it identifiable as existing in and relating to the mining era in Park City will be retained and/or restored.

4. The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation.

The potential to preserve the Historic Building will be greatly enhanced by its relocation/reorientation. Long-term preservation is dependent on the ability to adapt the historic building to contemporary use without diminishing the Site's significance or Essential Historic Form. The proposed project achieves these desired outcomes; accommodating contemporary residential use, maintaining designation as a Significant Site, enhancing the Essential Historic Form by retaining key historic architectural elements and restoring many character-defining elements as well as making the historic and newer additions visually compatible on the site.

Without the reorientation/relocation, the potential to preserve the building diminishes as time passes. Additions, which would normally be a common approach to both accommodating new living space and achieving greater visual compatibility on the site could never occur. Rear additions would destroy the already diminished integrity of the primary façade and an addition on the top of the current historic building would likely be structurally infeasible but would destroy the scale, mass and historic form. Both would result in the building no longer meeting the criteria for designation as a Significant Site.

Remaining as is, the historic building continues to be threatened by physical damage due to drainage issues and the inability to adapt the site to contemporary standards because of the orientation and location on the site.

15-11-10 Park City Historic Sites Inventory

The City Council may designate Sites to the Historic Sites Inventory as a means of providing recognition to and encouraging the Preservation of Historic Sites in the community. City Council shall make the final determination on all Determination of Significance applications considering the criteria below, with the recommendation of the Historic Preservation Board.

A. CRITERIA FOR DESIGNATING SITES TO THE PARK CITY HISTORIC SITES INVENTORY.

The Staff Report (7/19/2017) includes an analysis of the proposed project based on LMC 15-11-10(A)1. Landmark Site. The applicants are not proposing the site be designated a Landmark Site but rather that it retain its designation as a Significant Site, the criteria for which is reflected in LMC 15-11-10(A)2. Significant Site.

2. 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 City Council, with a recommendation from the Historic Preservation Board, considers 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

The building constructed c. 1889.

b. It retains its Essential Historic Form as may be demonstrated but not limited by any of the following:

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

UNABLE TO VERIFY

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

The property was previously listed on the Historic Sites Inventory as a Significant Site.

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

The property was listed as a Contributory Building on a Historic Sites Form completed in 1978, as a Significant Site on a reconnaissance-type survey completed in 2008 and as an Ineligible/Noncontributing Site on a draft Intensive Level survey completed in 2015.

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

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

The Site currently retains its Essential Historic Form, which will be improved by the proposed project. The historic portion retains its scale and context with the larger Historic District; however, it is not clear how much historic material remains.

The Site will retain the physical characteristics that make it identifiable as exiting in and relating to the mining era.

(2) 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; and

The proposed project will retain the historic building's character-defining mass and scale. The composition of historic elements will be improved by restoring important historic architectural elements like the front porch, fenestration pattern, and prominence of the

primary façade. In addition, the proposed project intends to retain any existing historic materials that are found to be safe and/or serviceable.

The proposed treatment and other architectural features will be visually compatible with the Mining Era Residences National Register District. The proposed project will retain the non-historic addition to the south but the relationship between the historic and newer addition will be more visually compatible. The incompatible addition on the east will be removed and the character-defining features of the primary façade will be restored.

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

- (1) An era of Historic Importance to the community, or
- (2) Lives of Persons who were of Historic importance to the community, or
- (3) Noteworthy methods of construction, materials, or craftsmanship used during the historic period.

The site represents the history of the mining era in Park City, one of the top three metal mining areas in the state during the mining boom period in the late nineteenth and early twentieth century. The proposed project will enrich the site's association with the mining era in Park City.

DESIGN GUIDELINES FOR HISTORIC DISTRICTS AND SITES – APPLICABLE SECTIONS

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 Site was used as a residential dwelling and will continue to be used in this manner.

2. Changes to a site or building that have acquired historic significance in their own right should be retained and preserved.

The development history of this building is well-documented.

3. The historic exterior features of a building should be retained and preserved.

The proposed project retains the extant historic features and restores many that have been lost.

4. Distinctive materials, components, finishes, and examples of craftsmanship should be retained and preserved. Owners are encouraged to reproduce missing historic elements that were original to the building, but have been removed. Physical or photographic evidence should be used to substantiate the reproduction of missing features.

The proposed project reflects the use of historic photographs and Sanborn Fire Insurance maps to substantiate the reproduction of missing elements.

5. Deteriorated or damaged historic features and elements should be repaired rather than replaced. Where the severity of deterioration or existence of structural or material defects requires replacement, the feature or element should match the original in design, dimension, texture, material, and finish. The applicant must demonstrate the severity of deterioration or existence of defects by showing that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.

The Physical Conditions Report and Historic Preservation Plan submitted as part of the HDDR application indicate the applicants' intention to follow standard preservation practices as they pertain to repairing and/or replacing historic materials.

6. Features that do not contribute to the significance of the site or building and exist prior to the adoption of these guidelines, such as incompatible windows, aluminum soffits, or iron porch supports or railings, may be maintained; however, if it is proposed they be changed, those features must be brought into compliance with these guidelines.

The proposed project intends to bring many current features that do not contribute to the significance of the site into compliance with the design guidelines (see plans dated April 6, 2017)

7. Each site should be recognized as a physical record of its time, place and use. Owners are discouraged from introducing architectural elements or details that visually modify or alter the original building design when no evidence of such elements or details exists.

The proposed project does not introduce architectural elements or details that are not based on photographic or physical evidence or other documentation.

8. Chemical or physical treatments, if appropriate, should be undertaken using recognized preservation methods. Treatments that cause damage to historic materials should not be used. Treatments that sustain and protect, but do not alter appearance, are encouraged.

The proposed project includes a Physical Condition Report and a Historic Preservation Plan that prescribe the use of recognized preservation methods and treatments.

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

The proposed project includes alterations that will enhance the spatial relationships between the historic building and existing addition.

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 project will restore the historic hall-parlor building form along with many of the historic features, allowing the building to stand on its own merit if the south addition were removed in the future.

Specific Guidelines – Applicable Sections

E. RELOCATION AND/OR REORIENTATION OF INTACT BUILDINGS

E.1. Protection for the Historic Site

E.1.1 Relocation and/or reorientation of historic buildings should be considered only after it has been determined by the Design Review Team that the integrity and significance of the historic building will not be diminished by such action and the application meets one of the criterion listed in the sidebar.

The historical integrity and significance of the historic site will not be diminished because the site will continue to meet the criteria for designation as a Significant Site (see analysis in Section 11-15-10 above).

The proposed project will actually strengthen the Essential Historic Form of the Historic Building because important historic architectural elements will be restored and the exiting substandard conditions.

SIDEBAR – In the HRL, HR1, HR2, HRM, and HRC zones, existing Historic Sites that do not comply with building setbacks are considered valid complying structures. Therefore, proposals to relocate and/or reorient a historic building may be considered

ONLY

-if a portion of the historic building encroaches on an adjacent property and an easement cannot be secured; or

The historic building does not encroach on an adjacent property.

-if relocating the building onto a different site is the only alternative to demolition; or

Applicants are not proposing to relocate the building onto a new site.

-if the Planning Director and Chief Building Official determine that unique conditions warrant the relocation or reorientation on the existing site.

The analysis provided above under LMC 15-11-13C(1-4) endeavors to make the case for 'unique conditions', as defined in the LMC, that would allow for the reorientation/relocation of the historic building.

E.1.2 Relocation and/or reorientation of historic buildings should be considered only after it has been determined that the structural soundness of the building will not be negatively impacted.

Henry Shen, a licensed structural engineer, is part of the project team. His report suggests the Historic Building can be successfully relocated/reoriented.

E.1.3 The structure should be protected from adverse weather conditions, water infiltration, and vandalism before, during, and after the relocation/reorientation process.

The Historic Preservation Plan anticipates the intention to comply with this guideline if the request for reorientation/relocation is approved.

E.1.4 If rehabilitation of the structure will be delayed, temporary improvements should be made—roof repairs, windows/doors secured and/or covered, adequate ventilation—to the structure to protect the historic fabric until rehabilitation can commence.

The Historic Preservation Plan anticipates the intention to comply with this guideline if the request for reorientation/relocation is approved.

E.1.5 A written plan detailing the steps and procedures should be completed and approved by the Planning and Building Departments.

The Historic Preservation Plan anticipates the intention to comply with this guideline if the request for reorientation/relocation is approved.

CONCLUSIONS

The proposed reorientation of the Historic Building located at 424 Woodside Avenue would have a positive impact on the Significant Site's Essential Historic Form but also the integrity of the Historic District. The Significant Site has been compromised significantly by surrounding development, additions to both the east and south sides of the historic building, and the encroachment of the roadway over time. The proposed project will restore important historic and architectural elements that define the site's Essential Historic Form, will enhance the integrity of the Historic District and will improve the potential for long-term preservation of the historic resource.

The proposal is consistent with Park City's Design Guidelines for Historic Districts and Historic Sites and it substantially complies with the relevant sections of the Land Management Code.

EXHIBIT N:
2011 Historic District Design Review Denial Letter



June 27, 2012

Building • Engineering • Planning

Jon and Heather Berkley
9308 Tournament Canyon Drive
Las Vegas, Nevada 89144

Notice of Planning Department Action

<u>Application #:</u>	PL-11-01317
<u>Subject:</u>	424 Woodside Avenue
<u>Description:</u>	Historic District Design Review
<u>Action Taken:</u>	Denied due to Non-Compliance with Code
<u>Date of Action:</u>	June 27, 2012

Due to your submittal not meeting the requirements for the Land Management Code, your application has been denied and the file has been closed. Upon submittal of a new application that is in compliance with the Land Management Code, staff will be able to review your application. The variances to the required height standard in the HR-1 Zone (27 feet max) and reduced setbacks for the front, and south side-yard, were denied by the Board of Adjustment on October 4, 2011, and thus the Historic District Design Review (HDDR) application does not meet Land Management Code Sections 15-2.2-3(E) (front yard setback), 15-2.2-3(H) (side-yard setbacks) and 15-2.2-5 (building height).

Therefore, due to the reasons listed above, your application with the aforementioned description above is hereby denied for the reasons stipulated in the first paragraph of this letter. You may submit a new application that complies with current code requirements. If you have any questions regarding this letter do not hesitate to contact me at (435) 615-5063

Sincerely,

A handwritten signature in black ink, appearing to read "M. Evans".

Mathew W. Evans
Senior Planner

EXHIBIT G

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF DECEMBER 5, 2017

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

EX OFFICIO: Bruce Erickson, Anya Grahm, Hannah Tyler, Polly Samuels McLean, David Thacker, Liz Jackson

Board Member Stephens was not present this evening. The Board elected a temporary Vice-Chair to conduct the meeting.

MOTION: Randy Scott moved to nominate Lola Beatlebrox as temporary Vice-Chair. Puggy Holmgren seconded the motion.

VOTE: The motion passed unanimously.

ROLL CALL

Vice-Chair Beatlebrox called the meeting to order at 5:00 p.m. and noted that all Board Members were present except Doug Stephens and John Hutchings.

ADOPTION OF MINUTES

November 1, 2017

MOTION: Board Member Holmgren moved to APPROVE the minutes of November 1, 2017 as written. Board Member Hodgkins seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Planning Director Erickson noted that Planners Grahm and Tyler had put together a meeting schedule for the next year.

In anticipation of a longer meeting this evening, Director Erickson recommended that the presentations and comments focus on the facts and be held to 30 minutes for each group.

Planner Grahn reported that the HPB Chair, Douglas Stephens, got his dates crossed because the Board was meeting on Tuesday instead of the regular Wednesday. He was in Salt Lake and was not able to attend.

REGULAR AGENDA – Discussion, Public Hearing and Possible Action

1. 424 Woodside Avenue – HDDR Review for Reorientation - Reorientation (rotation) of a “Significant” Structure towards Woodside Avenue and lifting of the Historic Structure 7 feet 7 ¾ inches. The primary façade of the Significant Structure is currently oriented towards Main Street and the applicant is proposing to rotate the structure 180 degrees so that the primary façade is oriented towards Woodside Avenue. Upon reorientation, the Historic Structure would be lifted 7 feet 7 ¾ inches.
(Application PL-16-03379)

Planner Hannah Tyler reviewed the proposal for reorientation of a historic structure at 424 Woodside. She provided a brief overview of what to expect in her power point due to the complexity of this item. She noted that the photographs and renderings in her presentation were provided by the project architect, Jonathan DeGray; as well as photographs from CRSA.

Joe Tesch, a representative for the applicant, thought it was inappropriate to be dealing with past applications. The application being presented this evening should stand on its own merits; or not. In his opinion, what occurred in past applications was irrelevant and should not be talked about.

Planner Tyler reported that the site is designated as Significant on the Park City Historic Sites Inventory. The historic structure currently faces east towards Main Street. The current proposal before the HPB this evening is just the re-orientation. However, she wanted to explain the entire proposal, which includes re-orientation of the structure 180 degrees towards Woodside. The applicant is proposing to lift the structure 7-feet 7-3/4-inches. They are proposing to panelize. The applicant plans to construct an addition on the near rear, which will be on the east side. They also intend to remodel the existing structure.

Planner Tyler emphasized that the HPB would only be looking at the re-orientation. The Staff was recommending denial of the request, and she would outline the specifics later in her presentation.

In reference to past applications, Planner Tyler stated that in 1993 a south addition created a duplex, and that contains both the garage and living space. It was identified in a slide she had up on the screen. In 2005 a plat amendment combined the three existing lots into one legal lot of record. Today, the lot is 75 feet wide. In 2011 there was both an HDDR and a request for a variance for the

lifting and rotation, the addition, and a remodel of this structure. Both the HDDR and the variance were denied.

Planner Tyler commented specifically on the developmental history. She presented a slide showing the 1889 and 1900 Sanborn maps. Summit County references that this structure was built in 1900. However, as shown in CRSA's Exhibit D, Intensive Level Survey, the title search produced mortgages that were pulled out in 1886. Because the structure appears in 1889, and based on the title search history, the Staff believes it was constructed prior to 1900. Planner Tyler noted that this was not unusual because recordkeeping was not always exact.

Planner Tyler reported that in 1889 the structure was a hall-parlor with a small addition on the back, and it faced Main Street. By 1900 it had changed. Planner Tyler presented photographs. She noted that the photos were old and the applicant had obtained them from the Museum. She presented a view of the property facing east. She noted that the central door was flanked by a window on each side. She presented a series of photos from the same years to help orient the Board with the surrounding structures and the common development pattern of facing town. Planner Tyler presented a clearer photo showing the principal façade facing Main Street. Woodside Avenue was present behind it. She pointed out that all of the structures facing east and on the east side of any street were connected to a series of pedestrian paths. This structure would have shared a pedestrian path with both the Park Avenue houses and the rest of the houses on Woodside; and they would have connected to Fourth Street.

Planner Tyler presented the 1907 map and noted that a front porch was constructed on the east side, and there was some type of porch in the back. By 1929 nothing had changed. She pointed to a photograph from 1930 indicating that porch. Planner Tyler remarked that there are more photographs of this structure than most structures. Typically, the Staff does not have the benefit of so much photographic evidence. Planner Tyler stated that by 1941 the rear section of that structure had been enclosed, and the porch flanked the entire rear. The tax appraisal photograph showed that the porch had been removed, which was also reflected in the 1941 Sanborn map.

Planner Tyler addressed the specifics to the Land Management Code, beginning with the relocation and reorientation analysis. She stated that for either Landmark or Significant sites the proposal must meet certain criteria and requirements. The Staff found that this proposal complies with the first criteria because the applicant submitted a structural engineers report certifying that the structure can be relocated without impacting the historic nature of the structure. They also submitted evidence that the structure would meet Building Code in its final resting location.

Planner Tyler stated that the next criteria would not be applicable because the site is a Significant site on the HSI. The next criteria did apply. For a Significant structure at least one of the following must be met: The proposed relocation or reorientation will abate demolition. She remarked that the structure is not threatened by demolition in its current location. There are no notice and orders on it; therefore, the proposal did not comply with that criteria. The next criteria is that the Planning Director and Chief Building Official have determined that there are unique conditions in its current location. Planner Tyler stated that Exhibit L of the Staff was the Planning Director and Chief Building Official determination. They did not find any hazardous conditions that could not be mitigated by keeping the structure in its current location, and there was no reason to relocate to mitigate existing conditions on the site. They also found that due to extensive material loss and loss of site context that the preservation would not be enhanced by the relocation.

Planner Tyler reported that the next was a series of four criteria, and the proposal must meet all four in order to comply with A3C of 15-11-13 of the LMC.

Number one. The historic context of the building has been so radically altered that the proposed relocation will enhance the ability to interrupt the historic character of the historic buildings and the historic district in its current setting. Planner Tyler stated that the Staff finds that the proposal does not comply with this criteria, because the structure maintains the relationship with its earlier setting through that siting in that lower terraced area. Also, this setting is so important to the development pattern of the historic district.

Number two. The proposed relocation will not diminish the overall physical integrity of the historic district, or diminish the historical associations used to define the boundaries of the district. The Staff does not find that the application complies with this criteria, because reorientation will diminish the overall physical integrity and the site's association with the important development patterns of the district. Planner Tyler stated that this was consistent with the last finding. The Staff specifically finds that the physical integrity of the site is defined by both the historic structure siting on the lot, and the remaining pieces of its essential historic form. The three pieces of the essential historic form that this site contains are its scale, context and material. She would talk about those three aspects later in her presentation.

Number Three. The historical integrity and significance of the historic building will not be diminished by relocation and/or reorientation. The Staff finds that the application does not comply with this criteria, because it will remove the last few character defining features of this site; which includes context, setting, and materials. Planner Tyler stated that it would compromise the Significance on the Historic Sites Inventory.

Number Four. The potential to preserve the historic building will be enhanced by its relocation. The Staff finds that it does not comply with the criteria. Restoration can occur in its current location, and there is no need to reorient in order to facilitate preservation. Planner Tyler thought it was important to note that the applicant could maximize development potential of the site in its current location. Footprint, setbacks, height, etc., could be maximized without having to rotate the structure.

Planner Tyler commented on materials loss and presented a rendering of the structure in its current location. The bottom of the screen was Woodside Avenue, and the areas in green identified the existing pieces of the structure that would be considered historic. This was all derived from the Historic Preservation Plan, which was shown as Exhibit F. Planner Tyler noted that the applicant intended to do further exploratory demolition to determine the historic materials. However, what was currently shown in the application is what the Staff has determined as historic. Planner Tyler stated that if the structure is rotated, the north and west wall that currently faces south and east will be interior walls. Material deconstruction will come before the HPB at a later date, but she believed this information was important in the analysis of the reorientation and the impacts to the historic structure and the materials that are left. Planner Tyler remarked that the green areas identify what will be left. She noted that only a small portion will be retained if the structure is reoriented.

Planner Tyler moved to the Historic Sites Inventory Analysis. The Staff finds that the site retains all aspects of essential historic form, including the scale, context and material. The Staff finds that the reorientation would diminish the site's significance and association with the Park City mining history, because it will remove those last few pieces that are retained on site.

Planner Tyler stated that because they have talked extensively about context and material, she discussed historic scale. She indicated a rendering of the existing conditions provided by the applicant. The structure is currently 2'9" to 4" above grade, and it clearly reads as a single story structure in the historic piece. Once the structure is lifted, it will be between 13'2" above grade and 1' above grade, which would not read as a single-story structure when viewed from a corner angle. Planner Tyler explained that the structure would be lifted so high in the air that it would not read as it should historically, and the scale of the structure would be augmented. The Staff did not find compliance with the Design Guidelines; B(3) Foundations, as well as Protections for Historic Sites, specifically for Orientation. The structure would be lifted 7-feet 7-3/4 inches, which is over two feet above what is permitted in the design guidelines. Planner Tyler stated that the Staff has not determined any exceptions found in D(4) of the Design Guidelines to permit that.

Planner Tyler summarized that the Staff does not find compliance with the Relocation or Reorientation criteria. They have concerns about compromising the historic designation and they do not find compliance with the Design Guidelines.

Director Erickson asked Planner Tyler to clarify the relevance of the east orientation of this form of building relative to the other buildings. Planner Tyler explained that the east orientation of the structure represents a development pattern where, prior to the automobile, the structures would face town. A lot of the structures were associated with the series of pedestrian paths. The most well-know is Shorty stairs on the east side of Marsac Avenue. Many stairs go to all those structures. Planner Tyler remarked that there are only a few structures left on the west side of town that face Main Street that have not been demolished. Therefore, the Staff has the opinion that it is very important to preserve this structure since it is one of the last remaining pieces of that very common development pattern.

Board Member Weiner had walked around the property. In order to maintain the orientation facing east, she wanted to know how the homeowner accesses the property now, and whether it was more difficult now as opposed to the early 1900s. She pointed out that nowadays people pull up in front their house and walk to the front door. Planner Tyler presented a photograph and noted the arrows pointing to the 1993 addition. There is a driveway that is used for access from Woodside Avenue that was facilitated through the 1993 addition. The homeowner goes through that addition to get to the historic structure.

Joe Tesch, representing the applicant, stated that there is no access from the Main Street side, whatsoever. It is very dangerous and all of the paths have been destroyed.

Jon Berkley stated that he and his wife Heather were the applicant and owners of 424 Woodside Avenue. Mr. Berkley clarified that there is no direct access to the miner's cabin from the expansion of '93. They would have to go down the expansion, out the back door, across the lot and come back up. Mr. Berkley pointed out that the only access are wooden steps from the street down to the back door. He emphasized that there is no access from the expansion.

Dina Blaes, representing the applicant, disclosed that her firm was hired as a Preservation Consultant for Park City from 2005 to 2012. Her firm did the Design Guidelines for the City, the Land Management Code revisions, and the Historic Site Inventories that were done in 2006, 2008, and the upgrades and updates in 2011.

Joe Tesch thanked the HPB for caring about all of this as a Board, and he thanked them as citizens for taking the time to serve on the Board. Mr. Tesch

commented on the size of the Staff report and he started thinking about getting back to the basics. He questioned what the Board was doing and why they were preserving these old homes. They are not livable or big enough for families. They do not accommodate a modern way of living. The homes do not fit, and yet they spend money and time preserving historic and semi-historic structures. In trying to understand why they do this, he looked at the purpose of the HPB, which 1) is to preserve the City's unique historic character. Further down to e) it says to communicate the benefits of historic preservation for education, prosperity and general welfare of the students. Mr. Tesch focused on prosperity, because the City made a business decision that Park City is a unique town. People who come to Park City love Old Town because of all the historic commercial buildings and miners' homes. It creates a certain ambiance and classic view that draws tourists to town. Mr. Tesch could find no other reason for promoting preservation. Most people who live in Park City today did not grow up in these miners shacks and they are not preserving their own heritage. They are creating a tourist attraction.

Mr. Tesch stated that the value of historic homes and semi-historic homes is what they look like. The tourists and the skiers do not go into those homes. They see them, and they see what miners' shacks look like. It is part of the ambiance and charm of Park City that draws people here. Mr. Tesch remarked that prosperity of the community was as close as he could come to a statement of why they were here. He asked the HPB to keep that in mind. It is the big picture when they are dealing with 200 pages of nit-picky regulations. He asked the Board to keep in mind what they were really here to do and why they were here to do it.

Mr. Tesch commented on the Staff report, which he found to be disappointing. He stated that Hannah Tyler was the most conscientious person he has ever dealt with in the Planning Department. The Staff report is very good and very thorough, but he thought the HPB needed to analyze it; because it is their job alone to decide whether or not this orientation should change. Reading through the Staff report, the Planning Staff gives their opinion, and the applicant also provided their comments. Mr. Tesch referred to the opinion of the Planning Director, Bruce Erickson, outlined in the Staff report, which obviously, he agreed with his Staff. Mr. Tesch made the point that it was only one opinion. He referred to the opinion of the Chief Building Official, David Thacker, who was an engineer and knows very little about planning. He questioned whether Mr. Thacker had previous experience with historic structures. Mr. Tesch pointed out that Mr. Thacker's opinion on this project would be whether or not it was structurally sound and other things such as whether the utilities are dangerous.

Mr. Tesch noted that each side has an expert and the HPB needs to decide who they find more credible. Mr. Tesch pointed out that Ms. Blaes, the applicant's expert, was tasked from 2005-2011 with writing these regulations in the LMC that

address historic preservation and working on the Historic Inventory. She understands the City and the reason behind these regulations. Mr. Tesch thought she deserved high marks for credibility.

Mr. Tesch stated that he was particularly disappointed with page 18 of the Staff report that talks about the decision on a prior application of the Board of Adjustment. The Staff made it sound like the BOA, on a different application, had already made the decision that there was not a hardship. Mr. Tesch reminded the HPB that the Board of Adjustment is a different body and they are not trained and experienced in the same matters as the HPB. Also, the BOA based their decision on the issue of whether there was a hardship. That is different from the issues the HPB needs to consider. Mr. Tesch requested that the HPB ignore the suggestion that the Board of Adjustment holds power over them. It does not and that conclusion is not justified.

Mr. Tesch stated that with the idea that the view and cityscapes of preserved historic building are the only things that are important, it does not do the City any good or provide assistance in economics if the historic structure cannot be seen. It becomes a useless historic structure. Mr. Tesch presented three pictures that were included in the Staff report. One was the historic structure as seen from Woodside Avenue. It has an aluminum roof that was placed in 1989. When the historic structure was built, the roof was wood shingles. Mr. Tesch disputed the idea that the structure only adds ambiance and charm to the City in its current location. He noted that there is a home, and a roof that is 7 to 10 feet below the surface of Woodside Avenue. Mr. Tesch presented a second photo of the east side that faces Main Street, that noted that the house could no longer be accessed from that side like it was when it was first built. There is no ability for that side to be the front of the house. Mr. Tesch explained why the applicant should be allowed some ability to rotate and raise the building. In spite of musing to the effect that it could be built out, if someone spends a lot of money refurbishing and restoring this historic home, and it is below ground, they would never get their money back. Nothing would ever be done and the City would have condemned this building to remain as is. It is not a gem to Park City as it exists, but it could be.

Mr. Tesch presented another photo of what the house would look like if it could be raised and turned. If the house could be reoriented as proposed, it would add ambiance and charm to Park City. Mr. Tesch outlined the proposed changes. The non-historic porch enclosure would be removed and returned to its original place. The historic front porch would be rebuilt. The front door would be rebuilt in its historic location. The historic windows on either side of the front door would be added back. All windows would be replaced with historically appropriate wood windows. All non-historic siding would be removed and replaced with historic appropriate materials. All non-historic roofing will be removed and replaced with historic appropriate materials. Mr. Tesch stated that these

changes would bring the current building, which has almost no historic elements to the outside, back to a preserved miner shack. He suggested that this was what was important. Mr. Tesch stated that whether or not the house used to face Main Street when there was a path that allowed access from Main Street is no longer relevant because the path is gone. He stated that if the applicant is allowed to do this, then the stated purpose of the Historic District Commission to preserve and enhance and restore would be met.

Director Erickson clarified that when Mr. Tesch said Main Street, he actually meant Park Avenue. Director Erickson pointed out that the Staff may have made the same mistake in their discussion. Jonathan DeGray replied that it was the Main Street side but the house faces Park Avenue. Director Erickson emphasized that the discussion was actually the Park Avenue access.

Vice-Chair Beatlebrox asked if Director Erickson was saying that there is access from Park Avenue. Director Erickson clarified that everyone keeps referring to Main Street, but it is actually Park Avenue. He pointed out that whether or not that access occurs is a finding the HPB would have to make. Director Erickson explained that the west side of the house facing the street is on Woodside Avenue. The east side of the house, which is the front, faces Park Avenue. Vice-Chair Beatlebrox understood that the house looks down on Park Avenue. Director Erickson answered yes.

Jonathan DeGray thought the clarification was accurate and beneficial. However, he stated for the record that there is no longer any access from this house directly to Park Avenue as it was historically in its historic context. He emphasized that that context is gone.

Board Member Hodgkins understood that Planner Tyler had said that the HPB was only reviewing the orientation of the building this evening. However, the comments were tied specifically to reorientation and raising the building. Mr. Hodgkins asked if the HPB has jurisdiction over the height of the raising of the building. Assistant City Attorney McLean answered no. He thought the two were closely tied together, which made it hard to parcel out the Board's decision.

Board Member Holmgren recalled a 2' limit. Assistant City Attorney McLean agreed that there is a 2' limit in the Guidelines. She explained that the Board's purview is the reorientation and not the height. The height is an independent issue and a Staff decision under the Historic District Design Review. Any appeal of that decision would go to the Board of Adjustment.

Dina Blaes stated that she planned to address that issue in her presentation, because she has a slightly different interpretation. As stated in the Design Guidelines, generally, not more or less than two feet. However, based on her understanding, the project as proposed does not exceed the height requirements

for this zone. Mr. DeGray replied that she was correct. Vice-Chair clarified that they were talking about the 27' height requirement. Mr. DeGray answered yes.

Mr. Tesch suggested that if the HPB agreed to the reorientation, they could condition it upon the height being granted.

Ms. Blaes commented on the highlights of the Staff report from the standpoint of the applicant, beginning with the reorientation. She specifically pointed to the criteria that specifically addresses hazardous conditions, and that the preservation of the building will be enhanced. Ms. Blaes believed this is where the applicant begins to diverge from the City's interpretation. With regard to the hazardous conditions, the applicant is concerned about the drainage problems. The City and the Building Official have talked about the ability to mitigate those drainage problem. Ms. Blaes stated that this was true right now. However, the project would result in the long-term complete solution of the drainage problems that this site deals with on a regular basis. While there are hazardous conditions that cause problems with regard to drainage because of the encroachment of the roadway, the reorientation and lifting of the project would take care of those problems in perpetuity and guarantee that it would not be a further issue for the Building Department. Ms. Blaes pointed out that if that type of problem keeps reoccurring, over time it will begin to diminish the integrity of the structure itself.

Ms. Blaes remarked that another component in this section of the Code asks if the project will enhance the preservation of the building. The applicant believes that it will due to key, long term preservation of the building. She pointed out that the easy rehabilitation projects in Park City have already been done, and only the challenging projects are left. Ms. Blaes remarked on the importance of looking at the ability to adapt the structure for contemporary use. The Staff reports talks about restoring this building as it is. She assumed it could be done, but the question is whether it was being modified for contemporary use like any other building in the City. Ms. Blaes stated that the City talks about development patterns and the Staff report fixated on these development patterns. She suggested that this proposal was another part of Park City's development pattern. Ms. Blaes emphasized that she would not recommend that the HPB approve this application if it would in any way jeopardize the significant status of the structure. In her presentation, she would show how the HPB could approve this application and still retain the integrity and status of the building.

Ms. Blaes stated that mitigating the negative impacts of adjacent and compatible development is also critical to the long term preservation of a structure like this; as well as the ability to restore character defining features and architectural elements. She stated that currently the primary façade faces Park Avenue has been completely lost. Very little of it reflects or conveys its significance of a mining era property. She believed this project would bring back important and critical historic components to this building as part of the project.

Ms. Blaes referred to page 33 of the Staff report, where the Staff notes that the preservation of the building cannot be enhanced by relocating it; that all the improvements and a restoration could be made in its current location. She disputed that statement. Ms. Blaes stated that the ability to adapt this project and allow it to become part of the continued development in Park City requires the structure to be reoriented and lifted.

Ms. Blaes referred to the next section of the ordinance on page 34 of the Staff report. The criteria talk about the context having been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the building. Ms. Blaes shared Mr. Tesch's position that this was a decision for the HPB. The zoning code talks about input from the Planning Director and the Building Official, which is critical to their decision-making. She also thought the applicant's input would be critical to their decision; but the decision is ultimately the Board's. Ms. Blaes remarked that their responsibility to preserve and enhance the historic resources within Old Town and the City is paramount. The applicant was trying to present information that would find the path to approving this application.

Ms. Blaes stated that an important point was interpreting the historic character of the building. Throughout the Staff report there is a reference to setting and location that is repeated over and over. She noted that one of the earlier Staff reports from July had a very intensive historic analysis of the structure, but it used criteria that was not relevant to this building. Ms. Blaes believed this was important because it was the point in the Staff report where the reliance on location and setting begins, and then it continues again and again. As a foundation of the decision-making and the arguments that are built in the Staff report, she thought it was important to understand the differentiation between Landmark and Significant; and how integrity is determined between what is traditionally National Park Service designation criteria versus essential historic form, which is very Park City specific criteria. Ms. Blaes believed it was developed for a very insightful and important point of view.

Ms. Blaes commented on the Historic Sites Inventory in Park City. She noted that prior to 2006 any project that came through the City went through a designation process before a building application would be reviewed. The zoning code indicated a list, but a list never existed. Ms. Blaes stated that a Reconnaissance Level survey was done in 1995, but it was surrounded by controversy and it was never adopted. The City rejected it. Ms. Blaes remarked that 2006 her firm was hired to do a comprehensive Reconnaissance level survey, along with the State Historic Preservation Office and Park City. The intent was to give the City a list and the resources it needed to help understand what was or was not important in Park City. Ms. Blaes presented a few buildings

to show that if they applied the National Register Designation Standards, which was in Park City's Code at the time, those buildings came off the inventory.

Assistant City Attorney McLean asked if Ms. Blaes was talking about the National Registry or the Park City HSI. Ms. Blaes clarified that these were all from the City's inventory. She stated that determination work sheets were used based on the zoning code, and words of "substantial compliance" with the zoning code. She noted that when this information was submitted to the City and the buildings were removed, there was a lot of anger. Sandra Morrison with the Museum felt the buildings were critical for Park City's understanding of how it developed, and the size, scale, mass, and the types of buildings that were built. Ms. Blaes remarked that the City and her firm agreed to stop the process. The City did a design charrette in the community and had visioning meetings with the City Council. Based on that outreach, new guidelines were developed that bifurcated the designation process. Park City utilized the national standards of the National Register criteria to establish the Landmark sites. However, the City also wanted something that was very Park City specific, because the buildings were not meeting the standards that most preservation communities and programs accepted as historic. Ms. Blaes explained that Park City developed criteria of essential historic form as the definition of integrity. She pointed out that conservation districts are common now, but they were not common at that time and Park City was doing something unique. People from the National Alliance of Preservation worked with the Historic Preservation Board and said they were doing the right thing because it is not always about 100% historic material. Ms. Blaes remarked that many of the buildings she had on the screen did not have one piece of historic wood, but they were recreated from what is known to be the important building types that reflect Park City's mining history.

Based on that background, Ms. Blaes believed that the applicable criteria for this site is the Significant site, and the integrity is essential historic form.

Ms. Blaes remarked that throughout the Staff report the analysis falls to the National Register criteria, which are the seven elements of integrity. She believed that part of the problem in looking at the Staff report and trying to address the information was that the Staff was basing so many of the arguments on criteria for integrity and historic designation that was not applicable to this project. Ms. Blaes stated that the disappointing aspect in her mind is that The City has such a heavy reliance on the setting and location that they are not looking at what is really there. There are critical elements to this building, and if this proposal is approved they would be enhanced and brought back, and the building would be much strong in terms of the essential historic form.

Ms. Blaes believed it was critical for the Board to understand where those designations came from and why they were critical; and the difficult they were

having in trying to provide useful and beneficial information for the HPB to make a decision this evening.

Ms. Blaes stated that essential historic form concept from the HPB that was adopted in the Land Management Code was to look at what might be available. It was questioned by other communities, but the answer was simple. Park City has development pressures that hardly any other community in the State of Utah experience. They were casting a wide net and creating opportunities for building that had very little integrity based on the National Register designation, to stay within Park City's preservation program. It was very evident that if those buildings were removed from the inventory they would be demolished and disappear. Ms. Blaes thought the background was important to understand as they work through the Staff report, because it speaks to the potential preservation of this site.

Ms. Blaes referred to the unique conditions outlined in the Staff report that Planner Tyler addressed in her presentation. Ms. Blaes thought the context was important and the historic character being enhanced. She read, "The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations". She stated that over the years her firm conducted several reports and studies for the City about diminishing integrity within historic districts. The benchmarks that are typically used include the number of historic resources in that district, the integrity of those individual resources as a means of contributing to the larger integrity of the district, and the impact of new construction. Ms. Blaes believed this historic district was at far greater risk of losing integrity from new construction encroaching on the scale, the rhythm along the street, size, roof forms and other elements, than it is from loss of historic materials and buildings.

Ms. Blaes noted that the zoning ordinance talks about historical association being critical; and those associations are dependent on the structures maintaining their designation. She stated that the Staff report has an underlying threat that the Significant designation would be lost. Ms. Blaes provided examples to show why she disagreed, and why the HPB would be on sound footing if they approve this proposal.

Ms. Blaes stated that number three of the unique conditions was that the integrity and significance of the historic buildings themselves would not be diminished by relocation and reorientation. She reiterated that the most important aspect of this building is the fact that it faced towards Park Avenue, and that was critical in terms of its development pattern. She argued that there is no context anymore. The City made decisions on whether or not to keep those foot paths. The City had done an excellent job over the years of keeping the stairways that go up the canyon and so forth. They had finite resources and the will of the policymakers to decide what is the most important. She believed what the HPB and the City

Council did in 2006 was the most important. They decided to change the way historic structures are designated and defined integrity, instead of spending money on a footpath. She pointed out that this would probably not be an issue if the footpath still existed, but the City decided the footpath was not a critical priority. She thought the City made a wise decision to reallocate its resources to protect more buildings.

Vice-Chair Beatlebrox asked a question regarding the footpath and the ability to see the façade from either across the canyon, Park Avenue, Main Street, from where the footpath used to be, or any other vantage point where a pedestrian might stand. She asked if anyone had done an analysis on what could be seen today. Planner Tyler identified one building that the original primary façade could be seen from. Jonathan DeGray stated that it could be seen if someone knows where to look; but from a pedestrian or tourist standpoint it is lost. Someone could not stand on Park Avenue and see it. Ms. Blaes explained that the resources and context that support the downhill view have all been lost for this building. They no longer exist and she personally thought it was unfortunate. However, she believed that this building could still contribute, could retain its historic significance, and still be an important part of Old Town. She was concerned that the Staff report was not allowing any alternatives for the Board to consider. Ms. Blaes suggested that the Board had a number of options; and one option was to approve this application.

Director Erickson stated that for the most part the pathways were casual intrusions on people's lots. In the absence of the sewer easement or any other easements, people were walking in someone else's back yard, just like they did on Shorty Stairs. He noted that the ability to see the house from other streets is independent of the criteria that asks, can you interpret this home in its historical orientation. The story of this house is the orientation. Whether or not it can be seen from the street is an independent variable that is not part of the Code. Director Erickson clarified that the issue is how would you interpret the home, if it was rotated 90 degrees or 180 degrees, as being part of the historic context. He believed they would be forced to have an artificial interpretation of that location.

Ms. Blaes stated that the setting Director Erickson talked about has a lot to do with the National Register criteria; and not the essential historic form. Regarding the threat of de-listing, if the City were to follow that logic on this structure, they would have to de-list other building as well. She provided examples of building that were all reoriented and approved by the City. One building in particular was done in 2009. It was lifted 12' and rotated 180 degrees to face Empire Avenue. It also had a substantial rear addition. Ms. Blaes noted that it was exactly the same proposal being proposed by this applicant.

Planner Tyler clarified that the Code was changed for reorientation after those projects were completed. The criteria outlined in the Staff report is from the

current Code. She agreed that Ms. Blaes presented great examples, but the review process was completely different. In addition, those projects were approved at the Staff level. The current process requires HPB approval. Ms. Blaes did not believe the Code was entirely different because much of the Code is what was written in 2009. She acknowledged that the Code had been modified since 2009 to provide clarity. However, she believed they could still achieve this preservation success under the current Code.

Ms. Blaes stated that the fourth criteria is the potential to preserve. She thought it was important to recognize the things that would be enhanced under the proposed application with regard to the essential historic form of this building. The improvements the applicants were seeking to accommodate that contemporary use and allow their development right within the zoning classification were critical, and could be done without having an unsuccessful preservation project.

Ms. Blaes referred to the Design Guidelines. The scale, context and materials. The Staff report says it's crucial to retain the remaining aspects of the essential historic form if the site is to remain a significant site on the inventory. She could not agree more. Ms. Blaes stated that it is not just about the setting and location. It is also about the fact that this is a hall-parlor, which was one of three of the most important building types in Park City in Park City during the Mining Era. It's about the scale, the mass, the materials, etc.

Ms. Blaes commented on the scale and context. She noted that the Staff report uses the word context in the same manner that it uses setting and location in the LMC arguments. She stated that context is specific to this site in that it faces downhill, but it is also the larger context of whether this building helps to convey the context of the development pattern. The applicant was suggesting that it did not. It is very weak. However, it is strong in the essential historic form and the things that will be preserved and enhance as part of this proposal. Ms. Blaes stated that scale has always been a big issue in Park City. She thought there were examples of projects that were less successful and other projects that were more successful.

Ms. Blaes thought it was important to note that neither the applicant nor anyone else knows what historic materials exist. They know that the exterior drop-novelty siding on the majority of the house was put on after 1978. They believe there might be some historic plank components within the wall. They do know that the majority of the house has been completely reframed. The roof has been reframed. The shed addition is all new material. Ms. Blaes remarked that the design guidelines arguments in the Staff report on materials have not been verified, which is why the applicants were only seeking reorientation at this point. They recognize that the next step is to do a more thorough analysis of what

material remains, and create a more specific plan for the HPB on how they would retain that material in a way that follows the Design Guidelines and the LMC.

Ms. Blaes commented on scale and materials. She noted that the Staff directly applied the criteria of Landmark status for this structure when looking at the architectural and historic elements of this building. Ms. Blaes stated that no one disputes that this building is important to Park City's historic. It is one of the best hall-parlor structures, which is indicative of the Mining Era.

Ms. Blaes commented that the last component of the Design Guidelines outlined in the Staff report, such as the preamble, the foundation discussion, and the relocation and reorientation. She pointed out that the preamble cites the Landmark status criteria, but this structure is designated a Significant building. Regarding the foundation issue, it does not say it is permitted 2'. The word "generally" was added because the Design Guidelines could not possibly anticipate every need to lift or lower a building. It was generally 2'. Ms. Blaes thought it was important to understand that the Guideline looks at trying to visually diminish any impact that raising or lowering a historic structure would have on the streetscape and the context of the building. Ms. Blaes thought the Staff was so narrowly defining this building's essential historic form that they were missing an opportunity for a very successful preservation project in the future.

John Berkley, the applicant, appreciated the time everyone puts in to make Park City great. He appreciates and respects the process. Mr. Berkley stated that he and his wife purchased this house 14 years ago; recognizing the challenges with buying a historic home and retaining it. They came to Park City because they love its historic nature. Mr. Berkley explained that 14 years ago, through their realtor, they reached out to the City to see if they would be able to lift the home and bring the front porch back to the street. They went through the process and expanded the lot as the first step in getting this done. He pointed out that they later requested variances on a completely different plan. They have gone through the steps for 14 years because they believe in it and they love this home.

Mr. Berkley noted that the home is literally under the street at this point. When snow is plowed, all of the snow comes off of the street on to the roof and the back of the house. The house does not have a foundation; it sits on pilings. The drainage issues are huge. In terms of what can be done with the house in its current form, Mr. Berkley stated that it could be rented monthly to someone like a bar tender or construction worker, because the house cannot be renovated in its current form and rent to tourists. It is economically not viable in its current form. Mr. Berkley stated that if a car slid off the road on ice, it would destroy the house. It is unsafe in its current form and unsightly. The only access to the house is down rickety wooden stairs. He could not economically justify restoring the house if he could not rent it or access it from the side he and his wife live in. Mr.

Berkley remarked that he has learned a lot through the process, which is why he has hired experts to help him address the 200-page Staff report that he disagrees with. Mr. Berkley clarified that he is not a developer. He and his wife were trying to save this home by putting it on a good foundation and utilizing the historic materials. It is currently an unworkable eyesore, and he asked the HPB to consider supporting the reorientation. In his opinion, it is logical and makes sense for saving this historic home.

Vice-Chair Beatlebrox stated that everyone on the Board appreciates homeowners like the Berkley's who want to do the right thing.

Board Member Wiener asked if any homes on this street have been reoriented. Ms. Blaes replied that to her knowledge most of the homes on that street were demolished and none were reoriented. Mr. DeGray stated that the historic photograph would show that a number of homes on either side of this one had the same orientation, but this is the only home remaining.

Board Member Scott understood that the site was listed as a Significant site; but the designation would be questionable if the house was reoriented. Ms. Blaes replied that the house would definitely retain its Significant designation if it was reoriented. It meets the test for essential historic form. Those arguments were made in the supplement information that was presented and included with the Staff report. Ms. Blaes felt strongly that the arguments the applicant put forward in their presentation and in the materials submitted, walks through why it would remain a Significant building. That was also supported by the examples of other Significant buildings.

Director Erickson wanted it clear that they would have to go back through the process and make the determination based on how this works and how much material was preserved. The Staff report talks about some of the walls that would not be preserved. There is no guarantee of anything except by the Board's ongoing action.

Board Member Holmgren reminded everyone that they were only being asked to review the reorientation. Vice-Chair Beatlebrox agreed, and suggested that the Board focus their comments and questions on that issue.

Vice-Chair Beatlebrox referred to Mr. Berkley's comments about the plows throwing snow, and she added rocks and ice. She asked how that would be mitigated if the building is rotated and the historic façade is restored, because it would still be close to the road. Mr. DeGray stated that when these homes are close to the road and at the same level, the snow plow operators do not have the inclination to fill the hole with snow. He assumed they would be looking at a site that would not be beneficial to put snow and the snow would be hauled when it is hauled off Woodside.

Vice-Chair Beatlebrox noted that Planner Tyler talked about the idea that no historic material would be on the interior walls if the house was turned. She asked if there was no historic material on the façade currently. She was not sure what Planner Tyler meant about the interior. Planner Tyler presented a slide which identifies the existing historic material that was identified as possibly being there in the Historic Preservation Plan. A second slide identified what happens to the walls after it is rotated. Those shown in red would be removed in order to facilitate the addition. Planner Tyler added the renderings to identify what happens to some of the existing walls that are preserved, and noted the significant amount of material that is lost. A big issue for Staff is that the amount was significant. In addition to other criteria that the Staff did not find compliance, they weigh heavily on that criteria as part of the review.

Ms. Blaes thought it was important to understand that the drop-novelty siding on the exterior of this building is not historic. What was in the Preservation Plan is that behind that there may be historic material. In terms of limiting the review to reorientation, Ms. Blaes suggested that if this Board approves the reorientation, they should make a note to the Staff to get a better robust review of material. If there is an opportunity to retain historic material, the City and the applicant have an obligation to retain it and reuse it if possible. Ms. Blaes noted that this has been done throughout the City, and it is a critical standard for the Board to point out as part of their recommendation if they choose to approve the application.

Director Erickson made some clarifications. First, the approval of the rotation does not raise the house to the level of the road. There would have to be a mechanism inside the LMC that would allow to raise the house up to that height. In addition, there are other processes by which compromises can be made to raise the house for a foundation. He agreed with Ms. Blaes that the word “generally” is in play, and that would be up to the Staff to make that determination. Director Erickson pointed out that the act of rotation leaves the house at its current elevation without additional action.

Planner Tyler commented on the question regarding material. She stated that it is not uncommon for most of the historic structures to have lost their material. Therefore, many of the preservation reviews for material deconstruction have been historic walls that the HPB has deemed historic that do not have historic material. Based on the Code, they would still consider the walls shown in red to be historic. Planner Tyler explained that this issue was addressed in 2015 when the Code was amended.

Board Member Holmgren understood that the City checks holes in the walls for materials. Director Erickson replied that the Staff would do some exploratory deconstruction to see what is inside the walls once the HDDR is in process and they begin to look at the Preservation Plan. He stated that it is also a key criteria

when reviewing the ability to panelize the house versus take it apart board by board. Director Erickson stated that the HDDR has a sliding scale of criteria where material preservation comes first. If the material cannot be preserved, the next level of material is restored. The last level is that the material is replaced. The sliding scale is in the Guidelines that the HDDR process allows to occur.

Mr. DeGray stated that once they get through the HPB approval, part of the process is to an interior demolition of the entire building and clean out all of the interior finishes. In the projects he has done, they bring the project planner back for a walk-through to verify the actual conditions when everything can be seen. Modifications can be made to the preservation plan at that time.

Director Erickson clarified that the Planning Department had no issues with this applicant and his architect in terms of how this process goes forward. It is about the two criteria of how to preserve the home in its context and how to protect the neighborhood.

Vice-Chair Beatlebrox noted that precedence was an issue that was raised as public input in the Staff report. She was unaware of other buildings that had been rotated, and she understood the guidelines have changed. However, she was familiar with the two instances in which the HPB has voted to allow moving a historic building because the context surrounding these two buildings had changed significantly, and the historical context was lost. Ms. Beatlebrox asked if they would be setting a precedent if they allowed this building to be reoriented when the HPB already allowed two other buildings to be moved because the context surrounding the building have changed.

Director Erickson stated every historic home is a special case and a special situation with special circumstances in each location. The City's model of precedence is primarily based on consistency and application of the guidelines. They look at code, clarity, and consistency. He commented on a good relocation that the HPB allowed on 1102 Norfolk. Planner Tyler noted that 1102 Norfolk was a Staff level reorientation. Director Erickson believed it was a good reorientation and the applicant kept the heights of the exposed foundation and the height of the reorientation within the Code requirements. He pointed out that it was done post-2009 Guidelines. Director Erickson thought it was important to remember that some of the examples shown this evening could not occur since the Code was changed to adjust how foundations are exposed. Director Erickson stressed the importance of following the Code that is in place, and make their interpretation based on the presentations by the applicant and the Staff.

Board Member Hodgkins recalled that the HPB did not vote to move those buildings because of the adjacent buildings and surroundings. He thought their vote was based on the fact that moving those two building would change the

historic significance by moving them closer to the street. Director Erickson clarified that Mr. Hodgkins was talking about the two structures at 1450 and 1460 Park Avenue. Mr. Hodgkins was unsure whether a precedent was by their vote because of its neighborhood.

Vice-Chair Beatlebrox had a different recollection. She recalled that it was the neighborhood and the fact that very few historic homes still existed. The intent was to keep those historic homes and to allow them to be moved because it would not change their historic home. Director Erickson stated that precedent is not a high priority in the criteria of how to apply the Code. It goes to consistency in applying the Code.

Board Member Hodgkins believed that Park City has chosen to individually site historic buildings, and they do not have historic neighborhoods. Considering its surroundings and what else has been done prior should not factor in on decisions of specifically designated addresses, because they have chosen to site specific buildings rather than neighborhoods. Director Erickson pointed out that the Code is written so as to not single out one house, but in context.

Vice-Chair Beatlebrox opened the public hearing.

Ruth Meintsma, a resident at 305 Woodside, thanked the Board for allowing her time to explain her point of view. She had made two scaled models of the manifestation of this beginning from 1886. She did that because she wanted to show how it was, how it is now, and how it still resembles the little house that was there 128 years ago. Mr. Meintsma noted that she had prepared the models to scale, including the grade, from all the plans. She reviewed the models. She commented on the grade. She remarked that in the first manifestation of the house there was a little shed in the back. The shed did not last long because from the Sanborn map it looked like it was either in the road or across the property line. Ms. Meintsma pointed out that the shed was removed and the house went to its simplest form, and that form is still there. The windows are shown on the photos, and the window fenestrations are historic. Ms. Meintsma noted that 1907 to 1929 was when the little porch was added, and in the tax card it was called the front porch. The value of the house was assessed by the square footage, and they included the 6' x 8' front porch. There was no mention of the other porch. Ms. Meintsma had a photo of the home in 1921, which showed the same house that is seen today, except for the shed extension. She stated that the form of the house that was there in 1921 is there today. The 6' x 8' porch was still mentioned in the tax report, and then it was enclosed. Ms. Meintsma pointed out that the structure that is being considered for reorientation is the exact same structure with the shed roof and the front porch taken off. She remarked that the distance from the street gutter and the street height was today's calculations. She had done a lot of mathematical work down to half of a millimeter.

Ms. Meintsma indicated the porch that was present from either 1907 to 1930; or from 1907 to 1941, because it was gone in 1941. She pointed out that in the age of the house, that porch was there only 17% to 27% of the life of the house. Ms. Meintsma wanted everyone to understand how critical that porch was for access to the house and the major entrance. The tax cards referenced the 6' x 8' front porch three different times. There was no mention of the porch on the back in terms of tax value. In separate photos from 1889, Ms. Meintsma noted that the entrance is not clear because there is no porch. There is a door but it was above grade. She concluded that the shed in the back was probably a coal shed because coal was dumped off the street. Because the least steep access is on the downhill side, she assumed the entrance would be on the northwest corner, because it was the closest and less steep to the road. Ms. Meintsma emphasized the significance of the porch and access.

Ms. Meintsma reiterated that the models were at the current grade. She had taken two picture on Woodside of homes that are actually below grade and similar to 424 Woodside. One home that was currently being renovated had the exact same issues of the downhill grade, drainage, and snow accumulation. That home was being raised two feet on a very critical corner in terms of pushing snow off of the 7th Street curve. The home would only be raised two feet, and engineered so that cars would not be sliding off the street and drainage would not be a problem. The house will still sit in a hole and the garage access will be higher. Ms. Meintsma presented a photo of another home on Woodside that was renovated and raised two feet. It has a porch that was always there and never rotated. Again, drainage and snow being pushed off the street are not problems because the engineering was done to keep the house on the same terrace that it sat on before, and it maintains the historic character and feeling.

Ms. Meintsma presented photos of the neighborhood and pointed to the historic structures. There are no historic structures next to the house at 424 Woodside, but there is a reconstructed house across the street. Ms. Meintsma stated that 424 Woodside overlooks the town overlooking the canyon. The view they had at the beginning at the last century is almost exactly there. That view and the way the house sits looks at all those historic structures still today. Those are all the historic structures that were in their view in the 1930 photo. Ms. Meintsma stated that the context is that the historic view is still there. It has not been taken away.

Ms. Meintsma presented a copy of photo Mr. DeGray had provided showing the house and the porch. She noted that the photo was from 1907. She had outlined a house in orange, and noted that the mass of that structure and where it sits accessible to the road, is not too different than the garage addition that sits next to 424 Woodside. She believed this showed the mix on the downhill side. Ms. Meintsma stated that the downside side of Woodside was developed very late because it was difficult. When people started filling in, they got created.

Some structures accessed the road, others sat down where there was a place for a structure to sit. At the beginning of the last Century Woodside was a rustic street. It was not graded. There was a wooden sidewalk on the west side of the street, which was actually a sewer ditch. There was no plumbing, so all the plumbing from all the homes came down on that road. Ms. Meintsma pointed out that facing that road was probably not ideal. It was much better to look down on the historic buildings, which is why the house was oriented the way it was.

Ms. Meintsma noted in the same picture a couple of pyramid roofs on Park Avenue and nice sized houses, but the tiny historic houses fit in because it was a mish-mash. The downhill side of Woodside was a mish-mash, and that is what the structure at 424 Woodside shows. If the house is reoriented, it would not have the same character it had when structures were placed wherever they would fit. She believed that was indicative of this part of Woodside and this part of Old Town.

Ms. Meintsma referred to comments from the applicant stating that 424 Woodside is dwarfed by the structures around it. She did not think that was accurate, because the garage addition was not too different in size from the structure. There were smaller houses, bigger houses and there was up, there was down. It was a mish-mash.

Ms. Meintsma stated that she always tries to figure out why things happened. In looking at this house she questioned why there were windows and a door, but no stairs or a porch for access. She thought the house was possibly built by unskilled labor with the standard two windows and the standard door, and they made the floor level where it was above grade because they did not want to dig into the side of the hill. Her assumption was that they used the front porch, which was access from the street.

Ms. Meintsma commented on another situation regarding access on page 27 of the packet. The image was from 1905-1907 and the circle around 424 was incorrect. It is not 424 Woodside. The image in the Staff report was actually up the street on Woodside on the uphill side of the street. This was critical because there is an obvious wall and footpath up to the house. She believed that was misleading and made people think that it was a major access to the house when, in fact, it was a different house. Ms. Meintsma stated that in the 1930 photograph, there are stairs around the houses, but there are no stairs around 424 Woodside. She could see a porch so she assumed there were stairs without a handrail, but she did not believe it was the major entrance. The porch came as an addition, and was later removed. The porch was not there for the majority of the life of this house. Ms. Meintsma remarked that his house could be seen clearly from the Marsac.

Vice-Chair Beatlebrox asked Ms. Meintsma about making her distinction between where the front door was and whether it was used. Ms. Meintsma stated that it was based on the importance of access. There was discussion about how the house was turned around, but the access was primarily from the street because most of the time that porch was not there. There was no access on the downhill side of the street. In her opinion, the way the house is currently oriented is the way it was used in history.

Ms. Meintsma had outlined the garage in blue, and noted that the same garage was still showing in the 1941 photo. She thought it was easy to see the location of the street in association with the house because the floor of the garage was right off the street. Ms. Meintsma did not believe the house is much different now than it was then. Ms. Meintsma pointed out that the garage was never shown on the Sanborn Map, but it was on the tax cards from the 1940s to 1965. The garage measured 10' x 18' deep. The space between 424 Woodside and the next house was 12'.

Ms. Meintsma remarked on the comments about how the house is dwarfed, it sits in a hole, the house is diminished; but it is no different than it always has been. The street level garage sits right next to it. In fact, changes were made and the historic house is more visible from the street. Ms. Meintsma explained that she was talking about the garage addition because it has been said that the garage changed the context of the house. She stated that when the old Historic District Commission approved the garage, the discussion was intense and focused on the importance of doing everything possible to make sure they kept the integrity and the location of this house. In looking at the 1930 photo, she believed the Historic District Commission had done a good job meeting that goal.

Ms. Meintsma read some of the comments made by the applicants and their representatives. One was that raising and rotating would establish the house as a visibly prominent element along the street. She pointed out that everyone knows that house and it is already visually prominent because of its character and uniqueness. Another comment by the applicant was that the new location would fit in with the current rhythm of building form along the street. Ms. Meintsma stated that they were not looking for the current building form. The purpose is to replicate the historic rhythm along the street; not to fit in the current rhythm of the building form along the street. That would be making everything modern and looking the same.

Ms. Meintsma agreed that in the past some houses were reoriented successfully. However, the Code and the Guidelines were changed because reorienting was not keeping the funky character. Ms. Meintsma commented on scale, context, and materials for the standards of a Significant designation. She believed that reorienting the structure as proposed would be like the house turning its back on the town. It would change the character of how the house appeared on the

hillside. She presented an image she had prepared to show the material that exists now. Ms. Meintsma agreed that the house needs a lot of work to make it safer and more accessible, but the manifestation of the house is still there after 128 years. The fact that the house is unsafe and unsightly has nothing to do with reorientation.

Ms. Meintsma remarked that the property is three lots and currently the structure is a duplex. If the applicants are creative they could make it work in its traditional orientation. She pointed out that the structure is proud of the garage, but if it is reoriented it would have to comply with the Code setbacks and the house would sit back from the garage. Ms. Meintsma disagreed with the photos that the applicant presented because they were the worst possible pictures of this house. There are much better pictures of the house. She stated that right now the roof form can be seen from the street. However, if the house is reoriented the setback would be 10' or more from the other structure per Code, which will push the house further back on the lot. If that occurs, the roof form would not be seen from the street.

Ms. Meintsma understood that one criteria for saving these houses is that if the previous owners or residents from the turn of the century come back, they should be able to recognize the house. That would be difficult if this house is reoriented.

Ms. Meintsma noted that Ms. Blaes had said that it was important to restore and adapt to make these structures modernly capable, habitable, and to bring them back into the community. Ms. Meintsma thought that could all be accomplished without reorientation. Ms. Blaes also talked about bringing back the important elements, such as the front above grade porch. Ms. Meintsma pointed out that the porch was only there for a short period of time and it is not critical. The critical porch is the back porch where people came in and out of the house. The context of where that porch sits on the terrace will be lost if the house is reoriented.

Ms. Meintsma reiterated her belief that reorientation of the house will diminish its character and it will not speak like it does now.

Vice-Chair Beatlebrox thanked Ms. Meintsma for a thorough presentation.

Vice-Chair Beatlebrox closed the public hearing.

Assistant City Attorney McLean pointed out that the Chief Building Official, David Thacker, was present to answer questions. Anne Oliver, the Historic Preservation Consultant for the City was also present.

Board Member Weiner stated that at the beginning of this presentation, the statement was made that the structural integrity of the building would not be

compromised by reorientation. She asked the Building Official to address that comment. David Thacker explained that the structural integrity of the homes was irrelevant to whether or not it is rotated or moved. It would have to be brought up to current Code standards whether it is rotated or remains in place. An evaluation would need to be done and structural engineering would be a requirement of the permitting process. Either way, the structure would be required to be structurally sound.

Board Member Weiner understood that nothing with rotating the building would compromise its historic integrity. Mr. Thacker stated that he was a Building Inspector and it was difficult for him to speak to historic integrity. However, he thought it was important to note that the City ensures that the structural integrity would be in place. He stated that there is always the chance when a structure is moved that things can be comprised. It depends on the process used. The Building Department does everything in their power through the permitting process to ensure that the process to lift and hold the structure in place is designed by an engineer; and the City inspects that process.

Vice-Chair Beatlebrox understood that drainage and snow were big problems because of where the building sits in relation to the road. She asked Mr. Thacker why he believed it was fine. Mr. Thacker stated that regardless of the rotation, a foundation would be put underneath the structure itself. At that point, the City adopted Codes would require the drainage to be upgraded. Depending upon the engineering report submitted, there would be drainage requirements for the footings and foundation. Mr. Thacker stated that if nothing is done, there is no Code that requires anything to be changed unless the structure is being compromised by moisture or any other deteriorating factors. Mr. Thacker clarified that when he visited the site he stood on Woodside and he walked around the structure, but he did not do a thorough evaluation to notice any type of deterioration of the structure. Mr. Thacker did not determine from the exterior that there were current drainage issues related to the deterioration; and it would take a full analysis to determine whether or not drainage is an issue.

Planner Tyler noted that the Findings written in the Staff report supports denial. If the HPB chooses to approve the request for reorientation, they would have to make findings for approval that are consistent with the Code.

Mr. Tesch noted that in terms of process, the HPB could make their decision and ask the Staff to draft Findings and Conclusions consistent with that decision.

Board Member Weiner thought it was compelling that there was no access from the property on the front side, which is the east side. There is no longer a footpath and the topography has changed. Also, in the older photos it looks like the street was further from the house. When she visited the property she noticed that the street is literally almost on top of the roof. Ms. Weiner believed they

could not hermetically seal an old building. They cannot bring the past to the present and have that building serve the same purpose when it is not in the same environment that it was in the 1900s. She noted that for many historic projects, they approximate the look of the mining community as best as possible. From everything she heard this evening, Ms. Weiner thought the applicants had the right spirit and were trying to duplicate the structure and make the site better than it is today. She agreed with the argument of the snow piling up, and the roof is literally right on the road. Ms. Weiner stated that she was inclined to approve the application.

Board Member Hodgkins thought they might be confusing the elevation change with the orientation. In his opinion, if you flip one of Ms. Meintsma's diagrams, it would not solve the access problem. The building would still be at a lower grade right up against the street. He pointed out that the Board was being asked to consider the orientation and whether or not it resolves some of the life safety issues or other livability issues. Mr. Hodgkins stated that in visualizing the house turned 180 degrees at the same elevation and right up against the road exactly where it is today, he was unsure whether it would address the issues of safety and livability that the applicant was hoping to solve. If he was being asked to consider the reorientation in and of itself, Mr. Hodgkins did not believe it resolved some of the arguments.

Board Member Hodgkins noted that previous examples were presented where historic houses have been reoriented. For him as a preservationist, that does not preserve any character whatsoever. If they continue to approve reorientation of homes, it would change the perception of the history of the built environment within Old Town. People walk down the street and question why the orientation is the way it is, and that is what the character of Old Town is about. Houses face all different directions. Mr. Hodgkins believed that Park City was trying to standardize these historic houses to any other town where the front orientation always fits the street. He assumed that the people who built the house at 424 Woodside did not think that facing the street was important. Mr. Hodgkins stated that his perception was a little different in making this decision, but he thought it was what the Board should be considering.

Board Member Weiner understood Mr. Hodgkin's position. However, she moved to Park City from Washington DC and she was with the National Trust for Historic Preservation for quite a while and involved with preservation in DC as well. As an example, there are many old stately homes that were built, especially the mansions in the Dupont Circle area, and there was always a carriage house in the back of the mansion. Nowadays, with automobiles instead of horses, there is no longer the need for a carriage house. Ms. Wiener stated like in this situation, the carriage house faced the house in front of it. Very creative and wonderful projects have reoriented the carriage houses so they face the side street. Ms.

Weiner believed the project was done in a way that maintained the character of the home, and making it into a separate home because those mansions no longer exist. She thought it was possible to rotate a building without losing its character. Ms. Weiner reiterated that the street is literally on top of this roof, and every other structure around it faces the street. There is no other shed type roof like this one. Adding to that is the fact that there is no access or footpath, which isolates the house at its front. She found that to be a concern and a compelling reason to consider reorientation.

Board Member Scott stated that the question was whether or not to rotate. He was unsure if it was putting one before the other, because he also thinks about the option of whether 2' in elevation or an increase in grade would create a different situation. That was difficult for him because it was not a decision for the HPB. Mr. Scott struggled with the question of whether historical context trumps the perception of historical reconstruction along the street. He enjoys walking along streets like Norfolk and Park Avenue and appreciating some consistency of rhythm, size, scale and mass. It is a historic preservation question and he struggles with it because outside of going from the facts it is only an opinion. It is hard to take opinion away from what looks good.

Board Member Scott was interested in Ms. Meintsma's account of when the garage was built. It sounds like there was heated discussion about it, and he would personally like to read the minutes from those Historic Commission meetings. They talk about Code clarity and consistency, and he would like to understand what was going on at that time because the town was different. Mr. Scott stated that if he had to make a decision this evening, he would agree with Mr. Hodgkins that rotation would not solve the problems. It is an elevation question about whether or not it would be livable.

Board Member Scott referred to the comment Mr. Tesch made that deciding against the applicant's request would essentially be condemning the building. He understood that position; however, to allow it to rotate and change would also be condemning the historical significance of the building.

Board Member Holmgren stated that he goes by this property a lot and she is very familiar with the house. She has been unhappy the last few years watching it deteriorate. It was similar to a demolition by neglect situation. Ms. Holmgren likes those homes and when she was looking to purchase a home she was trying to find one of the lower set houses because she likes the yards. Finding out that the view from the house was of the town was another reason not to consider reorientation. Ms. Holmgren stated that she was not in favor of rotation.

Vice-Chair Beatlebrox stated that when she first looked at this application a few months ago, she was not in favor of rotating a historic home. However, she saw the logic of the context of the building changing, that there was no longer a path

to access the front, and the problems associated with being on the road. She believes people know the house because the roof is so ridiculous. Ms. Beatlebrox remarked that she was struggling as well. After hearing Ms. Meintsma's presentation and hearing the story of the house looking towards town is very important. She does not want to lose that historic aspect, but at the same time there is a façade that no one sees. Rotating the house would allow people to enjoy the hall-parlor form. Ms. Beatlebrox thought this was a difficult decision because the history of the structure is very important.

Director Erickson suggested that the Staff could do additional research and craft additional findings that might help the Board in terms of how these determinations work. It is important to get enough information to help the Board determine which way the house was facing. That goes to historical context and they need to know that. Secondly, the Staff needs to determine the front of the house and where the house is accessed. If there was a path in the past and the house was below Woodside, that makes historical context and historical storytelling different than if the access was off of Woodside. Director Erickson believed the Staff could try and find the Minutes from the meetings related to the garage, as requested by Board Member Scott. That would help them see the context of the garage versus the low house. Director Erickson stated that if the Staff provides clarity and additional findings, it would help the Board in their deliberation.

Director Erickson stated that he usually dislikes recommending a continuance, but he did not believe the HPB had enough facts to make a finding on which way the house faces. The Staff made the determination that the house was facing east; but not whether it was the front of the house. Other presentations determined something different, and he would like additional research to provide the Board with more accurate information to make their decision. Director Erickson remarked that if the Board was prepared to make the Findings this evening, that could be done and a continuance would not be necessary.

Mr. DeGray clarified that based on the Staff report, the applicant understood that the Board would be making a decision on reorientation and on the lifting as part of that. Assistant City Attorney McLean explained that the Historic Preservation Board does not have jurisdiction to make a judgement on lifting. It is outside of their purview. Mr. DeGray asked if it would be a Staff level determination. Ms. McLean answered yes. Director Erickson pointed out that the applicant would have the right to appeal if they disagreed the Staff's determination. Ms. McLean stated that the appeal would go to the Board of Adjustment because it would be under the Historic District Design Review.

Ms. Blaes asked for clarification on Director Erickson's question about the front of the house. She thought it was important to understand that based on the building form and the essential historic form, the front of this house is east facing.

It is a single-cell home, hall-parlor style and they know the front. She asked if Director Erickson was referring to accessibility.

Director Erickson stated that he needed to build all three sets of facts. He understood that the original Staff report had the front of the house facing east. Planner Tyler answered yes, noting that the Staff was consistent with the applicant. Mr. DeGray stated that the historic form facing east is the issue. Planner Tyler noted that Ms. Meintsma had mentioned that the west facing porch in the back was always called the front porch because there was stair access. Director Erickson agreed, but he thought that needed to be clarified. He understood that some of the Board members were working on findings about where the primary access was to the house, and whether or not the path was there and in what form. Given the nature of this issue and the process going forward with the HDDR, he wanted to make sure there was a solid basis for decision-making.

Ms. Blaes clarified that her reason for raising the concerns was because Board Member Hodgkins was not persuaded that the orientation made sense. She assumed that in large part he was basing his decision on the assumption that the east facing façade was the primary façade. Ms. Blaes stated that if they follow Director Erickson's logic that may that is not the primary façade with regard to access, then as a preservationist she would also say that he was suggesting that substantial additions could go onto that east elevation. However, that made her nervous as a preservationist because that is the primary façade. Secondary facades can handle additions and the Guidelines talk about additions beyond the mid-point of a secondary façade. She noted that facing Woodside is a tertiary façade, which is the façade to build additions to minimize the negative impact to the historic resource. Ms. Blaes was concerned with the line of inquiry with regard to the access, because in essence the rear of the house is the historic front façade.

Director Erickson stated that he was not trying to reopen the discussion. His intent was to get enough facts on the table so when the applicant comes back the HPB has findings on these matters, and the findings can be used as the underpinnings of the design work and the preservation work that the applicant will try to accomplish. Director Erickson clarified that he was only making a suggestion. The HPB could decide how to proceed.

Board Member Scott asked if raising the home was a primary decision-making process, followed by rotation. If the home could not be raised, then the rotation could not occur. Board Member Hodgkins thought that was a fundamental question because the applicant would not want to reorient the house if it could not be raised.

Ms. Blaes stated that without looking at the LMC with that scenario in mind, she could not imagine that rotating the home without lifting would solve any of the problems. Board Member Hodgkins agreed. Ms. Blaes noted that at the beginning of the July Staff report the Staff made the comment that if the HPB makes a decision about rotation, the proposed design meets the LMC and would be able to go through a Staff approval process. If the design proposed by the applicant raised significant red flags about lifting, it would pertain to maintaining historic significance and not the ability to actually solve some of the other livability and adaptability problems.

Planner Tyler clarified the process. She and Jonathan DeGray, the architect, determined that it was best to come to the HPB to determine rotation prior to going any further in the design process. She explained that for her to provide any comments on this design would be a disadvantage to the owner to pay the architect to continue with the design if the HPB would not approve it. Planner Tyler noted that additional design work needs to occur after the HPB makes the decision on rotation because the Staff has comments regarding the design. She remarked that this came about as a logical process to keep the applicant from doing a design that may never get approved. Planner Tyler remarked that the Staff needs to review the lifting and design guideline work still needed to be addressed in terms of windows and transitional elements.

Mr. DeGray understood that if the HPB approves the rotation, that a caveat to that approval would be for the applicant to work with the Staff to meet the Design Guidelines. Planner Tyler agreed. In addition, the HPB would have to later approve the removal of the two historic walls, and any other historic material that would be removed. Mr. Berkley stated that the intent is to salvage and reuse as much historic material as possible.

Board Member Hodgkins asked if the applicant had ever considered moving the structure further back from the road. Mr. Berkley replied that the proposed plan takes it back to a new setback. Planner Tyler explained that upon reorientation it would comply with the setbacks. Mr. Hodgkins asked if in addition to reorientation, the house would be pushed back off the road. Mr. DeGray replied that the approach is to keep it as close to its original location as possible, which means it is as far forward as it can go on the site. One of the variances corrected the side yard setback, and the front yard has been placed so the structure is currently on the front yard setback. Mr. DeGray pointed out that the reorientation would be right on the front yard setback as well. Mr. Hodgkins clarified that the proposal would not move the structure further back. Mr. DeGray replied that this was correct.

Board Member Hodgkins stated that in looking at the different Sanborn maps, the additions were never on the east side; they were on the west side. He suggested

that there might be other solutions if it is determined that the east side is important historically and the structure needs to face east.

Director Erickson stated that regardless of what is considered the front of the house and the access, he believed the historic concept of the neighborhood is the north-south orientation of the longitudinal access of the house. In his opinion, that was the important contextual portion for looking at this. Mr. Hodgkins noted that a number of the photos presented this evening were taken from a distance looking across the hill, and they were looking at that façade facing east. Therefore, one could also argue that that façade is one of the most important historical pieces of the house, and that the view from Woodside Avenue was always secondary.

Ms. Blaes remarked that in looking at the development pattern of the structure itself on the Sanborn maps, a typical process was to have a hall-parlor with a shed addition off the rear because that is how the house was used. Mr. Hodgkins believed that most of the houses were used from the rear for daily use.

Assistant City Attorney McLean commented on process and the material deconstruction. She clarified that if the HPB approves reorientation they would not be automatically approving the material deconstruction, because that is not before them this evening. Ms. McLean thought this was difficult because on one hand the rotation will move some of the walls on to the existing addition, which is not being proposed to be removed, and would hide some of the materials. There is also a suggestion that a new addition might be put on which would hide other historic materials. The material deconstruction would come back to the HPB, but she wanted the Board and the applicant to be aware that the application for reorientation was only one part of the overall project.

Vice-Chair Beatlebrox pointed out that they were also not approving an addition on either the east or the west side of the structure. It was not a foregone conclusion that if the building is rotated they would be able to put an addition on the downhill side. Assistant City Attorney McLean agreed. That would be determined by the Staff in the HDDR review.

Board Member Hodgkins remarked that with additions the house would be so large and unrecognizable from the historic structure. If the City allows that to happen, he questioned whether it would be better to tear down the structure. Ms. Blaes did not see the solution as tearing it down. She cited many examples on the Historic Sites Inventory that do not have a single piece of historic material, but they are respectful of the forms that were there. Many buildings have been reconstructed based on historic photographs, and it follows National Register reconstruction. Ms. Blaes stated that since 2006 Park City has made the effort to maintain the opportunities to bring projects back into preservation. Mr. Hodgkins

stated that he was making the point that the house would look like a Park City house but it would not be recognizable as a historic structure.

Director Erickson stated that if all the Board members agree, the Staff would recommend a motion to continue to January 17, 2018, with direction to the Staff to find additional Findings for the face of the house, the front of the house, and the access to the house.

MOTION: Board Member Holmgren moved to CONTINUE 424 Woodside Avenue to January 17, 2018 with direction to Staff as stated by Director Erickson. Board Member Hodgkins seconded the motion.

VOTE: The motion passed. Board Member Hodgkins voted against the motion.

Planner Tyler stated that she would issue a formal Staff report for the next meeting. She would be making a determination for the direction that the house faces, which side would be considered the front, and access to the house. Everything else would remain the same.

It was noted that the applicant and his representatives had conflicts with the January 17th date. Planner Tyler asked to change the date to February 7, 2018.

Board Member Beatlebrox requested a motion to change the date of continuance.

MOTION: Board Member Holmgren moved to change the date of Continuance for 424 Woodside to February 7, 2018. Board Member Hodgkins seconded the motion.

VOTE: The motion passed unanimously.

Annual Preservation Award - Item now heard on the rescheduled December 5, 2017 meeting. Staff recommends the Historic Preservation Board choose one (1) awardee for the annual Preservation Award and choose up to four (4) nominees for a historic award plaque. (Application GI-15-02972)

Due to the late hour this item was continued.

MOTION: Board Member Holmgren moved to CONTINUE the Annual Preservation Award discussion to January 17, 2018.

VOTE: The motion passed unanimously.

The Meeting adjourned at 8:07 p.m.

Approved by _____
Stephen Douglas, Chair
Historic Preservation Board

APPROVED













EXHIBIT H

**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
CITY COUNCIL CHAMBERS
February 7, 2018**



AGENDA

MEETING CALLED TO ORDER AT 5:00 PM

ROLL CALL

ADOPTION OF MINUTES OF January 16, 2018

PUBLIC COMMUNICATIONS – *Items not scheduled on the regular agenda*

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

CONTINUATIONS

424 Woodside Avenue – HDDR Review for Reorientation - Reorientation (rotation) of a “Significant” Structure towards Woodside Avenue and lifting of the Historic Structure 7 feet 7 ¾ inches. The primary façade of the Significant Structure is currently oriented towards Main Street and the applicant is proposing to rotate the structure 180 degrees so that the primary façade is oriented towards Woodside Avenue. Upon reorientation, the Historic Structure would be lifted 7 feet 7 ¾ inches.

Public Hearing and Continuation to March 7, 2018.

PL-16-03379 31
*Planner
Tyler*

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

173 Daly Avenue - PL-17-03468 —Disassembly/Reassembly and Material Deconstruction—Significant House. The applicant is proposing to disassemble and reassemble the Historic House, Historic shed, and the east and south walls of the Historic single-car garage. The applicant is proposing to panelize the west and north walls of the Historic single-car garage. The non-historic siding will be removed. The applicant will be removing the existing Historic windows, an existing stack rubble wall on the east side of the building, the existing roofs and roof framing, the existing historic doors, and the east wall of the historic shed structure to accommodate a connection to the Historic house.

Public Hearing and possible action

PL-17-03468 33
*Planner
Tyler*

269 Daly Avenue (historic location) – HDDR – Relocation of the historic house four feet (4’) west towards Daly Avenue.

Public hearing and possible action. Continued from January 16, 2018 meeting.

PL-17-03554 193
*Planner
Grahm*

ITEMS CONTINUE ON NEXT PAGE



Planning Department

Historic Preservation Board Staff Report

Author: Hannah M. Tyler, Planner
Subject: Reorientation
Address: 424 Woodside Avenue
Project Number: PL-16-03379
Date: February 7, 2018
Type of Item: Administrative – Reorientation (Rotation)

Summary Recommendation:

Staff recommends the Historic Preservation Board conduct a public hearing and continue the item to March 7, 2018 due to a scheduling conflict with the applicant.

Topic:

Address: 424 Woodside Avenue
Zoning: Historic Residential (HR-1) District
Designation: Significant
Applicant: Jon and Heather Berkley (Represented by Jonathan DeGray, Architect)
Proposal: Reorient the Historic Structure towards Woodside Avenue (west). The primary façade of the Historic Structure currently faces towards Main Street (east), and the applicant is proposing to reorient the building 180 degrees towards Woodside Avenue. The Historic Structure will be lifted 7 feet 7 ¾ inches upon reorientation.

EXHIBIT I

**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
CITY COUNCIL CHAMBERS
April 4, 2018**



AGENDA

SITE VISIT 4:30-4:50 PM – 424 Woodside – Please meet onsite at 4:30 PM
No discussion or action will be taken on site.

MEETING CALLED TO ORDER AT 5:00 PM

ROLL CALL

ADOPTION OF MINUTES OF March 7, 2018

PUBLIC COMMUNICATIONS – *Items not scheduled on the regular agenda*

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

CONTINUATIONS

WORK SESSION – Code Enforcement Update – Presentation by Deputy Chief Building Official and Planning Director regarding current Coded Enforcement policies, Notice and Order Process, and Excavation Procedures for Historic Houses.

*Deputy
Building
Official
Downard and
Director
Erickson* 41

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

424 Woodside Avenue – HDDR Review for Reorientation and Relocation - Reorientation (rotation) of a “Significant” Structure towards Woodside Avenue and Relocation of the house ten feet (10’). The primary façade of the Significant Structure is currently oriented towards Main Street and the applicant is proposing to rotate the structure 180 degrees so that the primary façade is oriented towards Woodside Avenue.

Public hearing and possible action.

PL-16-03379 47
Planner Tyler

Design Guideline Revisions – Staff recommends that the Historic Preservation Board take public comment on the proposed changes to the Design Guidelines for New Commercial Infill Construction in Park City’s Historic Districts: Specific Design Guidelines for Sustainability and Sidebars: Landscaping and Vegetation. The Guidelines are incorporated into the Land Management Code in 15-13-2.

Public hearing and possible recommendation to Planning Commission and City Council. The Board will provide specific amendments to be made to the document if necessary; and make a recommendation to Planning Commission and City Council (Planning Commission and City Council review will be after the entire Guidelines are reviewed by the HPB).

PL-17-03730 59
Planner Grahn



Planning Department

Historic Preservation Board Staff Report

Author: Hannah M. Tyler, Planner
Subject: Reorientation and Relocation Review
Address: 424 Woodside Avenue
Project Number: PL-16-03379
Date: April 4, 2018
Type of Item: Administrative – Reorientation (Rotation) and Relocation

Summary Recommendation:

Staff recommends the Historic Preservation Board review the Reorientation (Rotation) and Relocation of the Significant Structure at 424 Woodside Avenue, conduct a site visit, conduct a public hearing, and consider denying the Reorientation pursuant to the following findings of fact and conclusions of law.

Topic:

Address: 424 Woodside Avenue
Zoning: Historic Residential (HR-1) District
Designation: Significant
Applicant: Jon and Heather Berkley (Represented by Jonathan DeGray, Architect)
Proposal: Reorient the Historic Structure towards Woodside Avenue (west). The primary façade of the Historic Structure currently faces towards Main Street (east), and the applicant is proposing to reorient the building 180 degrees towards Woodside Avenue and relocate the building ten (10) feet to the east from Woodside Avenue.

Background and Request for Continuation:

On March 7, 2018 the Historic Preservation Board reviewed the proposal for 424 Woodside Avenue, held a Public Hearing, and continued the item to April 4, 2018. At the meeting, the applicant requested a continuation to a date certain (April 4, 2018) in order to facilitate a site visit.

The applicant has since submitted additional requests for a continuance dated March 16, 2018 (see Exhibits 1 and 2).

The Land Management Code (LMC) 15-1-12.5 addresses continuances. Because there have already been more than two (2) continuances, the Historic Preservation Board will determine if there is sufficient reason to continue the item.

LMC § 15-1-12.5 Continuances

Planning Staff shall have the authority to approve an applicant's request for a continuance for an item scheduled for a public hearing or an item scheduled for an appeal, up to two (2) times, so long as the request for the continuance is made in writing and is received by Planning Staff at least five (5) business days prior to the scheduled public hearing or appeal. If Planning Staff does not have the authority to continue an item, the Board, Commission or Council will determine if there is a sufficient reason to continue the item on the scheduled date. If it is determined there is not sufficient reason to continue the item, the item will remain on the agenda and be considered.

Below is a list of all of the previous meeting dates that have occurred for this application. All of these meetings have resulted in a continuation.

1. July 19th, 2017 (Public Hearing and Continuation)
2. October 4th, 2017 (Public Hearing and Continuation)
3. December 5th, 2017 (Public Hearing, **Discussion**, Continuation)
4. February 7th, 2018 (Public Hearing and Continuation)
5. March 7th, 2018 (Public Hearing, **Discussion**, Continuation)

Background on the application itself can be found in the December 5, 2017 (Exhibit 4) and March 7, 2018 (Exhibit 5) Staff Reports.

Historic Preservation Board – Review:

The Historic Preservation Board will base their findings on the following Land Management Code language:

15-11-13 Relocation And/Or Reorientation Of A Historic Building Or Historic Structure

Staff has already conducted an analysis and recommends the Historic Preservation Board find that the applicant's proposal does not comply with LMC 15-11-13, as indicated in the March 7, 2018 HPB Staff Report (Exhibit 5).

It is the intent of this section to preserve the Historic and architectural resources of Park City through limitations on the relocation and/or orientation of Historic Buildings, Structures, and Sites.

A. CRITERIA FOR THE RELOCATION AND/OR REORIENTATION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON ITS EXISTING LANDMARK OR SIGNIFICANT SITE.

In approving a Historic District or Historic Site design review Application involving relocation and/or reorientation 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. For either a Landmark or Significant Site all the following shall be met:
 - a. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) can successfully be relocated and the applicant has demonstrated that a professional building mover will move the building and protect it while being stored; and
 - b. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;
2. . . . (Landmark structures)
3. For Significant sites, at least one of the following shall be met:
 - a. The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or
 - b. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or
 - c. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the

proposed relocation and/or reorientation on the existing Site. Unique conditions shall include all of the following:

1. The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting; and
2. The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district; and
3. The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation; and
4. The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation.

Process:

The HPB will review the Application for compliance with the “Criteria for Relocation and/or Reorientation of the 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 ten (10) days of the Historic Preservation Board decision. The appellant has the burden of proving that the land use authority erred. The appeal authority shall review factual matters de novo, without deference to the land use authority's determination of factual matters. The appeal authority shall determine the correctness of the land use authority's interpretation and application of the plain meaning of the land use regulations, and interpret and apply a land use regulation to favor a land use application unless the land use regulation plainly restricts the land use application.

Notice:

On July 1, 2017, November 18, 2017, February 17, 2018, and March 17, 2018 Legal Notice of the HPB public hearings was published in the Park Record and posted in the required public spaces. Staff sent a mailing notice to property owners within 100 feet and posted the property on July 5, 2017, November 21, 2017, and February 21, 2018.

Summary Recommendation:

Staff recommends the Historic Preservation Board review the Reorientation (Rotation) and Relocation of the Significant Structure at 424 Woodside Avenue, conduct a site visit, conduct a public hearing, and consider denying the Reorientation pursuant to the following findings of fact and conclusions of law.

Finding of Fact:

1. The applicant, Jon and Heather Berkley (represented by Jonathan DeGray, Architect), are proposing to Reorient the Historic Structure towards Woodside Avenue (west). The primary façade of the Historic Structure currently faces towards Main Street (east), and the applicant is proposing to reorient the building 180 degrees towards Woodside Avenue. The applicant is also requesting to relocate the structure ten feet (10') to the east in order to comply with the Front Yard Setback.

2. The Duplex Dwelling located at 424 Woodside Avenue is listed as “Significant” on the Park City Historic Sites Inventory (HSI).
3. The property is located in the Historic Residential (HR-1) zone.
4. The Historic Structure faces towards Main Street in that the original primary entrance faces east. In 1993, a 700 square foot (SF) addition was constructed to the south of the Historic Structure to create the Duplex Dwelling Use.
5. In 2005 a Plat Amendment was approved creating a 75 foot wide lot by combining three (3) existing lots into one legal lot of record. The Historic Structure straddles two (2) of the three (3) lots that were combined.
6. In 2011, a Historic District Design Review (HDDR) application was submitted for the Reorientation and Relocation of the Historic Structure and construction of a new Addition. The HDDR proposal required a Variance.
7. In 2011, the Variance application was submitted for a Height Exception and for Front and Side Yard Setback Exception(s) citing a hardship regarding the elevation of Woodside Avenue in relation to the Historic Structure and the orientation towards Main Street (east) rather than the modern-day Public Right-of-Way (Woodside Avenue).
8. The Variance was Denied by the Board of Adjustment.
9. The 2011 Historic District Design Review application was Denied.
10. The current proposal is different from that of the 2011 HDDR and Variance because the current proposal would comply with the Height and Setback requirements. There would be no Variance triggered for Height or Setback exceptions by the current proposal.
11. Historically, the Historic Structure was associated with a network of pedestrian paths on the east side of the structure that connected the residence to Main Street.
12. On November 16, 2016, the applicant submitted a HDDR Application for the subject property. The project scope of the HDDR subject to the application before the HPB included: Reorient (rotate) the Historic Structure so that the primary entrance faces Woodside Avenue (west) and Relocate the Historic Structure ten feet (10') to the east in order to comply with the minimum Front Yard Setback.
13. After working with the applicant on the required materials for their submittal, the current HDDR application was deemed complete on March 2, 2017. Between March 2, 2017 and the first HPB meeting on July 19, 2017, staff provided the applicant with redline comments and re-reviewed new plans addressing those comments once submitted by the applicant.
14. The HDDR application is currently under review and has not yet been approved, as it is dependent on Historic Preservation Board's (HPB) review for Reorientation, Relocation, and Material Deconstruction.
15. The Historic Preservation Board held a public hearing and continued this item on July 19th, 2017.
16. The Historic Preservation Board held a public hearing and continued this item on October 4th, 2017.
17. The Historic Preservation Board held a public hearing, discussed the item, and continued this item on December 5th, 2017.
18. The Historic Preservation Board held a public hearing and continued this item on February 7th, 2018.
19. The Historic Preservation Board held a public hearing, discussed the item, and continued this item on March 7th, 2018.
20. On July 1, 2017, November 18, 2017, February 17, 2018, and March 17, 2018 Legal Notice of the HPB public hearings was published in the Park Record and posted in the required public spaces. Staff sent a mailing notice to property owners within 100 feet and posted the property on July 5, 2017, November 21, 2017, and February 21, 2018.
21. On March 7, 2018 the Historic Preservation Board reviewed the proposal for 424 Woodside Avenue, held a Public Hearing, and continued the item to April 4, 2018. At the meeting, the

applicant requested a continuation to a date certain (April 4, 2018) in order to facilitate a site visit.

22. The Historic Structure was constructed ca. 1886. The Park City HSI identifies the Historic Structure as significant to the Mature Mining Era (1894-1930).
23. Originally, the Historic Structure was a hall-parlor type single-family dwelling with a side-gabled roof; it was built on a relatively steep slope that was terraced toward the rear of the house (the Woodside Avenue side) to provide a more level building lot.
24. The Historic Structure first appears on the 1889 Sanborn Fire Insurance Map as a wood-framed and wood-sided house originally faced east, providing a view over Main Street. Physical evidence and the 1889 Sanborn map indicate that it had a small shed-roofed wing on the south end of the rear (west) side but no front porch.
25. By 1900, the original shed-roofed wing had been extended across the rear (west) side.
26. In 1907, the Sanborn Map indicates that a formal front porch was added to the east side, further defining it as the primary façade, at the same time that a secondary entry porch was added to the west side. The house retained this configuration through 1930.
27. The principal façade was composed of a central doorway flanked by a window on each side. Woodside Avenue was present to the west but, access to the house was via a footpath leading north from Fourth Street behind the Park Avenue houses, and then a short staircase leading up to the east façade. The orientation of houses along the uphill (west) side of Woodside was uniformly east-facing, while orientations along the downhill (east) side was mixed, with some facing the street and others the canyon.
28. By 1941, a second shed-roofed addition had been built across the west side, incorporating the 1907 rear screened porch and essentially filling the terrace between the rear wall of the house and the retaining wall so that the eave was nearly at grade. The front porch had been removed and asbestos shingles had been applied over the original wood siding by this time.
29. Asbestos shingle siding was noted on the 1957 tax appraisal card, which also documents the absence of an east porch.
30. The 1968 tax appraisal card indicates that a porch had been rebuilt across the east façade.
31. Between 1978 and 1993, the east façade was modified by the addition of a sunroom across the north two-thirds, covering the original doorway and north window.
32. The east façade of the Historic Structure is the “front”. This is supported by the traditional design of a central entrance door flanked by two (2) windows. This is a common style of architecture seen throughout Park City. The “rear” of the Historic structure is the west façade. This is represented by its traditional form created through additions throughout the Historic period.
33. The front façade has a front door entrance; however, a utility entrance is also located on the northwest corner of the structure in the rear enclosed porch addition. This was also a common occurrence in houses throughout Park City (examples include the side-enclosed porches at 1057 Woodside Avenue and 811 Norfolk Avenue). This utility entrance was often the entrance used by members of the household as a “mud room” so that the front entrance (on the front façade) remained clean.
34. Both entrances typically would have been used throughout the Historic Period; it would have simply depended on what the occasion was. After work in the mines, one would have used utility entrance on the northwest corner of the structure in the rear enclosed porch addition. If the home owner was having guests over, the front façade entrance on the east side of the structure would have been used.
35. If relocation of the structure ten (10) feet to the east is approved, the proposal will comply with the required ten foot (10') Front Yard Setback and minimum five foot (5') Side Yard Setback (total of 18 feet [18'] required), as dictated by the Historic Residential (HR-1) zoning district, described in Land Management Code (LMC) 15-2.2-3. In addition, the Historic Structure will comply with the 27 foot height requirement, described in LMC 15-2.2-5.

36. The current site conditions listed in the Findings of Fact of the 2011 Variance still exist. The Board of Adjustment found conditions of the site that are still existent and are common to the neighborhood, including, but not limited to the elevation of Woodside Avenue.
37. The proposal does not comply with Design Guideline B.3.2 (“B.3.2 The original placement, orientation, and grade of the historic building should be retained.”) as the original placement, orientation, and grade of the historic building would not be retained. The relationship to the street and the orientation of the Historic Structure facing Main Street are important in conveying the history of the Historic District and this site.
38. The proposal does not comply with Design Guideline B.3.3 (“B.3.3 If the original grade cannot be achieved, no more than two (2) feet of the new foundation should be visible above finished grade on the primary and secondary facades.”) as the proposed lifting would require the foundation to be greater than 2 feet above Final Grade in several locations due to the topography.
39. The proposal does not comply with Design Guideline E.1.1 (“ E.1.1 Relocation and/or reorientation of historic buildings should be considered only after it has been determined by the Design Review Team that the integrity and significance of the historic building will not be diminished by such action”) because the reorientation and relocation of the Historic Structure will diminish the integrity and significance of the site and its context. The Historic Structure at 424 Woodside remains in its original location and therefore retains that aspect of integrity, including its original orientation to the east and its siting on a small terrace below the street. And although much of the original setting has been lost, including adjacent historic houses, footpaths, staircases, and open space, the house at 424 Woodside retains its relationship to that earlier setting through its orientation and position on a shallow terrace below street level. The relocation in addition to the reorientation would result in the loss of the association to the structure’s position on the shallow terrace. The property is one of the few reminders of the historic development pattern on a part of the street where much of it has been lost, and is thus important in maintaining a district-wide sense of the historic setting. The context of the Historic Site has not been so radically altered that its unique developmental history cannot be recognized.
40. Bullet points 1 and 2 of the “Side Bars” for E.1.1 are not applicable to the proposal as there are no encroachment issues and the structure is not currently threatened by demolition.
41. The proposal would comply with Design Guidelines E.1.2 through E.1.5 as these would be mitigated through proper construction techniques and documentation processes.
42. The proposal complies with LMC 15-11-13(A)(1)(a) and 15-11-13(A)(1)(b) as the applicant has submitted a plan for rotation and relocation and Structural Engineer’s report. The Historic Structure would remain structurally sound when it was reattached to a new structure in the new orientation.
43. LMC 15-11-13(A)(2) is not applicable as the structure is designated as “Significant” on the Park City Historic Sites Inventory.
44. The proposal does not comply with LMC 15-11-13(A)(3)(a) as the Historic Structure is currently structurally sound and is not threatened by demolition.
45. The proposal does not comply with LMC 15-11-13(A)(3)(b) as the Planning Director and Chief Building Official did not find hazardous conditions that were threatening the Historic Structure. The Planning Director and Chief Building Official found that any hazardous condition (like drainage) could be reasonably mitigated while maintaining the Historic Structure in its current location.
46. The proposal does not comply with LMC 15-11-13(A)(3)(c) as the Historic Preservation Board, with input from the Planning Director and Chief Building Official, does not find Unique Conditions that would warrant the proposed reorientation and relocation
47. All four unique conditions listed in LMC 15-11-13(A)(3)(c)(1)-(4) must be found in order to support a finding under this criteria. Unique conditions shall include all of the following:

- The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting; and
 - The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district; and
 - The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation; and
 - The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation.
48. The proposal does not comply with LMC 15-11-13(A)(3)(c)(1) "The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting;" because the integrity of the site context has not been lost. The Historic Structure at 424 Woodside remains in its original location and therefore retains that aspect of integrity, including its original orientation to the east and its siting on a small terrace below the street.
49. The proposal does not comply with LMC 15-11-13(A)(3)(c)(2) "The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district" as the proposed reorientation and relocation will diminish the overall physical integrity of the Historic District and the site's association with important development patterns of the Historic District. The physical integrity of the site is defined both by the Historic Structure's siting on the lot and the remaining pieces of its Essential Historic Form. .
50. The proposal does not comply with LMC 15-11-13(A)(3)(c)(3) "The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation;" The reorientation and relocation of the historic house at 424 Woodside Avenue will have a significant negative effect on its integrity, which has already been compromised by an addition and alterations on the east side and the large addition on the south side. Reorientation will diminish integrity to the degree that the property may no longer be considered a Significant Site as defined in the LMC and Design Guidelines. If the structure is reoriented as proposed, material making up the existing north and west walls will be demolished. In addition, these walls will no longer be visible from the Public Right-of-Way.
51. The proposal does not comply with LMC 15-11-13(A)(3)(c)(4) "The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation." as the potential to preserve the Historic Structure will not be enhanced by its relocation. All restoration of lost Historic Materials could occur in the Historic Structure's current location and siting.

Conclusions of Law:

1. The proposal does not meet the criteria for reorientation or relocation pursuant to LMC 15-11-13 Reorientation and/or Relocation of a Historic Building or Historic Structure.

Exhibits:

- | | |
|-----------|--|
| Exhibit 1 | Applicant's Request for a Continuance dated March 16, 2018 |
| Exhibit 2 | Applicant's Request for a Continuance dated March 28, 2018 |
| Exhibit 3 | December 6, 2017 Historic Preservation Board Packet, see page 17 |
| Exhibit 4 | December 6, 2017 Historic Preservation Board Meeting Minutes, see page 2 |
| Exhibit 5 | March 7, 2018 Historic Preservation Board Packet, see page 47 |
| Exhibit 6 | March 7, 2018 Historic Preservation Board Draft Meeting Minutes (in this packet) |

Exhibit 1
Applicant's Request for a Continuance
dated March 16, 2018

TESCH
LAW OFFICES
A Professional Law Corporation

Joseph E. Tesch
joet@teschlaw.com

Stephanie K. Matsumura
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85 North Main Street
Kamas, Utah 84036

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Tel: (435) 649-0077
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March 16, 2018

Via Email Only

Bruce Erickson
Park City Municipal Corporation

Re: 424 Woodside – Request for Rescheduling

Bruce,

My clients wish to thank you and Hannah and the HPB for all of your efforts so far.

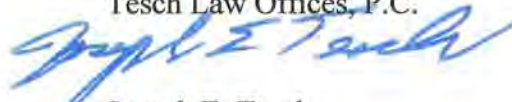
Near the end of the hearing on March 7, 2018 the Board agreed to a site visit and an adjournment to the next meeting to occur on April 4, 2018.

I understand that the site visit will occur just prior to the April 4 meeting. Would you mind if Jonathan DeGray and/or Dina Bales attend?

With regard to the hearing itself, we request that it be rescheduled to the May 2 meeting. This request is based upon the fact that Jon and Heather Berkley, as applicants, have a commitment on the East Coast on April 4 which they are unable to move and cannot therefore be present. As you know, Jon is very experienced and knowledgeable regarding historic preservation and adds much to our presentation. It is also based upon the fact that we understand that Board members Lola Beatlebrox and Alex Weiner are also unavailable for the April meeting. As they were present for the March 7 hearing and had valuable insights and observations, we request that the meeting be rescheduled to May 2 so that they can also be present.

Thank you for your consideration of this request.

Sincerely,
Tesch Law Offices, P.C.



Joseph E. Tesch

Cc: Hannah Tyler
Jon and Heather Berkley
Jonathan DeGray
Dina Bales

Exhibit 2
Applicant's Request for a Continuance
dated March 28, 2018

Jonathan DeGray - Architect

March 28, 2018

To Historic Preservation Board

Re: Request for a Continuance on the Hearing of the Application for a Reorientation of 424 Woodside

Dear Board:

Immediately after the hearing on March 7th, we met with Hannah Tyler in the hall and, after applicant Jon Berkley checked his calendar, we immediately told her that we were going to need a continuance since Jon had an unavoidable conflict on the east coast and could not be here on April 4th. At that time, we were advised to contact you directly to obtain a continuance. When I requested your email addresses to make the application, I was then told that the application should be filed with the Planning Department.

From the time we filed the application for a request for a continuance until now, we have tried to work with Bruce Erickson, head of the Planning Department, to obtain acknowledgment that the continuance would be granted to the May 2nd hearing date. Bruce has taken the position that his "hands are tied" and that the motion would have to be made at the April 4th hearing to determine whether or not a continuance would be made.

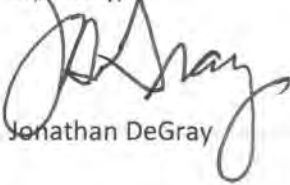
We are not prepared to present our full justification for the reorientation to the Board on April 4, 2018 and therefore request the continuance. In addition to the unavailability of Jon Berkley, we have also engaged an engineering company to investigate the effects of the snow accumulation and drainage issues with regard to the foundation of the building. That engineering will not be complete by April 4th and, therefore, in order for us to make our presentation as complete as it needs to be, we require a continuance.

In addition, our attorney, Joe Tesch, has a family emergency with an older sibling in Tucson, Arizona and has a need to be in Tucson during the week of April 2 – 6. He has to deal with his sibling regarding estate matters etc. We are not asking him to interrupt that visit to be present on April 4 given the possibility that the matter will be continued until the May hearing date. As you know, attorney Tesch was also a participant in our presentation at the March hearing.

We understand that the site visit will occur on April 4th and I will be attending that site visit. However, we will not be present given the absence of two of the Board members who were present during the presentation in March and who we believe have valuable input for the continued hearing, and because neither Jon Berkley nor Joe Tesch will be present. We therefore inform you that we have an abiding need for the continuance to the May 2, 2018 date.

Thank you for your prompt response to this request for a continuance.

Sincerely,



Jonathan DeGray

614 Main Street, Suite 302
P.O. Box 1674, Park City, Utah 84060 Tel./Fax 435-649-7263
Email: degrayarch@qwestoffice.net Web: www.degrayarchitect.com

EXHIBIT J

Tassie Williams

From: Hannah Tyler <hannah.tyler@parkcity.org>
Sent: Tuesday, May 22, 2018 11:36 AM
To: Jonathan DeGray; Jon Berkley; Joe Tesch
Cc: Bruce Erickson
Subject: PL-16-03379 424 Woodside Avenue HDDR - Denial Letter 5.22.18.pdf
Attachments: PL-16-03379 424 Woodside Avenue HDDR - Denial Letter 5.22.18.pdf

Hello All,

Please find attached the Denial Letter for the Historic District Design Review (HDDR) application at 424 Woodside Avenue. The Applicant or any party participating in the hearing may appeal the Historic District Design Review decision to the Board of Adjustment or City Council. Appeal requests shall be submitted to the Planning Department thirty (30) days of this decision. The applicant has to request which appeal authority it wishes to have hear the appeal at the time the appeal is submitted. 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.

I will be posting the property and mailing notice to neighboring property owners of the Final Action today. Should you have any questions, please do not hesitate to call or email me.

Respectfully,
Hannah

Hannah M. Tyler | Planner
Park City | Planning Department
445 Marsac Avenue | P.O. Box 1480
Park City, UT 84060-1480
(435) 615-5059





May 22, 2018

Jon and Heather Berkley
9308 Tournament Canyon Drive
Las Vegas, NV 89144

CC: Jonathan DeGray
Joseph Tesch

NOTICE OF PLANNING DEPARTMENT ACTION

<u>Project Address</u>	424 Woodside Avenue
<u>Description</u>	Historic District Design Review - Denial
<u>Date of Action</u>	May 22, 2018
<u>Project #</u>	PL-16-03379
<u>Project Owner</u>	Jon and Heather Berkley
<u>Project Architect</u>	Jonathan DeGray

Summary of Staff Action – Denial

This letter serves as the final action letter denying the proposed Restoration, Reorientation, Relocation, Panelization, lifting, and addition to 424 Woodside Avenue pursuant to the Historic District Design Guidelines and Land Management Code subject to the following Findings of Fact and Conclusions of Law. Staff reviewed this project in accordance with the Land Management Code and Historic District Design Guidelines, specifically with the Universal Guidelines, Specific Design Guidelines A. Site Design, B. Primary Structures, D. Off-Street Parking Areas, Garages, and Driveways, E. Relocation and/or Reorientation of Intact Building, and F. Disassembly/Reassembly of All or Part of a Historic Structure. The applicant proposed to Restore, Reorient, Relocate, Panelize, lift, and construct an addition to the Significant Structure at 424 Woodside Avenue.

Findings of Fact

1. The applicant, Jon and Heather Berkley (represented by Jonathan DeGray, Architect), proposed to Reorient the Historic Structure towards Woodside Avenue (west). The primary façade of the Historic Structure currently faces towards Main Street (east), and the applicant proposed to reorient the building 180 degrees towards Woodside Avenue.
2. The applicants proposed Panelization in order to facilitate the reorientation.
3. The applicant also requested to relocate the structure ten feet (10') to the east in order to comply with the Front Yard Setback.
4. The applicant proposed to lift the Historic Structure 7 feet 7 ¾ inches upon Reorientation.
5. The applicant proposed to construct an addition on the rear (new east façade) of the Historic Structure.
6. The property is located in the Historic Residential (HR-1) zone.
7. The Historic Structure faces towards Main Street in that the original primary entrance faces east. In 1993, a 700 square foot (SF) addition was constructed to the south of the Historic Structure to create the Duplex Dwelling Use
8. The Duplex Dwelling site located at 424 Woodside Avenue is listed as "Significant" on the Park City Historic Sites Inventory (HSI). The Historic Structure was constructed ca. 1886. The Park City HSI identifies the Historic Structure as significant to the Mature Mining Era (1894-1930).

9. In 2005 a Plat Amendment was approved creating a 75 foot wide lot by combining three (3) existing lots into one legal lot of record. The Historic Structure straddles two (2) of the three (3) lots that were combined.
10. In 2011, a Historic District Design Review (HDDR) application was submitted for the Reorientation and Relocation of the Historic Structure and construction of a new Addition. The HDDR proposal required a Variance.
11. In 2011, the Variance application was submitted for a Height Exception and for Front and Side Yard Setback Exception(s) citing a hardship regarding the elevation of Woodside Avenue in relation to the Historic Structure and the orientation towards Main Street (east) rather than the modern-day Public Right-of-Way (Woodside Avenue).
12. The Variance was Denied by the Board of Adjustment.
13. The 2011 Historic District Design Review application was Denied.
14. On November 16, 2016, the applicant submitted a HDDR Application for the subject property but the application was not complete until March 2, 2017.
15. Between March 2, 2017 and the first HPB meeting on July 19, 2017, staff provided the applicant with redline comments and re-reviewed the amended application and plans addressing those comments once submitted by the applicant.
16. The Historic Preservation Board held a public hearing and continued the discussion regarding the Reorientation and Relocation on July 19th, 2017.
17. The Historic Preservation Board held a public hearing and continued the discussion regarding the Reorientation and Relocation on October 4th, 2017.
18. The Historic Preservation Board held a public hearing, discussed the item, and continued the discussion regarding the Reorientation and Relocation on December 5th, 2017.
19. The Historic Preservation Board held a public hearing and continued the discussion regarding the Reorientation and Relocation on February 7th, 2018.
20. On March 7, 2018 the Historic Preservation Board reviewed the proposal for Reorientation and Relocation of the Historic Structure at 424 Woodside Avenue, held a Public Hearing, and continued the item to April 4, 2018 at the request of the applicant in order to facilitate a site visit.
21. The Historic Preservation Board conducted a site visit, held a public hearing, discussed the item, and continued the discussion regarding the Reorientation and Relocation on April 4th, 2018.
22. On April 16, 2018, the applicant submitted a supplemental engineer's report detailing the existing conditions of the site and possible solutions to those existing conditions along with a letter from their attorney Joe Tesch..
23. The Chief Building Official and City Engineering Department provided an analysis of the applicant's supplemental engineer's report. The Chief Building Official and City Engineering Department's analysis found that Option 1 is a valid option supported by City Staff.
24. On May 2, 2018 the Historic Preservation Board held a public hearing, discussed the item, and Denied the Reorientation and Relocation of the Historic Structure at 424 Woodside Avenue.
25. On July 1, 2017, November 18, 2017, February 17, 2018, and March 17, 2018 Legal Notice of the HPB public hearings was published in the Park Record and posted in the required public spaces. Staff sent a mailing notice to property owners within 100 feet and posted the property on July 5, 2017, November 21, 2017, and February 21, 2018.
26. On March 2, 2017 the property was posting and a mailing was sent to property owners within 100 feet with a notice of the first Public Hearing for the HDDR application.
27. The first Public Hearing for the HDDR application was held on March 13, 2017 in the Planning Department.
28. Originally, the Historic Structure was a hall-parlor type single-family dwelling with a side-gabled roof; it was built on a relatively steep slope that was terraced toward the rear of the house (the Woodside Avenue side) to provide a more level building lot.
29. The Historic Structure first appears on the 1889 Sanborn Fire Insurance Map as a wood-framed and wood-sided house originally faced east, providing a view over Main Street. Physical evidence and the 1889 Sanborn map indicate that it had a small shed-roofed wing on the south end of the rear (west) side but no front porch.
30. Historically, the Historic Structure was associated with a network of pedestrian paths on the east side of the structure that connected the residence to Main Street.
31. By 1900, the original shed-roofed wing had been extended across the rear (west) side.

32. In 1907, the Sanborn Map indicates that a formal front porch was added to the east side (Main Street), further defining it as the primary façade, at the same time that a secondary entry porch was added to the west side. The house retained this configuration through 1930.
33. The principal façade was composed of a central doorway flanked by a window on each side. Woodside Avenue was present to the west but, access to the house was via a footpath leading north from Fourth Street behind the Park Avenue houses, and then a short staircase leading up to the east façade. The orientation of houses along the uphill (west) side of Woodside was uniformly east-facing, while orientations along the downhill (east) side was mixed, with some facing the street and others the canyon.
34. By 1941, a second shed-roofed addition had been built across the west side, incorporating the 1907 rear screened porch and essentially filling the terrace between the rear wall of the house and the retaining wall so that the eave was nearly at grade. The front porch had been removed and asbestos shingles had been applied over the original wood siding by this time.
35. Asbestos shingle siding was noted on the 1957 tax appraisal card, which also documents the absence of an east porch.
36. The 1968 tax appraisal card indicates that a porch had been rebuilt across the east façade.
37. Between 1978 and 1993, the east façade was modified by the addition of a sunroom across the north two-thirds, covering the original doorway and north window.
38. The east façade of the Historic Structure is the “front”. This is supported by the traditional design of a central entrance door flanked by two (2) windows. This is a common style of architecture seen throughout Park City. The “rear” of the Historic structure is the west façade. This is represented by its traditional form created through additions throughout the Historic period.
39. The front façade has a front door entrance; however, a utility entrance is also located on the northwest corner of the structure in the rear enclosed porch addition. This was also a common occurrence in houses throughout Park City (examples include the side-enclosed porches at 1057 Woodside Avenue and 811 Norfolk Avenue). This utility entrance was often the entrance used by members of the household as a “mud room” so that the front entrance (on the front façade) remained clean.
40. Both entrances typically would have been used throughout the Historic Period; it would have simply depended on what the occasion was. After work in the mines, one would have used utility entrance on the northwest corner of the structure in the rear enclosed porch addition. If the home owner was having guests over, the front façade entrance on the east side of the structure would have been used.
41. On May 2, 2018, the HPB found that the proposal complies with LMC 15-11-13(A)(1)(a) and 15-11-13(A)(1)(b) as the applicant has submitted a plan for rotation and relocation and Structural Engineer’s report. The Historic Structure would remain structurally sound when it was reattached to a new structure in the new orientation.
42. On May 2, 2018, the HPB found that LMC 15-11-13(A)(2) is not applicable as the structure is designated as “Significant” on the Park City Historic Sites Inventory.
43. On May 2, 2018, the HPB found that the proposal does not comply with LMC 15-11-13(A)(3)(a) as the Historic Structure is currently structurally sound and is not threatened by demolition.
44. On May 2, 2018, the HPB found that the proposal does not comply with LMC 15-11-13(A)(3)(b) as the Planning Director and Chief Building Official did not find hazardous conditions that were threatening the Historic Structure. The Planning Director and Chief Building Official found that any hazardous condition (like drainage) could be reasonably mitigated while maintaining the Historic Structure in its current location.
45. On May 2, 2018, the HPB found that the proposal does not comply with LMC 15-11-13(A)(3)(c) as the Historic Preservation Board, with input from the Planning Director and Chief Building Official, does not find Unique Conditions that would warrant the proposed reorientation and relocation.
46. On May 2, 2018, the HPB found that the proposal does not comply with LMC 15-11-13(A)(3)(c)(1) “The historic context of the Historic building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic building(s) and/or Structure(s) and the Historic District or its present setting,” because the integrity of the site context has not been lost. The Historic Structure at 424 Woodside remains in its original location and therefore retains that aspect of integrity, including its original orientation to the east and its siting on a small terrace below the street.

47. On May 2, 2018, the HPB found that the proposal does not comply with LMC 15-11-13(A)(3)(c)(2) "The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district" as the proposed reorientation and relocation will diminish the overall physical integrity of the Historic District and the site's association with important development patterns of the Historic District. The physical integrity of the site is defined both by the Historic Structure's siting on the lot and the remaining pieces of its Essential Historic Form.
48. On May 2, 2018, the HPB found that the proposal does not comply with LMC 15-11-13(A)(3)(c)(3) "The historical integrity and significance of the Historic building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation;" The reorientation and relocation of the historic house at 424 Woodside Avenue will have a significant negative effect on its integrity, which has already been compromised by an addition and alterations on the east side and the large addition on the south side. Reorientation will diminish integrity to the degree that the property may no longer be considered a Significant Site as defined in the LMC and Design Guidelines. If the structure is reoriented as proposed, material making up the existing north and west walls will be demolished. In addition, these walls will no longer be visible from the Public Right-of-Way.
49. On May 2, 2018, the HPB found that the proposal does not comply with LMC 15-11-13(A)(3)(c)(4) "The potential to preserve the Historic building(s) and/or Structure(s) will be enhanced by its relocation." as the potential to preserve the Historic Structure will not be enhanced by its relocation. All restoration of lost Historic Materials could occur in the Historic Structure's current location and siting.
50. The HPB did not make a determination on the proposed Panelization as Panelization was required if the structure were to be Reoriented and Relocated. Panelization is subject to the requirements of LMC 15-11-14.
51. The minimum lot size in the HR-1 Zoning District is 1,875 square feet. The proposed site is 5,625 square feet. The proposal complies with LMC 15-2.2-3(A).
52. The maximum Building Footprint is 2,050 square feet. The HDDR proposal contains a Building Footprint of 2,007 square feet. The proposal complies with 15-2.2-3(D) Building Footprint.
53. The proposal does not comply with the interior height requirement as referenced in 15-2.2-5(A) as the maximum interior height is thirty-five feet (35'). The proposal has interior height of forty-four feet (44').
54. The proposal complies with Universal Guideline 1 as the site will be used as it was historically (residential use).
55. The proposal does not comply with Universal Guideline 2 as changes to the building that have acquired historic significance in their own right will be removed to accommodate a new addition.
56. The proposal does not comply with Universal Guideline 3 as the historic exterior features of the building would be removed to accommodate a new addition.
57. The proposal complies with Universal Guideline 4 as applicant proposed to restore a Historic porch that had been removed.
58. The proposal complies with Universal Guideline 5 as deteriorated or damaged material would be restored.
59. The proposal complies with Universal Guideline 6 as non-historic features would be removed.
60. The proposal does not comply with Universal Guideline 7 as the proposal would not be recognized as a physical record of its time after project completion.
61. Universal Guideline 8 is not applicable as no chemical treatments were proposed.
62. The proposal does not comply with Universal Guideline 9 as new additions, exterior alterations, or related new construction would destroy historic materials, features, and spatial relationships that characterize the site and building.
63. The proposal does not comply with Universal Guideline 10 as the proposed new addition and related new construction would not be undertaken in such a manner that, if removed in the future, the essential historic form and integrity of the historic property and its environment could be restored.
64. The proposal does not comply with Design Guideline A.1.1 as the Relocation of the structure would alter the existing front and side yard setbacks of the Historic Site.
65. The proposal complies with Design Guideline A.1.2 as the original main entry door would be restored on its wall plane.

66. The proposal does not comply with Design Guideline A.1.3 as the original path and steps leading to the main entry would be removed.
67. Design Guideline A.2 is not applicable as no Historic Retaining Walls have been identified by the applicant.
68. Design Guidelines A.3.1 and A.3.2 are not applicable as no Historic Fences and Handrails have been identified by the applicant.
69. The proposal complies with Design Guideline A.3.3 as the proposed new fences and handrails reflect the building's style and period.
70. Design Guideline A.4 is not applicable as Historic steps location on the hillside have not been identified by the applicant.
71. The proposal does not comply with Design Guideline A.5.1 as the landscape features will not be maintained.
72. The proposal complies with Design Guidelines A.5.2, A.5.3, A.5.4, A.5.5, A.5.6, and A.5.7 as the new landscape features for the pathways and rear yard features are integrated into the overall design balancing water-efficient plant materials and materials consistent with those used throughout the Historic District.
73. The proposal does not comply with Design Guideline A.5.8 as the proposal does not maintain the original grading of the site.
74. The proposal does not comply with Design Guideline B.1.1 as a majority of the rear portion of the roof would be removed to accommodate a new addition.
75. Design Guideline B.1.2 and B.1.3 are not applicable as details for solar panels and/or gutters and downspouts were not provided by the applicant.
76. The proposal complies with Design Guideline B.1.4 as the roof colors would be neutral and the roof material would be non-reflective.
77. The proposal does not comply with Design Guideline B.2.1 as the Reorientation and Relocation would result in the loss of significant wall-planes and window openings.
78. The proposal complies with B.2.2, B.2.3, B.2.4, B.2.5, and B.2.6 as existing lost Historic materials would be replaced with historically accurate materials.
79. The proposal does not comply with Design Guideline B.2.7 as the changes in the interior layout would result in further loss of Historic material.
80. The proposal does not comply with Design Guideline B.3.1 as the proposed lifting will lift the structure 7 feet 7 ¼ inches from its original floor elevation rather than the permitted 2 feet. There are no adverse or unique conditions that would warrant the disproportionate lifting.
81. The proposal does not comply with Design Guideline B.3.2 as the original placement, orientation, and grade of the Historic building would not be retained. The relationship to the street and the orientation of the Historic Structure facing Main Street are important in conveying the history of the Historic District and this site.
82. The proposal does not comply with Design Guideline B.3.3 as the proposed lifting would require the foundation to be greater than 2 feet above Final Grade in several locations due to the topography.
83. The proposal does not comply with Design Guideline B.4.1 as the rear Historic porch entrance would be removed to accommodate the new addition.
84. The proposal complies with B.4.2 and B.4.3 as all doors on the Historic structure and new addition would be consistent with those seen in the Historic District.
85. The proposal does not comply with B.5.1 as historic window openings would be lost to accommodate the Reorientation, Relocation, and new addition.
86. The proposal complies with B.5.2 and B.5.3 as the replacement windows and new windows would be consistent with those seen in the Historic District.
87. The proposal complies with B.6 Mechanical Systems, Utility Systems, and Service Equipment as all systems and equipment would be located on a secondary or tertiary elevation and shielded from view of the Public Right-of-Way.
88. The proposal complies with B.7 Paint and Color as the structure would be painted with a low-VOC paint.
89. Design Guideline C. Parking Areas, Detached Garages, and Driveways is not applicable as no significant changes are proposed to the existing features.
90. The proposal does not comply with Design Guideline D.1.1 as the proposal for Reorientation and Relocation are not the only alternative for the site to accommodate an addition to the structure.

91. The proposal does not comply with Design Guideline D.1.2 as the addition is not visually subordinate to the Historic building when viewed from the Public Right-of-Way.
92. The proposal does not comply with Design Guideline D.1.3 as the addition will contribute significantly to the loss of historic materials.
93. The proposal does not comply with Design Guideline D.1.4 as where the addition abuts the Historic building, there is not a clear transitional element.
94. The proposal does not comply with Design Guideline D.1.5 as a majority of the rear Historic addition will be removed to accommodate a new addition.
95. The proposal does not comply with Design Guideline D.2.1 as the addition does not complement the visual and physical qualities of the Historic building because of the massive scale when compared to the Historic building.
96. The proposal complies with D.2.2 as the building materials used on the proposed addition are similar in scale to those seen on the Historic building.
97. The proposal does not comply with Design Guideline D.2.3 as the window proportions on the rear of the addition are not proportions that reflect those found in the Historic building.
98. The proposal does not comply with Design Guideline D.2.4 as the large addition is not visually separated from the Historic building when viewed from the Public Right-of-Way.
99. The proposal does not comply with Design Guideline D.2.5 as the structure does not provide a clear transition on the proposed south elevation.
100. The proposal does not comply with Design Guideline D.3.1 as the addition raises the structure 7 feet 7 ¾ inches from its original floor elevation.
101. The proposal complies with D.3.2 as the basement does not extend beyond the wall plane of the historic structure.
102. The proposal does not comply with Design Guideline D.3.3 as not all window or egress wells are located beyond the midpoint of the Historic building.
103. D.4 Scenario 2: Residential Historic Sites-Basement Addition with Garage is not applicable as a basement garage is not proposed.
104. The proposal does not comply with Design Guideline E.1.1 because the reorientation and relocation of the Historic Structure will diminish the integrity and significance of the site and its context. The Historic Structure at 424 Woodside remains in its original location and therefore retains that aspect of integrity, including its original orientation to the east and its siting on a small terrace below the street. And although much of the original setting has been lost, including adjacent historic houses, footpaths, staircases, and open space, the house at 424 Woodside retains its relationship to that earlier setting through its orientation and position on a shallow terrace below street level. The relocation in addition to the reorientation would result in the loss of the association to the structure's position on the shallow terrace. The property is one of the few reminders of the historic development pattern on a part of the street where much of it has been lost, and is thus important in maintaining a district-wide sense of the historic setting. The context of the Historic Site has not been so radically altered that its unique developmental history cannot be recognized.
105. Bullet points 1 and 2 of the "Side Bars" for E.1.1 are not applicable to the proposal as there are no encroachment issues and the structure is not currently threatened by demolition.
106. The proposal would comply with Design Guidelines E.1.2 through E.1.5 as these would be mitigated through proper construction techniques and documentation processes.
107. The proposed panelization does not comply with F. Disassembly/Reassembly of all or part of a Historic Structure. Staff finds that the panelization of the structure is not required as the current Historic Structure is structurally sound. The panelization would result from a "self-inflicted" issue (reorientation) which would result in additional loss of Historic materials and may compromise the little material that is remaining. There are any conditions on the site that would warrant the additional material loss.
108. G. Reconstruction of Existing Historic Structures is not applicable as the structure is not to be reconstructed.
109. H. Accessory Structures is not applicable as there are no accessory structures.
110. I. Signs, J. Exterior Lighting, K. Awnings, L. Sustainability, and N. ADA Compliance are not applicable as the applicant did not provide details for these items.
111. Notice of the Final Action was posted on the property and a mailing sent to property owners within 100 feet on May 22, 2018.

Conclusion of Law

1. The proposal does not comply with the 2009 Park City Design Guidelines for Historic Districts and Historic Sites.
2. The proposal does not comply with the Land Management Code.

The Applicant or any party participating in the hearing may appeal the Historic District Design Review decision to the Board of Adjustment or City Council. Appeal requests shall be submitted to the Planning Department thirty (30) days of this decision. The applicant has to request which appeal authority it wishes to have hear the appeal at the time the appeal is submitted. 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.

If you have any questions, please do not hesitate to contact me. I can be reached at (435) 615-5059, or via e-mail at hannah.tyler@parkcity.org.

Sincerely,



Hannah M. Tyler
Planner



Bruce Erickson, AICP
Planning Director

EXHIBIT K

Tassie Williams

From: Joe Tesch
Sent: Thursday, May 24, 2018 8:58 AM
To: 'Hannah Tyler'
Cc: Bruce Erickson; Anya Grahn; Polly Samuels McLean; Jonathan DeGray; Jon Berkley; Dina Blaes
Subject: Possible Appeal of 424 Woodside Decision of the HPB

Hannah,

By cover note on May 4, 2018, you indicate that the timing of the appeal must be submitted to the Planning Department thirty (30) days of the Historic Preservation Board decision. However, Land Management Code Section 15-1-18.E. indicates that the Applicant may appeal decision "within thirty (30) days after the day on which the historic preservation authority issues a written decision." It is also my view that the draft decision itself, written and signed by you, is not approved until it has been approved in an HPB official meeting as the HPB can only act in an official meeting.

The notice of Historic Preservation Board action indicates that the decision was made on May 2, 2018. However, it is not signed off by the Historic Preservation Board. It only has your signature which is undated. There is no indication that this is the written decision of the HPB. Nonetheless you delivered a copy of the draft of your decision on May 4, 2018. You have also followed up with correspondence on May 23. Is that now what you are considering the date of the HPB's written decision? Does this supersede your communication of May 4?

As attorney for the applicant, I am trying to determine the final date in which his appeal can filed, should he choose to do so. Would you please clarify your letter of May 4, 2018 and your understanding of which date the HPB issued its written decision.

Thirty days isn't much time so a prompt response to this inquiry is most important. In that response, please advise me of your understanding of the last day on which an appeal may be filed in this matter.

As always, thank you for your assistance in this matter.

Joe

TESCH LAW OFFICES, P.C.

314 Main Street, Suite 200
PO Box 3390
Park City, Utah 84060
Telephone: (435) 649-0077
Facsimile: (435) 649-2561

"Straight Talk. Sound Advice. Proven Results."

To learn more about Tesch Law Offices, PC [<http://www.teschlaw.com/>](http://www.teschlaw.com/)

From: Hannah Tyler [<mailto:hannah.tyler@parkcity.org>]
Sent: Friday, May 04, 2018 12:33 PM
To: Joe Tesch; Jonathan DeGray; Jon Berkley; Dina Blaes
Cc: Bruce Erickson; Anya Grahn
Subject: PL-16-03369 424 Woodside Avenue - HPB Action Letter

Hello All,

Please find attached the Historic Preservation Board (HPB) Action Letter from the May 2nd, 2018 Meeting. I have included 689 information regarding the Appeals process below.

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.

Should you have any questions, please do not hesitate to call or email me.

Respectfully,
Hannah

Hannah M. Tyler | Planner
Park City | Planning Department
445 Marsac Avenue | P.O. Box 1480
Park City, UT 84060-1480
(435) 615-5059



EXHIBIT L

Tassie Williams

From: Polly Samuels McLean <pmclean@parkcity.org>
Sent: Wednesday, May 30, 2018 3:11 PM
To: Joe Tesch; Hannah Tyler
Cc: Bruce Erickson; Anya Grahn; Jonathan DeGray; Jon Berkley; Dina Blaes; Mark Harrington
Subject: RE: Possible Appeal of 424 Woodside Decision of the HPB

Joe –

The written decision on this matter reflects the action taken by the HPB on May 2 regarding the application to rotate and relocate the historic structure, and is the action letter sent to you by Ms. Tyler on May 4, 2018. Her letter is not a “draft letter”, it is a written decision reflecting the vote. The appeal must be submitted within thirty (30) days after the day on which the historic preservation authority issues a written decision which was May 4, 2018. If you submit an appeal, you must indicate in the appeal whether you elect to have the Board of Adjustment or the City Council hear the appeal. There is no requirement that the written decision be signed by the Historic Preservation Board.

The May 22 correspondence is the decision on the Historic District Design Review which was a separate application and is a separate action. As stated in the HDDR action letter, you have 30 days to appeal that decision. The HDDR decision in no way supersedes the HPB decision. These are two separate applications and actions, and each can be appealed. I believe you are well acquainted with our appeal process outlined in LMC 15-1-18.

Regards,

Polly Samuels McLean
Assistant City Attorney
(435) 615-5031

From: Joe Tesch [mailto:joet@teschlaw.com]
Sent: Thursday, May 24, 2018 8:58 AM
To: Hannah Tyler
Cc: Bruce Erickson; Anya Grahn; Polly Samuels McLean; Jonathan DeGray; Jon Berkley; Dina Blaes
Subject: Possible Appeal of 424 Woodside Decision of the HPB

Hannah,

By cover note on May 4, 2018, you indicate that the timing of the appeal must be submitted to the Planning Department thirty (30) days of the Historic Preservation Board decision. However, Land Management Code Section 15-1-18.E. indicates that the Applicant may appeal decision “within thirty (30) days after the day on which the historic preservation authority issues a written decision.” It is also my view that the draft decision itself, written and signed by you, is not approved until it has been approved in an HPB official meeting as the HPB can only act in an official meeting.

The notice of Historic Preservation Board action indicates that the decision was made on May 2, 2018. However, it is not signed off by the Historic Preservation Board. It only has your signature which is undated. There is no indication that this is the written decision of the HPB. Nonetheless you delivered a copy of the draft of your decision on May 4, 2018. You have also followed up with correspondence on May 23. Is that now what you are considering the date of the HPB’s written decision? Does this supersede your communication of May 4?

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Thirty days isn't much time so a prompt response to this inquiry is most important. In that response, please advise me of your understanding of the last day on which an appeal may be filed in this matter.

As always, thank you for your assistance in this matter.

Joe

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From: Hannah Tyler [mailto:hannah.tyler@parkcity.org]
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Cc: Bruce Erickson; Anya Grahm
Subject: PL-16-03369 424 Woodside Avenue - HPB Action Letter

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Should you have any questions, please do not hesitate to call or email me.

Respectfully,
Hannah

Hannah M. Tyler | Planner
Park City | Planning Department
445 Marsac Avenue | P.O. Box 1480
Park City, UT 84060-1480
(435) 615-5059



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EXHIBIT M

Subject: Fwd: Save the home at 424 Woodside!!

Date: Tuesday, March 6, 2018 at 10:18:24 PM Mountain Standard Time

From: Jon Berkley

To: Jon DeGray, Joe Tesch, Heather  Berkley, 6blaes@gmail.com

Jon Berkley

jon@intrepidgaming.com

702.501.5005 : Mobile

Begin forwarded message:

From: Mark Turnbow <markturnbow65@yahoo.com>

Date: March 6, 2018 at 10:01:40 PM MST

To: jon@intrepidgaming.com

Subject: Fwd: Save the home at 424 Woodside!!

Sent from my iPhone

Begin forwarded message:

From: Mark Turnbow <markturnbow65@yahoo.com>

Date: March 6, 2018 at 9:44:40 PM MST

To: hannah.tyler@parkcity.org

Subject: Save the home at 424 Woodside!!

I am writing this email to the attention of the Park City Historical Preservation Board in reference to the home at 424 Woodside in Park City, Utah. My name is Mark Turnbow and as a resident and employee in the beautiful town of Park City for over 20 years I have been proud of the work done for PC by the HPB so I wanted to reach out to you on this important issue. I lived in this home for one year from November of 2010 till 2011. It is a wonderful small house on Woodside right above Main Street but the house is located directly below street level to the point that you can literally jump up on the roof from the road. The snow levels build up in the winter and the ice from the drainage of the road flows directly onto the home and literally builds a wall of ice and snow completely engulfing the uphill side covering the windows and an entire bedroom and laundry room wall. When spring comes, the drainage tries to flow downhill but it consumes the home and causes erosion and I'm sure affects the foundation. It feels very unsafe sleeping in a bedroom with a wall of ice and snow built up entirely to the roof and right below and next to a snow covered road with vehicles traveling above you 15 feet away. However, the house could be saved by lifting and turning it 180 degrees so that the front porch (which is actually in back) was in the correct position. If nothing is done, and the home is not lifted and turned, it is my belief that the home will continue to erode and will become completely unsafe and uninhabitable. Which would be very disheartening. Thank you for listening and if you have any questions or feel I can shed any more insight

to this issue, please feel free to contact me!
Sincerely
Mark Turnbow

Sent from my iPhone

EXHIBIT N

TO: Jonathan DeGray, Architect
Joe Tesch, Attorney, Tesch Law Offices
FROM: Dina Blaes, Consultant, The Exoro Group
DATE: September 13, 2017
RE: Analysis of Historic District Design Review Application for 424 Woodside Avenue, Park City, Utah for compliance with the Park City Land Management Code and the Design Guidelines for Historic Districts and Sites.

PROJECT SUMMARY

The applicants are requesting approval to reorient the historic building at 424 Woodside Avenue on its exiting Significant Site. The application calls for rotating the building 180 degrees and lifting it to allow the principal façade, which currently faces the rear yard, to front Woodside Avenue.

The development history of the site is well-documented and is, therefore, not restated here.

SCOPE OF REQUEST & REVIEW

The applicants understood the HDDR process, at this stage, would be limited to Reorientation. However, the staff report dated July 19, 2017 assumes and analyzes Disassembly/Reassembly as well.

The Staff Report dated July 19, 2017 states: “After in-depth discussions with the applicant, staff determined that the first step in their review process shall be to determine if Reorientation is possible” (page 37).

The Historic Preservation Plan submitted by the applicant identifies the possibility of Reconstruction or Disassembly/Reassembly, but only after in-depth analysis of any remaining safe and serviceable historic materials. The applicants expected to present a comprehensive Material Deconstruction Application as the second step in this process if the Reorientation was approved.

The applicants are not seeking determination on Disassembly/Reassembly or Reconstruction at this time.

LAND MANAGEMENT CODE – APPLICABLE SECTIONS

1. 15-11-12 Historic District or Historic Site Design Review.
 - (D) Public Hearing and Decision.
Paragraph 3.
 2. 15-11-13 Relocation and/or Reorientation of a Historic Building or Historic Structure
 - (A) Criteria for the Relocation and/or Reorientation of the Historic Building and/or Structure on its Existing Landmark or Significant Site.
 3. 15-11-10 Park City Historic Sites Inventory.
 - (A) Criteria for Designating Sites to the Park City Historic Sites Inventory.
 - (2) Significant Sites.
-

15-11-12 Historic District Or Historic Site Design Review
D. PUBLIC HEARING AND DECISION.

An Application associated with a Significant Site shall be denied if the Planning Department finds that the proposed project will result in the Significant Site no longer meeting the criteria set forth in 15-11-10(A)(2).

The applicants recognize Park City's commitment to preserving the historic character of Old Town and the requirement that proposed projects involving a Significant Site must result in the property retaining its designation as a Significant Site.

The analysis provided in this report attempts to demonstrate the proposed project will result in the site retaining its designation as a Significant Site, but also that the proposed project will strengthen the building's Essential Historic Form by restoring important character-defining elements that have been lost.

15-11-13 Relocation And/Or Reorientation Of A Historic Building Or Historic Structure

The Staff Report (7/19/2017) cites and analyzes LMC 15-11-13 Section B. but the applicants are not seeking to relocate the building on a "Permanent New Site" but rather on the "Existing Site," the criteria for which is reflected in LMC 15-11-13 Section A.

A. CRITERIA FOR THE RELOCATION AND/OR REORIENTATION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON ITS EXISTING LANDMARK OR SIGNIFICANT SITE. In approving a Historic District or Historic Site design review Application involving relocation and/or reorientation 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. For either a Landmark or Significant Site all the following shall be met:

a. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) can successfully be relocated and the applicant has demonstrated that a professional building mover will move the building and protect it while being stored; and

Henry Shen, a licensed structural engineer, is part of the project team. His report suggests the Historic Building can be successfully relocated/reoriented.

b. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;

The licensed structural engineer has reviewed the proposed plans (dated April 6, 2017) and determined the relocation/reorientation will not have a detrimental effect on the structural soundness of the historic building.

2. Landmark structures shall only be permitted to be relocated on its existing site if:

a. the relocation will abate demolition; or

b. the Planning Director and Chief Building Official find that the relocation will abate a hazardous condition at the present setting and enhance the preservation of the structure.

This section is not applicable.

3. For Significant sites, at least one of the following shall be met:

a. The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or

The Historic building is not currently threatened by demolition.

b. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or

A site visit with the Chief Building Official Dave Thacker (Aug 28, 2017) suggested the proposed project would resolve the current threat of damage due to poor site drainage, would eliminate the potential risk of damage from snow removal and other activity along the encroaching and raised roadway and would facilitate compliance with current building codes.

In addition, the preservation of the building will be enhanced by relocating it because the applicants propose retaining the historic elements that remain but also restoring the character-defining historic elements that have been lost, including the primary façade and original and compatible fenestration patterns on the secondary façade.

c. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation on the existing Site. Unique conditions shall include all of the following:

(1) The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting; and

The historic context of the Historic Site has been radically altered by 1) the construction of additions to the historic structure both on the south, but particularly on the east (primary façade), 2) the residential infill that surrounds the historic site, and 3) the build-up and encroachment of the roadway.

The relocation and reorientation will strengthen the ability to interpret the historic character of the site. The project proposes retaining the few character-defining features that remain and to restore critical historic features that have been lost. Interpretation of historic sites is enhanced when the Essential Historic Form is visible from the public right-of-way.

(2) The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district; and

The proposed relocation will enhance the overall physical integrity of the Historic District. Physical integrity is based on respecting and following the historic development pattern, preserving the remaining extant historic buildings, rehabilitating historic buildings so they will remain in active use and encouraging infill development that is visually compatible with the significant historic elements.

The building's Essential Historic Form will be enhanced by the proposed project and will, therefore, enhance the physical integrity of the Historic District. The historical associations

that define the boundaries of the district are based on the mining era. This historic building currently possesses only a few of the telltale characteristics that identify it as a mining era cottage, including the roof form, mass, scale and treatment. The proposed project intends to retain those elements but also to restore historically accurate architectural elements that will strengthen the associations within the context of the historic district.

3. The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation; and

The historical integrity and significance of the historic site will not be diminished because the site will continue to meet the criteria for designation as a Significant Site (see analysis in Section 11-15-10 below).

The proposed project will actually strengthen the integrity of the Historic Building because the Essential Historic form will be enhanced; the physical characteristics that make it identifiable as existing in and relating to the mining era in Park City will be retained and/or restored.

4. The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation.

The potential to preserve the Historic Building will be greatly enhanced by its relocation/reorientation. Long-term preservation is dependent on the ability to adapt the historic building to contemporary use without diminishing the Site's significance or Essential Historic Form. The proposed project achieves these desired outcomes; accommodating contemporary residential use, maintaining designation as a Significant Site, enhancing the Essential Historic Form by retaining key historic architectural elements and restoring many character-defining elements as well as making the historic and newer additions visually compatible on the site.

Without the reorientation/relocation, the potential to preserve the building diminishes as time passes. Additions, which would normally be a common approach to both accommodating new living space and achieving greater visual compatibility on the site could never occur. Rear additions would destroy the already diminished integrity of the primary façade and an addition on the top of the current historic building would likely be structurally infeasible but would destroy the scale, mass and historic form. Both would result in the building no longer meeting the criteria for designation as a Significant Site.

Remaining as is, the historic building continues to be threatened by physical damage due to drainage issues and the inability to adapt the site to contemporary standards because of the orientation and location on the site.

15-11-10 Park City Historic Sites Inventory

The City Council may designate Sites to the Historic Sites Inventory as a means of providing recognition to and encouraging the Preservation of Historic Sites in the community. City Council shall make the final determination on all Determination of Significance applications considering the criteria below, with the recommendation of the Historic Preservation Board.

A. CRITERIA FOR DESIGNATING SITES TO THE PARK CITY HISTORIC SITES INVENTORY.

The Staff Report (7/19/2017) includes an analysis of the proposed project based on LMC 15-11-10(A)1. Landmark Site. The applicants are not proposing the site be designated a Landmark Site but rather that it retain its designation as a Significant Site, the criteria for which is reflected in LMC 15-11-10(A)2. Significant Site.

2. 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 City Council, with a recommendation from the Historic Preservation Board, considers 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

The building constructed c. 1889.

b. It retains its Essential Historic Form as may be demonstrated but not limited by any of the following:

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

UNABLE TO VERIFY

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

The property was previously listed on the Historic Sites Inventory as a Significant Site.

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

The property was listed as a Contributory Building on a Historic Sites Form completed in 1978, as a Significant Site on a reconnaissance-type survey completed in 2008 and as an Ineligible/Noncontributing Site on a draft Intensive Level survey completed in 2015.

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

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

The Site currently retains its Essential Historic Form, which will be improved by the proposed project. The historic portion retains its scale and context with the larger Historic District; however, it is not clear how much historic material remains.

The Site will retain the physical characteristics that make it identifiable as exiting in and relating to the mining era.

(2) 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; and

The proposed project will retain the historic building's character-defining mass and scale. The composition of historic elements will be improved by restoring important historic architectural elements like the front porch, fenestration pattern, and prominence of the

primary façade. In addition, the proposed project intends to retain any existing historic materials that are found to be safe and/or serviceable.

The proposed treatment and other architectural features will be visually compatible with the Mining Era Residences National Register District. The proposed project will retain the non-historic addition to the south but the relationship between the historic and newer addition will be more visually compatible. The incompatible addition on the east will be removed and the character-defining features of the primary façade will be restored.

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

- (1) An era of Historic Importance to the community, or
- (2) Lives of Persons who were of Historic importance to the community, or
- (3) Noteworthy methods of construction, materials, or craftsmanship used during the historic period.

The site represents the history of the mining era in Park City, one of the top three metal mining areas in the state during the mining boom period in the late nineteenth and early twentieth century. The proposed project will enrich the site's association with the mining era in Park City.

DESIGN GUIDELINES FOR HISTORIC DISTRICTS AND SITES – APPLICABLE SECTIONS

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 Site was used as a residential dwelling and will continue to be used in this manner.

2. Changes to a site or building that have acquired historic significance in their own right should be retained and preserved.

The development history of this building is well-documented.

3. The historic exterior features of a building should be retained and preserved.

The proposed project retains the extant historic features and restores many that have been lost.

4. Distinctive materials, components, finishes, and examples of craftsmanship should be retained and preserved. Owners are encouraged to reproduce missing historic elements that were original to the building, but have been removed. Physical or photographic evidence should be used to substantiate the reproduction of missing features.

The proposed project reflects the use of historic photographs and Sanborn Fire Insurance maps to substantiate the reproduction of missing elements.

5. Deteriorated or damaged historic features and elements should be repaired rather than replaced. Where the severity of deterioration or existence of structural or material defects requires replacement, the feature or element should match the original in design, dimension, texture, material, and finish. The applicant must demonstrate the severity of deterioration or existence of defects by showing that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.

The Physical Conditions Report and Historic Preservation Plan submitted as part of the HDDR application indicate the applicants' intention to follow standard preservation practices as they pertain to repairing and/or replacing historic materials.

6. Features that do not contribute to the significance of the site or building and exist prior to the adoption of these guidelines, such as incompatible windows, aluminum soffits, or iron porch supports or railings, may be maintained; however, if it is proposed they be changed, those features must be brought into compliance with these guidelines.

The proposed project intends to bring many current features that do not contribute to the significance of the site into compliance with the design guidelines (see plans dated April 6, 2017)

7. Each site should be recognized as a physical record of its time, place and use. Owners are discouraged from introducing architectural elements or details that visually modify or alter the original building design when no evidence of such elements or details exists.

The proposed project does not introduce architectural elements or details that are not based on photographic or physical evidence or other documentation.

8. Chemical or physical treatments, if appropriate, should be undertaken using recognized preservation methods. Treatments that cause damage to historic materials should not be used. Treatments that sustain and protect, but do not alter appearance, are encouraged.

The proposed project includes a Physical Condition Report and a Historic Preservation Plan that prescribe the use of recognized preservation methods and treatments.

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

The proposed project includes alterations that will enhance the spatial relationships between the historic building and existing addition.

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 project will restore the historic hall-parlor building form along with many of the historic features, allowing the building to stand on its own merit if the south addition were removed in the future.

Specific Guidelines – Applicable Sections

E. RELOCATION AND/OR REORIENTATION OF INTACT BUILDINGS

E.1. Protection for the Historic Site

E.1.1 Relocation and/or reorientation of historic buildings should be considered only after it has been determined by the Design Review Team that the integrity and significance of the historic building will not be diminished by such action and the application meets one of the criterion listed in the sidebar.

The historical integrity and significance of the historic site will not be diminished because the site will continue to meet the criteria for designation as a Significant Site (see analysis in Section 11-15-10 above).

The proposed project will actually strengthen the Essential Historic Form of the Historic Building because important historic architectural elements will be restored and the exiting substandard conditions.

SIDEBAR – In the HRL, HR1, HR2, HRM, and HRC zones, existing Historic Sites that do not comply with building setbacks are considered valid complying structures. Therefore, proposals to relocate and/or reorient a historic building may be considered

ONLY

-if a portion of the historic building encroaches on an adjacent property and an easement cannot be secured; or

The historic building does not encroach on an adjacent property.

-if relocating the building onto a different site is the only alternative to demolition; or

Applicants are not proposing to relocate the building onto a new site.

-if the Planning Director and Chief Building Official determine that unique conditions warrant the relocation or reorientation on the existing site.

The analysis provided above under LMC 15-11-13C(1-4) endeavors to make the case for 'unique conditions', as defined in the LMC, that would allow for the reorientation/relocation of the historic building.

E.1.2 Relocation and/or reorientation of historic buildings should be considered only after it has been determined that the structural soundness of the building will not be negatively impacted.

Henry Shen, a licensed structural engineer, is part of the project team. His report suggests the Historic Building can be successfully relocated/reoriented.

E.1.3 The structure should be protected from adverse weather conditions, water infiltration, and vandalism before, during, and after the relocation/reorientation process.

The Historic Preservation Plan anticipates the intention to comply with this guideline if the request for reorientation/relocation is approved.

E.1.4 If rehabilitation of the structure will be delayed, temporary improvements should be made—roof repairs, windows/doors secured and/or covered, adequate ventilation—to the structure to protect the historic fabric until rehabilitation can commence.

The Historic Preservation Plan anticipates the intention to comply with this guideline if the request for reorientation/relocation is approved.

E.1.5 A written plan detailing the steps and procedures should be completed and approved by the Planning and Building Departments.

The Historic Preservation Plan anticipates the intention to comply with this guideline if the request for reorientation/relocation is approved.

CONCLUSIONS

The proposed reorientation of the Historic Building located at 424 Woodside Avenue would have a positive impact on the Significant Site's Essential Historic Form but also the integrity of the Historic District. The Significant Site has been compromised significantly by surrounding development, additions to both the east and south sides of the historic building, and the encroachment of the roadway over time. The proposed project will restore important historic and architectural elements that define the site's Essential Historic Form, will enhance the integrity of the Historic District and will improve the potential for long-term preservation of the historic resource.

The proposal is consistent with Park City's Design Guidelines for Historic Districts and Historic Sites and it substantially complies with the relevant sections of the Land Management Code.

EXHIBIT O

Tassie Williams

From: Polly Samuels McLean <pmclean@parkcity.org>
Sent: Friday, December 01, 2017 1:26 PM
To: Joe Tesch; Bruce Erickson
Cc: Hannah Tyler
Subject: RE: HPB Hearing on 424 Woodside

Joe – Thank you for your emails both from today and from November 21. I disagree that any reference to the prior applications should be removed from the discussion before the HPB. While the variance request has different standards, which will be explained. The findings of another City board which are related to the standards of this application are relevant and can be relied upon in the context of the criteria being reviewed here.

Polly Samuels McLean
Assistant City Attorney
(435) 615-5031

From: Joe Tesch [<mailto:joet@teschlaw.com>]
Sent: Friday, December 01, 2017 11:28 AM
To: Bruce Erickson
Cc: Jon Berkley; Jonathan DeGray; Dina Blaes; Polly Samuels McLean; Hannah Tyler
Subject: HPB Hearing on 424 Woodside

Bruce,
I thought I would provide additional information to our objection to using decisions made under a prior application as precedence in this hearing.

With regard to whether a decision-maker (i.e., HPB, Building Official, etc.) may rely upon prior applications when considering a new application on the same project or property, we were unable to find any Utah case, statute, or Park City Code directly on point. It appears that Utah courts have not yet ruled on the preclusive effect, or reliance on decisions made in prior applications, of initial applications on subsequent applications. Other states' courts, for example, Washington, have developed some law on this issue. *See for example, DeTray v. City of Olympia*, 121 Wash.App. 777 (2004), attached. Obviously, this decision is non-binding, but it does provide persuasive authority. We also note that Utah courts have generally recognized that the principles of res judicata may apply to enforce repose when an administrative agency has acted in a judicial capacity in an adversary proceeding to resolve a controversy over legal rights and to apply a remedy. *See generally, Salt Lake Citizens Congress v. Mountain States Tel. & Tel. Co.*, 846 P.2d 1245 (1992), attached. It is further noted that this decision has been applied in the administrative agency context.

In our view, the fact that the Park City Code does not preclude multiple applications to an HPB (such as the one at issue), the HPB's review is administrative in nature and prior decisions should not be considered on subsequent applications such as this new application.

Thank you for your attention to these authorities.

Joe

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February 28, 2018

Via Email Only

Polly Samuels McLean
Park City Municipal Corporation

Re: Historic District Design Review Application for 424 Woodside Avenue

Dear Polly,

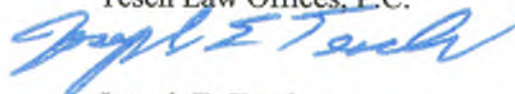
This is the second correspondence from me concerning your position that a decision on a variance application by a separate board applying different standards may be used as evidence to be considered by the Historic Design Review Board (the "Board") in deciding how to decide this application.

Your correspondence of December 1, 2017 on this issue amounts to an application of the theory of issue preclusion and violates other legal principles which under these circumstances amounts to legal error. For a complete discussion of these issues see Zoning Finality: Reconceptualizing Res Judicata Doctrine in Land Use Cases, Florida Law Review Value 63 Issue 5, Article 3, 2/8/13. This is a repeated demand that all reference to the decision on the variance application be deleted from the Staff Report and that the Board be advised that it may not consider that decision for any purpose whatsoever.

A second issue arose in our last hearing. In that hearing one of the Board members stated, in effect, that she never approves a request for reorientation. That's a violation of her duty to consider the merits of any application in relation to the legal standards. This Board member and the Board as a whole should be reminded of that duty.

This letter and my prior correspondence on this issue is part of Applicant's record.

Sincerely,
Tesch Law Offices, P.C.



Joseph E. Tesch

JET/ajp
Cc: Bruce Erickson

Tassie Williams

From: Polly Samuels McLean <pmclean@parkcity.org>
Sent: Friday, March 02, 2018 3:15 PM
To: Joe Tesch
Cc: Bruce Erickson; Hannah Tyler
Subject: RE: Historic District Design Review Application for 424 Woodside Avenue
Attachments: HPB Recording 12.5.17 - Copy.mp3

Joe –

This correspondence is in response to your letter emailed to me on February 28, 2018.

In that letter you alleged that “one of the board members stated, in effect, that she never approves a request for reorientation.” The record refutes your allegation. Staff has reviewed the draft minutes and listened to the audio of the meeting. The closest we could find related to your alleged statement is attached here in which Board Member Beatlebrox clearly indicated that she was open to hearing all sides of an application and that her mind was not made up. Therefore, I need not remind the Board of their duty, as they are exercising their obligations with due process and fairly. You may request a copy of the entire audio from the Planning Department.

Additionally, as I wrote to you on December 1, 2017 regarding your email dated the same and from November 21, 2017, “I disagree that any reference to the prior applications should be removed from the discussion before the HPB. While the variance request has different standards, which will be explained. The findings of another City board which are related to the standards of this application are relevant and can be relied upon in the context of the criteria being reviewed here.”

I continue to disagree with your request that “all reference to the decision on the variance application be deleted from the Staff Report and that the Board be advised that it may not consider that decision for any purpose whatsoever.” The prior variance application is part of the record of an application heard and denied by the City. The difference between the two applications is well explained in the Staff Report. The Board is relying on the criteria for a reorientation of a historic building in making their decision.

This response too will become part of the record.

Sincerely,

Polly Samuels McLean
Assistant City Attorney
(435) 615-5031

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Subject: RE: 424 Woodside Appeal
Date: Thursday, May 31, 2018 at 6:57:00 PM Mountain Daylight Time
From: Polly Samuels McLean
To: Joe Tesch, Mark Harrington
CC: Bruce Erickson, Anya Grahn, Jonathan DeGray, Jon Berkley, Dina Blaes, Hannah Tyler
Attachments: image001.png

Joe – Your framing of the issue is inaccurate. The Action Letter is the exact wording the HPB approved in an official meeting. The HPB voted to adopt the findings of fact and conclusions of law which were in the written staff report. Final Action in our code is defined as the later of the final vote or written decision on a matter. Since the written findings were formalized in the staff report and adopted by HPB, the language in the staff report is the written decision on the matter. The Action Letter sent by staff reflects that written decision. Since there was confusion over the date from the date of the action, and the date of the letter, we will honor an appeal which is within 30 days of the Action Letter of May 4, 2018.

I have conferred with Mark about this communication (and he was cc'd in the original email sent to you).

Regards,

Polly Samuels McLean
Assistant City Attorney
(435) 615-5031

From: Joe Tesch [mailto:joet@teschlaw.com]
Sent: Thursday, May 31, 2018 9:14 AM
To: Mark Harrington
Cc: Bruce Erickson; Anya Grahn; Jonathan DeGray; Jon Berkley; Dina Blaes; Polly Samuels McLean; Hannah Tyler
Subject: 424 Woodside Appeal

Mark,

Please see the attached email correspondence from Polly Samuels McLean. Do you agree with her that a written decision of the HPB can be a decision written by staff and signed by staff but never seen or approved by the HPB in an official meeting?

Joe

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From: Polly Samuels McLean [mailto:pmclean@parkcity.org]
Sent: Wednesday, May 30, 2018 3:11 PM
To: Joe Tesch; Hannah Tyler
Cc: Bruce Erickson; Anya Grahn; Jonathan DeGray; Jon Berkley; Dina Blaes; Mark Harrington
Subject: RE: Possible Appeal of 424 Woodside Decision of the HPB

Joe –

The written decision on this matter reflects the action taken by the HPB on May 2 regarding the application to rotate and relocate the historic structure, and is the action letter sent to you by Ms. Tyler on May 4, 2018. Her letter is not a “draft letter”, it is a written decision reflecting the vote. The appeal must be submitted within thirty (30) days after the day on which the historic preservation authority issues a written decision which was May 4, 2018. If you submit an appeal, you must indicate in the appeal whether you elect to have the Board of Adjustment or the City Council hear the appeal. There is no requirement that the written decision be signed by the Historic Preservation Board.

The May 22 correspondence is the decision on the Historic District Design Review which was a separate application and is a separate action. As stated in the HDDR action letter, you have 30 days to appeal that decision. The HDDR decision in no way supersedes the HPB decision. These are two separate applications and actions, and each can be appealed. I believe you are well acquainted with our appeal process outlined in LMC 15-1-18.

Regards,

Polly Samuels McLean
Assistant City Attorney
(435) 615-5031

From: Joe Tesch [mailto:joet@teschlaw.com]
Sent: Thursday, May 24, 2018 8:58 AM
To: Hannah Tyler
Cc: Bruce Erickson; Anya Grahn; Polly Samuels McLean; Jonathan DeGray; Jon Berkley; Dina Blaes
Subject: Possible Appeal of 424 Woodside Decision of the HPB

Hannah,

By cover note on May 4, 2018, you indicate that the timing of the appeal must be submitted to the Planning Department thirty (30) days of the Historic Preservation Board decision. However, Land Management Code Section 15-1-18.E. indicates that the Applicant may appeal decision “within thirty (30) days after the day on which the historic preservation authority issues a written decision.” It is also my view that the draft decision itself, written and signed by you, is not approved until it has been approved in an HPB official meeting as the HPB can only act in an official meeting.

The notice of Historic Preservation Board action indicates that the decision was made on May 2, 2018.

However, it is not signed off by the Historic Preservation Board. It only has your signature which is undated. There is no indication that this is the written decision of the HPB. Nonetheless you delivered a copy of the draft of your decision on May 4, 2018. You have also followed up with correspondence on May 23. Is that now what you are considering the date of the HPB's written decision? Does this supersede your communication of May 4?

As attorney for the applicant, I am trying to determine the final date in which his appeal can filed, should he choose to do so. Would you please clarify your letter of May 4, 2018 and your understanding of which date the HPB issued its written decision.

Thirty days isn't much time so a prompt response to this inquiry is most important. In that response, please advise me of your understanding of the last day on which an appeal may be filed in this matter.

As always, thank you for your assistance in this matter.

Joe

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From: Hannah Tyler [mailto:hannah.tyler@parkcity.org]
Sent: Friday, May 04, 2018 12:33 PM
To: Joe Tesch; Jonathan DeGray; Jon Berkley; Dina Blaes
Cc: Bruce Erickson; Anya Grahm
Subject: PL-16-03369 424 Woodside Avenue - HPB Action Letter

Hello All,

Please find attached the Historic Preservation Board (HPB) Action Letter from the May 2nd, 2018 Meeting. I have included information regarding the Appeals process below.

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.

Should you have any questions, please do not hesitate to call or email me.

Respectfully,
Hannah

Hannah M. Tyler | Planner
Park City | Planning Department
445 Marsac Avenue | P.O. Box 1480
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EXHIBIT P

PROFITS THROUGH PRESERVATION

The Economic Impact of Historic Preservation in Utah

TECHNICAL REPORT

Jobs and Income

Heritage Tourism

Property Values

Sustainability

Downtown Revitalization

Fiscal Responsibility

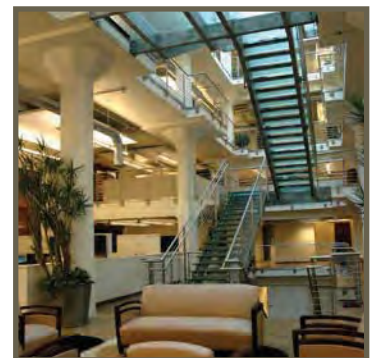


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EXECUTIVE SUMMARY

Historic preservation in Utah is not about putting a fence around monuments. The historic resources of Utah are part of the daily lives of its citizens. However, the historic resources of Utah are also providing a broad, significant contribution to the economic health of this state.

JOBS AND INCOME

Rehabilitating a historic building in Utah reclaims an asset and is also a powerful act of economic development that creates jobs, household income, and property value.

Because of the labor intensity of rehabilitation and the relatively high wages for workers, very few industries create more jobs and household income for Utah workers per \$1 million of economic activity than historic preservation.

\$1,000,000 INVESTED IN REHABILITATING A HISTORIC BUILDING IN UTAH MEANS:

Direct Jobs	10.2
Indirect Jobs	7.5
Direct Salary & Wages	\$536,894
Indirect Salary & Wages	\$310,660
Economic Activity Elsewhere in the Economy	\$998,772
Indirect Business Tax	\$12,127
State Sales Tax	\$22,090

HERITAGE TOURISM

In some states, “heritage tourism” is a discrete set of activities. In Utah, heritage is incorporated in a wide range of visitor experiences. The 4 million people who visit Temple Square each year come for religious, business, or genealogical reasons, but they are visiting a National Historic Landmark. The 500,000 moviegoers who attend the Sundance Film Festival do so in one of the great historic towns in the West. Nearly 5.5 million visitors travel to Bryce Canyon and Zion national parks for their incredible scenery and unique geology, but they get there by traveling through the Mormon Pioneer Heritage Area, one of 49 National Heritage Areas in the country.

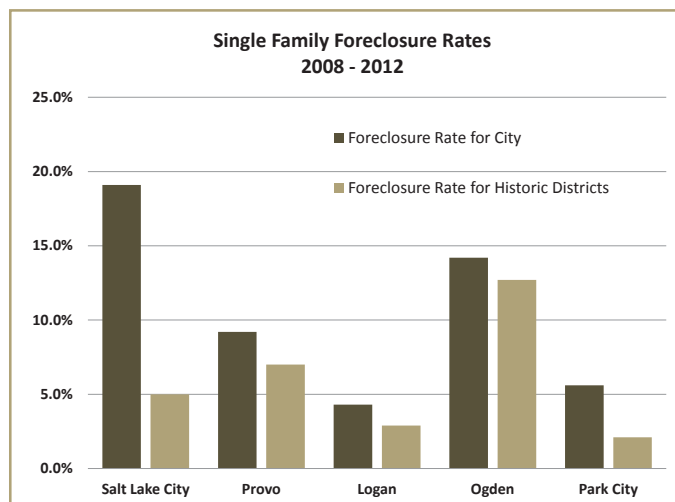


For this study, only the visitation to 62 heritage sites and events were measured. Even so, that represented over 7.2 million visitors with direct expenditures of nearly \$400 million.

PROPERTY VALUES – IN GOOD TIMES AND BAD

Utah citizens appreciate their built heritage, and many of them choose to live in landmark buildings and historic districts. They choose these houses for many reasons — quality of construction, architectural character, convenience of the neighborhood, and others. And the admiration they hold for historic houses is repaid with

higher rates of appreciation in value. National and local historic districts were analyzed in five cities: Logan, Ogden, Park City, Provo, and Salt Lake City. In every instance, the rates of appreciation of homes in historic districts were greater than those in the city as a whole.



When everyone's property is going up in value, perhaps a percentage point or two in higher annual appreciation rates isn't surprising. But what happens to historic houses in times of declining property values? Foreclosure rates over the last five years of real estate chaos were examined in those same five cities.

Both homeowners and their bankers should be happy the decision was made to live in a historic district. In each city, the rate of foreclosure of single family houses in historic districts was lower than that in the city as a whole.

SUSTAINABILITY

The 19th century pioneers who settled in Utah were good stewards because they had to be. Neither land nor resources could be wasted, so when they built buildings, those buildings were built to last. And many of them are still standing today. In the 21st century Utahns are good stewards because they have learned to be. From the restoration of the Tabernacle in Provo to a new roof on a bungalow in the Avenues to the pioneer courthouse in St. George, institutions, governments and individuals are reinvesting in the resources of yesterday for use tomorrow. They are doing so for economic reasons, but also for environmental reasons. In Utah, building an identical house in another location or demolishing and replicating a house on the existing site would mean 4 to 7 times more materials produced, transported and disposed of than rehabilitating an existing historic house in its current location. Historic preservation has appropriately been called the ultimate in recycling.

DOWNTOWN REVITALIZATION

Not so long ago, downtowns were written off as a relic of the past. But many Utah towns and cities decided that the historic built environment of the past could be brought back to life, and that downtown could reclaim its rightful place as the heart of the community. In almost every example of successful, sustained downtown revitalization in Utah, the rehabilitation and reuse of historic buildings has been a key component.

Historic downtowns provide a natural incubator for local entrepreneurs. These businesses are central to local economic stability. Historic downtowns communicate the identity of the community. Focusing on historic downtowns provides the means for effectively and efficiently managing growth in a fiscally responsible manner.

FISCAL RESPONSIBILITY

Fiscal responsibility means being prudent with taxpayers' dollars. That is exactly what the Utah State Historic Preservation Tax Credit program does. Since it was adopted by the Legislature in 1994, over 1,100 projects have used this credit as the catalyst for more than \$119 million of private-sector investment. Every dollar of state tax credit generates a minimum of \$4 of private investment. This has resulted in stabilized neighborhoods, revitalized downtowns, sales taxes, property taxes, income taxes, and infrastructure savings — not just restored historic buildings.

The Federal Historic Rehabilitation Tax Credit has also been used on projects throughout the state. Since 1990, this credit has kept more than \$35 million in Utah, creating jobs and income here, instead of leaving the state for Washington to invest elsewhere.



▲ before



▼ after

BY THE NUMBERS

HISTORIC PRESERVATION IN UTAH

- \$717,811,000** Direct and indirect spending by visitors to Utah heritage sites and special events. *
- \$198,379,272** Salaries and wages paid as a result of historic preservation projects using Federal or State Historic Rehabilitation Tax Credits. ☒
- \$177,276,340** Amount of private investment in historic buildings using the Federal Historic Rehabilitation Tax Credit. ☒
- \$119,273,302** Amount of private investment in historic buildings using the Utah State Historic Preservation Tax Credit. #
- \$35,455,268** Investment that stayed in Utah rather than sent to Washington because of the Federal Historic Rehabilitation Tax Credit. ☒
- 7,300,000** Number of visitors to Utah heritage sites and special events each year. *
- \$4,374,000** Additional statewide annual property tax revenues from investment in historic preservation projects. *
- 7,313** Direct and indirect jobs generated by the heritage portion of Utah's tourism industry. *
- 4,969** Jobs from historic preservation projects using Federal or State Historic Tax Credits. ☒
- 2,470** Housing units rehabilitated using the State Historic Tax Credit. #
- 1,128** Number of projects using the State Historic Tax Credit. #
- 350** Tons of raw and waste materials generated when an older house is demolished and replaced with a new one. Rehabilitating the same older house generates *only 50 tons* of materials.
- 100%** Cities where foreclosure rate was lower in historic districts than the rest of the city.
- 68** Average "Walk Score" for historic preservation projects in Salt Lake City, as compared to an overall city score of 58.
- 33%** Increase in downtown sales volume in Mt. Pleasant in the decade after it became a Main Street community. ^
- 15%** Tourists in Utah who visited a historic site during their stay. *

* Annual ☒ Aggregate 1990-2012 # Aggregate 1993-2012 ^ Aggregate 1997-2012

This study was funded in part by the following: Cedar City Brian Head Tourism Bureau, George S. and Dolores Doré Eccles Foundation, National Trust for Historic Preservation, Salt Lake City Corporation, Southern Utah University Regional Services, Utah Division of State History, Utah State Parks, Utah Transit Authority, and Zions Bank.

The activity that is the subject of this report has been financed in part with federal funds from the National Park Service, U.S. Department of Interior, and administered by the State Historic Preservation Office of Utah. The contents and opinions do not necessarily reflect the views or policies of the Department of the Interior or the Utah State Historic Preservation Office, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of Interior or the Utah State Historic Preservation Office.

This program receives federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office for Equal Opportunity, National Park Service, 1849 C Street NW, Washington, D.C. 20240.

INTRODUCTION

Utah is well known for having one of the strongest, most stable economies in the country. There are multiple reasons for this: a well-educated workforce, economic diversity, fiscally responsible state and local governments, and substantial year-in, year-out production from the agriculture, natural resources, high-tech, and tourism sectors.

Utahns are rightfully proud of their state's economy.

They are also proud of the depth and breadth of the heritage resources found throughout the state's 29 counties. Temple Square in Salt Lake City, the vibrant business district on 25th Street in Ogden, the Stagecoach Inn at Camp Floyd, and the Jens Nielson House in Bluff may not seem to have much in common. Some are owned by an institution, some by the private sector, and some by government. Some are grand in scale; some are modest. But they have one thing in common: each is a physical representation of the history of Utah.

But "economy" and "historic preservation" do not often appear in the same sentence. The citizens of Utah have been good stewards of historic buildings for their cultural, aesthetic, social, symbolic, religious, and educational values. And that is as it should be. Those "values" of the built heritage may well be beyond measure.

However, some of the values of historic preservation can be measured, and those are the economic ones. This report looks at the quantitative impact of historic preservation in six areas: jobs and income, sustainability, downtown revitalization, heritage tourism, property values, and fiscal responsibility.

The results are clear: preservation creates jobs and income to support local communities and the state economy. It helps increase environmental sustainability by reducing waste, improving energy efficiency, and reducing development sprawl pressures. It brings new life to downtowns and attracts tourists from around the U.S. and the world to spend money in local communities. It boosts and stabilizes property values. And it is a key part of fiscal responsibility.

This study was commissioned by the Utah Heritage Foundation, which exists to preserve, protect, and promote Utah's historic built environment through public awareness, advocacy, and active preservation. This report is aligned with the organization's work across the board. It quantifies some of the impacts of active preservation efforts, and raises public awareness of preservation as an effective tool for economic growth. It provides substantial support for preservation advocacy. In short, it shows that preserving, protecting, and promoting Utah's built heritage all pay off richly in the state's economy, giving Utahns something else to be proud of.

JOBS AND INCOME

Ask anyone who is in the business of economic development what ultimately is the most important measure, and the answer will be the same—jobs. It is no accident that Utah gauges its economic success in part by having one of the lowest unemployment rates in the nation.

Every day, Utah citizens, governments, and institutions are assuring a future for their historic buildings by investing in, maintaining, and rehabilitating them. While not all of this economic activity can be reliably tracked, a sizable amount can be measured. Specifically, a substantial amount of data exists on the investment in historic buildings by property owners who use the Federal Historic Rehabilitation Tax Credit and the Utah Historic Preservation Tax Credit. Over the 23-year period between 1990 and 2012, nearly \$300 million in private capital was invested in historic buildings using one of these two programs.

Table 1

PRIVATE INVESTMENT IN HISTORIC BUILDINGS USING TAX CREDITS 1990 – 2012			
	FEDERAL	STATE	TOTAL
Projects	109	1,128	1,237
Investment	\$177,276,310	\$119,273,302	\$296,549,642

* A few projects used both credits

These two tax credit programs are explained below.

While a large number, the \$300 million represents only a fraction of the historic preservation work that is taking place in Utah. Since the tax credits are only useful to taxpaying entities, investment made by state and local governments, as well as institutions such as The Church of Jesus Christ of Latter-day Saints (LDS Church) and the University of Utah, are not reflected in these expenditures. Nor are the millions spent annually by individual property owners who either cannot or do not choose to use the tax credits. Even so, the economic impact of tax credit investment is impressive.

PRESERVATION TAX INCENTIVES

Historic buildings are tangible links with the past. They help give a community a sense of identity, stability and orientation. Preservation tax credits recognize the benefits of historic buildings by providing incentives to rehabilitate them.

A tax credit differs from an income tax deduction. An income tax deduction lowers the amount of income subject to taxation. A tax credit, however, lowers the amount of tax owed. In general, a dollar of tax credit reduces the amount of income tax owed by one dollar.

Federal Historic Rehabilitation Tax Credit

The Federal government encourages the preservation of historic buildings through various means. One of these is the program of Federal tax incentives to support the rehabilitation of historic and older buildings. The Federal Historic Preservation Tax Incentives program is one of the Federal government’s most successful and cost-effective community revitalization programs.

The National Park Service administers the program with the Internal Revenue Service in partnership with State Historic Preservation Offices. The tax incentives promote the rehabilitation of historic structures of every period, size, style and type.

The 20% Federal Historic Rehabilitation Tax Credit is jointly administered by the U.S. Department of the Interior and the Department of the Treasury. The National Park Service (NPS) acts on behalf of the Secretary of the Interior, in partnership with the State Historic Preservation Officer (SHPO) in each state. The Internal Revenue Service (IRS) acts on behalf of the Secretary of the Treasury. Certification requests (requests for approval for a taxpayer to receive these benefits) are made to the NPS through the appropriate SHPO. Comments by the SHPO on certification requests are fully considered by the NPS. However, approval of projects undertaken for the 20% tax credit is conveyed only in writing by duly authorized officials of the National Park Service.

The 20% tax credit applies to any project that the Secretary of the Interior designates a certified rehabilitation of a certified historic structure. The 20% credit is available for properties rehabilitated for commercial, industrial, agricultural, or rental residential purposes. It is not available for properties used exclusively as the owner's private residence.

What is a "certified historic structure?"

A certified historic structure is a building that is listed individually in the National Register of Historic Places — OR— a building that is located in a registered historic district and certified by the National Park Service as contributing to the historic significance of that district. The "structure" must be a building—not a bridge, ship, railroad car, or dam. A registered historic district is any district listed in the National Register of Historic Places.

A State or local historic district may also qualify as a registered historic district if the district and the enabling statute are certified by the Secretary of the Interior.

What is a "certified rehabilitation?"

The National Park Service must approve, or "certify," all rehabilitation projects seeking the 20% rehabilitation tax credit. A certified rehabilitation is a rehabilitation of a certified historic structure that is approved by the NPS as being consistent with the historic character of the property and, where applicable, the district in which it is located. The NPS assumes that some alteration of the historic building will occur to provide for an efficient use. However, the project must not damage, destroy, or cover materials or features, whether interior or exterior, that help define the building's historic character.

(Above information from the National Park Service, U.S. Department of the Interior)

Utah Historic Preservation Tax Credit

A 20% nonrefundable tax credit (not a deduction) for the rehabilitation of historic buildings occupied by owners or used as residential rentals is also available. Through the program, a property owner can deduct 20% of all qualified rehabilitation costs from personal Utah income or corporate franchise taxes.

As an example, \$22,000 in qualified rehabilitation cost will yield a \$4,400 state income tax credit.

Does my building qualify?

Any building listed in the National Register of Historic Places qualifies if it is used as a residence (owner-occupied or rental) after rehabilitation. The credit cannot be taken for any property used for commercial purposes, including hotels and bed-and-breakfasts. If the historic B&B is also owner-occupied, the owner-occupied portion of the rehabilitation may qualify.

The building does not need to be listed in the National Register at the beginning of the project, but a complete National Register nomination must be submitted when the project is finished. The property must be listed in the National Register within three years of the approval of the completed project.

Utah SHPO staff can evaluate the eligibility of a building and provide instructions on nomination requirements.

What rehabilitation work qualifies?

Interior and/or exterior repair, rehabilitation, and restoration all qualify for the state tax credits. Work may include historic, decorative, and structural elements, as well as mechanical systems. All proposed, ongoing, or completed work must meet the Secretary of the Interior's Standards for Rehabilitation and be approved by the SHPO.

Depending on the building conditions and the specifics of the proposed project, some examples of eligible work items include:

- Repairing/upgrading windows
- Plumbing repairs and fixtures
- Refinishing floors, handrails, etc.
- Repairing or replacing roofs
- Compatible new kitchens and baths
- Reversing incompatible remodels
- Painting walls, trim, etc.
- Repointing masonry
- Reconstructing historic porches
- New furnace, A/C, boiler, etc.
- New floor and wall coverings
- Electrical upgrades
- Architectural, engineering, and permit fees

The purchase price of the building, site work (such as landscaping, sidewalks, fences, and driveways), new additions, work on outbuildings, and the purchase and installation of moveable furnishings or equipment (such as window coverings and refrigerators) do not qualify for the credit.

All work must meet the Secretary of the Interior's Standards for Rehabilitation. The tax credit cannot be taken on any portion of the work.

(Above information from the Utah State Historic Preservation Office)

JOBS AND INCOME FROM HISTORIC TAX CREDIT INVESTMENT

As noted above, the investment in Utah's historic buildings through the Federal and State tax credits has been nearly \$300 million dollars. But the benefit to the state's economy does not stop with investment in those buildings. Jobs are created, and those jobs generate paychecks.

It is possible to calculate the number of jobs and the amount of income that investment generates, using the IMPLAN1 economic modeling system. Both jobs and income are calculated on a direct, indirect, and induced basis. A simplified explanation of those terms is as follows:

- A direct effect is a result of activity within the industry itself. If a carpenter is working on the historic rehabilitation project, her job and her paycheck are direct effects.
- An indirect effect is economic activity generated because the direct activity is taking place. The salesman at the lumberyard selling two-by-fours to the project has an indirect job and his paycheck is indirect income.
- Both the carpenter and the lumberyard salesman ultimately spend their paychecks. This creates additional economic activity (jobs and income) in the community, which are called induced effects.

For simplicity's sake, indirect effects and induced effects have been combined for this report.

As can be seen in the table below, Federal and State historic tax credit projects have meant nearly 5,000 jobs and \$200 million in income over the past 30 years.

Table 2

	Federal	State	Combined
JOBS			
Direct	2,114	737	2,851
Indirect/Induced	1,539	580	2,118
Total	3,653	1,317	4,969
INCOME			
Direct	\$93,039,882	\$32,303,365	\$125,343,247
Indirect/Induced	\$53,835,258	\$19,200,767	\$73,036,025
Total	\$146,875,140	\$51,504,132	\$198,379,272

Nearly 5,000 jobs and \$200 million in income sounds like a lot. Still, a skeptic might say, "Those are numbers over 23 years! On an annual basis, it's just not that much." It is true that, since 1990, these projects have generated an average of just over 200 jobs and \$8,500,000 in paychecks each year. But if that were a single business, it would be larger than 98.9 percent of all Utah firms.

¹ See Appendix E for fuller explanation of IMPLAN.

The jobs and income each year as a result of the Federal Historic Rehabilitation Tax Credit are found in the table below:

Table 3

FEDERAL TAX CREDIT PROJECTS							
YEAR	INVESTMENT	JOBS - DIRECT	JOBS - INDIRECT/ INDUCED	JOBS - TOTAL	INCOME - DIRECT	INCOME - INDIRECT/ INDUCED	INCOME - TOTAL
1990	\$7,000,000	110.1	80.1	190.3	\$3,448,768	\$1,995,546	\$5,444,314
1992	\$252,364	3.9	2.8	6.7	\$124,922	\$72,283	\$197,205
1993	\$2,799,889	42.5	30.9	73.4	\$1,392,483	\$805,727	\$2,198,210
1994	\$747,611	11.1	8.1	19.3	\$373,553	\$216,147	\$589,700
1995	\$297,378	4.4	3.2	7.5	\$149,281	\$86,378	\$235,658
1996	\$381,486	5.5	4.0	9.5	\$192,390	\$111,322	\$303,711
1997	\$4,165,126	58.6	42.7	101.3	\$2,110,233	\$1,221,035	\$3,331,268
1998	\$3,401,808	47.0	34.2	81.1	\$1,731,419	\$1,001,843	\$2,733,263
1999	\$1,516,662	20.5	14.9	35.4	\$775,465	\$448,704	\$1,224,169
2000	\$29,016,277	384.5	279.7	664.2	\$14,903,464	\$8,623,526	\$23,526,990
2001	\$648,563	8.4	6.1	14.5	\$334,627	\$193,624	\$528,251
2002	\$2,198,000	27.9	20.3	48.2	\$1,139,176	\$659,156	\$1,798,332
2003	\$5,792,735	72.0	52.3	124.3	\$3,015,729	\$1,744,978	\$4,760,706
2004	\$16,719,173	203.1	147.7	350.8	\$8,742,996	\$5,058,921	\$13,801,917
2005	\$15,330,618	182.0	132.4	314.4	\$8,052,550	\$4,659,412	\$12,711,962
2006	\$14,315,250	166.0	120.7	286.7	\$7,552,530	\$4,370,087	\$11,922,618
2007	\$5,892,663	66.7	48.5	115.2	\$3,122,601	\$1,806,817	\$4,929,418
2008	\$6,237,402	68.9	50.1	119.0	\$3,319,797	\$1,920,920	\$5,240,717
2009	\$17,226,775	185.5	134.9	320.4	\$9,208,872	\$5,328,489	\$14,537,361
2010	\$11,603,305	121.8	88.6	210.3	\$6,229,749	\$3,604,692	\$9,834,442
2011	\$28,283,255	288.2	211.0	499.1	\$15,250,936	\$8,824,582	\$24,075,518
2012	\$3,450,000	35.2	25.6	60.7	\$1,868,342	\$1,081,070	\$2,949,412
TOTAL	\$177,276,340	2113.8	1538.7	3652.5	\$93,039,882	\$53,835,258	\$146,875,140

A close examination of the numbers above will reveal that the relationship between the total investment and the numbers of jobs and the respective income changes from year to year. That is due to generally increasing overall building costs and wages and some degree of greater labor efficiency. Thus, there is a pattern of fewer total jobs but slightly more income per million dollars of investment from year to year. In other words, in 1990 there were a larger number of jobs per million dollars of investment than there were in 2012.

The table on the following page enumerates the investment, jobs, and income resulting from the use of the Utah Historic Preservation Tax Credit. If one adds the total jobs (and income) from the Federal tax credit to the total jobs (and income) from the Utah tax credit the result will be greater than the numbers indicated in Table 2. That is because some projects used both tax credits. The combined totals in Table 2 reflect that adjustment to avoid double counting and overstating the number of jobs and income.

Table 4

STATE TAX CREDIT PROJECTS							
YEAR	INVESTMENT	JOBS - DIRECT	JOBS - INDIRECT/ INDUCED	JOBS - TOTAL	INCOME - DIRECT	INCOME - INDIRECT/ INDUCED	INCOME - TOTAL
1993	\$3,145,875	15.2	12.0	27.2	\$1,650,220	\$980,873	\$2,631,092
1994	\$1,689,212	14.8	11.6	26.5	\$876,419	\$520,934	\$1,397,353
1995	\$1,384,917	14.4	11.3	25.7	\$710,601	\$422,373	\$1,132,974
1996	\$2,892,669	14.0	11.0	25.0	\$1,467,645	\$872,352	\$2,339,998
1997	\$2,867,442	13.6	10.7	24.3	\$1,438,407	\$854,973	\$2,293,380
1998	\$5,398,366	13.2	10.4	23.6	\$2,677,056	\$1,591,213	\$4,268,268
1999	\$4,142,946	12.8	10.1	22.9	\$2,030,740	\$1,207,050	\$3,237,790
2000	\$5,232,034	12.4	9.8	22.2	\$2,534,581	\$1,506,527	\$4,041,108
2001	\$3,370,047	12.0	9.5	21.5	\$1,613,248	\$958,897	\$2,572,146
2002	\$3,535,625	11.6	9.1	20.8	\$1,672,241	\$993,962	\$2,666,203
2003	\$4,600,455	11.2	8.8	20.1	\$2,149,498	\$1,277,638	\$3,427,136
2004	\$6,891,740	10.8	8.5	19.4	\$3,180,559	\$1,890,489	\$5,071,048
2005	\$6,032,560	10.4	8.2	18.6	\$2,749,460	\$1,634,249	\$4,383,708
2006	\$14,852,462	10.0	7.9	17.9	\$6,684,156	\$3,972,989	\$10,657,146
2007	\$3,615,642	9.6	7.6	17.2	\$1,606,444	\$954,853	\$2,561,296
2008	\$2,858,816	9.2	7.3	16.5	\$1,253,793	\$745,241	\$1,999,035
2009	\$20,770,659	8.8	7.0	15.8	\$8,990,328	\$5,343,752	\$14,334,080
2010	\$10,569,271	8.4	6.6	15.1	\$4,635,375	\$2,755,216	\$7,390,591
2011	\$7,564,456	8.1	6.3	14.4	\$3,274,183	\$1,946,138	\$5,220,321
2012	\$7,036,501	7.7	6.0	13.7	\$3,005,324	\$1,786,331	\$4,791,655
TOTAL	\$118,451,695	228.6	179.7	408.3	\$54,200,277	\$32,216,052	\$86,416,328

Of course, no economy could exist where the only economic activity was fixing up old buildings. The strength of the Utah economy is the diversity of economic activities in the state. But it is useful to see the kind of impact historic rehabilitation has on the state's economy as compared with other sectors.

Table 5

INDUSTRY COMPARISONS IN UTAH JOBS AND INCOME PER \$1,000,000 IN PRODUCTION			
INDUSTRY	JOBS	INCOME	INCOME PER JOB
Gas and Oil Extraction	7.5	\$358,859	\$47,956
Computer Manufacturing	3.4	\$181,593	\$54,157
Gasoline Station	16.7	\$612,350	\$36,752
Data Processing, Web Hosting	8.9	\$435,748	\$49,108
Legal Services	13.6	\$731,663	\$53,831
Home Health Care Services	26.3	\$985,310	\$37,451
Restaurants and Bars	25.6	\$621,447	\$24,300
New Construction	16.8	\$809,808	\$48,203
Historic Building Rehabilitation	17.6	\$847,555	\$48,026
Average of 434 industries	11.3	\$456,804	\$40,497

The table above demonstrates that historic rehabilitation is a relatively labor-intensive activity that provides good wages, particularly for those without advanced formal education. Historic preservation creates more jobs per \$1 million of output than 84 percent of Utah industries and more income per \$1 million of output than 90 percent of Utah industries.

Both the U.S. Congress and the Utah Legislature enacted historic tax credits to encourage the private sector to invest in historic buildings. But legislation that was intended to encourage good stewardship has turned out to be an effective economic development tool.

HERITAGE TOURISM

Utah is home to some of America's most highly visited parks, monuments, and nature areas; world-famous ski resorts; and the international headquarters of The Church of Jesus Christ of Latter-day Saints. These sites and activities drew more than 22 million visitors in 2011, generating nearly \$6.9 billion in economic activity and creating 82,584 direct jobs and 41,475 indirect and induced jobs throughout the state.²

This section digs deeper to examine the economic impact of heritage sites and heritage-related events in Utah. Sixty-two sites and special events that fall within the definition of heritage attractions were studied. In total, these attractions recorded nearly 7.3 million visits and generated \$384.6 million in direct visitor spending in 2012 (Table 6). These sites and events directly supported more than 200 direct jobs and thousands of labor hours donated by volunteers. (For information on sources and methodology, see Appendix C.) But that is only the beginning of the jobs generated from Utah's heritage tourism.

Table 6

	OUTPUT		
	DIRECT	INDIRECT/INDUCED	TOTAL
Lodging	\$97,120,475	\$89,504,305	\$186,624,780
Restaurants	\$61,220,194	\$54,257,058	\$115,477,252
Groceries	\$28,238,636	\$24,865,682	\$53,104,318
Shopping/Gifts/Souvenirs/Other	\$33,930,143	\$31,834,676	\$65,764,820
Entertainment and Amenities	\$28,968,316	\$25,193,611	\$54,161,927
Transportation-related	\$135,122,236	\$107,555,612	\$242,677,848
TOTAL	\$384,600,000	\$333,210,944	\$717,810,944

The direct expenditure of nearly \$385 million of heritage visitor expenditure spurs an additional \$333 million in indirect and induced economic activity. The combined amount of more than \$700 million generates jobs in a number of economic sectors (Table 7).

Table 7

	JOBS		
	DIRECT	INDIRECT/INDUCED	TOTAL
Lodging	967	735	1702
Restaurants	1155	411	1566
Groceries	486	205	691
Shopping/Gifts/Souvenirs/Other	657	262	919
Entertainment and Amenities	450	205	655
Transportation-related	892	888	1780
TOTAL	4607	2706	7313

As in the construction industry, those jobs translate into income for Utah citizens (Table 8).

² "Statewide Performance Indicators," Utah Office of Tourism (2011).

Table 8

INCOME			
	DIRECT	INDIRECT/INDUCED	TOTAL
Lodging	\$51,468,754	\$28,830,532	\$80,299,286
Restaurants	\$22,212,115	\$15,832,992	\$38,045,107
Groceries	\$14,964,995	\$7,697,254	\$22,662,249
Shopping/Gifts/Souvenirs/Other	\$15,578,873	\$9,880,826	\$25,459,698
Entertainment & Amenities	\$10,450,972	\$7,712,027	\$18,162,999
Transportation Related	\$84,497,189	\$33,359,715	\$117,856,904
TOTAL	\$199,172,897	\$103,313,345	\$302,486,243

DEFINING HERITAGE TOURISM

Heritage tourism is a form of tourism oriented towards local history and cultural heritage. It involves travel to places and activities that represent and communicate the stories and people of the past. Some heritage sites can take several days to explore, while others take just a few hours. Heritage visitors are attracted to places that offer cultural learning experiences, such as:

- Historic sites, communities, neighborhoods, landmarks, and monuments
- Significant architectural and archaeological resources
- Parks that incorporate historic features and assets
- History and art museums that showcase artifacts or work of past generations
- Places of worship in historic locations
- Ethnic communities and neighborhoods that practice traditional ways of living
- Fairs, festivals, outdoor plays, pageants, and reenactments that represent local or state heritage

Some sites and special events are “destination attractions” that drive a visit to the state. “Signature attractions” are destinations or activities that have strong recognition and/or marketing that draws long-distance visitors. Signature attractions include the LDS Temple Square in Salt Lake City and a number of state and national parks. Historic towns such as Park City, St. George, and Ogden have heritage attractions that create unique identities and generate widespread recognition among visitors. Major annual events like festivals and pageants related to Utah’s unique history and heritage can also be described as signature attractions.

Other attractions simply provide new experiences and added value during other travel. For example, visitation to heritage sites is often boosted by proximity to major attractions such as national and state parks, religious sites of significance to the LDS Church, and ski resorts.

Heritage attractions can be found in virtually every part of the state. Through various sites, visitors can learn about the way people lived and their achievements and struggles in the history of Utah’s development, including:

- Native American cultures, from ancient Indian tribes to peoples encountered by early settlers to present-day communities
- Early explorers, trappers, and pioneers
- History and sites of the LDS Church
- Traditional industries such as ranching, farming, and mining
- Handicrafts and art
- The evolution of historic towns
- The construction and connection of the Transcontinental Railroad
- People of other cultures and nationalities who have settled in Utah

Heritage sites and events add value to Utah's identity and generate substantial economic benefits for their communities and regions. Significant periods in the state's history have been well memorialized, and continuing investments in historic preservation and interpretation create added value each year for the tourism economy.

UTAH'S HERITAGE VISITORS

Since the 1970s, the tourism industry has targeted travelers seeking authentic experiences. In Utah, as in many other parts of the world, heritage tourism is a growing niche in a broad market. Although it cannot easily be disaggregated from other forms of tourism for analysis, Utah is a natural destination for heritage visitors because of its wide range of sites and experiences.

Many visitors are likely members of the LDS Church who come to Temple Square and other sites as a religious pilgrimage, though no exact numbers are available. This has particular economic significance when considering the seasonality of tourism. In contrast with more seasonal festivals, people travel year-round to visit places of worship and places that they consider their homeland. Additionally, approximately 8.2 million of the LDS Church's 14 million members live outside of the U.S.³ This represents substantial visitor potential, though only 3.6 percent of recent visitors to Utah were from other countries.⁴

Among the larger pool of tourists, heritage visitors have certain things in common. Research suggests that they are typically:

- High-spending. These visitor parties tend to spend more than average travelers on accommodations, food, outdoor recreation, art, and handicrafts. A 2008 study in Colorado found that heritage tourists spent \$114 more per trip than other tourists, \$62 of which was on recreational activities.⁵
- Well-educated. Education is the single most important factor that influences heritage travel.
- Older. Between the ages of 45 and 65, people have more time, are typically at the height of their careers, and have more discretionary income to engage in heritage activities.
- Well-traveled. Heritage tourists not only travel to more places, but they travel more often.
- Longer-staying than other visitors. On average, heritage tourists stay 5.8 nights, whereas other tourists stay 5.2 nights.⁶

Interviews conducted for this study with operators of heritage attractions suggest that these patterns hold true in Utah. Heritage tourists take more time to visit and spend more on hotels, historic B&Bs, restaurants, museum shops, art galleries, antique stores, Indian jewelry, and handicrafts.

³ "Facts and Statistics," The Church of Jesus Christ of Latter-day Saints, last modified December 31, 2012, www.mormonnewsroom.org/facts-and-stats.

⁴ "Economic Report to the Governor," Utah Governor's Office of Planning and Budget (November 2011), http://travel.utah.gov/research_and_planning/documents/2011ERG.pdf

⁵ "Colorado Travel Year 2008: Final Report," Longwoods International (August 2009), www.colorado.com/ai/Final20Report20200820Online.pdf.

⁶ "Colorado Travel Year 2008: Final Report."

"Many tourists are more interested in recreation and sightseeing, but the tourist that is interested in heritage tourism typically spends more money in the local community. They tend to stay longer to explore every aspect of the culture and history. They invest in art from the area and spend more generously because they want to keep the history alive. These individuals also tend to feel more invested in a community when connecting through heritage tourism."

- Travis Schenck, Director, Museum of Moab

TOURISTS' ECONOMIC IMPACT IN UTAH

With the exception of the ski visitor market, there has never been a survey of Utah's visitors that would allow for the development of niche market profiles. However, certain studies and surveys provide useful information about visitors on both leisure and business trips that can be used to better understand heritage visitors.

First, visitation levels for certain types of heritage attractions in the Mountain Division—which includes Utah, Colorado, Wyoming, Idaho, Montana, Nevada, Arizona, and New Mexico—are considerably higher than for the U.S. as a whole (Table 9). A notable portion of visitors to the region visit heritage-related attractions: state and national parks, historic sites and churches, museums, and special events and festivals. This is likely because the region is well known for its unusual geological features and beautiful scenery, state and national parks, and many significant historic sites. In addition, Utah has unique international recognition for its identification with the headquarters and other heritage sites of the LDS Church.

Table 9

COMPARISON OF VISITATION LEVELS FOR SELECTED VISITOR SITES		
	MOUNTAIN DIVISION	U.S.
State and national parks	16%	8%
Historic sites and churches	12%	8%
Museums	10%	8%
Special events and festivals	5%	4%

Source: "U.S. Domestic Travel Market Report," U.S. Travel Association and TNS TravelsAmerica (2011).

With this in mind, information on general visitors can be extended to apply to heritage visitors. According to surveys of domestic travelers:

- Visitor parties to Utah spent an average of \$420.29 per trip, excluding airfares.⁷
- On average, visitors to the region around Utah, the Mountain Division, traveled in groups of 2.1 persons for about 3.78 days.⁸
- In 2012, each visitor spent an average of \$52.95 per day. This includes both leisure and business travelers.

Only 51 percent of overnight travelers in Utah stayed in paid accommodations in 2012.⁹ In contrast, 42 percent stayed in private homes. This affected the direct economic impact of tourism since these travelers did not pay

⁷ "Overview of U.S. Domestic Travel," TNS TravelsAmerica (2012). This figure is the weighted average of leisure and business travelers.

⁸ "Domestic Travel Market Report," U.S. Travel Association and TNS TravelsAmerica (2011).

⁹ "Overview of U.S. Domestic Travel" (2012).

lodging fees and taxes. Though foreign visitors typically spend more money, the low number of foreign visitors to Utah (3.6 percent) is not enough to significantly skew accommodations or other spending data.¹⁰

A different set of data is available for convention and business travelers. This information is highly relevant for Utah, as a high volume of travelers visits the Salt Palace Convention Center and LDS Convention Center each year in connection with religious training and missions.¹¹ According to a recent study:¹²

- Convention visitors to Utah take greater advantage of available activities than general business visitors: 8 percent visit historic sites and churches, 8 percent visit museums, and 5 percent visit state and national parks.
- General business visitors on overnight stays occasionally visit heritage attractions: 5 percent visit museums, 4 percent visit churches, and 3 percent visit state and national parks.
- Convention visitors stay overnight 91 percent of the time, while general business visitors stay overnight 76 percent of the time.

(See Appendix D for additional relevant data.)

Utah travel guides show 19 tourism regions across 29 counties. Most visitors who are traveling for three to four days stay within one region during their visit. This probably holds true for visitors wishing to maximize their slope time on ski trips and people who are traveling to Salt Lake City for religious activities. Trips via motorcoach tours are also common. These tours typically make stops at multiple parks and heritage sites on established routes to Yellowstone National Park, Las Vegas, or the Grand Canyon.

Park City offers one example of the symbiotic relationship between heritage tourism and other tourism markets. Each year, nearly 100,000 visitors to the Canyons, Deer Valley, and Park City resorts take the time to visit the Park City Museum. This museum, which makes creative use of a former mining shaft and city jail, provides a memorable experience that adds value to ski vacations. It also helps direct business to dozens of locally owned restaurants and stores.

WHAT ECONOMIC IMPACT DO HERITAGE VISITORS HAVE IN UTAH?

The total value of direct heritage tourism in Utah in 2012 was \$384.6 million, according to visitor spending data and other information (Appendix F). This portion takes a detailed look at different types of heritage attractions, their visitation levels, and the number of direct and indirect jobs they generate.

Like many other tourist attractions, the economic impact of heritage attractions is affected by traveling periods and weather. Visitation levels and tourism dollars generated also vary according to location and ease of access.

National and State Parks

Utah's national and state parks are highly visited attractions for out-of-state visitors and state residents alike. Five national parks are located in Utah, as well as the Golden Spike National Historic Site that marks the completion of the first transcontinental railroad in 1869. Utah also has 41 state parks that collectively receive more than five million visitors annually.

Significant heritage sites were identified in nine state parks and the National Historic Site (Table 10). These parks attracted nearly 1 million visitors, employed 77 people, and created an additional 372 jobs in local

¹⁰ "Economic Report to the Governor."

¹¹ The LDS Church has a policy of not publicly releasing visitation figures. Data was provided by the church for this study and was aggregated with other sites for purposes of projecting overall economic impact of heritage sites.

¹² "Domestic Travel Market Report" (2011).

communities in fiscal year 2012. Their overall impact from visitor spending was \$13.1 million.¹³ Utah's public lands also include national monuments, and lands managed by the Bureau of Land Management and the Forest Service.

Table 10

SIGNIFICANT HERITAGE SITES IN STATE AND NATIONAL PARKS	
NATIONAL PARKS	
<i>Location</i>	<i>Site Name</i>
Corinne	Golden Spike National Historic Site
STATE PARKS	
<i>Location</i>	<i>Site Name</i>
Blanding	Edge of the Cedars State Park Museum
Boulder	Anasazi State Park Museum
Cedar City	Frontier Homestead State Park Museum
Fairfield	Camp Floyd-Stagecoach Inn State Park and Museum
Fillmore	Territorial Statehouse State Park Museum
Midway	Wasatch Mountain State Park, John Huber House and Creamery
Sevier	Fremont Indian State Park and Museum
Syracuse	Antelope Island State Park, Fielding Garr Ranch
Vernal	Utah Field House of Natural History State Park Museum
Total Employees	77
Total 2012 Visitation	953,181
Overall Direct Impact	\$13,100,000

Sites of Historical interest

Utah contains many sites of historical interest outside parks, including historic sites, landmarks and monuments, architectural and archaeological treasures, places of worship in historic locations, and other places where visitors can learn about traditional ways of living. In 2012, these sites employed 60 people and attracted more than 5.7 million visitors in total (Table 11).

Table 11

SITES OF HISTORICAL INTEREST	
LOCATION	NAME
Bluff	Bluff Fort Historic Site
Brown's Park	John Jarvie Ranch
Cove Fort	Cove Fort Historic Site
Fairview to Page	Mormon Pioneer National Heritage Area
Hanksville	Wolverton Mill
Logan	Logan Utah Temple
Logan	Logan Tabernacle, Family History Center
Logan	Historic Downtown Logan
Manila	Swett Ranch
Mount Carmel	Maynard Dixon Living History Museum
Parowan	Parowan Historic Cemetery
Parowan	Dr. Meeks Pioneer Farmstead and Urban Fishery
Salt Lake City	Historic Temple Square, location of the Salt Lake City Tabernacle, the Beehive House, Church History Museum, Family History Museum, and other historic buildings established by the LDS Church

¹³ "Economic Impact of Park Visitor Spending FY2012," Utah State Parks Division of Parks and Recreation.

St. George	Brigham Young Winter Home, St. George LDS Tabernacle, and Jacob Hamblin Home
Stansbury Park	Historic Benson Grist Mill
Total Employees	60
Total 2012 Visitation	5,753,372

Museums

Utah contains approximately 260 museums operated by public and private organizations throughout the state. These museums provide extensive learning opportunities for visitors and residents alike. Nearly 7 million people visited Utah's museums in 2012—a significant increase from the 4.4 million visitors reported in 2011.¹⁴

Most museums are operated by volunteers who donate tens of thousands of hours annually to care for museum collections and keep facilities open for visitors. However, 15 of the largest museums employ nearly 40 professional curators and full-time administrative staff and attract close to 350,000 visitors each year (Table 12).

Table 12

MUSEUMS WITH PAID STAFF	
LOCATION	NAME
Cedar City	Cedar City Daughters of the Utah Pioneers Museum
Delta	Great Basin Museum
Hyrum	Hyrum City Museum
Logan	Museum of Anthropology
Moab	Museum of Moab
Monument Valley	Goulding's Museum and Trading Post
Ogden	Union Station
Paradise	Paradise Daughters of Utah Pioneers Museum
Park City	Park City Museum
Parowan	Parowan Historic Cemetery
Parowan	Rock Church Museum
Richmond	Richmond Daughters of Utah Pioneers Museum
Roy	Roy Historical Museum
Springdale	Zion Human History Museum
Wellsville	American West Heritage Center and Festivals
Total Employees	39
Total 2012 Visitation	346,268

Heritage Events

Special events help convince people to travel and spend money in other local economies. In Utah, thousands of visitors—both state residents and out-of-state visitors—participate in heritage events each year. Some of the largest annual events keep records of their visitors, but many public events do not. A look at 11 of the most well known heritage events in Utah shows that they generate about 30 jobs and attract more than 200,000 visitors each year (Table 13).¹⁵

¹⁴ "2013 Museum Survey," Office of Museum Services, Utah Division of Arts & Museums, http://arts.utah.gov/resources/publications_surveys/documents/museum_survey_report_13.pdf; "2012 Museum Survey," Office of Museum Services, Utah Division of Arts & Museums, http://arts.utah.gov/resources/publications_surveys/documents/museum_survey_report_12.pdf.

¹⁵ For event listings, see Now Playing Utah (www.nowplayingutah.com) and the Utah Office of Tourism (http://www.travel.utah.gov/events_calendar/index.html).

Table 13

HERITAGE EVENTS	
LOCATION	NAME
Blacksmith Fork Canyon	Old Ephraim's Mountain Man Rendezvous
Boulder	Boulder Heritage Festival
Brigham City	Brigham City Heritage Arts Festival
Clarkston	Clarkston Pony Express Days
Corinne	Golden Spike National Historic Site Railroaders' Festival
Logan	Echoing Traditional Ways Pow Wow
Logan	Logan Pioneer Day Celebration
Manti	Mormon Miracle Pageant at the Manti Utah Temple
Ogden	Pioneer Days
Salt Lake City	Living Traditions Festival
Spring City	Heritage Day
Total Employees	31
Total 2012 Visitation	209,917

Listed sites were identified by the State Tourism Office and other stakeholders.

CONCLUSIONS

- In Utah, tourism is a major contributor to the state's economy. The wide variety of Utah's heritage attractions makes the state an ideal destination for heritage tourism.
- Utah's heritage sites counted 7,262,738 visits and provided a direct economic impact of \$384.6 million in 2012.
- Heritage sites draw tourists, businesspeople, and volunteers who spend money in local businesses.
- Heritage tourism is difficult to separate and quantify from other market sectors because visitors typically patronize more than one type of activity while traveling. However, it is evident that heritage attractions add value to visits for other purposes, such as religious pilgrimages and seasonal attractions like skiing.
- At this time, there is insufficient data to separate the missionaries, skiers, business travelers, and outdoor recreational tourists from heritage tourists. The necessary data can be obtained through a visitor survey that asks Utah travelers questions about their motivations in visiting, their demographics, what they did during their trips, how long they stayed, how many people were in their travel parties, and how much money they spent.

CASE STUDY: THE MORMON PIONEER HERITAGE TRAIL, A NATIONAL HERITAGE AREA

The Mormon Pioneer National Heritage Area (MPNHA) runs through 400 miles of scenic landscapes and small towns in central and southern Utah. It is the first and only Congressionally designated heritage area in the state. More than six million visitors come to the trail each year to learn about the Mormon colonization experience.¹⁶ Since its establishment, the MPNHA has generated more than \$24 million toward the area's economy through increased tourism and business.¹⁷

The original enabling legislation in 2006 authorized a budget of \$1 million per year for the first five years from the National Park Service. These funds are required to be matched by receiving entities, chiefly the cities, small towns, nonprofit organizations, and other partners within the area. One hundred community partners have united in efforts coordinated by the Highway 89 Alliance, a nonprofit organization that manages competitive grant funding and marketing and measures economic progress.

The Alliance has used federal funding to pursue the development of a \$4 million interpretive center that will preserve Utah Pioneer heritage arts and other artifacts. Community partners have contributed matching funds and leveraged other resources to encourage economic progress that is vital to communities within the area. In 2012 alone, partners invested over 39,000 volunteer hours of labor worth more than \$705,000. They have also contributed more than \$1 million towards heritage projects and historic building preservation, interpretation, and wayfinding signage.

According to Monte Bona, the executive director of the Alliance, next steps are to increase marketing and promotion to build the MPNHA's awareness and visitation. The Alliance has produced a map to guide visitors through the area, as well as two feature-length videos that share the stories, struggles, and successes of the pioneers who established small towns every 50 miles—the maximum distance a telegraph could carry messages in the 19th century.

The experience doesn't stop with the pioneer era. Visitors travel to the area via the Utah Heritage Highway 89 and Scenic Byway 12, also known as Utah's first "All-American Road." For those who appreciate traditional farms, parks, monuments, memorials, replicas, churches, and cultural events, driving on Highway 89 is a trip through time. Old-fashioned drive-in ice cream shops, family-owned motels, and B&Bs along the route offer the distinctive ambiance of the 1950s and 1960s.

¹⁶ This figure includes nearly 5.4 million in visitation to Bryce Canyon and Zion National Parks, two of America's most visited parks that are internationally known for their unique geology. While they are significant draws for tourism, these parks are not heritage sites within the definition of this study. Subtracting their visitation, the MPNHA received an estimated 621,130 visitors in 2012.

¹⁷ "Mormon Pioneer National Heritage Area," prepared by the Utah Heritage Highway 89 Alliance for the Alliance of National Heritage Areas (2009-2012), http://history.utah.gov/events_and_news/press_room/documents/PRESS%20RELEASE%20-%202012%20MPNHA%20Annual%20Report.pdf.

PROPERTY VALUES

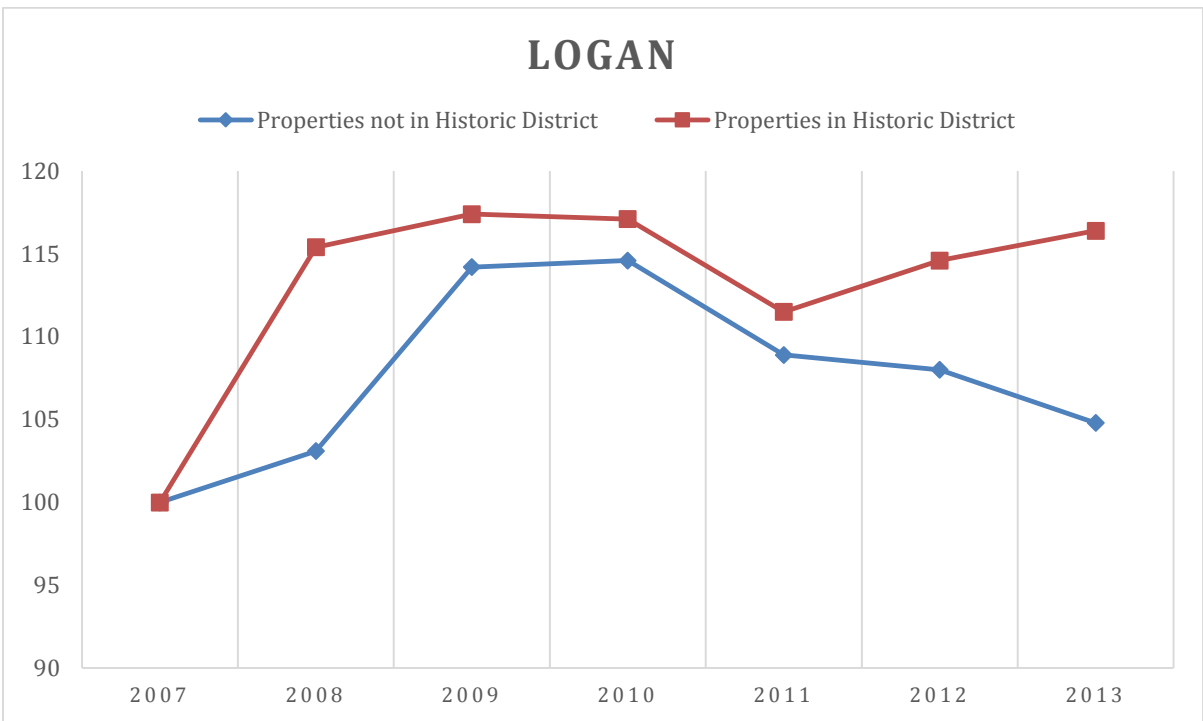
In Utah, 70 percent of households own their homes. For most of those families, their largest asset is their house. Some see the value of that house as the source of funds for a comfortable retirement. For others, it will be the biggest legacy they leave to their children. And that building is not just a financial asset: It is also the family home.

For these reasons, Utah citizens are rightly concerned if there is a proposed set of restrictions that might reduce the value of their property. Homeowners sometimes oppose historic districts with the belief that another layer of regulations will diminish the value of their primary asset. Because of this concern, it is essential to understand the relationship between historic districts and property values.

To understand historic districts’ impact on property values, multiple years of assessment data in five Utah cities were evaluated. Average values were calculated for single-family houses within historic districts. Those values were compared with the average values of single-family homes not in historic districts. The average value in each category was assigned an index number of 100. Then, annual changes in value were measured against the base year of available data. The results were clear.

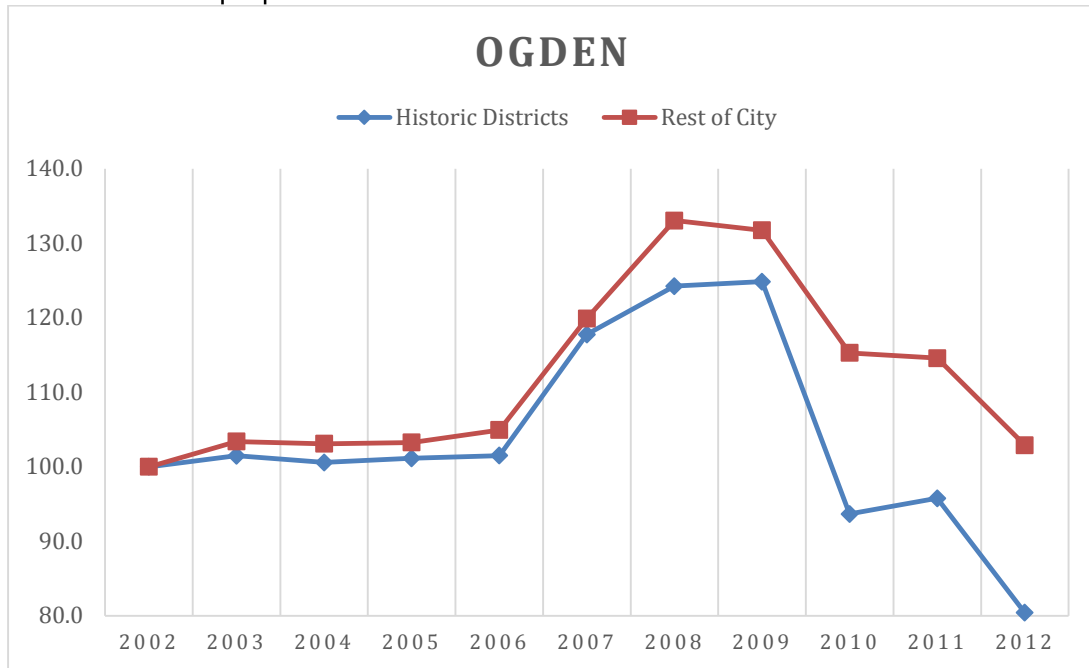
Logan

Using 2007 as base, properties in Logan’s historic district appreciated at a faster rate than the rest of the city. Like properties all over Utah, the second half of the decade saw a decline in values, a pattern that has continued for most houses in Logan. Beginning in 2011, however, property values in the historic district began to recover. By 2013, the average values had nearly reached their pre-crash peak.



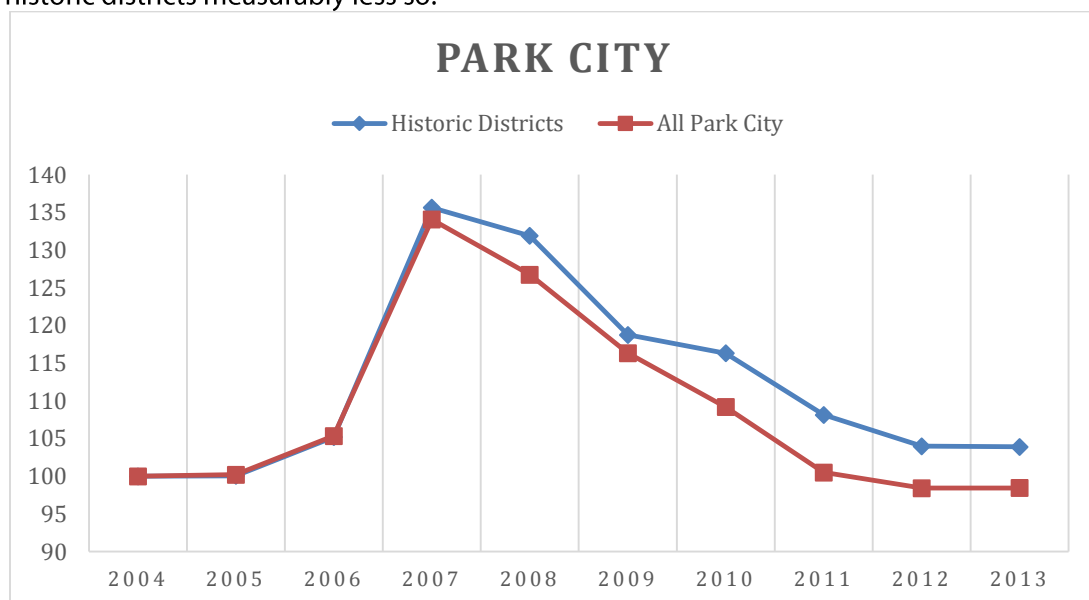
Ogden

Ogden was the one city that did not follow the pattern of the other four. For the first six years of available data (2002-2007), the value change of properties within historic districts paralleled the rest of the city. However, when the real estate crisis hit, the decline in the assessed value of homes in historic districts was steeper than other houses. Local experts named several possible reasons for this: 1) the very large size of the historic district, 2) a much lower rate of homeownership than in other parts of the city, and 3) undervaluation of historic houses for taxation purposes.



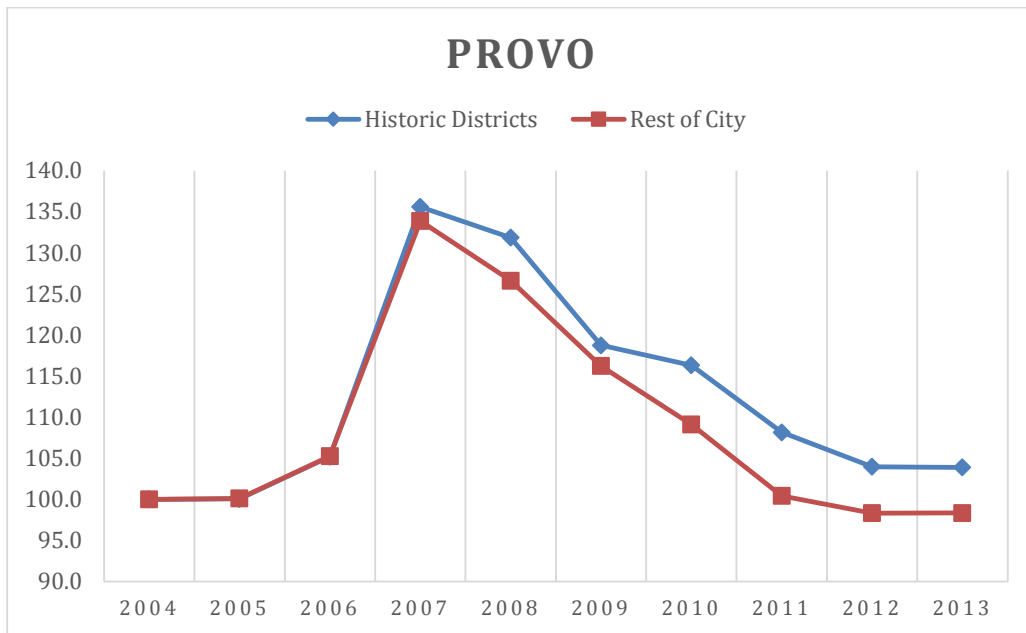
Park City

Park City includes some of the state's most expensive real estate. During the boom years between 2004 and 2007, property values rose rapidly, with the rate of appreciation of houses in historic districts slightly greater than other housing stock. Both historic and non-historic houses have declined significantly from the peak, but houses in historic districts measurably less so.



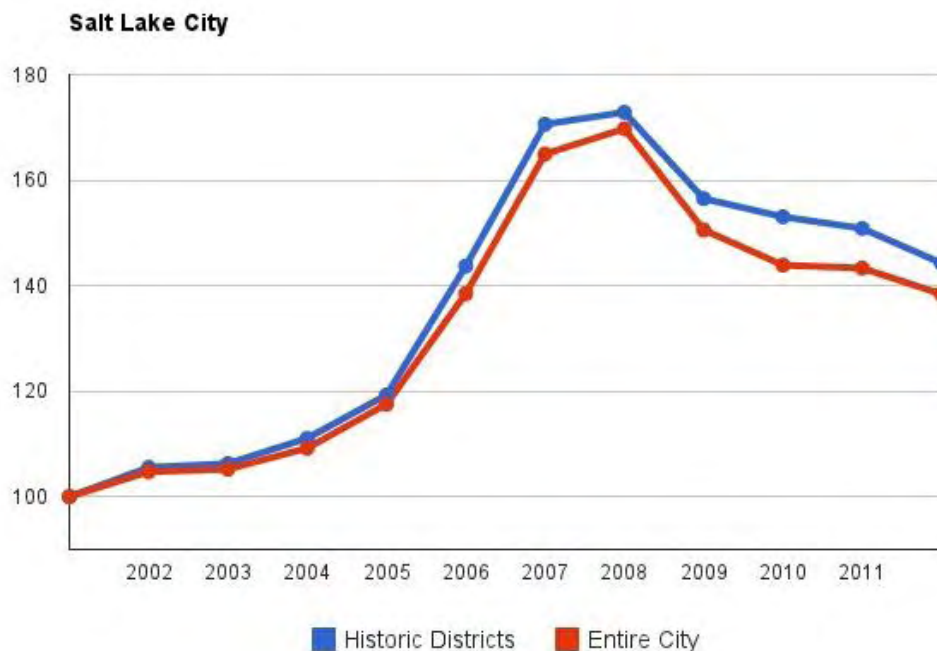
Provo

In a pattern strikingly similar to Park City, houses in Provo's historic districts slightly outpaced the rest of the city in appreciation between 2004 and 2007. In the decline of values from their peak, houses in historic districts have fared better. The average value today of a house in a historic district is about 4 percent greater than it was a decade ago, while the other houses are still below their 2004 values.



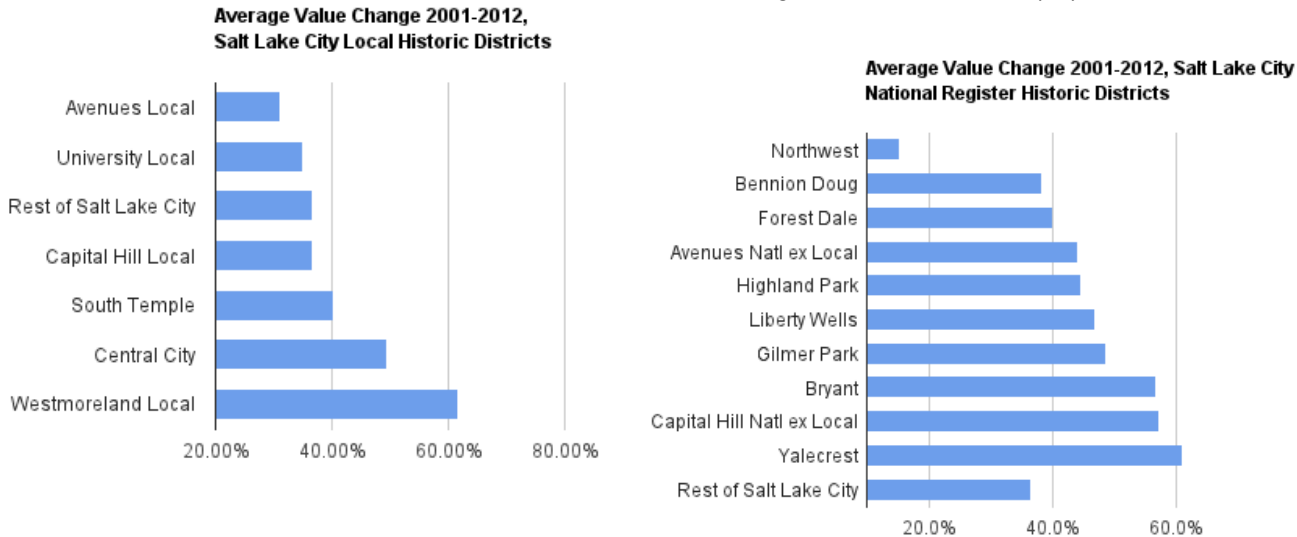
Salt Lake City

Again, in a pattern strikingly similar to Park City and Provo, houses in Salt Lake City's historic districts slightly outpaced the rest of the city in appreciation between 2004 and 2007. In the decline of values from their peak, houses in historic districts have fared better. The average value today of a house in a historic district is about 4 percent greater than it was a decade ago, while the other houses are still below their 2004 values.



Salt Lake City has a number of both National Register historic districts and locally designated historic districts. The change in value from 2001 to 2012 was calculated for each of these districts and compared to the average change in value for all single-family houses in Salt Lake City not located in any historic district. In that decade, the average value of a single-family house in Salt Lake City increased 36.6 percent. Four of the six local historic districts and nine of the ten National Register districts had rates of appreciation greater than that of the city as a whole. There was no evidence that being in either type of historic district negatively impacted the value.

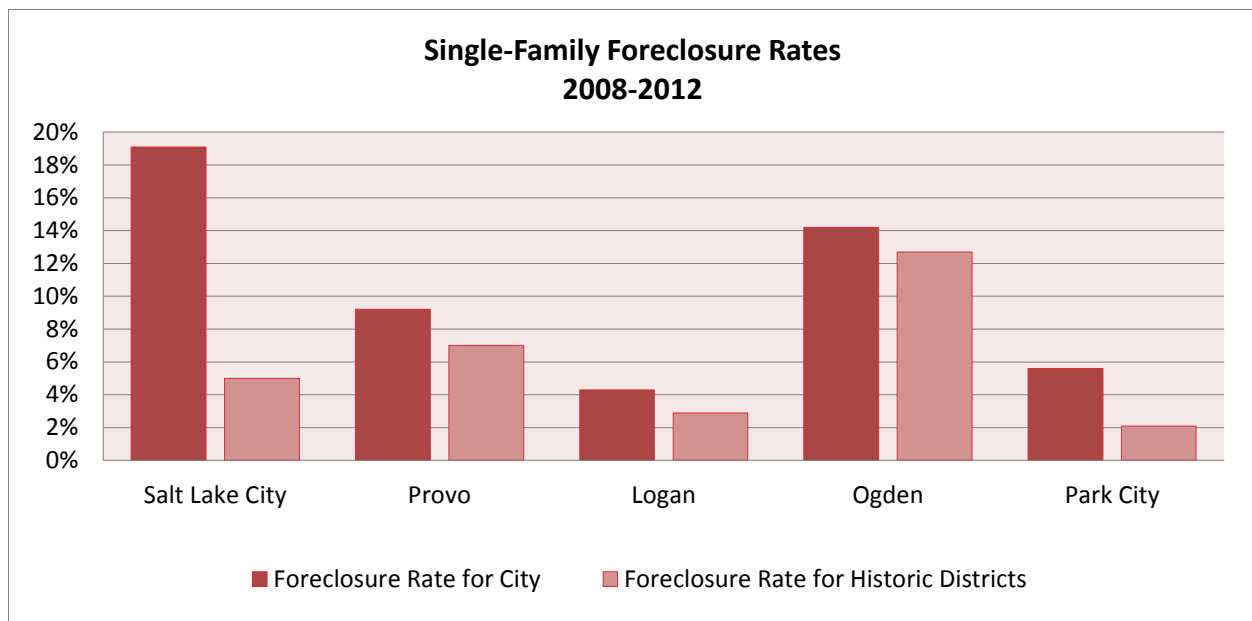
National Register calculations exclude properties in local districts.



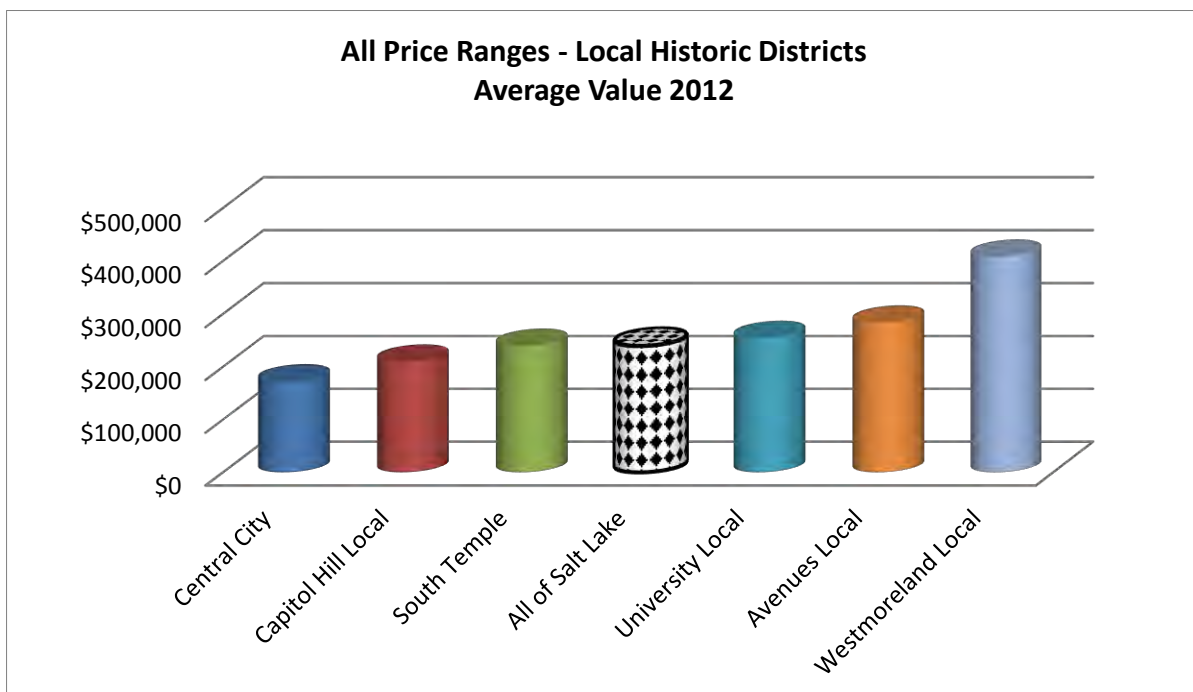
PROPERTY VALUES IN A DECLINING MARKET

For a decade or more, bankers, real estate brokers, and homeowners were focused on—sometimes obsessed with—the annual appreciation rates of houses. The data on the previous pages demonstrates that houses in historic districts were a good bet for higher than average rates of appreciation. But then came the nationwide real estate crash and subsequent foreclosure crisis in 2007, from which the country is still recovering. How have houses in Utah historic districts weathered that storm?

Over the last five years, in every one of the five cities studied, the rate of foreclosure of single-family homes in historic districts was less than the rate in the rest of the community—often substantially so. The fundamental value of historic houses and the greater stability of historic district properties meant that fewer homeowners lost their houses and fewer banks were saddled with foreclosed properties than elsewhere in the same city.



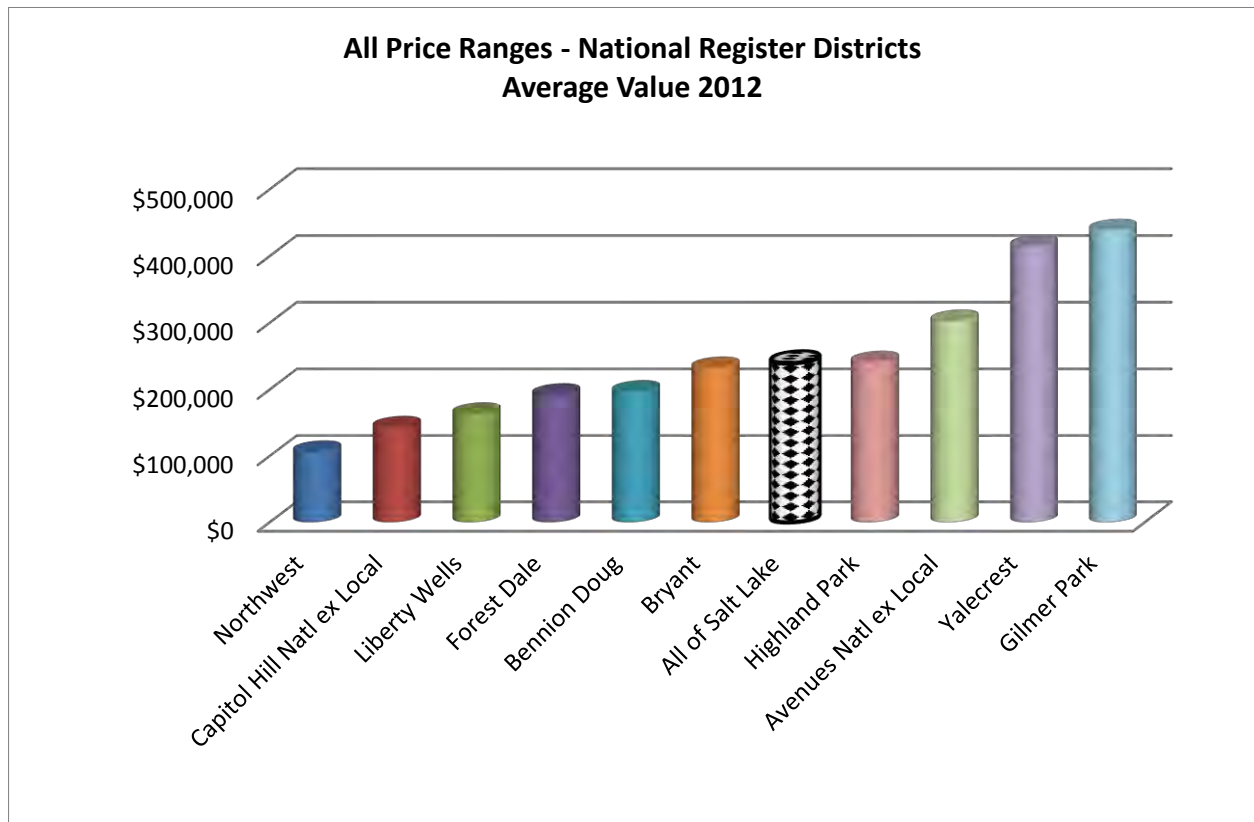
A skeptic might say, “OK, but that’s just because those historic districts are where rich people live and the houses all have high property values—of course there were fewer foreclosures.” That simply is not the case in Salt Lake City. While some historic districts certainly have very expensive homes, home values in historic districts actually provide a wide range of price options.



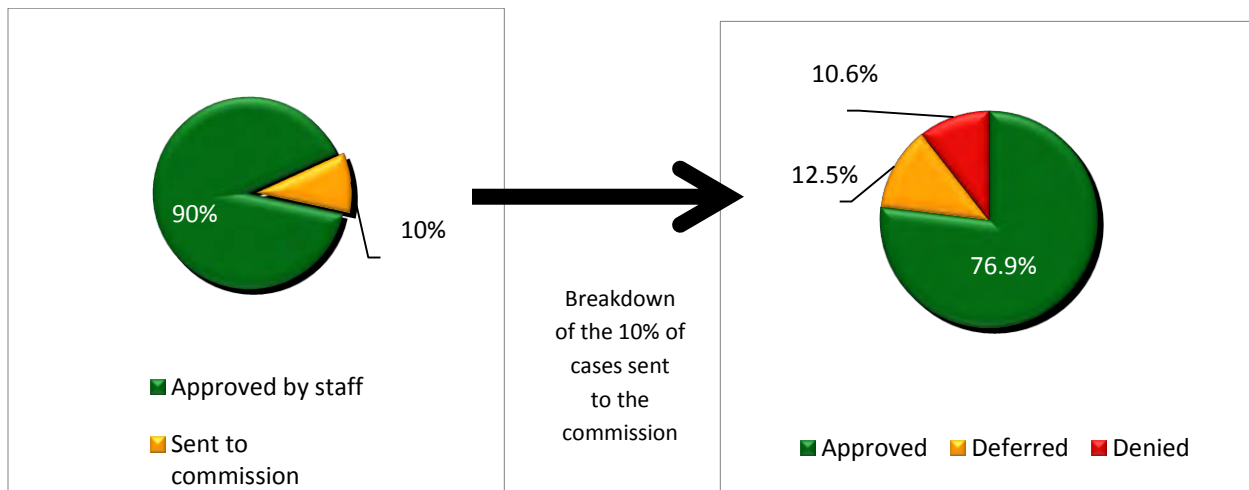
In 2012, the average value for a single-family house in Salt Lake City that was not located in a historic district was \$239,257. Of Salt Lake City’s six local historic districts, the average home value was higher than the citywide average in three and lower in three.

For properties located within National Register historic districts but not in a local district, the same pattern holds true. Of the ten National Register districts in Salt Lake City, four have average values greater than the

citywide average, and six have averages below that of the city. This is solid evidence that historic districts are providing quality housing for Utah households at nearly every income level.



Then what of the claim that local preservation commissions make it exceedingly difficult to make changes to one's home? Again, the reality and the claim are far apart. For this study, the records of the Salt Lake City Historic Preservation Commission from 2004 through 2012 were examined. Of the applications that were presented, over 90 percent were approved at the staff level with no need for the applicant to appear before the commission at all. Of the ten percent forwarded to the commission, nearly 77 percent were approved and another 12 percent deferred, most of which were ultimately approved when requested modifications in the plans were made. Only 10 percent of all cases heard by the commission – roughly only 1 percent of all applications – were denied. This is hardly a pattern that supports a "they're just in business to say no" claim.



CONCLUSIONS

- In good times, properties in most historic districts outperform the rest of the market.
- In tough times, the decline in value is usually less.
- The quality and relative value stability of homes in historic districts reduces the likelihood of foreclosure.
- There are homes in historic districts that are affordable for households across a wide range of income brackets.
- The overwhelming percentage of proposed changes to houses in local historic districts are quickly approved.

SUSTAINABILITY

Preservation in Utah demonstrates how responsible stewardship of the built environment can ensure the long-term availability of the natural environment for cultural, recreational, and economic uses.

Early preservation advocates focused narrowly on cultural values. However, after the National Historic Preservation Act passed in 1966, many preservationists expanded their perception of the field and its role. They recognized preservation's ability to save energy and material resources, and they noted the economic revitalization stimulated by the preservation and adaptive reuse of historic buildings.¹⁸ This expanded view is echoed in the current definition of sustainability as a practice with social, environmental, and economic elements.

A number of iconic buildings in Utah have gained national attention for using historic preservation as a sustainability strategy. For example, the designers of the Utah State Capitol seismic upgrade incorporated fly ash concrete in its foundations, beams, and shear walls, which reduced the amount of concrete used.¹⁹ In turn, this lowered carbon emissions. Fort Douglas was repurposed as a Community of Scholars for the University of Utah instead of razing and replacing buildings. Historic warehouse buildings such as the Fuller Paint Company Warehouse in Salt Lake City and the Scowcroft Warehouse in Ogden have been successfully adapted for reuse. And commercial buildings like the First Security Bank Building have been rehabilitated using both Historic Rehabilitation and New Markets Tax Credits.

These diverse projects have social and economic benefits, but they don't stop there. They also foster environmental sustainability by avoiding demolition, concentrating development in established areas, and preserving open land.

This chapter focuses on the significant intersections of historic preservation and environmental sustainability. It begins with a brief discussion of the inherently sustainable elements in historic buildings. It then explains the indicators used to gauge building performance, with particular attention to the preservation and reuse of historic buildings. Finally, it discusses how current tools and retrofit technologies are making historic buildings even more energy-efficient.

HISTORIC BUILDINGS: INHERENTLY SUSTAINABLE

Older buildings were constructed with heavier masonry materials for thermal mass, natural ventilation strategies for cooling, and strategically placed openings for daylighting. These passive approaches provided basic thermal and lighting comfort.

Yet these elements disappeared from commercial buildings with the advent of new technologies. Fluorescent lamps and double-paned windows were introduced in the 1930s, and air conditioning became widely used after World War II. Aluminum curtain walls became a common element in commercial buildings beginning in the 1950s.

These products transformed commercial buildings. Problems created by thermal deficiencies in newer building designs were "solved" by increasingly larger and more complex heating, ventilating, and air conditioning systems powered by cheap electricity. However, greater environmental awareness in the 1960s

¹⁸ Diane Maddex, ed., *New Energy from Old Buildings* (Washington, DC: National Trust for Historic Preservation/Preservation Press, 1981); Advisory Council on Historic Preservation, *The Contribution of Historic Preservation to Urban Revitalization* (Washington, DC: U.S. Government Printing Office, 1979).

¹⁹ P. Kumar Mehta and Helena Meryman, "Tools for Reducing Carbon Emissions Due to Cement Consumption," *STRUCTURE* (January 2009), 11-12, 14-15.

and the energy crises of the 1970s prompted a review of how buildings directly and indirectly impacted the environment. By the 1990s, energy-sensitive designs had become popular, and the concept of sustainability continues to evolve in the commercial building industry today.

Older houses also incorporate natural ventilation and daylighting into their designs, but they have more issues with energy efficiency. These stem from little or no insulation, inefficient performance of existing windows, poorly controlled air infiltration, and inefficiencies in mechanical and electrical systems. However, building envelopes and mechanical, electrical, and plumbing (MEP) systems can be upgraded to improve residential energy performance. (See Making Historic Buildings More Energy Efficient section.)

ENVIRONMENTAL INDICATORS

A range of indicators helps to quantify the energy consumption of new and historic buildings. The LEED rating system is the primary contemporary indicator used to comprehensively assess building sustainability. Other environmental indicators allow designers and analysts to compare the potential performance of particular design options in future building performance. These indicators include the energy utilization index (EUI), embodied energy, material flows, life cycle assessment, and public health costs.

LEED

The United States Green Building Council, a private nonprofit organization, developed the first LEED (Leadership in Energy and Environmental Design) rating system in 1993. Originally focused on new construction, the LEED now includes nine rating systems for different building types and project scales:

- New Construction and Major Renovations
- Existing Buildings Operations and Management
- Commercial Interiors
- Core and Shell Development
- Retail
- Schools
- Homes
- Neighborhood Development
- Healthcare

The rating systems include five primary credit categories that award points when specific criteria are met. These main categories are sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Additional credit categories exist for aspects found within a particular building type (e.g., location and linkage credits for Homes or Neighborhood Development). The point total determines the level of success, from Certified (lowest) to Silver, Gold, and Platinum (highest).²⁰

While the original LEED for New Construction rating system was not intended to be applied to the rehabilitation of existing buildings, it was the only rating system available. As a result, many early rehabilitation and reuse projects were evaluated under the New Construction rating system. It was not impossible for rehabilitation projects to score well, but the rating system's focus could be insensitive to the construction technologies and historic character-defining features found in historic buildings. Despite this, projects like the Fuller Paint Company Building and the Scowcroft Warehouse were able to successfully achieve LEED Gold and Silver ratings and still qualify for Historic Rehabilitation Tax Credits. Subsequent review and reallocation of credits in the ranking system now provide an enhanced opportunity for even further success in applying LEED to historic buildings. As a result, there have been more and more buildings that have qualified for both LEED Platinum and Historic Rehabilitation Tax Credits, including the

²⁰ United States Green Building Council. *LEED*. accessed June 23, 2013. <http://www.usgbc.org/leed/rating-systems>

Christman Construction Company in Lansing, Michigan, which became the first historic building to earn triple platinum status.²¹

Energy Utilization Index

The Energy Utilization Index (EUI) measures energy consumption per square foot per year. This provides a way to compare the energy performance of buildings that are similar types but different sizes or ages. In a study released in 2008, the U.S. Department of Energy found that commercial buildings constructed in the 1960s, 1970s, and 1980s are poor energy performers with high EUIs (Table 14). Most surprising to many, however, was that buildings constructed before 1920 and after 2000 have very similar low EUIs. In fact, buildings built after 2000 have an EUI only 0.6 percent better than that of commercial buildings built prior to 1920.

Residential buildings are a different story. Recently constructed residential buildings have the lowest (best) EUIs, while houses built in the early 20th century consume the most energy (Table 15). Older houses’ low energy performance has prompted calls for upgrades (See Making Historic Buildings More Energy Efficient section).

Table 14

ENERGY UTILIZATION INDEX FOR NON-MALL COMMERCIAL BUILDINGS ²² Average energy consumption in kBtu/sf	
Before 1920	80.2
1920 – 1945	90.3
1946 – 1959	80.3
1960 – 1969	90.9
1970 – 1979	95.0
1980 – 1989	100.1
1990 – 1999	88.8
2000 – 2003	79.7

Table 15

ENERGY UTILIZATION INDEX FOR RESIDENTIAL BUILDINGS ²³ Average energy consumption in kBtu/sf	
Before 1939	56
1940 – 1949	54
1950 – 1959	49
1960 – 1969	47
1970 – 1979	46
1980 – 1989	41
1990 – 1999	39
2000 – 2001	37

Embodied Energy

The next performance metric is embodied energy, which the Advisory Council on Historic Preservation (ACHP) defined in 1979 as “the energy used to process the materials required to construct the building and that [energy] needed to put them into place.”²⁴ The idea found limited acceptance at the time, and modern arguments around embodied energy are still met with doubt. However, a new idea has emerged in the past two decades: the concept of “avoided impacts,” or minimizing (if not eliminating) energy use for demolition and new construction.

The concept of avoided impacts recognizes that the energy used to construct a new building must be “recovered” before the new building saves net energy. Building construction involves manufacturing and transporting new building materials to the job site, as well as fabricating the building. Even a new energy-efficient house can take 12 to 15 years to recover that energy. Razing a house to replace it with a similar but more energy-efficient house will nearly double the recovery period.²⁵ This is due to the energy involved in demolition and transportation of waste materials, as well as the embodied energy of the original house. For a

²¹ Robert A. Young. *Stewardship of the Built Environment*. Washington, DC: Island Press, 2012, 176-182.
²² U.S. Energy Information Administration, “Residential Energy Consumption Survey” (2010).
²³ U.S. Department of Energy, “Commercial Building Energy Consumption Survey, 2003” (2006).
²⁴ Advisory Council on Historic Preservation, *Preservation and Energy Conservation* (Washington, DC: Advisory Council on Historic Preservation, 1979).
²⁵ Wayne Curtis, “A Cautionary Tale: Amid Our Green Building Boom: Why Neglecting the Old in Favor of the New Just Might Cost Us Dearly,” *Preservation* (January/February 2008).

new office building, the recovery period for construction is 40 years, while it is closer to 65 years if demolition of an existing building is involved.

Many sustainability proponents talk of creating a sustainable environment by tearing down old buildings and replacing them with buildings that are more energy efficient. They typically justify the benefits based on the new building’s lower operational energy usage. However, this view does not account for the energy needed to construct the new building or the demolition energy needed to remove the existing building. It also disregards the inherent embodied energy within the existing building itself.

As shown in Table 16, the recovery period for a new building is excessive even if it is constructed on undeveloped land. In fact, the full recovery period exceeds the expected useful life of buildings being constructed today. There is no full recovery of energy, since the building will most likely be demolished before the recovery period ends.

Table 16

CALCULATING ENERGY RECOVERY RATE ²⁶	
The time needed to recover the energy used to construct a new energy-efficient building can be calculated by comparing the energy performances of new and existing buildings.	
Embodied energy for new building:	1,200 kBTU/sf
Existing building annual operating energy:	70 kBTU/sf
New building annual operating energy:	35 kBTU/sf
The energy recovery rate is the consumption difference between the new and existing buildings:	
Energy Recovery Rate = Energy Rate _{existing} – Energy Rate _{new}	
= 70 kBTU/sf – 35 kBTU/sf	
= 35 kBTU/sf	
The recovery period is calculated by dividing the embodied energy expended to construct the new building by the energy recovery rate:	
Energy Recovery Period = Initial Embodied Energy ÷ Energy Recovery Rate	
= 1,200 kBTU/sf ÷ 35 kBTU/sf	
= 34.2 years	
It will take 34.2 years to recover the energy used to construct the building before any energy is actually saved.	

²⁶ Mike Jackson, “Embodied Energy and Historic Preservation: A Needed Reassessment,” APT Bulletin 38, no. 4 (2005).

Material Flows

Material flows are the volume of construction and demolition materials that flow into and out of the site. Quantifying material flows offers a relative indicator of the impacts of converting raw materials into new building material, as well as the impacts of demolition and construction waste on landfills. In many cities nationwide, deconstruction and salvage companies remove materials from the construction and demolition waste stream: bricks, concrete, masonry, lumber, paving materials, shingles, glass, plastics, aluminum, steel, drywall, insulation, roofing materials, plumbing fixtures, electrical materials, and siding. In many cases, these materials provide replacement components for preservation or adaptive use projects. While deconstructing buildings and recycling the materials is an increasingly common demolition practice, the potential extent of this activity has yet to be reached. The Environmental Protection Agency reports that much of the estimated 170 million tons generated from building, renovation, and demolition projects across the United States can be reused.²⁷ A number of communities have passed local ordinances requiring recovery of construction and demolition materials.²⁸



“Reduce, reuse, and recycle” is often cited to keep recyclable materials out of the landfill. This concept has public support when it comes to aluminum, glass, and plastic containers, but falls short of the same public application when it comes to buildings. This is despite the fact that building construction uses 40 percent of the world’s resources and generates 40 percent of the material going into landfills.²⁹

One alternative to razing a building is to move it. Older buildings have been moved despite the potential obstructions posed by overhead telephone and power lines. Moving masonry buildings is more difficult due to the building weight and the need to stabilize unreinforced masonry. Still, a recent example in Salt Lake City demonstrates in rather spectacular fashion that relocation is possible. The Odd Fellows Hall in Salt Lake City was constructed in 1891 of unreinforced

masonry. When a planned addition to the Frank Moss U.S. Federal Courthouse threatened the building, it was moved across the street. This move prevented six million pounds of building material from going to a landfill—a significant environmental win.

An investigation of the 1904 G. H. Schettler House in Salt Lake City compared the flow of new material used in construction with the flow of demolition materials in three scenarios. Each scenario reflected a national trend: retention and rehabilitation of the existing house (#1), construction of a similar house in the suburbs (#2), and the demolition and duplication of the existing house (#3).³⁰ In Scenario #3, the replacement house was calculated to be identical to the original two-story brick house, though replacement houses are typically much larger.

²⁷ U.S. Environmental Protection Agency, “Reducing Waste,” accessed June 23, 2013, <http://www.epa.gov/greenhomes/ReduceWaste.htm>.

²⁸ Institute for Local Self-Reliance, “The New Rules Project: Recycling and Solid Waste,” accessed June 23, 2013, <http://www.ilsr.org/rule/recycling-and-solid-waste>.

²⁹ “Green Builders” (Trenton, NJ: NJN Public Television and Radio, 2009), DVD.

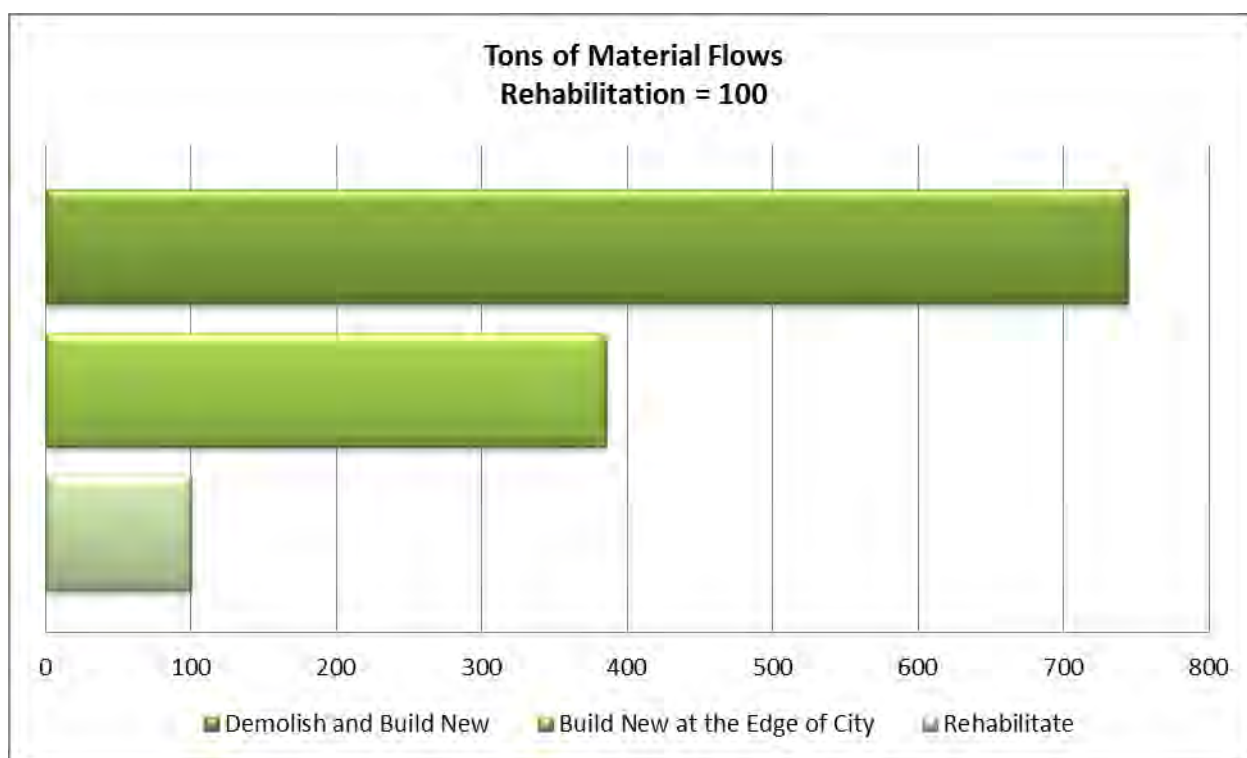
³⁰ Robert A. Young, “Stewardship of the Built Environment: The Emerging Synergies from Sustainability and Historic Preservation,” in *Archipelagoes: Outposts of the Americas: Enclaves amidst Technology*, eds. Robert Alexander Gonzales and Marilyns Rebecca Nepomechie (Washington, DC: Association of Schools and Colleges of Architecture, 2004), 35-50.

The study analyzed the material flows for each scenario, including the extraction of new raw materials and the impacts of construction and demolition wastes on the landfill (Table 17). The rehabilitation of the existing house had the lowest cumulative amount of material flows by far. New suburban construction generated a material stream 4 times greater than rehabilitation, while the material stream of demolition and duplication was 7.4 times greater.

Table 17

MATERIAL FLOW COMPARISON	
SCENARIO	TOTAL MATERIAL STREAM
#1 Rehabilitation	47.3 tons
#2 New suburban construction	182.4 tons
#3 Demolition and duplication	351.8 tons

When considered on an indexed basis, the Materials Flow calculations can be represented as in this chart:



Life Cycle Assessment

Life Cycle Assessment (LCA) assesses a product's environmental performance over its full life cycle. Environmental performance is measured in terms of avoided impacts, or minimizing energy and resource use.³¹ Some examples of avoided impacts include:

- Fossil fuel depletion
- Other non-renewable resource use
- Water use
- Global warming potential
- Stratospheric ozone depletion

³¹ Wayne Trusty, "Renovating vs. Building New: The Environmental Merits" (Merrickville, Ontario, Canada: Athena Sustainable Materials Institute, 2003), accessed June 23, 2013, http://nshistoricplaces.ca/conservation_resources/documents/RenovsBuildNewTrusty.pdf.

- Ground-level ozone (smog) creation
- Nutrification/eutrophication of water bodies
- Acidification and acid deposition (dry and wet)
- Toxic releases (e.g., harmful pollutants and carcinogens) to air, water, and land

The LCA of a building would be calculated using an EcoCalculator® or similar software system to determine what the overall avoided environmental impacts would be for a number of design alternatives.³² The Athena Sustainable Materials Institute conducted an investigation on the reuse potential of four separate buildings.³³ In all four instances, the strategy to reuse and rehabilitate the buildings proved to be more environmentally advantageous than the raze-and-replace alternative.

Applying LCA to a building is difficult due to the many components involved in construction. Still, the Preservation Green Lab of the National Trust for Historic Preservation noted: “It takes 10 to 80 years for a new building that is 30 percent more efficient than an average-performing existing building to overcome, through efficient operations, the negative climate change impacts related to the construction process.”³⁴

Preservation of Open Space

Through the preservation and reuse of buildings, communities can offset growth pressures on open lands. Similarly, vacant urban lands or underutilized parcels such as parking lots could hold new construction that takes advantage of existing infrastructure. A study funded by the EPA estimated that redeveloping one acre of brownfields is equivalent in environmental impact to preserving 4.5 acres of open space.³⁵ Brownfields redevelopment is particularly relevant to urban areas, but it can also be applied in smaller communities and rural towns. In fact, it helps ease growth pressures so that open lands in rural areas can be preserved for agricultural and recreational uses.

Public Health Impacts

In helping to preserve open lands, preservation of buildings also brings a public health benefit. Preventing suburban sprawl helps reduce driving, along with its associated environmental and health costs. Conversely, creating an urban environment in which walking is a pleasant experience has significant public health benefits.

In urban areas, building preservation and brownfields redevelopment can help avoid further increases in vehicle miles traveled (VMT). More intensive use of existing built areas leads to a greater concentration of activities. This encourages both residents and visitors to get out of their vehicles and walk to multiple destinations. National research has correlated walkable communities with higher levels of exercise and lower levels of obesity and body mass index.³⁶

³² EcoCalculator is a free software system developed by the Athena Sustainable Materials Institute. Additional information is available at <http://www.athenasmi.org/our-software-data/ecocalculator>.

³³ Athena Sustainable Materials Institute, *A Life Cycle Assessment Study of Embodied Effects for Existing Historic Buildings* (2009), accessed June 24, 2013, http://www.athenasmi.org/wp-content/uploads/2012/01/Athena_LCA_for_Existing_Historic_Buildings.pdf.

³⁴ Preservation Green Lab, “The Greenest Building: Quantifying the Environmental Value of Building Reuse” (National Trust for Historic Preservation, 2012), 76f.

³⁵ Jonathan P. Deason, George William Sherck, and Gary Carroll, *Public Policies and Private Decisions Affecting the Redevelopment of Brownfields: An Analysis of Critical Factors, Relative Weights and Areal Differentials* (U.S. Environmental Protection Agency, 2001), accessed June 23, 2013, <http://www.gwu.edu/~eem/Brownfields/>.

³⁶ Lawrence Frank et al., “Linking Objectively Measured Physical Activity with Objectively Measured Urban Form: Findings from SMARTRAQ,” *American Journal of Preventative Medicine* 28, no. 2S2 (2005), 117-125; R. Ewing et al., “Relationship between Urban Sprawl and Physical Activity, Obesity and Morbidity,” *American Journal of Health Promotion* 18, no. 1 (2003), 464-474; Lawrence Frank, Martin Andresen, and Tom Schmid, “Obesity Relationships With Community Design, Physical Activity, and Time Spent in Cars,” *American Journal of Preventive Medicine* 27, no. 2 (2004), 87-96.

A reduction in VMT also has public health impacts at the community scale. The Utah Department of Environmental Quality estimates that 57 percent of greenhouse gas emissions in the state come from mobile sources such as automobiles and trucks, so reducing VMT can have a direct positive impact on public health conditions.³⁷ For example, in early 2013, prolonged thermal inversions in Utah’s northern valley posed a threat to public health due to reduced air quality. Reducing VMT—and the pollutants that make up the smog associated with these inversions—can reduce the occurrences of asthma and other respiratory problems.

MAKING HISTORIC BUILDINGS MORE ENERGY EFFICIENT

The building envelope and mechanical, electrical, and plumbing systems are the elements most often targeted for energy efficiency upgrades. This section compares options for retrofitting and replacing building elements and systems.

Building Envelope

The energy performance of the building envelope (windows, doors, walls, ceilings and roofs, and floors) can be improved through weatherization and increasing or controlling the admission of natural light. Replacement windows and insulation are two common modifications to the building envelope.

Replacement windows

Since heated air naturally rises, the amount of conductive energy lost through windows is lower than heat lost through other parts of the building envelope, such as under-insulated attics and roofs. Consequently, many building scientists and energy auditors recommend installing storm windows and weatherstripping, caulking around openings in the building envelope, and sealing openings leading to or from unheated spaces like attics, basements, and stairwells.

In economic terms, one-for-one replacement of wood windows with more efficient vinyl units is not cost-effective. In terms of simple payback—the period of time it takes for energy savings to recover the additional cost incurred when choosing a more expensive alternative—the most cost-effective solution is to add a storm window to an existing single-pane window unit (Table 5). This modification costs \$50 and takes less than 4 years to pay back via energy savings. New double-pane windows, the often-advertised alternative, take 34 to 40 years—or more—to pay back. And because the average American family moves roughly every five years, the original purchaser may not realize any cost savings at all.

Table 18

PAYBACK ANALYSIS FOR WINDOW UPGRADE OPTIONS ³⁸					
OPTIONS	COST (\$)	R-VALUE	ANNUAL BTUS SAVED	ANNUAL COST SAVINGS (\$)	PAYBACK PERIOD (YRS)
Original Window (OW)	-----	0.9	0	0	0
OW + storm window	\$50	2.0	722,218	13.20	3.8
Double pane	\$450	1.7	625,922	11.07	40.5
Low-e double pane	\$550	2.9	902,722	16.10	34.0
Low-e double pane for OW + storm window	\$550	2.9	132,407	2.29	240.0

SOURCE Keith Haberern, Collingswood (NJ) Historic District Commission. Cited in Noelle Lord, “Embracing Efficiency,” Old House Journal 35, no. 5 (September/October 2007), 43.

³⁷ Utah Department of Environmental Quality, “Emission Sources of Winter PM 2.5,” last modified February 27, 2013, accessed February 28, 2013, <http://www.deq.utah.gov/FactSheets/sources.htm>.
³⁸ The R-value refers to the ability of a material to resist heat flow. Materials with higher R-values resist heat flow better than materials with lower R-values. A BTU (British thermal unit) is a measure of heat energy. The BTU is used to define a common basis for all heat lost or gained in a building regardless of the fuel source used to overcome the heat loss or gain. One BTU is the amount of energy needed to raise one pound of water 1° F.

Furthermore, recent research indicates that the useful life of vinyl windows is lower than manufacturers' claims. Thirty percent of vinyl replacement windows are replaced within just ten years.³⁹ Unlike wood windows, individual components of vinyl windows cannot be repaired when damaged and must be completely replaced. And despite the 15- to 20-year warranties offered by manufacturers, some manufacturers may be out of business before the life of the warranty ends.

With any of the vinyl replacement window options, the payback period exceeds the expected life of the window. In contrast, repairing wood-frame windows has been shown as cost-effective both in terms of initial costs (material and labor) and the ability to replace broken or damaged parts.

Window replacements also raise preservation concerns about how envelope modifications impact historic integrity. When a building is located in a local historic district, the local historic landmarks commission may have requirements for preserving original windows and/or selecting new windows. Similarly, if the project is seeking federal historic rehabilitation tax credits, the state historic preservation office (SHPO) will scrutinize the proposed window treatment for compliance with the Secretary of the Interior's Standards. Installation of inappropriate windows may result in the denial of a proposed project or tax credits.

Insulation

The thermal efficiency of the building envelope is a major concern for many building owners. Sealing air infiltration paths—e.g., putting weatherstripping and gaskets around doors and windows—can reduce infiltration and heat exchange significantly. Likewise, insulating the attic will suppress the natural upward flow of heat.

Walls are the final opportunity for insulation upgrades. However, adding insulation to the interior face, the exterior face, and within the interior cavity presents various problems. Insulating the interior face reduces occupied space and can compromise original surface details such as woodwork, ornamental plaster, and paint finishes. Insulating the exterior face can significantly alter the exterior appearance, which may be historically significant. And adding insulation to the wall cavity can create moisture problems. In fact, in all three instances, adding insulation can lead to condensation inside the wall and freeze-thaw related problems toward the exterior of the wall. Consultation with an insulation specialist is advised before starting any insulation upgrades to ensure that potential moisture issues are addressed as part of the upgrade.

Mechanical, Electrical and Plumbing (MEP) Systems

Many MEP upgrade projects involve replacing less efficient components (e.g., burners, motors, pumps, incandescent lamps) with more efficient replacements. Additional strategies to improve sustainability performance include:

- Digital controls: These include programmable thermostats for residential buildings and energy management systems for commercial, retail, institutional, and industrial buildings.
- Enhanced air circulation and free cooling: Nighttime free cooling can flush heat out of a building during the evening when outdoor temperatures are cooler. That outdoor air is used to cool the building.
- Heat pumps: Geothermal heat pumps enhance thermal comfort without creating a significant visual or spatial disruption to the building or its surroundings.⁴⁰

³⁹ National Trust for Historic Preservation, "Historic Wood Windows: A Tip Sheet from the National Trust for Historic Preservation" (Washington, DC: 2009), 2.

⁴⁰ At approximately 12 feet below ground, the soil temperature is relatively constant year-round and is approximately the average annual air temperature. A ground-coupled heat pump is a mechanically based system that rejects heat into the ground when cooling is needed and absorbs heat from the ground when heat is needed. For more information on this technology, see <http://energy.gov/energysaver/articles/geothermal-heat-pumps>.

- Raised floor air supply: This technology has been successfully used nationwide to integrate new HVAC systems into industrial and warehouse facilities being repurposed for office and residential uses.⁴¹ One example is the IRS Operations Center in Ogden.
- Photovoltaic panels: These panels transform solar energy into electricity, but they can be visually obtrusive. The former Stratford Hotel in Salt Lake City provides a good example of how to successfully conceal them.
- Low-flow plumbing fixtures: A wide variety of products has been introduced to reduce water demand, including low-flow faucets and showerheads, low-flow and dual-flush toilets, and waterless urinals.

Daylighting interior spaces with skylights, clerestories, and transom windows was a common design strategy before the advent of modern lighting technology such as the fluorescent light. Modern projects are now revisiting the use of natural light as a significant contributor to saving energy and enhancing occupants' emotional wellbeing and productivity. Digital technology can be used to reduce or turn off electric lighting when daylight meets occupant needs.

The broader preservation concern with MEP-related energy upgrades stems from the physical disruption and visual impact of piping and ductwork, especially on the interior finishes and spatial qualities of historically significant spaces. These elements must be routed to avoid compromising the visual and physical qualities of the spaces involved. Historic rehabilitation tax credit projects strongly discourage the installation of mechanical equipment, solar panels, and photovoltaic panels in locations visible from a public right-of-way.

RETROFIT EXAMPLE: G. H. SCHETTLER HOUSE

The G. H. Schettler House in Salt Lake City—discussed earlier as the subject of a material flows study—was rehabilitated in 2000. Constructed in 1904, the two-story single-family brick house is located in locally and nationally designated historic districts. In the recent rehabilitation, mechanical, electrical, and plumbing systems were completely replaced; deteriorated plaster on the interior walls was replaced; and all interior finishes were restored or upgraded. Other improvements included:

- Weatherizing windows and doors,
- Adding attic insulation,
- Replacing the roof,
- Upgrading bedroom windows to meet fire and life safety codes, and
- Installing high-efficiency appliances, low-flow plumbing fixtures, and programmable controls for the HVAC system and exterior lighting.



These enhancements reduced heating loads by 37 percent and cooling loads by 22 percent. The project was a Utah Historic Preservation Tax Credit project that was reviewed by the local Historic Landmark Commission, the State Historic Preservation Office, and the National Park Service for adherence to local design guidelines and the Secretary of the Interior's Standards for Rehabilitation. The total rehabilitation costs were \$215,000 (\$84/sf); the Utah Historic Preservation Tax Credit reduced the cost to \$173,200 (\$68/sf). As this was an owner-occupied property, the Federal Historic Rehabilitation Tax Credits were not available.

⁴¹ A raised floor system is one where the walking surface is constructed several inches or more above the floor slab. In the space between the floor and the slab, wiring, communication cabling, and heating and cooling distribution networks are installed to provide service to individual workstations and cubicles. This process allows flexibility in arranging workspaces without the visual and physical clutter that occurs when these services are provided from the ceiling. For more information on this technology, see www.ufad.net/GSAGuideonRaisedFloor2_1.pdf.

WALKABILITY

Recent urban research has demonstrated the importance of “walkability” for quality communities and for public health, transportation, and other reasons. In 2008, a group of Seattle software developers created an online system that measures the “walkability” of neighborhoods and addresses. They make the case for walkable neighborhoods as follows.⁴²

Walkable neighborhoods offer surprising benefits to the environment, health and finances, and communities:

- Environment: Cars are a leading cause of climate change. Your feet are zero-pollution transportation machines.
- Health: The average resident of a walkable neighborhood weighs 7 pounds less than someone who lives in a sprawling neighborhood.
- Finances: One point of Walk Score is worth up to \$3,000 of value for your property.
- Communities: Studies show that for every 10 minutes a person spends in a daily car commute, time spent in community activities falls by 10%.

They define a walkable community as having:

- A center: Walkable neighborhoods have a center, whether it’s a main street or a public space.
- People: Enough people for businesses to flourish and for public transit to run frequently.
- Mixed income, mixed use: Affordable housing located near businesses.
- Parks and public space: Plenty of public places to gather and play.
- Pedestrian design: Buildings are close to the street, parking lots are relegated to the back.
- Schools and workplaces: Close enough that most residents can walk from their homes.
- Complete streets: Streets designed for bicyclists, pedestrians, and transit.

WALK SCORE RATING DESCRIPTION
90–100 Walker’s Paradise — Daily errands do not require a car.
70–89 Very Walkable — Most errands can be accomplished on foot.
50–69 Somewhat Walkable — Some amenities within walking distance.
25–49 Car-Dependent — A few amenities within walking distance.
0–24 Car-Dependent — Almost all errands require a car.

As part of the analysis for this study a Walk Score was calculated for every Salt Lake City property that utilized the Utah Historic Preservation Tax Credit, over 900 addresses, and compared those scores with the Walk Scores for Salt Lake as a whole. The comparison can be seen in Table 19.

⁴² Walk Score, <http://www.walkscore.com/walkable-neighborhoods.shtml>.

Table 19

WALKABILITY IN SALT LAKE CITY			
SCORE	CATEGORY	TAX CREDIT PROJECTS IN HISTORIC DISTRICTS	CITY OF SALT LAKE (OVERALL)
90-100	Walker's Paradise	3.1%	
70-89	Very Walkable	41.6%	21.4%
50-69	Somewhat Walkable	51.4%	48.6%
25-49	Car Dependent	3.9%	30.0%
0-24	Car Dependent	0.0%	

Walkability is important on the regional environmental level by reducing vehicle miles traveled and the corresponding effect on air quality. It also has direct benefits for individuals. The American Journal of Preventive Medicine reported, "Neighborhoods built a half-century or more ago were designed with 'walkability' in mind. And living in them reduces an individual's risk of becoming overweight or obese."

The LDS Doctrine and Covenants directs church members to "be diligent in preserving what thou hast, that thou mayest be a wise steward" (D&C 136:27). "And the benefits shall be consecrated unto the inhabitants of Zion and unto their generations" (D&C 70:8).

When written, that stewardship probably referred to the land and water and the production of the early pioneers. But today Utahns are being wise stewards of their historic built environment, preserving those benefits for future generations and practicing sustainable development at the same time.

CONCLUSIONS

Sustainable design is typically measured by how a building is sited or how a community is designed to mitigate sprawl and its attendant environmental degradation. Overall, however, consideration should be given to the relationships between LEED ratings, the energy utilization index, embodied energy, material flows, life cycle assessment, public health impacts, the preservation of open lands, and walkability. As discussed in this section, many older buildings and neighborhoods already have characteristics that are highly valued in contemporary design for their contributions to sustainability. These design elements are being rediscovered by architects for both new construction and reuse projects. Society needs to recognize that preservation and reuse is an effective sustainable design strategy that should be considered at the start of each discussion about future building plans.

Beyond residential and commercial buildings, many of the older buildings being rehabilitated today are industrial and warehouse buildings with large open floor plans. The openness of these spaces meets the needs of large open office plans or can be easily subdivided into smaller retail or residential units. At the scale of multifamily housing, buildings can be repurposed to accommodate a variety of market sectors ranging from affordable to high-end. All these project types have proven to be successful nationwide and are gaining in popularity. As architects, developers, and building managers become more familiar with the processes, the social, environmental, and economic opportunities presented through the preservation and reuse of buildings will become even more attractive to a larger market.

EXHIBIT Q

424 Woodside Avenue

Project Number: PL-16-03379

Reorientation of a Significant Historic Structure



18/07/2015

760



761



434 - 100000

100000 - 100000

100000



434 - 100000

100000 - 100000

100000

Reorientation: LMC 15-11-13(3)(b)

The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of **hazardous conditions** and the **preservation of the building will be enhanced** by relocating it;

- Hazardous Conditions
 - Long-term mitigation of these conditions
- Enhanced Preservation
 - Adaptation for contemporary use
 - Mitigate incompatible development
 - Restore historic character-defining features

Reorientation: LMC 15-11-13(3)(c)1-4

1. The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting.

- Decision making power lies with the HPB.

Historic Site Inventory

- 2006-2007 – Comprehensive inventory of historic buildings
- Controversy about what did not meet the criteria.

ADDRESS: 923 Empire Avenue
PARCEL #: SA-307



15-11-12. DETERMINATION OF HISTORICAL SIGNIFICANCE

...It is hereby declared that all Buildings, Structures and Sites within Park City which substantially comply with the standards of review found in Section 15-11-[12](A), are determined to be Significant for the purposes of this Chapter.

(A) STANDARDS OF REVIEW. In determining the Historic Significance of the Property at the hearing, the HPB shall evaluate whether the Building, Structure or Site demonstrates a quality of Significance in local, regional, state or national history architecture, archaeology, engineering or culture, and integrity of location, design, setting, materials, and workmanship according to the following criteria:

Criteria	Evaluation
(1) The Building, Structure or Site is associated with events or lives of Persons Significant to our past; and/or	Yes, mining industry era.
(2) The Building, Structure or Site embodies the distinctive characteristics of a type, period or method of construction or that represent the work of a master; and/or	Yes, though an incompatible addition was built to the south, the structure embodies the distinctive characteristics: two-story, siding, cross-gable roof form, window type and placement, full-width porch (wrap may be later alteration), porch.
(3) The architectural or historical value or Significance of the Building, Structure or Site contributes to the Historic value of the Property and surrounding Area; and/or	Yes, the architectural and historical value of the structure contributes to the significance of the property and area.
(4) The Building, Structure, or Site is at least fifty (50) years old, or has achieved Significance within the past fifty (50) years if the Property is exceptional importance to the community; and/or	Yes, c. 1895 with later alterations; some which are compatible (wrap porch), others are not (south addition, door style, decorative elements).
(5) The relation of Historic or architectural features found on the Building, Structure or Site to other such features within the surrounding Area; and/or	Yes, Though alterations have been made, the historic and architectural features are comparable to those on other significant structures in the area.
(6) Any other factors, including aesthetic, which may be relevant to the historical or architectural aspects of the Building, Structure or Site.	Despite the addition, the scale, massing, and form reflect the Victorian eclectic style and mining era home.

In addition to on-site visual analysis, the following were consulted in determining substantial compliance with the standards of review found in Title 15, Chapter 11, Section 12 Determination of Historical Significance.

Tax Photo	Planning Office, in binder and @ SHPO.
1982 Survey Evaluation	Qualified Contributory, though a comment on the form indicates, "verges on intrusion".
Permit Files	
SHPO ¹	Utah Historic Database ID#57229. No individual property file, just a copy of the PC 1982 survey form.
Tax Assessor	
PCHS&M ²	
Other	

¹ State Historic Preservation Office

² Park City Historical Society and Museum

187 Daly Avenue



766

297 Daly Avenue



767

901 Empire Avenue



768

109 Main Street



769

827 Norfolk Avenue



770

835 Norfolk Avenue



771

1135 Norfolk Avenue



772

437 Park Avenue



773

811 & 817 Park Avenue



774

909 Park Avenue



775

1043 Park Avenue



776

1323 Park Avenue



777

1359 Park Avenue



778

16 Sampson Avenue



779

115 Woodside Avenue



780

835 Woodside Avenue



781

909 Woodside Avenue



782

1062 Woodside Avenue



783

Historic Site Inventory

- 2006-2007 – Comprehensive inventory of historic buildings
 - Controversy about what was on and off the list
- 2008-2009 – Criteria revised
 - **Landmark Site** – National Register Criteria
 - **Significant Site** – Park City Specific Criteria

HISTORIC SITE FORM - HISTORIC SITES INVENTORY
PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: _____ AKA: _____
 Address: 1003 NORFOLK AVE Tax Number: SA-164
 City, County: Park City, Summit County, Utah
 Current Owner Name: GROSE CHARLES K & EVA L TRUSTEES Parent Parcel(s): _____
 Current Owner Address: PO BOX 545, PARK CITY, UT 84060-0545
 Legal Description (include acreage): LOTS 1 & 2 BLK 16 SNYDERS ADDITION TO PARK CITY, 0.09 AC

2 STATUS/USE

<u>Property Category</u>	<u>Evaluation*</u>	<u>Reconstruction</u>	<u>Use</u>
☒ building(s), main	☒ Landmark Site	Date: _____	Original Use: Residential
☐ building(s), attached	☐ Significant Site	Permit #: _____	Current Use: Residential
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☐ building(s), accessory structure(s)			

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

3 DOCUMENTATION

<u>Photos/Dates</u>	<u>Research Sources</u> (check all sources consulted, whether useful or not)
☐ tax photo:	☐ abstract of title
☒ prints: 1995 & 2006	☐ tax card
☐ historic: c.	☐ original building permit
	☐ sewer permit
<u>Drawings and Plans</u>	☒ Sanborn Maps
☐ measured floor plans	☐ obituary index
☐ site sketch map	☐ city directories/gazetteers
☐ Historic American Bldg. Survey	☐ census records
☐ original plans:	☐ biographical encyclopedias
☐ other:	☐ newspapers

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.
 Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Survey. 2007.
 Carter, Thomas and Goss, Peter. Utah's Historic Architecture, 1847-1900. University of Utah Graduate School of Architecture and Utah State Office of Historic Preservation. 1984.
 McAlester, Virginia and Lee. A Field Guide to American Houses. 1997.
 Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. 1994.
 Roper, Roger & Deborah Randall. "Residences of Mining Boom Era." Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Cross-wing type / Vernacular style
 Additions: ☐ none ☒ minor ☐ major (describe below) Alterations: _____
 Number of associated outbuildings and/or structures: ☒ none
 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 an imminent threat to the building's integrity.)



Historic Designation – Significant Site

Applicable Criteria & Analysis

- LMC 15-11-10 Significant Site
 - At least 50 years old
 - Retains its Integrity
 - Essential Historic Form
 - Important in history
 - Extras

Criteria & Analysis in Staff Report

- LMC 15-11-10 Landmark Site
 - At least 50 years old
 - Retains its Integrity
 - Location
 - Design
 - Setting
 - Materials
 - Workmanship
 - Feeling
 - Association
 - Important in History

Historic Designation – Significant Site

Integrity: Essential Historic Form

- Definition (LMC): The physical characteristics of a Structure that make it identifiable as existing in or relating to an important era in the past.

Integrity: National Park Service

- Definition (NPS): Possess integrity of location, design, setting, materials, workmanship, feeling and association.

Reorientation: LMC 15-11-13(3)(c)1-4

1. The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting.

- Decision making power lies with the HPB
- Context radically altered
- Historic character enhanced

Reorientation: LMC 15-11-13(3)(c)1-4

2. The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district.

- Historic Districts
 - Number of historic resources
 - Integrity of those resources
 - Impact of new development
- Associations with the mining era define the district boundaries.

Reorientation: LMC 15-11-13(3)(c)1-4

3. The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation or reorientation.

- Continued reliance on location as the determining factor of integrity and significance, contrary to the LMC.
- Threat of de-listing.

1895 Three Kings Drive



790

801 Park Avenue



791

964 Empire Avenue



792

Reorientation: LMC 15-11-13(3)(c)1-4

4. The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation.

- Short-term benefits
- Long-term benefits

Significance: LMC 15-11-10(A)(2)(c)1-2

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

937 Park Avenue



795

147 Ridge Avenue



796

964 Empire Avenue



797

Significance: LMC 15-11-10(A)(2)(c)1-2

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

Significance: LMC 15-11-10(A)(2)(c)1-2

(2) 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 Boom Era Residences National Register District even if it has non-historic additions.

Significance: LMC 15-11-10(A)(2)(d)1-3

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

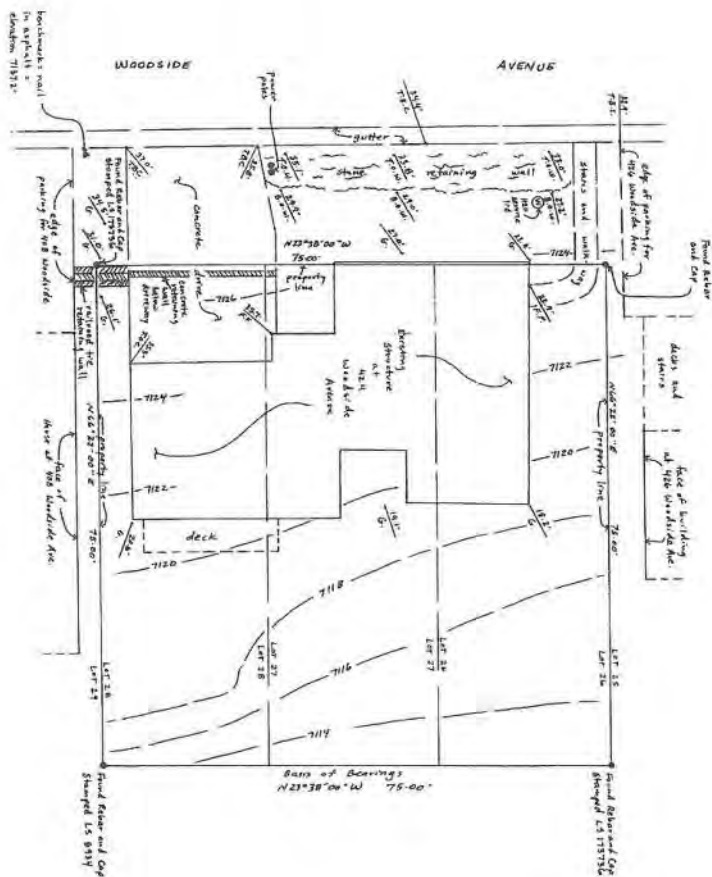
1. An era of Historic Importance to the community;
2. Lives of Persons who were of Historic importance to the community, or
3. Noteworthy methods of construction, materials, or craftsmanship used during the historic period.

Design Guidelines

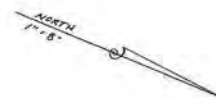
- From the staff report
 - Preamble
 - Foundations
 - Relocation and/or Reorientation

EXHIBIT R

424 WOODSIDE AVENUE RECORD OF SURVEY
 LOTS 25, 27, and 28, Block 4, Park City Survey, Summit County, Utah



720. Top Rock of Cont.
 720. Top of Cont.
 720. Top of Cont.
 720. Top of Cont.
 720. Top of Cont.



1. The purpose of this survey is for property corners, lines, area, and location of the above improvements, and certify that I have made a survey of the property shown herein, and as described in the survey notes and legal description below.

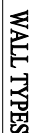
SURVEY NOTES:

- The purpose of this survey is for property corners, lines, area, and location of the above improvements.
- This survey was requested by the State of Utah.
- All bearings and distances shown were measured and are equal to the bearings and distances on the recorded maps of Block 4, Park City Survey.
- The corner interval is two feet.
- Attention of any survey data without the surveyor's consent makes this survey invalid.

LEGAL DESCRIPTION:

All of lots 25, 27, and 28, Block 4, Park City Survey, the being located in Section 10, Township 2 South, Range 4 East, Salt Lake Baseline and Meridian, Summit County, Utah. The area of lots 25, 27, and 28 together encompass 5625 square feet, or 0.13 acres.

Surveyed by:
 In the field
 Park City, UT 84060
 PL 115-447-7826



- ## KEY NOTES

WALL LEGEND

- | | |
|---|------------------------|
|  | EXISTING 2X PLANK WALL |
|  | EXISTING CONCRETE WALL |
|  | EXISTING BRICK WALL |
- ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION

ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION

- ① NEW STANDING SEAM METAL ROOF ON HISTORIC WOOD SHED ON HISTORIC 148 PLANK ON HISTORIC 2X4 TREES @ 24" O.C. TRUSS 114x 2x4 BOTTOM CHORD W/ 1x4 KICKER.
- ② NEW STANDING SEAM METAL ROOF ON 2x8 PLANK SHEDS ON 2X12 JOISTS @ 24" O.C. (UPGRADED AFTER 1979).
- ③ 1x3 RAFTWOOD FLOORING ON HISTORIC 2x JOISTS @ 24" O.C.
- ④ NEW STANDING SEAM METAL ROOF ON 2x8 PLANK SHEDS ON 2X12 JOISTS @ 24" O.C. (UPGRADED AFTER 1979).

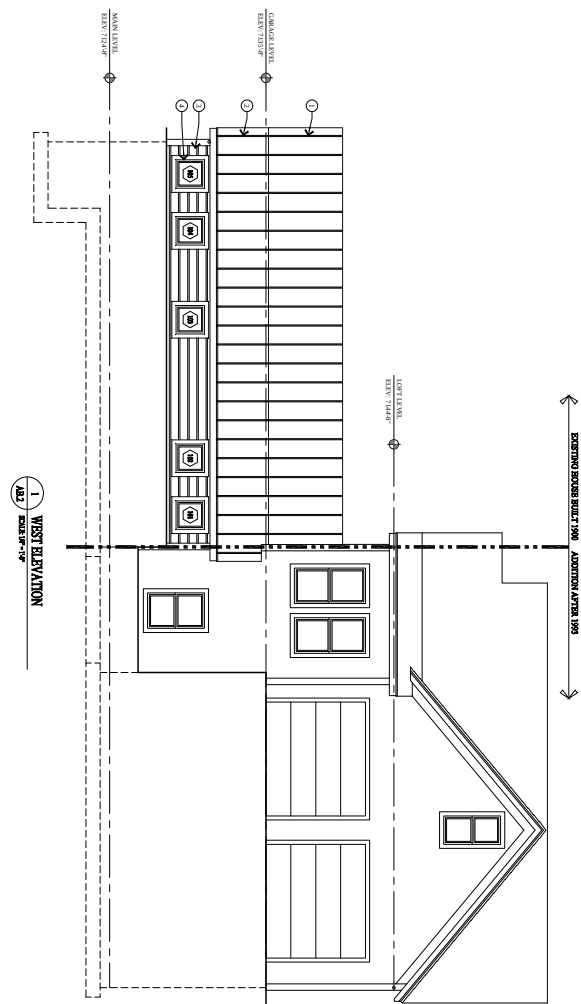
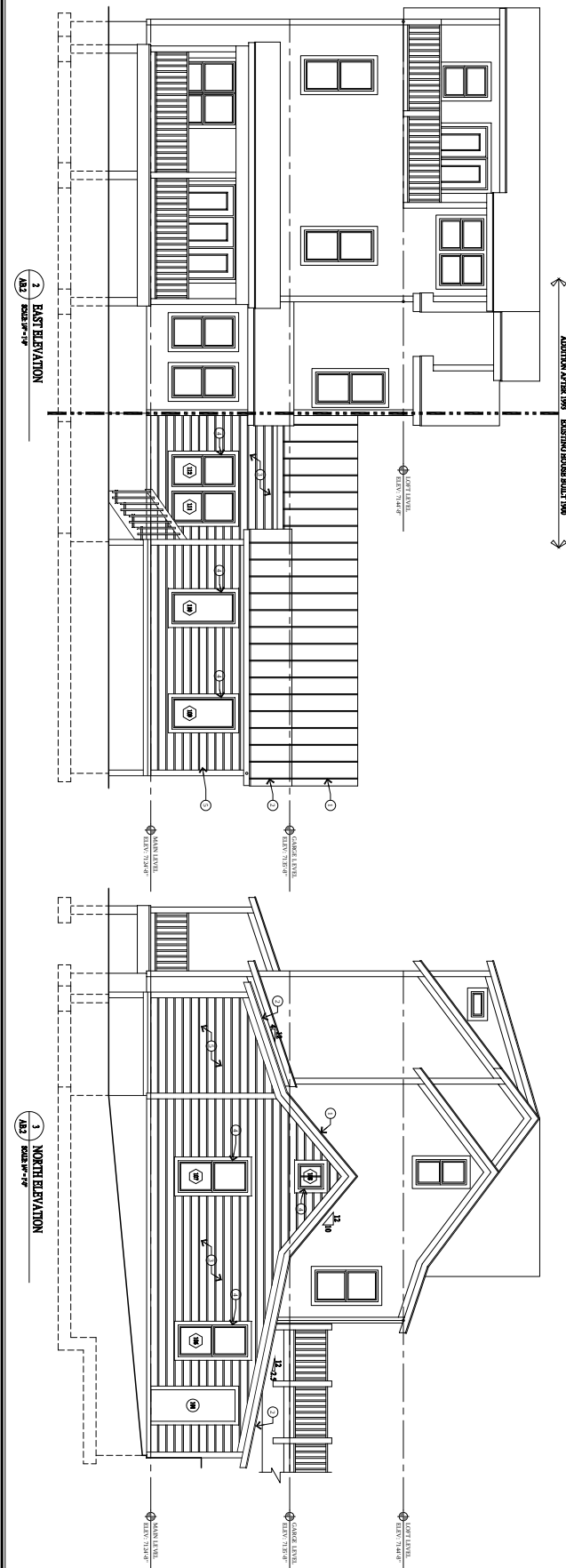
Jonathan DeGray
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

DESCRIPTION:
BERKLEY RESIDENCE - HDDR SET
REMODEL/ADDITION
424 WOODSIDE AVENUE
PARK CITY, UTAH 84060

AS-BUILTS
FLOOR PLANS

AB.1



KEY NOTES

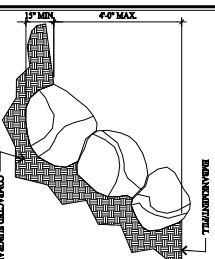
- [illegible]

AS-BUILTS ELEVATIONS

DESCRIPTION:
BERKLEY RESIDENCE - HDDR SET
REMODEL/ADDITION
424 WOODSIDE AVENUE
PARK CITY, UTAH 84060

Jonathan DeGray
A r c h i t e c t

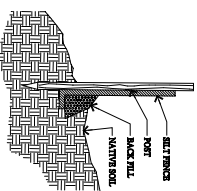
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net



NOTES:

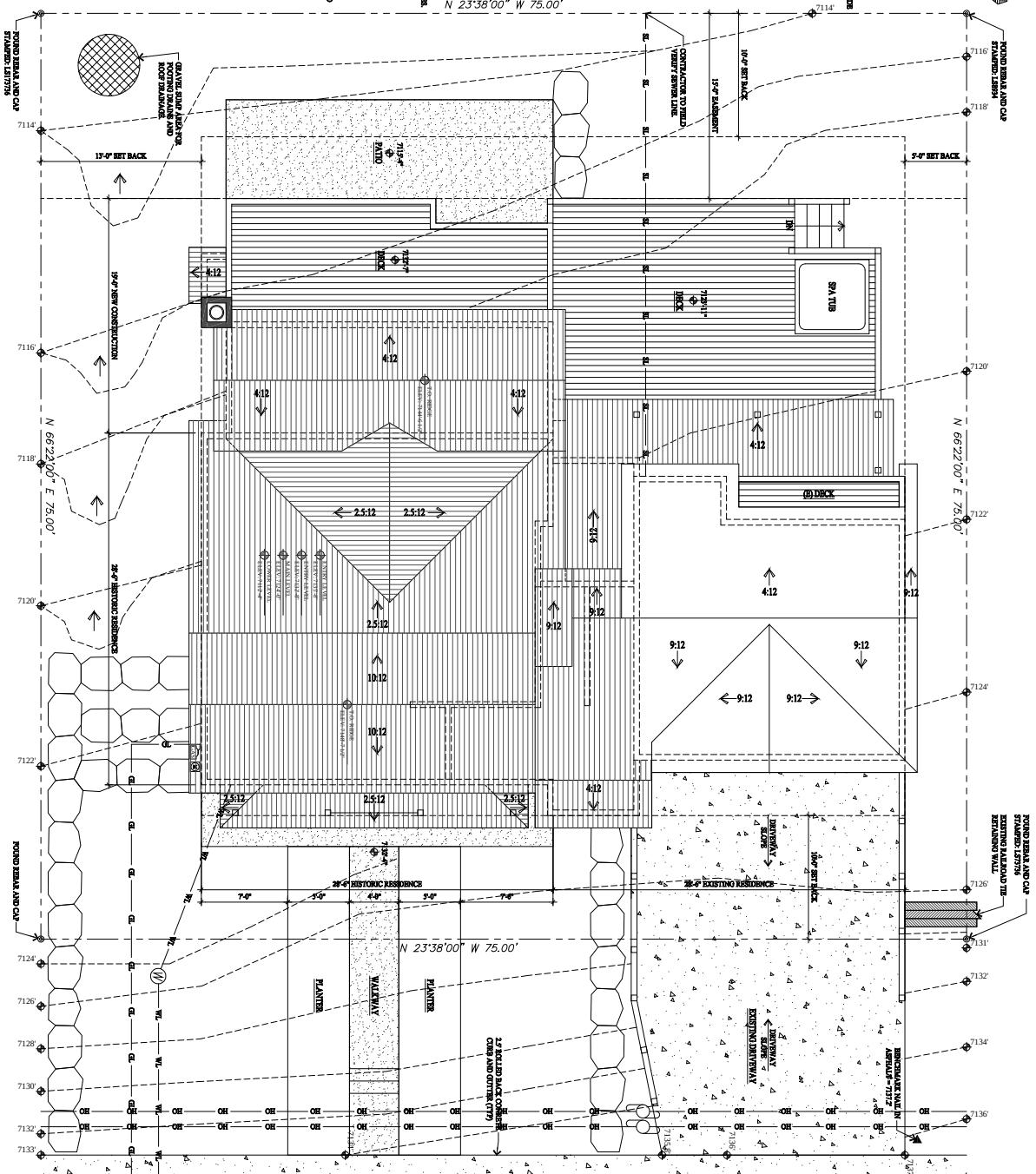
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD THE HEIGHT OF THE BARRICADEMENT (THREE-TWO CORNER).
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BETWEEN THE ROCK PAVED SLOPE.
3. SLOPE MAY BE INCREASED TO 1:00 TO 1:05 IF HEIGHT OF BARRICADEMENT IS LESS THAN 4 FEET.
4. ROCK MUST BE ANGULAR AND TIGHTLY TOGETHER TO INTERLOCK WITH ADJACENT ROCKS.

1 BOULDER RETAINING WALL



1. STORM WATER WILL BE DISCHARGED INTO AN EXISTING DRAINAGE CANAL.
2. THE STORM WATER SHALL BE DISCHARGED INTO THE EXISTING DRAINAGE CANAL IN A MANNER THAT DOES NOT CAUSE EROSION OR DAMAGE TO THE CANAL OR ADJACENT PROPERTY.
3. THE STORM WATER DISCHARGE SHALL BE DESIGNED TO PREVENT EROSION OF THE CANAL BANKS AND TO MAINTAIN THE CANAL IN A SAFE AND SOUND CONDITION.
4. THE STORM WATER DISCHARGE SHALL BE DESIGNED TO PREVENT FLOODING OF THE CANAL AND ADJACENT PROPERTY.
5. THE STORM WATER DISCHARGE SHALL BE DESIGNED TO PREVENT POLLUTION OF THE CANAL AND ADJACENT PROPERTY.
6. THE STORM WATER DISCHARGE SHALL BE DESIGNED TO PREVENT OBSTRUCTION OF THE CANAL AND ADJACENT PROPERTY.
7. THE STORM WATER DISCHARGE SHALL BE DESIGNED TO PREVENT DAMAGE TO THE CANAL AND ADJACENT PROPERTY.
8. THE STORM WATER DISCHARGE SHALL BE DESIGNED TO PREVENT HAZARD TO THE CANAL AND ADJACENT PROPERTY.
9. THE STORM WATER DISCHARGE SHALL BE DESIGNED TO PREVENT INTERFERENCE WITH THE CANAL AND ADJACENT PROPERTY.
10. THE STORM WATER DISCHARGE SHALL BE DESIGNED TO PREVENT OBSTRUCTION OF THE CANAL AND ADJACENT PROPERTY.

2 **SILT FENCE SECTION**



WOODSIDE AVENUE

▲ BENCHMARK UNIT ③ FOUND PROPERTY CORNER ④ WATER SERVICES LTD ⑤ UTILITY POLE ⑥ ELECTRICAL METER BOX ⑦ GAS METER ⑧ GAS LINE ⑨ OVERHEAD UTILITY LINE	→ SUBURBAN DRAINAGE FLOW --- EXISTING MAIN CONTROL LINE --- NEW CONTROL LINE --- WATER LATERAL LINE --- SEWER LATERAL LINE --- GAS LINE --- OVERHEAD UTILITY LINE
---	---

GENERAL NOTES

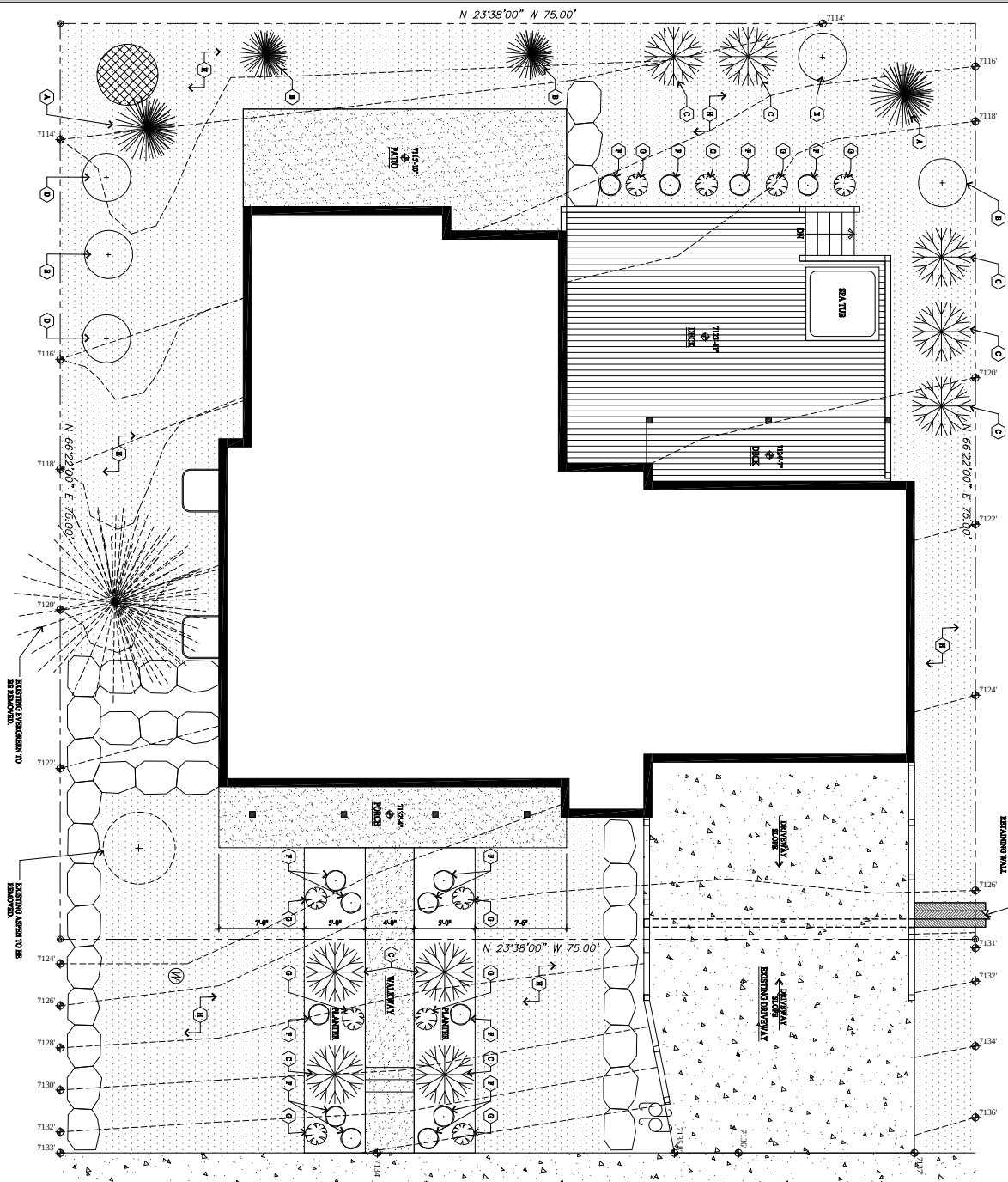
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ARCHITECTURAL SITE PLAN

DESCRIPTION:
BERKLEY RESIDENCE - HDDR SET
REMODEL/ADDITION
424 WOODSIDE AVENUE
PARK CITY, UTAH 84060

Jonathan DeGray
A r c h i t e c t

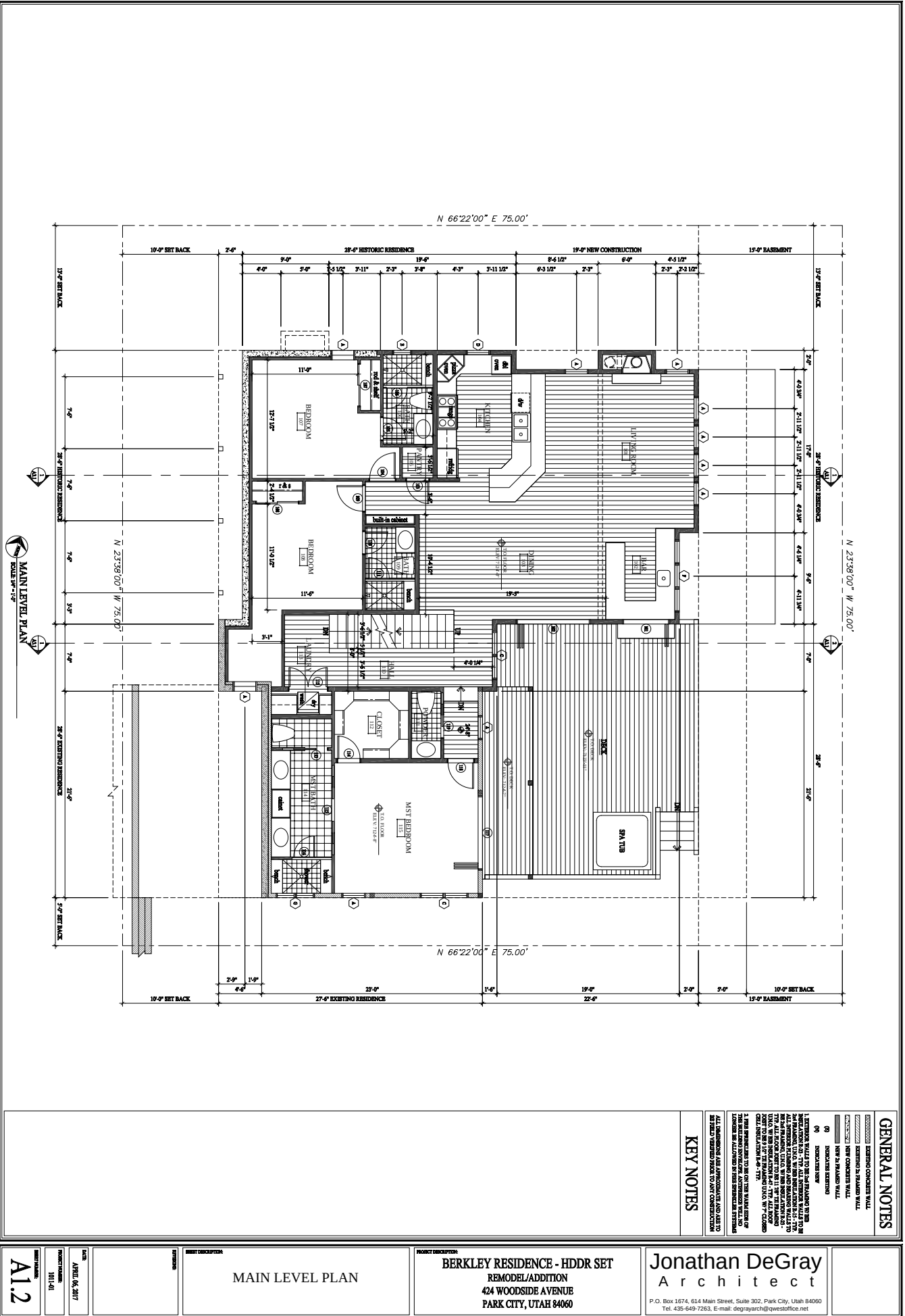
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

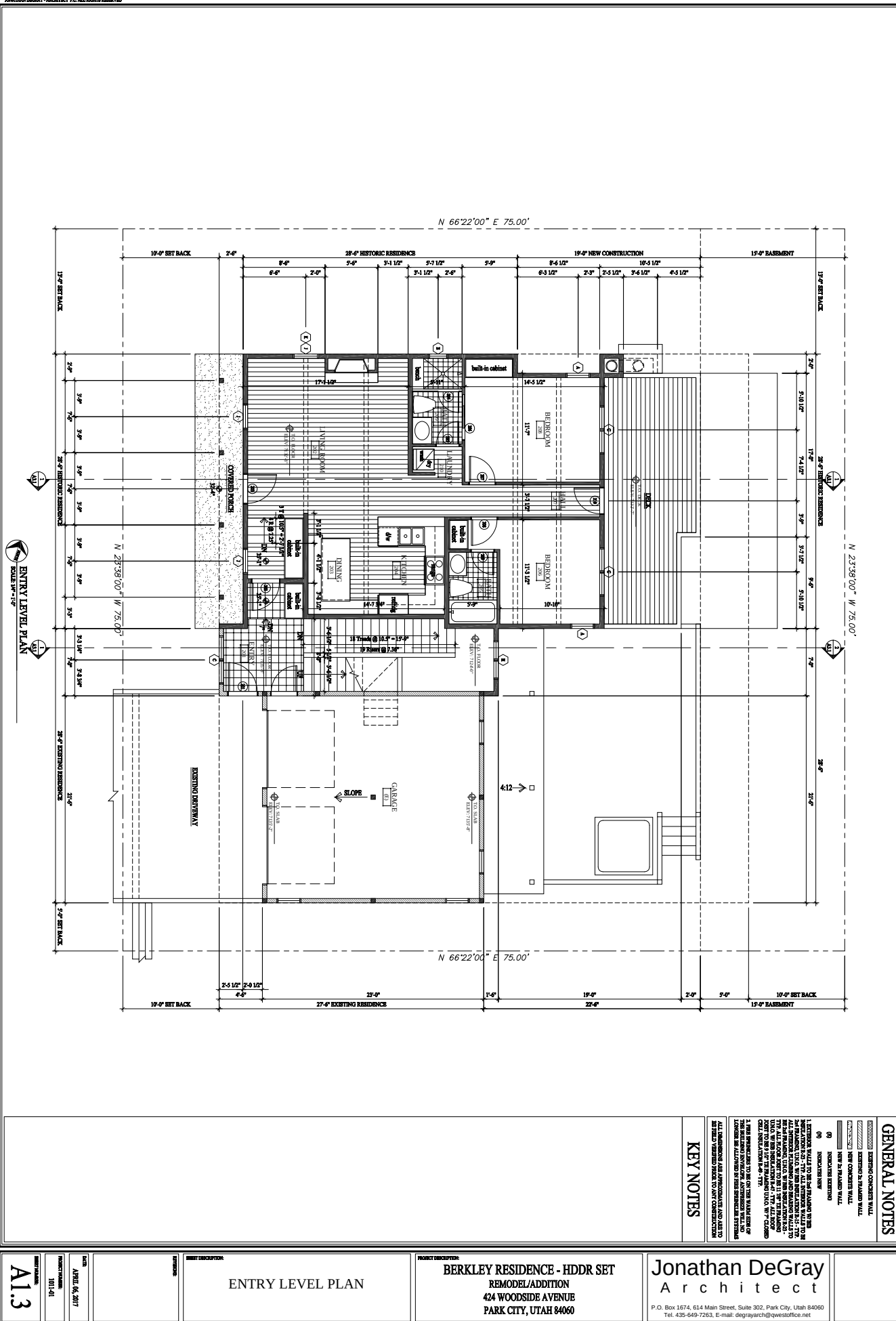
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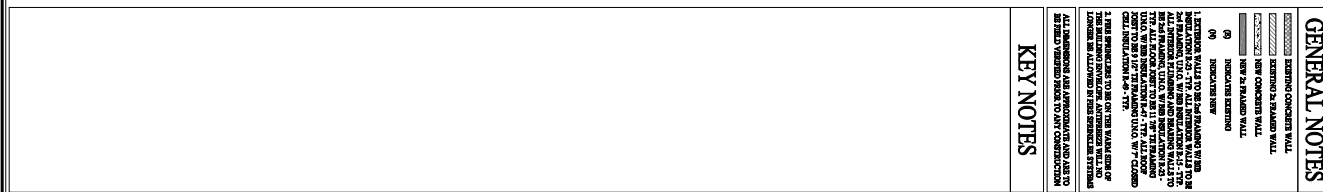
PLANT SCHEDULE									
TREES AND SHRUBS									
PLANT	SIZE 1	QTY	COMMON NAME	COMMON NAME	MS	PLACING	COLLARS		
	①	2	AMERICAN PALM	DATE PALM	7.5' x 7.5'	7.5' C			
	②	1	REAL YACONIA	COCAUOLAN PALM YACONIA	8' x 8'	8' C			
	③	1	REAL YACONIA	COCAUOLAN PALM YACONIA	10.0'	9.0' C			
	④	1	REAL YACONIA	COCAUOLAN PALM YACONIA	7.0'	6.0' C			
	⑤	1	REAL YACONIA	COCAUOLAN PALM YACONIA	7.0'	6.0' C			
	⑥	1	REAL YACONIA	COCAUOLAN PALM YACONIA	7.0'	6.0' C			
	⑦	1	REAL YACONIA	COCAUOLAN PALM YACONIA	7.0'	6.0' C			
	⑧	1	REAL YACONIA	COCAUOLAN PALM YACONIA	7.0'	6.0' C			
	⑨	1	REAL YACONIA	COCAUOLAN PALM YACONIA	7.0'	6.0' C			
	⑩	1	REAL YACONIA	COCAUOLAN PALM YACONIA	7.0'	6.0' C			
	⑪	1	REAL YACONIA	COCAUOLAN PALM YACONIA	7.0'	6.0' C			
	⑫	1	REAL YACONIA	COCAUOLAN PALM YACONIA	7.0'	6.0' C			
	⑬	1	REAL YACONIA	COCAUOLAN PALM YACONIA	7.0'	6.0' C			
	⑭	1	REAL YACONIA	COCAUOLAN PALM YACONIA	7.0'	6.0' C			
	⑮	1	REAL YACONIA	COCAUOLAN PALM YACONIA	7.0'	6.0' C			
	⑯	1	REAL YACONIA	COCAUOLAN PALM YACONIA	7.0'	6.0' C			
	⑰	1	REAL YACONIA	COCAUOLAN PALM YACONIA	7.0'	6.0' C			

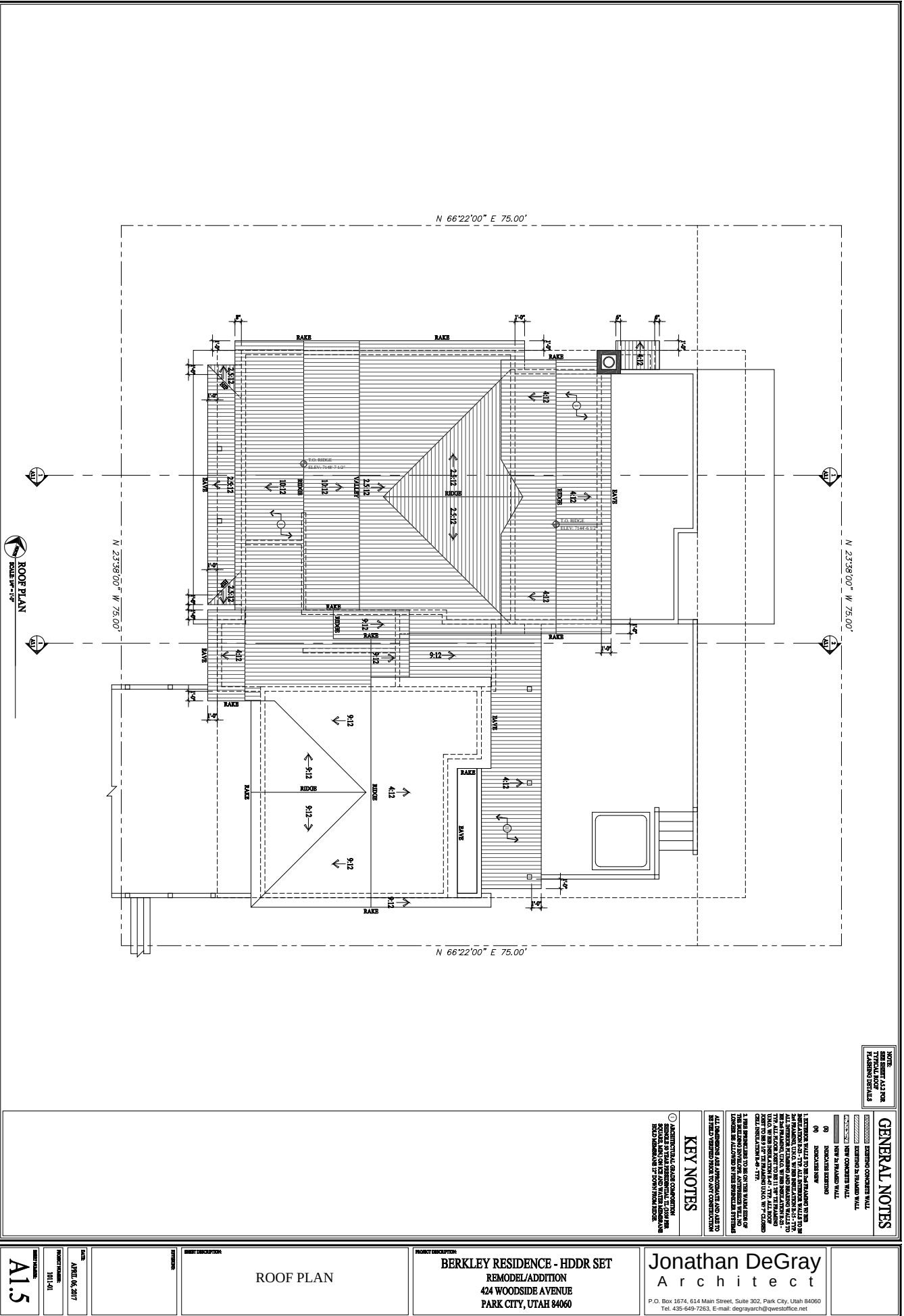
PRENATAL PLANNING & HYDROSEEDING									
PRIORITY	SET 1	SET 2	SET 3	SEEDING PLAN	COMBINATION PLAN		COMBINATION		TOTAL
					SEEDING	HYDROSEEDING	SEEDING	HYDROSEEDING	
				COMBINATION HYDROSEEDING	TOTAL	100%	100%	100%	100%
				SEEDING PLAN	TOTAL	100%	100%	100%	100%
				SEEDING PLAN	TOTAL	100%	100%	100%	100%
				SEEDING PLAN	TOTAL	100%	100%	100%	100%
				SEEDING PLAN	TOTAL	100%	100%	100%	100%
				COMBINATION HYDROSEEDING	TOTAL	100%	100%	100%	100%
				SEEDING PLAN	TOTAL	100%	100%	100%	100%
				SEEDING PLAN	TOTAL	100%	100%	100%	100%
				SEEDING PLAN	TOTAL	100%	100%	100%	100%
				SEEDING PLAN	TOTAL	100%	100%	100%	100%
				COMBINATION HYDROSEEDING	TOTAL	100%	100%	100%	100%
				SEEDING PLAN	TOTAL	100%	100%	100%	100%
				SEEDING PLAN	TOTAL	100%	100%	100%	100%
				SEEDING PLAN	TOTAL	100%	100%	100%	100%
				SEEDING PLAN	TOTAL	100%	100%	100%	100%
				COMBINATION HYDROSEEDING	TOTAL	100%	100%	100%	100%
				SEEDING PLAN	TOTAL	100%	100%	100%	100%
				SEEDING PLAN	TOTAL	100%	100%	100%	100%
				SEEDING PLAN	TOTAL	100%	100%	100%	100%
				SEEDING PLAN	TOTAL	100%	100%	100%	100%

[illegible]





[illegible]



NOTE:
GENERAL ASSUMPTIONS:
1. TYPICAL ROOF FLASHING DETAILS

GENERAL NOTES

- EXISTING CONCRETE WALL
- NEW CONCRETE WALL
- NEW 2" FALCON WALL
- INDICATING ROOFING
- INDICATING ROOFING

1. THE ROOFING SHALL BE 1/2" THICK POLYISOCYANURATE INSULATION WITH 30 MIL ALUMINUM FLASHING TO THE EXTERIOR. THE ROOFING SHALL BE INSTALLED OVER THE EXISTING ROOFING. THE ROOFING SHALL BE INSTALLED OVER THE EXISTING ROOFING. THE ROOFING SHALL BE INSTALLED OVER THE EXISTING ROOFING.

KEY NOTES

1. THE ROOFING SHALL BE 1/2" THICK POLYISOCYANURATE INSULATION WITH 30 MIL ALUMINUM FLASHING TO THE EXTERIOR. THE ROOFING SHALL BE INSTALLED OVER THE EXISTING ROOFING. THE ROOFING SHALL BE INSTALLED OVER THE EXISTING ROOFING.

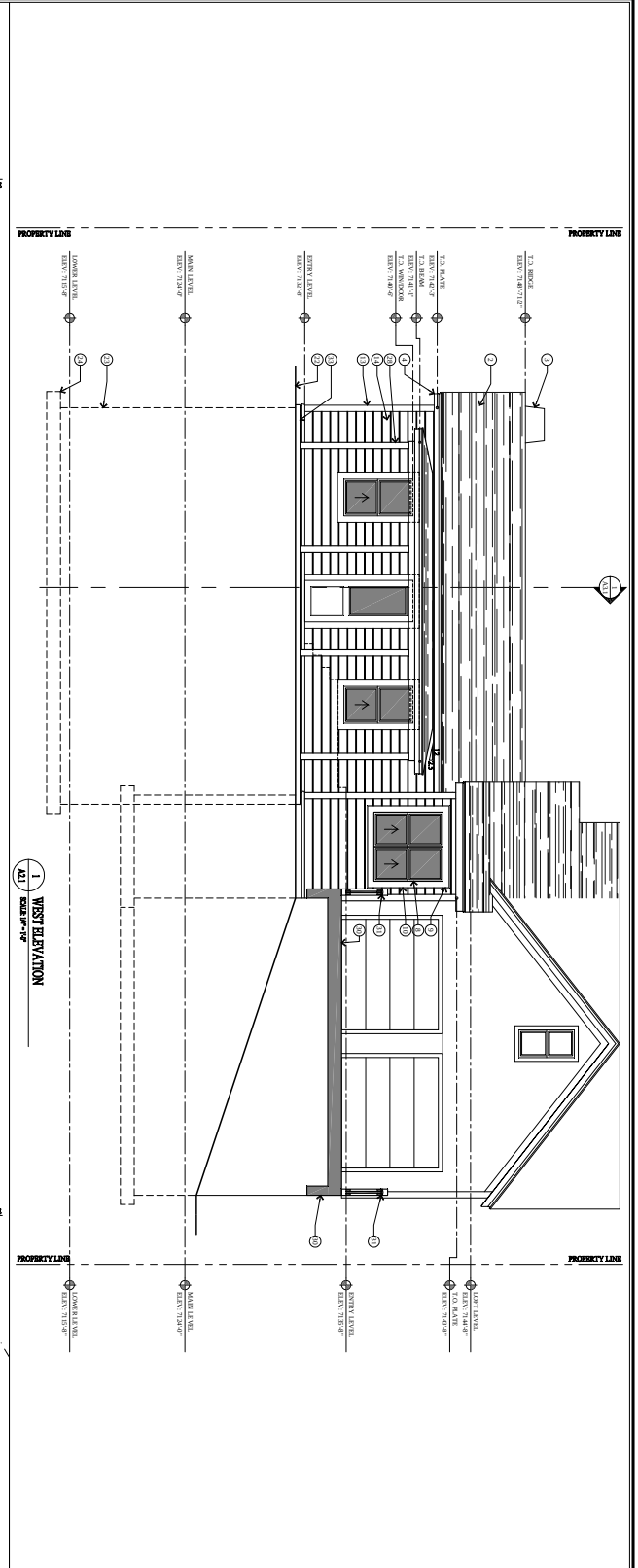
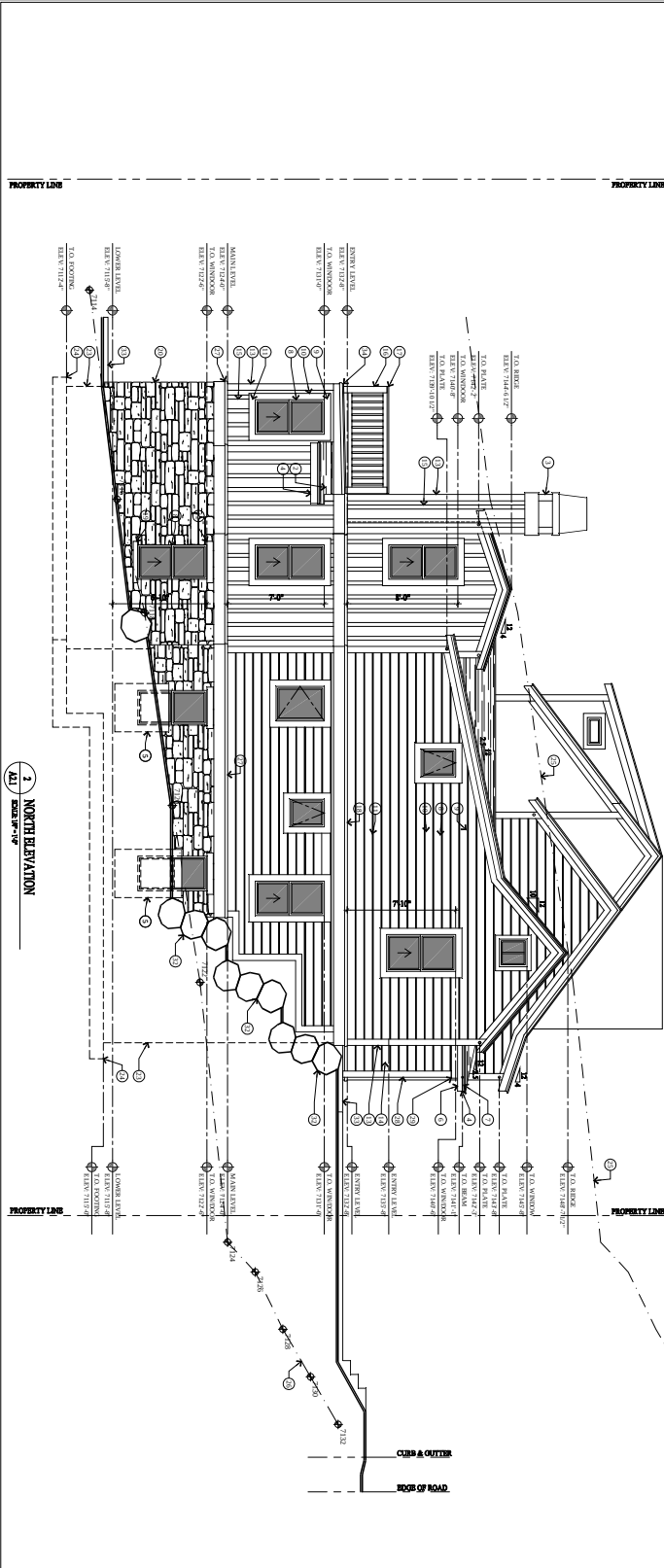
PROJECT DESCRIPTION
BERKLEY RESIDENCE - HDDR SET
REMODEL/ADDITION
424 WOODSIDE AVENUE
PARK CITY, UTAH 84060

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@questoffice.net

ROOF PLAN

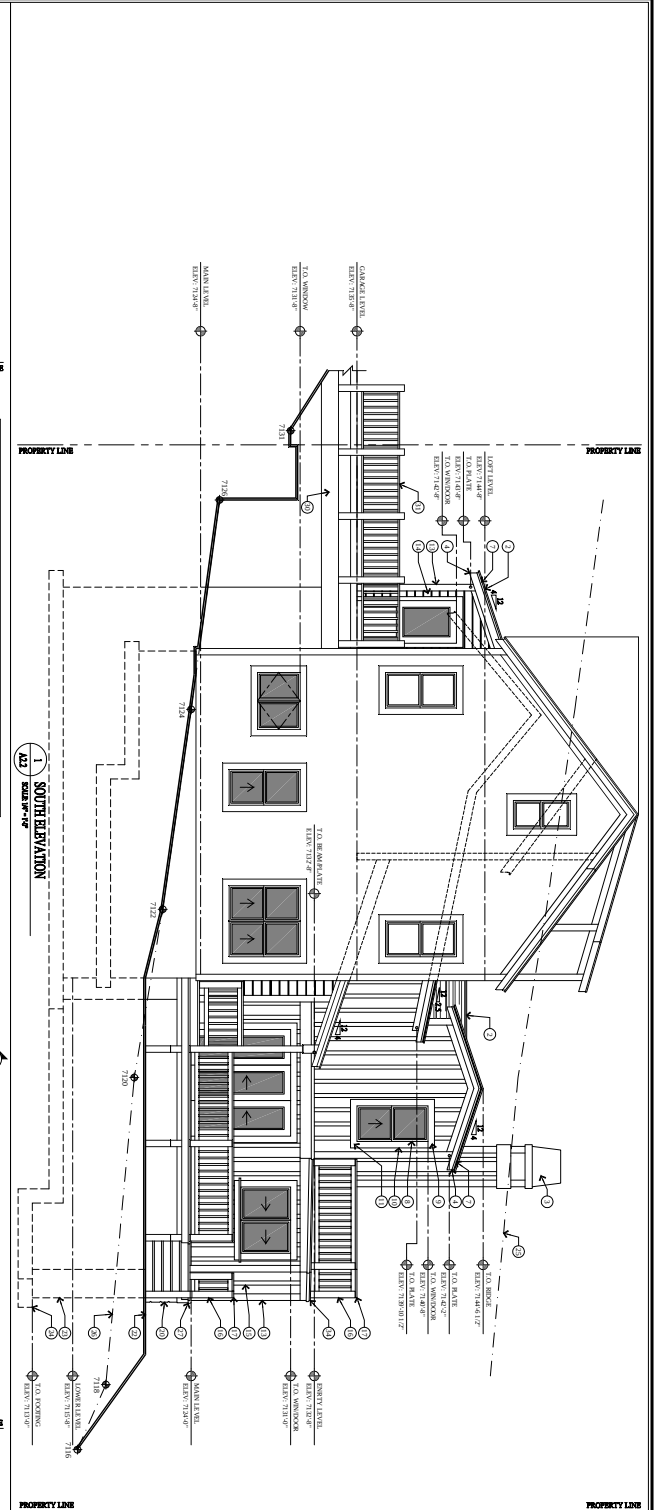
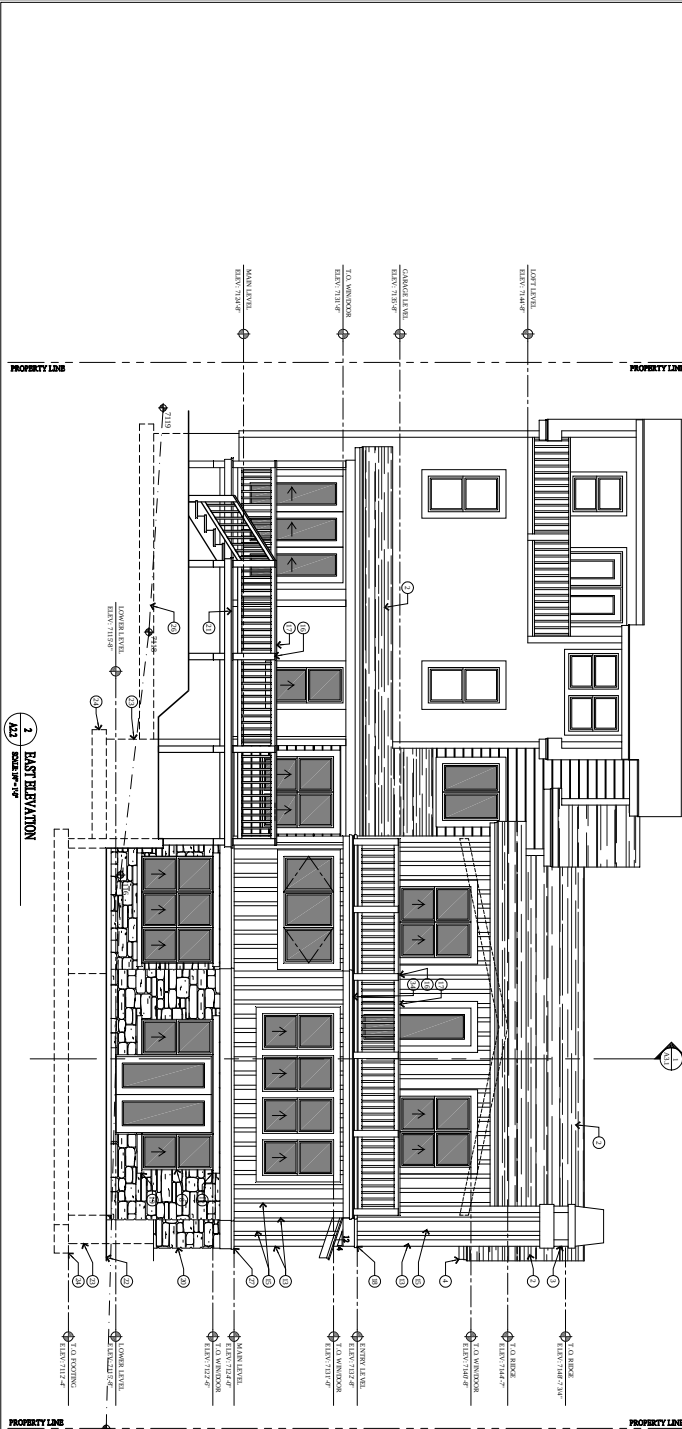
A1.5

DATE: APRIL 16, 2017
PROJECT NUMBER: 1011-01



KEY NOTES

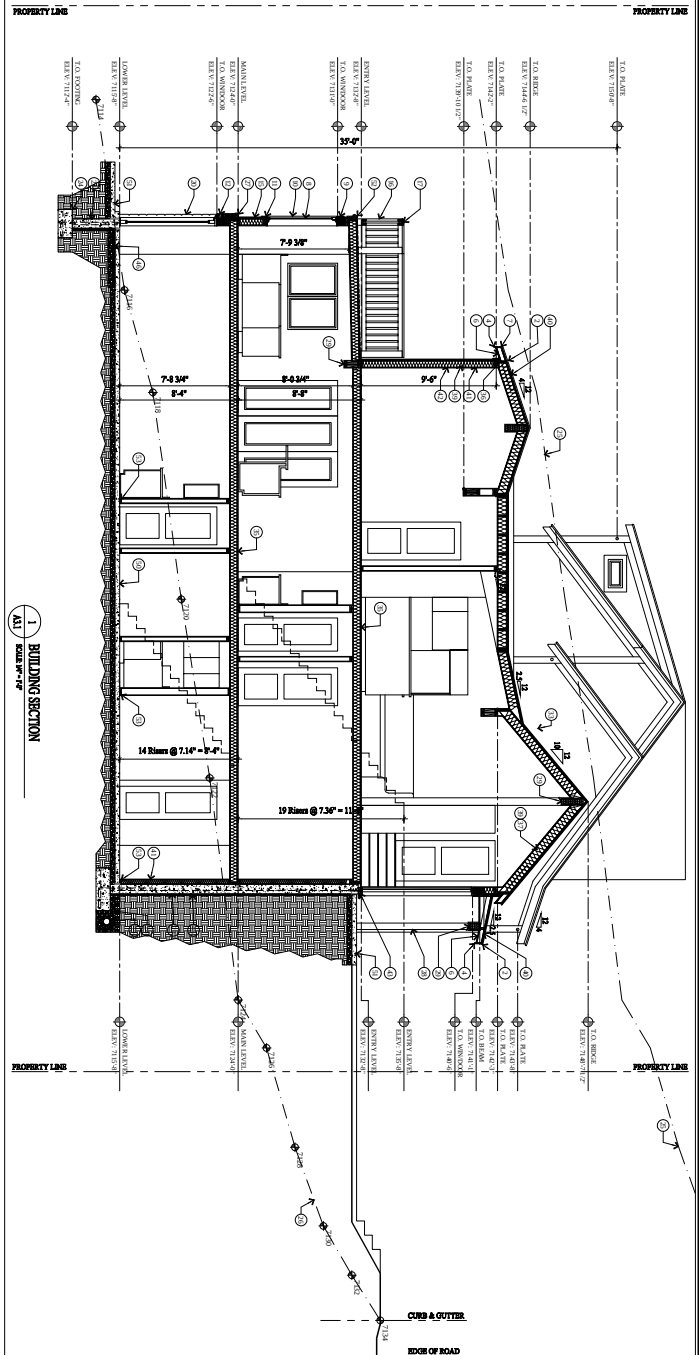
1. EXISTING CONCRETE FOUNDATION REMAINS IN PLACE AND WILL BE REINFORCED WITH 1\"/>



KEY NOTES

1. EXISTING BRICK - REMAIN
2. EXISTING SIDING - REMAIN
3. EXISTING CHIMNEY - REMAIN
4. EXISTING WINDOW CASING - REMAIN
5. EXISTING WINDOW SILL - REMAIN
6. EXISTING WINDOW HEAD - REMAIN
7. EXISTING WINDOW SHUTTER - REMAIN
8. EXISTING WINDOW LAMP - REMAIN
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96. EXISTING WINDOW LAMP - REMAIN
97. EXISTING WINDOW SILL - REMAIN
98. EXISTING WINDOW HEAD - REMAIN
99. EXISTING WINDOW SHUTTER - REMAIN
100. EXISTING WINDOW LAMP - REMAIN

A2.2



KEY NOTES

1. ALL MATERIALS SHALL BE COMPATIBLE WITH EXISTING MATERIALS AND SHALL BE OF THE SAME OR BETTER QUALITY.
2. ALL MATERIALS SHALL BE OF THE SAME OR BETTER QUALITY.
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[illegible]

WINDOW NOTES

1. ALL WINDOWS OPENINGS TO BE FIELD VENTED BY CONTRACTOR BEFORE INSTALLATION.
2. GLAZING IN HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL, THE SELECTION BOWEN AND BOWLA.
3. ALL WINDOWS IN ATTIC/ROOFS MUST BE THATCHED GLASS.
4. LEAD GLAZING SHALL BE PROVIDED IN BATHLESS GLASS DOORS, DOORS OF BOWLA, KITCHEN DOORS THAT BEHIND SILETTES, OR GLAZING WINDOW SILETTES OF BATH AND POOLS, CLEAN REED PANS, AND SHOWER GLAZED ROOFS SUBJECT TO DESIGN IMPACT, THE ROOM OPENINGS, WINDOWS FINISH SILETT, MIN 4" FROM FLOOR AND GLAZING FINISH OF 3/8" MIN VENT GLAZING OPENING, 30" WIDTH AND 36" HT.
5. ALL WINDOWS TO HAVE A MIN. VENTILE OF 30"

DOOR SCHEDULE											
MARK	TYPE	WIDTH	HEIGHT	THICK.	DOOR LAY	L/OPENING				REMARKS	
						FINISH	PAINT	GLASS	TYPE		
01	WIND	5'0"	6'0"	1 1/2"	WIND	WIND	WIND	GLASS	GLASS	100%	WIND - 4000 - 40' 0" - 100% - 100% - 100%
02	WIND	5'0"	6'0"	1 1/2"	WIND	WIND	WIND	GLASS	GLASS	100%	WIND - 4000 - 40' 0" - 100% - 100% - 100%
03	WIND	5'0"	6'0"	1 1/2"	WIND	WIND	WIND	GLASS	GLASS	100%	WIND - 4000 - 40' 0" - 100% - 100% - 100%
04	WIND	5'0"	6'0"	1 1/2"	WIND	WIND	WIND	GLASS	GLASS	100%	WIND - 4000 - 40' 0" - 100% - 100% - 100%
05	WIND	5'0"	6'0"	1 1/2"	WIND	WIND	WIND	GLASS	GLASS	100%	WIND - 4000 - 40' 0" - 100% - 100% - 100%
06	WIND	5'0"	6'0"	1 1/2"	WIND	WIND	WIND	GLASS	GLASS	100%	WIND - 4000 - 40' 0" - 100% - 100% - 100%
07	WIND	5'0"	6'0"	1 1/2"	WIND	WIND	WIND	GLASS	GLASS	100%	WIND - 4000 - 40' 0" - 100% - 100% - 100%
08	WIND	5'0"	6'0"	1 1/2"	WIND	WIND	WIND	GLASS	GLASS	100%	WIND - 4000 - 40' 0" - 100% - 100% - 100%
09	WIND	5'0"	6'0"	1 1/2"	WIND	WIND	WIND	GLASS	GLASS	100%	WIND - 4000 - 40' 0" - 100% - 100% - 100%
10	WIND	5'0"	6'0"	1 1/2"	WIND	WIND	WIND	GLASS	GLASS	100%	WIND - 4000 - 40' 0" - 100% - 100% - 100%

DOOR SCHEDULE

MAIN LEVEL

[illegible]

DOOR NOTES

1. ALL DOOR OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.
2. ALL DOORS TO BE 1 3/4" SOLID CORE UNLESS NOTED OTHERWISE.
3. ALL SINGLE DOORS AND GLASS SPACER ENCLOSURES SHALL BE TEMPERED GLASS, SEE SECTION 08051 AND 08054.
4. HINGED/IMPACT/THRACK DOORS TO BE SUPPLIED BY WINDOW MANUFACTURER TO HAVE A U-VALUE OF .31 MINIMUM.
5. AUTOMATIC GARAGE DOOR OPENERS SHALL BE TESTED IN ACCORDANCE WITH UL225 - RC 309.4.

ROOM FINISH SCHEDULE													REMARKS
ROOM NO.	NAME	WALLS								CEILING	FLOOR		
		MAT'L	THICK	NORTH	SOUTH	WEST	EAST	INTERIOR	MAT'L				
DOWNER LEVEL													
28	STAIRWAY	3/4"	3/4"	007	007	007	007	007	007	007	007	007	007
29	CL. 1	CL. 1	CL. 1	007	007	007	007	007	007	007	007	007	007
30	CL. 2	CL. 2	CL. 2	007	007	007	007	007	007	007	007	007	007
31	CL. 3	CL. 3	CL. 3	007	007	007	007	007	007	007	007	007	007
32	CL. 4	CL. 4	CL. 4	007	007	007	007	007	007	007	007	007	007
33	CL. 5	CL. 5	CL. 5	007	007	007	007	007	007	007	007	007	007
34	CL. 6	CL. 6	CL. 6	007	007	007	007	007	007	007	007	007	007
35	CL. 7	CL. 7	CL. 7	007	007	007	007	007	007	007	007	007	007
36	CL. 8	CL. 8	CL. 8	007	007	007	007	007	007	007	007	007	007
37	CL. 9	CL. 9	CL. 9	007	007	007	007	007	007	007	007	007	007
38	CL. 10	CL. 10	CL. 10	007	007	007	007	007	007	007	007	007	007
39	CL. 11	CL. 11	CL. 11	007	007	007	007	007	007	007	007	007	007
40	CL. 12	CL. 12	CL. 12	007	007	007	007	007	007	007	007	007	007
41	CL. 13	CL. 13	CL. 13	007	007	007	007	007	007	007	007	007	007
42	CL. 14	CL. 14	CL. 14	007	007	007	007	007	007	007	007	007	007
43	CL. 15	CL. 15	CL. 15	007	007	007	007	007	007	007	007	007	007
MAIN LEVEL													
44	STAIRWAY	3/4"	3/4"	007	007	007	007	007	007	007	007	007	007
45	CL. 16	CL. 16	CL. 16	007	007	007	007	007	007	007	007	007	007
46	CL. 17	CL. 17	CL. 17	007	007	007	007	007	007	007	007	007	007
47	CL. 18	CL. 18	CL. 18	007	007	007	007	007	007	007	007	007	007
48	CL. 19	CL. 19	CL. 19	007	007	007	007	007	007	007	007	007	007
49	CL. 20	CL. 20	CL. 20	007	007	007	007	007	007	007	007	007	007
50	CL. 21	CL. 21	CL. 21	007	007	007	007	007	007	007	007	007	007
51	CL. 22	CL. 22	CL. 22	007	007	007	007	007	007	007	007	007	007
52	CL. 23	CL. 23	CL. 23	007	007	007	007	007	007	007	007	007	007
53	CL. 24	CL. 24	CL. 24	007	007	007	007	007	007	007	007	007	007
54	CL. 25	CL. 25	CL. 25	007	007	007	007	007	007	007	007	007	007
55	CL. 26	CL. 26	CL. 26	007	007	007	007	007	007	007	007	007	007
56	CL. 27	CL. 27	CL. 27	007	007	007	007	007	007	007	007	007	007
57	CL. 28	CL. 28	CL. 28	007	007	007	007	007	007	007	007	007	007
58	CL. 29	CL. 29	CL. 29	007	007	007	007	007	007	007	007	007	007
59	CL. 30	CL. 30	CL. 30	007	007	007	007	007	007	007	007	007	007
60	CL. 31	CL. 31	CL. 31	007	007	007	007	007	007	007	007	007	007
61	CL. 32	CL. 32	CL. 32	007	007	007	007	007	007	007	007	007	007
62	CL. 33	CL. 33	CL. 33	007	007	007	007	007	007	007	007	007	007
63	CL. 34	CL. 34	CL. 34	007	007	007	007	007	007	007	007	007	007
64	CL. 35	CL. 35	CL. 35	007	007	007	007	007	007	007	007	007	007
65	CL. 36	CL. 36	CL. 36	007	007	007	007	007	007	007	007	007	007
66	CL. 37	CL. 37	CL. 37	007	007	007	007	007	007	007	007	007	007
67	CL. 38	CL. 38	CL. 38	007	007	007	007	007	007	007	007	007	007
68	CL. 39	CL. 39	CL. 39	007	007	007	007	007	007	007	007	007	007
69	CL. 40	CL. 40	CL. 40	007	007	007	007	007	007	007	007	007	007
70	CL. 41	CL. 41	CL. 41	007	007	007	007	007	007	007	007	007	007
71	CL. 42	CL. 42	CL. 42	007	007	007	007	007	007	007	007	007	007
72	CL. 43	CL. 43	CL. 43	007	007	007	007	007	007	007	007	007	007
73	CL. 44	CL. 44	CL. 44	007	007	007	007	007	007	007	007	007	007
74	CL. 45	CL. 45	CL. 45	007	007	007	007	007	007	007	007	007	007
75	CL. 46	CL. 46	CL. 46	007	007	007	007	007	007	007	007	007	007
76	CL. 47	CL. 47	CL. 47	007	007	007	007	007	007	007	007	007	007
77	CL. 48	CL. 48	CL. 48	007	007	007	007	007	007	007	007	007	007
78	CL. 49	CL. 49	CL. 49	007	007	007	007	007	007	007	007	007	007
79	CL. 50	CL. 50	CL. 50	007	007	007	007	007	007	007	007	007	007
80	CL. 51	CL. 51	CL. 51	007	007	007	007	007	007	007	007	007	007
81	CL. 52	CL. 52	CL. 52	007	007	007	007	007	007	007	007	007	007
82	CL. 53	CL. 53	CL. 53	007	007	007	007	007	007	007	007	007	007
83	CL. 54	CL. 54	CL. 54	007	007	007	007	007	007	007	007	007	007
84	CL. 55	CL. 55	CL. 55	007	007	007	007	007	007	007	007	007	007
85	CL. 56	CL. 56	CL. 56	007	007	007	007	007	007	007	007	007	007
86	CL. 57	CL. 57	CL. 57	007	007	007	007	007	007	007	007	007	007
87	CL. 58	CL. 58	CL. 58	007	007	007	007	007	007	007	007	007	007
88	CL. 59	CL. 59	CL. 59	007	007	007	007	007	007	007	007	007	007
89	CL. 60	CL. 60	CL. 60	007	007	007	007	007	007	007	007	007	007
90	CL. 61	CL. 61	CL. 61	007	007	007	007	007	007	007	007	007	007
91	CL. 62	CL. 62	CL. 62	007	007	007	007	007	007	007	007	007	007
92	CL. 63	CL. 63	CL. 63	007	007	007	007	007	007	007	007	007	007
93	CL. 64	CL. 64	CL. 64	007	007	007	007	007	007	007	007	007	007
94	CL. 65	CL. 65	CL. 65	007	007	007	007	007	007	007	007	007	007
95	CL. 66	CL. 66	CL. 66	007	007	007	007	007	007	007	007	007	007
96	CL. 67	CL. 67	CL. 67	007	007	007	007	007	007	007	007	007	007
97	CL. 68	CL. 68	CL. 68	007	007	007	007	007	007	007	007	007	007
98	CL. 69	CL. 69	CL. 69	007	007	007	007	007	007	007	007	007	007
99	CL. 70	CL. 70	CL. 70	007	007	007	007	007	007	007	007	007	007
100	CL. 71	CL. 71	CL. 71	007	007	007	007	007	007	007	007	007	007
101	CL. 72	CL. 72	CL. 72	007	007	007	007	007	007	007	007	007	007
102	CL. 73	CL. 73	CL. 73	007	007	007	007	007	007	007	007	007	007
103	CL. 74	CL. 74	CL. 74	007	007	007	007	007	007	007	007	007	007
104	CL. 75	CL. 75	CL. 75	007	007	007	007	007	007	007	007	007	007
105	CL. 76	CL. 76	CL. 76	007	007	007	007	007	007	007	007	007	007
106	CL. 77	CL. 77	CL. 77	007	007	007	007	007	007	007	007	007	007
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109	CL. 80	CL. 80	CL. 80	007	007	007	007	007	007	007	007	007	007
110	CL. 81	CL. 81	CL. 81	007	007	007	007	007	007	007	007	007	007
111	CL. 82	CL. 82	CL. 82	007	007	007	007	007	007	007	007	007	007
112	CL. 83	CL. 83	CL. 83	007	007	007	007	007	007	007	007	007	007
113	CL. 84	CL. 84	CL. 84	007	007	007	007	007	007	007	007	007	007
114	CL. 85	CL. 85	CL. 85	007	007	007	007	007	007	007	007	007	007
115	CL. 86	CL. 86	CL. 86	007	007	007	007	007	007	007	007	007	007
ENTRY LEVEL													

ROOM FINISH SCHEDULE

LOWER LEVEL

[illegible]

ENTRY LEVEL

[illegible]

EXHIBIT S

Dear Historic Preservation Board,

After reviewing the staff report for project number PL-16-03379 (424 Woodside Avenue) dated May 2, 2018, we request the following comments be considered.

Finding 43: The city is not acknowledging that they continue to apply the wrong standard for analyzing and determining integrity and significance of the property itself. The staff continues to rely on language intended for the determination and designation of Landmark Sites and not Significant Sites.

Also, the report reads,

"The property is one of the few reminders of the historic development pattern on a part of the street where much of it has been lost, and is thus important in maintaining a district-wide sense of the historic setting. The context of the Historic Site has not been so radically altered that its unique developmental history cannot be recognized."

The site itself provides an isolated reference to the development pattern, but one building on a block does not constitute district-wide context; not by any recognized Historic Preservation standard.

The context and evidence of this development pattern, as stated in the report, "adjacent historic houses, footpaths, staircases, and open space" have been lost (also acknowledged throughout the report) as a result of years of the city's actions, not the applicants'. The city is holding the applicant to a standard it did not expect of itself nor other property owners along the street. A question the city should answer is, Why? Why the different standard for Jon and Heather? and Why now?

Finally, it's common for a resource to be significant within numerous historic contexts. The reorientation and relocation of the structure as proposed will not diminish the site's association with the other historic contexts used to define the character of Park City's historic resources; mining boom era, residential building type, vernacular architecture, construction methods, etc. Development pattern is only one of the many historic themes conveyed by Park City's historic resources.

Finding 53: The finding states, "the proposed reorientation and relocation will diminish the overall physical integrity of the Historic District..." but the 'district' referred to is a *zoning district* and not a *historic district*, per se. A Historic District is universally understood in Historic Preservation to be a majority concentration of historic resources located within a contiguous geographic area. HR-1 is a zoning district where less than 50% of sites are designated as historic.

In addition, the *overall physical integrity* of the Historic District (as stated in the report) will not be diminished by reorientation and relocation because the proposed design will comply with setback and height requirements, which are the primary elements that make up the physical integrity of a zoning district (see Finding 39).

Finding 54: There are two points to be argued here; 1) maintaining Significant status as a result of reorientation and 2) a claim that remaining historic materials will be lost.

1) maintaining Significant status as a result of reorientation. The report states, "Reorientation will diminish integrity to the degree that the property may no longer be considered a Significant Site as

defined in the LMC and Design Guidelines." Again, I do not understand why the staff continues to assert this *threat*, this is not a fact. The report does not say, "the site will no longer meet the criteria for designation as a Significant Site," it simply makes an unsubstantiated threat. Of course, staff would be hard pressed to determine it would no longer be considered Significant as defined by the LMC (the Design Guidelines are irrelevant to historic designation) because we showed photos in at least two public meetings of three other properties that have been relocated and reoriented on their current sites and still maintained their Significant Site status; 801 Park Avenue, 964 Empire Avenue, Three Kings. This list does not include the Norfolk site that received approval for relocation and reorientation and has not been completed.

2) a claim that remaining historic materials will be lost. The report states, "If the structure is reoriented as proposed, material making up the existing north and west walls will be demolished. In addition, these walls will no longer be visible from the Public Right-of-Way." This statement assumes a lot. It assumes there are historic materials making up the north and west walls. No one knows what is extent and the applicants have provided an Existing Conditions Report clearly stating their intent to retain as much historic material as possible. In Finding 45, staff acknowledges "the proposal would comply" with certain requirements, so why does the city assume the applicants would *not* comply with the overarching principle of retaining historic materials when possible. In addition to the Existing Conditions Report, the applicants have stated their intent to retain historic materials in no fewer than 2 public hearings.

The second part of the argument is ridiculous, "these [north and west] walls will no longer be visible from the Public Right-of-Way." Correct, the rear and one of the two side walls will no longer be visible from the site's primary Public Right-of-Way. But the primary, character-defining facade and one of the side walls will be visible from the primary Public Right-of-Way if the structure is reoriented. If staff's argument is that *historic material* will not be visible on these walls, then the city has introduced an entirely new requirement because, as they know, there are countless Significant Sites in Park City without a single piece of historic material on any of the walls.

Finding 55: The report states, "the potential to preserve the Historic Structure will not be enhanced by its relocation. All restoration of lost Historic Materials could occur in the Historic Structure's current location and siting." Restoration of historic materials is not the standard. LMC 15-11-13(A)(3)(c)(4) states, "The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation." Limited materials on the exterior may be protected for a time, but the potential to preserve the site for the long term is enhanced by its relocation, which we have argued since the beginning.

Thank you for your thoughtful consideration.

Dina Blaes
Historic Preservation Consultant

EXHIBIT T



February 13, 2015

Casey and Corey Crawford
P.O. Box 3327
Park City, UT 84060

CC: Architect Steven A. Swanson

**NOTICE OF PLANNING DIRECTOR & CHIEF BUILDING OFFICIAL
DETERMINATION**

Project Address: 1102 Norfolk Avenue
Project Description: Planning Director & Chief Building Official Determination
for reorientation of a Significant structure
Project Number: PL-13-02167
Date of Action: February 13, 2015

Action Taken by Planning Director and Chief Building Official:

Pursuant to Land Management Code (LMC) 15-11-13(A), in approving a Historic District or Historic Site Design Review Application involving the relocation and/or reorientation of the Historic Building(s) and/or Structure(s) on a Significant Site, such as 1102 Norfolk Avenue, the Planning Department shall find the project complies with the following criteria:

- (1) *The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or*
- (2) *The Planning Director and Chief Building Official determine that unique conditions warrant the proposed relocation and/or reorientation on the existing Site; or*
- (3) *The Planning Director and the Chief Building Official determine that unique conditions warrant the proposed relocation and/or reorientation to a different Site.*

Upon review of the Historic District Design Review (HDDR) for the proposed development of 1102 Norfolk Avenue, the Planning Director and Chief Building Official find that there are unique conditions that warrant the proposed relocation and/or reorientation of the existing building on the existing site.

The Planning Director and Chief Building Official have made this determination based on the following findings of fact and conditions of approval:

Findings of Fact

1. The property is located at 1102 Norfolk Avenue in the Historic Residential (HR-1) Zoning District.
2. The property consists of Lots 31 and 32 of Block 8 of Snyders Addition to Park City. The entire parcel is 0.09 acres in size.
3. The site is listed on the Park City Historic Sites Inventory (HSI) as "Significant."
4. The Historic Preservation Board received a Determination of Significance Application for this property on January 21, 2014 and determined the site was "Significant" rather than "Landmark."
5. The applicant submitted a Historic District Design Review (HDDR) application on May 21, 2014. The application was deemed complete on January 26, 2015. A public hearing was held on February 9, 2015.
6. The historic structure faces east towards Old Town and was originally accessed by historic Crescent Street, which has since been converted to the 11th Street pedestrian access stairway. The historic structure is currently accessed via a walkway from the 11th Street pedestrian access stairway.
7. The applicant is proposing to rotate the historic structure approximately 180 degrees so that the structure faces west towards Norfolk Avenue.
8. The Planning Director and Chief Building Official have found the following unique conditions that warrant the relocation of the historic structure:
 - a. The reorientation of the historic structure located at 1102 Norfolk Avenue to face west towards Norfolk Avenue will allow it to be the visual focal point of the project. By allowing the reorientation, the historic structure will remain proud of the addition.
 - b. Much of the historic context of the historic structure has been lost. The property is surrounded by 1980s condominiums to the north, 1960s residential structures and one (1) HSI residential structure to the west, and to the south there are five (5) residential structures listed on the HSI and a mixture of 1980s, 1990s, and 2000s residential structures. In total, there are only seven (7) residential structures listed on the HSI of the 35 structures on the Norfolk Avenue block between 10th Street and 12th Street.
 - c. The proposed reorientation will not diminish the historic context that originally existed. The structure's association with historic Crescent Street was altered after the original vehicular thoroughfare was abandoned and replaced by the 11th Avenue pedestrian access stairway. The historic structure is currently the only structure on Norfolk Avenue that is oriented towards Old Town and accessed via pedestrian access stairway. Because of the loss of its association with the historic Crescent Street vehicular thoroughfare, the orientation of the structure towards Old Town has diminished its visibility from the existing public right-of-way (Norfolk Avenue).

- d. The goals of historic preservation are best served by reorienting the historic structure to face west towards Norfolk Avenue. This will prevent the structure from being visually impaired and consumed by the new construction. The reorientation will emphasize the historically significant structure by allowing it greater visibility to be appreciated by the public as viewed from the existing right-of-way.
- e. Due to the unique configuration of the historic structure oriented east towards Old Town and only accessed via the 11th Avenue pedestrian access stairway, reorienting the structure to the west allows for a rear addition. The orientation of the structures with access via the 11th Avenue pedestrian access stairway is very uncommon in Park City.

If you have any questions regarding this determination, please do not hesitate to contact the Planning Department at 435-615-5060.

Sincerely,



Thomas E. Eddington Jr., AICP, PLA
Planning Director



Chad Root,
Chief Building Official

CC: Hannah Turpen, Planner



MEMORANDUM

To: Hannah Tyler/ Planning

From: Nestor Gallo, P.E/ Engineering

CC: Anya Grahn, Laura Newberry, Elizabeth Jackson

Date: July 6, 2018

Re: 424 Woodside Avenue – Drainage Analysis

This memo is intended to address the recommendations from Michael Demkowicz, P.E., Alliance Engineering, dated April 16th, 2018 regarding a potential drainage issue at the parcel located at 424 Woodside Avenue.



Figure 1: Parcel location

The letter from Alliance Engineering includes two solutions to minimize the amount of drainage runoff directed downhill and toward the home:

1. **Option 1:** Recommends the installation of a perforated storm drain pipe and a gravel trench along the west face of the house and under the driveway slab. Alliance Engineering also recommended extending the perforated pipe to the east side and discharge the storm drain or snowmelt runoff into a landscaped area.

2. **Option 2:** Recommends re-positioning the house and gaining more horizontal separation from Woodside Avenue. In addition to the relocation of the home, Alliance Engineering also recommended raising the floor elevation of the house.

The Rational equation is the simplest method to determine peak discharge from drainage basin runoff. Rational Equation: $Q=c*i*A$

The Rational equation requires the following units: Q = Peak discharge, cfs.

Q = Peak discharge

c = Weighed runoff coefficient

I = Rainfall intensity

A = Drainage Area

The rotation of the home will not change the values of the variables used to calculate the peak discharge. The weighed runoff coefficient, rainfall intensity, and drainage variables do not change unless the size of the home is increased or decreased. Using the Rational equation, the estimated storm drainage storage volume is approximately 300 cubic feet.

Woodside Avenue drains to the west with a positive slope of 0.70%. The road includes concrete rolled gutter on both sides of the street.



Figure 2: Road drainage

Storm drain and snowmelt runoff sheets flow to the west where the concentrated drain into a catch basin and into a pipe system.

Hydrostatic pressure is the pressure exerted by a fluid at equilibrium at a given point within the fluid, due to the force of gravity. Hydrostatic pressure increases in proportion to the depth measured from the surface because of the increasing weight of fluid exerting downward force from above.

The hydrostatic pressure exerted against the building wall could be compared to a retaining wall.

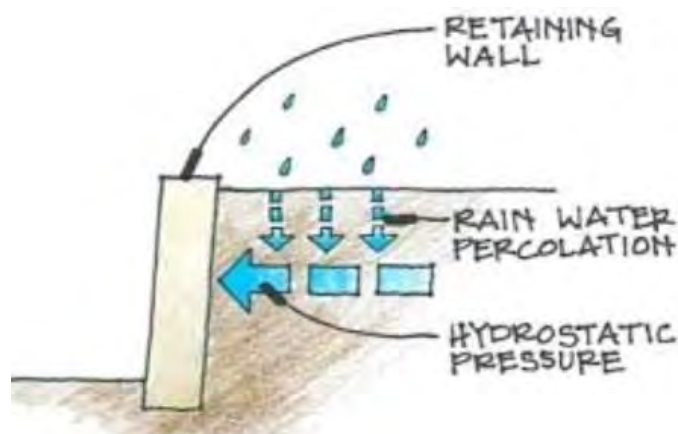


Figure 3: Hydrostatic pressure

The storm drain runoff and snowmelt is absorbed by the soil and creates hydrostatic pressure against the wall.

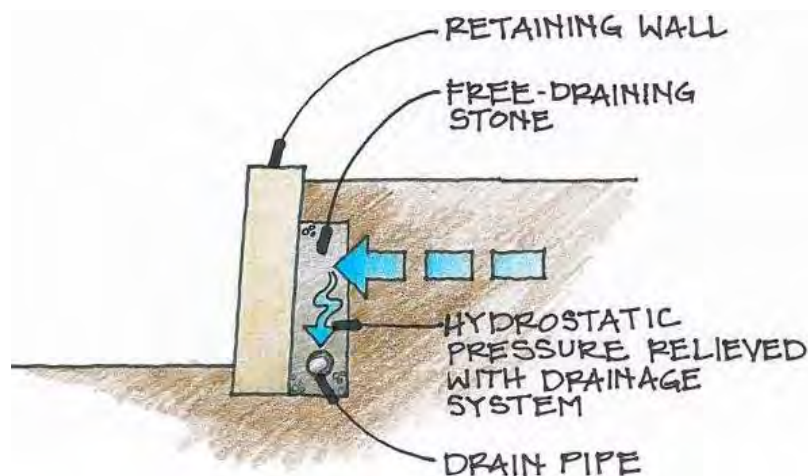


Figure 4: Drainage system

The construction of a drainage swale, as recommended by Alliance Engineering, will eliminate any hydrostatic pressure by removing the fluids against the wall and drain it into the ground via injection well or construction a small detention pond.

The **Civil Law Rule of Natural Drainage** is based upon the perpetuation of natural drainage. A frequently quoted statement of this law is:

“... every landowner must bear the burden of receiving upon his land the surface water naturally falling upon land above it and naturally flowing to it therefrom, and he/ she has the corresponding right to have the above surface water naturally falling upon his/ her land or naturally coming upon it, flow freely therefrom upon the lower land adjoining, as it would flow under natural conditions.

From these rights and burdens, the principle follows that he/ she has a lawful right to complain of others, who, by interfering with natural conditions, cause such surface water to be discharged in greater quantity or in a different manner upon his land than would occur under natural conditions ...” (Heier v. Krull. 160 Cal 441 (1911)).

Based on these facts, the Engineering Division concluded that the property owner is responsible for retaining the storm drain and snowmelt runoff volume naturally flowing within their own parcel and match the pre and post-development conditions. The rotation of the building will not change the existing drainage conditions. The construction of a drainage swale, as recommended by Alliance Engineering, will eliminate any hydrostatic pressure created by storm drain and snowmelt runoff.

It is my professional conclusion that the existing drainage does not create a hazardous condition and it could be improved by the construction of a drainage swale.

If you have any questions, please, let me know.
Sincerely,

Nestor Gallo, P.E./ R.S.I.
City Engineer
Engineering Division
Community Development Department
Park City Municipal Corporation

424 WOODSIDE AVENUE – HDDR – (PL-16-03379)

APPLICATION CHRONOLOGICAL HISTORY

March 2, 2017 Historic District Design Review was deemed complete. The Historic District Design Review application was for the Relocation, Reorientation, Penalization, Restoration, and construction of an addition to a Significant Site.

Courtesy notice of the Public Hearing was posted on the property and mailed to neighboring property owners within 100 feet.

March 13, 2017 Public Hearing held in the Planning Department with Project Planner and Project Architect.

One member of the public attended. Public comment was submitted in writing and discussed with the Project Architect present.

After the Public Hearing, staff requested that the Project Architect submit a letter confirming the proposed use.

By the end of the day, the Project Architect, Jonathan DeGray submitted a letter confirming the proposed use.

March 17, 2017 Planning Staff requests the project Architect, Jonathan DeGray, come to a Design Review Team meeting to discuss the staff design review comments and process for the application moving forward.

March 22, 2017 Staff holds a Design Review Team meeting with the Project Planner, Historic Preservation Planner, the City's Historic Preservation Consultant, Building Department representative, and project Architect, Jonathan DeGray. Staff discusses the process required with the Historic Preservation Board's review of the Relocation, Reorientation, Penalization, and Material Deconstruction. In addition, staff provided review comments related to: LMC Compliance (External and Internal Heights, etc.), Design Guideline review (window/door proportions and locations, accuracy of the drawings with regards to the Historic Structure's existing conditions, site plan issues, scale/massing of the new rear addition and basement addition, transition element comments, roof form removal, reintroduction of a Historic porch, lifting the structure greater than two feet (2'), loss of additional historic material due to reorientation, boulder retaining wall lack of compliance, issues with the lack of subordinate design of the addition as a whole, the lack of unique conditions for reorientation and relocation,) discrepancies with the Physical Conditions Report and, clarification on proposed use. Lastly, staff and the Project Architect discussed that they would share all Historic documentation that each had on file to help with the

analysis of the proposal.

Staff emailed the Project Architect a recap of the meeting comments. The architect intended to resolve the comments and resubmit at a future date.

Project “clock” put on hold pending an updated submittal addressing all of the comments in the Design Review Team meeting.

- March 23, 2017** Staff received formal public comment via email. Staff immediately forwarded this to the Project Architect for review.
- March 24, 2017** Staff received additional formal public comment via email. Staff immediately forwarded this to the Project Architect for review.
- March 27, 2017** Staff emailed the Project Architect photo files showing historic cross-canyon views of 424 Woodside Avenue. Staff requested that the Project Architects update the plans to reflect the style, dimensions, and design of the historic porch (seen in one of the Historic photos). Dimensions can be gathered by the known measurements of the historic building.
- May 24, 2017** Project Architect submits a Relocation Analysis and additional Historic photograph via email.
- Project Planner emails Project Architect the tentative HPB Date (July 19, 2017) and requests confirmation that the date will work with the applicant’s schedule. The Project Architect responds and confirms that July 19, 2017 will work with the applicant’s schedule.
- June 20, 2017** The City’s Historic Preservation Consultant provided a Memorandum of the Assessment of the Proposed Reorientation.
- July 17, 2017** Project Architect emails Project Planner requesting a meeting to discuss the July 19, 2017 HPB Meeting Packet. Project Planner arranges a meeting in the afternoon with the Project Architect and Historic Preservation Planner. Project Architect discusses the Staff Recommendation of a Denial. Project Architect confirms with his client and emails Project Planner requesting a Continuation.
- July 19, 2017** **NOTICE OF CONTINUANCE** was posted on the exterior of Council Chambers for the Historic Preservation Board meeting. No meeting was held as this was the only item on the agenda. The applicant requested a continuance to a date uncertain.
- August 2, 2017** HPB held a public hearing and **CONTINUED** the discussion of the Relocation and Reorientation because no meeting was held on July

19, 2017 to formally continue the item.

- August 4, 2017** Public Comment received via email. Staff immediately forwarded this to the Project Architect for review.
- September 7, 2017** Project Architect requests a meeting with the Planning Director, Project Planner and the applicant's Historic Preservation Consultant.
- September 14, 2017** Planning Director, Project Planner, Project Architect, and applicant's Historic Preservation Consultant meet in the Planning Department. The applicant's Historic Preservation Consultant provides an overview of their analysis and submits the document for the record.
- September 15, 2017** Public Comment is submitted via email. The Project Planner sends this to the Project Architect.
- October 4, 2017** HPB held a public hearing and **CONTINUED** the discussion of the Relocation and Reorientation because the applicant submitted supplemental information that required staff review.
- November 9, 2017** The Project Planner sends the applicant the Planning Director and Chief Building Official's Formal Determination for the Reorientation.
- December 5, 2017** HPB held a public hearing, discussed the item, and **CONTINUED** the discussion of the Relocation and Reorientation to February 7, 2017. The applicant selected the February 7, 2018 meeting date.
- February 7, 2018** HPB held a public hearing and **CONTINUED** the discussion of the Relocation and Reorientation to March 7, 2017 because the applicant was unavailable. The City was prepared to take Action. The applicant selected the March 7, 2018 meeting date.
- March 6, 2017** Staff receives public comment via email. Staff forwards this to the Historic Preservation Board.
- March 7, 2018** The HPB held a public hearing, discussed the item and **CONTINUED** the item to April 4, 2018 because the applicant requested that a site visit occur. The City was prepared to take Action. The applicant selected the April 4, 2018 meeting date.
- April 4, 2018** The HPB conducted a site visit, held a public hearing, and **CONTINUED** the item to May 2, 2018 because the applicant was unavailable. The City was prepared to take action. The applicant selected the May 2, 2018 meeting date.
- May 2, 2018** The HPB held a public hearing, discussed the item, and **DENIED** the Relocation and Reorientation of the Significant Structure with a 5 to 1 vote.

- May 4, 2018** Staff issues a Notice of HPB's Determination and informed the applicant of the 30-day Appeal Period. This Notice was sent via email.
- May 22, 2018** Staff issues a Notice of Final Action Denying the HDDR. This was sent via email and identified a 30-day Appeal Period.



**HISTORIC PRESERVATION BOARD
PARK CITY, SUMMIT COUNTY, UTAH**

RE: REORIENTATION AND RELOCATION DETERMINATION

Historic Preservation Board of Park City, Utah met on Wednesday, May 2, 2018 for a regularly scheduled and duly noticed meeting. After determining that a quorum was present, the Board conducted its scheduled business.

NOTICE OF HISTORIC PRESERVATION BOARD ACTION:

Project Address: 424 Woodside Avenue
Project Number: PL-16-03369
Type of Item: Administrative – Reorientation and Relocation
Determination
Hearing Date: May 2, 2018

Board Action: **DENIED** – The Historic Preservation Board conducted a public hearing and found that the proposed Reorientation and Relocation would alter the Historic Context and have a negative impact on the historic character of the Historic Site, surrounding neighborhood and the Historic District. The Historic Preservation Board made the determination based on the following findings of fact and conclusions of law.

Finding of Fact:

1. The applicant, Jon and Heather Berkley (represented by Jonathan DeGray, Architect), are proposing to Reorient the Historic Structure towards Woodside Avenue (west). The primary façade of the Historic Structure currently faces towards Main Street (east), and the applicant is proposing to reorient the building 180 degrees towards Woodside Avenue. The applicant is also requesting to relocate the structure ten feet (10') to the east in order to comply with the Front Yard Setback.
2. The Duplex Dwelling located at 424 Woodside Avenue is listed as "Significant" on the Park City Historic Sites Inventory (HSI).
3. The property is located in the Historic Residential (HR-1) zone.
4. The Historic Structure faces towards Main Street in that the original primary entrance faces east. In 1993, a 700 square foot (SF) addition was constructed to the south of the Historic Structure to create the Duplex Dwelling Use.
5. In 2005 a Plat Amendment was approved creating a 75 foot wide lot by combining three (3) existing lots into one legal lot of record. The Historic Structure straddles two (2) of the three (3) lots that were combined.
6. In 2011, a Historic District Design Review (HDDR) application was submitted for the Reorientation and Relocation of the Historic Structure and construction of a new Addition. The HDDR proposal required a Variance.

7. In 2011, the Variance application was submitted for a Height Exception and for Front and Side Yard Setback Exception(s) citing a hardship regarding the elevation of Woodside Avenue in relation to the Historic Structure and the orientation towards Main Street (east) rather than the modern-day Public Right-of-Way (Woodside Avenue).
8. The Variance was Denied by the Board of Adjustment.
9. The 2011 Historic District Design Review application was Denied.
10. The current proposal is different from that of the 2011 HDDR and Variance because the current proposal would comply with the Height and Setback requirements. There would be no Variance triggered for Height or Setback exceptions by the current proposal.
11. Historically, the Historic Structure was associated with a network of pedestrian paths on the east side of the structure that connected the residence to Main Street.
12. On November 16, 2016, the applicant submitted a HDDR Application for the subject property. The project scope of the HDDR subject to the application before the HPB included: Reorient (rotate) the Historic Structure so that the primary entrance faces Woodside Avenue (west) and Relocate the Historic Structure ten feet (10') to the east in order to comply with the minimum Front Yard Setback.
13. After working with the applicant on the required materials for their submittal, the current HDDR application was deemed complete on March 2, 2017. Between March 2, 2017 and the first HPB meeting on July 19, 2017, staff provided the applicant with redline comments and re-reviewed new plans addressing those comments once submitted by the applicant.
14. The HDDR application is currently under review and cannot be complete as the HDDR is dependent on Historic Preservation Board's (HPB) review for Reorientation, Relocation, and Material Deconstruction.
15. The Historic Preservation Board held a public hearing and continued this item on July 19th, 2017.
16. The Historic Preservation Board held a public hearing and continued this item on October 4th, 2017.
17. The Historic Preservation Board held a public hearing, discussed the item, and continued this item on December 5th, 2017.
18. The Historic Preservation Board held a public hearing and continued this item on February 7th, 2018.
19. The Historic Preservation Board held a public hearing, discussed the item, and continued this item on March 7th, 2018.
20. The Historic Preservation Board did a site visit, held a public hearing, discussed the item, and continued this item on April 4th, 2018.
21. On April 16, 2018, the applicant submitted a supplemental engineer's report detailing the existing conditions of the site and possible solutions to those existing conditions.
22. The Chief Building Official and City Engineering Department provided an analysis of the applicant's supplemental engineer's report. The Chief Building Official and City Engineering Department's analysis found that Option 1 is a valid option supported by City Staff.
23. On April 16, 2018, a letter was submitted by Joe Tesch.
24. On July 1, 2017, November 18, 2017, February 17, 2018, and March 17, 2018 Legal Notice of the HPB public hearings was published in the Park Record and posted in the required public spaces. Staff sent a mailing notice to property owners within 100 feet and posted the property on July 5, 2017, November 21, 2017, and February 21, 2018.
25. On March 7, 2018 the Historic Preservation Board reviewed the proposal for 424 Woodside Avenue, held a Public Hearing, and continued the item to April 4, 2018. At the meeting, the applicant requested a continuation to a date certain (April 4, 2018) in order to facilitate a site visit.
26. The Historic Structure was constructed ca. 1886. The Park City HSI identifies the Historic Structure as significant to the Mature Mining Era (1894-1930).

27. Originally, the Historic Structure was a hall-parlor type single-family dwelling with a side-gabled roof; it was built on a relatively steep slope that was terraced toward the rear of the house (the Woodside Avenue side) to provide a more level building lot.
28. The Historic Structure first appears on the 1889 Sanborn Fire Insurance Map as a wood-framed and wood-sided house originally faced east, providing a view over Main Street. Physical evidence and the 1889 Sanborn map indicate that it had a small shed-roofed wing on the south end of the rear (west) side but no front porch.
29. By 1900, the original shed-roofed wing had been extended across the rear (west) side.
30. In 1907, the Sanborn Map indicates that a formal front porch was added to the east side, further defining it as the primary façade, at the same time that a secondary entry porch was added to the west side. The house retained this configuration through 1930.
31. The principal façade was composed of a central doorway flanked by a window on each side. Woodside Avenue was present to the west but, access to the house was via a footpath leading north from Fourth Street behind the Park Avenue houses, and then a short staircase leading up to the east façade. The orientation of houses along the uphill (west) side of Woodside was uniformly east-facing, while orientations along the downhill (east) side was mixed, with some facing the street and others the canyon.
32. By 1941, a second shed-roofed addition had been built across the west side, incorporating the 1907 rear screened porch and essentially filling the terrace between the rear wall of the house and the retaining wall so that the eave was nearly at grade. The front porch had been removed and asbestos shingles had been applied over the original wood siding by this time.
33. Asbestos shingle siding was noted on the 1957 tax appraisal card, which also documents the absence of an east porch.
34. The 1968 tax appraisal card indicates that a porch had been rebuilt across the east façade.
35. Between 1978 and 1993, the east façade was modified by the addition of a sunroom across the north two-thirds, covering the original doorway and north window.
36. The east façade of the Historic Structure is the “front”. This is supported by the traditional design of a central entrance door flanked by two (2) windows. This is a common style of architecture seen throughout Park City. The “rear” of the Historic structure is the west façade. This is represented by its traditional form created through additions throughout the Historic period.
37. The front façade has a front door entrance; however, a utility entrance is also located on the northwest corner of the structure in the rear enclosed porch addition. This was also a common occurrence in houses throughout Park City (examples include the side-enclosed porches at 1057 Woodside Avenue and 811 Norfolk Avenue). This utility entrance was often the entrance used by members of the household as a “mud room” so that the front entrance (on the front façade) remained clean.
38. Both entrances typically would have been used throughout the Historic Period; it would have simply depended on what the occasion was. After work in the mines, one would have used utility entrance on the northwest corner of the structure in the rear enclosed porch addition. If the home owner was having guests over, the front façade entrance on the east side of the structure would have been used.
39. If relocation of the structure ten (10) feet to the east is approved, the proposal will comply with the required ten foot (10') Front Yard Setback and minimum five foot (5') Side Yard Setback (total of 18 feet [18'] required), as dictated by the Historic Residential (HR-1) zoning district, described in Land Management Code (LMC) 15-2.2-3. In addition, the Historic Structure will comply with the 27 foot height requirement, described in LMC 15-2.2-5.
40. The current site conditions listed in the Findings of Fact of the 2011 Variance still exist. The Board of Adjustment found conditions of the site that are still existent and are common to the neighborhood, including, but not limited to the elevation of Woodside Avenue.

41. The proposal does not comply with Design Guideline B.3.2 (“B.3.2 The original placement, orientation, and grade of the historic building should be retained.”) as the original placement, orientation, and grade of the historic building would not be retained. The relationship to the street and the orientation of the Historic Structure facing Main Street are important in conveying the history of the Historic District and this site.
42. The proposal does not comply with Design Guideline B.3.3 (“B.3.3 If the original grade cannot be achieved, no more than two (2) feet of the new foundation should be visible above finished grade on the primary and secondary facades.”) as the proposed lifting would require the foundation to be greater than 2 feet above Final Grade in several locations due to the topography.
43. The proposal does not comply with Design Guideline E.1.1 (“ E.1.1 Relocation and/or reorientation of historic buildings should be considered only after it has been determined by the Design Review Team that the integrity and significance of the historic building will not be diminished by such action”) because the reorientation and relocation of the Historic Structure will diminish the integrity and significance of the site and its context. The Historic Structure at 424 Woodside remains in its original location and therefore retains that aspect of integrity, including its original orientation to the east and its siting on a small terrace below the street. And although much of the original setting has been lost, including adjacent historic houses, footpaths, staircases, and open space, the house at 424 Woodside retains its relationship to that earlier setting through its orientation and position on a shallow terrace below street level. The relocation in addition to the reorientation would result in the loss of the association to the structure’s position on the shallow terrace. The property is one of the few reminders of the historic development pattern on a part of the street where much of it has been lost, and is thus important in maintaining a district-wide sense of the historic setting. The context of the Historic Site has not been so radically altered that its unique developmental history cannot be recognized.
44. Bullet points 1 and 2 of the “Side Bars” for E.1.1 are not applicable to the proposal as there are no encroachment issues and the structure is not currently threatened by demolition.
45. The proposal would comply with Design Guidelines E.1.2 through E.1.5 as these would be mitigated through proper construction techniques and documentation processes.
46. The proposal complies with LMC 15-11-13(A)(1)(a) and 15-11-13(A)(1)(b) as the applicant has submitted a plan for rotation and relocation and Structural Engineer’s report. The Historic Structure would remain structurally sound when it was reattached to a new structure in the new orientation.
47. LMC 15-11-13(A)(2) is not applicable as the structure is designated as “Significant” on the Park City Historic Sites Inventory.
48. The proposal does not comply with LMC 15-11-13(A)(3)(a) as the Historic Structure is currently structurally sound and is not threatened by demolition.
49. The proposal does not comply with LMC 15-11-13(A)(3)(b) as the Planning Director and Chief Building Official did not find hazardous conditions that were threatening the Historic Structure. The Planning Director and Chief Building Official found that any hazardous condition (like drainage) could be reasonably mitigated while maintaining the Historic Structure in its current location.
50. The proposal does not comply with LMC 15-11-13(A)(3)(c) as the Historic Preservation Board, with input from the Planning Director and Chief Building Official, does not find Unique Conditions that would warrant the proposed reorientation and relocation
51. All four unique conditions listed in LMC 15-11-13(A)(3)(c)(1)-(4) must be found in order to support a finding under this criteria. Unique conditions shall include all of the following:
 - A. The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the

- historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting; and
- B. The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district; and
 - C. The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation; and
 - D. The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation.
52. The proposal does not comply with LMC 15-11-13(A)(3)(c)(1) "The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting;" because the integrity of the site context has not been lost. The Historic Structure at 424 Woodside remains in its original location and therefore retains that aspect of integrity, including its original orientation to the east and its siting on a small terrace below the street.
53. The proposal does not comply with LMC 15-11-13(A)(3)(c)(2) "The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district" as the proposed reorientation and relocation will diminish the overall physical integrity of the Historic District and the site's association with important development patterns of the Historic District. The physical integrity of the site is defined both by the Historic Structure's siting on the lot and the remaining pieces of its Essential Historic Form. .
54. The proposal does not comply with LMC 15-11-13(A)(3)(c)(3) "The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation;" The reorientation and relocation of the historic house at 424 Woodside Avenue will have a significant negative effect on its integrity, which has already been compromised by an addition and alterations on the east side and the large addition on the south side. Reorientation will diminish integrity to the degree that the property may no longer be considered a Significant Site as defined in the LMC and Design Guidelines. If the structure is reoriented as proposed, material making up the existing north and west walls will be demolished. In addition, these walls will no longer be visible from the Public Right-of-Way.
55. The proposal does not comply with LMC 15-11-13(A)(3)(c)(4) "The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation." as the potential to preserve the Historic Structure will not be enhanced by its relocation. All restoration of lost Historic Materials could occur in the Historic Structure's current location and siting.

Conclusions of Law:

1. The proposal does not meet the criteria for reorientation or relocation pursuant to LMC 15-11-13 Reorientation and/or Relocation of a Historic Building or Historic Structure.

If you have any questions or concerns regarding this letter, please do not hesitate to call me at (435) 615-5059 or contact me by email at hannah.tyler@parkcity.org.

Sincerely,



Hannah M. Tyler
Planner



May 22, 2018

Jon and Heather Berkley
9308 Tournament Canyon Drive
Las Vegas, NV 89144

CC: Jonathan DeGray
Joseph Tesch

NOTICE OF PLANNING DEPARTMENT ACTION

<u>Project Address</u>	424 Woodside Avenue
<u>Description</u>	Historic District Design Review - Denial
<u>Date of Action</u>	May 22, 2018
<u>Project #</u>	PL-16-03379
<u>Project Owner</u>	Jon and Heather Berkley
<u>Project Architect</u>	Jonathan DeGray

Summary of Staff Action – Denial

This letter serves as the final action letter denying the proposed Restoration, Reorientation, Relocation, Panelization, lifting, and addition to 424 Woodside Avenue pursuant to the Historic District Design Guidelines and Land Management Code subject to the following Findings of Fact and Conclusions of Law. Staff reviewed this project in accordance with the Land Management Code and Historic District Design Guidelines, specifically with the Universal Guidelines, Specific Design Guidelines A. Site Design, B. Primary Structures, D. Off-Street Parking Areas, Garages, and Driveways, E. Relocation and/or Reorientation of Intact Building, and F. Disassembly/Reassembly of All or Part of a Historic Structure. The applicant proposed to Restore, Reorient, Relocate, Panelize, lift, and construct an addition to the Significant Structure at 424 Woodside Avenue.

Findings of Fact

1. The applicant, Jon and Heather Berkley (represented by Jonathan DeGray, Architect), proposed to Reorient the Historic Structure towards Woodside Avenue (west). The primary façade of the Historic Structure currently faces towards Main Street (east), and the applicant proposed to reorient the building 180 degrees towards Woodside Avenue.
2. The applicants proposed Panelization in order to facilitate the reorientation.
3. The applicant also requested to relocate the structure ten feet (10') to the east in order to comply with the Front Yard Setback.
4. The applicant proposed to lift the Historic Structure 7 feet 7 ¾ inches upon Reorientation.
5. The applicant proposed to construct an addition on the rear (new east façade) of the Historic Structure.
6. The property is located in the Historic Residential (HR-1) zone.
7. The Historic Structure faces towards Main Street in that the original primary entrance faces east. In 1993, a 700 square foot (SF) addition was constructed to the south of the Historic Structure to create the Duplex Dwelling Use
8. The Duplex Dwelling site located at 424 Woodside Avenue is listed as "Significant" on the Park City Historic Sites Inventory (HSI). The Historic Structure was constructed ca. 1886. The Park City HSI identifies the Historic Structure as significant to the Mature Mining Era (1894-1930).

9. In 2005 a Plat Amendment was approved creating a 75 foot wide lot by combining three (3) existing lots into one legal lot of record. The Historic Structure straddles two (2) of the three (3) lots that were combined.
10. In 2011, a Historic District Design Review (HDDR) application was submitted for the Reorientation and Relocation of the Historic Structure and construction of a new Addition. The HDDR proposal required a Variance.
11. In 2011, the Variance application was submitted for a Height Exception and for Front and Side Yard Setback Exception(s) citing a hardship regarding the elevation of Woodside Avenue in relation to the Historic Structure and the orientation towards Main Street (east) rather than the modern-day Public Right-of-Way (Woodside Avenue).
12. The Variance was Denied by the Board of Adjustment.
13. The 2011 Historic District Design Review application was Denied.
14. On November 16, 2016, the applicant submitted a HDDR Application for the subject property but the application was not complete until March 2, 2017.
15. Between March 2, 2017 and the first HPB meeting on July 19, 2017, staff provided the applicant with redline comments and re-reviewed the amended application and plans addressing those comments once submitted by the applicant.
16. The Historic Preservation Board held a public hearing and continued the discussion regarding the Reorientation and Relocation on July 19th, 2017.
17. The Historic Preservation Board held a public hearing and continued the discussion regarding the Reorientation and Relocation on October 4th, 2017.
18. The Historic Preservation Board held a public hearing, discussed the item, and continued the discussion regarding the Reorientation and Relocation on December 5th, 2017.
19. The Historic Preservation Board held a public hearing and continued the discussion regarding the Reorientation and Relocation on February 7th, 2018.
20. On March 7, 2018 the Historic Preservation Board reviewed the proposal for Reorientation and Relocation of the Historic Structure at 424 Woodside Avenue, held a Public Hearing, and continued the item to April 4, 2018 at the request of the applicant in order to facilitate a site visit.
21. The Historic Preservation Board conducted a site visit, held a public hearing, discussed the item, and continued the discussion regarding the Reorientation and Relocation on April 4th, 2018.
22. On April 16, 2018, the applicant submitted a supplemental engineer's report detailing the existing conditions of the site and possible solutions to those existing conditions along with a letter from their attorney Joe Tesch..
23. The Chief Building Official and City Engineering Department provided an analysis of the applicant's supplemental engineer's report. The Chief Building Official and City Engineering Department's analysis found that Option 1 is a valid option supported by City Staff.
24. On May 2, 2018 the Historic Preservation Board held a public hearing, discussed the item, and Denied the Reorientation and Relocation of the Historic Structure at 424 Woodside Avenue.
25. On July 1, 2017, November 18, 2017, February 17, 2018, and March 17, 2018 Legal Notice of the HPB public hearings was published in the Park Record and posted in the required public spaces. Staff sent a mailing notice to property owners within 100 feet and posted the property on July 5, 2017, November 21, 2017, and February 21, 2018.
26. On March 2, 2017 the property was posting and a mailing was sent to property owners within 100 feet with a notice of the first Public Hearing for the HDDR application.
27. The first Public Hearing for the HDDR application was held on March 13, 2017 in the Planning Department.
28. Originally, the Historic Structure was a hall-parlor type single-family dwelling with a side-gabled roof; it was built on a relatively steep slope that was terraced toward the rear of the house (the Woodside Avenue side) to provide a more level building lot.
29. The Historic Structure first appears on the 1889 Sanborn Fire Insurance Map as a wood-framed and wood-sided house originally faced east, providing a view over Main Street. Physical evidence and the 1889 Sanborn map indicate that it had a small shed-roofed wing on the south end of the rear (west) side but no front porch.
30. Historically, the Historic Structure was associated with a network of pedestrian paths on the east side of the structure that connected the residence to Main Street.
31. By 1900, the original shed-roofed wing had been extended across the rear (west) side.

32. In 1907, the Sanborn Map indicates that a formal front porch was added to the east side (Main Street), further defining it as the primary façade, at the same time that a secondary entry porch was added to the west side. The house retained this configuration through 1930.
33. The principal façade was composed of a central doorway flanked by a window on each side. Woodside Avenue was present to the west but, access to the house was via a footpath leading north from Fourth Street behind the Park Avenue houses, and then a short staircase leading up to the east façade. The orientation of houses along the uphill (west) side of Woodside was uniformly east-facing, while orientations along the downhill (east) side was mixed, with some facing the street and others the canyon.
34. By 1941, a second shed-roofed addition had been built across the west side, incorporating the 1907 rear screened porch and essentially filling the terrace between the rear wall of the house and the retaining wall so that the eave was nearly at grade. The front porch had been removed and asbestos shingles had been applied over the original wood siding by this time.
35. Asbestos shingle siding was noted on the 1957 tax appraisal card, which also documents the absence of an east porch.
36. The 1968 tax appraisal card indicates that a porch had been rebuilt across the east façade.
37. Between 1978 and 1993, the east façade was modified by the addition of a sunroom across the north two-thirds, covering the original doorway and north window.
38. The east façade of the Historic Structure is the “front”. This is supported by the traditional design of a central entrance door flanked by two (2) windows. This is a common style of architecture seen throughout Park City. The “rear” of the Historic structure is the west façade. This is represented by its traditional form created through additions throughout the Historic period.
39. The front façade has a front door entrance; however, a utility entrance is also located on the northwest corner of the structure in the rear enclosed porch addition. This was also a common occurrence in houses throughout Park City (examples include the side-enclosed porches at 1057 Woodside Avenue and 811 Norfolk Avenue). This utility entrance was often the entrance used by members of the household as a “mud room” so that the front entrance (on the front façade) remained clean.
40. Both entrances typically would have been used throughout the Historic Period; it would have simply depended on what the occasion was. After work in the mines, one would have used utility entrance on the northwest corner of the structure in the rear enclosed porch addition. If the home owner was having guests over, the front façade entrance on the east side of the structure would have been used.
41. On May 2, 2018, the HPB found that the proposal complies with LMC 15-11-13(A)(1)(a) and 15-11-13(A)(1)(b) as the applicant has submitted a plan for rotation and relocation and Structural Engineer's report. The Historic Structure would remain structurally sound when it was reattached to a new structure in the new orientation.
42. On May 2, 2018, the HPB found that LMC 15-11-13(A)(2) is not applicable as the structure is designated as “Significant” on the Park City Historic Sites Inventory.
43. On May 2, 2018, the HPB found that the proposal does not comply with LMC 15-11-13(A)(3)(a) as the Historic Structure is currently structurally sound and is not threatened by demolition.
44. On May 2, 2018, the HPB found that the proposal does not comply with LMC 15-11-13(A)(3)(b) as the Planning Director and Chief Building Official did not find hazardous conditions that were threatening the Historic Structure. The Planning Director and Chief Building Official found that any hazardous condition (like drainage) could be reasonably mitigated while maintaining the Historic Structure in its current location.
45. On May 2, 2018, the HPB found that the proposal does not comply with LMC 15-11-13(A)(3)(c) as the Historic Preservation Board, with input from the Planning Director and Chief Building Official, does not find Unique Conditions that would warrant the proposed reorientation and relocation.
46. On May 2, 2018, the HPB found that the proposal does not comply with LMC 15-11-13(A)(3)(c)(1) “The historic context of the Historic building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic building(s) and/or Structure(s) and the Historic District or its present setting,” because the integrity of the site context has not been lost. The Historic Structure at 424 Woodside remains in its original location and therefore retains that aspect of integrity, including its original orientation to the east and its siting on a small terrace below the street.

47. On May 2, 2018, the HPB found that the proposal does not comply with LMC 15-11-13(A)(3)(c)(2) "The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district" as the proposed reorientation and relocation will diminish the overall physical integrity of the Historic District and the site's association with important development patterns of the Historic District. The physical integrity of the site is defined both by the Historic Structure's siting on the lot and the remaining pieces of its Essential Historic Form.
48. On May 2, 2018, the HPB found that the proposal does not comply with LMC 15-11-13(A)(3)(c)(3) "The historical integrity and significance of the Historic building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation;" The reorientation and relocation of the historic house at 424 Woodside Avenue will have a significant negative effect on its integrity, which has already been compromised by an addition and alterations on the east side and the large addition on the south side. Reorientation will diminish integrity to the degree that the property may no longer be considered a Significant Site as defined in the LMC and Design Guidelines. If the structure is reoriented as proposed, material making up the existing north and west walls will be demolished. In addition, these walls will no longer be visible from the Public Right-of-Way.
49. On May 2, 2018, the HPB found that the proposal does not comply with LMC 15-11-13(A)(3)(c)(4) "The potential to preserve the Historic building(s) and/or Structure(s) will be enhanced by its relocation." as the potential to preserve the Historic Structure will not be enhanced by its relocation. All restoration of lost Historic Materials could occur in the Historic Structure's current location and siting.
50. The HPB did not make a determination on the proposed Panelization as Panelization was required if the structure were to be Reoriented and Relocated. Panelization is subject to the requirements of LMC 15-11-14.
51. The minimum lot size in the HR-1 Zoning District is 1,875 square feet. The proposed site is 5,625 square feet. The proposal complies with LMC 15-2.2-3(A).
52. The maximum Building Footprint is 2,050 square feet. The HDDR proposal contains a Building Footprint of 2,007 square feet. The proposal complies with 15-2.2-3(D) Building Footprint.
53. The proposal does not comply with the interior height requirement as referenced in 15-2.2-5(A) as the maximum interior height is thirty-five feet (35'). The proposal has interior height of forty-four feet (44').
54. The proposal complies with Universal Guideline 1 as the site will be used as it was historically (residential use).
55. The proposal does not comply with Universal Guideline 2 as changes to the building that have acquired historic significance in their own right will be removed to accommodate a new addition.
56. The proposal does not comply with Universal Guideline 3 as the historic exterior features of the building would be removed to accommodate a new addition.
57. The proposal complies with Universal Guideline 4 as applicant proposed to restore a Historic porch that had been removed.
58. The proposal complies with Universal Guideline 5 as deteriorated or damaged material would be restored.
59. The proposal complies with Universal Guideline 6 as non-historic features would be removed.
60. The proposal does not comply with Universal Guideline 7 as the proposal would not be recognized as a physical record of its time after project completion.
61. Universal Guideline 8 is not applicable as no chemical treatments were proposed.
62. The proposal does not comply with Universal Guideline 9 as new additions, exterior alterations, or related new construction would destroy historic materials, features, and spatial relationships that characterize the site and building.
63. The proposal does not comply with Universal Guideline 10 as the proposed new addition and related new construction would not be undertaken in such a manner that, if removed in the future, the essential historic form and integrity of the historic property and its environment could be restored.
64. The proposal does not comply with Design Guideline A.1.1 as the Relocation of the structure would alter the existing front and side yard setbacks of the Historic Site.
65. The proposal complies with Design Guideline A.1.2 as the original main entry door would be restored on its wall plane.

66. The proposal does not comply with Design Guideline A.1.3 as the original path and steps leading to the main entry would be removed.
67. Design Guideline A.2 is not applicable as no Historic Retaining Walls have been identified by the applicant.
68. Design Guidelines A.3.1 and A.3.2 are not applicable as no Historic Fences and Handrails have been identified by the applicant.
69. The proposal complies with Design Guideline A.3.3 as the proposed new fences and handrails reflect the building's style and period.
70. Design Guideline A.4 is not applicable as Historic steps location on the hillside have not been identified by the applicant.
71. The proposal does not comply with Design Guideline A.5.1 as the landscape features will not be maintained.
72. The proposal complies with Design Guidelines A.5.2, A.5.3, A.5.4, A.5.5, A.5.6, and A.5.7 as the new landscape features for the pathways and rear yard features are integrated into the overall design balancing water-efficient plant materials and materials consistent with those used throughout the Historic District.
73. The proposal does not comply with Design Guideline A.5.8 as the proposal does not maintain the original grading of the site.
74. The proposal does not comply with Design Guideline B.1.1 as a majority of the rear portion of the roof would be removed to accommodate a new addition.
75. Design Guideline B.1.2 and B.1.3 are not applicable as details for solar panels and/or gutters and downspouts were not provided by the applicant.
76. The proposal complies with Design Guideline B.1.4 as the roof colors would be neutral and the roof material would be non-reflective.
77. The proposal does not comply with Design Guideline B.2.1 as the Reorientation and Relocation would result in the loss of significant wall-planes and window openings.
78. The proposal complies with B.2.2, B.2.3, B.2.4, B.2.5, and B.2.6 as existing lost Historic materials would be replaced with historically accurate materials.
79. The proposal does not comply with Design Guideline B.2.7 as the changes in the interior layout would result in further loss of Historic material.
80. The proposal does not comply with Design Guideline B.3.1 as the proposed lifting will lift the structure 7 feet 7 ¾ inches from its original floor elevation rather than the permitted 2 feet. There are no adverse or unique conditions that would warrant the disproportionate lifting.
81. The proposal does not comply with Design Guideline B.3.2 as the original placement, orientation, and grade of the Historic building would not be retained. The relationship to the street and the orientation of the Historic Structure facing Main Street are important in conveying the history of the Historic District and this site.
82. The proposal does not comply with Design Guideline B.3.3 as the proposed lifting would require the foundation to be greater than 2 feet above Final Grade in several locations due to the topography.
83. The proposal does not comply with Design Guideline B.4.1 as the rear Historic porch entrance would be removed to accommodate the new addition.
84. The proposal complies with B.4.2 and B.4.3 as all doors on the Historic structure and new addition would be consistent with those seen in the Historic District.
85. The proposal does not comply with B.5.1 as historic window openings would be lost to accommodate the Reorientation, Relocation, and new addition.
86. The proposal complies with B.5.2 and B.5.3 as the replacement windows and new windows would be consistent with those seen in the Historic District.
87. The proposal complies with B.6 Mechanical Systems, Utility Systems, and Service Equipment as all systems and equipment would be located on a secondary or tertiary elevation and shielded from view of the Public Right-of-Way.
88. The proposal complies with B.7 Paint and Color as the structure would be painted with a low-VOC paint.
89. Design Guideline C. Parking Areas, Detached Garages, and Driveways is not applicable as no significant changes are proposed to the existing features.
90. The proposal does not comply with Design Guideline D.1.1 as the proposal for Reorientation and Relocation are not the only alternative for the site to accommodate an addition to the structure.

91. The proposal does not comply with Design Guideline D.1.2 as the addition is not visually subordinate to the Historic building when viewed from the Public Right-of-Way.
92. The proposal does not comply with Design Guideline D.1.3 as the addition will contribute significantly to the loss of historic materials.
93. The proposal does not comply with Design Guideline D.1.4 as where the addition abuts the Historic building, there is not a clear transitional element.
94. The proposal does not comply with Design Guideline D.1.5 as a majority of the rear Historic addition will be removed to accommodate a new addition.
95. The proposal does not comply with Design Guideline D.2.1 as the addition does not complement the visual and physical qualities of the Historic building because of the massive scale when compared to the Historic building.
96. The proposal complies with D.2.2 as the building materials used on the proposed addition are similar in scale to those seen on the Historic building.
97. The proposal does not comply with Design Guideline D.2.3 as the window proportions on the rear of the addition are not proportions that reflect those found in the Historic building.
98. The proposal does not comply with Design Guideline D.2.4 as the large addition is not visually separated from the Historic building when viewed from the Public Right-of-Way.
99. The proposal does not comply with Design Guideline D.2.5 as the structure does not provide a clear transition on the proposed south elevation.
100. The proposal does not comply with Design Guideline D.3.1 as the addition raises the structure 7 feet 7 ¾ inches from its original floor elevation.
101. The proposal complies with D.3.2 as the basement does not extend beyond the wall plane of the historic structure.
102. The proposal does not comply with Design Guideline D.3.3 as not all window or egress wells are located beyond the midpoint of the Historic building.
103. D.4 Scenario 2: Residential Historic Sites-Basement Addition with Garage is not applicable as a basement garage is not proposed.
104. The proposal does not comply with Design Guideline E.1.1 because the reorientation and relocation of the Historic Structure will diminish the integrity and significance of the site and its context. The Historic Structure at 424 Woodside remains in its original location and therefore retains that aspect of integrity, including its original orientation to the east and its siting on a small terrace below the street. And although much of the original setting has been lost, including adjacent historic houses, footpaths, staircases, and open space, the house at 424 Woodside retains its relationship to that earlier setting through its orientation and position on a shallow terrace below street level. The relocation in addition to the reorientation would result in the loss of the association to the structure's position on the shallow terrace. The property is one of the few reminders of the historic development pattern on a part of the street where much of it has been lost, and is thus important in maintaining a district-wide sense of the historic setting. The context of the Historic Site has not been so radically altered that its unique developmental history cannot be recognized.
105. Bullet points 1 and 2 of the "Side Bars" for E.1.1 are not applicable to the proposal as there are no encroachment issues and the structure is not currently threatened by demolition.
106. The proposal would comply with Design Guidelines E.1.2 through E.1.5 as these would be mitigated through proper construction techniques and documentation processes.
107. The proposed panelization does not comply with F. Disassembly/Reassembly of all or part of a Historic Structure. Staff finds that the panelization of the structure is not required as the current Historic Structure is structurally sound. The panelization would result from a "self-inflicted" issue (reorientation) which would result in additional loss of Historic materials and may compromise the little material that is remaining. There are any conditions on the site that would warrant the additional material loss.
108. G. Reconstruction of Existing Historic Structures is not applicable as the structure is not to be reconstructed.
109. H. Accessory Structures is not applicable as there are no accessory structures.
110. I. Signs, J. Exterior Lighting, K. Awnings, L. Sustainability, and N. ADA Compliance are not applicable as the applicant did not provide details for these items.
111. Notice of the Final Action was posted on the property and a mailing sent to property owners within 100 feet on May 22, 2018.

Conclusion of Law

1. The proposal does not comply with the 2009 Park City Design Guidelines for Historic Districts and Historic Sites.
2. The proposal does not comply with the Land Management Code.

The Applicant or any party participating in the hearing may appeal the Historic District Design Review decision to the Board of Adjustment or City Council. Appeal requests shall be submitted to the Planning Department thirty (30) days of this decision. The applicant has to request which appeal authority it wishes to have hear the appeal at the time the appeal is submitted. 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.

If you have any questions, please do not hesitate to contact me. I can be reached at (435) 615-5059, or via e-mail at hannah.tyler@parkcity.org.

Sincerely,



Hannah M. Tyler
Planner



Bruce Erickson, AICP
Planning Director



Historic Preservation Board Staff Report

Planning Department

Author: Hannah M. Tyler, Planner
Subject: Reorientation and Relocation Review
Address: 424 Woodside Avenue
Project Number: PL-16-03379
Date: May 2, 2018
Type of Item: Administrative – Reorientation (Rotation) and Relocation

Summary Recommendation:

Staff recommends the Historic Preservation Board review the Reorientation (Rotation) and Relocation of the Significant Structure at 424 Woodside Avenue, conduct a site visit, conduct a public hearing, and consider denying the Reorientation pursuant to the following findings of fact and conclusions of law.

Topic:

Address: 424 Woodside Avenue
Zoning: Historic Residential (HR-1) District
Designation: Significant
Applicant: Jon and Heather Berkley (Represented by Jonathan DeGray, Architect)
Proposal: Reorient the Historic Structure towards Woodside Avenue (west). The primary façade of the Historic Structure currently faces towards Main Street (east), and the applicant is proposing to reorient the building 180 degrees towards Woodside Avenue and relocate the building ten (10) feet to the east from Woodside Avenue.

Background:

On March 7, 2018 the Historic Preservation Board reviewed the proposal for 424 Woodside Avenue, held a Public Hearing, and continued the item to April 4, 2018. At the meeting, the applicant requested a continuation to a date certain (April 4, 2018) in order to facilitate a site visit. On April 4, 2018, the HPB conducted a Site Visit at 424 Woodside Avenue, held a Public Hearing, discussed the Site Visit, and continued the item to May 2, 2018 at the request of the applicant. The applicant requested the continuance because their attorney, the applicant and two of the board members were not available and to allow for them to submit a supplemental engineer's report.

On April 16, 2018, the applicant submitted a supplemental engineer's report detailing the existing conditions and possible solutions to those existing conditions. The supplemental engineer's report is included as Exhibit 1. The Chief Building Official and City Engineering Department have analyzed the applicant's supplemental engineer's report and provided a response in Exhibit 3. The Chief Building Official and City Engineering Department found that Option 1, which suggests the installation of a perforated storm drain along the west face of the structure and under the driveway slab, is a valid option supported by City Staff.

On April 16, 2018, a letter was submitted by Joe Tesch (Exhibit 2).

Below is a list of all of the previous meeting dates that have occurred for this application. .

1. July 19th, 2017 (Public Hearing and Continuation)
2. October 4th, 2017 (Public Hearing and Continuation)

3. December 5th, 2017 (Public Hearing, **Discussion**, Continuation)
4. February 7th, 2018 (Public Hearing and Continuation)
5. March 7th, 2018 (Public Hearing, **Discussion**, Continuation)
6. April 4th, 2018 (Public Hearing, **Discussion**, Continuation)

Background on the application itself can be found in the December 5, 2017 (Exhibit 4) and March 7, 2018 (Exhibit 5) Staff Reports.

Historic Preservation Board – Review:

The Historic Preservation Board will base their findings on the following Land Management Code language:

15-11-13 Relocation And/Or Reorientation Of A Historic Building Or Historic Structure

Staff has already conducted an analysis and recommends the Historic Preservation Board find that the applicant's proposal does not comply with LMC 15-11-13, as indicated in the March 7, 2018 HPB Staff Report (Exhibit 5).

It is the intent of this section to preserve the Historic and architectural resources of Park City through limitations on the relocation and/or orientation of Historic Buildings, Structures, and Sites.

A. **CRITERIA FOR THE RELOCATION AND/OR REORIENTATION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON ITS EXISTING LANDMARK OR SIGNIFICANT SITE.** In approving a Historic District or Historic Site design review Application involving relocation and/or reorientation 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. For either a Landmark or Significant Site all the following shall be met:
 - a. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) can successfully be relocated and the applicant has demonstrated that a professional building mover will move the building and protect it while being stored; and
 - b. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;
2. . . . (Landmark structures)
3. For Significant sites, at least one of the following shall be met:
 - a. The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or
 - b. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or
 - c. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation on the existing Site. Unique conditions shall include all of the following:
 1. The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the

- ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting; and
2. The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district; and
 3. The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation; and
 4. The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation.

Process:

The HPB will review the Application for compliance with the “Criteria for Relocation and/or Reorientation of the Historic Structure.” The HPB shall forward a copy of its written findings to the Owner and/or Applicant.

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

Notice:

On July 1, 2017, November 18, 2017, February 17, 2018, and March 17, 2018 Legal Notice of the HPB public hearings was published in the Park Record and posted in the required public spaces. Staff sent a mailing notice to property owners within 100 feet and posted the property on July 5, 2017, November 21, 2017, and February 21, 2018.

Summary Recommendation:

Staff recommends the Historic Preservation Board review the Reorientation (Rotation) and Relocation of the Significant Structure at 424 Woodside Avenue, conduct a site visit, conduct a public hearing, and consider denying the Reorientation pursuant to the following findings of fact and conclusions of law.

Finding of Fact:

1. The applicant, Jon and Heather Berkley (represented by Jonathan DeGray, Architect), are proposing to Reorient the Historic Structure towards Woodside Avenue (west). The primary façade of the Historic Structure currently faces towards Main Street (east), and the applicant is proposing to reorient the building 180 degrees towards Woodside Avenue. The applicant is also requesting to relocate the structure ten feet (10') to the east in order to comply with the Front Yard Setback.
2. The Duplex Dwelling located at 424 Woodside Avenue is listed as “Significant” on the Park City Historic Sites Inventory (HSI).
3. The property is located in the Historic Residential (HR-1) zone.

4. The Historic Structure faces towards Main Street in that the original primary entrance faces east. In 1993, a 700 square foot (SF) addition was constructed to the south of the Historic Structure to create the Duplex Dwelling Use.
5. In 2005 a Plat Amendment was approved creating a 75 foot wide lot by combining three (3) existing lots into one legal lot of record. The Historic Structure straddles two (2) of the three (3) lots that were combined.
6. In 2011, a Historic District Design Review (HDDR) application was submitted for the Reorientation and Relocation of the Historic Structure and construction of a new Addition. The HDDR proposal required a Variance.
7. In 2011, the Variance application was submitted for a Height Exception and for Front and Side Yard Setback Exception(s) citing a hardship regarding the elevation of Woodside Avenue in relation to the Historic Structure and the orientation towards Main Street (east) rather than the modern-day Public Right-of-Way (Woodside Avenue).
8. The Variance was Denied by the Board of Adjustment.
9. The 2011 Historic District Design Review application was Denied.
10. The current proposal is different from that of the 2011 HDDR and Variance because the current proposal would comply with the Height and Setback requirements. There would be no Variance triggered for Height or Setback exceptions by the current proposal.
11. Historically, the Historic Structure was associated with a network of pedestrian paths on the east side of the structure that connected the residence to Main Street.
12. On November 16, 2016, the applicant submitted a HDDR Application for the subject property. The project scope of the HDDR subject to the application before the HPB included: Reorient (rotate) the Historic Structure so that the primary entrance faces Woodside Avenue (west) and Relocate the Historic Structure ten feet (10') to the east in order to comply with the minimum Front Yard Setback.
13. After working with the applicant on the required materials for their submittal, the current HDDR application was deemed complete on March 2, 2017. Between March 2, 2017 and the first HPB meeting on July 19, 2017, staff provided the applicant with redline comments and re-reviewed new plans addressing those comments once submitted by the applicant.
14. The HDDR application is currently under review and cannot be complete as the HDDR is dependent on Historic Preservation Board's (HPB) review for Reorientation, Relocation, and Material Deconstruction.
15. The Historic Preservation Board held a public hearing and continued this item on July 19th, 2017.
16. The Historic Preservation Board held a public hearing and continued this item on October 4th, 2017.
17. The Historic Preservation Board held a public hearing, discussed the item, and continued this item on December 5th, 2017.
18. The Historic Preservation Board held a public hearing and continued this item on February 7th, 2018.
19. The Historic Preservation Board held a public hearing, discussed the item, and continued this item on March 7th, 2018.
20. The Historic Preservation Board did a site visit, held a public hearing, discussed the item, and continued this item on April 4th, 2018.
21. On April 16, 2018, the applicant submitted a supplemental engineer's report detailing the existing conditions of the site and possible solutions to those existing conditions.
22. The Chief Building Official and City Engineering Department provided an analysis of the applicant's supplemental engineer's report. The Chief Building Official and City Engineering Department's analysis found that Option 1 is a valid option supported by City Staff.
23. On April 16, 2018, a letter was submitted by Joe Tesch.

24. On July 1, 2017, November 18, 2017, February 17, 2018, and March 17, 2018 Legal Notice of the HPB public hearings was published in the Park Record and posted in the required public spaces. Staff sent a mailing notice to property owners within 100 feet and posted the property on July 5, 2017, November 21, 2017, and February 21, 2018.
25. On March 7, 2018 the Historic Preservation Board reviewed the proposal for 424 Woodside Avenue, held a Public Hearing, and continued the item to April 4, 2018. At the meeting, the applicant requested a continuation to a date certain (April 4, 2018) in order to facilitate a site visit.
26. The Historic Structure was constructed ca. 1886. The Park City HSI identifies the Historic Structure as significant to the Mature Mining Era (1894-1930).
27. Originally, the Historic Structure was a hall-parlor type single-family dwelling with a side-gabled roof; it was built on a relatively steep slope that was terraced toward the rear of the house (the Woodside Avenue side) to provide a more level building lot.
28. The Historic Structure first appears on the 1889 Sanborn Fire Insurance Map as a wood-framed and wood-sided house originally faced east, providing a view over Main Street. Physical evidence and the 1889 Sanborn map indicate that it had a small shed-roofed wing on the south end of the rear (west) side but no front porch.
29. By 1900, the original shed-roofed wing had been extended across the rear (west) side.
30. In 1907, the Sanborn Map indicates that a formal front porch was added to the east side, further defining it as the primary façade, at the same time that a secondary entry porch was added to the west side. The house retained this configuration through 1930.
31. The principal façade was composed of a central doorway flanked by a window on each side. Woodside Avenue was present to the west but, access to the house was via a footpath leading north from Fourth Street behind the Park Avenue houses, and then a short staircase leading up to the east façade. The orientation of houses along the uphill (west) side of Woodside was uniformly east-facing, while orientations along the downhill (east) side was mixed, with some facing the street and others the canyon.
32. By 1941, a second shed-roofed addition had been built across the west side, incorporating the 1907 rear screened porch and essentially filling the terrace between the rear wall of the house and the retaining wall so that the eave was nearly at grade. The front porch had been removed and asbestos shingles had been applied over the original wood siding by this time.
33. Asbestos shingle siding was noted on the 1957 tax appraisal card, which also documents the absence of an east porch.
34. The 1968 tax appraisal card indicates that a porch had been rebuilt across the east façade.
35. Between 1978 and 1993, the east façade was modified by the addition of a sunroom across the north two-thirds, covering the original doorway and north window.
36. The east façade of the Historic Structure is the “front”. This is supported by the traditional design of a central entrance door flanked by two (2) windows. This is a common style of architecture seen throughout Park City. The “rear” of the Historic structure is the west façade. This is represented by its traditional form created through additions throughout the Historic period.
37. The front façade has a front door entrance; however, a utility entrance is also located on the northwest corner of the structure in the rear enclosed porch addition. This was also a common occurrence in houses throughout Park City (examples include the side-enclosed porches at 1057 Woodside Avenue and 811 Norfolk Avenue). This utility entrance was often the entrance used by members of the household as a “mud room” so that the front entrance (on the front façade) remained clean.
38. Both entrances typically would have been used throughout the Historic Period; it would have simply depended on what the occasion was. After work in the mines, one would have used utility entrance on the northwest corner of the structure in the rear enclosed porch addition.

If the home owner was having guests over, the front façade entrance on the east side of the structure would have been used.

39. If relocation of the structure ten (10) feet to the east is approved, the proposal will comply with the required ten foot (10') Front Yard Setback and minimum five foot (5') Side Yard Setback (total of 18 feet [18'] required), as dictated by the Historic Residential (HR-1) zoning district, described in Land Management Code (LMC) 15-2.2-3. In addition, the Historic Structure will comply with the 27 foot height requirement, described in LMC 15-2.2-5.
40. The current site conditions listed in the Findings of Fact of the 2011 Variance still exist. The Board of Adjustment found conditions of the site that are still existent and are common to the neighborhood, including, but not limited to the elevation of Woodside Avenue.
41. The proposal does not comply with Design Guideline B.3.2 ("B.3.2 The original placement, orientation, and grade of the historic building should be retained.") as the original placement, orientation, and grade of the historic building would not be retained. The relationship to the street and the orientation of the Historic Structure facing Main Street are important in conveying the history of the Historic District and this site.
42. The proposal does not comply with Design Guideline B.3.3 ("B.3.3 If the original grade cannot be achieved, no more than two (2) feet of the new foundation should be visible above finished grade on the primary and secondary facades.") as the proposed lifting would require the foundation to be greater than 2 feet above Final Grade in several locations due to the topography.
43. The proposal does not comply with Design Guideline E.1.1 ("E.1.1 Relocation and/or reorientation of historic buildings should be considered only after it has been determined by the Design Review Team that the integrity and significance of the historic building will not be diminished by such action") because the reorientation and relocation of the Historic Structure will diminish the integrity and significance of the site and its context. The Historic Structure at 424 Woodside remains in its original location and therefore retains that aspect of integrity, including its original orientation to the east and its siting on a small terrace below the street. And although much of the original setting has been lost, including adjacent historic houses, footpaths, staircases, and open space, the house at 424 Woodside retains its relationship to that earlier setting through its orientation and position on a shallow terrace below street level. The relocation in addition to the reorientation would result in the loss of the association to the structure's position on the shallow terrace. The property is one of the few reminders of the historic development pattern on a part of the street where much of it has been lost, and is thus important in maintaining a district-wide sense of the historic setting. The context of the Historic Site has not been so radically altered that its unique developmental history cannot be recognized.
44. Bullet points 1 and 2 of the "Side Bars" for E.1.1 are not applicable to the proposal as there are no encroachment issues and the structure is not currently threatened by demolition.
45. The proposal would comply with Design Guidelines E.1.2 through E.1.5 as these would be mitigated through proper construction techniques and documentation processes.
46. The proposal complies with LMC 15-11-13(A)(1)(a) and 15-11-13(A)(1)(b) as the applicant has submitted a plan for rotation and relocation and Structural Engineer's report. The Historic Structure would remain structurally sound when it was reattached to a new structure in the new orientation.
47. LMC 15-11-13(A)(2) is not applicable as the structure is designated as "Significant" on the Park City Historic Sites Inventory.
48. The proposal does not comply with LMC 15-11-13(A)(3)(a) as the Historic Structure is currently structurally sound and is not threatened by demolition.
49. The proposal does not comply with LMC 15-11-13(A)(3)(b) as the Planning Director and Chief Building Official did not find hazardous conditions that were threatening the Historic Structure. The Planning Director and Chief Building Official found that any hazardous

condition (like drainage) could be reasonably mitigated while maintaining the Historic Structure in its current location.

50. The proposal does not comply with LMC 15-11-13(A)(3)(c) as the Historic Preservation Board, with input from the Planning Director and Chief Building Official, does not find Unique Conditions that would warrant the proposed reorientation and relocation
51. All four unique conditions listed in LMC 15-11-13(A)(3)(c)(1)-(4) must be found in order to support a finding under this criteria. Unique conditions shall include all of the following:
 - A. The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting; and
 - B. The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district; and
 - C. The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation; and
 - D. The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation.
52. The proposal does not comply with LMC 15-11-13(A)(3)(c)(1) "The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting;" because the integrity of the site context has not been lost. The Historic Structure at 424 Woodside remains in its original location and therefore retains that aspect of integrity, including its original orientation to the east and its siting on a small terrace below the street.
53. The proposal does not comply with LMC 15-11-13(A)(3)(c)(2) "The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district" as the proposed reorientation and relocation will diminish the overall physical integrity of the Historic District and the site's association with important development patterns of the Historic District. The physical integrity of the site is defined both by the Historic Structure's siting on the lot and the remaining pieces of its Essential Historic Form. .
54. The proposal does not comply with LMC 15-11-13(A)(3)(c)(3) "The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation;" The reorientation and relocation of the historic house at 424 Woodside Avenue will have a significant negative effect on its integrity, which has already been compromised by an addition and alterations on the east side and the large addition on the south side. Reorientation will diminish integrity to the degree that the property may no longer be considered a Significant Site as defined in the LMC and Design Guidelines. If the structure is reoriented as proposed, material making up the existing north and west walls will be demolished. In addition, these walls will no longer be visible from the Public Right-of-Way.
55. The proposal does not comply with LMC 15-11-13(A)(3)(c)(4) "The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation." as the potential to preserve the Historic Structure will not be enhanced by its relocation. All restoration of lost Historic Materials could occur in the Historic Structure's current location and siting.

Conclusions of Law:

1. The proposal does not meet the criteria for reorientation or relocation pursuant to LMC 15-11-13 Reorientation and/or Relocation of a Historic Building or Historic Structure.

Exhibits:

- Exhibit 1 Applicant's Supplemental Engineer's Report dated April 16, 2017
- Exhibit 2 Letter Submitted by Joe Tesch dated April 16, 2018
- Exhibit 3 Chief Building Official's and City Engineering Department's Response to Applicant's Supplemental Engineer's Report
- Exhibit 4 [December 6, 2017 Historic Preservation Board Packet, see page 17](#)
- Exhibit 5 [December 6, 2017 Historic Preservation Board Meeting Minutes, see page 2](#)
- Exhibit 6 [March 7, 2018 Historic Preservation Board Packet](#), see page 47
- Exhibit 7 [March 7, 2018 Historic Preservation Board Draft Meeting Minutes](#), see page 2
- Exhibit 8 [April 4, 2018 Historic Preservation Board Packet](#), see page 47
- Exhibit 9 [April 4, 2018 Historic Preservation Board Draft Meeting Minutes](#), see page 9

EXHIBIT 1
Applicant's Supplemental Engineer's Report
dated April 16, 2018

April 16, 2018

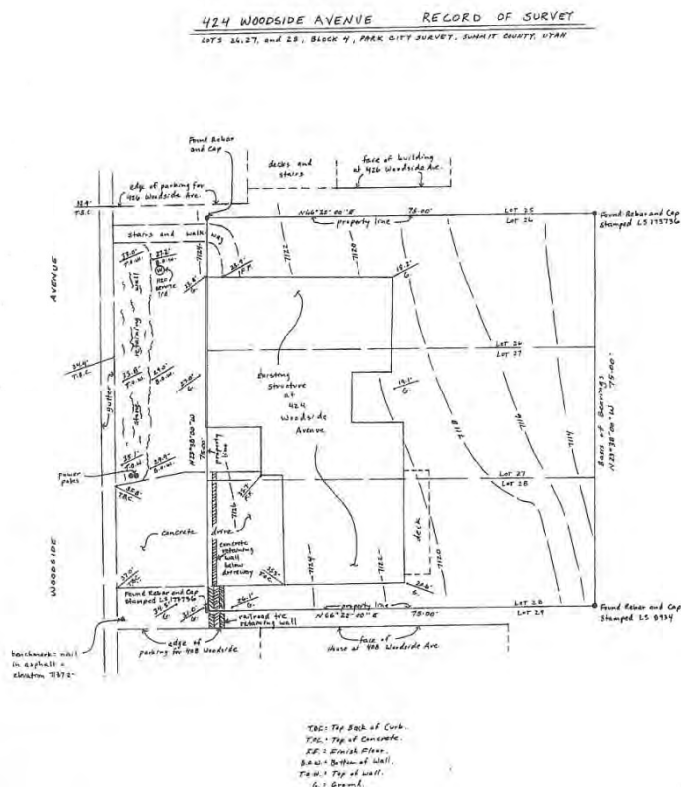
Mr. Jonathan DeGray
Architect representing
Owner of 424 Woodside Avenue
Park City Utah, 84060

RE: 424 Woodside Avenue

Dear Mr. DeGray:

The purpose of this letter is to address the drainage issues relating to 424 Woodside Avenue.

There is a house on the north side of the lot and with a garage and driveway on the south side. A record of survey performed by Joseph Dhaenens in August of 2004 shows that the west edge of the northern structure may encroach west into the Woodside Avenue Right of Way. There is approximately 15 to 20 feet of horizontal separation from the east roll gutter off of Woodside Avenue to the west face of the house. The house is approximately 10 feet below the road. There are small windows on the west side of the house that have limited clearance from the roof and adjacent grade.



SURVEYOR'S CERTIFICATION:
 I, Joseph Dhaenens, hold license number 107081 as prescribed by the laws of the State of Utah, and certify that I have made a survey of the property shown herein and as described in the survey notes and legal description below.

SURVEY NOTES:
 1. The purpose of this survey is for property corners, elevations, and location of the shown improvements.
 2. This survey was requested by Tim Berkey.
 3. All bearings and distances shown were measured and are equal to the bearings and distances in the related maps of Block 9, Park City Survey.
 4. The section is equal to 1/4 acre.
 5. Absence of any survey data without the surveyor's consent makes this survey invalid.

BLOCK DESCRIPTION:
 All of Lots 25, 27, and 28, Block 9, Park City Survey, also being located in Section 16, Township 2 South, Range 4 East, Salt Lake Baseline and Meridian, Summit County, Utah. The area of Lots 25, 27, and 28 together encompass 5025 square feet, or 0.13 acres.



There is a drainage issue occurring based on the location of the house relative to the road. The effect is compounded by the roof providing additional rain and snow runoff. During the winter the space between Woodside Avenue and the house is used for snow storage. The surrounding residences have limited landscaping area adjacent to driveways and entries and I would assume this location receives additional snow storage. The compounding effect of snow removal from the road and the house's roof sloping to the west as well as having very limited clearance from the ground buries the west facing window during heavy snow events creating a hazardous condition. The house has temporary wood boards installed to protect the windows during the winter. The landscape area between the house and the road has a series of rock walls that creates benches in the landscaping, which does help the snow storage.

855



CONSULTING ENGINEERS

LAND PLANNERS

SURVEYORS

Possible solutions include:

1. Install a perforated storm drain and gravel trench along the west face of the house and under the driveway slab. Extend the pipe to the east side and daylight the pipe into a landscape area. This solution will help with rain events during the summer and would assist with snow melt runoff during the spring and some warm winter days. In general a perforated pipe with a fabric sock in gravel is limited to allowing a lot of water to flow during freezing temperatures, so the system would not perform optimally in the winter months. The system would become useful during the warm spring days when the snow melt season begins. The long term benefits of this solution are limited due to the need to keep the pipe free of sediment to operate efficiently and the storm drain pipe and gravel would need to be replaced after a significant amount of years.

2. Re-position the house and gain more horizontal separation from Woodside Avenue. In addition to horizontal clearance, it would be beneficial to raise the floor elevation of the house so windows are not below the road as much as they currently exist. If the house was positioned with a setback off the property line, it would allow for more area for snow storage off of Woodside. The west walls of the house would still be buried and the snowmelt and water infiltration would still adversely affect the buried west wall. It would be beneficial to the house to raise the floor elevation to create less buried wall and have more vertical clearance from roof and windows for snow storage.

The second option would a permanent drainage solution for the residence and would help prevent the west wall of the house from damage due to buried earth that is saturated with water from rain and snowmelt.

Sincerely,

ALLIANCE ENGINEERING, INC.

A handwritten signature in black ink that reads "Michael Demkowicz".

Michael Demkowicz, PE

X:\AE\FORMS\Form Letter with Letterhead.doc

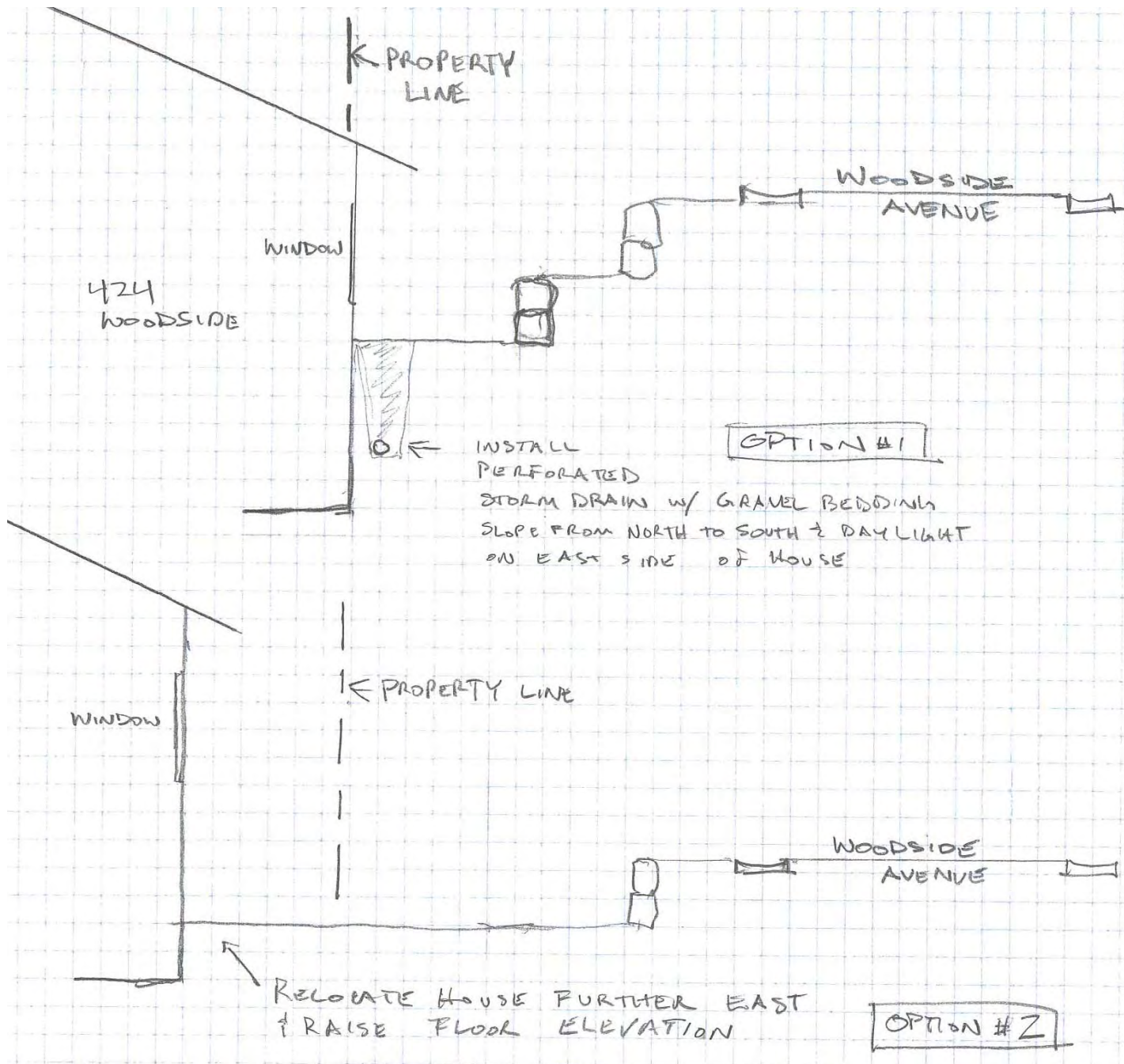


EXHIBIT 2
Letter Submitted by Joe Tesch
dated April 16, 2018

TESCH
LAW OFFICES
A Professional Law Corporation

Joseph E. Tesch
joet@teschlaw.com

Stephanie K. Matsumura
stephaniem@teschlaw.com

85 North Main Street
Kamas, Utah 84036

MAILING ADDRESS:
PO Box 3390
Park City, Utah 84060-3390
Tel: (435) 649-0077
Fax: (435) 649-2561

April 13, 2018

Historic Preservation Board
Park City Municipal Corporation

Re: 424 Woodside Avenue

Dear Board,

As you know, I represent the Applicant requesting a reorientation and slight relocation of this historically significant home.

Some comments deserve clarification from a legal point of view and I respectfully provide these observations:

1. Unlawful Limitation on Discussion of Raising the Home.

In discussing reorientation some members expressed a reluctance to hear comments about raising the home since reorientation was perceived to be the only relevant issue. That position is inaccurate and amounts to ignoring the elephant in the room. Applicant has filed a complete Application including remodel plans and elevations including raising the home. When deciding the merits of the issues you must include a discussion of how it would affect the Application as whole including the preservation and enhancement of the structure. Otherwise your decision is without proper context. The Applicant is on record with its complete Application showing that the purpose of the reorientation and relocation is to accommodate the reconstruction of the home above street level so it can have a viable, visible historic significance placement and a remodel consistent with the requirements of modern day living as opposed to an out of sight and therefore insignificant building with very limited occupancy appeal. This purpose is obviously part of the Application and is therefore a relevant and important point for consideration.

If you are concerned that the raising of the home may not be approved or that the Applicant may make significant amendments to the Application which would alter your decision, you could qualify approval of the reorientation and relocation by stating that it is conditional so that if the applicant makes substantial amendments to its Application or fails to obtain approval, including approval to raise the home, the approval granted becomes null and void.

2. Discussion of Failure to Mitigate Unique or Hazardous Conditions.

The Planning Director and at least one Board member argued strenuously that the Applicant hadn't taken enough action to mitigate the unique and hazardous conditions shown in Applicant's written testimony and photographs.

These comments are irrelevant and outside of your purview since there is no ordinance requirement for an Applicant to spend perhaps an economically infeasible amount of money or any money at all, to mitigate current conditions. The fact there is no requirement that mitigation is in any way required or relevant is demonstrated by a reading of the Land Management Code Section 15-11-13, subparagraph 2.b. which talks about whether relocation will abate a hazardous condition "at the present setting and enhance the preservation of the structure" (emphasis added). See also subsection 3 which also fails to require any mitigation. It is simply out of your purview. You and the Planning Department and the Chief Building Inspector are all required to take the home as it currently exists, not how speculatively it, or a neighboring property, might be altered to change the existing conditions. Apparently the confusion regarding mitigation may come from the criteria in LMC Section 15-11-19 regarding Certificates of Appropriateness for Demolition (CAD), which under Subsection B excludes from economic hardship conditions due to a failure, inter alia to perform normal maintenance and repairs. That is not, however, a consideration for reorientation or relocation.

3. Hazardous Conditions.

Both the Planning Director and the Chief Building Official have indicated under LMC Section 15-11-13, subsection A.3.b. that they did not find "hazardous conditions." However, hazardous conditions is not defined in any section of the LMC, the state statutes or the IBC. Please require these officials to provide the definition of hazardous conditions which they applied. If they applied their own personal definition, it must be considered arbitrary and their conclusion to be in error.

Sincerely,
Tesch Law Offices, P.C.



Joseph E. Tesch

JET/ajp

EXHIBIT 3
Chief Building Official's and City Engineering
Department's Response to Applicant's
Supplemental Engineer's Report



Building • Engineering • Planning

April 18, 2018

Jonathan DeGray
614 Main Street #302
Park City, UT 84060

CC: Hannah Tyler, Park City Municipal Corporation; File

RE: 424 Woodside Avenue, Park City, UT 84060

Mr. DeGray,

We are in receipt of a letter from Michael Demkowicz at Alliance Engineering noting 2 options for a solution to a drainage concern on the west side of the property located at 424 Woodside Ave. Upon review of the letter and options, it is determined that option 1 is a valid option supported by City Staff. Option 1 suggests the installation of a perforated storm drain along the west face of the structure and under the driveway slab. This is in line with current practices in similarly oriented structures throughout the City.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dave Thacker". The signature is stylized with loops and a horizontal line extending to the right.

Dave Thacker
Chief Building Official

April 25th, 2018

Hannah Tyler, Park City Municipal Corporation

CC: Anya Grahn, Laura Newberry, Elizabeth Jackson

Re: 424 Woodside Avenue –Drainage Analysis

Hannah,

The Engineering Department has reviewed the letter submitted by Alliance Engineering concerning a drainage issue at 424 Woodside Avenue. The letter notes two solutions to reduce drainage towards the home. Option 1 consists of installation of perforated storm drain along the west face of the home and discharging in the rear of the structure within the landscape area. This option is consistent with best practices throughout the City and is supported by staff. Please note storm water runoff shall not be directed over the property line. Roof gutters along the west sloping roof would also have a positive effect to route drainage away from the home.

Please do not hesitate to contact me if you have any questions.

Sincerely,

Corey Legge, E.I.T, ENV-SP
Staff Engineer

BERKLEY RESIDENCE - HDDR SET

REMODEL/ADDITION

424 WOODSIDE AVENUE

PARK CITY, UTAH

CONSULTANTS

ARCHITECTURAL
JONATHAN DEGRAY
P.O. BOX 1674
614 MAIN STREET SUITE 302
PARK CITY, UTAH 84060
TEL. (435) 640-7263
FAX. (435) 640-7263
EMAIL: degrayarch@qwestoffice.net

LEGEND

	BRICK & STONE	OFFICE	ROOM NAME
	EARTH	101	ROOM NUMBER
	CONCRETE		FLOOR, POINT ELEV.
	CONCRETE MASONRY UNIT		CENTER LINE
	STEEL (LARGE SCALE)		ROUND, DIA.
	RIGID INSULATION		CHANNEL
	ROUGH WOOD		ANGLE
	BLOCKING		DETAIL
	ALUMINUM (LARGE SCALE)		SECTION CUT, DETAIL
	GRAVEL		BUILDING SECTION
	FINISHED WOOD		KEYED NOTES
	BATT OR BLOWN INSULATION		WINDOW TYPE
	PLASTER, SAND, GROUT, MORTAR		DOOR NUMBER
	STEEL (SMALL SCALE)		REVISION
	BITUMINOUS PAVING		INTERIOR WALL ELEV.
	FLYWOOD		WALL TYPE
	GYPSUM BOARD		

CODE ANALYSIS

APPLICABLE CODES

2015 IRC 2015 IBC
2015 IPC 2015 IMC
2014 NEC 2015 IFBC
2015 IBC 2015 IPC

OCCUPANCY: R2

CONSTRUCTION TYPE: VB
BUILDING TO BE FIRE SPRINKLED: CONTRACTOR
TO PROVIDE APPROVALS PRIOR TO
INSTALLATION.

AREA CALCULATIONS

	EXISTING	NEW	TOTAL
LOWER LEVEL	1342	1342	
MAIN LEVEL	494	1501	1995
ENTRY LEVEL	194	1050	1244
LOFT LEVEL	455		455
TOTAL	1143	3893	5036
GARAGE	505		
LOT AREA	5625		
ALLOWABLE FOOTPRINT	2050		
PROPOSED FOOTPRINT	2007		
LOD AREA	5600		

INDEX TO DRAWINGS

#	SHEET #	SHEET DESCRIPTION
1	Aa	COVER SHEET
2	1st1	SURVEY MAP
ARCHITECTURAL		
3	AB.1	AS-BUILT FLOOR PLANS
4	AB.2	AS-BUILT ELEVATIONS
5	AB.1	ARCHITECTURAL SITE PLAN
6	AB.2	LANDSCAPE PLAN
7	AL.1	LOWER LEVEL PLAN
8	AL.2	MAIN LEVEL PLAN
9	AL.3	ENTRY LEVEL PLAN
10	AL.4	LOFT LEVEL PLAN
11	AL.5	ROOF PLAN
12	A2.1	WEST AND NORTH ELEVATIONS
13	A2.2	SOUTH AND EAST ELEVATIONS
14	A3.1	BUILDING SECTION
15	A6.1	DOOR, WINDOW AND ROOM SCHEDULES

ABBREVIATIONS

A/C	AIR CONDITIONING	F.D.	FLOOR DRAIN	PR.	PAIR
ACCT.	ACCOUNT	FND	FOUNDATION	R.D.	ROOF DRAIN
ADD.	ADDITUM	FR.	FLOOR	R.S.	ROUGH SAWN
ADJ.	ADJUSTABLE	FUR.	FLOOR	RAD.	RADIUS
ALLOW.	ALLOWANCE	F.R.	FIRE RATED	REIN.	REINFORCING
ALUM.	ALUMINUM	G.	GAS	REVD.	REQUIRED
APPROX.	APPROXIMATE	PTG.	POURING	REV.	REVISION
B.D.	BOARD	O	OPEN	RM.	ROOM
B.W.	BUILT-UP	GA.	GALV.	R.O.	ROUGH OPENING
B.D.G.	BOTH WAYS	GR.	GRATE	R.S.F. & R.D.	SELF AND ROD
B.L.K.	BLOCK	G.W.B.	GYPSUM WALL BOARD	S.C.	SOLID CORE
B.R.C.	BRICK	G.L.B.	GALV. LAM. BEAM	SCHED.	SCHEDULE
C.I.	CAST IRON	H.B.	HOLLOW IRON	SECT.	SECTION
C.J.	CONTROL JOINT	H.D.	HORIZONTAL	SIM.	SIMILAR
C.M.U.	CONCRETE MASONRY UNIT	H.M.	HOLLOW METAL	SPC.	STANDARD
C.O.G.	COLD	HOR.	HORIZONTAL	STD.	STANDARD
C.O.L.	COLD	I.D.	INSIDE DIAMETER	STR.	STRUCTURAL
C.O.M.	COMPOSITE	INT.	INTERIOR	SYS.	SYSTEM
C.O.N.C.	CONCRETE	INSUL.	INSULATION	T & B	TOP AND BOTTOM
C.O.N.T.	CONSTRUCTION	J.B.	JAMB	T & G	TONGUE AND GROOVE
C.O.N.T.	CONTINUOUS	J.O.	JOINT	T.O.P.	TOP OF
D.F.	DRINKING FOUNTAIN/DOUGLAS FIR	J.R.	JOIST	T.O.P.	TOP OF
DIA.	DIAMETER	M.S.	MANUFACTURER	T.O.W.	TOP OF WALL
D.M.	DIMENSION	M.A.C.	MECHANICAL	TYP.	TYPICAL
D.N.	DOWN	M.C.	MECHANICAL	TYP.	TYPICAL
D.W.G.	DRAWING	M.C.	MECHANICAL	UNLESS NOTED OTHERWISE	
D.T.L.	DETAIL	M.C.	MECHANICAL		
E.B.	EXPANDED	N.C.	NOT IN CONTRACT		
E.F.	EXPANDED FINISH SYSTEM	N.C.S.	NOT TO SCALE		
E.L.F.S.	EXPANSION JOINT	O.C.	ON CENTER		
E.L.C.	ELECTROELECTRICAL	O.D.	OVERLAP DIAMETER		
ELEV.	ELEVATION	O.F.D.	OVERFLOW DRAIN		
E.Q.	EQUAL	O.P.	OPENING		
E.X.T.	EXTENSION TANK	P.T.W.D.	PLYWOOD		
E.X.T. (C)	EXTENSION TANK	P.T.W.D.	PLYWOOD		
E.X.T.	EXTENSION TANK	P.T.W.D.	PLYWOOD		

GENERAL NOTES

- THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.
- THESE SHEETS - LISTED BY DRAWING INDEX - ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP QUALITY, AND NOTES HAVE BEEN PREPARED SOLELY FOR THE CONSTRUCTION AND FINISH OF PROJECT IMPROVEMENTS, COMPLETE AND READY FOR OCCUPANCY AND USE.
- ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
- ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
- IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE FROM THE STANDPOINT OF SAFETY AND PHYSICAL SECURITY SHALL APPLY.
- ANY INSTALLATION, FINISH, OR COMPONENT INTENDED TO PROVIDE ENCLOSURE, WEATHER ABILITY OR APPEARANCE QUALITY SHALL BE PRODUCED AS A REPRESENTATIVE SAMPLE PRIOR TO PROCEEDING WITH COMPLETION. WORK PERFORMED WITHOUT WRITTEN APPROVAL OF SUCH SAMPLES BY THE ARCHITECT/ENGINEER SHALL BE DONE AT THE RISK OF THE CONTRACTOR. A MINIMUM OF TWO (2) WORKING DAYS NOTICE SHALL BE GIVEN.
- ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
- BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2015 IRC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THE DESIGN AND ANY CONSEQUENT CONSTRUCTION.
- ALL 2 1/2 IN. GAS PIPE SYSTEM METER SETS REQUIRES PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM.
- ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IPC 105.6.11

AERIAL PHOTO



Jonathan DeGray
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BERKLEY RESIDENCE - HDDR SET
REMODEL/ADDITION
424 WOODSIDE AVENUE
PARK CITY, UTAH 84060

COVER SHEET

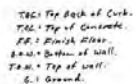
REVISIONS

DATE: APRIL 06, 2017

PROJECT NUMBER: 101-01

SHEET NUMBER: Aa

LOTS 26, 27, and 28, BLOCK 4, PARK GIFY SURVEY, SUMMIT COUNTY, UTAH



HPB Packet 12.5.17

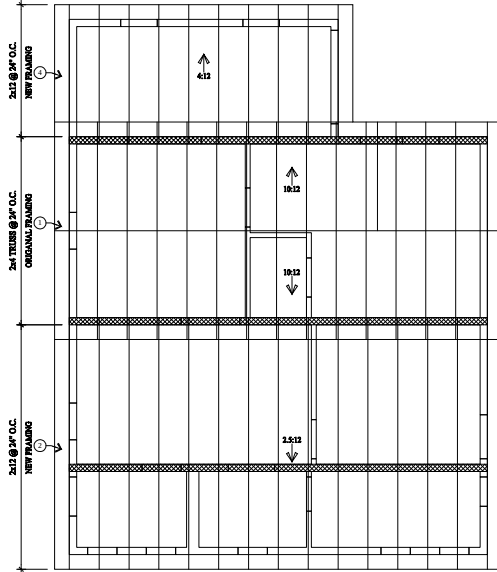
SURVEY NOTES:

1. The purpose of this survey is for property records, elevations, and location of the shown improvements.
2. This survey was requested by Jim Beakley.
3. All bearings and distances shown were measured and are equal to the bearings and distances on the recorded maps of Block 4, Park City Survey.
4. The section interval is 100 feet.
5. Alteration of any survey data without the surveyor's consent makes this survey invalid.

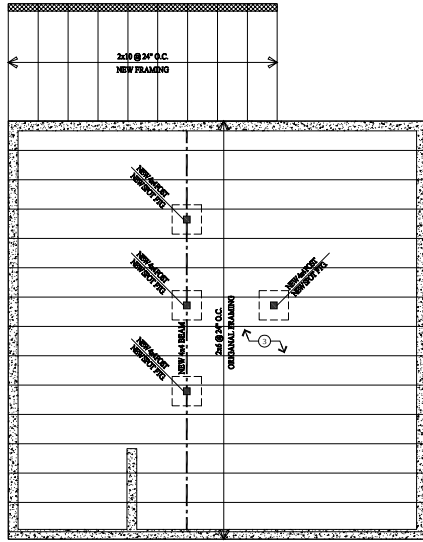
LOGS & DESCRIPTION:
All of Lots 26, 27, and 28, Block 4, Park City Survey, also being located in Section 16, Township 2 South, Range 4 East, Salt Lake Baseline and Meridian, Summit County, Utah. The area of Lots 26, 27, and 28 together encompass 5625 square feet, or 0.13 acres.



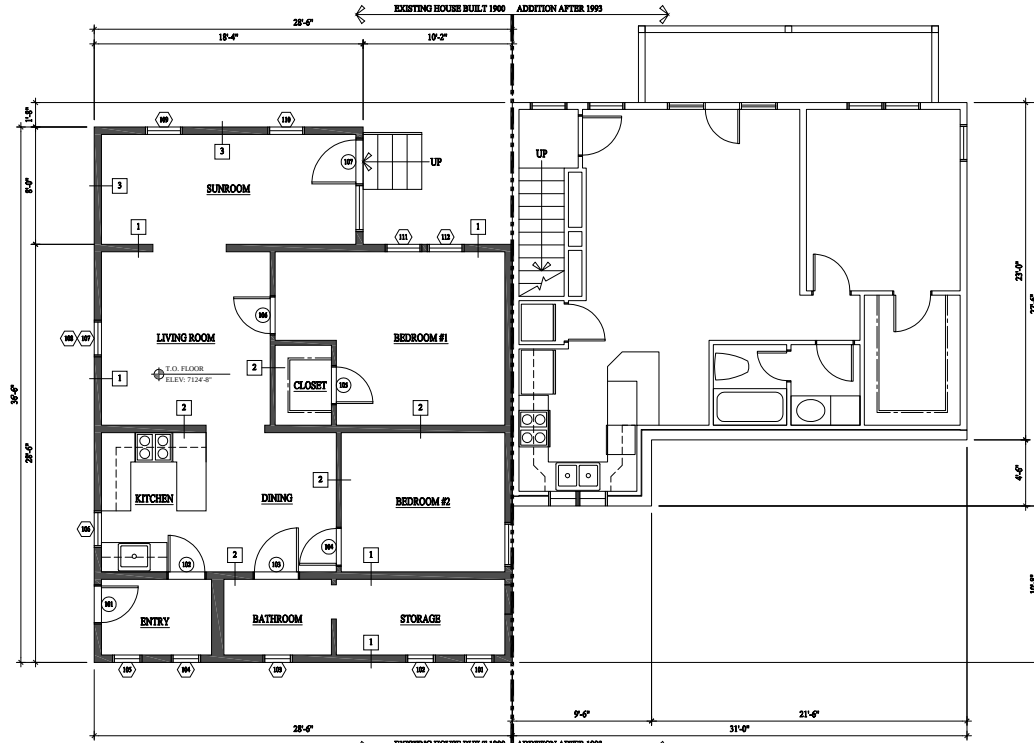
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HPB Packet 12.5
ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND

- EXISTING 2X FRAMED WALL
- EXISTING CONCRETE WALL
- EXISTING BEARING WALL

ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION

KEY NOTES

- NEW STANDING SEAM METAL ROOF ON HISTORIC WOOD SHAKES ON HISTORIC 1x6 SLEEPING PLANE ON ISOTEC 2X4 JOISTS @ 24" O.C. WITH 2x4 BOTTOM CHORD W/ 1x4 KICKERS.
- NEW STANDING SEAM METAL ROOF ON 5/8" PLYWOOD INSULATION ON 2X12 JOISTS @ 24" O.C. (CREATED AFTER 1979).
- 1x3 HARDWOOD FLOORING ON HISTORIC 2x4 JOISTS @ 24" O.C.
- NEW STANDING SEAM METAL ROOF ON 5/8" PLYWOOD INSULATION ON 2X12 JOISTS @ 24" O.C. (PORCH ENCLOSED AFTER 1979).

WALL TYPES

- WALL TYPE
SCALE: 1" = 1'-0"
- WALL TYPE
SCALE: 1" = 1'-0"
- WALL TYPE
SCALE: 1" = 1'-0"

- 2X4 STUDS @ 24" O.C.
- 1x3 VERTICAL PLANK - HISTORIC.
- 1x3 HORIZONTAL LAP SIDING - NEW.
- VARIABLE GYPSUM BOARD, LATH & PLASTER.
- BATT INSULATION @ EXTERIOR WALLS.
- 1/2" GYPSUM BOARD.
- 1/2" PLYWOOD INSULATION.

Jonathan DeGray
Architect

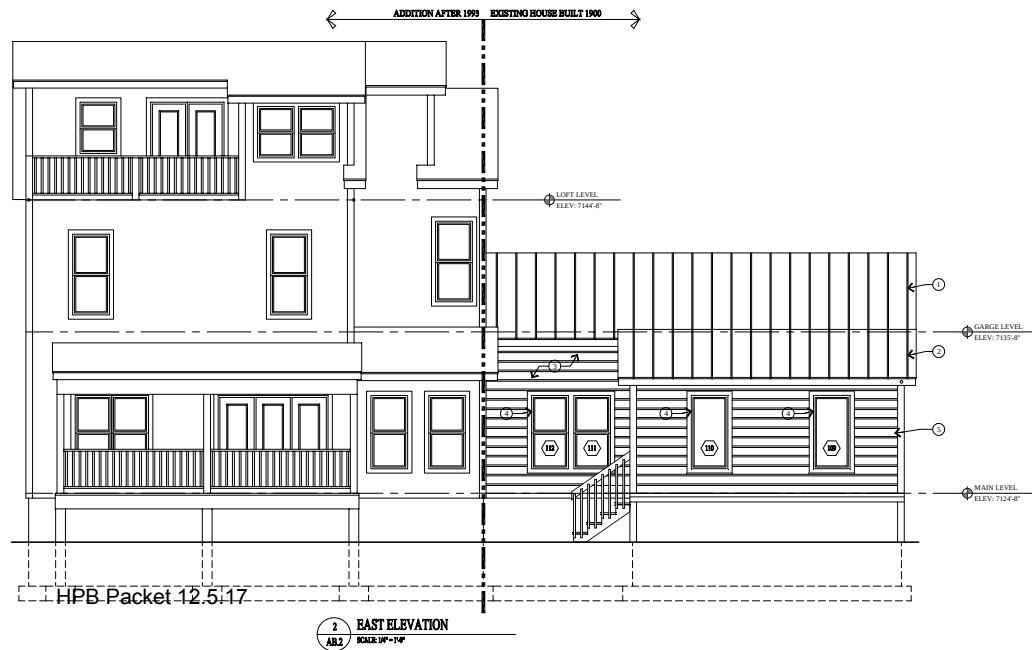
BERKLEY RESIDENCE - HDR SET
REMODEL/ADDITION
424 WOODSIDE AVENUE
PARK CITY, UTAH 84060

AS-BUILTS
FLOOR PLANS

DATE: APRIL 06, 2017

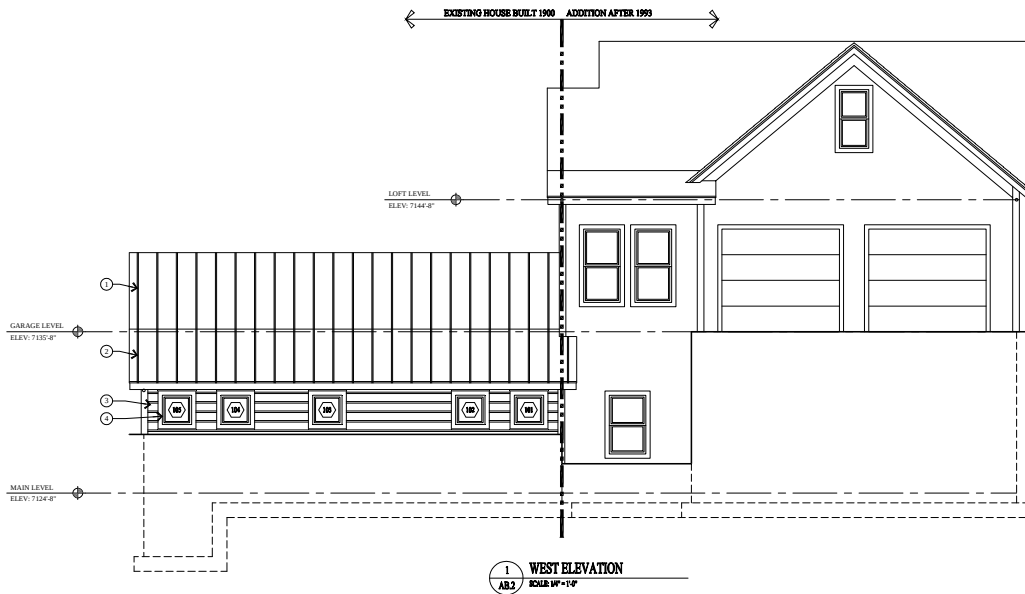
PROJECT NUMBER: 1011-01

AB.1

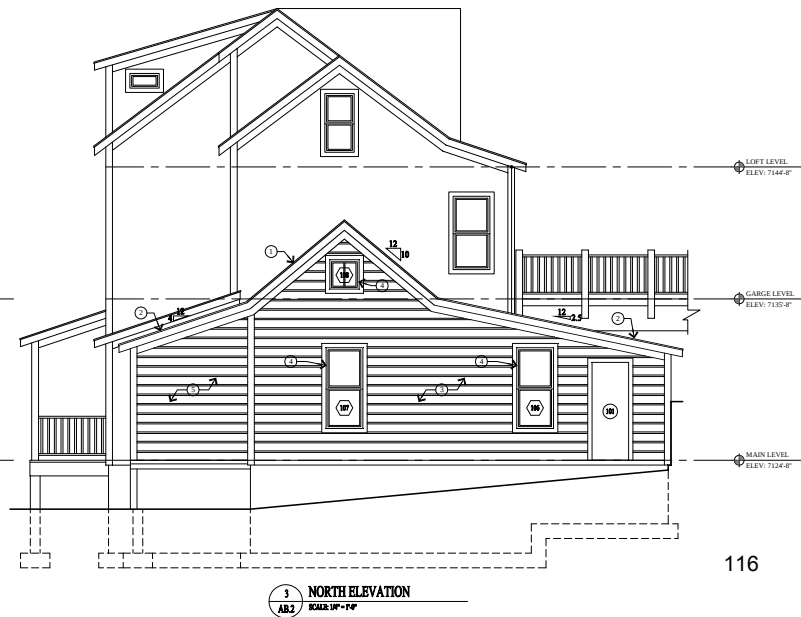


HPB Packet 12.5.17

2 EAST ELEVATION
AB.2 SCALE 1/8" = 1'-0"



1 WEST ELEVATION
AB.2 SCALE 1/8" = 1'-0"



3 NORTH ELEVATION
AB.2 SCALE 1/8" = 1'-0"

KEY NOTES

- 1 NEW STANDING SEAM METAL ROOF ON HISTORIC WOOD SHAKES ON HISTORIC 1x6 PLANE ON HISTORIC 2x4 TRUSSES @ 24" O.C., TRUSSES HAVE 2x4 BOTTOM CHORD W/ 1x4 KICKERS.
- 2 NEW STANDING SEAM METAL ROOF ON 5/8" 2x2 WOOD BRACKETS ON 2x12 JOISTS @ 24" O.C.
- 3 NEW 1x6 HORIZONTAL LAP SIDING ON HISTORIC 1x12 VERTICAL PLANE ON 2x4 STUDS @ 24" O.C.
- 4 NEW INSULATED WOOD CLAD ALUMINUM WINDOW.
- 5 NEW 1x6 HORIZONTAL LAP SIDING ON 5/8" 2x2 WOOD BRACKETS ON 2x4 STUDS @ 24" O.C. (PORCH ENCLOSURE AFTER 1970)

AS-BUILTS
ELEVATIONS

BERKLEY RESIDENCE - HDDR SET
REMODEL/ADDITION
424 WOODSIDE AVENUE
PARK CITY, UTAH 84060

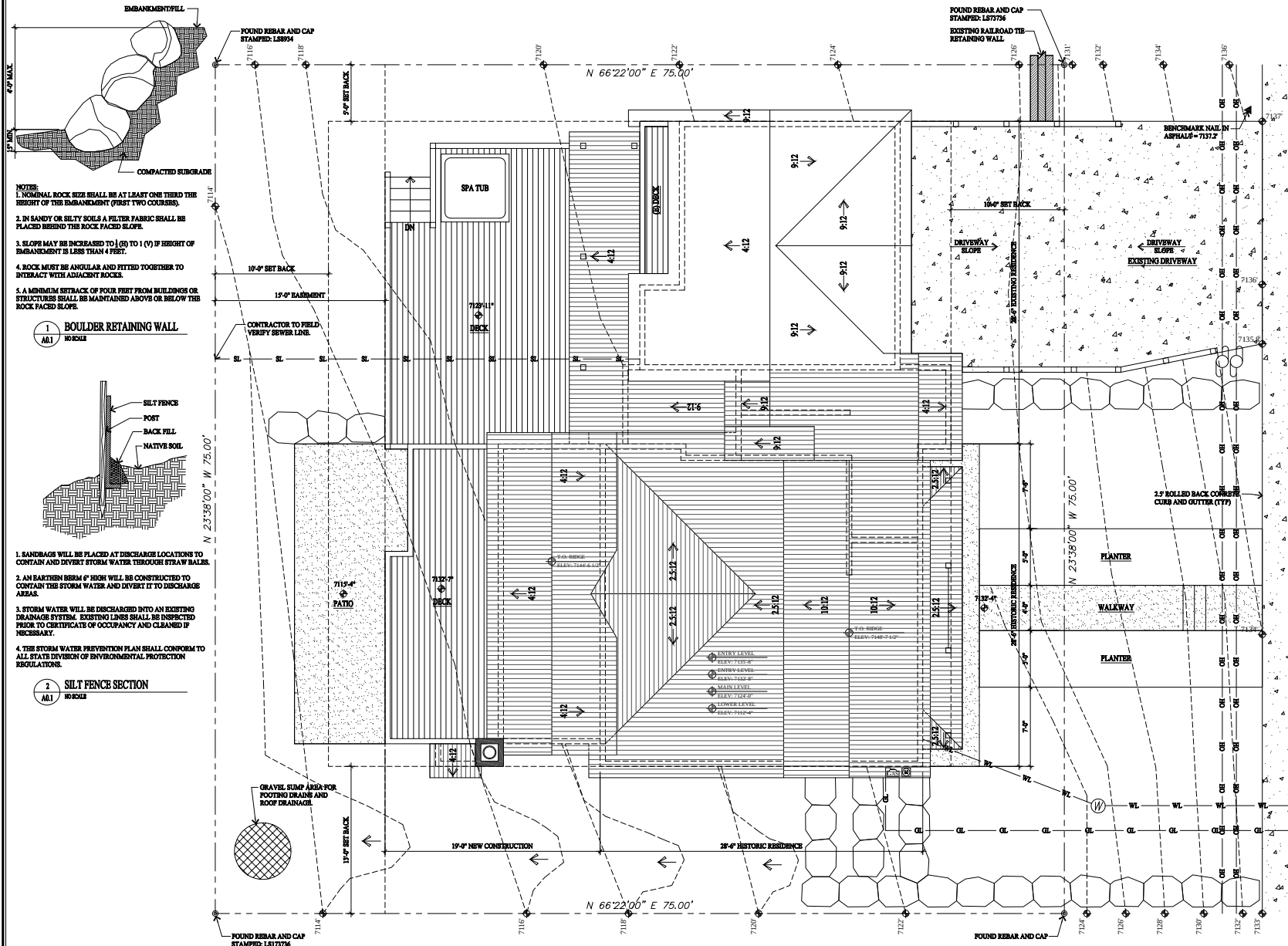
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DATE: APRIL 06, 2017

PROJECT NUMBER: 1011-01

SHEET NUMBER: AB.2

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GENERAL NOTES

- SITE PLAN NOTES:**
1. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL PORTS. DIRECT THE DRAINAGE WATER TO THE STREET OR AN APPROVED DRAINAGE COURSE BUT NOT ONTO THE NEIGHBORING PROPERTY. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET - SEE PAR. 3
 2. FOR A MINIMUM OF 5' FROM ROADWAY, A FILTER FABRIC SHALL BE INSTALLED OVER A COMPACTED SUBGRADE. A 4" LAYER OF 1/2" AGGREGATE SHALL BE PLACED OVER THE MEMBRANE. DAILY INSPECTION FOR SEDIMENT BUILD UP AND/OR LOSS OF GRAVEL WILL BE ENFORCED, AND REMEDIATED AT ONCE.
- STABILIZATION CONSTRUCTION ENTRANCE**
- GRADING NOTES**
1. DRAINAGE TO COMPLY WITH IRC CHAPTER 4
 2. MAXIMUM ALTERED SLOPES AT 2:1
 3. MINIMUM SLOPE FOR DRAINAGE = 2%
 4. DRAIN AWAY FROM BUILDING
 5. CONTAIN DRAINAGE ON PROPERTY
 6. BOLLARD RETAINING WALLS NOT TO EXCEED 4'-6" EXPOSED HEIGHT
- UTILITY NOTES**
1. ALL UTILITY LINES TO BE UNDERGROUND.
 2. ABOVE GRADE UTILITY BOX TO BE IN SCREENED LOCATION.
- SNOW REMOVAL**
- SNOW PLOWED FROM DRIVE SHALL NOT BE PUSHED ONTO THE STREET.

LEGEND

- ▲ BENCHMARK NAIL
- ⊙ FOUND PROPERTY CORNER
- ⊙ WATER SERVICE LID
- ⊙ UTILITY POLE
- ⊙ ELECTRIC METER BOX
- ⊙ GAS METER
- ⊙ LOD FENCE
- SURFACE DRAINAGE FLOW
- EXISTING CONTOUR LINE
- NEW CONTOUR LINE
- WATER LATERAL LINE
- SEWER LATERAL LINE
- GAS LINE
- OVERHEAD UTILITY LINE

ARCHITECTURAL SITE PLAN

BERKLEY RESIDENCE - HDR SET

REMODEL/ADDITION

424 WOODSIDE AVENUE

PARK CITY, UTAH 84060

DATE: APRIL 06, 2017

PROJECT NUMBER: 1011-01

SCALE: 1/8" = 1'-0"

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BERKLEY RESIDENCE - HDR SET

REMODEL/ADDITION

424 WOODSIDE AVENUE

PARK CITY, UTAH 84060

ARCHITECTURAL SITE PLAN

DATE: APRIL 06, 2017

PROJECT NUMBER: 1011-01

SCALE: 1/8" = 1'-0"

A0.1

 **LANDSCAPE PLAN**
SCALE: 1/4" = 1'-0"

PLANT SCHEDULE

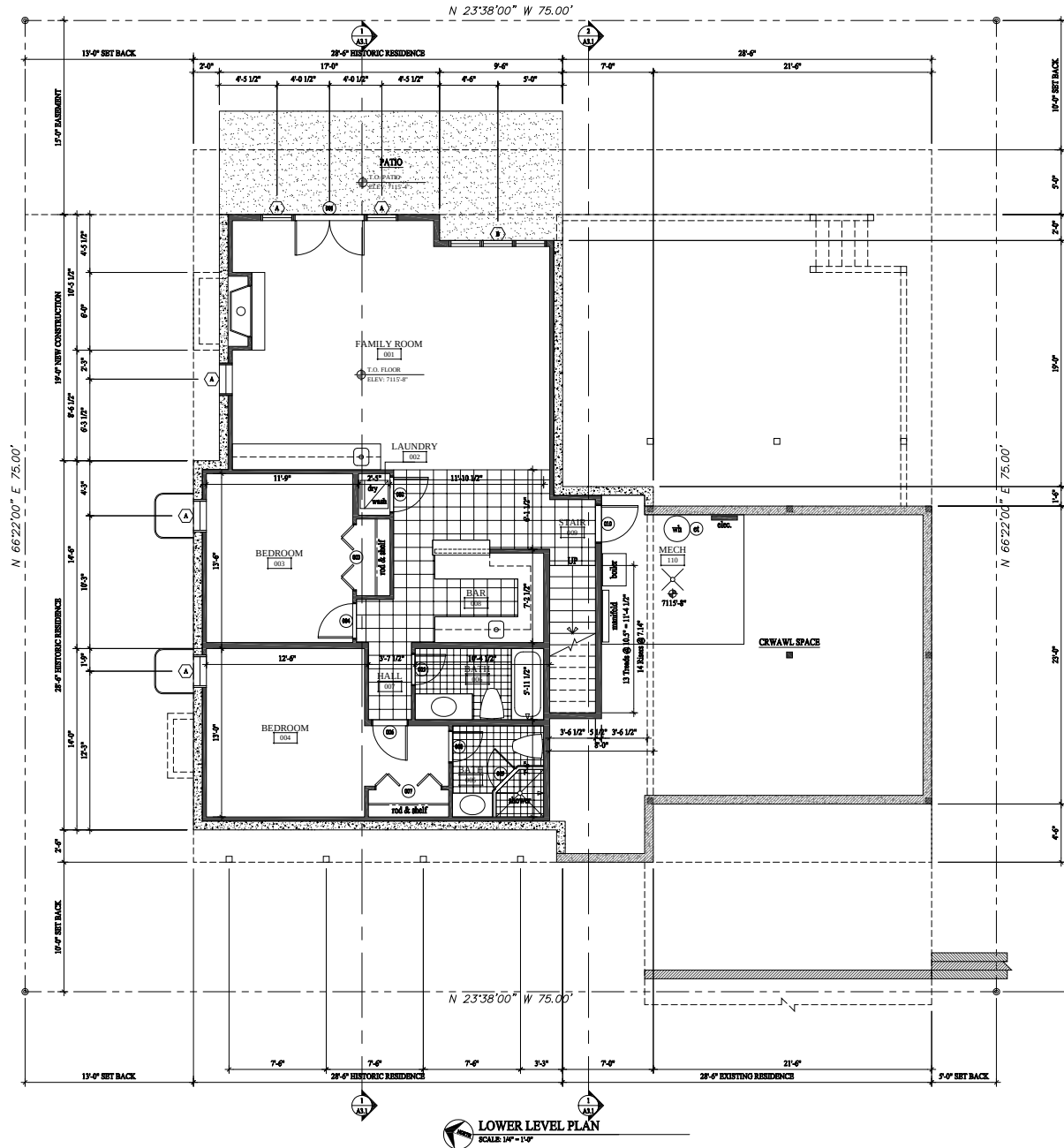
TREES AND SHRUBS							
SYMBOL	KEY #	QTY	SCIENTIFIC NAME COMMON NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	(A)	2	AMBI CORDON ROSE	WHITE FLY	14-18'	12' OC	
	(B)	2	PICIA PUNICEA	COLORADO BLUE SPRUCE	14-18'	15' OC	
	(C)	2	PICIA MEXICANA	SWAMP MAPLE	15 GAL	7' OC	
	(D)	9	ACER GLABRUM	ROCKY MOUNT MAPLE	7 1/2"	8' F OC	
	(E)	2	ALNUS TERNUTICA	THORNLEAF ALDER	7 1/2"	8' F OC	
	(F)	3	POPULUS TREMICOLOR	ASHLEAF	7 1/2"	8' F OC	
			NATY TREES & BUSHES				
	(7)	34	ACER GRACIOSISSIMUM	RAINFORD MAPLE	7 1/2"	8' F OC	
			QUERCUS CUBENSIS	GALE WHITE OAK	7 1/2"	8' F OC	
			CORCOCAUUS LEONIDAE	CURLLEAF MY MAHOGANY	7 1/2"	8' F OC	
			BIRCH				
			ARTEMISA TRIDENTATA VARIANTA	MOUNTAIN BIG SAGE	1 GAL	8' F OC	
	(8)	10	CORNUS SCIRICA "SALEY"	RED TWIG DOGWOOD	1 GAL	7' F OC	
			JUNIPURUS CYPRINARIA	UTAH JEWEL	1 GAL	8' F OC	
			GROUND COVER				
			PACHYSTIMA CANIBITI	SWAMP MYRTLE LEAF	6" POTS	12" OC	DIFFERENTLY EQUAL
			PACHYSTIMA MYRTIFOLIA	MOUNTAIN LYNCH	6" POTS	12" OC	DIFFERENTLY EQUAL

[illegible]

* NATIVE GRASS SEED MIX
20% CRESTED WHEATGRASS
10% STELLERIA WHEATGRASS
20% PERENNIAL WHEATGRASS
15% PERENNIAL RYEGRASS
15% MOUNTAIN BROODGRASS
10% INDIAN RYEGRASS
10% ALPINE BLUEGRASS
* IN ADDITION, ADD 10 LBS./ ACRE EACH OF
LINUM LEWIS II AND PERSTEMON. EATON II WITH
NATIVE GRASS SEED MIXTURE.

A0.2

HPB Packet 12.5.17



GENERAL NOTES

- EXISTING CONCRETE WALL
- EXISTING IN FRAMED WALL
- NEW CONCRETE WALL
- NEW IN FRAMED WALL
- INDICATE EXISTING
- INDICATE NEW

1. EXTERIOR WALLS TO BE 2x4 FRAMING W/ WB INSULATION R-19 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.G. W/ WB INSULATION R-13 - TYP. ALL INTERIOR CEILING AND CEILING WALLS TO BE 2x4 FRAMING, U.N.G. W/ WB INSULATION R-13 - TYP. ALL FLOOR JOIST TO BE 11"x12" T2 FRAMING U.N.G. W/ WB INSULATION R-47 - TYP. ALL ROOF JOIST TO BE 11"x12" T2 FRAMING U.N.G. W/ P CLOSED CELL INSULATION R-49 - TYP.

2. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTI-SUCK WILL NO LOWER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.

ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

KEY NOTES

Jonathan DeGray
Architect
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BERKLEY RESIDENCE - HDDR SET
REMODEL/ADDITION
424 WOODSIDE AVENUE
PARK CITY, UTAH 84060

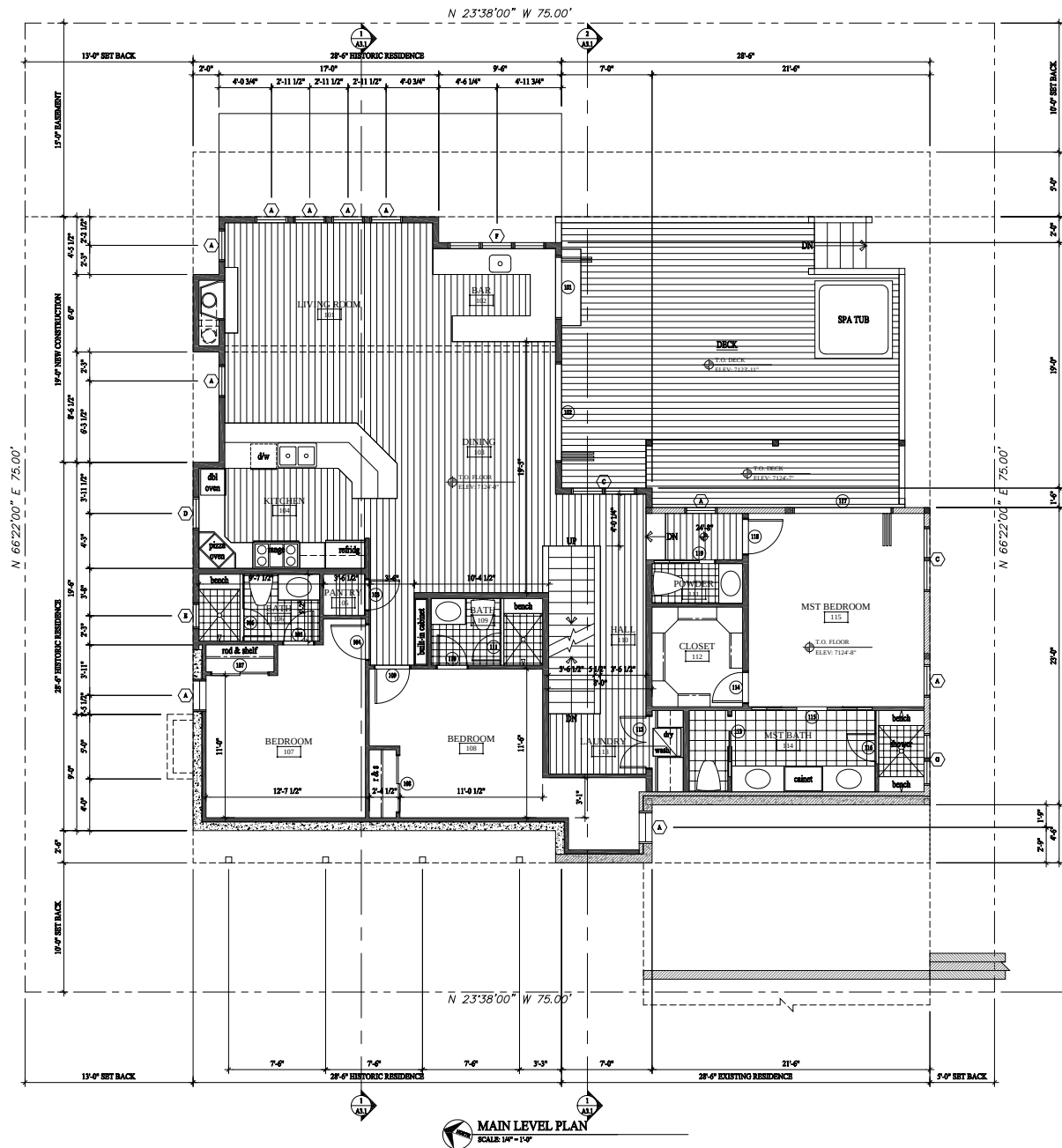
LOWER LEVEL PLAN

DATE: APRIL 06, 2017

PROJECT NUMBER: 1011-01

A1.1

HPB Packet 12.5.17

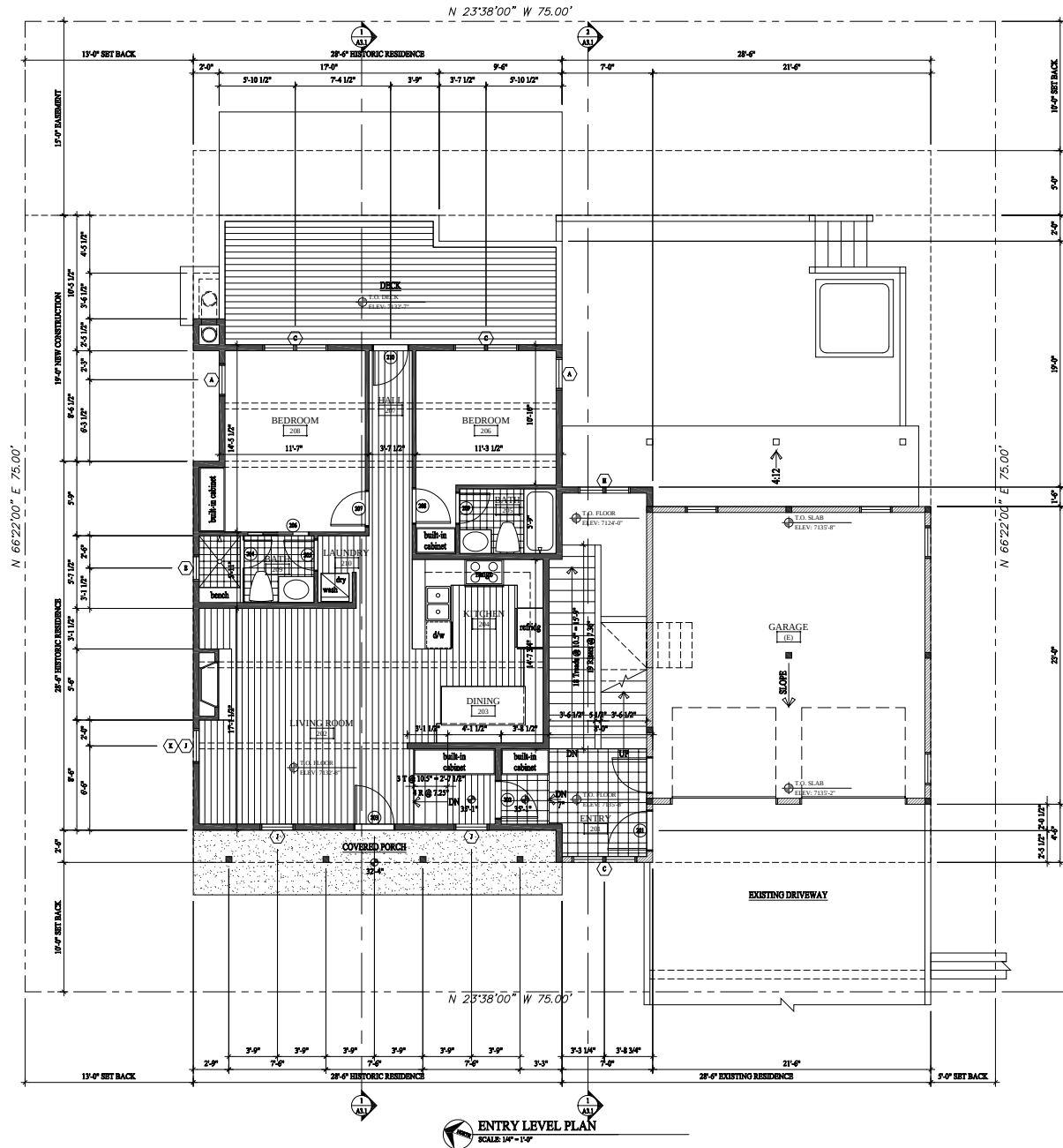


120

Jonathan DeGray Architect P.O. Box 1074, 614 Main Street, Suite 302, Park City, Utah 84060 Tel: 435-646-7263, E-mail: jdegayarchitect@gmail.com	
BERKLEY RESIDENCE - HDDR SET REMODEL/ADDITION 424 WOODSIDE AVENUE PARK CITY, UTAH 84060	MAIN LEVEL PLAN
DATE: APRIL 06, 2017	PROJECT NUMBER: 1011-01
SHEET NUMBER: A1.2	

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HPB Packet 12.5.17



ENTRY LEVEL PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- EXISTING CONCRETE WALL
- EXISTING IN FRAMED WALL
- NEW CONCRETE WALL
- NEW IN FRAMED WALL
- INDICATE EXISTING
- INDICATE NEW

1. EXTERIOR WALLS TO BE 2x4 FRAMING W/ WB INSULATION R-13 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, UNG. W/ WB INSULATION R-13 - TYP. ALL INTERIOR CEILING AND CEILING WALLS TO BE 2x4 FRAMING, UNG. W/ WB INSULATION R-13 - TYP. ALL FLOOR JOIST TO BE 11"x12" T1 FRAMING UNG. W/ WB INSULATION R-47 - TYP. ALL ROOF JOIST TO BE 11"x12" T1 FRAMING UNG. W/ P CLOSED CELL INSULATION R-49 - TYP.

2. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTI-SUCKER WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.

ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

KEY NOTES

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REMODEL/ADDITION
424 WOODSIDE AVENUE
PARK CITY, UTAH 84060

ENTRY LEVEL PLAN

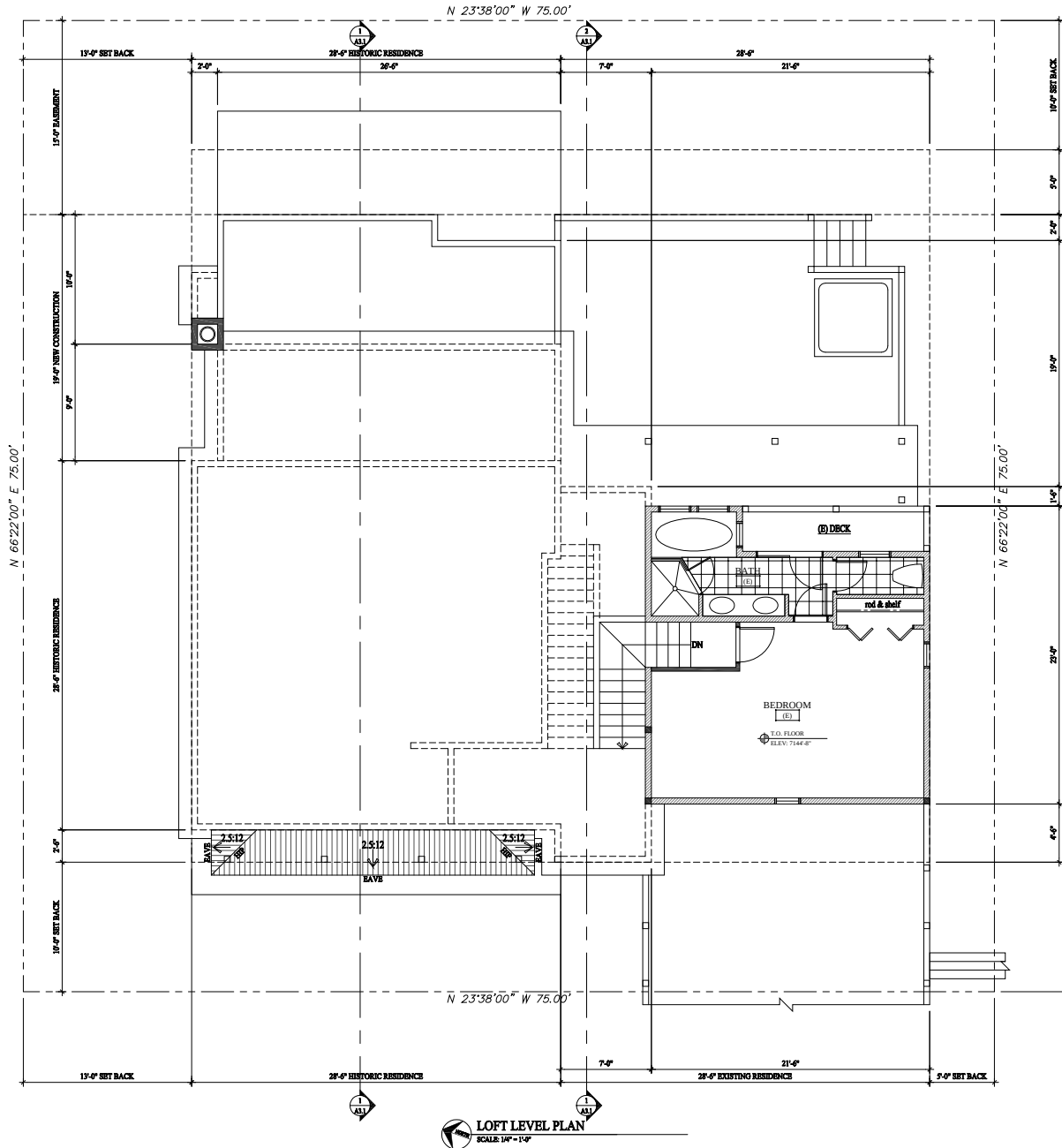
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A1.3

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HPB Packet 12.5.17



GENERAL NOTES

- EXISTING CONCRETE WALL
- EXISTING & FRAMED WALL
- NEW CONCRETE WALL
- NEW & FRAMED WALL
- INDICATES EXISTING
- INDICATES NEW

1. EXTERIOR WALLS TO BE 2x4 FRAMING W/ WB INSULATION R-23 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.G. W/ WB INSULATION R-15 - TYP. ALL INTERIOR CEILING AND CEILING WALLS TO BE 2x4 FRAMING, U.N.G. W/ WB INSULATION R-23 - TYP. ALL FLOOR JOIST TO BE 11" x 16" T2 FRAMING U.N.G. W/ WB INSULATION R-47 - TYP. ALL ROOF JOIST TO BE 11" x 16" T2 FRAMING U.N.G. W/ P CLOSED CELL INSULATION R-49 - TYP.

2. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTI-SUCKER WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.

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KEY NOTES

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BERKLEY RESIDENCE - HDRR SET
REMODEL/ADDITION
424 WOODSIDE AVENUE
PARK CITY, UTAH 84060

PROJECT INFORMATION

LOFT LEVEL PLAN

SHEET INFORMATION

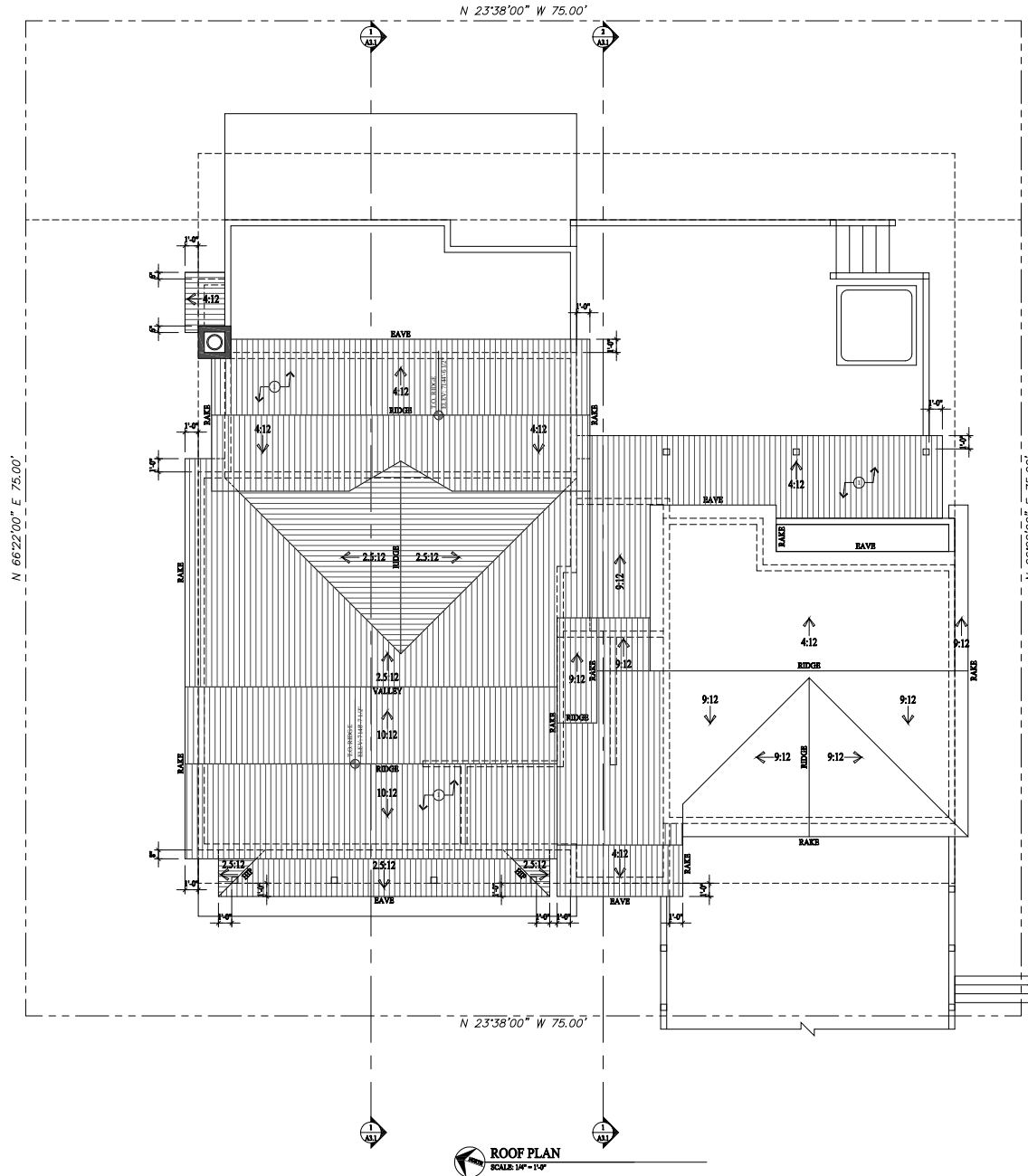
DATE: APRIL 06, 2017

PROJECT NUMBER: 1011-01

SHEET NUMBER: A1.4

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NOTE:
SEE SHEET A5.1 FOR
TYPICAL ROOF
FLASHING DETAILS

GENERAL NOTES

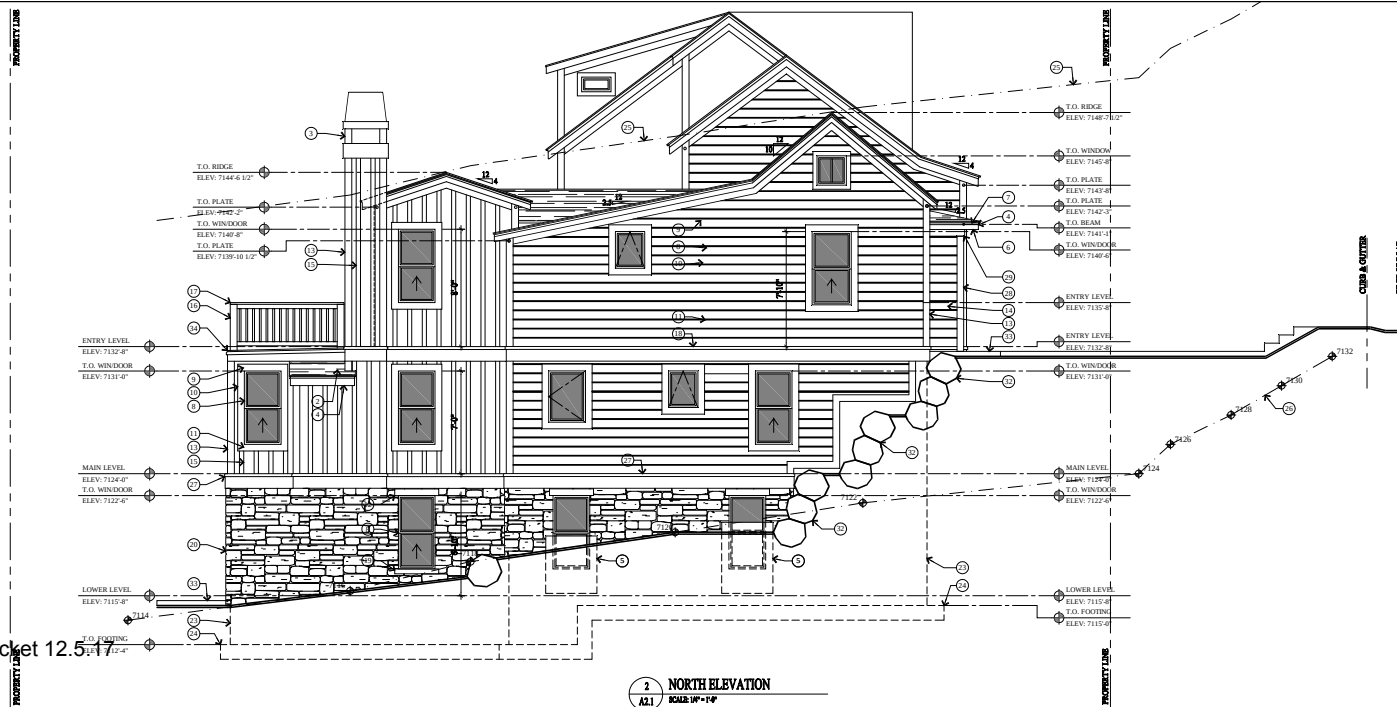
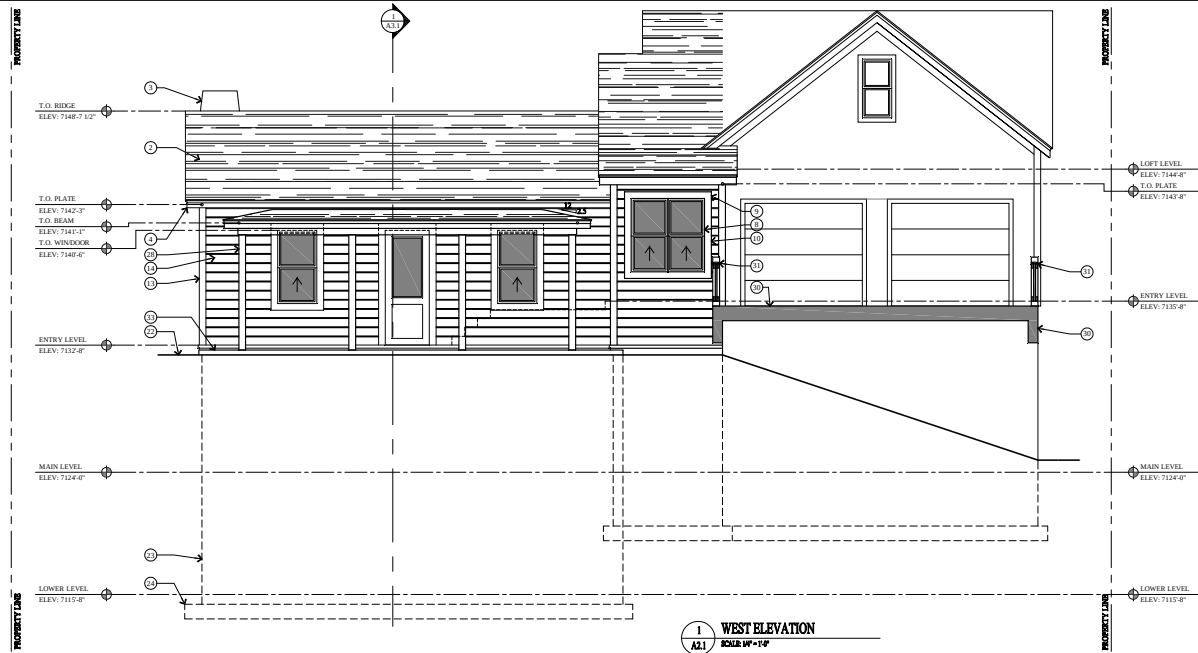
- EXISTING CONCRETE WALL
- EXISTING & FRAMED WALL
- NEW CONCRETE WALL
- NEW & FRAMED WALL
- (S) INDICATES EXISTING
- (N) INDICATES NEW
- 1. EXTERIOR WALLS TO BE 2x4 FRAMING W/ WB INSULATION R-13 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, UNGL. W/ WB INSULATION R-13 - TYP. ALL INTERIOR CEILINGING AND CEILING WALLS TO BE 2x4 FRAMING, UNGL. W/ WB INSULATION R-13 - TYP. ALL FLOOR JOIST TO BE 11" x 16" T2 FRAMING UNGL. W/ WB INSULATION R-47 - TYP. ALL ROOF JOIST TO BE 9" x 12" T2 FRAMING UNGL. W/ P CLOSED CELL INSULATION R-49 - TYP.
- 2. FIRE SPROCKERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTI-SUCKER WILL, NO LONGER BE ALLOWED IN FIRE SPROCKLER SYSTEMS

ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION

KEY NOTES

- 1. ARCHITECTURAL GRADE COMPOSITION SERVICE 30 YEAR PRESIDENTIAL FL, 6568 PER SQUARE, 100% ON T2 AND WATER MEMBRANE HOLD MEMBRANE 1" DOWN FROM RIDGE.

Jonathan DeGray Architect	
BERKLEY RESIDENCE - HDDR SET REMODEL/ADDITION 424 WOODSIDE AVENUE PARK CITY, UTAH 84060	
ROOF PLAN	
DATE: APRIL 06, 2017	
PROJECT NUMBER: 1011-01	
SHEET NUMBER: A1.5	



KEY NOTES

- [illegible]

Jonathan DeGray
A r c h i t e c tP.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel: 435-649-7263, E-mail: deravarch@gawestoffice.net

**BERKLEY RESIDENCE - HDDR SET
REMODEL/ADDITION
424 WOODSIDE AVENUE
PARK CITY, UTAH 84060**

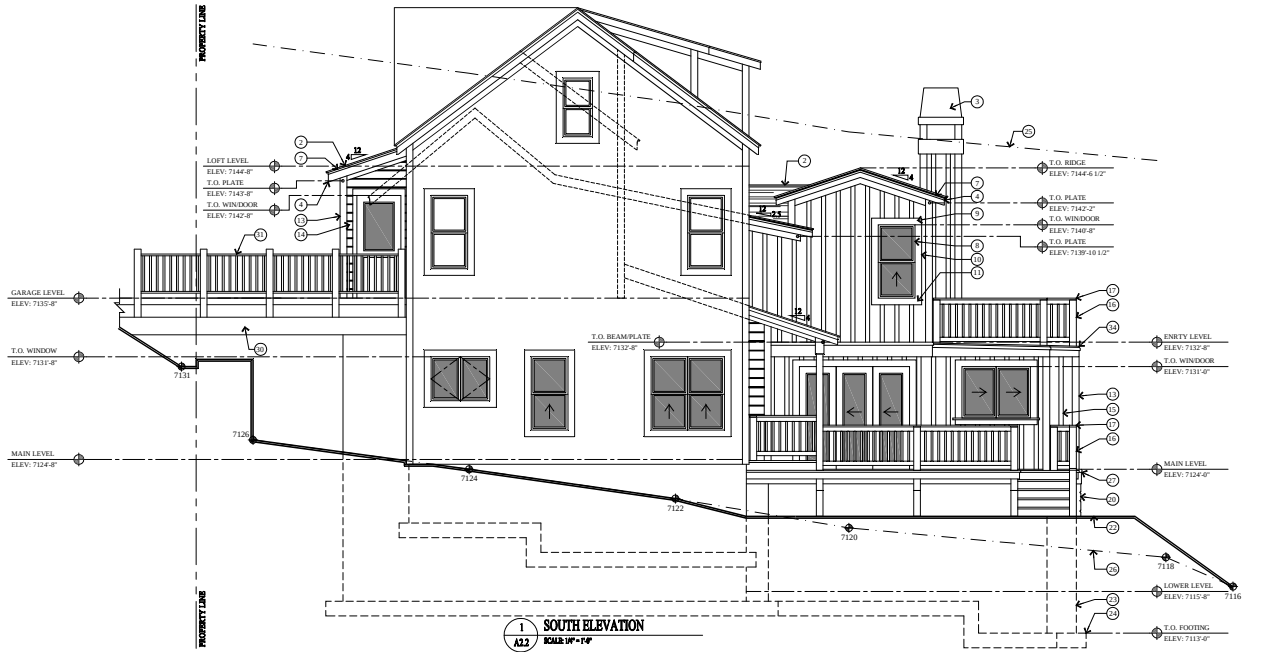
WEST AND NORTH ELEVATIONS

DATE:

PROJECT NUMBER:

ENTRY NUMBER:
A2.1

HPB Packet 12.5.17



KEY NOTES

- NOTE
- ARCHITECTURAL GRAIN COMPOSITION MINIMUM 10 YEAR PRESIDENTIAL TL (3000 PER SQUARE, MIN) ON ICE AND WATER MEMBRANE. HOLD MEMBRANE 12" DOWN FROM KEOL.
- METAL CHEMISTY CAP.
- 1x6 PARCEA - STAINED.
- WINDOW WELL.
- 1x6 CEDAR SOFFIT - STAINED W/ CONTINUOUS SCOTCH TONIC.
- 1 1/2" x 3" CONTINUOUS METAL Drip EDER.
- ALUMINUM CLAD WOOD WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
- 1x6 WOOD/WOOD HEAD - STAINED W/ FLASHING.
- 1x6 WINDOW/DOOR JAMB - STAINED.
- 1x6 WINDOW SILL - STAINED.
- 1x6 WINDOW HEAD - STAINED W/ FLASHING.
- 2x6 CEDAR OUTSIDE CORNER BOARD, 2x6 CEDAR INSIDE CORNER BOARD - STAINED.
- 1x6 CEDAR BEVELED LAP SIDING ON TYPICAL HEADWRAP ON 1/2" EXT. BRACKING.
- 2x6 BATTEN @ 12" O.C. ON 1x2 BOARD. PROVIDE BOLD BRACKING, HORIZONTAL 2x @ 24" O.C. ON TYPICAL HEADWRAP ON 1/2" EXT. BRACKING ON 2x6 STUDS @ 12" O.C.
- 6x6 NEWEL POST - STAINED.
- 3" HIGH RAILING 1x6 SHAPED TOP RAIL W/ 2x2 BALLAST @ 12" O.C. W/ 2x2 BOTTOM RAIL.
- BEVELED 2x6 ON 2x6 CEDAR TRIM BOARD - STAINED.
- 4" CUT STONE CANNEL - CONTINUOUS.
- 3" STONE VENSER - SEE SCHEDULE 8.1.1. GENERAL STRUCTURAL NOTES FOR INSTALLATION.
- 2x6 DECKING - STAINED ON 2x JOIST - SEE STRUCTURAL FOR SIZE AND BRACING.
- FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 4" WITHIN THE FIRST 10'. SEE 340-1.1.
- FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
- EXISTING GRADE.
- BEVELED 1x4 ON 4x6 CEDAR TRIM BOARD - STAINED.
- 6x6 TIMBER COLUMN - STAINED.
- STRUCTURAL BEAM - STAINED.
- EXISTING BRIDGE OVERVIEW.
- EXISTING GROUNDWATER.
- ROCKLER EXTENDING WALL - SEE DETAIL 10A.1.
- 4" REINFORCED CONCRETE SLAB W/ 4" DIA. VIB. BASE CLEANED/GRANDED - SEE STRUCTURAL FOR REINFORCING.
- WATERPROOF BACK POLYDICK 140 OVER 3/4" PLYWOOD ON TYPICAL DECK JOIST 1x4 PER FOOT @ 12" O.C.

Jonathan DeGray
Architect

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Tel: 435-646-7263, E-mail: deggrayarchitect@gmail.com

BERKLEY RESIDENCE - HDDR SET
REMODEL/ADDITION
424 WOODSIDE AVENUE
PARK CITY, UTAH 84060

SOUTH AND EAST ELEVATIONS

REVISIONS

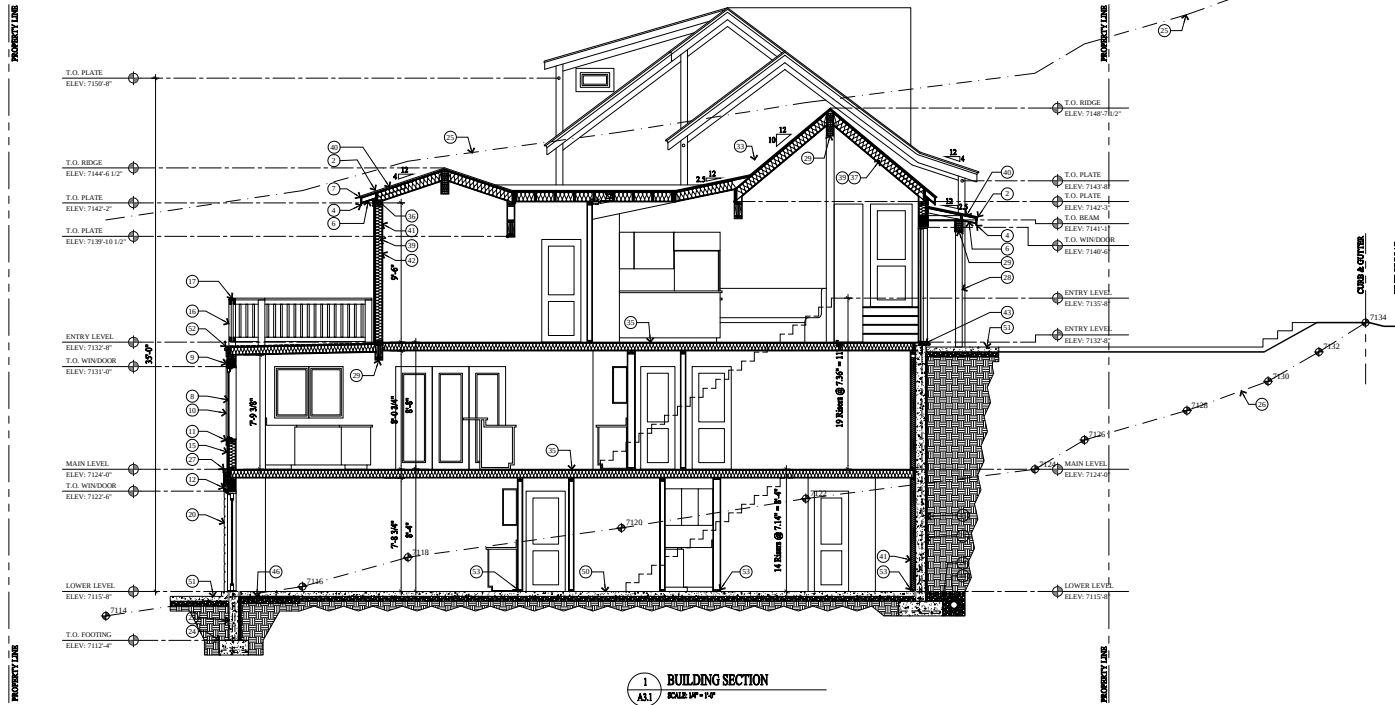
DATE: APRIL 06, 2017

PROJECT NUMBER: 1011-01

PROJECT NUMBER: A2.2

THE GRAPHIC MATERIAL AND DIMENSIONS SHOWN ARE FOR INFORMATION ONLY. NO WARRANTY IS MADE BY THE ARCHITECT FOR THE ACCURACY OF THE INFORMATION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT.

HPB Packet 12.5.17



KEY NOTES

- NOTE
- ARCHITECTURAL GRAIN COMPOSITION SHOWN IS 10 YEAR PRESIDENTIAL TL (3500 PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE. HOLD MEMBRANE 12" DOWN FROM KEOL.
- METAL CHIMNEY CAP.
- WINDOW WELL.
- 1x6 PARCEA - STAINED.
- WINDOW WELL.
- 1x6 CEDAR SOFFIT - STAINED W/ CONTINUOUS SCOTCH VENT.
- 1 1/2" x 3" CONTINUOUS METAL Drip Edge.
- ALUMINUM CLAD WOOD WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
- 1x6 WOOD/WOOD HEAD - STAINED W/ FLASHING.
- 1x6 WOOD/WOOD JAMB - STAINED.
- 1x6 WINDOW SILL - STAINED.
- 1x6 WINDOW HEAD - STAINED W/ FLASHING.
- 2x6 CEDAR OUTSIDE CORNER BOARD, 2x6 CEDAR INSIDE CORNER BOARD - STAINED.
- 1x6 CEDAR BEVELED LAP SIDING ON TYPICAL HEADWRAP ON 1/2" EXT. HEADWRAP.
- 2x6 BATTEN @ 12" O.C. ON LED BOARD. PROVIDE BOLD BLOCKING, SUBSEQUENT 2x @ 24" O.C. ON TYPICAL HEADWRAP ON 1/2" EXT. HEADWRAP ON 2x6 STUDS @ 12" O.C.
- 6x6 NEWEL POST - STAINED.
- 3" HIGH RAILING 1x6 SEALED TOP RAIL W/ 2x2 LULLAY @ 12" O.C. 2x6 SEALED.
- BEVELED 3x3 ON 2x6 CEDAR TRIM BOARD - STAINED.
- 4" CUT STONE CAMELS - CONTINUOUS.
- 3" STONE VENEER - SEE SCHEDULE 1.1. GENERAL STRUCTURAL NOTES FOR INSTALLATION.
- 2x6 DECKING - STAINED ON 2x JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 4" WITHIN THE FIRST 10' BEYOND J.
- FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- LINE 27'-0" EXISTENT ABOVE EXISTING GRADE.
- EXISTING GRADE.
- BEVELED 1x4 ON 4x6 CEDAR TRIM BOARD - STAINED.
- 6x6 TIMBER COLUMN - STAINED.
- STRUCTURAL BEAM - STAINED.
- EXISTING REDWOOD DRIVEWAY.
- EXISTING GAUGED BRICK.
- ROOF TO WALL REDWOOD. EXTERIOR MEMBRANE OVER ROOF DECK AND UP WALL SURFACE 36".
- CORNER FLASHING.
- 3/4" PLY WOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- SOLID BLOCKING W/ 1" DIA. HOLE OR V NOTCH FOR AIR FLOW.
- 1/2" GYPSUM BOARD ON PA MEMBRANE (SMART VAPOR RETARDER) AT ROOF TRUSS/JOIST.
- HURRICANE BOLT DOWN AT EACH RAFTER/TIMBER OR SIMILAR VPA.
- BLOWN-IN INSULATION: R-13 IN 2nd STUD WALL, R-19 IN 2nd STUD WALL AND R-19 IN ROOF AND FLOOR JOIST.
- 5/8" EXTERIOR BRACING ON TRIM ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 1/2" GYPSUM BOARD ON 4 MIL POLYETHYLENE VAPOR RETARDER AT FLOOR JOIST AND EXTERIOR WALLS.
- FREE BLOCK STUD SPACES AT SOFFIT, FLOOR AND CEILING JOIST LINES, AT 10 FT. VERTICALLY AND SUBSEQUENTLY, AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES - (ICC 602.1.1)
- TREATED WOOD NAIL PLATE W/ 1/2" ANCHOR BOLTS BORED 1" INTO CONCRETE, SPACED 12" O.C. U.S.O. ON PLATE PLATE WAREHOUSE SHALL 3/4" x 1/4" AND USED ON EACH BOLT. SEE STRUCTURAL STEEL WALL SCHEDULE.
- WELTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" FREE, FOOTING DRAIN, DAYLIGHTED OR TO INTO STORM DRAIN.
- DRAINAGE MAT (8-10 MIN) ON WATERPROOF MEMBRANE.
- 3" RIGID INSULATION: R-14 MIN.
- STONE SUPPORT: 6"x6" x 3" CONTINUOUS ANGLE W/ 3/4" DIA. EPOXY BOLTS: 3" SPACED @ 3' O.C. WITH MASTIC AROUND ANGLE & BOLTS. 1/2" DIA. W/SP HEAD @ 12" O.C.
- DIRECT VENT FIREPLACE: FRAME ON 1/2" PLATEFORM SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREA.
- 2x12 STAIR STRINGERS.
- 4" REINFORCED CONCRETE SLAB ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAYED 4" MIN) ON 4" GRAVEL BASE CLEANED/GRADED - SEE STRUCT. FOR REINFORCING.
- 4" REINFORCED CONCRETE SLAB W/ 4" GRAVEL BASE CLEANED/GRADED - SEE STRUCT. FOR REINFORCING.
- WATERPROOF DECK: POLYURETH 140 OVER 3/4" PLY WOOD ON TREATED DECK JOIST 1x4 PER FOOT @ 12" O.C.
- ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FLOORING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE KEEPWOOD.

Jonathan DeGray
Architect

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BERKLEY RESIDENCE - HDDR SET
REMODEL/ADDITION
424 WOODSIDE AVENUE
PARK CITY, UTAH 84060

BUILDING SECTION

DATE: APRIL 06, 2017

PROJECT NUMBER: 1011-01

PROJECT NUMBER: 1011-01

PROJECT NUMBER: 1011-01

PROJECT NUMBER: 1011-01

PROJECT NUMBER: 1011-01

PROJECT NUMBER: 1011-01

PROJECT NUMBER: 1011-01

WINDOW NOTES

1. ALL WINDOWS OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.
2. GLAZING IN HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY GLAZING, SEE SECTION R801.3 AND R804.4
3. ALL WINDOWS IN BATHROOMS MUST BE TEMPERED GLASS
4. TEMPERED GLASS SHALL BE PROVIDED IN FRAMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITHIN A 2'-0" ARC OF DOORS, GLAZING LESS THAN 6" ABOVE A WALKING SURFACE, CERTAIN 5' X 7' STAIRS, OR GLAZING WITHIN 5' FEET OF SPACES OR POOLS, CERTAIN FIXED PANELS, AND GLAZING WITHIN 5' FEET OF OPENINGS SUBJECT TO HUMAN IMPACT. IBC 10B
5. EGRESS WINDOWS: FINISH SILL: MIN. 4" FROM FLOOR MIN. GLASS OPENING OF 5.7 SF MIN NET CLEAR OPENING: 20" WIDTH AND 24" HT.
6. ALL WINDOWS TO HAVE A MIN. U-VALUE OF .31

DOOR NOTES

1. ALL DOOR OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.
2. ALL DOORS TO BE 1/4" SOLID CORE UNLESS OTHERWISE.
3. ALL SHOWER DOORS AND GLASS SHOWER ENCLOSURES SHALL BE TEMPERED GLASS, IRC SECTION R808.3 AND R808.4
4. FRENCH PATIO/TERRACE DOORS TO BE SUPPLIED BY WINDOW MANUFACTURE TO HAVE A U-VALUE OF .31 MINIMUM.
5. AUTOMATIC GARAGE DOOR OPENERS SHALL BE TESTED IN ACCORDANCE WITH UL 325 . IRC 309.4.



CONSULTING ENGINEERS

LAND PLANNERS

SURVEYORS

June 15, 2018

Mr. Jonathan DeGray
Architect representing
Owner of 424 Woodside Avenue
Park City Utah, 84060

RE: 424 Woodside Avenue (Supplemental Report)

Dear Mr. DeGray:

This is a supplemental report to the letter I provided dated April 16, 2018 (the April 16 Report) that addressed the drainage issues relating to 424 Woodside Avenue.

In the April 16 Report I noted that:

"The compounding effect of snow removal from the road and the house's roof sloping to the west as well as having very limited clearance from the ground buries the west facing window during heavy snow events creating a hazardous condition."

In my option the snow accumulation creates a hazardous condition since the west wall with windows and west roof edge can be buried in snow during heavy snow years. The windows along the west edge of the building then become inaccessible. The majority of the west wall is buried and damage can occur over long periods of exposure to moisture in the soil that increases with additional snow accumulation when the snow melt occurs.

Snow falling on the west facing metal roof will heat in the afternoon sun and slide to the ground. Snow removal efforts from Woodside Avenue will inevitably place additional snow pack at the west edge of the building. The west edge of the building can be buried during the winter creating a hazardous condition. It has been stated to me that snow has crashed through one of the windows along the west edge of the building in recent years.

The majority of the houses adjacent to 424 Woodside have driveway and garages. There is limited landscape area and snow storage area directly adjacent to 424 Woodside and it seems very reasonable to assume additional snow will be placed in the horizontal space that equates to



CONSULTING ENGINEERS

LAND PLANNERS

SURVEYORS

approximately 15 to 20 feet between the east edge of Woodside Avenue and the west edge of the building during snow removal operations.

The house is approximately 10 feet below Woodside Avenue and the roof is approximately 36" above the ground. When snow is stored in the landscape area between the road and the house it sits on existing terrain that is either slightly below or level with the windows and edge of the roof and the majority of the landscape area is above the windows and edge of the roof. There is not adequate vertical distance between the edge of the roof and the existing ground to provide snow storage and this adds to the hazardous condition of potentially burying the west edge of the building.

In the April 16 Report I noted that one possible solution would be to install a perforated storm drain and gravel trench along the west face of the house which would assist in snow melt runoff. As a clarification, that perforate drain could not be installed under the house which sits on the western edge of the lot. Also that option does not mitigate the hazardous condition caused by the accumulation of snow. In general the perforated pipe option only assists with storm water runoff during warm temperatures and does not provide snow melt runoff conveyance during the winter months.

The option noted in paragraph 2 in the April 16 Report to shift and potentially raise the house does address the hazardous condition caused by snow accumulation.

Sincerely,

ALLIANCE ENGINEERING, INC.

Michael Demkowicz, PE

X:\pcsrv\dwg\projects\424woodside\424 woodside update.doc



881

25/06/2018



882

25/06/2018

To: Jon DeGray

We currently rent out the cabin at 424 Woodside for \$1,200/month including utilities which nets about \$1,100/month.

Given my many years of owning and renting properties in Old Town Park City, and my efforts to maximize my rental income, it is my opinion that, given the current location (as its essentially underground it is like a dungeon), lack of modern living amenities, and snow accumulation issues, I cannot rent it for more money nor can the rent pay for expensive mitigation improvements and yearly maintenance. It is not financially sustainable.

In my opinion, if the cabin was situated above street level and remodeled as set forth in an application so that it conforms to the necessary attributes for modern living conditions, I will be able to obtain the market rate rent which should be around \$4,000/month (\$48,000 versus \$13,200/month – a \$34,800 difference). I have attached a notice for 201 Heber Avenue and 225 Woodside Avenue as examples of Old Town rental rates.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jon Berkley', with a large, stylized loop at the end.

Jon Berkley

12:29

◀ Search

LTE



Contact property



201 Heber Ave,
Park City, UT 84060

3 beds · 2 baths · 1,981 sqft

● FOR RENT
\$5,000/mo

List your rental on Zillow. It's free!



The Residences at Sky Lodge offer Luxury living directly on Historic Main Street in Old Town Park City Utah. This vibrant property is a fractional ownership with a sleek modern design with all the desired amenities. With unmatched service, you will enjoy valet parking, full service front desk and concierge,

Save

Hide

Report Listing

More

12:28

◀ Search

LTE



Contact property



**225 Woodside Ave,
Park City, UT 84060**

4 beds · 3.5 baths · -- sqft

● FOR RENT

\$6,500/mo

[List your rental on Zillow. It's free!](#)



This large home has a open floor plan and vaulted ceilings that wrap around the huge stone fireplace. The main floor flows together while creating separate space for the living room family room dining room and kitchen with the option to open up the layout to the back patio. This 4 bedroom 3.5 bathroom home

[Save](#)

[Hide](#)

[Report Listing](#)

[More](#)

Hannah Tyler

From: Kathryn Deckert <deckertkathryn@gmail.com>
Sent: Friday, July 06, 2018 2:07 PM
To: Melissa Band; Sarah Hall; Laura Suesser; John Phillips; Mark Sletten; John Kenworthy; Douglas Thimm
Cc: Joe Tesch
Subject: 424 Woodside

Planning Commissioners

As a 46 year resident of historic old town I appreciate our preservation efforts to record the unique history of our town.

I am specifically writing in regards to the "Significant" but not "Historic Landmark Home" at 424 Woodside Ave.

The applicant intends to restore the historic nature of the residence emulating the Park City historic past. This

home is barely visible from Woodside St. as it appears to sit below street level making the home all but invisible to passersby

which was my first experience viewing this home a few weeks ago. I have lived 46 years in Old Town and never noticed this house

before until it was pointed out to me. To create a livable structure the building should be allowed to be oriented to both Woodside and Park Avenue. I encourage the Planning Commission to create a livable space for this structure by allowing elevation of the structure. The goal of the Historic Design Guidelines is "to provide guidance in determining suitability and architectural compatibility of proposed projects while at the same time allowing for reasonable changes to individual buildings

to meet the owner's current needs. " Thank you for your consideration in preserving our past through compatibility with our

present day living needs.

Kathryn Deckert
102 Daly Ave.