



**PARK CITY HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
July 6, 2022**

NOTICE OF HYBRID IN-PERSON AND ELECTRONIC MEETING: The Historic Preservation Board of Park City, Utah will hold its regular meeting with an anchor location for public participation at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 on Wednesday, July 6, 2022. Historic Preservation Board members may participate in person or connect electronically by Zoom or phone. Members of the public may attend in person or participate electronically. Public comments will also be accepted virtually. To comment virtually, use eComment or raise your hand on Zoom through www.parkcity.org/public-meetings. Written comments submitted before or during the meeting will be entered into the public record but will not be read aloud. For more information on attending virtually and to listen live, please go to www.parkcity.org.

MEETING CALLED TO ORDER AT 5:00 PM.

1. ROLL CALL

2. MEETING MINUTES

- 2.A Consideration to Approve the Historic Preservation Board Meeting Minutes from May 4, 2022.
[HPB 05.04.2022 Minutes - Pending Approval](#)

3. PUBLIC COMMUNICATIONS

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5. WORK SESSION

- 5.A **Small Wireless Facility Design Standards** - The Historic Preservation Board Will Conduct a Work Session on Small Wireless Facility Design Standards for Small Wireless Installations in the Historic Districts and near Historic Sites.
[Staff Report](#)
[Exhibit A: Adopted Design Standards](#)

6. REGULAR AGENDA

- 6.A Consideration of a Resolution Authorizing Electronic Meetings and Hybrid Meetings with an Anchor Location

(A) Action
[Draft Rule - Resolution - Electronic Meetings](#)
- 6.B **1304 Park Avenue -- Disassembly and Reassembly** -- The Applicant Proposes Partial Disassembly and Reassembly to Construct Structural Upgrades to the Landmark Historic Site. PL-21-05028
(A) Public Hearing; (B) Action

1304 Park Avenue Staff Report
Exhibit A: Draft Final Action Letter
Exhibit B: Applicant's Proposal Letter
Exhibit C: Proposed Panel Plan
Exhibit D: Structural Engineer Determination Letter
Exhibit E: Chief Building Official and Planning Director Determination Letter

- 6.C **517 Park Avenue -- Material Deconstruction --** The Applicant Proposes Material Deconstruction of a Portion of the Rear Façade of the Landmark Historic Structure to Accommodate a Rear Porch Addition. PL-21-05118
(A) Public Hearing; (B) Action

Staff Report

Exhibit A: Draft Final Action Letter
Exhibit B: January 29, 1990 Planning Staff Letter
Exhibit C: June 19, 1989 HDC Meeting Minutes
Exhibit D: July 6, 1991 HDC Meeting Minutes
Exhibit E: August 6, 1991 HDC Meeting Minutes
Exhibit F: 1992 CAD Application and 1991 Board of Trustees of the Corporation of the Episcopal Church Resolution
Exhibit G: September 14, 1992 HDC Meeting Minutes
Exhibit H: 1992 Historic District Review Application
Exhibit I: 2022 Proposed Plans
Exhibit J: Porch Determination Letter
Exhibit K: Bump Out Determination Letter
Exhibit L: 1992 Building Permit - Garage and Porch

7. ADJOURN

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or planning@parkcity.org at least 24 hours prior to the meeting.

***Parking is available at no charge for Council meeting attendees who park in the China Bridge parking structure.**

Historic Preservation Board Agenda Item Report

Meeting Date: July 6, 2022

Submitted by: Levi Jensen

Submitting Department: Planning

Item Type: Minutes

Agenda Section: MEETING MINUTES

Subject:

Consideration to Approve the Historic Preservation Board Meeting Minutes from May 4, 2022.

Suggested Action:

Attachments:

[HPB 05.04.2022 Minutes - Pending Approval](#)



**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF MAY 4, 2022**

BOARD MEMBERS IN ATTENDANCE: Randy Scott-Chair, Puggy Holmgren, Jack Hodgkins, John Hutchings

EX OFFICIO MEMBERS: Gretchen Milliken, Planning Director; Aiden Lillie, Planner; Makena Hawley, Planner; Mark Harrington, Senior City Attorney; Julie Schultz, Executive Office Administrator

1. ROLL CALL

Chair Randy Scott called the meeting to order at 5:00 p.m. and a roll call was conducted.

2. MINUTES APPROVAL

A. Consideration to Approve the Historic Preservation Board Meeting Minutes from March 2, 2022.

MOTION: Board Member Holmgren moved to APPROVE the Minutes of March 2, 2022, as written. Board Member Hutchings seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

3. PUBLIC COMMUNICATIONS

No ecomments were submitted and no hands were raised on Zoom.

4. STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Planning Director, Gretchen Milliken, reported that in May they would be advertising for candidates to fill positions on the Board of Adjustment, Historic Preservation Board ("HPB"), and the Planning Commission. She noted that there were a number of candidates who already applied and some of the current Board Members reapplied. She noted that current Board Members need not reapply. Board Members who either did not reapply or do not want to reapply can withdraw their applications or submit new ones.

A. 2022 Historic Preservation Awards Update.

City Planner, Aiden Lillie, reported that the Artist Selection Committee met and selected Morgan McCue as the artist to be commissioned to paint the winner of this year's award at 1141 Park Avenue. She added that it should be completed by the end of the month.

5. WORK SESSION

A. Historic District Grant Program – The Historic Preservation Board Will Review the 2023 Historic District Grant Program's Scope, Mission, and Requirements.

Planner Lillie announced that this was the third and final Work Session on the Historic District Grant Program. At the last Work Session, they made a lot of changes and wanted to allow all Board Members to review the changes and provide input. She presented a brief outline of the prior Work Sessions, held on February 2, 2022, and explained that they discussed the proposed evaluation criteria; how and when the competitive grant cycle would be run; Staff authority to grant extensions to awardees; the removal of interior work and exterior paint from the Competitive and Repair categories; and predetermined dollar amounts allocated to the Repair category and Competitive category.

At the March 2, 2022, Work Session, she reported that the Board determined that Category A should not be included in the program and that emergency repair requests should and could be brought to the Board for consideration rather than carving out a section in the Program for emergency repairs. She noted that the Board also chose to remove the cap of \$15,000 and requested that the total amount available should be communicated clearly to the applicant. She noted that for this next Fiscal Year, they have \$127,000 in available funds.

Planner Lillie stated that the Board also adjusted and approved the Mission Statement as follows:

“The Park City Historic District Grant Program is designed to financially incentivize the Preservation, Rehabilitation, Restoration and Reconstruction of historic structures and sites in order to create a community that honors its past and encourages Historic Preservation.”

The Board suggested that the grant be timed to align with the Park City Museum's History Month and Home Tours. The guided home-walking tour is offered through the Museum from June 28 through September 3. Therefore, the draft Information Guide aligns with those dates.

Planner Lillie noted that the Board requested a separate scoring process from Staff, which would then be compared and discussed for each application. On March 2, 2022, the Board agreed with Director Milliken's suggestion to create a preliminary review committee to weed out ineligible or low-scoring applications. Staff requested input on who should

sit on the preliminary review committee and recommended that the committee include HPB representatives, a representative from the Museum, and a representative from Planning Staff.

Planner Lillie shared the proposed Application and Information Guide with the Board. She reported that they revised the application so that the additional information requested by the Board would be more clearly communicated to the applicant. She noted that removing the capitalization of "historic structures and sites" in the Mission Statement would allow grants for structures or sites that are not on the Historic Sites Inventory but are of historic age that could warrant the use of these grant funds for restoration that could, in turn, lead them to be included on the Historic Sites Inventory.

She highlighted the Grant Program Section and goals, noting that this was a 50% matching grant that requires the applicant to pay 50% of the proposal. Staff hoped this would help applicants have a better understanding of the grant as they had found that many applicants were not aware that it was a 50/50 matching grant. The Grant Program Section also explains that the grant funds come from the General Fund, the Lower Park RDA, and the Main Street RDA. She recalled that the Board requested that the amount of available funds be clearly communicated. As a result, they included that figure in the document. She noted that in the language that there is no cap on funds to be awarded. Staff added language that requested applicants not apply for more funds than are available.

Planner Lillie next addressed the Requirements Section and added that in the past many applicants had difficulty with their Historic District Design Review ("HDDR") approval. She commented that one of the requirements of the application is that the work proposed would be compatible with the Land Management Code ("LMC"). Historically, the HDDR was the prerequisite, and including this should help communicate that requirement. She noted the recommendation that applicants apply by June 1, 2022.

The draft Application also describes the five-year Lien Agreement as well as the façade easement information. She reiterated that these requirements were included early on in the packet and noted that many of the applicants from the last Fiscal Year were developers who would sell the structures within 1-2 years after completing the work. This requirement has dissuaded developers from the funds offered under this program.

Board Member Hodgkins recalled that they also discussed that some of the rating criteria would provide additional points for those who wanted to voluntarily add an easement. Planner Lillie stated that the Board Members who attended the March Work Session did not express an interest in bonus points. Board Member Hodgkins did not view these as bonus points. Rather, it would be part of the criteria designed to help them rate applications.

Planner Lillie referenced the Draft Scorecard and noted that it included six criteria that would be evaluated. In response to her request for clarification, Board Member Hodgkins stated that he was suggesting that they add criteria for the willingness to offer a façade

easement by applicants who receive less than \$25,000. He commented that this would get to the issue of who needs the money. He felt the money should go to those who need it the most to facilitate preservation work that might not otherwise occur without the funding. He also referenced past applicants who proposed complete renovations and stated that there is enough money in Park City for those projects to be completed with the LMC ensuring that those projects get done properly.

Board Member Hodgkins also asked if they could include criteria that preferred in-place rehabs to gut rehabs to try and favor residents. This would speak more toward upkeep versus complete gut renovations that get flipped. Board Member Holmgren echoed Board Member Hodgkins' suggestions and noted that people with money do the work in any event while others find it difficult to apply a coat of paint.

Chair Scott felt that this suggestion could make things interesting, especially if only one applicant agrees to the easement. Board Member Hodgkins agreed, but asked why they would not want to preference that. He added that someone who would voluntarily offer a Façade Easement would likely be one who was not going to sell his or her property. Adding these criteria might also help weed out developers. Board Member Hodgkins noted that if there are a lot of applicants they have to be able to distinguish which ones are slightly stronger than others. As a result, some of these types of questions could help separate proposals that are similar.

Planner Lillie asked the Board if they wanted to see the draft following these additional edits, perhaps as a Staff Communication Report. Board Member Holmgren stated that she would like to see it after these edits are made. It was clarified that the final draft could be circulated outside of a formal Work Session or be published as a Staff Communication in lieu of another Work Session.

Planner Lillie next addressed Eligibility and stated that eligible work may include Preservation, Rehabilitation, or Restoration as defined by the LMC, which would include Historic Architectural features and structural elements. She listed the examples of Eligible Work as set forth in the document, which was taken from the Board's feedback on the goals of the grant. She requested feedback on this section. Board Member Hutchings felt that the list of examples included in the document was appropriate.

Planner Lillie referenced the timeline and highlighted that grant applications could be submitted from August 2, 2022, to September 28, 2022. These dates were based on the Board's feedback requesting that the grant cycle align with the Historic Home Tour. She included dates that were within the latter half of the Home Tour because Staff found that when the grant period is longer, applicants tend to wait until the last minute.

Board Member Holmgren agreed with the proposed time period for the submission of applications. Chair Scott also agreed with the time period and added that it would be preferable to keep it concise. Planner Lillie mentioned that the application would be a fillable .pdf that the applicant could submit via e-mail to the Planning Department.

With regard to the draft Scorecard, Planner Lillie explained that it was updated following the March 2 meeting to include a larger scoring value for each question. The scoring ranges from 2 to 4 and was prepared in accordance with the recommendations from the Duval Study provided to the City in 2018.

Board Member Hutchings returned to the Grant Application Section and asked if the work was required to be completed between July 1, 2022, and June 30, 2024. Planner Lillie explained that the grant does not involve a retroactive award of funds. If an applicant were to apply for work already completed prior to the opening of the Fiscal Year, they would not be eligible for funds. The grant presented to the Board encompassed FY 2023 – 2024.

Board Member Hodgkins felt that a majority of grants during the last round were for projects that had already been completed. Planner Lillie stated that during the last round, the Fiscal Year started June 30, 2021, and applications began in May. Some of them were for emergency repairs. The previous grant was written to align with the Fiscal Year, so work could not begin until June 30, which left applicants having to wait before commencing their work.

Board Member Hutchings was agreeable to the dates in the current grant but wondered if the term “proposed” needed to be changed to “completed.” There was further discussion regarding the language. Board Member Hutchings agreed with the language as drafted.

Chair Scott addressed the first question on the Scorecard and noted a typo on the Scoring Value. He observed that “Non-visible historic elements...” should be “No visible historic elements...” Planner Lillie stated that this Scoring Value referred to the historic elements that are being restored that are not visible because they are interior or hidden in some manner. She agreed that “No visible...” would be better verbiage.

Board Member Hodgkins cited the example of original wall studs removed as part of a project. Planner Lillie emphasized that the criteria was directed at visible character-defining elements that would be restored. Board Member Hodgkins questioned whether changing the wording to “No visible...” would change the meaning of the phrase. Further discussion was held and Planner Lillie offered that the suggested change aligned more with the higher scoring options to this question, which range from “no visible” to “few visible” to “all visible.” Board Member Hodgkins expressed his understanding and noted that similar language was included in the Scoring Value for the next question.

With respect to the Scoring Value that the project “exceeds expectations,” Planner Lillie stated that the Board requested to also be involved in the scoring of the applications; however, she wondered if they should create a selection committee that would weed out low-scoring or ineligible applications so the Board’s review could be more efficient. Staff recommended that the Selection Committee be comprised of Board Members, Staff, and a representative from the Museum. The Board and Staff would then score the applications separately. She recalled that Board Member Lola Beatlebrox requested

those scores be compared and requested input on which scores would govern the selection.

Board Member Hutchings asked if there should be criteria for the initial evaluation of applications. Planner Lillie suggested a minimum score of four or below be implemented this year to identify true low-scoring applications and then next year they could establish the parameters of a low-scoring application.

Board Member Hutchings commented that the Selection Committee would consist of three people weeding out applications, while every other application would be subject to these scoring criteria. Board Member Hodgkins suggested that if Staff did the scoring and then brought the top 75% to the Board, that would weed out the weaker 25% of applications. He noted that the exception would be if there were minimal applications whose requests did not amount to all of the funds available. The Board agreed to have Staff score the applications and provide the Board with the higher scored applications.

Planner Lillie next addressed the Grant Application and noted the Board's request to keep it as simple as possible. She stated that given the criteria for allocation of funds, the application was not as simple as they would like. With respect to Project Information and Applicant Information, she removed information that would not have been previously required.

For the Submittal Requirements, Planner Lillie listed each requirement as set forth in the Application. She correlated each part of the application with each of the Submittal Requirements. She noted that for the Breakdown of Estimated Costs, she removed the section on what the City would match because that is included later in the application.

Board Member Holmgren asked about the Breakdown of Estimated Costs and whether the Estimated Total Cost would be an estimate from a contractor. Planner Lillie stated that applicants are typically asked to get a bid. They could require the bid be attached to the application. The Board thought that would be a good idea.

Board Member Hodgkins asked if they should have a cost floor and also recognized that applicants could attach higher bids, and then use lower bids for the work. Planner Lillie stated that if an applicant is awarded 50% of a \$20,000 bid, yet the project only cost \$10,000, when they submitted an invoice for the 50% match, the City would only reimburse \$5,000 of the actual cost.

Chair Scott noted that Item No. 3, Project Description was spelled incorrectly. It was noted by the Board that the Application was comparatively easy and well done.

Board Member Hutchings asked if drawings were required and noted that some projects might not warrant drawings such as door or window replacements. He suggested that they add language such as "if applicable" and noted that the Code required drawings for certain types of work. Planner Lillie stated that they would amend that language and that they would need elevations for certain window projects but otherwise could require a

window schedule and a photograph of the window being replaced. The Board had no further input or questions.

6. REGULAR AGENDA

A. 945 Norfolk Avenue – Material Deconstruction – The Applicant Proposes Material Deconstruction of the South Façade and Portions of the North and East Facades as needed on the Landmark Historic Structure. PL-22-05155.

Planner Lillie identified 945 Norfolk Avenue as a Landmark Historic Structure on Park City's Historic Sites Inventory. It is also listed on the National Register of Historic Places. The structure is a 1 ½-story pyramid-style home constructed circa 1896. She presented a photograph of the structure from the 1941 Summit County Tax Records. She explained that the applicant submitted a modification of the approval application and proposed a Material Deconstruction of the south façade and portions of the north and east façades. Staff completed a site visit to view the existing conditions, and noted that there was more than 50% of damage to the historic drop siding on the south façade, which included severe splintering and cupping. She reported that the applicant's representative deemed this material unsalvageable.

Planner Lillie presented photographs of the damage to the drop siding. She stated that the deconstruction of the historic material would accommodate new cedar siding to match the existing dimensions and profile of the historic drop siding. Planner Lillie presented images of the proposed elevations to be deconstructed. She noted that the siding on the east façade was to be replaced as needed. She stated that Staff recommended the HPB review the proposal, conduct a public hearing, and approve material deconstruction of the south façade and portions of the north and east façades, subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter.

Planner Lillie reported that Staff did not receive any public input. She noted that the applicant's representative, Jonathan DeGray, was attending virtually.

Chair Scott opened the public hearing. There was no public comment. The public hearing was closed.

Mr. DeGray clarified that the south side was severely damaged and it would be difficult to pull any salvageable material from that façade but they would try. With respect to the other façades, he clarified that they would only remove individual boards, as needed. He reported that the north and east façades were in fairly good shape and only a few boards would need replacing. Chair Scott mentioned that he looked at the site the previous day and confirmed with Mr. DeGray that no repairs would be done on the west façade and that some patches of repair would be done on the north façade. He agreed that the south façade looked poor.

Board Member Hodgkins expressed that it seemed reasonable that the south façade would take the most abuse from weather and felt it was a reasonable request. Board Member Hutchings agreed.

Board Member Holmgren asked for clarification of what was meant by “cupping.” Mr. DeGray explained that it is a condition where the wood has deteriorated to the point that the siding begins to curl and then splits. He noted that wood is a material that has a lifespan and does not last forever.

MOTION: Board Member Hodgkins moved to APPROVE the proposal for 945 Norfolk-Material Deconstruction as outlined in the Packet, subject to the following:

Findings of Fact

Background

1. 945 Norfolk Avenue is a 1 ½ story pyramid house built c.1896.
2. 945 Norfolk Avenue is a Landmark Historic Structure on the Park City Historic Sites Inventory and listed on the National Register of Historic Places.
3. On March 19, 2018, the Planning Department received a complete Historic District Design Review (HDDR) application for 945 Norfolk Avenue.
4. On May 4, 2018, the HPB approved material deconstruction Material Deconstruction of non-historic improvements; reconstruction of the historic c.1896 roof form and c.1990 wood shake roofing materials; reconstruction of two c.1896 chimneys; reconstruct c.1997 basement; reconstruct c.1983 reconstructed front porch; replace c.1900 front door and two non-historic doors; and replace 12 total historic wood windows.
5. On May 14, 2018, the Planning Department held a public hearing and approved the HDDR application.
6. On February 1, 2022, the Planning Department received a complete Modification of Approval application for 945 Norfolk Avenue’s HDDR approval to construct an opening for a door on the rear elevation.
7. On March 2, 2022, the HPB approved the material deconstruction of a portion of the rear façade to accommodate a new door opening.

Material Deconstruction

8. The Applicant proposes Material Deconstruction of the South Façade and portions of the North and West façade as needed.

9. The analysis section of the Staff Report dated April 6, 2022, is incorporated herein.

Conclusions of Law

1. The proposal complies with Land Management Code Chapter 15-11-12.5, Historic Preservation Board Review for Material Deconstruction, and § 15-11-9, Preservation Policy; § 15-13-2; and Design Guidelines for Historic Residential Sites.

Conditions of Approval

1. The Applicant is responsible for notifying the Building Department prior to any changes to this approval, which is for the plans dated April 6, 2022.
2. The Applicant shall submit in writing any changes from the approved scope of work for Planning Department review.
3. The removed historic siding shall be replaced by siding to match the original in design, dimension, texture, material, and finish.
4. The Applicant shall receive approval of the Historic District Design Review Modification of Approval application prior to issuance of a building permit.

Board Member Holmgren seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

- B. 1304 Park Avenue -- Disassembly and Reassembly -- The Applicant Proposes Disassembly and Reassembly to Construct Structural Upgrades to the Landmark Historic Site. -- PL-21-05028.**

Planner Lillie stated that 1304 Park Avenue is a single-family home that was constructed in 1885. It is a Landmark Historic Site on Park City's Historic Sites Inventory. She presented a 1941 Tax Records photograph of the home. She reported that the applicant proposed the Disassembly and Reassembly of portions of the west, north, and south panels of the structure to construct a new foundation. A licensed Structural Engineer completed a site visit and found that if the Historic Structure were lifted, safety could not be guaranteed when the construction workers would work inside the existing structure. She referenced additional findings with respect to load bearings and joists, as listed in the Staff Report. Planner Lillie noted that photographs of the structure show the absence of a foundation, as well as the condition of the existing materials.

Planner Lillie explained that prior to the official determination by the Chief Building Officer and the Planning Director, she drafted a report recommending approval of lifting. She

previously visited the site with the applicant and applicant's representative, Mr. DeGray. After the Chief Building Official and Planning Director visited the site on April 26, 2022, they determined that the structure was not hazardous or dangerous as defined in the International Building Code, and the physical conditions of existing materials would not prevent temporarily lifting the structure. She was only able to upload the Determination Letter and Draft Final Action Letter. She uploaded the incorrect Staff Report that suggested that Staff recommended approval of material deconstruction; however, they still wanted to proceed with the hearing to allow the applicant to make their case for panelization of the site.

Planner Lillie stated that Staff recommended the HPB review the proposal, conduct a public hearing and deny the disassembly and re-assembly of the Landmark Historic Structure, subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter. She indicated that Staff had not received any public input on this application.

Board Member Hodgkins noted that this application dealt with the entire structure because based on the site visit, the façade that is not mentioned is not there. He noted that there was an internal/external wall between the 1941 addition that would remain and the original part of the house. He assumed that this wall would also be panelized.

Mr. DeGray explained that this application involved the exterior walls, because the interior wall, which might become functional during a potential lift of the home, would not be subject to any City regulations. He noted that the floor system would have to be substantially rebuilt in order to lift the house, and they would lose the rear wall since none of that was historic. He added that the roof would also be completely rebuilt. He argued that it did not make sense to go to the expense of re-building the floor to stabilize the structure and re-building the east wall so that it could be lifted, only to remove these elements once the home was lowered. They have proposed removing the wall facing the street, the north wall, and the south wall. He noted the south wall would require more demolition to see what is in there, as there is sheetrock on the interior and new siding on the outside. He assumed that they would save those materials as well.

Mr. DeGray stated that from a pragmatic standpoint, the applicant's proposal gets them where they want to go in terms of saving the most historic material and maintaining the historic character of the building in a way that would not create repetition and waste of time, money and construction material.

Chair Scott opened the public hearing. There were no public comments. The public hearing was closed.

Board Member Hutchings commented that historically, the determination of the Chief Building Inspector had always been persuasive. He understood that in lifting these homes, each one is unique and required an individual amount of effort, but felt that if the Building Inspector deemed it safe and feasible, he would support that.

Board Member Hodgkins expressed understanding for both sides. During the site visit, he noted the presence of trees in the front and asked whether they would remain regardless of whether the home would be lifted or panelized. Mr. DeGray stated that the idea was to keep those trees, but added that they do not know where the roots run, so there would be no guarantee that they would survive a construction process.

Board Member Holmgren highlighted the determination by the Chief Building Official and Planning Director that recommended lifting. Planner Lillie reminded that the Staff Report in the packet was the incorrect report and that the official determination letter was attached as Exhibit D. Mr. DeGray explained that during the site visit with the Building Official and Planning Director, they saw the same things he saw and was therefore bewildered at how they could conclude that lifting was appropriate. He noted that the Chief Building Official was aware of what construction processes would be required to make this happen if lifting is the chosen method.

Director Milliken explained that after the site visit, she and Chief Building Official, Dave Thacker, compared notes, and their determination was based on the flatness of the site, and the absence of any rot or decomposed materials. They felt that with some shoring, the structure could be lifted. She offered it would not be difficult to shore the back façade that no longer existed. Any need to reconnect the floor could also be accomplished.

Mr. DeGray asked if it would be possible to consider a hybrid solution. He stressed that the gable form that faces Park Avenue makes it big. He inquired whether it would be possible to take that section apart and lift it as a separate unit, noting that the Code allowed for buildings to be broken down in a move. He explained that the south elevation could be one cube, with the other cube being the gable on the west elevation that goes down the north side. He stated that some interior walls could be braced.

Mr. DeGray stated that this approach would leave the shed wall on the south elevation, listed as Panel 2, and asked if that wall could be panelized while lifting the other two sections as modules. Board Member Hodgkins understood that Mr. DeGray was suggesting lifting the historic portion of the house. He felt this could be a good compromise. Mr. DeGray expressed that he would not like to walk away from the meeting with the idea that the Board approved a total lift, and he was trying to make this as reasonable as possible for the applicant.

Chair Scott appreciated Mr. DeGray's effort to look for other alternatives and noted that the HPB had required the lifting of homes that were far more degraded than this one. If they consider precedent, he could not in good faith approve panelizing everything; however, considering safety and cost, he would be open to Mr. DeGray's suggestion. Board Member Hodgkins added that considering the age of the addition if the applicant requested the Board approve the demolition of that addition, they would likely approve that. He mentioned that the Board had in the past approved demolitions of additions constructed in the 1940s and 1950s. He felt that the hybrid approach made sense.

It was clarified that the 1940s addition was the gable on the north and west side of the building, identified as Panel 4, and Panel 5 was north of that piece. Mr. DeGray noted that panelization of Panel 2 on the south elevation could be a stand-alone item. He added that if the Board was amenable to panelizing the 1940's addition, Panels 4 and 5, that would be great as well.

Board Member Hutchings noted that generally he does not support panelization and preferred to avoid it as much as possible. He felt he could be comfortable with the compromise of lifting the structure in two pieces. Mr. DeGray made it clear that his suggestion was to lift the 1907 form as a unit and panelize the two walls of the 1940s addition, Panels 4 and 5. Director Milliken added that in the 1940s addition, there were three façades: the front gable and a small façade next to the porch that had a doorway at one point.

Board Member Hutchings referenced the Code that gives the Board some flexibility in this decision, but added that they would still have to determine why this situation was so unique. Planner Lillie noted the Code requirements for panelization, which include the need for a certified engineer's finding that the structure would not survive lifting. Additionally, the Code states that the HPB could determine, with input from the Planning Director and Chief Building Official, that unique conditions and the quality of the work preservation plan warrant the proposed disassembly and re-assembly. Unique conditions include, but are not limited to if a problematic site or structural conditions preclude temporarily lifting or moving a building as a single unit; or if the physical conditions of the existing materials prevent temporarily lifting or moving a building, and the applicant has demonstrated that panelization will result in the preservation of a greater amount of historic material, or all other alternatives have been shown to result in additional damage or loss of historic materials.

Chair Scott observed that some of those factors, including problematic site or structural conditions, would preclude temporary lifting. He felt that if the Board agreed that the original historic form could be lifted, then they would just be talking about the 1940s addition and whether panelization was an option. He submitted that removal of the rear elevation had created a problematic condition where the building would have to be substantially shored to lift as a unit. He added that panelization of the 1940s form would result in the preservation, of at least an equal and perhaps greater amount of historic materials since the floor and the roof would be re-built in any event.

Board Member Hutchings understood that it would be possible to lift the structure but did not see anything that met the Code requirements. He struggled with the notion raised by Board Member Hodgkins that the Board would likely approve a proposal to remove the 1940's piece and restore it to its original condition. He did not agree with panelization as proposed, but a different proposal might change his mind. He stressed that he was trying to be consistent and noted that the Board had required other applicants to lift homes because they did not meet the criteria.

Chair Scott suggested the Board settle on what they were thinking with respect to this item, given that they have a full panelization proposal in front of them. He added that the Board should give the applicant an idea of what would be acceptable. Board Member Holmgren stated she would support a denial of full panelization. Chair Scott and Board Member Hutchings agreed.

Board Member Hodgkins remarked that the applicant presented a counter-proposal and they were no longer looking at full panelization. Mr. DeGray offered that there were four options before the Board: full panelization, complete lifting of the structure, lifting in two pieces (1907 form and 1940's form), or lifting of the 1907 historic form and panelize the 1940's form. He stated that as far as a complete lifting of the structure, he would accept whatever the Board decided.

Board Member Hodgkins stated that the 1940s piece included two walls and a small portion of a wall. There would be no floor. Mr. DeGray stated that pursuant to the structural report, the roof would have to be re-framed as it is only 15 to 20 percent of capacity. Board Member Hutchings observed that re-framing the roof in these situations was the norm.

Chair Scott observed that when they consider separating the original structure, theoretically it does not have a back wall, and would not have a side wall, so they would be lifting a home with two sides. Board Member Hodgkins noted that there were actually three walls because there was a substantial wall with the original siding and the original house is pretty clearly defined.

Director Milliken recalled that the Engineering Report stated that the roof needed to be reinforced, not demolished. Planner Lillie confirmed that the report recommended the roof be upgraded or replaced with new roof joists. The engineer also suggested re-framing roof ridge and valley beams and installing new 9 ½ " minimum TGI roof joists.

In response to an inquiry, Director Milliken stated that, at a minimum, the roof would need to be reinforced before a lift.

Board Member Holmgren observed that this was getting complicated and felt that the Board agreed to deny complete panelization. She felt that the applicant should come back with a more detailed plan. Board Member Hutchings agreed. Board Member Holmgren continued by stating that the Board needed something to look at to evaluate these options rather than just talking about them.

Board Member Hodgkins asked if the Code addressed lifting in two parts, and noted that the question was whether a lift is a lift, regardless of whether it is done in two parts. Senior City Attorney Harrington felt that the Code provided Staff the ability to coordinate lifting and if the Board were to give Staff direction to consider options with the applicant and the Chief Building Official to lift two sections that would be appropriate. The Board could then finalize its determination at the next meeting.

Board Member Hutchings preferred this course and offered that whatever decision they make should be well founded. He would appreciate further input from the Building Inspector and Staff on the alternatives. He stressed that the information they have now is that the entire structure could be lifted, and he did not see anything unique about the structure. Chair Scott agreed and invited a motion. It was clarified that the Board would vote to deny full panelization, as before them, without precluding the applicant from returning with an alternate proposal. Senior City Attorney Harrington added that the Draft Action Letter was written for a denial.

MOTION: Board Member Hutchings moved to DENY the Disassembly and Re-Assembly of the Landmark Historic Structure at 1304 Park Avenue in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval as follows:

Findings of Fact

Background

1. 1304 Park Avenue is a one-story T/L cottage with a gabled roof that was constructed in c.1885 and is a Landmark Historic Site on Park City's Historic Sites Inventory.
2. The home was originally constructed as a hall and parlor-type house but received a wing addition in c. 1907.
3. This site was listed on the National Register of Historic Places in 1984 as part of the Park City Mining Boom Era Residences Thematic District. It was built within the historic period, defined as 1872 to 1929 in the district nomination, and retains its historic integrity.
4. On March 29, 2022, the Planning Department received a complete Historic District Design Review (HDDR) application for 1304 Park Avenue. The Applicant is proposing to panelize the structure to complete structural upgrades and a rear addition.
5. This application was reviewed by the Design Review Team on November 17, 2021, December 1, 2021, January 19, 2022, and April 6, 2022.

Panelization

6. On March 30, 2022, a licensed structural engineer visited 1304 Park Avenue and completed a Physical Conditions Report.
7. The report determined the following:
 - i. The main roof existing joists are 2x4 at 24" on center spanning about 8'-0" to 12'-0". The 12'-0" roof joists are 12% capacity of the code.

- The 8'-0" roof joists are 16% capacity of the code. They need to be upgraded or replaced with new roof joists. We suggest reframing roof ridge and valley beams and installing new 9 ½" min. TJI roof joists.
- ii. The existing roof deck is 1x wood plank installed perpendicular to the existing joists. It doesn't have any capacity of shear diaphragm value. Suggest installing new 5/8" plywood or OSB with 10d @ 6" on center nailing.
 - iii. The existing crawl space floor joists are 2x4 @ 24" on the center spanning 12'-0. Most of them were totally rotted out and have to be replaced. On the north portion of the house, the crawl space floor joists are kind of new 2x6 @ 16" o.c.
 - iv. All the existing headers need to be upgraded. We will review each one of them when the design is available.
 - v. The exterior and interior walls are actual 2x4 @ 16" o.c. with 1x12 planks horizontally. They have the capacity for gravity loads but no capacity for wind, or seismic. The exterior walls need to be redesigned with new OSB/plywood sheathing and new hold downs for lateral complying with the New Building Code.
 - vi. The whole existing building is supported by loose sandstone or no footing at all. We suggest removing the existing foundation sandstone and frame walls. New reinforced concrete footing and foundation walls need to be poured for supporting the existing building and forming the frost depth of 40" minimum.
 - vii. Considering the existing roof, floor, and wall condition plus the age, rotted condition of the building as well as the bad differential settlement and particularly the house is rested on dirt, we strongly suggest panelizing the existing building so we can re-build the entire house. If not to panelize the existing building, the big concern is that the safety is not guaranteed when the construction crews are working inside of the existing building by jacking or vibrating the building. To panelize the existing building, the construction crews may only need to work from the outside of the building most of the time.
- 8. On April 26, 2022, the Chief Building Official, Planning Director, and Building and Planning staff visited 1304 Park Avenue.
 - 9. The Chief Building Official and Planning Director determined that the Landmark Historic Structure is not in a state of disrepair that merits demolition.

10. The Historic Preservation Board DENIED panelization of the Landmark Historic Structure.

Conclusions of Law

1. The proposal does not meet the criteria outlined in Land Management Code Disassembly And Reassembly Of A Historic Building Or Historic Structure Land Management Code Chapter 15-11-14.
2. The proposal complies with Chapter 15-11-9, Preservation Policy, and LMC Chapter 15-13-2, Design Guidelines For Historic Residential Sites.

Board Member Holmgren seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

Planner Lillie noted that someone raised a hand on Zoom.

David Schuelke identified himself as the owner of the property and felt he was stuck in the middle. He understood where Mr. DeGray and the engineer were coming from with regards to removing the roof, but also understood that lifting was common. He asked what would happen in the event that they proceed with the lift and the experts are not able to accomplish it.

Planner Lillie explained that if the lifting was approved and there were additional findings or rotting that would not allow for the structure to be lifted intact, they would then come back to the Building Official and Planning Director with those findings, which would then be presented to the Board.

C. 1129 Park Avenue -- Modification of Approval Historic District Design Review -- The Applicant Proposes to Reintroduce the 1940s Roof Element to the Entry of the Significant Historic Site. -- PL-22-05207.

Planner Lillie stated that this structure was constructed as a one-story hall and parlor circa 1895. It is a Significant Historic Site on Park City's Historic Sites Inventory. She noted that when some demolition was done, the log frame construction was revealed. The applicant submitted a Modification of Approval to the HDDR and has proposed to reintroduce the post-1949 roof element to the entry of the Significant Historic Structure.

Planner Lillie stated that on June 2, 2021, the HPB approved the Material Deconstruction of the rear post-1949 addition, and as part of that approval determined that the front entry element should be removed because the rear was being restored to the pre-1949 structure. Staff recommended that the HPB deny the applicant's proposal to re-introduce the post-1949 roof element at the entry of the Significant Historic Structure based on the Board's prior determination as well as the LMC stating that it was not appropriate to add decorative porch elements not used on similar Historic Structures.

Staff did not receive any public input on this matter. She presented the Historic form of the structure and the Historic entryway. She confirmed that the photograph was taken in 2013. In response to a request, she presented a more recent photograph taken in October 2021, which showed the home before construction. The applicant, Wendy Smith, stated that she could provide a photograph showing an intermediate front porch. Board Member Hodgkins requested a photograph between the oldest photograph and the 1930 photograph.

Planner Lillie directed the Board to the plans, as approved and attached as Exhibit B to the Staff Report. Ms. Smith noted that she e-mailed the referenced photographs to Planner Lillie for presentation to the Board. She estimated that the photographs were taken approximately 80 to 90 years ago. Chair Scott indicated that the porch never showed up on a Sanborn map, and the 1941 photograph did not include the porch element.

Chair Scott opened the public hearing. There were no public comments. The public hearing was closed.

It was noted by Mr. DeGray that Staff's findings were based on the porch element being decorative. He submitted that it was added to allow a covered entry during the snow season, and therefore more of a necessity than merely decorative. The applicant was proposing to reconstruct the porch element for safety reasons. He noted that he asked Mr. Thacker for input and had not received a formal response. Planner Lillian noted that Mr. Thacker saw the email just prior to the meeting and would provide a response. She reported that he mentioned other snow mitigation opportunities.

Board Member Hodgkins commented that there are other ways of preventing snow and ice from coming off roofs.

Chair Scott referenced the Minutes from the June meeting and noted that the Board tries to be consistent in their decisions and approval of the Material Deconstruction was based on the fact that it would bring the structure back to its pre-1940 look and feel. He stressed that this was a condition of that approval. Board Member Hodgkins recalled that this element was discussed during that meeting and the general comments were that if they were to keep the porch element they should also keep the 1940s additions in the back.

MOTION: Board Member Holmgren moved to DENY the Proposed Re-introduction of the post-1949 Roof Element at the Entry of the Significant Historic Structure located at 1129 Park Avenue, subject to the following:

Findings of Fact

Background

1. 1129 Park Avenue is a Hall and Parlor built c.1895.

2. 1129 Park Avenue is a Significant Historic Structure on the Park City Historic Sites Inventory.
3. On May 21, 2021, the Planning Department approved the Historic District Design Review (HDDR) Application for 1129 Park Avenue.
4. On June 2, 2021, the HPB approved the Material Deconstruction of the front and rear 1940s additions.
5. On March 25, 2022, the Planning Department received a complete Modification of Approval - Historic District Design Review (HDDR) application for 1129 Park Avenue. The Applicant is proposing to reintroduce the 1940s roof element to the entry of the Significant Historic Structure.
6. On June 2, 2022, the Historic Preservation Board reviewed 1129 Park Avenue's request for Material Deconstruction and denied the proposal to retain the post-1949 roof entry addition.
7. The proposal is inconsistent with Historic District guidelines contained in LMC § 15-13-2(b)2(G)(6).
8. No new information or evidence warrants reconsideration of the 6/2/21 decision.

Conclusion of Law

1. The proposal does not comply with Land Management Code § 15-13-2; and *Design Guidelines for Historic Residential Sites*.

Board Member Hutchings seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

- D. **316 Woodside Avenue – Historic District Design Review – The Historic Preservation Board Will Make a Designation of Contributory Status on the North-Western End of the Bump-Out, Constructed Sometime Between 1907 and 1929 to the 1889 Significant Structure. PL-21-05087.**

City Planner, Makena Hawley stated that currently there is an HDDR and Steep Slopes Conditional Use Permit ("CUP") and this item only involves the determination of contributory status. Pursuant to LMC 15-15-1, the HPB is to determine whether a portion of an existing building is considered contributory if it reflects the historical or architectural character of the site. She stated that 316 Woodside Avenue is a Significant Structure in the Historic Residential ("HR")-1 Zone that was constructed in 1889. It was originally built as a T-shaped cottage and appears in the 1929 Sanborn Maps.

Planner Hawley explained that during the HDDR process, the applicant proposed an addition with a footprint of approximately 500 square feet with a single-car garage access. The applicant originally proposed the structure with a connection through a bump-out. She noted that pursuant to LMC Section 15-13, when an existing non-historic or non-contributory addition is used as a transitional element, the other guidelines for transitional elements are inapplicable. She reported that the original interpretation was that this part of the bump-out was so altered that it no longer retained its historic integrity and was no longer a contributory addition. She added, however, that this determination was to be made by the HPB by analyzing whether the addition meets the specific criteria set forth in LMC Section 15-11-10.

Planner Hawley represented that Staff requested that the HPB determine whether the small bump-out contributes to the historic integrity of the Significant Historic Structure. She noted that the applicant was present online to answer any questions.

Chair Scott requested clarification that regardless of the plans, the HPB was only to determine whether the bump-out was contributory and historic in nature. Planner Hawley answered in the affirmative.

In response to a question by Board Member Hodgkins as to when the bump-out was built, Planner Hawley stated that it appeared in the 1929 Sanborn Maps. Board Member Hodgkins understood that to determine that the bump-out was non-contributory, the HPB must make a determination that it had been altered beyond its original significance. Planner Hawley referenced the Staff Report that detailed materials, setting, and design, and noted that the roof and sides of the bump-out had not been changed and held the same integrity that they did prior. The applicant proposed to remove the doors, which would be the connection to their addition.

Board Member Hodgkins did not understand the consequences of either decision. He noted that the bump-out was located at the back of the building and the Code allows the attachment of a transitional element and the demolition of historic material in order to accomplish that. If the applicant wanted to attach their transitional element to the bump-out, why couldn't they do so if it was determined to be historic.

Planner Hawley explained that if the HPB determined that it was contributory, it would require a longer transitional element. If the HPB determined that it was non-contributory, then the element could be attached as proposed. Board Member Hodgkins clarified and understood that if they determined the bump-out to be non-contributory, it would become the transitional element.

Planner Hawley noted that the proposed plans will not work if the Board deems the bump-out contributory because the transitional element would have to be longer.

Director Milliken added that the bump-out would remain the same. The façade with the French doors would be the attachment piece and the bump-out would be used as the transitional element.

The applicant's representative, Steve Swanson, AIA, stated that he worked on this home 20 years ago when the prior owners stabilized the structure so that the lower floor could be used. There was always talk about how to add a garage to the home because of its unique relationship to the street. He added that there was really only one place for this garage to be able to connect to the house, and it would only work if it could be used as the applicant has proposed. Mr. Swanson stated that they spent the better part of a year on the design process for this application, and felt that it was a reasonable adaptation to allow the house to continue to be functional and create a street entry where it presently has none.

Chair Scott opened the public hearing.

Ruth Meintsma reported that she resides at 305 Woodside. She addressed the Staff Report and the reference to the bump-out as being a non-contributing feature. She stated that the term "bump-out" becomes relevant when they get into the guidelines. She questioned why it was called a "bump-out" as opposed to a bay window because during her walks in the neighborhood with some historic preservationists, it seemed that this element would be called a bay window. Ms. Meintsma looked at the National Park Service, and criteria number 4 was identified as Projections, which includes porches, cornices, and bay windows. She noted that the term Projection did not apply to the City's guidelines, nor do bay windows; however, a small bump-out does not appear in the language at all.

Ms. Meintsma referenced the Physical Conditions Report, page 29, and noted a picture dated 1982 showing the west façade with historic bay windows. She suggested, therefore, that it be referred to as a bay window. She stated that a portion of Section 15-13-2(B)(4), entitled Additions to Primary Structures, provides that minor additions such as bay windows or dormers do not require transitional elements. Ms. Meintsma argued that the bump-out would be best referred to as a minor addition or addition.

To understand the definition of "addition," she used the 1907 Sanborn Maps that showed the original square structure, plus an addition in the back. The Staff Report discussed extensively the west addition that appeared in 1929. Ms. Meintsma observed that the property showed the back addition as a whole, with the bay window.

With regard to the History of the Structure section of the Staff Report, she stated that the statement "retains its historic integrity despite *the additions in the rear..*" was an error as it is not in the Historic Sites Inventory. She offered that this sentence should read: "retains its historic integrity despite the more current patios on the east and west sides.."

She returned to the Sanborn Maps and noted that the 2014 Determination of Significance Report stated that "between 1900 and 1907, it appears that the front porch facing the

south was screened in.” She noted that the person analyzing it identified it as a closed-in porch. The addition is referenced as the one added to the rear wing of the structure between 1907 and 1929.

Ms. Meintsma again referenced the 2014 Determination of Significance Report that stated that “the additions,” which include the west addition plus the bay window, had gained historical significance. Additionally, the Staff Report stated that the addition of French doors to the west “created significant modifications to the historic design and materials.” She proffered that modifications were made, but they were not significant.

With regard to the statements in the Staff Report that “Staff deemed the most appropriate approach was to retain the non-contributing addition,” she felt there was insufficient information to justify the fact that the bay window was not contributing. She argued that the bay window was part of the historically significant addition made in 1907 – 1929, so the statement that this proposal would not change that addition was incorrect.

Ms. Meintsma referenced the language from the 2014 Determination of Significance Report that stated, in part, “Additions made between 1907 and 1929 were constructed within the Mature Mining Era...Further, these additions have gained historical significance in their own right.” She argued that it was established in 2014 that these additions were historically significant, and noted that the French doors were in place in 2014, and there was no recognition that the change in the façade of that bay window was not enough to take away from the historic significance.

Ms. Meintsma presented images to the Board that showed the French doors in the process of being installed. She commented that the installation of the doors was done on a weekend without a permit and the owners were well aware of the historic aspects because they received three different grants from the City. She added that one of the owners was on the Board of the Museum. In 2008, the owners removed the double-hung windows and installed a French window but the form remained. This installation only affected one façade of the bay window/addition. She stated that it could be returned to a representation of what it was before.

In terms of historic character, she presented an image showing that the rear porch was enclosed and pointed out a historic door with access to the porch. She offered that the lack of foundation in this area supports that this was a porch, as the Code states that if there is no foundation, there can be no interior space above it. She remarked that if a historic area is closed off the City has no power to require the owner to re-open it; however, she felt that to be Code compliant, the City could ask the owner to reveal the porch.

Ms. Meintsma suggested that the porch, in combination with the bay window definitely adds a feeling of character that has historic significance as established in the Determination of Significance Report of 2014. She felt the porch gave more importance and relevance to the bay window addition because it added more interest. On the Historic Sites Inventory of 2021, which is identical to the Historic Sites Inventory of 2014, the

narrative description of the property states “this house also had a west facing covered porch into the northern extension which has been removed and replaced with an addition in the northwest corner of the house.” She argued that it had not been removed, as the roofline remained, but with the closure of the porch, the person preparing the analysis did not know what they were looking at.

Ms. Meintsma addressed the condition of the bay window and Staff’s statement that “with the Material Deconstruction on the façade of the west elevation, the historic form has been compromised.” She argued that the form was not compromised and remains. The façade was compromised with the replacement of the double-hung windows with a French door, but the historic form is 100% still present. She also disagreed with Staff’s conclusion that the bay window no longer holds its essential historic form.

With regard to Staff’s conclusion that using the bump out as a transitional element to attach the proposed addition to the west elevation, Ms. Meintsma argued that, by definition, the bay window was in fact an addition before it was a bay window. She referenced the LMC provisions regarding the guidelines for transitional elements, number 9, which was being used to justify using the bay window to avoid using a transitional element. That provision states that “when an existing non-historic or non-contributing addition is used as a transitional element, the preceding guidelines for transitional elements shall not apply.”

She argued that the bay window must be designated as non-historic and non-contributing so that the guidelines that require a transitional element would not be valid. If the bump out was, in fact, contributing and had historic significance, Ms. Meintsma cited the Code that states when the addition of the historic structure is less than 50% and exceeds the height either due to topography or a larger structure, then there must be a transitional element. She commented that the transitional element must be one-third the width of the least wide adjacent elevation. Both the north and south elevations are about 24’ long, therefore the transitional element must be 8’ long.

Ms. Meintsma understood that this property needed parking, and offered that if she owned this property, she would want to make this work with a garage and accessibility to the house and the street. She analyzed this and felt that an 8’ transitional element would move the garage closer to the street. With regards to setbacks, no variance would be required and there would be room for an 8’ transition on the more non-descript side of the house. She stressed that the bay window and the porch have historic character, and because an addition is required to be visually submissive to a historic structure it would be better if it were eight feet away rather than 3 ½ feet away.

In addition, the historic character of the northwest corner would remain and be visible to anyone walking on Woodside Avenue and Third Street. Ms. Meintsma noted that additions to the secondary façade should be done with caution. They should also be visually subordinate when viewed from the primary right-of-way. She offered that this addition would not be visually subordinate, but it could be visually distinct and separated with a clear transitional element. She felt that an addition of three feet from the historic

structure would not have a transitional element from a structure that would be a story higher than the historic structure.

She referenced a survey by Alliance Engineering and reiterated her comments about foundations under porches in support of her claim that the survey was in error. She felt that Code could require the owner to open up that space, which would show off that element if the longer transition were required.

Ms. Meintsma added that the information regarding the west elevation, as stated in the Physical Conditions report, was incorrect because one historic double-hung window was missing and the larger of the double-hung windows was in the wrong location. She disagreed with the conclusion in the Staff Report that the bump-out did not provide a link to an era in Park City history. She referenced the Determination of Significance that stated that the additions represented the need for Parkites to expand their homes. She offered information and calculations she made to help the applicant construct the transitional element of 8 feet.

There was no further public comment. Chair Scott closed the public hearing.

Chair Scott reminded the Board that their focus was on the 1929 addition and whether it is a historic form. He noted that because it is not the primary façade, they often look at the removal of historic materials to create a transition element. He stressed, however, that this is not the question before the Board. The question is whether the form is historic. He felt that the pre-1929 addition, which included the bump-out and the rear addition, was built in the same period and if one part were historic then the other part would be as well. What the transition element would be is irrelevant for the purposes of this meeting.

He noted that the form did not change after the 1929 Sanborn Map, and the 2014 Staff Report concluded that the addition was historic. The conflict is that the bump-out was singled out as potentially being non-historic. He wanted to be consistent with previous Staff Reports. Chair Scott opined that the form had not changed and was therefore historic.

Board Member Holmgren agreed with Chair Scott. Board Member Hodgkins offered that the bump-out or bay window was likely the most significant design element in the addition to the house as shown on the 1929 Sanborn Map. He would have difficulty concluding that it was not significant, and felt it was the most significant piece of that addition. He did not feel that replacing a window with a door changed its use so significantly that it would no longer be viewed as originally intended to be viewed. Board Member Hutchings agreed with the comments of the other Board Members.

MOTION: Board Member Holmgren moved that the Board consider the small bump-out on the west side of the home at 316 Woodside Avenue as a Contributing Feature that is Historic. Board Member Hutchings seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

7. ADJOURN

The Historic Preservation Board Meeting adjourned at 7:40 p.m.

Approved by _____
Randy Scott, Chair
Historic Preservation Board

Historic Preservation Board Staff Report

Subject: Small Wireless Facility Design Standards
Authors: Rebecca Ward, Assistant Planning Director
John Robertson, City Engineer
Date: July 6, 2022
Type of Item: Work Session



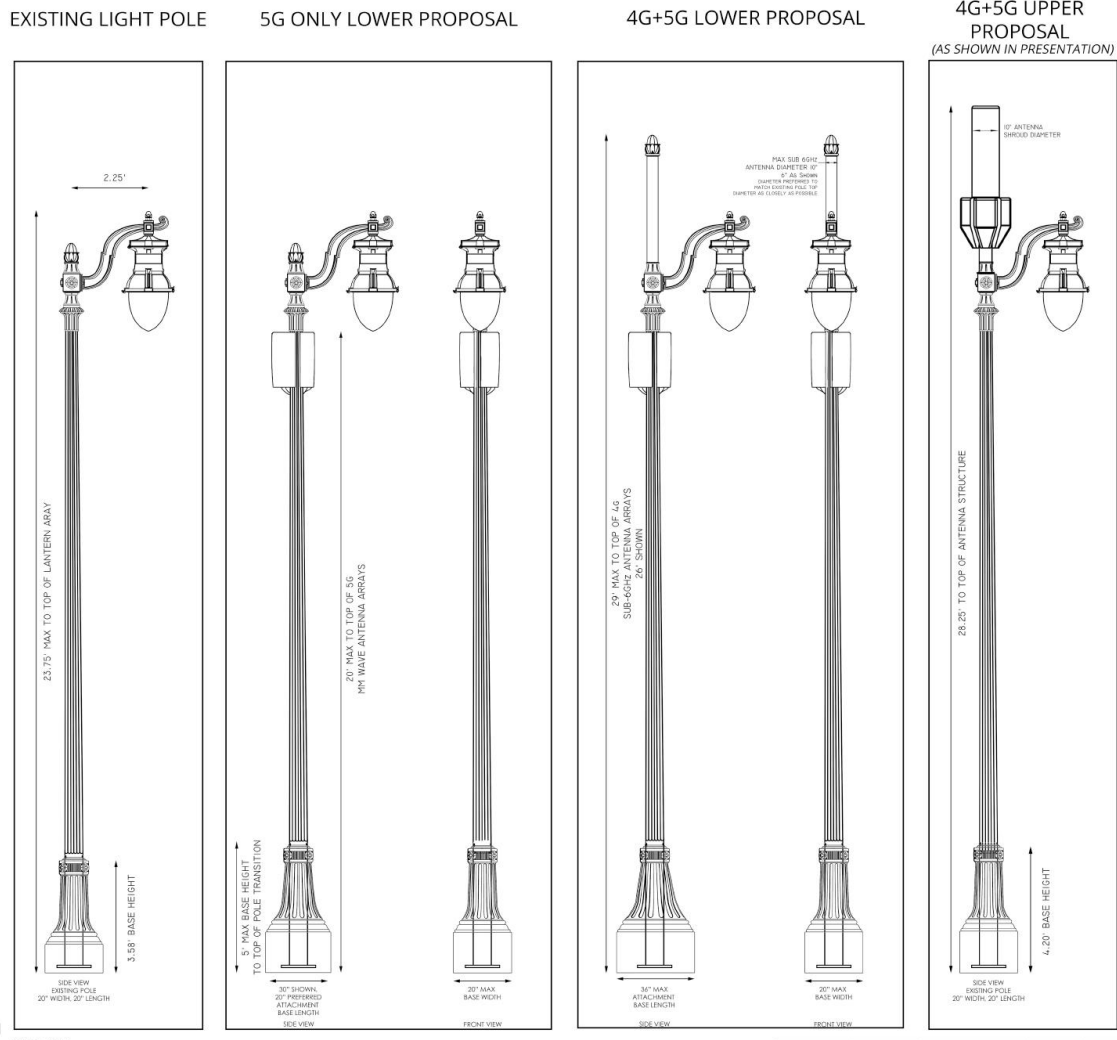
Recommendation

Review the updated Design Standards for Small Wireless Facilities in the Historic Districts and provide input.

Background

In 2018, the Federal Communications Commission adopted regulations to streamline local deployment of Small Wireless Facilities (SWFs) to support 5G technology. In 2018, the Utah legislature adopted S.B. 189, codified as Utah Code [Section 54-21-101](#) et seq., establishing a permitting process, rates, fees, and regulations for SWFs installed in public rights-of-way. These regulations preempt some local control but allow for City regulation of certain aesthetic and location standards for SWFs proposed to be installed in a Historic District.

On April 7, 2021, the Historic Preservation Board (HPB) reviewed draft Design Standards for Small Wireless Facilities in the City Right-of-Way ([Staff Report](#); [Minutes](#), p. 3). The Design Standards at that time included replacement Main Street lights that were designed by a third-party consultant. The replacement Main Street lights increased overall height from 23.75 feet to 29 feet, increased the base height from 3.58 feet to 5 feet, and increased the 20-inch base length to 30 – 36 inches.



The HPB made the following recommendations:

- Evaluate how banners will be impacted on structures that allow SWFs
- Consider additional regulations for the orientation of the bases
- Consider locating SWFs on Main Street on City-owned properties, including the Brew Pub parking lot, Bear Park, Miners Park, etc., rather than on historic lights
- Consider allowing art installations on the ground-mounted utility boxes and SWFs
- Request that the third-party consultant create proportionate models showing context for the historic lights prior to going before Council

The third-party consultant created proportionate models for City Council review. On September 2, 2021, the City Council conducted a work session on the proposed Design Standards ([Staff Report](#); [Minutes](#), p. 2). Councilmembers expressed concerns regarding the proposed SWF Main Street light replacements. As a result, staff removed the Design Standard regulations for the Historic Districts to re-evaluate. On December 16, 2021, the City Council adopted [Ordinance No. 2021-50](#), enacting Municipal Code of

Park City [Chapter 14-7](#) to regulate SWF installations, and adopted [Design Standards](#), with the understanding standards specific to the Historic Districts would be added at a later date ([Staff Report](#); [Minutes](#), p. 10).

In the meantime, staff has been working with wireless providers to evaluate possibilities in the Historic Districts. The options for redesigning the Main Street lights are limited. However, the City Engineer has been working with a third-party specializing in SWF designs and found that in some communities, installing a Distributed Antenna System (DAS) provides a system with minimal aesthetic impacts in Historic Districts.

The DAS would be owned, installed, and operated by the City. The City would then allow wireless providers to install conduit to an antenna that could be placed on an existing Main Street light without requiring replacement or significant increase in height or base dimensions. Rather, the antenna would be an addition. The DAS eliminates the need for equipment boxes because the conduit is underground.

Below are a few concept images prepared by the design firm Toro Blanco, showing what the DAS system could look like:

BEFORE:



AFTER:



BEFORE:



AFTER:



PROPOSED POLE-TOP EXTENSION
& ANTENNA

In summary, the proposed Design Standards for Historic Districts:

- Prohibit SWFs in Historic Districts or within 250 feet of a Historic District or Site unless the wireless provider demonstrates adequate coverage cannot be maintained, existing services or capacity cannot be improved, or new services cannot be added to existing facilities unless SWFs are installed
- Require a wireless provider to submit a comprehensive plan for complete coverage of the Historic District
- Outline a pre-submittal meeting
- Require public notice requirements for Section 106 review so the City and public can participate as consulting parties
- Establish DAS as the preferred system for SWFs along Main Street
- Prioritize collocation for SWFs in Historic Districts away from Main Street
- Outline general screening, concealment, camouflage, and other stealth techniques

Staff seeks HPB input.

Analysis

Review Process for Small Wireless Facilities in or near Historic Districts/Sites

The Small Wireless Facilities Deployment Act defines a Historic District as a group of

buildings, properties, or sites that are listed in the National Register of Historic Places or eligible for listing, or in a Historic District created through municipal land use ordinances and zoning (Utah Code [Section 54-21-101\(19\)](#)).

Utah Code [Section 54-21-208](#) allows municipalities to require “a reasonable, technically feasible, nondiscriminatory, or technologically neutral design or concealment measure in an historic district. . . .” and requires wireless providers to obtain advanced approval from a municipality before collocating or installing a SWF in a Historic District or near a Historic Site.

Review of SWFs in Historic Districts and within 250 feet of Historic Districts or Sites also triggers State Historic Preservation Office Section 106 review pursuant to the National Historic Preservation Act. The Section 106 review explores measures to avoid, minimize, or mitigate adverse effects on historic properties. This review is a public process, and the City may participate as a consulting party. The community may also participate and provide input. As a result, the proposed Design Standards outline the review process and establish public notice requirements for any SWFs proposed to be installed in the Historic Districts.

Distributed Antenna System for Small Wireless Facilities along Main Street

DAS for SWFs along Main Street is a possibility that may result in the least impacts. As indicated in the above before/after images, DAS above existing Main Street lights preserves the existing Main Street light, does not require an increase in base, and results in reduced height increase. Additionally, DAS eliminates the need for equipment boxes because the conduit is underground.

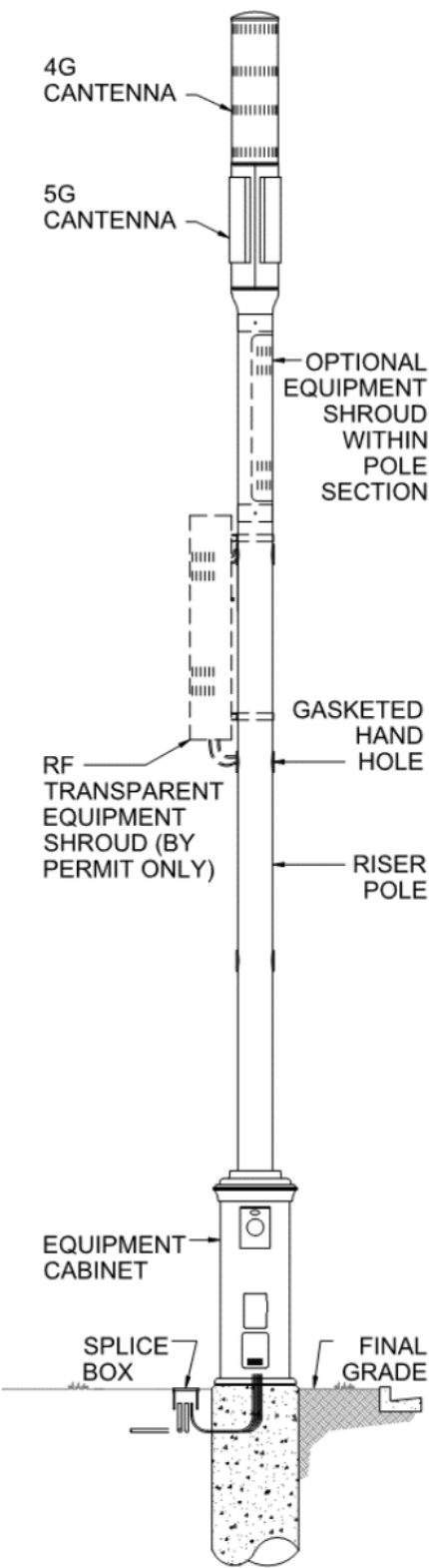
Prioritization for Small Wireless Facilities in Historic Districts away from Main Street

For SWFs that cannot be installed as part of the DAS, the proposed Design Standards prioritize SWFs in the Historic Districts as follows:

- **On-Strand Attachment** – Attachment to an existing utility line.
- **Utility Pole** – Attachment to an existing utility pole.
- **Traffic Signals** – Attachment to an existing traffic signal pole.
- **Streetlights** – Attachment to wood or metal streetlights, or in-kind replacement of a streetlight in height, size, dimension, and materials, excluding decorative Main Street lights.
- **Unobtrusive Collocation** – Collocated on existing wireless facilities wherever possible.
- **Monopole** – Installation of a standalone pole.

The monopole would be required to meet the general Design Standards and would have the appearance shown in Figure 6 – 1:

Figure 6-1: Standalone Pole Small Wireless Facility



Proposed Design Standards

To outline the review process for SWFs in or near Historic Districts/Sites, establish public notice requirements, prioritize the preferred DAS installations along Main Street, and prioritize preferred SWFs in Historic Districts and near Historic Sites not located on Main Street, the proposed Design Standards are as follows:

Section 2.7 – SWFs in Historic Districts or within 250 feet of a Historic District or Historic Site

Preservation of Park City’s Historic Character is one of the four core values outlined in the Park City General Plan. In 1979, the Main Street Historic District was listed on the National Register of Historic Places. In 1984, the Mining Boom Era Residences Thematic District, comprised of historically significant residential structures built during the mining boom era, were listed. Additionally, the Park City Historic Sites Inventory includes over 400 local Landmark and Significant Historic Sites that embody the Settlement and Mining Boom Era (1868 – 1893), the Mature Mining Era (1894 – 1930), and the Mining Decline & Emergence of Recreation Industry Era (1931 – 1962).

Goal 15 of the Park City General Plan is to preserve the integrity, mass, scale, compatibility, and historic fabric of the nationally and locally designated historic resources and Historic Districts for future generations. The City has a significant interest in protecting the aesthetics of the public rights-of-way near Historic Sites and in the Historic Districts. All SWFs proposed to be located within Historic Districts or within 250 feet of a Historic District or Historic Site are subject to this Section 2.7 and these Design Standards.

SWFs are Prohibited in Historic Districts and within 250 feet of a Historic Site or Historic District – Unless otherwise established through consultation with the State Historic Preservation Office, the presumed Area of Potential Effects for the proposed installation of a SWF is within 250 feet of a Historic Site or Historic District. SWFs are prohibited in Historic Districts and within 250 feet of a Historic Site or Historic District, unless the applicant provides evidence for the City Engineer’s review and determination showing:

- Adequate coverage cannot be maintained, existing services or capacity cannot be improved, or new services cannot be added to existing facilities unless SWFs are located in a Historic District or within 250 feet of a Historic Site; and
- The proposed SWF meets all applicable requirements for this Section 2.7, these Design Standards, and Section 106 review, and will complement the character of the Historic District.

If the applicant demonstrates adequate coverage cannot be maintained, existing services or capacity cannot be improved, or new services cannot be added to existing

facilities unless SWFs are located within 250 feet of a Historic Site or Historic District, or within a Historic District, and the proposed SWF meets all applicable requirements for this Section 2.7, these Design Standards, and Section 106 review, and will complement the character of the Historic District, the Applicant:

- Is encouraged to participate in a pre-submittal meeting;
- Shall provide a comprehensive plan for complete coverage of the Historic District; and
- Is required to complete Section 106 review pursuant to the National Historic Preservation Act prior to applying to install a SWF.

Pre-Submittal Meeting – Prior to submitting a SWF application, applicants are encouraged to participate in a pre-submittal meeting with the Park City Planning Department, the Park City Historic Preservation Consultant, and City Engineer to identify locations for SWFs that do not detract from the Historic Integrity of the Historic Sites and/or Historic Districts. The applicant agrees the mandatory review time outlined in state law does not start until after the pre-submittal meeting when the applicant submits a complete application.

Section 106 Review – Section 106 refers to the consultation process required pursuant to the National Historic Preservation Act. Prior to submitting an application to install a SWF within 250 feet of a Historic Site or Historic District, or to install a SWF within a Historic District, the Applicant shall complete Section 106 review through the State Historic Preservation Office. The goal of consultation is to identify Historic Sites and Historic Districts potentially affected by the installation of a SWF, to assess the effects on the Historic Integrity of Historic Sites and Historic Districts, and to seek ways to avoid, minimize, or mitigate any adverse effects.

- Three days prior to initiating Section 106 review, the applicant shall provide public notice regarding the proposed SWF, the Section 106 review timeline, and information on how the public may participate in the Section 106 review, as follows:
 - Mail notice to property owners within a 300-foot radius using the names and addresses shown on the most recently available Summit County tax assessment rolls;
 - Email notice to the City Manager, the City Engineer, and the Planning Director;
 - Post notice at the precise location of the proposed SWF.
- The applicant shall copy the City Engineer and the Planning Director on all correspondence with the State Historic Preservation Office.

Preferred Locations

The following locations are preferred for SWFs within 250 feet of a Historic Site or Historic District, or within a Historic District:

SWFs proposed to be installed in the Historic Commercial Business and Historic Recreation Commercial Zoning Districts:

- **Distributed Antenna System** – shall be installed in compliance with a Distributed Antenna System (DAS), as approved by the City Engineer.
 - Antennas for SWFs installed in compliance with a DAS shall comply with the height, size, dimensions, and materials as approved by the City Engineer.¹

SWFs proposed to be installed in the Historic Residential Low – Density, Historic Residential – 1, Historic Residential – 2, and Historic Residential Medium Zoning Districts

- **On-Strand Attachment** – Attachment to an existing utility line.
- **Utility Pole** – Attachment to an existing utility pole.
- **Traffic Signals** – Attachment to an existing traffic signal pole.
- **Streetlights** – Attachment to wood or metal streetlights, or in-kind replacement of a streetlight in height, size, dimension, and materials, excluding decorative Main Street lights.
- **Unobtrusive Collocation** – Collocated on existing wireless facilities wherever possible.
- **Monopole** – Installation of a standalone pole.

Design Requirements for SWFs within 250 feet of a Historic Site or Historic District, or within a Historic District

- SWFs shall not be located on any Historic Structure or Historic Site
- SWFs shall not be along the primary façade or lot frontage of a site, building, or structure listed on the National Register of Historic Places and/or Historic Sites designated Significant or Landmark on the Park City Historic Sites Inventory, Land Management Code Section 15-11-10
- SWFs must employ screening, concealment, camouflage, or other stealth techniques to minimize visual impacts
- SWFs shall blend into the surrounding environment and be visually unobtrusive
- SWFs shall be integrated with existing buildings, structures, and landscaping in height, color, style, placement, design, and shape

¹ At this time, the dimensions of the DAS are not finalized, but the worst-case scenario is estimated to be an antenna that is approximately 15 inches in height x 14.6 inches in length x 6.4 inches in width; the base area may be modified with a base increase from 12 inches to 21 inches.

- To reduce the height and visual impacts of SWFs in or near Historic Districts, to preserve the Historic Integrity of the Historic Districts, and to protect pedestrian access in Historic Districts, equipment associated with a SWF shall be placed within 250 feet of the SWF in an underground utility box when possible
 - If utility boxes cannot be undergrounded as determined by the City Engineer, ground mounted utility boxes shall be compact, and shall employ screening, concealment, camouflage, or other stealth techniques to minimize visual impacts
- New SWFs may not be installed in the City ROW adjacent to the Historic Residential Low – Density, Historic Residential – 1, Historic Residential – 2, and Historic Residential Medium Zoning Districts if the curb-to-curb measurement of the ROW is 60 feet wide or less as depicted on the official plat or other measurement provided with the Application, unless the City has given prior written consent based on evidence provided that demonstrates:
 - There is insufficient wireless service to meet the demand in the immediate vicinity
 - There are no other feasible options to provide adequate service along the residential street
 - Preferred to be between curb and sidewalk in park strip; if park strip is available, consider a corner installation before an installation on lawn
- Proximity to existing Historic Structure components such as canopies, awnings, overhangs, balconies, and rooftop decks shall be considered
- SWFs shall be uncluttered and viewsheds shall be protected
- The total number of proposed new facilities by each vendor shall be minimized to the greatest extent possible
- Installation of SWFs shall not disturb or damage historic materials

Exhibit

Exhibit A: Adopted Design Standards



SMALL WIRELESS FACILITIES IN CITY RIGHT-OF-WAY



DESIGN STANDARDS

Adopted December 16, 2021

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1.0 BACKGROUND AND PURPOSE

Pursuant to Utah Code §§ 54-21-101, et seq., as amended, Wireless Providers are permitted to locate Small Wireless Facilities (SWFs) in the City Right-of-Way (ROW). This network of low-powered micro Antennas provide cellular and data coverage to supplement the Wireless Provider's macro-cellular network. SWFs will improve the Wireless Providers' ability to meet current and future consumer cellular and data needs.

These Design Standards establish design and aesthetic requirements and specifications that all SWF installed within the ROW must meet prior to installation within Park City boundaries. SWFs installed within the ROW are bound to these Design Standards. Deviations from these standards may be approved if reasonable on a case-by-case basis by the City Engineer prior to installation, provided such deviations comply with the Municipal Code of Park City Chapter 14-7 and the Master License Agreement entered into by Park City and the Wireless Provider.

Wireless Providers shall consider the aesthetics of the existing Structures near proposed SWF locations, with special attention given to the details of neighborhoods with unique streetlight assemblies. Unique assemblies may include mast arms, decorative pole bases, architectural luminaires, mounting heights, pole colors, etc. Collocation as defined in Utah Code § 54-21-101 is preferred over new support structures wherever possible if it can be accomplished in a way that better compliments the character of the surrounding area. Wherever feasible the use of infrastructure sharing is encouraged in order to limit the impact of new SWFs.

There are several different SWF installations that are permitted within Park City that are listed below.

- Attachments to traffic signal poles (Requires UDOT approval for State Roads 224 and 248)
- Attachments to streetlights
- New freestanding installations (standalone poles) if collocation is not feasible.
- Other attachments including but not limited to street signs, kiosks, etc.

Collocation of SWFs to structures not owned by the City requires approval from the owner of the structure in question.

1.1 DEFINITIONS

For the purposes of these standards, the following terms shall have the following meanings:

- **ANTENNA:** As defined in Utah Code § 54-21-101.
- **APPLICABLE CODES:** Municipal Code of Park City (MCPC); The International Building Code (IBC); the International Fire Code; the National Electrical Code (NEC); National Electric Safety Code (NЕСSA); as adopted and amended under the State Construction and Fire Codes Act, Utah Code § 15A-1-101 et seq., as amended.
- **APPLICABLE STANDARDS:** The structural standards for Antenna supporting structures and Antennas, known as ANSI/TIA-222, from the American National Standards Institute and the Telecommunications Industry Association.
- **APPLICANT:** As defined in Utah Code § 54-21-101.
- **APPLICATION:** As defined in Utah Code § 54-21-101.
- **CANTENNA:** A structural, weatherproof enclosure that protects an antenna. The Cantenna is constructed of a material that minimally attenuates the electromagnetic signal transmitted or received by the antenna. Cantennas protect antenna surfaces from weather and/or conceal antenna accessory equipment from public view.
- **CITY:** Park City or Park City Municipal Corporation (PCMC).
- **COLLOCATE:** As defined in Utah Code § 54-21-101.
- **DECORATIVE POLE:** As defined in Utah Code § 54-21-101.
- **DESIGN STANDARDS:** These *Small Wireless Facilities in City Right-of-Way Design Standards* adopted by the City Council.
- **FCC:** Federal Communications Commission.
- **HISTORIC DISTRICT OR HISTORIC BUILDING, STRUCTURE, SITE OR OBJECT:** As defined in Land Management Code § 15-15-1.
- **MPE:** Maximum permissible exposure as defined by the FCC.
- **PERMIT:** As defined in Utah Code § 54-21-101.
- **RIGHT-OF WAY (ROW):** As defined in Utah Code § 54-21-101.
- **RMP:** Rocky Mountain Power or its successor.
- **RF:** Radio frequency.
- **RADIO FREQUENCY CERTIFICATION REPORT:** A report to be prepared by and signed by a qualified professional RF Emissions Engineer to accurately record information about each SWF. The report consists of a RF Emission Certification Template and a RF Location Certification. See Section 8 of the Design Standards.

- **STRUCTURE:** Means a Traffic Signal Pole, Standalone Pole, Utility Pole, Wireless Facility, Wireless Support Structure, or Street Light Pole. The term Structure includes any and all forms of existing power supply, conduit, or other form of infrastructure fixtures or equipment for the delivery of power or communication services to such Structure. The term Structure includes the following:
 - **STREET LIGHT POLE:** A pole (wood, steel, or concrete) spaced at intervals along a road or parking lot that provides illumination along the road or parking lot.
 - **TRAFFIC SIGNAL POLE:** A pole (wood, steel, or concrete), which contains a mast arm and other infrastructure to support traffic signal operations.
 - **STANDALONE POLE:** A freestanding pole, sometimes referred to as a monopole (see also Utah Code § 54-21-101, “Wireless Support Structure”), installed for the primary purpose of supporting a SWF. May also be used for lighting or signage as required by the City.
 - **UTILITY POLE:** As defined in Utah Code § 54-21-101.
 - **WIRELESS FACILITY:** Equipment at a fixed location that enables wireless communications between user equipment and a communications network, including: (i) equipment associated with wireless communications; and (ii) radio transceivers, Antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration. Wireless Facility includes Small Wireless Facilities. Wireless Facility does not include: (i) the structure or improvements on, under, or within which the equipment is Collocated; or (ii) wireline backhaul facilities, coaxial or fiber optic cable that is between wireless support structures or utility poles or coaxial, or fiber optic cable that is otherwise not immediately adjacent to or directly associated with an Antenna.
 - **WIRELESS SUPPORT STRUCTURE:** As defined in Utah Code § 54-21-101.
- **SMALL WIRELESS FACILITY:** A wireless facility on which each provider’s Antenna could fit within an enclosure of no more than six (6) cubic feet in volume and for which all related accessory equipment whether mounted on a pole or the ground, is cumulatively no more than twenty-eight (28) cubic feet in volume. The following types of associated ancillary equipment are not included in the calculation of equipment volume; electric meter, concealment elements, telecommunications demarcation box, ground-based enclosures, grounding equipment, power transfer switch, cut-off switch, and vertical cable runs for the connection of power and other services.
- **WIRELESS PROVIDER:** As defined in Utah Code § 54-21-101.

2.0 GENERAL STANDARDS

2.1 GENERAL REQUIREMENTS

- Structure shall be located relative to property lines per Figure 6.6.
- New or replacement Structures cannot be located within an area designated for snow storage.
- Structure shall be located at the intersection of property lines, or along secondary property street facing.
- Structure shall be located with appropriate clearance from existing utilities.
- Structure shall be located preferably equidistant from adjacent poles.
- In primarily residential neighborhoods, noise shall be limited to 5dBA above ambient sound, not to exceed 30 dBA as measured at a property line. If the SWF does not generate noise, include this information in the submittal so information can be shared with neighborhood. City noise restrictions related to construction apply.
- Due to the number of Structures throughout the City and multiple HOAs or planned communities within Park City, the Applicant shall consider and provide SWF equipment similar to adjacent existing Structures.
- All Structures located within the ROW shall be located such that it meets ADA requirements and does not obstruct, impede, or hinder usual pedestrian or vehicular travel, or interfere with the operation and maintenance of signal lights, signage, streetlights, street furniture, fire hydrants, or business district operations .
- SWFs must not bear signage, advertisement, or unnecessary lighting. The City and FCC may require safety warnings and contact information.
- If Structures are owned by third parties, the wireless provider will be required to provide documentation to the City from the owner that they have obtained permission to install SWFs on the respective Structure.
- All Wireless Facilities not on a Structure shall be located in a ground mounted or underground utility box. Fiber in conduits shall be flush with the Structure.
- Attachments to an enhanced or decorative service area streetlight poles cannot change overall character of light or proportion of the luminaries with the placement of a Cantenna. The lighting level of service cannot be decreased. If possible, all equipment shall be located inside the pole.

- SWFs shall be designed in a manner that allows City workers and contractors to easily shut off radio signals and power while working on pole. (The City has the right to turn off or disconnect for necessary operations).
- Attachments to a Structure should have a smooth transition between the SWF and the Structure and (except for the top of a Cantenna) shall not have any flat surface of more than 1.5 inches to prevent creation of a ledge.
- A new SWF must provide adequate separation from any Park City-owned electronics, backhaul, or associated facilities.
- All SWFs and Wireless Provider-owned Structures shall be maintained by the Wireless Provider in a clean and good condition, free of graffiti, rusting, excessive dirt, and peeling paint. Park City shall have the authority to conduct inspections of the Wireless Facilities and Structures at any time to determine whether such Wireless Facilities and Structures comply with the requirements of these Design Standards.
- A Wireless Provider shall not possess, use, generate, release, discharge, store, dispose of, or transport any hazardous materials on, under, in, above, to, or from any right-of-way except in compliance with all applicable environmental laws and pre-approved by City. Wireless Provider shall promptly reimburse City for any fines or penalties levied against City because of Wireless Provider's failure to comply with environmental laws.
- A Wireless Provider may trim trees overhanging the City right-of-way to prevent the branches of such trees from coming in contact with the Wireless Facilities only with permission and under the direction of the City Engineer and at the Wireless Provider's expense.

2.2 LOCATION PREFERENCES:

- Unobtrusive Collocation on existing wireless facilities wherever possible.
- On-strand attachment to a utility pole.
- Attachment to utility poles.
- Attachment to plain wood or metal streetlights.
- Installation of standalone poles.
- Attachment to traffic signal poles.
- Attachment to kiosks or bins.

2.3 SMALL WIRELESS FACILITY EQUIPMENT

AESTHETICS – All Wireless Facility equipment should match the aesthetics of the pole and surrounding poles.

INTERNAL INSTALLS - Equipment shall be installed within an existing pole when technologically feasible and always on a new pole unless the Applicant proves to the satisfaction of the City Engineer structural feasibility for attachment to an existing pole. Any equipment installed within a pole may not protrude from the pole except to the extent reasonably necessary to connect to power or a wireline.

EXTERNAL SHROUDING - The Antenna shall be contained in a Cantenna and any other equipment shall be contained in an equipment cabinet unless the visual impact can otherwise be reduced by its location on the pole.

ELECTRICAL SERVICE - Requirements per RMP.

WIDTH – In the event of ancillary SWF equipment, the preferred method for storage is either within an existing base cabinet, an aesthetically similar base concealment, or an underground enclosure. In the event these options are not available, a side mounted enclosure may be utilized, with a width not to exceed 16” and an overall volumetric capacity not to exceed four cubic feet.

SIDEARM (OFF-SET) INSTALLS - If permitted, may not allow the furthest point of the enclosure to extend more than 18 inches from the pole.

CONDUITS - All cables shall be in conduits and shall be flush with the pole unless required to be installed inside the pole.

HARDWARE ATTACHMENT - All hardware attachments should be hidden. Welding onto existing equipment is not permitted.

COLOR - All equipment should be painted to match pole aesthetics. Paint should be powder coated over zinc paint. If a wood pole, the visible attachments and hardware shall be colored gray.

EQUIPMENT CABINET ACCESS DOORS - Lockable access door sized to install, maintain, and remove all Wireless Facility equipment as needed shall meet Wireless Provider's requirements. Utility access shall be per RMP requirements.

CABLES - All cables shall be clearly labeled for future identification.

CANTENNAS - Cantenna must be mounted directly on top of a standalone pole, unless a side arm installation is required by a pole owner. A tapered transition between the upper pole and Cantenna is required. Cantenna shall minimize width and volume as much as possible but maximum Cantenna diameters for SWFs shall be 22.5 inches.

STICKERS - Any on-pole cabinet and ground mounted utility box should be labeled a (1) RF warning sticker, background to match pole color, no larger than 4 x 6 inches facing to the street near the elevation of the antennae; and (2) 4 x 6 inch (maximum) plate with the Wireless Provider's name, location, identifying information, and 24-hour emergency telephone number. Advertising, logos, or decals are prohibited.

LIGHTS - There shall be no lights on the equipment unless required by federal law.

GROUND MOUNTED EQUIPMENT BOX - Must meet and follow existing City ordinances for ground mounted utility boxes and be attached to a concrete foundation.

HEIGHT OF EQUIPMENT ON POLE - The lowest point may not be lower than 8 feet from the grade directly below the equipment enclosure.

POWER METER - As required by RMP and in a location that (1) minimizes its interference with other users of the City right-of-way including, but not limited to, pedestrians, motorists, and other entities with equipment in the right-of-way, and (2) minimizes its aesthetic impact.

2.4 NEW AND REPLACEMENT METAL POLES

POLE STYLE - Round. Pole shall match aesthetics of surrounding streetlights. Pole extension on traffic signal pole shall match the rest of the pole.

POLE CONNECTION - Attachments to the side of a pole must be placed perpendicular to the street away from the vehicular traffic.

COLOR – Any pole, pole extension, attachment, or associated appurtenance shall match the existing streetlight pole color aesthetics and be deemed sufficiently corrosion resistant.

HEIGHT - Any pole with a Collocated Wireless Facility shall not exceed 50 feet including the equipment or 10 feet taller than the tallest light pole or utility structure within a 300-foot radius of the proposed location, whichever is shorter. Pole shall be measured from the top of the foundation to the top of the Cantenna.

DESIGN WIND VELOCITY - All structural components of Wireless Facility and Structure, pole, standard, base, equipment cabinet, couplers, anchor bolts, luminaires, Cantenna, and other attachments to be used shall be designed for a minimum of 115 MPH wind velocity, in accordance with AASHTO's Standard Specifications for Structural Supports for Highway Signs, Luminaires, and Traffic Signals, TIA-222 rev G and ASC 710 with IBC 2012 (or latest standard), plus amendment for snow loading and other local conditions. Any pole not meeting these requirements may not be used for a Wireless Facility, or must be replaced.

CONDUITS - All cables shall be in conduits and shall be flush with the pole unless required to be installed inside the pole.

2.5 SMALL WIRELESS FACILITY COLLOCATED ON A POLE

Subject to the provisions of this Section, Collocation of Wireless Facilities is generally preferred over new support structures if it can be accomplished in a way that better compliments the character of the surrounding area.

Collocation with non-municipal facilities: Collocation on facilities or support structures owned by parties other than the City is subject to the following:

Where an existing facility or support structure can potentially accommodate collocation of a new wireless facility, collocation will be required unless:

- The Applicant submits substantial evidence supporting the unsuitability of the Collocation;
- The owner of the existing facility or support structure is unwilling to accommodate the Applicant's equipment and cannot be required to cooperate.

Authorization for Collocation on a facility or support structure owned by a party other than the City will be voided if the facility or support structure is destroyed, removed, relocated, or replaced, unless:

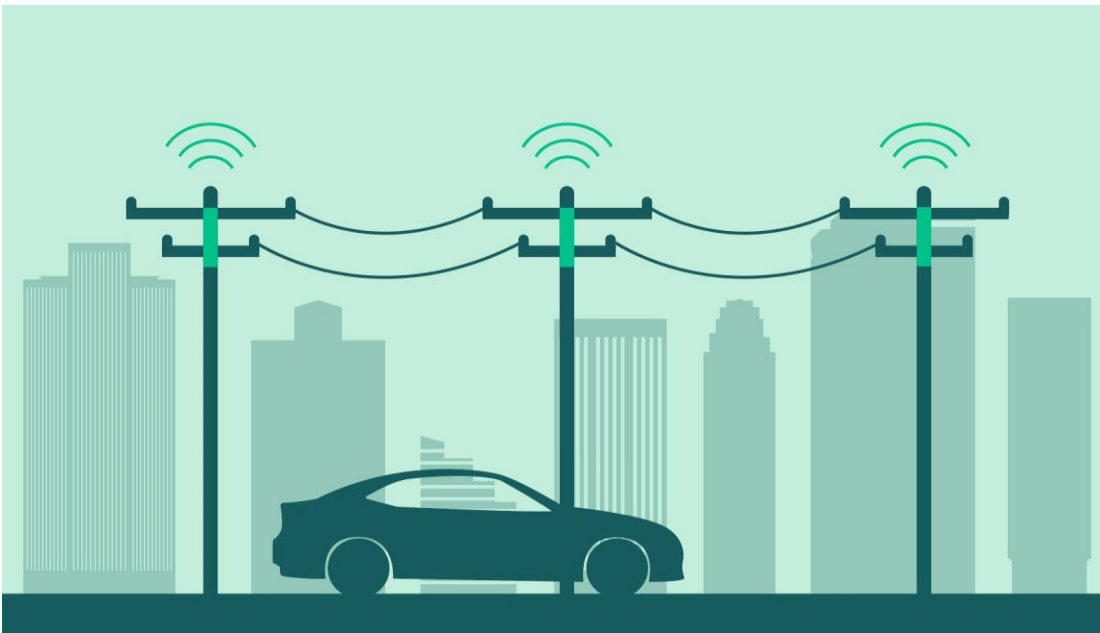
- The owner of the collocated facility obtains a new Right-of-Way use Permit; or
- The facility or support structure accommodating the collocation is replaced with a facility or support structure comparable in size, mass, appearance, and placement, as determined by the City Engineer.

All installations are subject to the City Permit Application and review process.

2.6 POWER AND GROUND MOUNTED UTILITY BOXES

- Back up batteries must be in a ground mounted utility box, or underground where possible.
- A separate meter and disconnect is required for both the power and the cell signal that can be accessed and operated by street lighting maintenance personnel.
- Ground mounted utility boxes must have metered power.

3.0 ATTACHMENTS UTILITY POLE (includes Park City & Third Party poles)



3.1 PURPOSE

This Section is for attachment of a SWF to Park City or a third party utility pole. A SWF attachment will conform to pole owner's attachment standards.

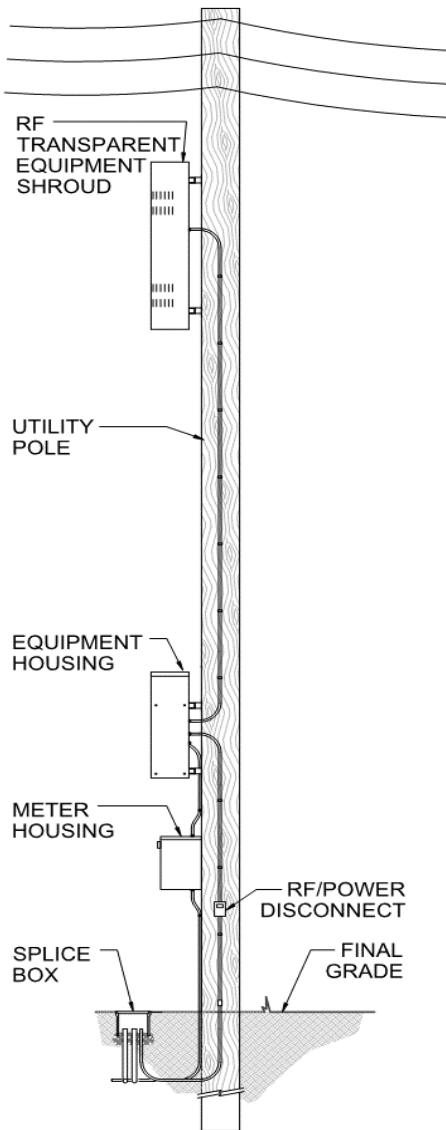
3.2 STANDARDS

Any attachment to a third party Structure or utility line must first be approved by the owner of the infrastructure. This includes attachment of overhead fiber and on-strand attachments proposed to attach to a utility pole. These Design Standards apply whether attachment is to an existing utility pole, or if the owner requires installation of a replacement pole.

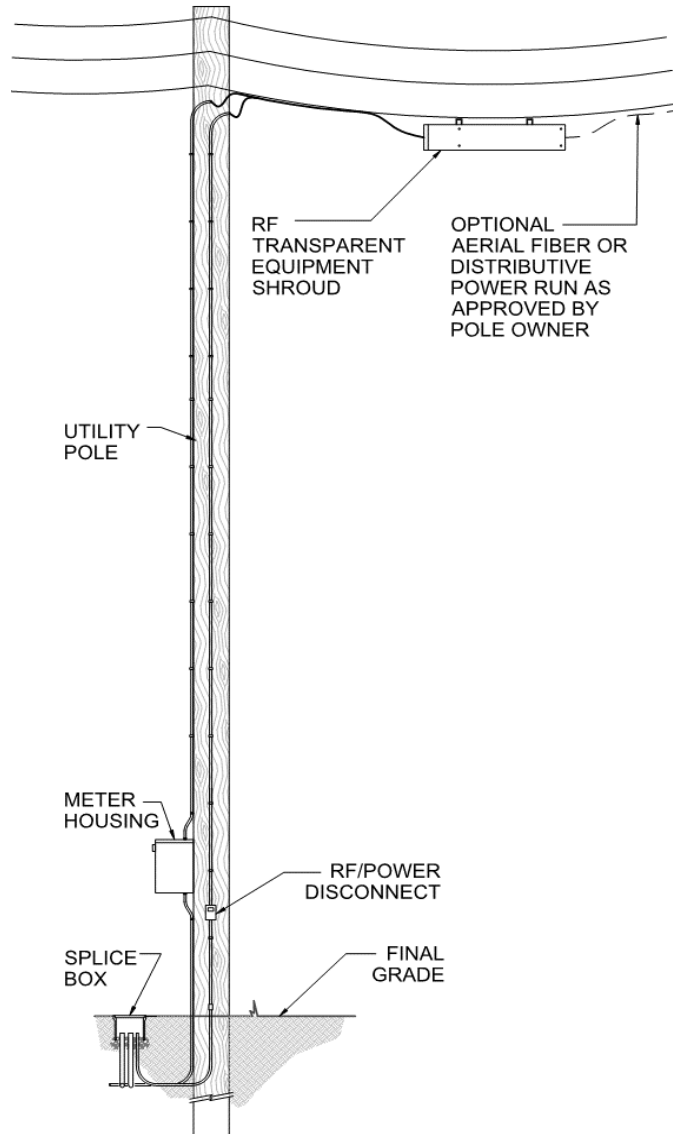
See Figure 3.1 for typical connections. Refer to the utility company for specific requirements and approvals.

Figure 3.1 Attachments To Utility Poles

Type A – Utility Mounted Pole

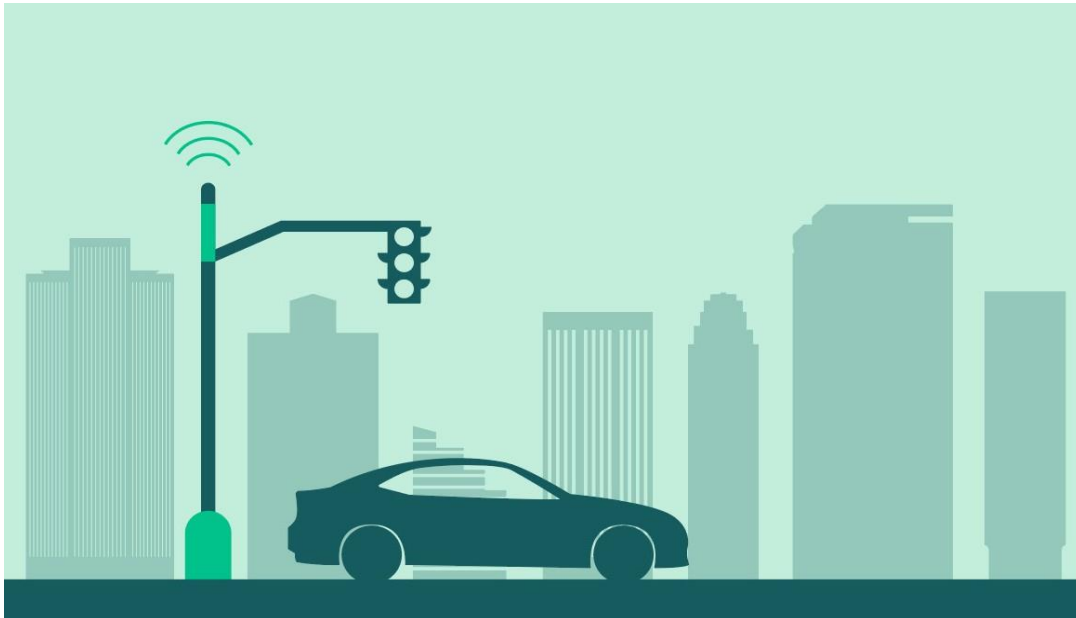


Type B – Strand Mounted



*This equipment will be attached to existing wooden utility poles located within PCMC's right of way, all equipment installations shall be approved by the appropriate utility.

4.0 ATTACHMENTS TO TRAFFIC SIGNAL POLES



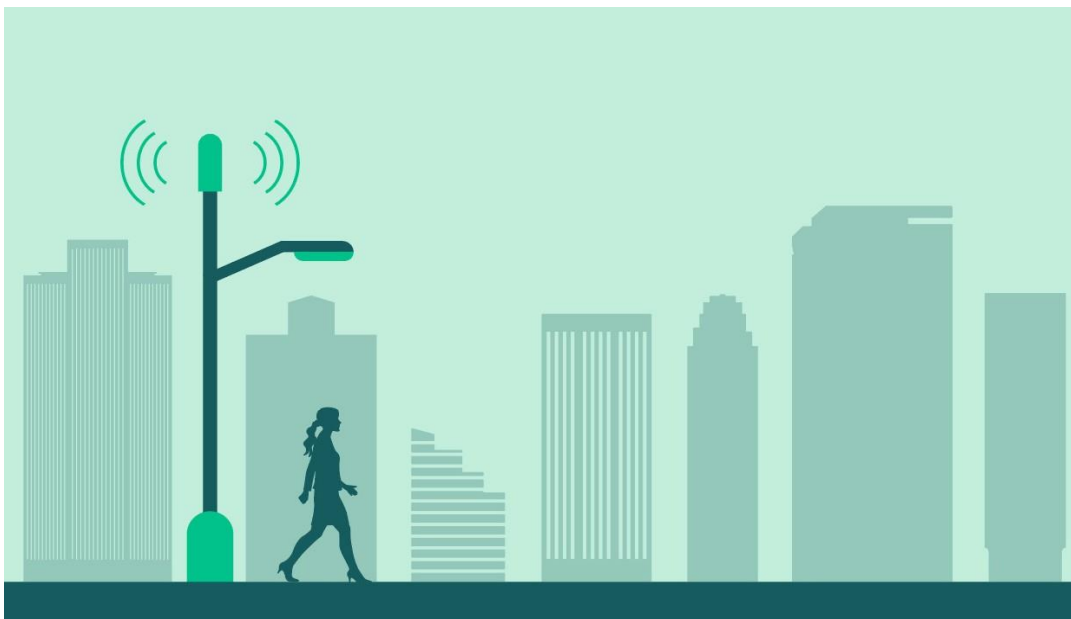
4.1 PURPOSE

This Section of the Design Standards governs attachment of a SWF to the top of an unused traffic signal upright pole. A SWF may not be placed on a traffic signal upright pole where there is a luminaire attached.

4.2 REQUIREMENTS

The Wireless Provider needs to obtain approval from the Utah Department of Transportation for the placement of any infrastructure on a traffic signal pole. Wireless Provider must demonstrate that the proposed SWF shall not cause any interference with any City or State owned systems on a pole such as a public safety radio system, emergency signal control devices, radio read water meters, “smart” street lights, future “smart city” applications, other city communications components. City will provide any frequencies for equipment described above to the Wireless Provider to assist in the analysis.

5.0 ATTACHMENTS TO STREET LIGHTS



5.1 PURPOSE

This Section governs SWF attachments to a streetlight. Three different types of SWF installations are permitted on streetlights, including:

- Collocating SWF equipment on plain (non-decorative) wood or metal streetlight poles.
- Replacing an existing or adding a new wood or metal streetlight pole so that SWF equipment can be attached.
- Collocating on enhanced or decorative service area streetlight poles.

5.2 STANDARDS

All Wireless Provider equipment shall be housed internal to the equipment cabinet or hidden behind the Cantenna if possible. No Wireless Provider equipment shall be strapped to the outside of the pole.

On an existing pole, the equipment excluding the Antenna shall be shrouded in an equipment cabinet if on the pole, otherwise shielded from view (for example, behind a sign), hidden within the Cantenna, or contained in a ground mounted utility box.

On a new streetlight, the Wireless Provider may house the equipment inside the pole structure in an equipment cabinet at the base of the upper pole.

Base equipment shall be round with a preferred base cabinet diameter of 16- inches with a maximum 20- inch diameter.

The meter shall be contained in a ground mounted utility box, unless permitted to be inside an equipment cabinet as approved by RMP.

New streetlights or replacement streetlights shall comply with the Dark Sky standards and the City Design Standards and specifications which provide guidance on luminaire design aesthetics, lighting level criteria, typical street light spacing, and street light details.

All equipment height shall be above the ground at least 8 feet.

Equipment should be oriented to face away from traffic.

The size of SWF should be minimized as much possible to mitigate visual impact without interfering with the SWF operation.

Equipment may not block visibility of streetlight banners.

An example of an unacceptable small cell installation and acceptable installation can be found in Figures 5-1 and 5-2.

Figure 5-1: Unacceptable



Figure 5-2: Acceptable

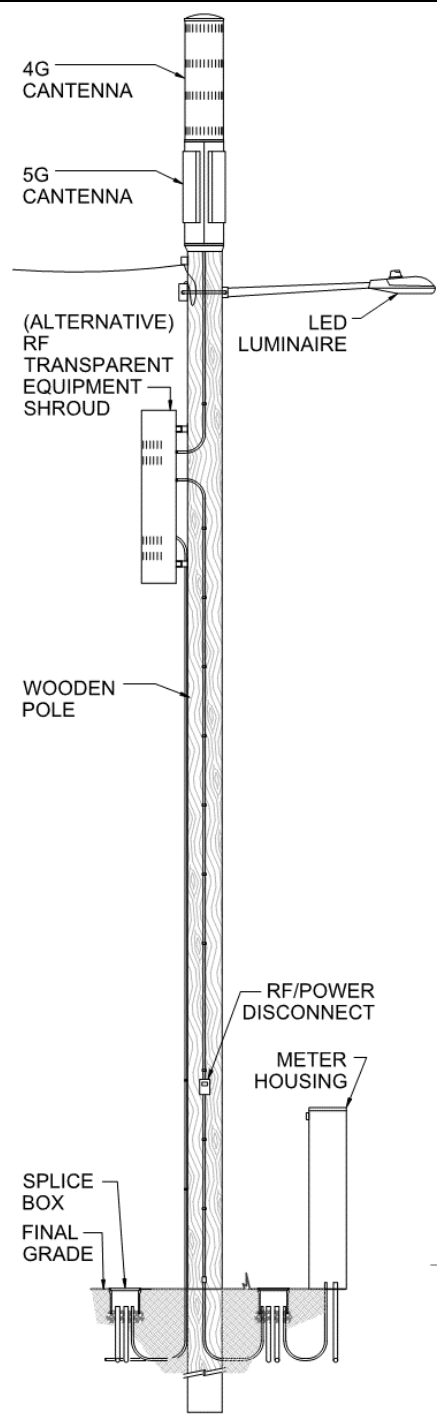


- Conduit, mounting bracket, and other hardware must be hidden from view.
- Cantenna must include a smooth transition between upper pole and Cantenna attachment.
- Upper pole shall be smooth and straight, with 1.5-inch (max.) of flat surface where mounted to the equipment cabinet.
- Equipment cabinet must be round. 16-inch diameter is preferred, 20-inch diameter max.

Attachments to an enhanced service area light pole cannot change overall character of light or proportion of the luminaires with the placement of a Cantenna. The lighting level of service cannot be decreased.

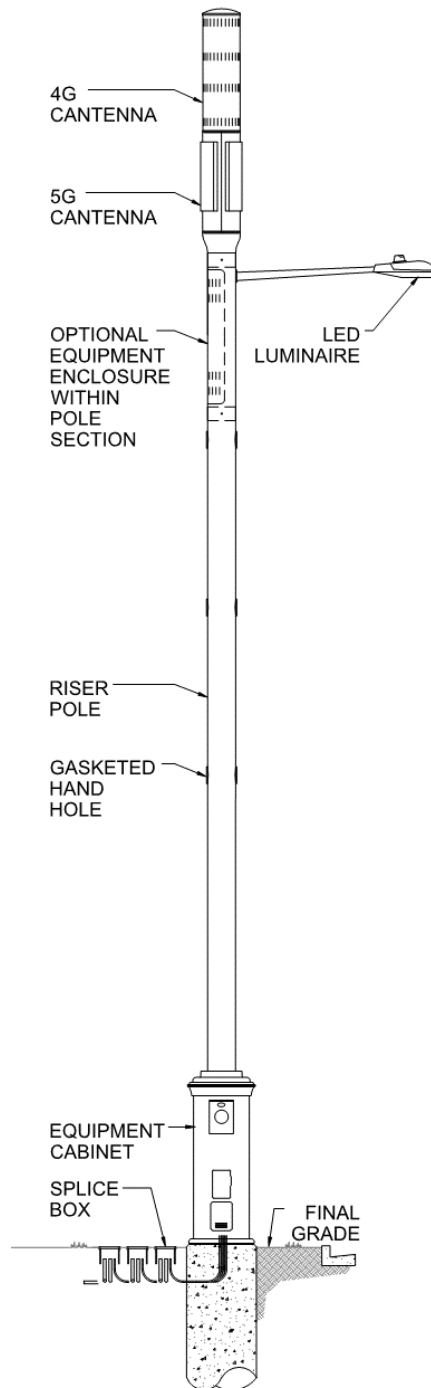
- All new luminaires shall be the same height as adjacent streetlight luminaires.
- City may require a new streetlight in lieu of a standalone pole.
- Wood poles only allowed by approval in areas that are predominately wood or when replacing an existing wood pole.
- Any lighting replacements shall provide equivalent light spread, intensity, and color temperature.
- Wherever feasible underground equipment enclosures shall be utilized to conceal ancillary equipment required for the wireless installation.

Figure 5-3: Existing Wooden Street Light Pole



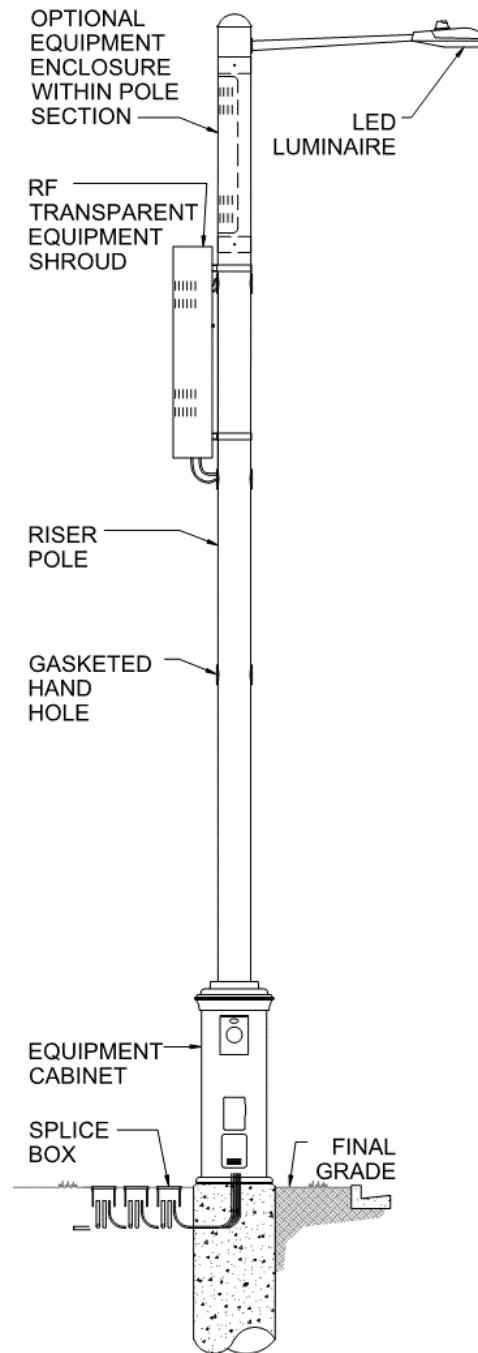
*This equipment will be attached to existing wooden streetlight poles that do not require structural modifications.

Figure 5-4: Combination Street Light Pole - Antenna



*Combination poles shall be installed in all situations that require the removal of an existing streetlight pole (wood, metal, fiberglass, etc.) and replacement with a new combination pole.

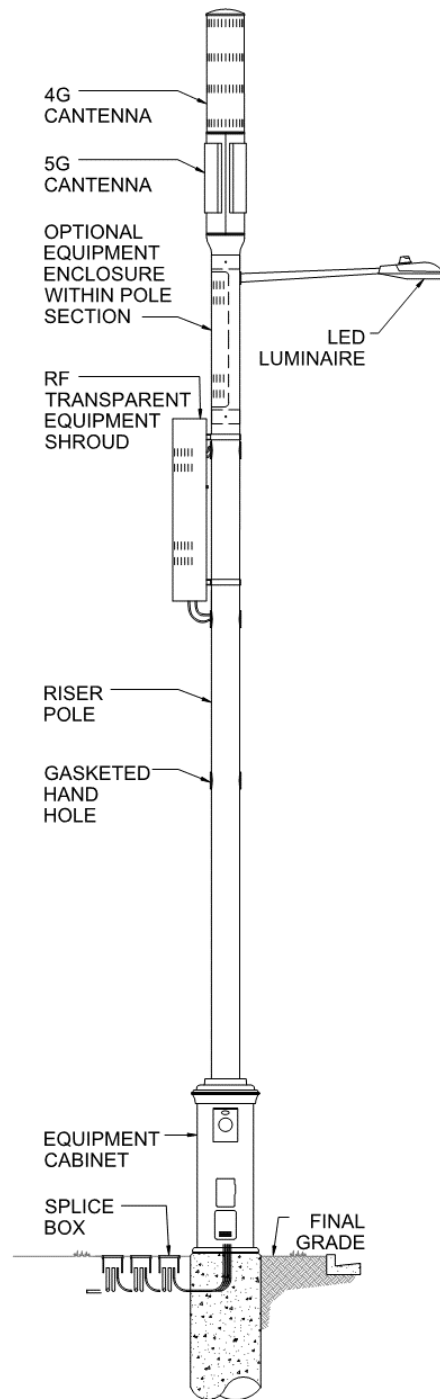
Figure 5-5: Combination Street Light Pole - External Shroud



*Combination poles shall be installed in all situations that require the removal of an existing streetlight pole (wood, metal, fiberglass, etc.) and replacement with a new combination pole.

**To qualify for an external shroud permit, the Applicant must demonstrate that the proposed deployment(s) cannot be integrated into the equipment or the Cantenna.

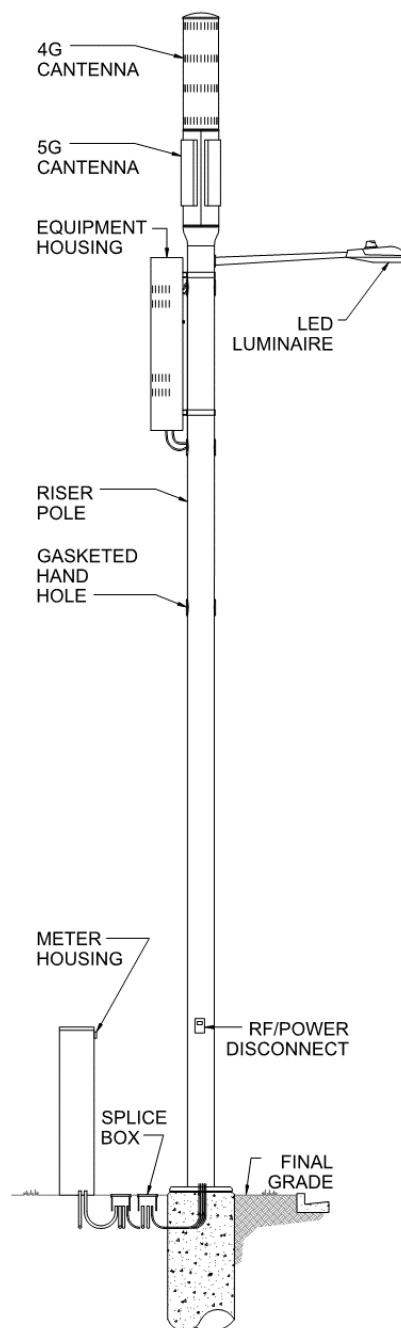
Figure 5-6: Combination Street Light Pole - Cantenna and External Shroud



*Combination poles shall be installed in all situations that require the removal of an existing streetlight pole (wood, metal, fiberglass, etc.) and replacement with a new combination pole.

**To qualify for an external shroud permit, the Applicant must demonstrate that the proposed deployment(s) cannot be integrated into the equipment or the Cantenna.

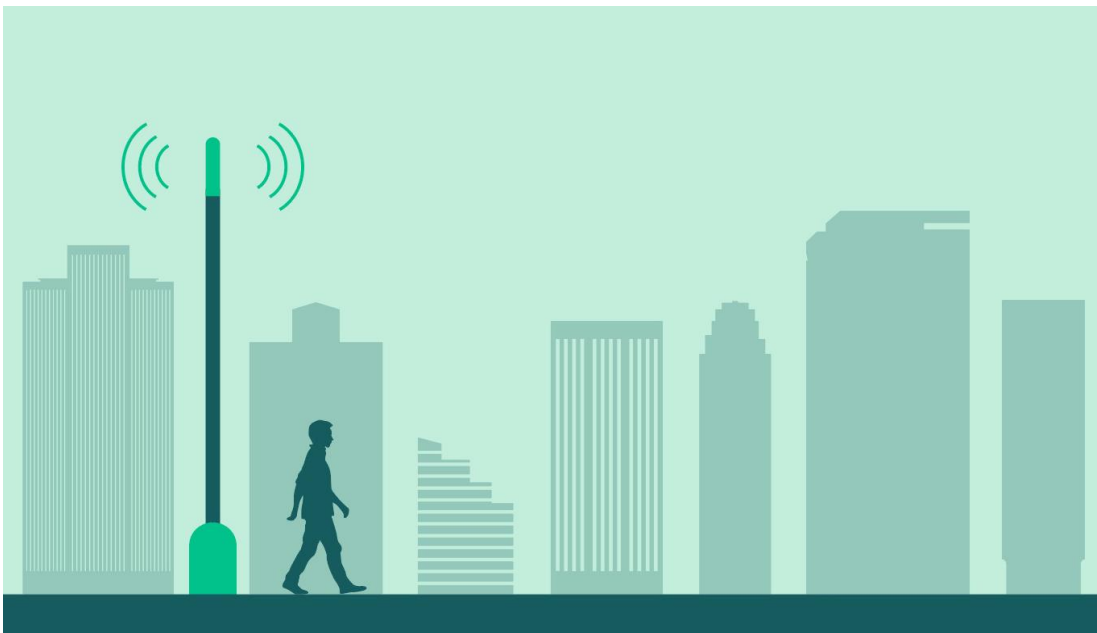
Figure 5-7: Combo Street Light Pole - Distributive Power w/ Antenna and External Shroud



*Combination poles shall be installed in all situations that require the removal of an existing streetlight pole (wood, metal, fiberglass, etc.) and replacement with a new combination pole.

**To qualify for an external shroud permit, the Applicant must demonstrate that the proposed deployment(s) cannot be integrated into the equipment or the Antenna.

6.0 INSTALLATION OF STANDALONE POLES



6.1 PURPOSE

This Section of the Design Standards is to be used when installing a freestanding SWF installation, referred to as a standalone pole.

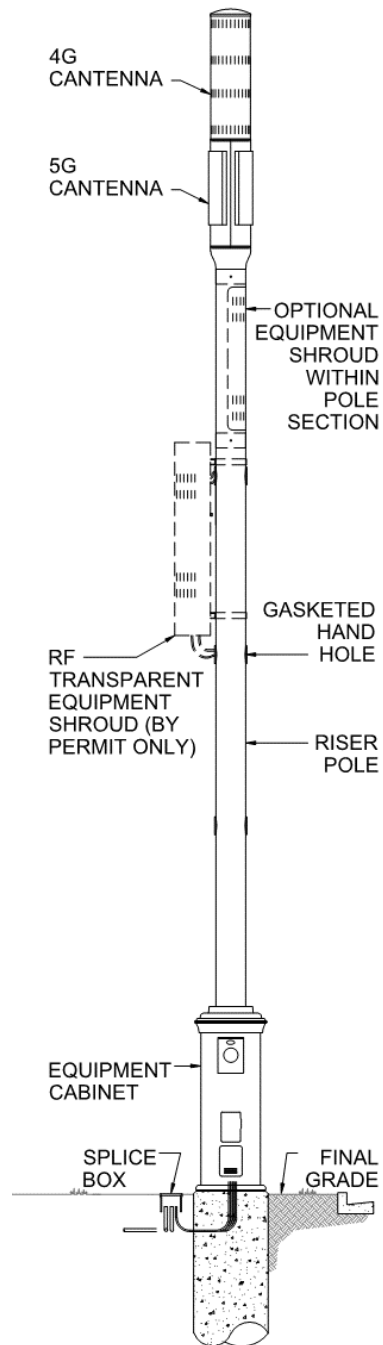
6.2 STANDARDS

All Wireless Facility carrier equipment excluding the Antenna shall be housed internal to an equipment cabinet at the base of the pole or hidden behind the Cantenna. No Wireless Provider equipment shall be strapped to the outside of the monopole.

- Standalone poles to be consistent with neighborhood pole style and material type.
- New monopoles must be metal (aluminum or steel).
- Ownership of standalone poles is to remain with the Wireless Provider. City reserves the right to attach any sign (such as a no parking sign) on the monopole.
- At least 15% of the pole design structural capacity shall be reserved for future City installations.
- All new poles must have appropriate clearance from existing utilities.

Freestanding SWF pole components include the foundation, equipment cabinet, upper pole, Cantenna, and all hardware and electrical equipment necessary for a complete assembly, as shown in **Figure 6-1**

Figure 6-1: Standalone Pole Small Wireless Facility



*This equipment may be installed when no existing streetlight or other appropriate location is within 25 feet of the proposed freestanding location. To qualify for an external shroud permit, the Applicant must demonstrate that the proposed deployment(s) cannot be integrated into the pole assembly.

6.3 PLACEMENT REQUIREMENTS

All standalone poles shall be privately owned and must be permitted by Park City Engineering via the ROW Permit Requirements as outlined in the Master License Agreement and to the extent technically feasible.

- Preferred location for new pole is generally on property line to avoid interference with building face, views, business signage, pedestrian flow, etc.
- In a manner that does not impede, obstruct, or hinder pedestrian or vehicular travel.
- So as not to significantly create a new obstruction to property sight lines.
- At the intersection of property lines, or along secondary property street facing.
- Within the street amenity zone whenever possible.
- In alignment with existing trees, utility poles, and streetlights.
- Equal distance between trees and other poles when possible, with a minimum of 15 feet separation such that no proposed disturbance shall occur within the critical root zone of any tree.
- With appropriate clearance from existing utilities.
- Located outside of the clear sight triangle at intersection corners as shown in Figure 6-4.
- 10 feet away from the triangle extension of an alley way flare.
- Shall not be located within 100 feet of the apron of a fire station or other adjacent emergency service facility.
- **Minimum spacing between proposed and existing privately-owned wireless support structures.** The minimum horizontal distance between a new wireless support structure and associated small wireless facilities and any other existing, or permitted but unconstructed, wireless support structures and small wireless facilities on the same side of the right-of-way at the time a complete Application is filed with the city, irrespective of the owners/operators, should generally not be less than 300 linear feet, as measured parallel to the right-of-way, unless otherwise approved.
- **Multiple requests in violation of spacing requirements.** If multiple requests are received to install two or more wireless support structures that would violate the applicable spacing requirements, or to Collocate two or more small wireless facilities on the same wireless support structure, the City may resolve conflicting requests through whatever reasonable and nondiscriminatory manner it deems appropriate.
- **City proposed alternative location for wireless support structures.** The City may propose an alternate location to any proposed location of a new wireless support structure, subject to the following:
 - That the alternate location is within one hundred (100) feet of the proposed location or within a distance that is equivalent to the width of the right-of-way in which the new wireless support structure is proposed, whichever is greater; and
 - The operator shall use the alternate location if it has the right to do so on

reasonable terms and conditions and the alternative location provides a comparably equivalent technological solution or additional costs.

- **Waiver to City directed alternate wireless support structure location or undergrounding requirements.** Small wireless operators may seek a waiver of the undergrounding or alternative location requirements for the placement of a new wireless support structure if the operator is unable to achieve its service objective using a small wireless facility under the following circumstances:
 - From a location in the right-of-way where the prohibition does not apply;
 - In a utility easement within the right-of-way the operator has the right to access; or
 - In or on other suitable locations or structures made available by the City at reasonable rates, fees, and terms.

6.4 STANDARDS FOR STANDALONE POLES RESIDENTIAL STREETS LESS THAN 60 FEET WIDE

Residential zones: A Wireless Provider may not install a new utility pole in City ROW adjacent to a residential zone, if the curb to curb measurement of the street is 60 feet wide or less as depicted on the official plat records or other measurement provided with the Application, unless the City has given prior written consent based on evidence provided that demonstrates:

- There is insufficient wireless service to meet the demand in the immediate vicinity.
- There are no other feasible options to provide adequate service along the residential street.
- Preferred to be between curb and sidewalk in park strip. If no park strip is available, consider a corner installation before an installation on lawn.

Figure 6-2 shows a freestanding SWF which is preferred to be a minimum of 250 feet apart radially. This radius extends around corners and into alleys. They shall be located in line with trees, existing streetlights, utility poles, and other furniture located in the ROW, as shown in **Figure 6-3**.

Figure 6-2: Freestanding SWF spacing radius

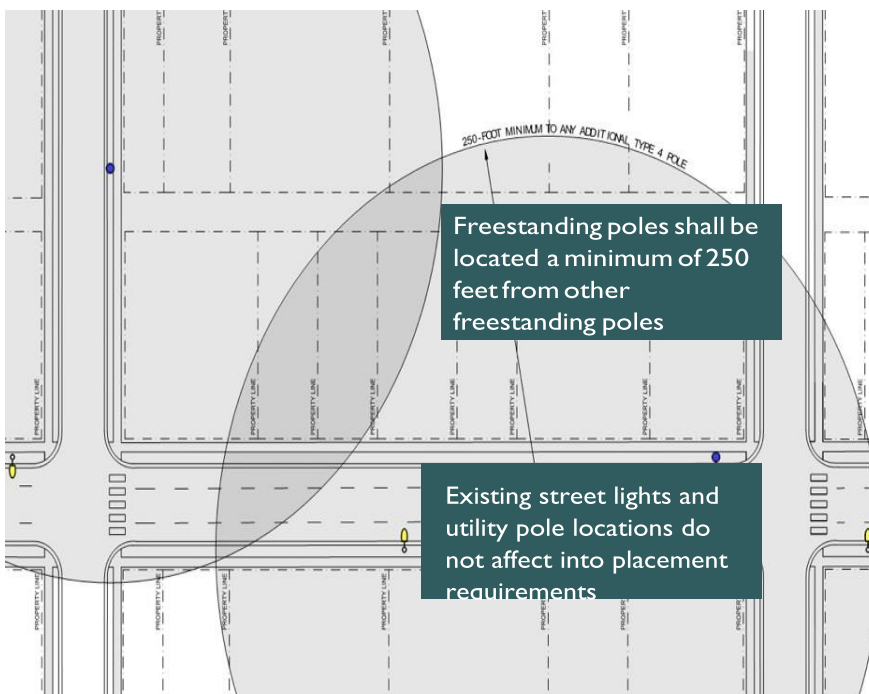


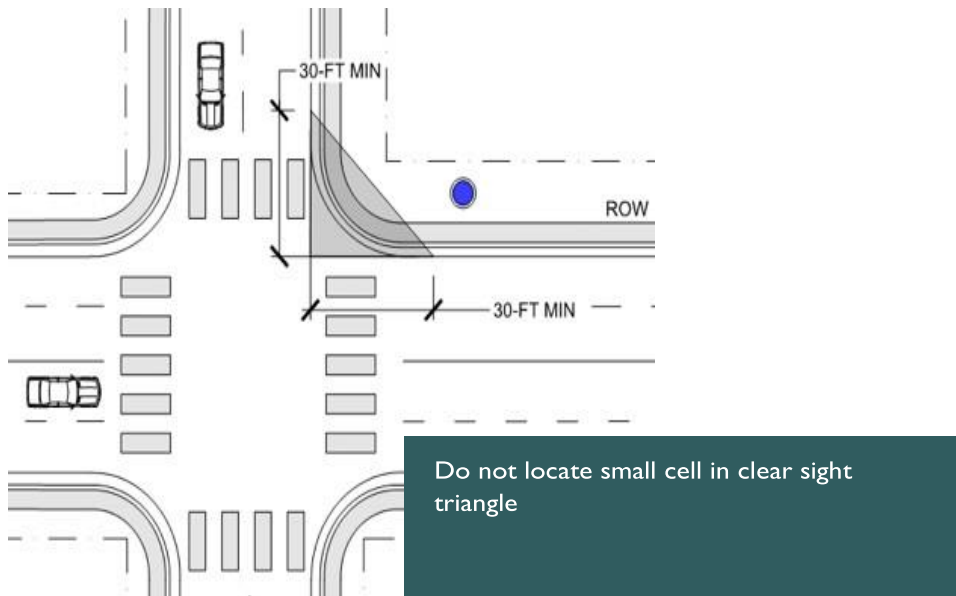
Figure 6-3: Freestanding Pole SWF in City ROW



Freestanding SWF shall be located such that they in no way impede, obstruct, or hinder the usual pedestrian or vehicular travel, affect public safety, obstruct the legal access to or use of the City ROW, violate applicable law, violate or conflict with City ROW, Design Standards, specifications, or design district requirements, violate the Federal Americans with Disabilities Act, or in any way create a risk to public health, safety, or welfare.

Freestanding SWFs shall be located within the ROW and off set from the sidewalk as shown in **Figure 6-4 Sight Triangle**.

Figure 6-4 Sight Triangle



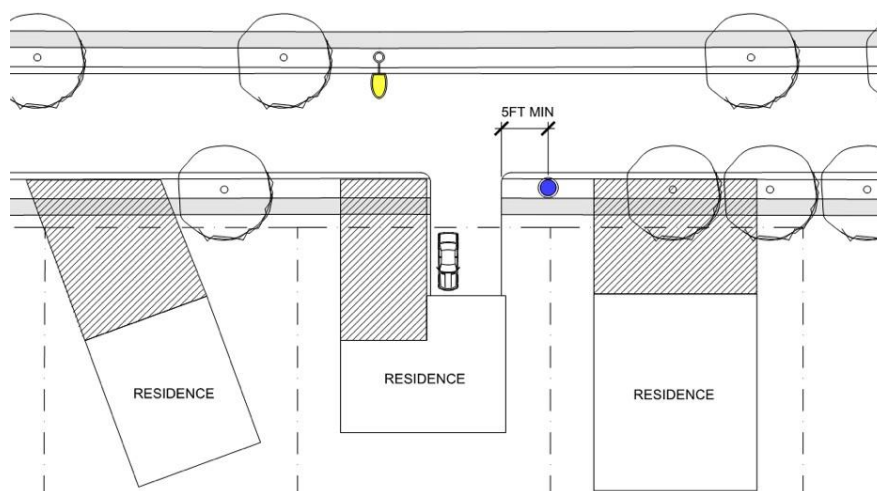
Freestanding SWFs shall be located at intersecting property lines as much as possible. Whenever possible, the freestanding SWFs shall be located on the secondary street. SWFs shall also be located a minimum of 15 feet away from trees to prevent disturbance within the critical root zone of any tree, as shown in **Figure 6-5**.

Figure 6-5: Freestanding SWF Location Between Property And Trees



The SWFs shall not be installed between the perpendicular extensions of the primary street-facing wall plane of any single or two-family residence as shown in **Figure 6-6**.

Figure 6-6: Freestanding SWF Between Property Lines



- Freestanding SWFs in the perpendicular extension of the primary street-facing wall plane is prohibited.
- Freestanding SWFs in front of driveways, entrances, or walkways is prohibited.

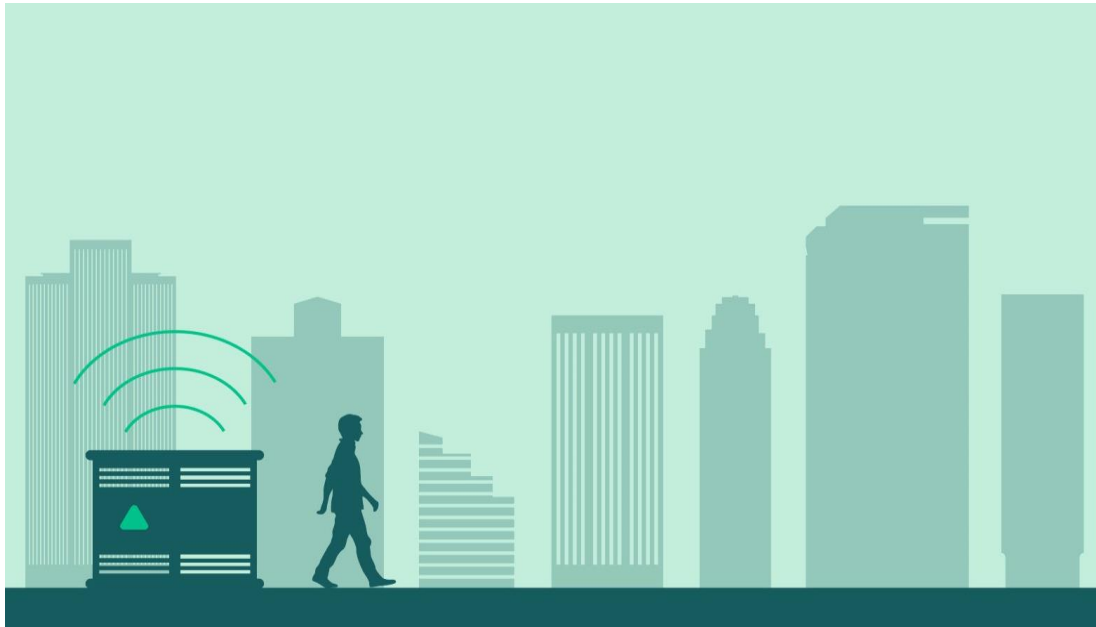
SWFs shall not be located in front of storefront windows, primary walkways, primary entrances or exits, or in such a way that it would impede a delivery to the building. SWFs should be located

between properties as much as possible as shown in **Figure 6-7**.

Figure 6-7: SWFs In Commercial Area



7.0 OTHER ATTACHMENTS (Kiosks, Bins, Etc.)



7.1 PURPOSE

This Section of the Design Standards is to be used for SWF installations on other City owned assets located in the City ROW such as kiosks and signs.

7.2 STANDARDS

All SWFs proposed to be installed on kiosks, bins, or signs within the ROW shall be approved by Park City prior to installation.

Kiosks are generally small structures used for advertising local events. Installation of SWFs on a kiosk will require all equipment to be installed within the kiosk or the roof structure with a Cantenna extending above the roof. The design of the facility must take into account the architectural design of the kiosk and the surrounding development to accomplish the goal of integrating the facility and limiting its visual impact.

Utah Code Chapter 54-21 allows the installation of SWFs on signs located within the City ROW. Most signs in the City ROW are related to public safety, traffic, and parking regulations and/or provide directional information. Park City will consider the placement of SWFs on pole signs located within the City ROW only when it can be demonstrated that the SWF will not create any hazard for pedestrians, cyclists, or motor vehicles, visibility of adjacent buildings is not unduly impaired, and the existing structure can adequately handle the structural requirements for such a SWF.

7.3 BASIS OF DESIGN

The SWF design and installation shall be compatible with the aesthetics of existing kiosks, bins, or signs. The Wireless Provider shall provide a photo simulation of the proposed design prior to

submitting a permit Application to determine consistency with adjacent poles and lights. The SWF components shall be sized to be proportional and limit the potential impact along the streetscape.

DESIGN STANDARDS FOR KIOSKS, BINS, Etc.

- All hardware connections shall be hidden from view.
- Equipment installed on kiosks, bins, or signs should be shrouded under the kiosk cap or roof.
- The Cantenna may extend a maximum of 10 feet above the kiosk cap or roof.
- The Cantenna assembly will be circular with cabling shrouded or enclosed.
- The Cantenna shall match the color of the kiosk or bin. Utilization of another color that best minimizes the visibility of the Antenna is acceptable.
- The SWF must meet all appropriate structural standards and wind loading specifications.
- The SWF shall be architecturally compatible with the design of the kiosk and create a cohesive aesthetic.

DESIGN STANDARDS FOR SIGNS

- SWF attached to freestanding Park City owned pole signs in the City ROW shall only be allowed on existing signs poles.
- The SWF Antenna shall only be installed on top of the sign pole.
- The SWF Antenna shall extend a maximum of 10 feet above the height of the existing sign pole and shall be installed above the sign mounted on the pole.

7.4 EXAMPLES OF OTHER ATTACHMENTS:



8.0 RADIO FREQUENCY CERTIFICATION REPORT

Park City requires that all new small wireless infrastructure proposed to be placed within Park City limits submit a Radio Frequency (RF) Certification Report to allow for responsible recordkeeping of wireless programs. The RF Report will contain an affirmation that the proposed installation will be FCC compliant. During the life of any approved Permit the City reserves the right to randomly test the operating RF levels of each site to confirm compliance with the FCC guidelines.

An RF Emissions Certification Report will consist of two parts: an RF Emissions Certification template and a site-specific RF Location Certification. Each RF Emissions Certificate shall be signed by a qualified Professional Electrical Engineer, filed with Park City Engineering as part of the applicable wireless company program, and referenced with each SWF Application. Each site specific RF Location Certification must be completed and signed by a Utah registered RF Professional Electrical Engineer who shall certify the siting specifics of the actual location(s).

8.1 RF EMISSIONS CERTIFICATION TEMPLATE

The specific information required for the RF Emission Certification Template is detailed in this section. Each Template shall be signed and sealed by a qualified Professional RF Emissions Engineer and filed with the Engineering Department in reference to the applicable Wireless Carrier program, and shall contain the following elements:

1. Description of the proposed equipment and deployment type, including heights, associated with the Template. Each unique Template shall be coded per the Carrier's program, such as: 1, 2, 3 or A, B, C.
2. All frequencies on which the proposed equipment will operate.
3. The number of channels that will be used on each frequency
4. A table explaining the Federal Communications Commissions (FCC) Rules and Regulations for the Maximum Permissible Exposure (MPE) limits for general population or occupational situations.

The MPE output levels for proposed equipment shall be clearly shown on a table at the Antenna level and ground level with the following columns: predicted power density (mW/cm²), FCC limits of power density (mW/cm²), and FCC general population limits (%MPE)

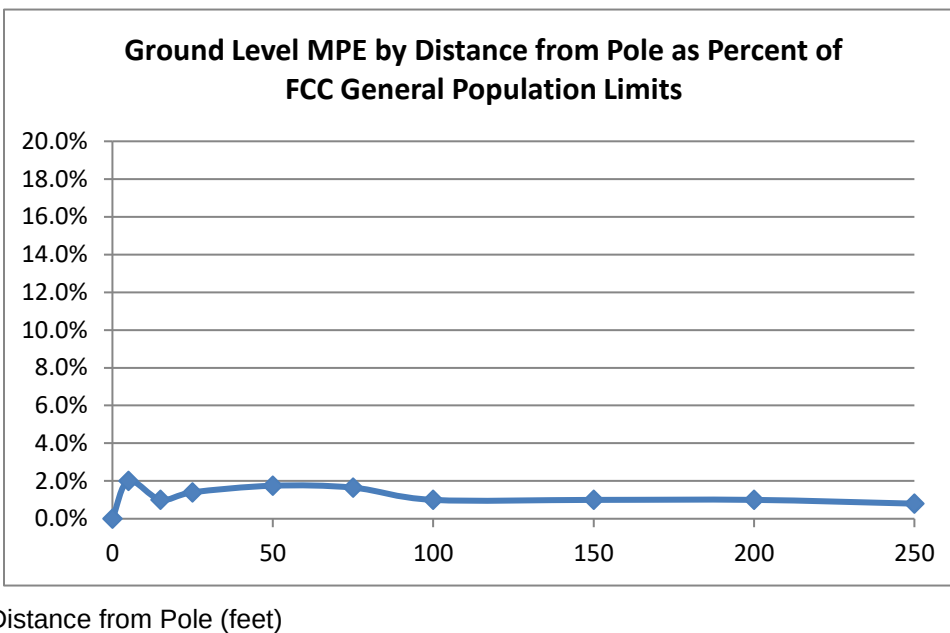
Table 8-1 (Example of) Permissible Exposure Limits*

Location	Predicted Power Density (mW/cm ²)	FCC Limit Power Density (mW/cm ²)	FCC General Population Limits (%MPE))
Antenna level	1.958	1.0	195.8%
Ground level	0.0092	1.0	0.92%

*Data within table is for example only and does not indicate specific requirements or limits,

5. A graphic of the predicted FCC General Population Limits (%MPE) at ground level as a function of distance up to 250 feet away from the pole. Figure 8-1: (Example of) FCC General Population Limits

Figure 8-1: (Example of) FCC General Population Limits



6. A compliance statement noting and depicting any requirement for RF alerting signage and occupational environmental compliance.

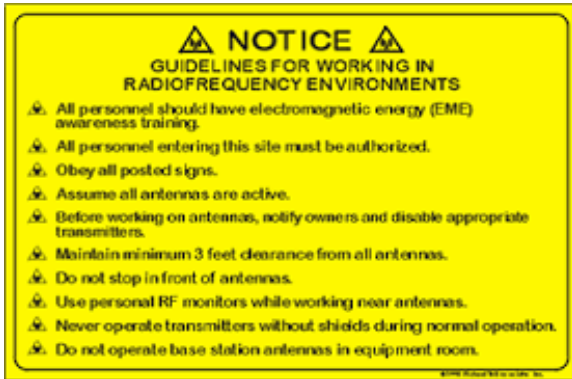
8.1.1 Typical Notification Signage

Portions of any transmitter site may have high power densities that could cause exposures in excess of the FCC Occupational or General Population guidelines.

- The companies that operate the Antennae are required by law to implement the following:
- Restrict access
- Post notification signs on every access point to increase awareness of the potential for exposure BEFORE one enters an area with Antennae.

Place additional notification signs and visual indicators in an area with Antennae (beyond an access point) where RF exposure levels may start to exceed the FCC's limits.

Table 8-2: Typical Notification Signage



(Notice) Radio Frequency Guidelines:
Informs people of the basic safety guidelines for working in an RF environment



Information:
Provides relevant contact information about the pole and/or Antenna location for any questions, emergencies, or requests.



(Blue):
Notice Indicates that, beyond the sign, RF exposure levels may exceed the General Population MPE limit but will remain below the Occupational MPE limit.



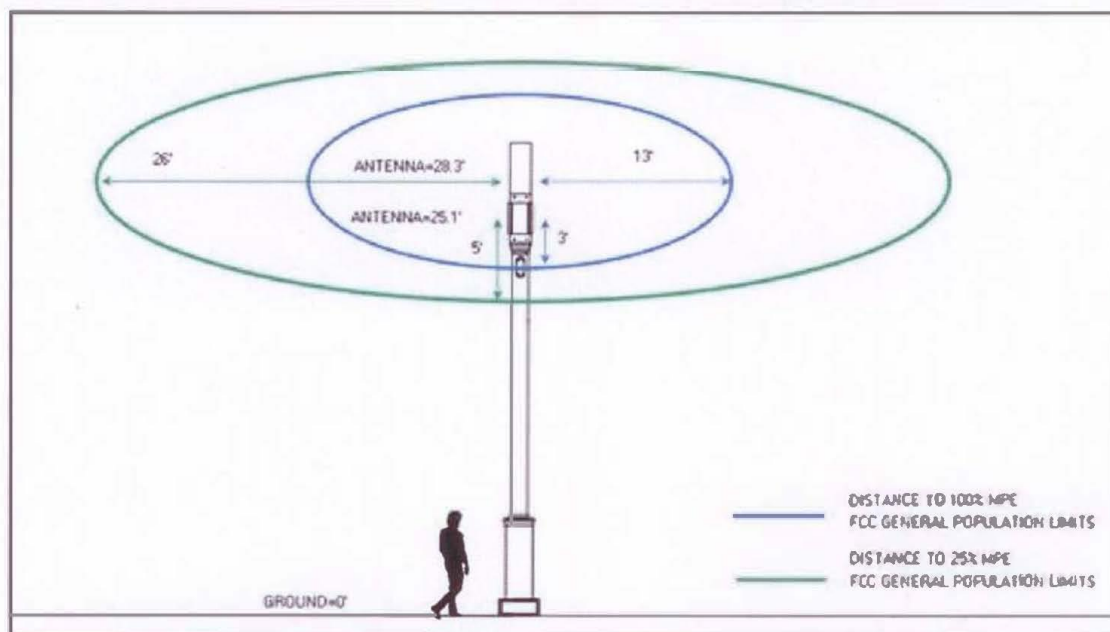
(Yellow) Caution:
Indicates that, beyond the sign, RF exposure levels may exceed the General Population and Occupational MPE limits.



(Red/ Orange):
Warning Indicates that, beyond the sign, RF exposure levels may substantially exceed the General Population and Occupational MPE limits.

7. A graphic, scaled elevation depiction of the maximum power density MPE levels proposed by equipment expressed as proportionally scaled lines at 100% and 25% of the FCC general population limits for continuous exposure. The elevation view shall provide measurements of the height above ground for the lowest point of each proposed transmitter, from ground to the top of the proposed pole, and horizontal distance from transmitter Antennas to MPE limit lines. A scaled human figure shall be proposed standing on the ground adjacent to the proposed pole.

Figure 8-2: (Example of) Elevation Depiction of the Proposed Equipment Emissions



8. Each template shall be signed and sealed by a qualified Professional RF Emissions Engineer

RF Location Certification

The site-specific RF Location Certification, prepared for each specific local Application bundle, shall include the information below for each specific proposed Antenna location. The RF Location Certification shall be signed off by a Utah Registered Professional Engineer qualified to endorse such a certification.

1. A general summary of the proposed wireless site(s) associated with the bundle, with clear references matching the Application address, site code, latitude and longitude, type of structure, RF Emissions Compliance Report Template (also referred to as the Equipment Deployment Template Type) applicable to Antenna location, and report date.
2. A scaled location map(s) on color aerial image background indicating proposed site location(s), street name(s), and distance(s) to the nearest occupied structure(s). If any of the equipment proposed would have any portion of the nearest structure within the 100%

General Population MPE limits, then the wireless equipment for that location must be “powered down”. A revised signed and sealed report from a Professional RF Emissions Engineer will be required to replace the template for that specific location.

3. Acknowledgement (or statement of none) whether or not there are any nearby commercial wireless radio transmitters that could affect the aggregate MPE of proposed equipment. If so, a revised signed and sealed report from a Professional RF Emissions Engineer will be required to replace the template for that specific location. The Certification shall also acknowledge what percentage the proposed equipment contributes to an aggregate MPE.
4. A stamp and signature from a licensed Professional Engineer with sufficient knowledge about each proposed location associated with the Application to affirm site-specific information provided, and that the applicable RF Emissions Template has been properly referenced for each location.

9.0 TECHNICAL SPECIFICATIONS

The following sections describe in detail the foundation and electrical specifications. All work completed in the ROW must be in accordance with these standards and the most current version of the Park City standards and specifications.

This work consists of furnishing and installing foundations, small cell poles, conduit, junction boxes, cable, wiring, junction boxes, and incidental materials for small cell installation in accordance with these specifications and in conformance with the details, lines, grades, and locations shown on the plans.

MATERIALS: Small Wireless Facilities materials shall conform to Small Cell and Electrical Materials.

FOUNDATIONS: Concrete bases and equipment pads shall be pre-cast or cast-in-place concrete per the City standard to meet ACI 318. A complete foundation includes the concrete, reinforcing steel, anchor bolts, leveling nuts, conduit stubs, ground rod and wire, excavation and backfill, restoration, accessories as required providing a complete unit. Banner arm (if required) wind loading shall be incorporated into light standard structural design.

SMALL CELL STANDARD: A complete light standard includes the metal upper pole, mounting bracket, mast arm(s), Cantenna, equipment cabinet, base, grounding system, and all hardware. The upper pole shall have a handhole at the top to maintain City fiber and streetlight electrical service. An optional handhole shall be provided at the bottom of the upper pole if fiber and electrical service cannot be accessed from the equipment cabinet.

Pole and mast arm or arms shall be the type and size shown on the plans.

CONDUIT: Conduit includes conduit, trenching, backfill, jacking, augering, fittings, drainage tees, sealing, restoration, and accessories as required to provide a complete installation.

ELECTRICAL WARNING TAPE: Detectable electrical warning tape shall consist of pre-manufactured non-adhesive polyethylene material that is unaffected by acids, alkalines, and other soil components. The color of the tape shall be red, and it shall be, at a minimum, 3.5 mils thick and 6 inches wide. Its tensile strength shall be 2,500 psi lengthwise.

The electrical tape shall include the following identification printed in black letters continuously along the length of the tape: "CAUTION BURIED ELECTRIC LINE BELOW".

The identification note and color of tape shall conform to the requirements of the "American Public Works Association (APWA) Uniform Color Codes (Red) – Electrical Power Lines, Cables, Conduit and Lighting Cables."

CONDUCTORS: Conductor includes control wiring, luminaire wiring, main circuit wiring, ground wiring, service entrance wiring, pulling, splicing, connections, testing, and all other wiring

necessary for a complete installation.

PULL BOXES: Pull box includes pull box, cover with bolts, excavation, gravel base, backfill, sealing, restoration, and accessories as required to provide a complete installation.

MATERIALS LIST: At the preconstruction conference the contractor shall submit to Park City three copies of a list of all materials and equipment to be incorporated into the work. The contractor shall include the following items on the list:

- Small cell standards
- Pull Box
- Fuse holders
- Conductors
- Conduit
- Wireless Lighting Control and Monitoring System
- Small cell foundations
- Equipment pads
- All other items required for a complete installation

Park City will return lists that are incomplete or that include unacceptable materials to the contractor for correction and re-submission.

The contractor shall not order materials or equipment until Park City and the party or agency responsible for maintenance have reviewed and approved the materials and equipment list. Park City' approval of the list shall not relieve the contractor responsibility for the proper functioning of the completed installation.

GENERAL:

All work shall conform to these specifications and the National Electrical Code (NEC) when the small cell pole is owned by Park City or the Wireless Provider, or the National Electrical Safety Code (NESC) when the small cell pole is owned by Rocky Mountain Power.

The contractor and/or Wireless Provider shall keep fully informed of and comply with all Federal, State, and local laws, ordinances, and regulations, and all orders and decrees of bodies or tribunals having any jurisdiction or authority, which may affect those engaged or employed on the work, or affect the conduct of the work. The contractor and/or Wireless Provider shall protect and indemnify Park City and its representatives against any claim or liability arising from or based on the violation of any such law, ordinance, regulation, order or decree, whether by the contractor and/or Wireless Provider, the subcontractors, suppliers of materials or services, or their employees.

Each system shall be installed as shown on the plans or as designated. The contractor and/or Wireless Provider shall furnish and install all incidentals necessary to provide a complete

working unit or system.

CONCRETE FOUNDATION PADS AND SMALL CELL STANDARD FOUNDATIONS:

Foundations shall be installed as shown on the plans, complete with grounding. The contractor and/or Wireless Provider shall test and report soil conditions to Park City as necessary to ensure proper installation of foundations. Foundations shall be installed at the final grade.

All anchor bolts shall be positioned by means of steel templates. The center of the template shall coincide with the center of the foundation. Anchor bolt size and 19.5- inch bolt circle shall accommodate a 16-inch equipment cabinet per manufacturer's requirements. Anchor bolt size and 23.5-inch bolt circle shall accommodate a 20-inch equipment cabinet per manufacturer's requirements.

All small cell standard foundations shall be as detailed.

Conduits shall be properly positioned and anchored before the concrete is placed. Coordinate the base setback and orientation with Park City.

All foundations shall have ground rods conforming to the NEC or NESC. All foundations on structures shall be grounded to the structural steel by a method that is in accordance with the NEC or NESC and which is approved by Park City.

Concrete shall be Class B.

Anchor bolts shall be designed by the contractor's and/or Wireless Provider's engineer or as shown on the working drawings. The threaded ends of the anchor bolts, the nuts, and the washers shall be galvanized in accordance with ASTM A153.

ALL POLES AND CANTENNA STANDARDS:

Metal small cell standards shall be fabricated of steel unless otherwise approved by Park City. Whenever Small Wireless Standard Metal is specified, the contractor and/ or Wireless Provider shall furnish galvanized steel. The contractor and/or Wireless Provider may furnish aluminum small wireless standards if Park City gives approval. Material type and shape of small wireless standards shall be the same throughout the design district, unless otherwise approved by Park City.

All standards shall have weatherproof cable-entrance grommets located in conformity with the type of mounting used. Metal surfaces shall be free of imperfections marring the appearance and of burrs or sharp edges that might damage the cable.

All metal poles shall be straight and shall be supplied with polecaps when applicable and shall match existing pole types as closely as possible.

Steel mast arms shall be made of Schedule 40 standard steel pipe conforming to ASTM A 53.

All steel poles, mast arms and base flanges shall be hot-dip galvanized in accordance with ASTM A 123. Units on which the spelter coating has been damaged shall be repaired as provided in

AASHTO M 36, or other approved method.

Base flanges for steel poles shall have continuous welds both inside and outside, unless otherwise permitted. Base flanges inserted into the pole and bonded shall meet the requirements for materials and strength stated herein.

Each metal standard shall be wired with a breakaway fused connector of proper capacity rating. The fused connector shall be located in the equipment cabinet. If the light standard has no equipment cabinet, the fused connector shall be located in the pole at the hand hole.

All equipment cabinets or bases shall have vandal resistant, removable access doors.

Hardware used with steel standards shall be either cadmium plated steel, hot dip galvanized steel, or stainless steel and shall be color matched to the surrounding structure where applicable.

Materials shall be of a standard line from a name brand manufacturer or as specified in this document. Electrical material shall be listed by the Underwriters' Laboratories, Inc. (UL), and shall conform to the National Electrical Code (NEC) when the street lights are owned by Park City, or the National Electrical Safety Code (NESC) when the street lights are owned by the Utility. Material shall be the same as, or compatible with, that used and accepted by the agency responsible for maintenance.

Park City may inspect all lighting material and all electrical materials and all other materials and accept or reject them at the project site. Samples may be taken or manufacturer's certifications may be accepted in lieu of samples.

Poles, equipment cabinets, and bolts shall be galvanized stainless steel. Galvanizing will be performed in accordance with ASTM 123 and meet the following galvanization and paint requirements.

1. Galvanizing will be SSPC-SP1 Solvent wiped where needed and the Galvanizing will receive a sweep blast to a uniform dull appearance. Any areas of fracture will be repaired. Any excess zinc build up should be blended to no higher than the height of a dime with no thick edges or areas that may cause paint entrapment potentially leading to a premature coating failure.

The first epoxy coat typically should be applied within 120-180 minutes of abrasive blasting. Items shall be cleaned free of blast debris before coating. Compressed air should be used to clean items; items should be free of Oil, residue, and any other contaminants/debris.

- Epoxy Primer Gray- B107989EA80K-A
- Impact Resistance Direct 100 IN/LBS @ 2.0-3.0 Mils (ASTM D2794)
- Impact Resistance Indirect- 100 IN/LBS @ 2.0-3.0 Mils (ASTM D2794)
- Cross- Hatch Adhesion 5B (ASTM D3359)

- Conical Mandrel 1/8" (ASTM D522)
- Pencil Hardness 2H (ASTM D3363)
- Specific Gravity 1.58 +/- 0.05 G/ML
- Theoretical Coverage 121.63 ft²/LB @ 1.0 Mil
- 60 percent gloss 75-85 (ASTM D523)

The Epoxy prime coat shall be applied on poles for an DFT Average of 5.0 Mils for the bottom eight feet, 3.0 Mils DFT above that. Arms have the epoxy prime applied for a 3.0 mil DFT. DFT readings shall be taken in accordance with SSPC-PA2.

Top coat to be applied for an DFT of 3.0 mils average unless noted otherwise. Aerosol touch up should be used for coverage on areas that were masked by a hanging device (Hanging hook or chain, etc) or used to repair small scratches or imperfections.

Poles shall be set plumb, and centered, on the small cell standard foundation using leveling nuts when installed.

Defects and scratches on painted, powder-coated, or anodized poles shall be primed and painted with a color-matched paint to match undamaged pole sections. Defects and scratches on galvanized poles shall be re-galvanized in the field.

Stainless steel mounting hardware shall be used to mount luminaires, mast arms, access doors, Antenna, equipment cabinet, and other hardware to the poles. Apply an approved zinc-based anti-seize compound to all mounting hardware prior to assembly.

Banner arms (if required) shall be incorporated into small cell standard structural design.

CONDUIT:

All conduit shall be installed within the City ROW and shall be at least two-inch (2" minimum) inside diameter unless otherwise designated on the plans. The contractor and/or Wireless Provider may use larger conduit than specified. If larger conduit is used, it shall be for the entire run from outlet to outlet. Reducer couplings shall not be used. Larger conduits shall be sized to accommodate the constraints established by the hole in the pole anchor base plate.

Conduit terminating in standards or pedestals shall extend approximately two inches past the foundations and shall slope toward the junction box opening. Conduit entering pull boxes shall terminate two inches inside the box wall and two to five inches above the bottom, and shall slope toward the top of the box to facilitate pulling of conductors. Conduit entering through the bottom of a pull box shall be located near the end walls to leave the major portion of the box clear. At all outlets, conduits shall enter from the direction of the run.

The ends of all conduits, whether shop or field cut, shall be reamed to remove burrs and rough edges. Cuts shall be made square and true so that the ends will butt or come together for their

full circumference.

Unless otherwise specified, conduit shall be rigid non-metallic electrical conduit currently recommended and approved by Underwriters' Laboratories, Inc. for the proposed use conforming to ASTM-F 441 schedule 40, (Schedule 80 or bored HDPE where installed under roadways).

Fittings shall be the type used outside the conduit and PVC cement welded. Submersible fittings shall connect the conduit in a manner that makes the joints watertight.

All in-grade Pull Boxes shall be polymer concrete, bottomless and tier 22 rated bolted covers. 13 inches by 24 inches and 18 inches deep manufactured by Quazite; Cat. # PG1324BA18, unless otherwise noted on the plans. Covers shall be Cat. # PG1324HH00 with stainless steel bolts and the word "ELECTRIC" molded into the top

Non-metallic conduit shall be cut with a hacksaw or other approved tool. Non-metallic conduit connections shall be the solvent-weld type.

Conduit connections at junction boxes shall be tightly secured and waterproofed. All conduit ends shall be sealed with duct seal after installation of wiring. The duct seal shall be rated for outdoor use.

When specified, conduit shall be installed under existing pavement by boring operations. Where plans show that existing pavement is to be removed, jacking the conduit is not required. Jacking or drilling pits shall maintain a minimum of two feet clear of the edge of pavement. Water shall not be used as an aid in the jacking or drilling operations.

Trenching shall be in conformance with Park City standards. Backfill shall be per Park City standards. Detectable red electrical warning tape shall be installed between six inches and 12 inches below finished grade for all underground conduit runs.

Underground conduit shall be buried a minimum of two feet below finished grade. There shall be no sag between boxes. Conduit within the City ROW shall be buried 48 inches (maximum) below finished grade.

Junction Boxes shall be placed at conduit ends, at all locations where conduit bends in a single run would equal 360° or greater per NEC requirements, and at all other locations shown on the plans. The contractor may install additional pull boxes to facilitate the work.

Excavate minimum 24 inches below base depth of each junction box, backfill and compact with pea rock to permit draining of water.

Placement and setback of the junction boxes shall be coordinated with Park City. Unless otherwise shown on the plans or directed by Park City, junction boxes shall be installed so that the covers are level with the sidewalk grade. Covers shall be flush with the surrounding finished ground when no grade is established.

Where a conduit stub-out is called for on the plans, a sweeping elbow shall be installed in the direction indicated. All conduit stub outs shall be capped.

WIRING:

All wiring shall be copper, 600 Volt rated, Type: Conform to the applicable UL and ICEA Standards for the use intended. Copper conductors with 600-volt insulation unless otherwise specified or noted on the drawings. Stranded conductors for No. 8 and larger, with the exception of the ground rod conductor shall be #6 AWG solid, bare, copper.

Aluminum Conductors Prohibited: Aluminum conductors will not be permitted. Insulation: Type THWN/ XHHW for underground installation in conduit, insulation minimum unless otherwise specified or noted on the drawings. Size: No. 12 minimum unless otherwise specified or noted on the drawings. Not less than NEC (NESC if Utility owned) requirements for the system to be installed.

Color Coding: Phase, neutral and ground conductors color-coded in accordance with NEC (NESC if Utility owned). Connect all Conductors of the same color to the same phase conductor as follows:

208Y/120V-3PH-4W Color coding shall be:

- 1) Phase = Black
- 2) Phase = Red
- 3) Phase = Blue
- 4) Neutral = White
- 5) Ground = Green

120/240V-1PH-3W Color coding shall be:

- 1) Line 1 = Black
- 2) Line 2 = Red
- 3) Neutral = White
- 4) Ground = Green

Unless otherwise authorized, the multiple system of electrical distribution shall be used. Conductors of the size and material specified shall be installed for control wiring, luminaire wiring, small cell equipment wiring, City IOT wiring, main circuit wiring, ground wiring, service entrance wiring, and all other wiring necessary for a complete installation.

Conductors shall be sized to prevent a voltage drop of more than three percent per feeder run. All conductors shall be installed in conduit. All power and lighting circuits shall include an insulated green grounding conductor.

A complete grounding system shall be installed for the entire lighting installation. Grounding shall consist of ground cables, conduits, grounding rods, wire or strap, and ground fittings, as required by the NEC (or NESC if Utility owned).

Type THWN conductors shall be used for all underground conduit runs. Leave sufficient lengths of branch conductors to allow conductor splices to be extracted from pole base for maintenance. Type XHHW shall be used for the service entrance conductors.

Extend three conductor SOW cable feeder leads to the luminaires from the cables in the pole base.

Install in-the-line fuses on each feeder lead. Leave sufficient lengths of feeder conductors to allow fuses and conductors to be extracted from pole base for maintenance.

Provide a No. 6 AWG solid, bare, copper wire connection to ground rod with ample length to allow connection to light standard, and system ground conductor.

Attach grounding conductor to the energy suppliers neutral at the service point. Terminate grounding conductor with less than 25 ohms ground reference at the service point. If ground resistance is greater than 25 ohms, add additional ground rod(s) or other ground reference bond to bring the resistance to under 25 ohms resistance to earth.

Provide ground rods elsewhere as shown on the drawings. Butt splices within the bases are not acceptable.

Butt splices within the bases are not acceptable.

At each pole, provisions shall be made for convenient sectionalizing of the circuits. This shall be done by providing ample length (18 to 24 inches) of branch conductor ends and performing splices using submersible type (Burndy Uni-tap connectors or an approved equal). Wire nuts are not an acceptable method for splicing. Splicing shall only be performed within the pole bases and splice boxes where applicable.

Separation of service shall be provided within the pole by conduit or dividers. Electrical wiring and fiber shall be separated by Owner within.

FUSES

Each luminaire in the 120-volt system shall be fused with one 6-amp fuses. Fuse connectors shall be installed in the phase wires of their respective circuits at the pull box located adjacent to the light standards or in the pole base. The fuses shall be mounted in inline single-pole molded fuse connector/holders. The fuse holders shall be a DOT-PLUG (Catalog No. Duraline-16998), or approved equal.

Fuses shall be of the breakaway type. The contractor shall provide sufficient excess conductor length to allow withdrawal of the connected fuse holder. The grounding wires shall not be fused. Fuses and fuse holders shall be "UL" listed and shall be installed in such a manner that the fuse stays with the load side when holder is separated. In addition, the contractor shall form loops in the leads on each side of the fuse holders and so position the fuse holders so that they may be easily removed or inserted through the opening at top of pull box.

SECONDARY SERVICE PEDESTALS

The service cabinet shall include all equipment necessary to connect to the energy provider's overhead secondary conductors or transformer.

All-In-One commercial meter/power pedestal and non-metered/power pedestals shall meet or exceed Park City's Design Standards.

AS-BUILT DRAWINGS:

Contractor shall supply accurate as-built drawings of the project to Park City. Drawings shall indicate location and setback of conduit, lighting control center, and utility service point, and pole locations along the roadway measured from a reliable location.

ATTACHMENT A: MAIN STREET DECORATIVE LIGHTS

ATTACHMENT B: MAIN STREET DECORATIVE LIGHTS 4G & 5G OPTIONS

ATTACHMENT C: PARK CITY HISTORIC DISTRICT BOUNDARIES

RESOLUTION NO. ____

A RESOLUTION GOVERNING THE USE OF ELECTRONIC MEETINGS BY THE HISTORIC PRESERVATION BOARD.

WHEREAS, Park City values transparency and conducting the public's business in public meetings where actions are taken and deliberations are conducted openly;

WHEREAS, while the preference is for Park City public bodies to convene in person, it is understood that there may be circumstances where electronic meetings are necessary;

WHEREAS, the Open and Public Meetings Act was amended during the 2021 General Session to grant additional flexibility in how public bodies conduct electronic meetings;

WHEREAS, the COVID-19 virus continues to raise health or safety concerns for in-person public meetings and electronic meetings help facilitate social distancing;

BE IT ORDAINED BY THE HISTORIC PRESERVATION BOARD OF PARK CITY, UTAH, THAT:

The Historic Preservation Board may hold electronic meetings in accordance with section 52-4-207 of the Utah Code, as amended.

PASSED AND ADOPTED this _____ day of July 2022.

Historic Preservation Board: _____

Chair or Chair Pro Tem

Approved as to form: _____

City Attorney's Office

Historic Preservation Board Staff Report



Subject: 1304 Park Avenue
Application: PL-21-05028
Author: Aiden Lillie, Planner I
Date: July 6, 2022
Type of Item: Administrative – Disassembly and Reassembly

Recommendation

Staff recommends the Historic Preservation Board review the proposal for 1304 Park Avenue, conduct a public hearing, and deny the partial disassembly and reassembly (panelization) of the Landmark Historic Structure subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: David and Malu Schuelke
Location: 1304 Park Avenue
Zoning District: Historic Residential-Medium Density
Historic Designation: Landmark Historic Site
Reason for Review: The Historic Preservation Board (HPB) reviews Disassembly and Reassembly of Historic Structures. Land Management Code (LMC) Section [15-11-14](#).

Abbreviations

HDDR	Historic District Design Review
HPB	Historic Preservation Board
HRM	Historic Residential-Medium Density
HSI	Historic Sites Inventory
LMC	Land Management Code

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

Summary

The Applicant for 1304 Park Avenue is proposing disassembly and reassembly of the 1941 addition to the Landmark Historic Structure.

On April 26, 2022, the Chief Building Official and Planning Director visited the site and determined that the Landmark Historic Site and structural conditions will not preclude lifting or moving the Structure; the physical conditions of existing materials will not prevent temporarily lifting the Structure. The Chief Building Official and Planning Director have received no new information and have not observed any change in conditions that would alter the April 26, 2022 findings and determination.

Background

1304 Park Avenue is a one-story T/L cottage with a gabled roof that was constructed in c.1885 and is a Landmark Historic Site on Park City's Historic Sites Inventory (HSI) ([HSI Form](#)). According to the Historic Site Form, the home was originally constructed as a hall and parlor type house with a wing addition constructed in c. 1907.

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



Figure 1. 1941 Summit County Tax Photograph



Figure 2. 2018 Photograph

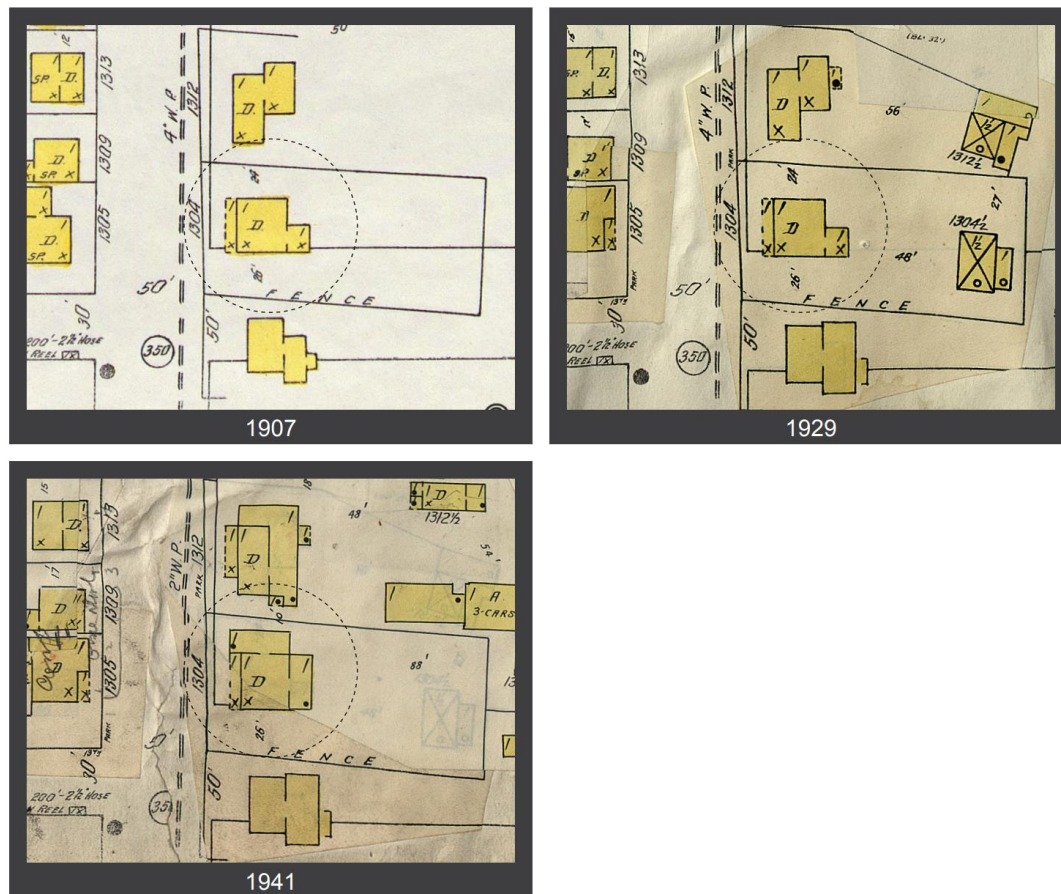


Figure 3. Sanborn Map History

The HDDR Pre-Application was reviewed by the Design Review Team on November 17, 2022, December 1, 2022, January 19, 2022, and April 6, 2022.

On March 29, 2022, the Planning Department received a complete Historic District Design Review (HDDR) application for 1304 Park Avenue. The Applicant is proposing to panelize the structure to complete structural upgrades and construct a rear addition.

On May 4, 2022, the HPB denied the Applicants' request to panelize the entire structure and directed the Applicant to return to the HPB with a modified proposal ([Staff Report](#); [Audio](#)). The modified proposal requests penalization for 4 walls of the 1941 addition and lifting of the original c.1907 portion of the structure (Exhibit C).

Analysis

- (I) **Staff recommends the Historic Preservation Board deny the disassembly and reassembly of the 1941 addition to the Landmark Historic Structure.**

Pursuant to LMC Section [15-11-14](#), the Historic Preservation Board reviews all Applications for the disassembly and reassembly of any Historic Building(s) and/or

Structure(s) on a Landmark Site or a Significant Site within the City.

The Applicant proposes to panelize 4 walls of the 1941 addition and lift the original form of the structure. The Applicant stated in Exhibit B that lifting the structure is difficult due to its size and because of the lack of any continuous floor or roof framing system that would tie the building together. The proposed disassembly and reassembly of the 1941 form and lifting of the original form will allow the Applicant to construct a new foundation and other structural upgrades.

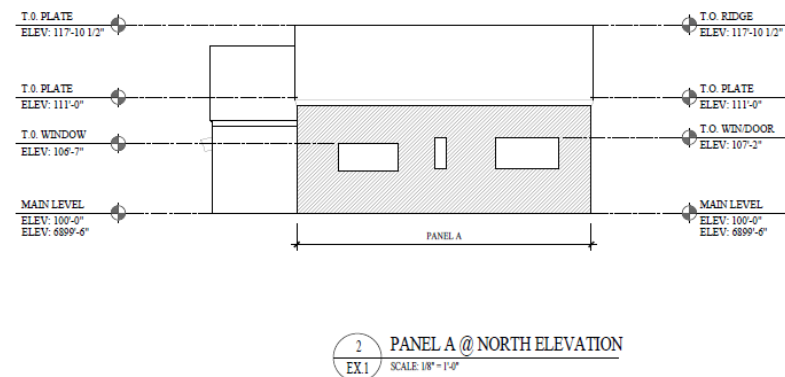
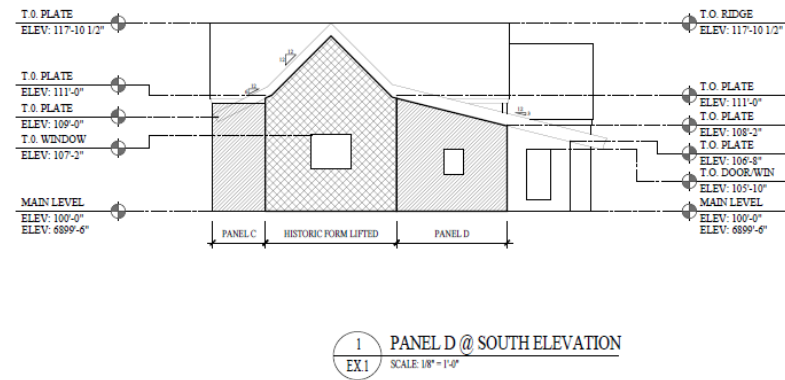


Figure 4. Panelization Plan

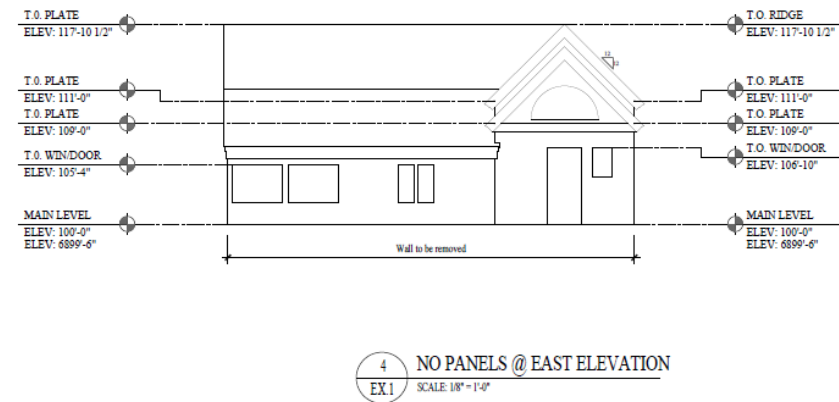
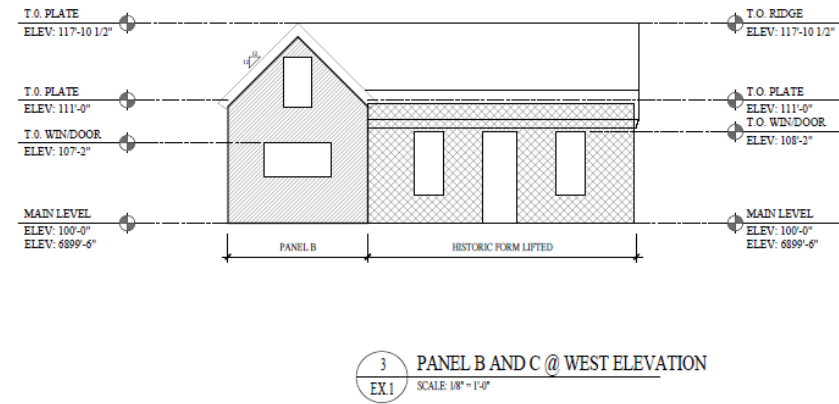


Figure 5. Panelization Plan

The Applicant included the following language in their Preservation Plan: “Between the alterations that have been made to the structure at the floor, walls and roof and the decay of the floor and presumed condition of the wall panel at their base the ability to salvage the structure is unlikely, see engineers report. We propose to panelize the south gable, west entry wall, west gable and north wall”.

LMC Section [15-11-14](#), requires the Historic Preservation Board to find the disassembly and reassembly complies with the following, with staff analysis included:

1. A licensed structural engineer certified that the Historic Structure cannot reasonably be moved intact:

- a. Shen Engineers, Inc. visited the site on March 30, 2022, and determined the following (Exhibit D):
 - i. The main roof existing joists are 2x4 at 24" on center spanning about 8'-0" to 12'-0". The 12'-0" roof joists are 12% capacity of the code. The 8'-0" roof joists are 16% capacity of the code. They need to be upgraded or replaced with new roof joists. We suggest reframing roof ridge and valley beams and installing new 9 1/2" min. TJI roof joists.
 - ii. The existing roof deck is 1x wood plank installed perpendicular to

the existing joists. It doesn't have any capacity of shear diaphragm value. Suggest installing new 5/8" plywood or OSB with 10d @ 6" on center nailing.

- iii. The existing crawl space floor joists are 2x4 @ 24" on center spanning 12'-0". Most of them were totally rotted out. They have to be replaced. On the north portion of the house, the crawl space floor joists are kind new 2x6 @ 16" o.c.
- iv. All the existing headers need to be upgraded. We will review each one of them when design is available.
- v. The exterior and interior walls are actual 2x4 @ 16" o.c. with 1x12 planks horizontally. They have capacity for gravity loads but no capacity for wind, seismic. The exterior walls need to be re-designed with new OSB/plywood sheathing and new holdowns for lateral complying with the new building code.
- vi. The whole existing building is supported by loose sand-stone or no footing at all. We suggest removing the existing foundation sandstone and frame walls. New reinforced concrete footing and foundation walls need to be poured for supporting the existing building and forming the frost depth of 40" minimum.
- vii. Considering the existing roof, floor and wall condition plus the age, rotted condition of building as well as the bad differential settlement and particularly the house is rested on dirt, we strongly suggest panelizing the existing building so we can re-build the entire house. If not to panelize the existing building, the big concern is that the safety is not guaranteed when the construction crews are working inside of the existing building with jacking or vibrating to the building. To panelize the existing building, the construction crews may only need to work from the outside of the building most of time.

In addition to the Engineer's Report, the Land Management Code also requires the HPB find at least one of the following:

(a) The proposed disassembly and reassembly will abate demolition of the Historic Structure on the site

On April 26, 2022, the Chief Building Official and Planning Director visited the site and determined that the Landmark Historic Structure is not in a state of disrepair that merits demolition (Exhibit E).

(b) The Historic Structure is found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code

On April 26, 2022, the Chief Building Official and Planning Director visited the site and determined that the Landmark Historic Structure is not hazardous or dangerous pursuant to International Building Code Section 116.1 (Exhibit E).

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

- 1. If problematic site or structural conditions preclude temporarily lifting or moving a building as a single unit; or**
- 2. If the physical conditions of the existing materials prevent temporarily lifting or moving a building and the applicant has demonstrated that panelization will result in the preservation of a greater amount of historic material; or**
- 3. All other alternatives have been shown to result in additional damage or loss of historic materials.**

On April 26, 2022, the Chief Building Official and Planning Director visited the site and determined that the Landmark Historic Site and structural conditions will not preclude lifting or moving the Structure; the physical conditions of existing materials will not prevent temporarily lifting the Structure (Exhibit E).



Figure 6 & 7. Existing Conditions, April 26, 2022

Department Review

The Planning, Building, and Legal Departments reviewed this application.

Notice

Staff published notice on the City's website and posted notice to the property on June 22, 2022. Staff mailed courtesy notice to property owners within 100 feet on June 22, 2022. The *Park Record* published notice on June 22, 2022. LMC Chapter [15-1-21](#).

Public Input

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

Alternatives

- The Historic Preservation Board may deny the Panelization based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A);
- The Historic Preservation Board may approve the Panelization and direct staff to return with the Board's Findings for the denial; or
- The Historic Preservation Board may request additional information and continue the discussion to August 3, 2022.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Applicant's Proposal Letter

Exhibit C: Proposed Panelization Plan

Exhibit D: Structural Engineer Determination Letter

Exhibit E: Chief Building Official and Planning Director Determination Letter

Exhibit F: May 4, 2022, HPB Letter of Denial



**HISTORIC PRESERVATION BOARD
PARK CITY, SUMMIT COUNTY, UTAH**

RE: DENIAL OF PANELIZATION

The Historic Preservation Board of Park City, Utah, met on Wednesday, July 6, 2022 for a duly noticed meeting. The Board formed a quorum and conducted its scheduled business.

ACTION

Project Address: 1304 Park Avenue
Project Number: PL-21-05028
Type of Item: Administrative – Historic District Design Review
Hearing Date: July 6, 2022

The Historic Preservation Board conducted a public hearing and denied panelization of the 1941 addition to the Landmark Structure based on the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

Background

1. 1304 Park Avenue is a one-story T/L cottage with a gabled roof that was constructed in c.1885 and is a Landmark Historic Site on Park City's Historic Sites Inventory.
2. The home was originally constructed as a hall and parlor type house but received a wing addition in c. 1907.
3. This site was listed on the National Register of Historic Places in 1984 as part of the Park City Mining Boom Era Residences Thematic District. It was built within the historic period, defined as 1872 to 1929 in the district nomination, and retains its historic integrity.
4. On March 29, 2022, the Planning Department received a complete Historic District Design Review (HDDR) application for 1304 Park Avenue. The Applicant is proposing to panelize the structure to complete structural upgrades and a rear addition.
5. This Application was reviewed by the Design Review Team on November 17,

2022, December 1, 2022, January 19, 2022, and April 6, 2022.

6. On May 4, 2022, the HPB reviewed the project, conducted a public hearing, and requested the Applicant modify their proposal.

Panelization

7. On March 30, 2022, a licensed structural engineer visited 1304 Park Avenue and completed a Physical Conditions Report.
8. The report determined the following:
 - i. The main roof existing joists are 2x4 at 24" on center spanning about 8'-0" to 12'-0". The 12'-0" roof joists are 12% capacity of the code. The 8'-0" roof joists are 16% capacity of the code. They need to be upgraded or replaced with new roof joists. We suggest reframing roof ridge and valley beams and installing new 9 ½" min. TJI roof joists.
 - ii. The existing roof deck is 1x wood plank installed perpendicular to the existing joists. It doesn't have any capacity of shear diaphragm value. Suggest installing new 5/8" plywood or OSB with 10d @ 6" on center nailing.
 - iii. The existing crawl space floor joists are 2x4 @ 24" on center spanning 12'-0". Most of them were totally rotted out. They have to be replaced. On the north portion of the house, the crawl space floor joists are kind new 2x6 @ 16" o.c.
 - iv. All the existing headers need to be upgraded. We will review each one of them when design is available.
 - v. The exterior and interior walls are actual 2x4 @ 16" o.c. with 1x12 planks horizontally. They have capacity for gravity loads but no capacity for wind, seismic. The exterior walls need to be re-designed with new OSB/plywood sheathing and new holdowns for lateral complying with the new building code.
 - vi. The whole existing building is supported by loose sand-stone or no footing at all. We suggest removing the existing foundation sandstone and frame walls. New reinforced concrete footing and foundation walls need to be poured for supporting the existing building and forming the frost depth of 40" minimum.
 - vii. Considering the existing roof, floor and wall condition plus the age, rotted condition of building as well as the bad differential settlement and particularly the house is rested on dirt, we strongly suggest panelizing the existing building so we can re-build the entire house. If not to panelize the existing building, the big concern is that the safety is not guaranteed when the construction crews are working inside of the existing building with jacking or vibrating to the building. To panelize the existing building, the construction crews may only need to work from the outside of the building most of time.
9. On April 26, 2022, the Chief Building Official, Planning Director, and Building and Planning staff visited 1304 Park Avenue.

- a. The Chief Building Official and Planning Director determined that the Landmark Historic Structure is not in a state of disrepair that merits demolition.
- b. The Chief Building Official and Planning Director visited the site and determined that the Landmark Historic Structure is not hazardous or dangerous pursuant to International Building Code Section 116.1.
- c. The Chief Building Official and Planning Director visited the site and determined that the Landmark Historic Site and structural conditions will not preclude lifting or moving the Structure; the physical conditions of existing materials will not prevent temporarily lifting the Structure.

Conclusion of Law

1. The proposal does not meet the criteria outlined in Land Management Code Disassembly And Reassembly Of A Historic Building Or Historic Structure Land Management Code Section 15-11-14.

If you have any questions, concerns, or comments regarding this letter, please email aiden.lillie@parkcity.org or call 435-615-5067.

Sincerely,

Randy Scott
Historic Preservation Board Chair

CC: Gretchen Milliken, Planning Director
Aiden Lillie, Project Planner

June 6, 2022

Park City Municipal Corporation

443 Marsac Avenue

Park City, Utah

Attn: Aiden Lilly

Re: 1304 Park Avenue

Lifting and Panelizing Proposal

Aiden,

As you are aware we originally proposed to panelize the home at 1304 Park. The planning director and chief building official did not support that idea and asked that the building be lifted in whole. We feel that lifting the building in whole is difficult due to its size and because of the lack of any continuous floor or roof framing system that would tie the building together. Please refer to the engineer's report. Lifting in whole would require extensive temporary framing to accomplish. Based on the discussion with HPB during our last meeting another alternative came to light that we would like to bring forward for consideration.

We are proposing to bring the building back to its 1941 appearance through a mix of lifting and panelizing. Once the none-historic additions are removed from the rear of the home what remains is the 1929 building form and the 1941 addition to the north, see the Sanborn Maps attached. We are proposing to retain the 1929 building form, lift it in whole and placing it back on a new foundation. Further, we propose to panelize the three walls of the 1941 addition, reinstalling them onto new framed walls. We believe this proposal will restore the 1941 building form, it will retain the maximum amount of historic material and will allow for a safe working environment to accomplish the preservation.

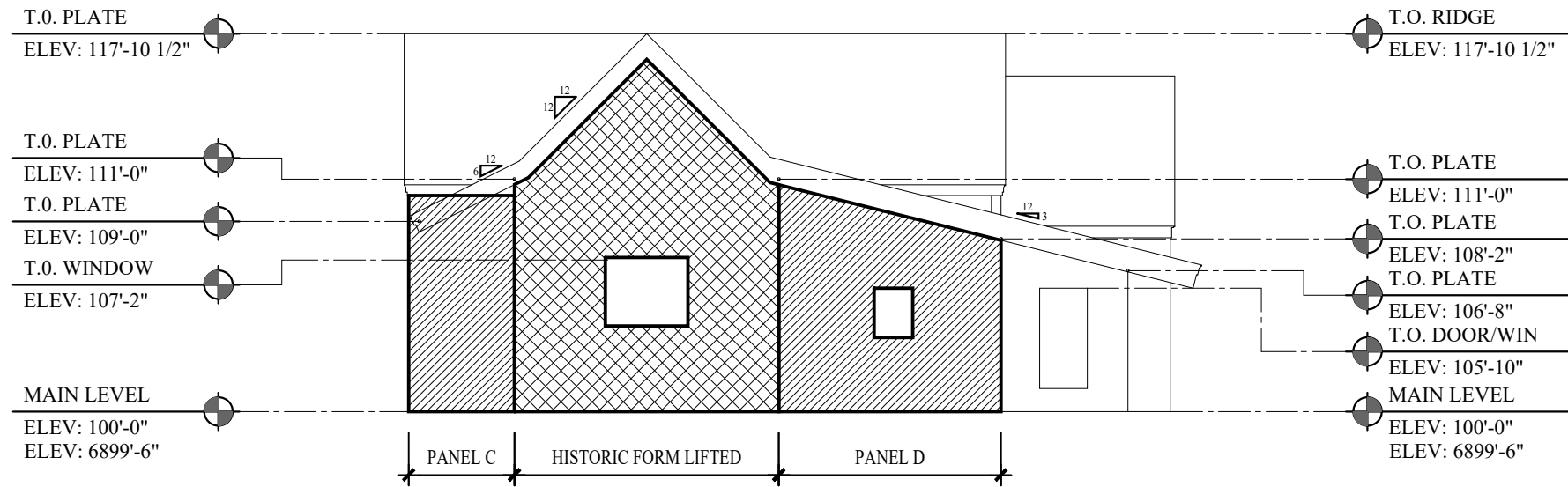
Please do not hesitate to contact me with any questions.

Sincerely,

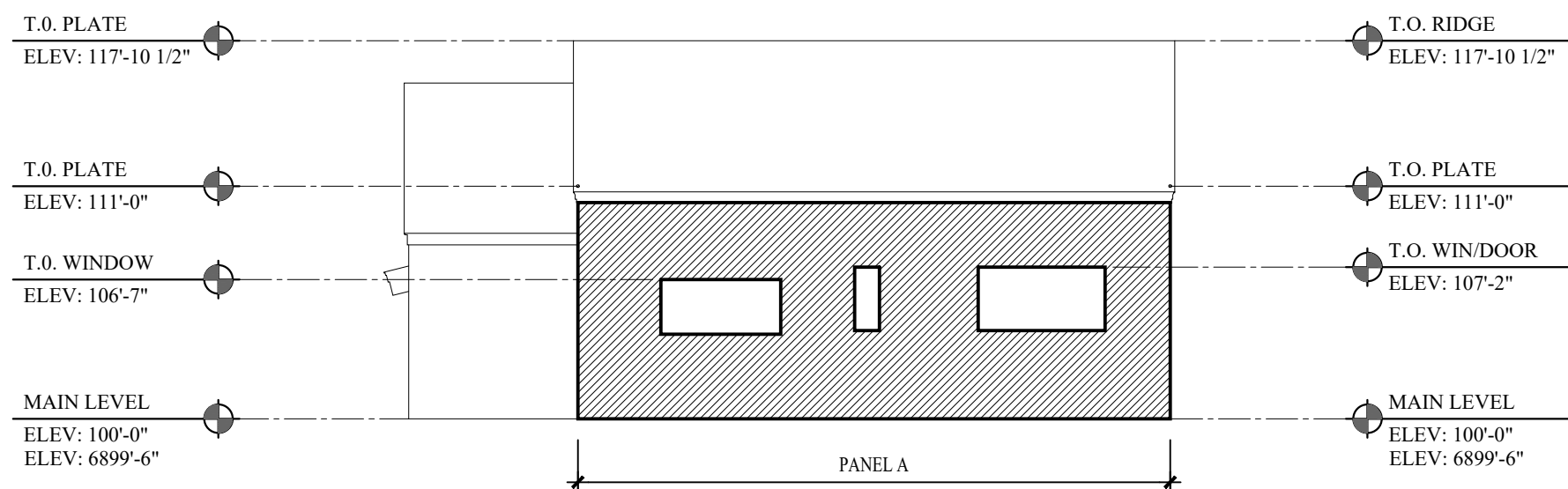


Jonathan DeGray - Architect

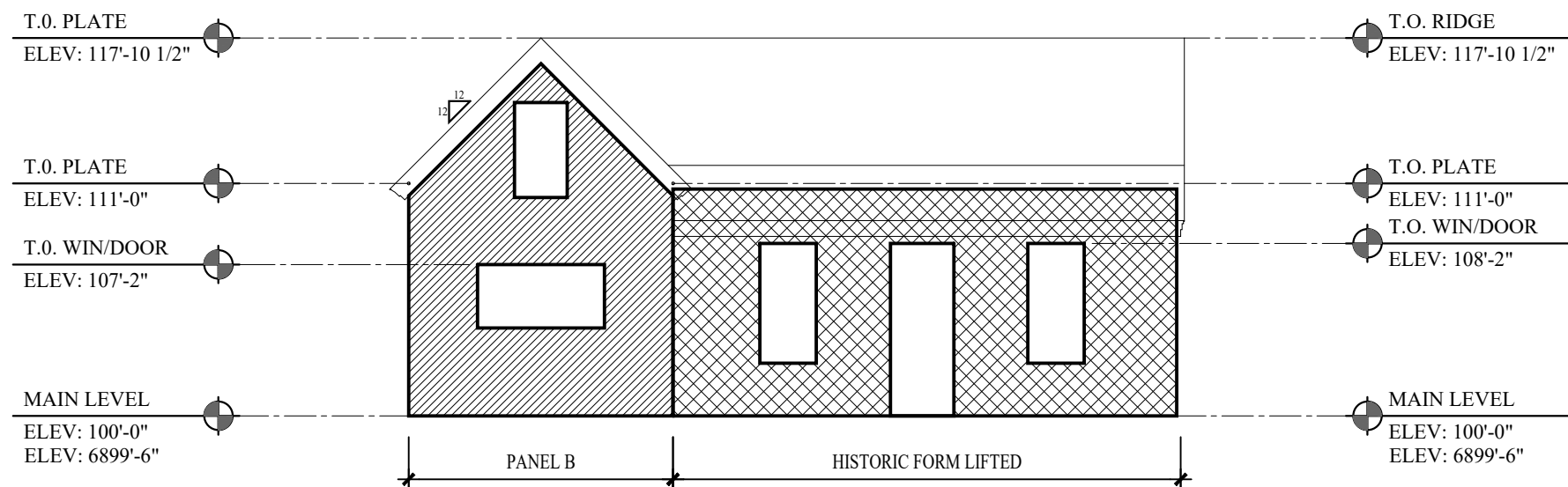
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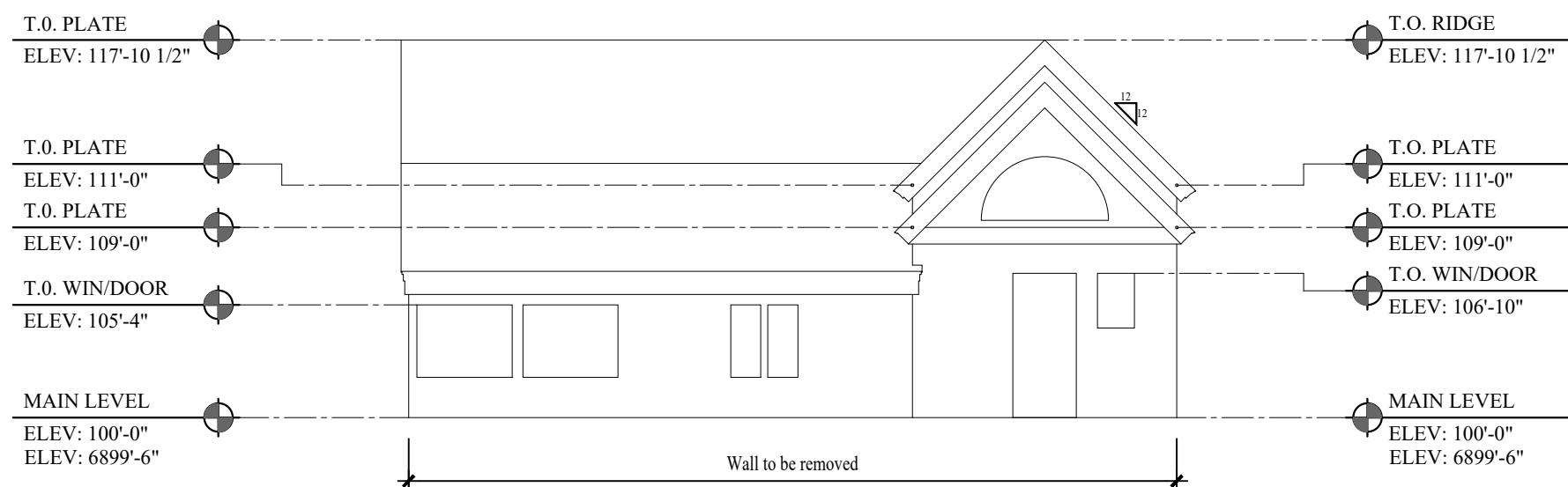
1
EX.1
PANEL D @ SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



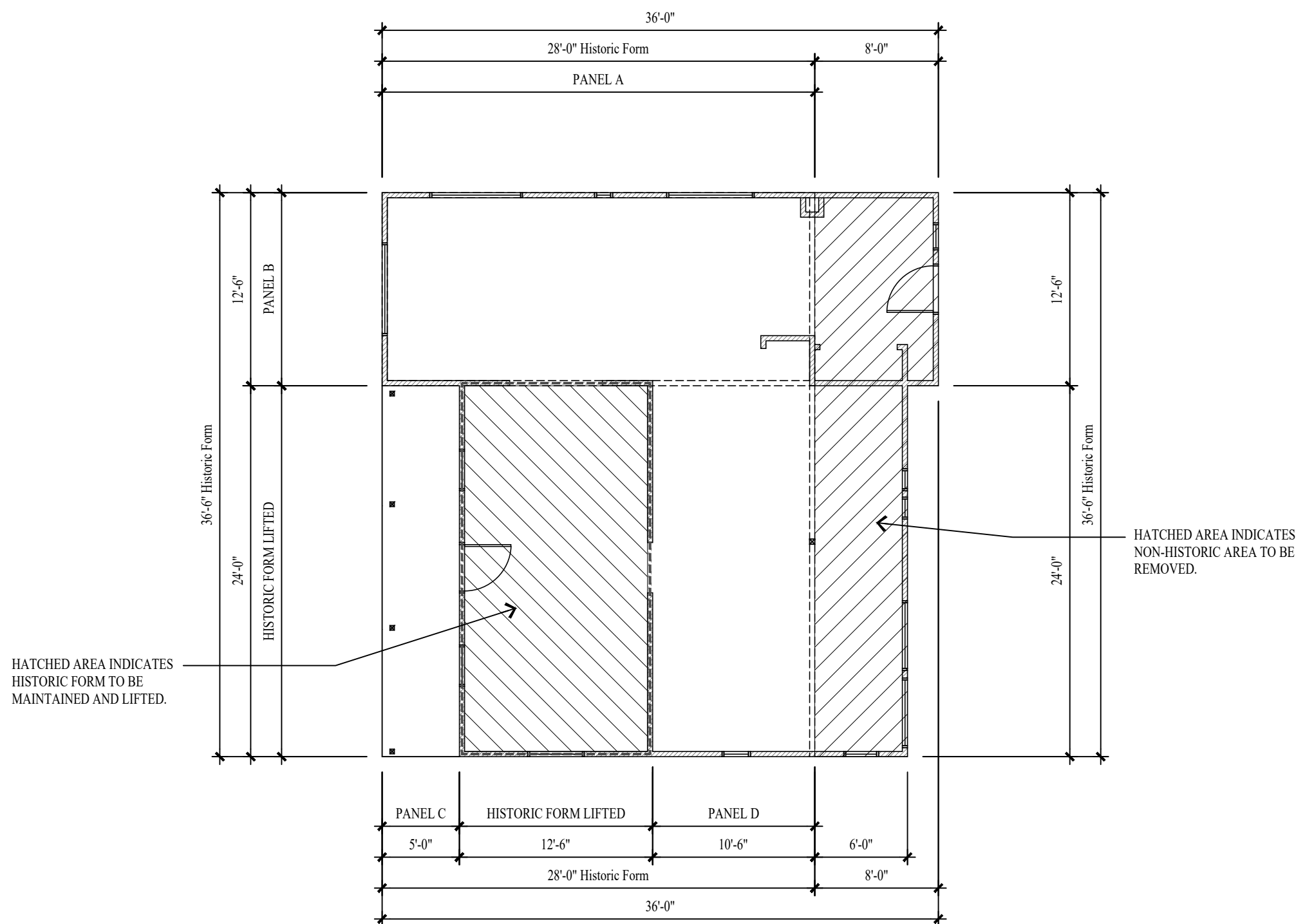
2
EX.1
PANEL A @ NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3
EX.1
PANEL B AND C @ WEST ELEVATION
SCALE: 1/8" = 1'-0"



4
EX.1
NO PANELS @ EAST ELEVATION
SCALE: 1/8" = 1'-0"



PANELIZATION PLAN / HISTORIC FORM LIFTED
SCALE: 1/8" = 1'-0"

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. 435-648-7263, E-mail: degrayarch@gwestoffice.net

SCHUELKE RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
1304 PARK AVENUE, PARK CITY, UTAH 84060

PANELIZATION PLAN

REVISIONS:

DATE:

MAY 10, 2022

PROJECT NUMBER:

2202-01

SHEET NUMBER:

EX.1

Shen Engineers, Inc. Structural/Seismic Consultants

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

March 30, 2022

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

Subject: Physical Condition Report of Park City House at
1304 Park Ave.
Park City, Utah

To Whom It May Concern:

We have performed a site investigation of the building on March 28, 2022 with the architect Jon DeGray. The conclusions on the house are as follows:

1. The main roof existing joists are 2x4 at 24" on center spanning about 8'-0" to 12'-0". The 12'-0" roof joists are 12% capacity of the code. The 8'-0" roof joists are 16% capacity of the code. They need to be upgraded or replaced with new roof joists. We suggest reframing roof ridge and valley beams and installing new 9 1/2" min. TJI roof joists.
2. The existing roof deck is 1x wood plank installed perpendicular to the existing joists. It doesn't have any capacity of shear diaphragm value. Suggest installing new 5/8" plywood or OSB with 10d @ 6" on center nailing.
3. The existing crawl space floor joists are 2x4 @ 24" on center spanning 12'-0". Most of them were totally rotted out. They have to be replaced. On the north portion of the house, the crawl space floor joists are kind new 2x6 @ 16" o.c.
4. All the existing headers need to be upgraded. We will review each one of them when design is available.
5. The exterior and interior walls are actual 2x4 @ 16" o.c. with 1x12 planks horizontally. They have capacity for gravity loads but no capacity for wind, seismic. The exterior walls need to be re-designed with new OSB/plywood sheathing and new holdowns for lateral complying with the new building code.
6. The whole existing building is supported by loose sand-stone or no footing at all. We suggest removing the existing foundation sandstone and frame walls. New reinforced concrete footing and foundation walls need to be poured for supporting the existing building and forming the frost depth of 40" minimum.
7. Considering the existing roof, floor and wall condition plus the age, rotted condition of building as well as the bad differential settlement and particularly the house is rested on dirt, we strongly suggest panelizing the existing building so we can re-build the entire

house. If not to panelize the existing building, the big concern is that the safety is not guaranteed when the construction crews are working inside of the existing building with jacking or vibrating to the building. To panelize the existing building, the construction crews may only need to work from the outside of the building most of time.

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

Best Regards,

Henry Shen

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

NOTICE OF OFFICIAL DETERMINATION



Project Address: 1304 Park Avenue
Project Description: Chief Building Official and Planning Director
Determination for Integrity of Structure
Date of Action: April 29, 2022

ACTION TAKEN:

The Applicant submitted a Historic District Design Review application to rehabilitate and construct an addition to 1304 Park Avenue. 1304 Norfolk Avenue is designated a Landmark Historic Site on the Park City Historic Sites Inventory. The Applicant proposes Panelization of a portion of the North, South, and West Elevations to construct a new foundation.

Land Management Code Section 15-11-14 establishes the criteria for panelization as follows:

- A licensed structural engineer must certify the Landmark Historic Structure cannot be reasonably moved intact and
- At least one of the following:
 - The panelization will abate demolition of the Landmark Historic Structure
 - The Landmark Historic Structure is determined to be hazardous or dangerous pursuant to International Building Code Section 116.1 or
 - The Historic Preservation Board determines with input from the Planning Director and Chief Building Official that unique conditions and the quality of Historic Preservation Plan warrant the proposed panelization. Unique conditions include
 - A problematic site or structural conditions that preclude temporarily lifting or moving the Structure as a single unit or
 - The physical conditions of existing materials prevent temporarily lifting or moving the Structure and the applicant demonstrates panelization will result in the preservation of a greater amount of historic material or
 - All other alternatives have been shown to result in additional damage or loss of historic materials.

On April 26, 2022, the Chief Building Official and Planning Director visited the site and determined that the Landmark Historic Structure is not in a state of disrepair that merits

demolition; the Landmark Historic Structure is not hazardous or dangerous pursuant to International Building Code Section 116.1 and the site and structural conditions will not preclude lifting or moving the Structure; the physical conditions of existing materials will not prevent temporarily lifting the Structure.

The Applicant submitted a Historic District Design Review application to rehabilitate and construct an addition to 1304 Park Avenue. 1304 Norfolk Avenue is designated a Landmark Historic Site on the Park City Historic Sites Inventory. The Applicant proposes Panelization of a portion of the North, South, and West Elevations to construct a new foundation.

On April 26, 2022, the Chief Building Official and Planning Director visited the site of 1304 Park Avenue and determined that the physical conditions of existing materials will not prevent stabilization and temporarily lifting of the Landmark Historic Structure. Therefore, the Chief Building Official and Planning Director do not recommend panelization.

The Historic Preservation Board shall ultimately decide the appropriate method of preservation and rehabilitation for the Landmark Historic Structures at 1304 Park Avenue. Regardless of which method is approved, the loss of some Historic Material is to be expected with this scope of work.

If there are questions or concerns regarding this determination, please contact the Park City Building Department or Planning Department.

Sincerely,

A handwritten signature in blue ink, consisting of several overlapping loops and a final horizontal stroke.

Dave Thacker
Chief Building Official

A handwritten signature in blue ink, featuring a stylized 'G' followed by a series of connected loops and a long horizontal tail.

Gretchen Milliken
Planning Director

Historic Preservation Board Staff Report



Subject: 517 Park Avenue
Application: PL-21-05118
Author: Aiden Lillie, Planner I
Date: July 6, 2022
Type of Item: Administrative – Material Deconstruction

Recommendation

(I) Review the proposal for 517 Park Avenue, (II) conduct a public hearing, and (III) consider approving the partial Material Deconstruction of the Landmark Historic Structure subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Jeffrey Love, represented by Caitlyn Barhorst

Location: 517 Park Avenue

Zoning District: Historic Residential-1

Historic Designation: Landmark Historic Site

Reason for Review: The Historic Preservation Board reviews removal of Historic Material to Accommodate New Additions, New Construction, or Structural Upgrades.¹

Abbreviations

HDDR	Historic District Design Review
HPB	Historic Preservation Board
HR-1	Historic Residential-1
HSI	Historic Sites Inventory
LMC	Land Management Code

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

Summary

The Applicant for 517 Park Avenue is proposing Material Deconstruction of a portion of the rear façade to accommodate a deck addition to the second story of the Landmark Historic Structure.

¹ LMC Section [15-11-12.5](#)

Background

517 Park Avenue is a one-story T/L cottage constructed in c.1888 and is a Landmark Historic Site on Park City's Historic Sites Inventory (HSI) ([HSI Form](#)).

This site was listed on the National Register of Historic Places in 1994 as part of the Park City Mining Boom Era Residences Thematic District. In the nomination, the structure is referred to as the Dr. William Bardsley House and described as having a perpendicular cross-wing, with gable end toward the street, and two full stories in height. An Italianate-style box bay window is located on the front of the cross-wing with paired double hung windows above. The decorative bargeboard in the gable end was salvaged from another historic house but remaining historic attachment marks indicate that an element of similar size and configuration was present historically. The southern wing was originally one story tall, but the attic was expanded several decades ago creating a poor roof condition.

The structure underwent major rehabilitation work from 1993 to 1994. This work corrected the altered configuration of the roofs, re-created the historic gable form and restoring the porch, basing the porch columns and balustrade on a few minor remaining historic elements and nearby historic models. The historic drop siding was repaired, compatible windows replaced vinyl windows, and the porch and roof were reconstructed. A new basement contains a garage, a mechanical room, and storage space.

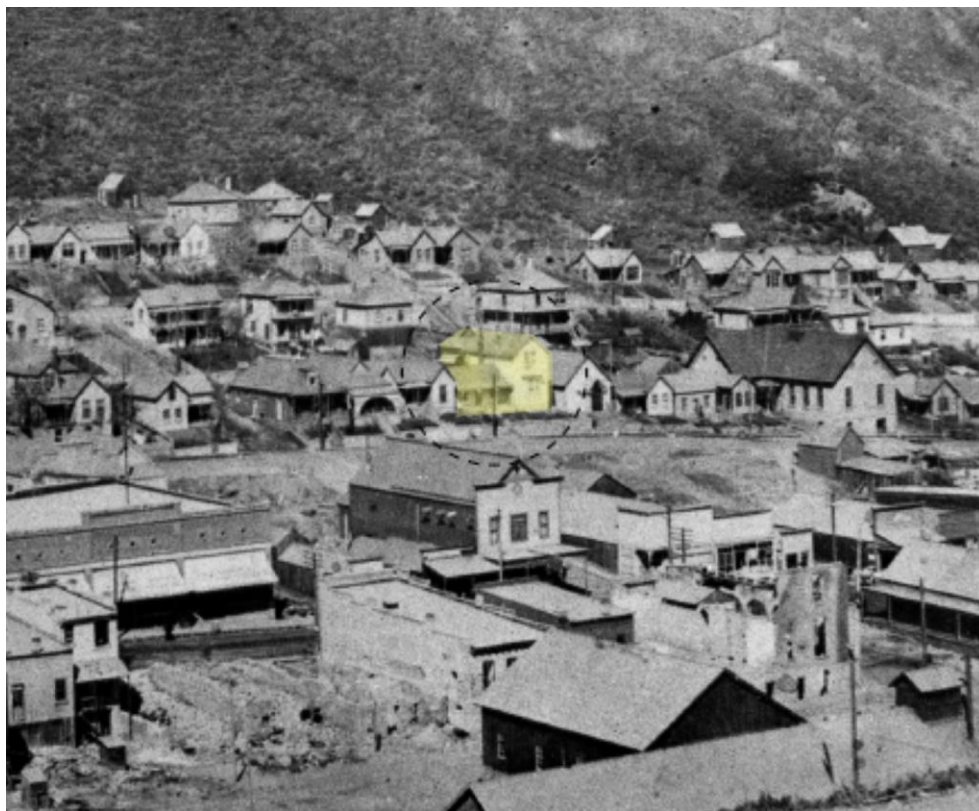


Figure 1. 1900 Photograph with 517 Park Avenue highlighted in yellow.



Figure 2. 1978 Photograph



Figure 3. 2021 Photograph

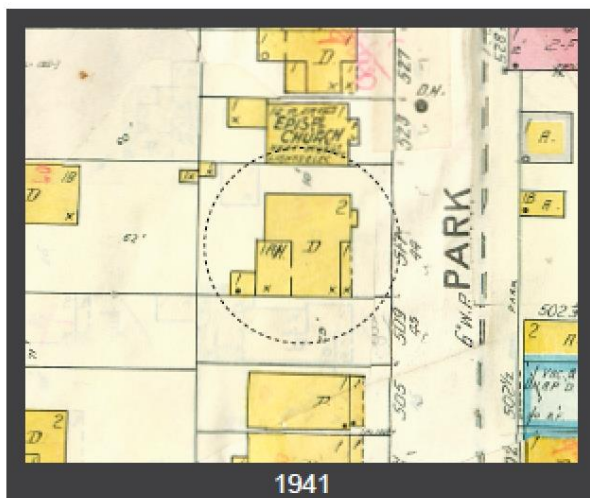
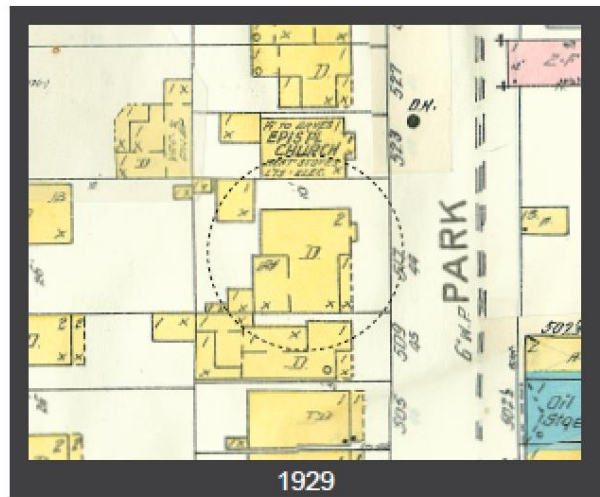
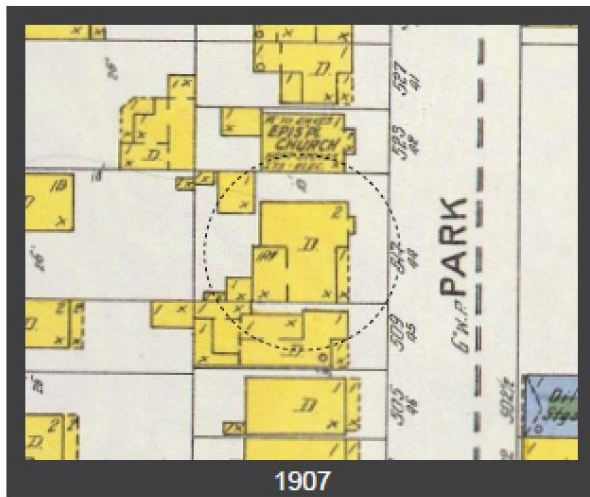
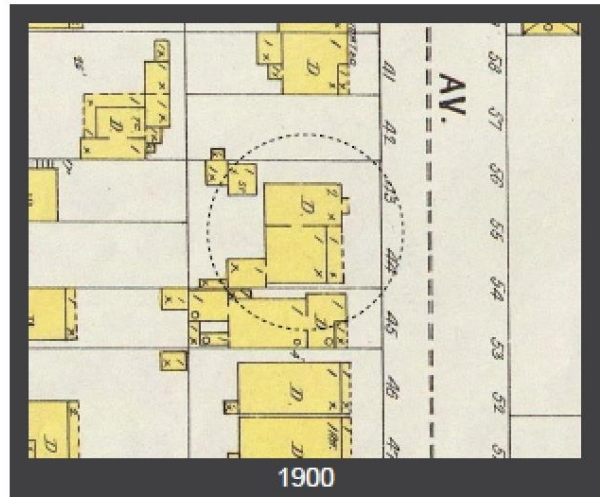
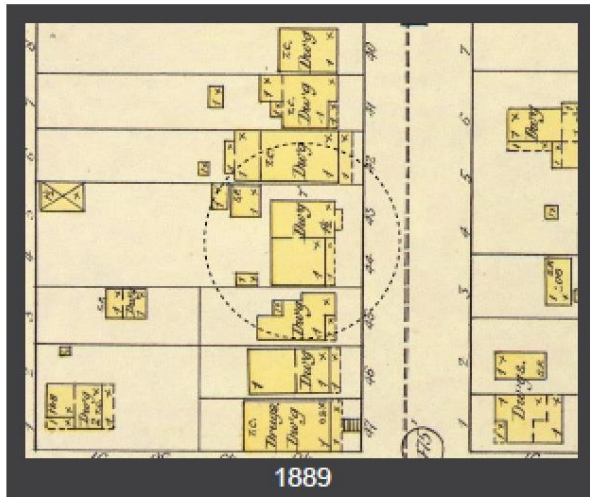


Figure 4. Sanborn Map History

In 1988, previous owners, the Episcopal Diocese of Utah, proposed the demolition of 517 Park Avenue. The Historic District Commission (HDC) awarded the applicants a grant to help restore the structure. The grant went unused (Exhibit B). On June 19, 1989, the HDC voted to place on the record that the HDC strongly supports the renovation of 517 Park Avenue (Exhibit C).

On July 6, 1991, HDC had a discussion with St. Lukes Episcopal Church Building Committee (Exhibit D). On August 6, 1991, the HDC voted to send the Episcopal Diocese of Utah a letter stating that they had discussed three alternatives to the demolition. The first was the renovation or reconstruction of the building, the second alternative was for the property to be sold to another owner, and the third alternative was the suggestion to have the property donated to the City to be renovated (Exhibit E).

On August 12, 1991, the Board of Trustees of the Corporation of the Episcopal Church in Utah adopted a resolution to demolish 517 Park Avenue (Exhibit F).

On December 11, 1991, the Corporation of the Episcopal Church in Utah submitted a Historic District Review application for demolition (Exhibit F).

On June 16, 1992, the Episcopal Diocese of Utah sold the property to local contractor Tim Lee. The sale was facilitated by the City to save the historically structure from demolition (Exhibit G).

On September 2, 1992, Tim Lee, applied for a Historic District Review application. The applicant proposed to renovate the structure and construct an attached garage (Exhibit H). The City also financially participated in the project and co-signed on the construction loan which was paid off and released. A lot combination was approved but a plat was not recorded and the staff has been unable to locate any further records.



Figure 5. 1992 Approved East Elevation

On December 28, 2021, the Applicant submitted a Historic District Design Review Pre-Application to the Planning Department, and on March 24, 2022, the Applicant submitted a complete Historic District Design Review (HDDR) Application to the Planning Department. The Applicant is proposing Material Deconstruction to construct a rear deck. The HDDR Application was reviewed for compliance with LMC [Section 15-13-2](#) *Design Guidelines for Historic Residential Sites* by the Design Review Team on April 13, 2022.

The scope of the Applicant's HDDR application includes the removal of a non-historic porch on the south elevation, an interior renovation, structural upgrades to the existing foundation, replacement of non-historic windows and siding material, and the reconstruction of a non-contributing rear bump out extension (Exhibit I).

On May 13, 2022, the City's Historic Preservation Consultant, Anne Oliver, determined that the porch on the south elevation is non-historic, having been constructed during the

1992 renovation (Exhibit J). On May 22, 2022, staff visited the site to determine if any historic material remains on the southwest corner of 517 Park. Staff determined that all historic material was removed during the 1993 renovation when a bathroom addition was constructed as an extension to the c. 1900 bump out (Exhibit K).

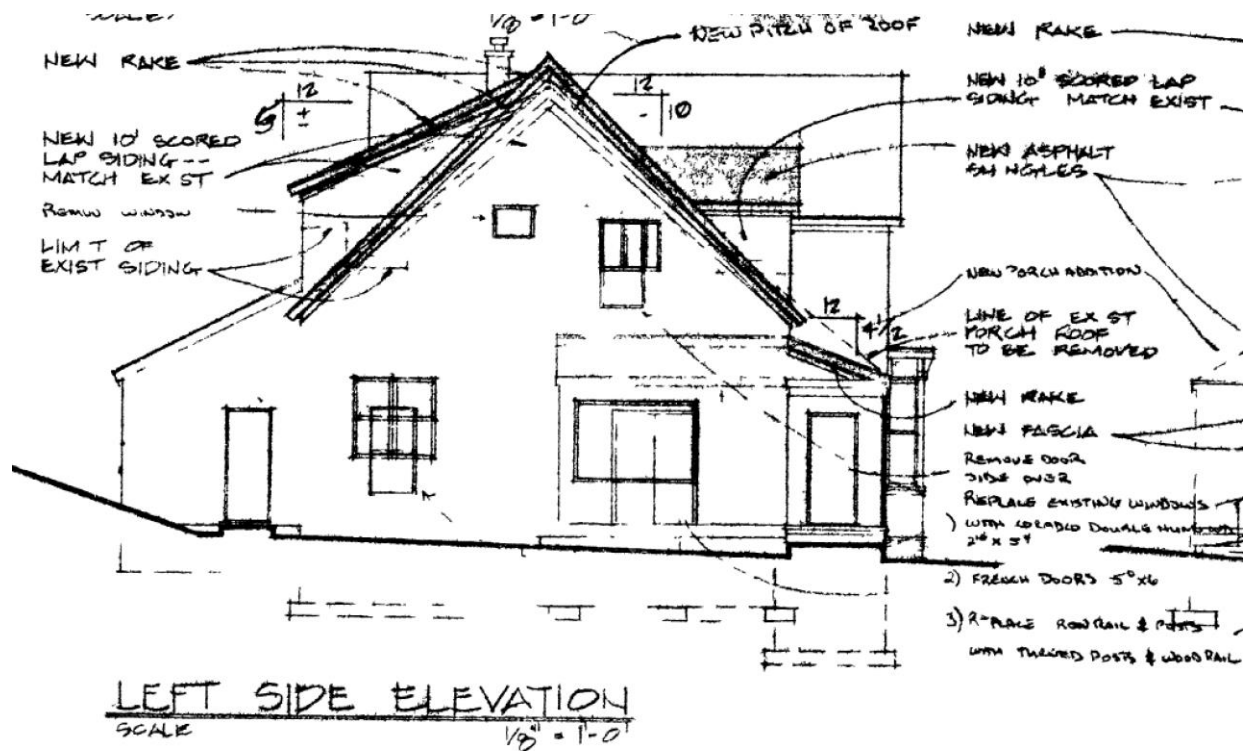


Figure 6. 1992 Approved Porch Addition, South Elevation



Figure 7. 2022 Proposed South Elevation

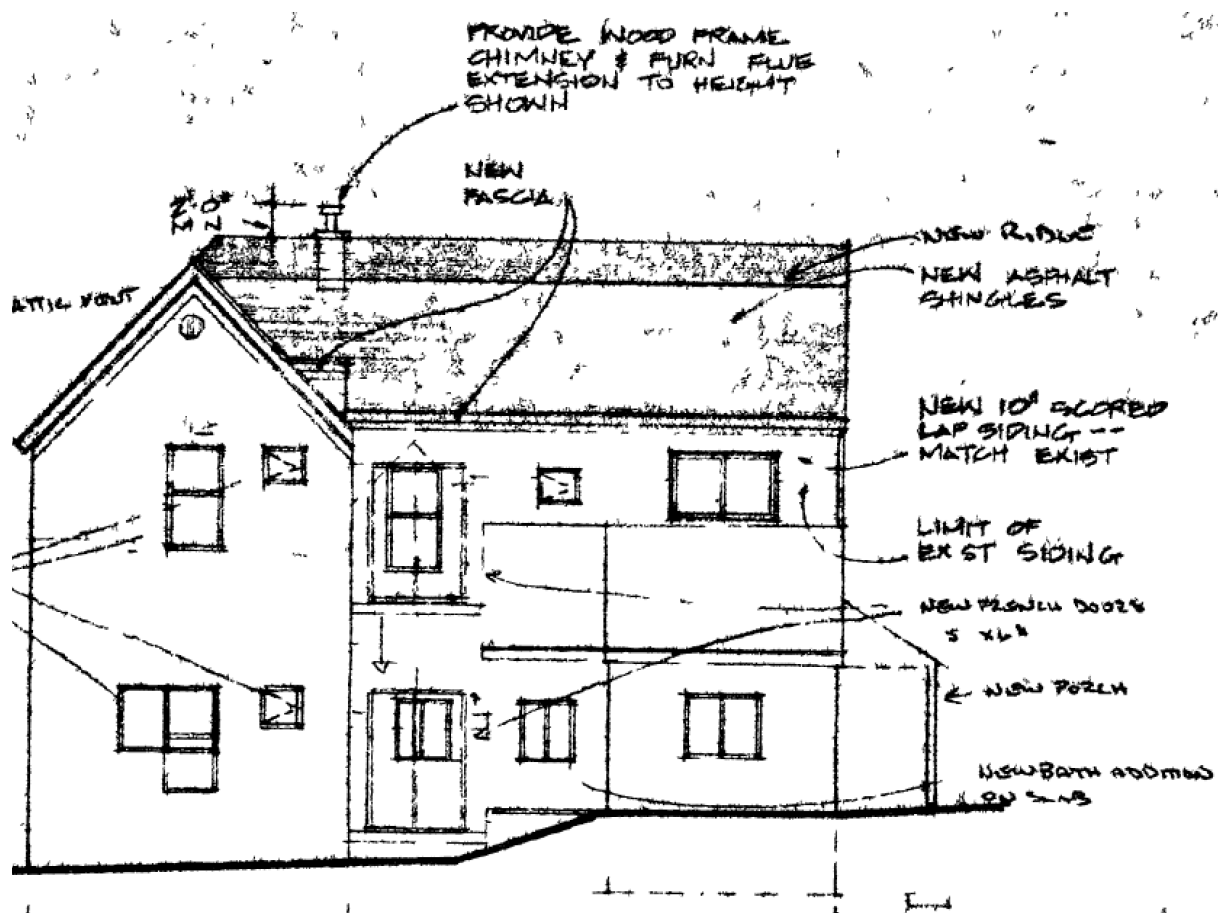


Figure 8. 1992 Approved Bathroom Extension, West Elevation



Figure 9. 2022 Proposed West Elevation



Figure 10. Inside of the Southwest c 1900 bump out. 1992 Siding material shown, no historic material remains.

Analysis

- (I) **Staff recommends the Historic Preservation Board approve the Material Deconstruction of a portion of the rear façade of the Landmark Historic Structure.**

Per the Land Management Code Section [15-11-12.5](#), the HPB reviews the removal of Historic Material to Accommodate New Additions, New Construction, or Structural Upgrades.

The Applicant proposes to remove 32 square feet of historic material to accommodate a rear second-level deck addition. Below is an image depicting the proposed material to be removed:



Figure 6. Proposed material to be removed



Figure 7. Existing Rear Façade



Figure 8. Proposed Rear Façade

Prior to issuance of a Building Permit for any Material Deconstruction work, the Planning Department shall review the proposed plans for compliance with the Land Management Code [Chapter 15-13](#) *Design Guidelines For Historic Districts and Historic Sites*. The Conditions of Approval below are found in the Draft Final Action Letter (Exhibit A).

Condition of Approval 2: In order to prevent damage to a historic structure, the deck shall be constructed to be self-supporting. If the deck cannot be constructed to be self-supporting, the deck shall be attached to a historic structure with care so loss of historic fabric is minimized.

Condition of Approval 3: The addition shall be undertaken in such a manner that if removed in the future the essential form and integrity of the Landmark Historic Structure can be restored.

Condition of Approval 4: The deck shall be constructed in an inconspicuous area where visually minimized from the primary right-of-way. The deck shall be located such that the deck does not damage or conceal significant historic features or details of the historic structure.

Condition of Approval 5: The visual impact of the deck shall be minimized by limiting its size and scale.

Condition of Approval 6: Significant site features, such as mature trees, shall be protected from damage during the construction of the deck by minimizing ground disturbance and by limiting use of heavy construction equipment

Department Review

The Planning, Building, and Legal Departments reviewed this application.

Notice

Staff published notice on the City's website and posted notice to the property on June 22, 2022. Staff mailed courtesy notice to property owners within 100 feet on June 22, 2022. The *Park Record* published notice on June 22, 2022. LMC Section [15-1-21](#).

Public Input

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

Alternatives

- The Historic Preservation Board may approve the Material Deconstruction based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A);
- The Historic Preservation Board may deny the Material Deconstruction and direct staff to return with the Board's Findings for the denial; or
- The Historic Preservation Board may request additional information and continue the discussion to August 3, 2022.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: January 29, 1990 Planning Staff Letter

Exhibit C: June 19, 1989 HDC Meeting Minutes

Exhibit D: July 6, 1991 HDC Meeting Minutes

Exhibit E: August 6, 1991 HDC Meeting Minutes
Exhibit F: CAD Application and 1991 Board of Trustees of the Corporation of the
Episcopal Church Resolution
Exhibit G: September 14, 1992 HDC Meeting Minutes
Exhibit H: 1992 Historic District Review Application
Exhibit I: Proposed Plans
Exhibit J: Porch Determination Letter
Exhibit K: Bump Out Determination Letter
Exhibit L: 1992 Approved Building Plans



**HISTORIC PRESERVATION BOARD
PARK CITY, SUMMIT COUNTY, UTAH**

RE: MATERIAL DECONSTRUCTION

The Historic Preservation Board of Park City, Utah, met on Wednesday, July 6, 2022 for a duly noticed meeting. The Board formed a quorum and conducted its scheduled business.

ACTION

Project Address: 517 Park Avenue
Project Number: PL-21-05118
Type of Item: Administrative
Hearing Date: July 6, 2022

The Historic Preservation Board conducted a public hearing and approved the Material Deconstruction of a portion of the rear façade to accommodate a second level deck based on the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. 517 Park Avenue is a one-story T/L cottage was constructed in c.1888 and is a Landmark Historic Site on Park City's Historic Sites Inventory.
2. This site was listed on the National Register of Historic Places in 1994 as part of the Park City Mining Boom Era Residences Thematic District.
3. The structure underwent major rehabilitation work from 1993 to 1994.
4. On December 28, 2021, a Historic District Design Review Pre-Application was submitted to the Planning Department.
5. On March 24, 2022, the Planning Department received a complete Historic District Design Review (HDDR) application for 517 Park Avenue. The Applicant is proposing Material Deconstruction to the structure to construct a rear deck.
6. The HDDR Application was reviewed by the Design Review Team on April 13, 2022.
7. Per the Land Management Code Section [15-11-12.5](#), the HPB reviews the removal of Historic Material to Accommodate New additions, New Construction, or Structural Upgrades.

8. The Applicant proposes to remove 88 square feet of historic material to accommodate a rear second level deck addition.
9. The staff report is incorporated herein.

Conclusions of Law

1. The proposal complies with Land Management Code § 15-11-12.5, *Historic Preservation Board Review For Material Deconstruction*; and § 15-13-2, *Design Guidelines For Historic Residential Sites*.

Conditions of Approval

1. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning Director review and approval/denial in accordance with the applicable standards prior to construction.
2. In order to prevent damage to a historic structure, the deck shall be constructed to be self-supporting. If the deck cannot be constructed to be self-supporting, the deck shall be attached to a historic structure with care so loss of historic fabric is minimized.
3. The addition shall be undertaken in such a manner that if removed in the future the essential form and integrity of the Landmark Historic Structure can be restored.
4. The deck shall be constructed in an inconspicuous area where visually minimized from the primary right-of-way. The deck shall be located such that the deck does not damage or conceal significant historic features or details of the historic structure.
5. The visual impact of the deck shall be minimized by limiting its size and scale. Significant site features, such as mature trees, shall be protected from damage during the construction of the deck by minimizing ground disturbance and by limiting use of heavy construction equipment.

If you have any questions, concerns, or comments regarding this letter, please email aiden.lillie@parkcity.org or call 435-615-5067.

Sincerely,

Randy Scott
Historic Preservation Board Chair

CC: Gretchen Milliken, Planning Director
Aiden Lillie, Project Planner

Park City Planning Department
Staff Report

To: Historic District Commission
From: Planning Staff
Date: January 29, 1990 *mm*
Re: NEW BUSINESS - 517 Park Avenue, St. Luke's Parish Hall

The Episcopal Diocese of Utah purchased the historic residence at 517 Park Avenue, adjacent to St. Luke's Episcopal Church, in January 1988 with the intention of using the property in some manner as support to the church. They applied for and were awarded a \$10,000 grant in 1988 but were unable to use it because of unresolved questions about the feasibility of the renovation of the structure.

During the past year the members of the congregation have worked with the Diocese to develop several alternatives for the property. The goals of the church are to have a building which can be used as a retreat for church members, a location for church school, an office, a kitchen, conference room, library, and four bedrooms. They have started their intentions are to have a facility for small meetings and work sessions which would support the activities the church building can accommodate. They do not intend to rent rooms or otherwise invite the general public to use the parish hall.

The Diocese has worked with Price Associates, Structural Engineers and Connelly/Cannon Architects/Planners of Salt Lake to evaluate the various options for the building. Their consensus is that the most favorable option would be to replicate the building in such a way that the exterior appears the same as the original building, repositioning the building on the lot to optimize the site, and providing on-site parking if feasible. They are in the process of obtaining a property survey in order to evaluate the site's capability to accommodate those goals.

Roger Stephens of St. Luke's has been working with the Planning Staff and the consultants on the proposal and has asked that they have an opportunity to discuss the project with you.

A copy of recent correspondence regarding the Historic District Commission's and Planning Staff's positions are attached, along with the consultants' reports, and the Utah State Historical Society's Site Information Form.

The applicants have been informed that the change in use from residential to public will require a Conditional Use Permit from the Planning Commission. This meeting with the HDC will help provide the applicants with an indication of the Commission's support of both the building and its proposed new use.

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Meeting of June 19, 1989
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original estimates. Other examples of projects going over their estimates are 923 Empire and 558 Main Street.

After a discussion based on the possibility that flexibility on the amounts could prompt many people to come in for additional amounts, the HDC decided not to release further funds at this time.

3. Design Review of Proposed Deck on the Back of 416 Park Avenue - Jack Mayer

Planner McIntyre informed the HDC that Mr. Mayer would not be able to be there and that she would represent him on this project. Planner McIntyre passed around the plan for the deck addition at the back of the house. The deck will be 6' wide. Rick Perry is working with Mr. Mayer. The house is being painted a steel blue with white trim.

MOTION: Fred Moore moved for approval of the deck and for final design review to be approved by Staff. Motion seconded by Ron Whaley. Motion passed with all in favor.

6. Request for a Letter in Support of the Renovation of St. Luke's Episcopal Church Manse Building - 517 Park Avenue

Planner McIntyre told the HDC that Roger Stephens had been into the office and requested the support of the HDC and the Planning Staff to keep the building. There is some feeling on the governing committee in Salt Lake that it would be easier to tear down the building and begin anew. Mr. Stephens is requesting a letter from the HDC pointing out the historic significance, etc. of the building. Planner McIntyre will also send a letter from the planning issues standpoint.

MOTION: Fred Moore moved that for the record that the HDC strongly supports the renovation of St. Luke's Manse. Motion seconded by Ron Whaley. Motion passed with all in favor.

The HDC then returned to an on-site inspection for the following Old Business agenda item:

2. Design Review of 27 Hillside - Peter Marth

An on-site motion was made as follows:

MOTION: Hank Louis moved to approve the change to the roof with the requirement that columns be added to the roof overhang to match the porch on the south side, and that the windows be brought back to the HDC for review. Motion seconded by Ron Whaley. Motion passed with all in favor.

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Page 7**

1. One to two additional windows shall be placed on each side of the house, the location and size of which shall be approved by the Planning Staff prior to permit issuance.
2. A final color palette shall be approved by the Planning Staff, **including color for metal chimney flue.**
3. The entrance door shall include a window and shall be of a design consistent with the Historic District Design Guidelines, subject to Staff approval.
4. **Eliminate the transom window on the back elevation and replace with a window to be approved by the Planning Staff.**
5. **The sliding glass doors on the back elevation will have a substantial appearance to be approved by the Planning Staff.**

Motion seconded by David Hampshire. Motion carried.

3. Discussion of St. Lukes Episcopal Church Manse Building Alternatives, Roger Stephens

Planner McIntyre introduced the HDC to Roger Stephens of the St. Lukes Episcopal Church Building Committee, Greg Henry, and Father Ed Howlett.

Planner McIntyre reminded the HDC that this issue had been before them previously. A grant was given for the renovation of the manse in 1990 but nothing has been done since then. A year ago the Historic District Commission wrote a letter to the Episcopal Church encouraging them to do whatever possible to retain the structure and avoid tearing it down.

Chief Building Official Ron Ivie has inspected the building and is very concerned about its current status. There are some electrical problems in particular which Mr. Ivie is concerned about. Mr. Ivie is anxious that something be done with the building.

Mr. Stephens advised the HDC that Mr. Ivie's inspection report basically recommended no occupancy. Mr. Stephens stated that the building is owned by the Episcopal Church Corporation in Salt Lake City and their biggest concern is the liability. Because of that, the church has notified the tenants to vacate the building, effective the end of July, 1991. Mr. Stephens advised that the Episcopal Church Corporation and St. Luke's vestry which runs the church are meeting on August 5. At that time St. Luke's vestry

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needs to give a report on what they think should be done with the building. Mr. Stephens commented that the Episcopal Church Corporation does not have the funds or the desire to do anything with the building, hence St. Luke's vestry is looking for guidance in providing alternatives for this building.

Mr. Stephens explained that the property is located on three lots adjacent to the Episcopal Church. The building was originally purchased with the idea of using it in combination with the Episcopal Church. He stated that it is clear with the growth in Park City, St. Lukes will need a bigger facility and one with better parking facilities. He commented that St. Lukes will remain a chapel but it is questionable whether this will include the three lots and the manse. At this point, they see no future use for the lots or the building.

Jacquie Cote inquired if the building had been on the real estate market. Mr. Stephens commented that it had not nor had there been any discussion of that at this juncture. However, Craig Henry has been looking at the possibility of purchasing the building. Mr. Stephens commented that it is his personal opinion that they should try to save the building. The options as Mr. Stephens see it are to tear it down, sell it and have it moved to another site, or sell the building and have someone else renovate it.

Father Howlett advised that he felt the Diocese would be amenable to keeping the property and using it as a public green space for the City and tearing down the structure. The use of the public green space would be for wedding receptions, displays during the Arts Festival, etc.; and other uses similar to that of a pocket park.

Mr. Stephens commented that when they met with the Planning Commission in January 1990, there was a full engineering report completed and an architectural as-built. Connelly and Cannon looked at the building and at that point, based upon their recommendation, the diocese felt the most logical solution would be to tear the building down and replicate it back to its original state before any additions had been added. The question at the time before the HDC was whether or not the use could be preserved without having to meet the parking requirements, etc. Mr. Stephens informed the HDC that since then, because of changes in the needs of the church, plans to do anything with the building have more or less been given up.

Mr. Stephens advised the HDC that he has asked the Planning Staff to give them a written report on their options which he can present to the vestry, who will then come up with their own report and send it all on to the church corporation. Mr. Stephens stressed that he is looking for alternatives and options to save the building.

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It was again discussed that the grant which had been given this structure three years ago had not been used. Mr. Stephens commented that the architects, etc. who looked at the building advised not to start spending money on it until a definite plan had been established about what to do with it.

Mr. Hampshire asked about the building's foundation. Mr. Stephens responded that the southwest and north walls have no foundation but there is a partial basement which housed the furnace in the middle of the structure and there is some foundation across the front of the building. He then explained further weaknesses within the structure.

Planner McIntyre went over the point with Mr. Stephens that the current needs of St. Lukes appear to be for the use of a larger facility in some other location and that St. Lukes will be retained as a chapel. She commented that it appears that there really is no use for the manse as a building as it currently stands due to the liability, etc. Mr. Stephens responded that if it were to be renovated the vestry would probably prefer that it be moved further south to give a feeling of space between it and the chapel.

Alison Child observed that the suggestion of replicating the building doesn't appear to be helpful to the vestry. Mr. Stephens responded that replication would be a short-term and expensive solution. Father Howlett made the point that the diocese owns property in Silver Springs for possible expansion. Roger Stephens stated that they need approximately 1 ½ acres of ground to expand to fit their growing needs.

Alison Child was of the opinion that the HDC's first preference would be to see the building renovated and that perhaps there could be a solution which would benefit both St. Luke's and the HDC. She made the observation that if the vestry sells the property they could possibly realize a better financial return with the building on it than as a vacant lot. Mr. Stephens commented that reaching a solution on what to do with the manse was not strictly a money issue.

Craig Henry commented that as far as renovation is concerned it only seems feasible to renovate the original north portion and recreate something other than the current additions. A discussion followed on what portion of the building was the original section. The portion that is most probably the original structure is in better condition than the balance of the structure. Planner McIntyre made the point that any construction over 50 years is considered historic, so in this case some of the additions could also be considered historic.

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Page 10

Jacquie Cote had a problem with the idea that if this building were to be replaced by a pocket park use, that that use would not be long-lived.

Concerning the alternatives for the building Planner McIntyre suggested that a first choice would be to have a renovation consistent with what was originally there, but if it is a choice between having the house completely demolished or a portion taken off, having a portion taken off would be preferable to demolition. She suggested that the feasibility of a renovation be discussed by the church committee with Allen Roberts of Cooper/Roberts.

Alison Child wondered if the additions to the house could be removed, then move the house over and thereby cleaning up the property line. Mr. Stephens explained that a renovation of the original building would probably result in moving the whole building onto Lots 3 and 4.

A discussion followed on what materials might have been used on the original structure.

Alison Child referred to a home on Empire Avenue which she felt would be very close to the architectural style of the original part of this building. Ms. Child commented that renovating the building in some form was definitely preferable to leaving the area as open space.

Various uses for the building were then discussed, including whether it should be restored as a single family or duplex use. Mr. Stephens inquired if there was any possibility for the uphill side of Park Avenue to be used as commercial space. Planner McIntyre commented that she doesn't see that happening in this area. She affirmed that bed and breakfast in this area is a conditional use.

In response to Mr. Stephens Planner McIntyre confirmed that the City had helped facilitate the moving of several old buildings within the Historic District. She explained that the Preservation Ordinance which is currently being reworked is considering a process whereby a property will be posted to the effect that it will be torn down if not sold or moved.

Father Howlett stressed that the Diocese is becoming more nervous over any delay on the disposition of this property due to the liability problems. He asked if there was a time-frame in which they needed to act in concert with the HDC. The 90 day waiting period process on a demolition application was explained to Father Howlett. Mr. Stephens commented that if they can't come up with a solution for this property they will have to apply for a demolition

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permit because of the hazardous condition of the building. The building will be vacant as of August 1.

Ms. Child reviewed the HDC preference on how they would like to see this building handled as follows:

1. Renovate it as close as possible to its existing form on the site.
2. If St. Lukes does not have the capability of restoring it, sell it to someone who could restore it on site.
3. Move it off site if someone cannot renovate it on site.
4. Apply for a demolition permit.

Planner McIntyre commented that she thought it was important to emphasize that having a vacant parcel in this area is not necessarily desirable. She quoted Public Affairs Director Myles Rademan who has commented that vacant lots in this area "come across as missing teeth in a smile". Father Howlett commented that it could be used not so much as a vacant lot but as green space for setting off the church and as a permanent and inviting space for the City.

Alison Child asked if the applicants would like the HDC recommendations in written form. Roger Stephens responded that they are going to compile all the information possible including seeing Ron Ivie about a possible interim situation and the demolition procedure and that written input from the HDC would be helpful. The local vestry will send this to the Church Corporation and the Real Estate Committee who will analyze and forward the information on to the Standing Committee who make property decisions. A decision may be made in September.

Mr. Stephens also made the suggestion that perhaps the City would be interested in taking over this building. Planner McIntyre was not of the opinion that the City would be interested.

Jacquie Cote made the suggestion that if a potential buyer were to be found there might be a possibility of a future grant to help them with improvements.

Planner McIntyre was of the opinion that it was important that Chairman Reed and Hank Louis be aware of this issue before a letter is drafted. For that reason she suggested that this be put on the August 5 agenda at which time the HDC can vote on a resolution and a recommendation in the form of a letter.

**Historic District Commission
Minutes of July 22, 1991
Page 12**

David Hampshire advised that he is a member of St. Luke's and wondered if he should vote when a vote is required. Planner McIntyre expressed that since he has made the disclosure and there is no financial interest, he would be able to vote.

Craig Henry informed the HDC that he is a potential buyer and might want to replicate the building but will not know if it is feasible until he really got into the project. He wanted to know how the HDC would respond if he decided to demolish the building and start over. Alison Child commented that it would depend on what his plans would show but that she felt the HDC would probably want him to save as much of the original building as possible. A discussion followed on the fact that several buildings in the Historic District have been successfully replicated.

Mr. Stephens commented that their architectural committee had determined that it would cost as much to build a new building as to renovate the old one.

In response to Mr. Henry about the process for replication, Alison Child commented that in the case of the Armstrong property which is being replicated, measurements were taken of everything before the building was demolished.

Mr. Henry commented that he would be interested only in replicating the "good looking" portion of this structure. Planner McIntyre advised that the idea is not to completely change the character of the building.

Mr. Stephens made the point that because this building will be vacated, it will afford a chance to see how it was originally framed, etc.

Alison Child commented that it was really nice to have applicants come in who had not already made up their minds about what they planned to do.

Planner McIntyre asked that Roger Stephens contact her during the following week.

4. Discussion of Staff Changes, Meeting Schedules, Application Review Procedures, etc.

Planner McIntyre informed the HDC that until the Staff hires another planner she will be handling all of the HDC items. Consequently there will be very little time for special projects. Planner McIntyre advised that 1515 Architects are working on computer renderings which will show the various options for down-

3. Discuss Request to Apply Retaining Wall to Grant at 1110 Woodside, John Mack

Planner McIntyre informed the HDC that this agenda item had been withdrawn.

VI. OLD BUSINESS

1. Continued Design Review of Addition for Indoor Dining at 442 Main, Alex's Restaurant

Planner McIntyre advised the HDC that this item had been postponed.

2. Discussion of Action for St. Lukes Episcopal Church Manse Building Alternatives, Roger Stephens

The draft letter prepared by the Planning Staff to be presented to St. Lukes from the HDC was briefly discussed. The suggestion was also made that alternatives be presented to City Council in order for the City to take a position against the building's demolition.

2. Review of Ordinance Regulating Processing of Applications for Removal of Historic Structures

City Attorney Carter introduced Mark Harrington, who is a law student at the University of Washington, and who has been working in the Park City Legal Department this summer. Mark has been working on a Proposed Ordinance for the Process for Demolition of Historic Structures.

Mr. Carter advised that the legal department was most interested in how other cities had approached determining whether or not there was an economic hardship, and how to stop speculative demolition of structures. In other words, to stop demolition of structures just because it would make more money and to move that into the realm of balancing the public's interest in preserving the structure against the private owners.

Mr. Carter advised that the most important aspect of the ordinance is that it distinguishes between commercial and residential property. The requirements to demolish a commercial structure will require a rigorous economic showing for a necessity to tear the building down.

Mr. Carter then turned the discussion over to Mark Harrington who advised that § 2.03 as it appears in the draft should read 203. Mr. Harrington referred to the flow chart on the last page of the proposed ordinance which will aid in understanding the steps involved in the demolition process. Mr. Harrington then took the



Approved _____ (date) _____
Denied _____ (date) _____
Park City Municipal Corporation
P.O. Box 1480
Park City, UT 84060
(801)649-9321
Application # _____
Receipt # _____

HISTORIC DISTRICT REVIEW

APPLICATION FOR: DEMOLITION

PROJECT INFORMATION

Name: THE CORPORATION FOR THE EPISCOPAL CHURCH IN UTAH
Address or Location: 517 PARK AVE.
Legal Description: LOTS 3, 4, 5; BLOCK 5; PARK CITY SURVEY

APPLICANT (check one)

(☒) Owner () Optionee () Buyer () Agent () Other
Name: THE CORPORATION OF THE EPISCOPAL CHURCH IN UTAH
Mailing Address: P. O. BOX 3090, SALT LAKE CITY, UT 84110-3090
Telephone Number: 801-322-4131

OWNER(S) OF RECORD

Name: - same as above -
Mailing Address: " " "
Telephone Number: " " "

***** DO NOT WRITE BELOW THIS LINE *****

Application Accepted: _____ (initials)
Project Planner: _____ (name)
Complete Checklist: _____ (initials)

Additional Information Requested:

*Rec'd 1/17/92
SL*

ACKNOWLEDGEMENT OF RESPONSIBILITY

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

I have read and understood the instructions supplied by Park City for processing this application.

The documents and/or information I have submitted are true and correct to the best of my knowledge.

I will keep myself informed of the deadlines for submission of material and of the progress of this application.

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

WE Signature of Applicant: Walter P. Ellinger Date: 12-11-91

Name of Applicant: THE CORPORATION OF THE EPISCOPAL CHURCH IN UTAH
(please print or type)

Mailing Address: P.O. BOX 3090, SALT LAKE CITY, UT 84110-3090

Telephone Number: 801-322-4131

Type of Application: DEMOLITION

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

Name of applicant: THE CORPORATION OF THE EPISCOPAL CHURCH IN UTAH
(please print or type)

Mailing Address: P.O. BOX 3090
SALT LAKE CITY, UT 84110-3090

Street address/legal description of subject property: 517 PARK AVE.

LOTS 3, 4, 5; BLOCK 5; PARK CITY SURVEY

WE Signature: Walter P. Ellinger Date: 12-11-91

If you are not the fee owner, attach another copy of this form which has been completed by the fee owner or a copy of your authorization to pursue this action.

If a corporation is fee title holder, attach copy of the resolution of the Board of Directors authorizing this action.

If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.

THIS AFFIRMATION IS NOT SUBMITTED IN LIEU OF SUFFICIENT TITLE EVIDENCE. YOU WILL BE REQUIRED TO SUBMIT A TITLE OPINION, CERTIFICATE OF TITLE, OR TITLE INSURANCE POLICY SHOWING YOUR INTEREST IN THE PROPERTY PRIOR TO FINAL ACTION.



Park City Municipal Corporation
P.O. Box 1480
Park City, UT 84060
(801) 649-6714

HISTORIC DISTRICT REVIEW FACT SHEET

PROJECT DESCRIPTION

Proposal is for: DEMOLITION

Existing zoning: HISTORIC DISTRICT

Current use of property: VACANT

Total project area: 0.13 (acres) -5,625- (square feet)

Number of residential units: -3-

average unit size: -480- (square feet)

Commercial area: n/a (gross floor area)

n/a (net leasable area)

Type(s) of business activity: Residence, apartments

Number of parking spaces required: _____ proposed: none

Project accessed via: (check one)

(☒) public road (☐) private road (☐) private driveway

Ownership/occupancy (check appropriate)

(☐) owner occupied (☐) lease (☐) nightly rental
(☐) condominium (☐) timeshare (☒) monthly rental (now vacant)

Water service availability: (check one)

(☒) existing (☐) requires extension of city service

APPLICATION REQUIREMENTS

_____ Completed application form

_____ Review fees paid

_____ Names and mailing addresses of property owners within 100'

_____ 3 complete sets of all plans submitted

_____ Written statement provided addressing any variances requested, proposed construction phasing schedule and materials staging areas, rezoning required, and a general description of the project

RECEIVED NORTHERN NEVADA CONSTRUCTION

Expert Demolition & Excavation

DEC 26 1991 350 W. Hartwell • Salt Lake City, Utah 84115 • (801) 485-6655

FEDERAL RESOURCES
CORP / SLC

Proposal

PROPOSAL SUBMITTED TO John W. Losse Federal Resources Corp	PHONE 355-7260 FAX 521-6400	DATE 12-24-91
STREET PO Box 806	JOB NAME House demo	
CITY, STATE AND ZIP CODE SLC, UT 84110	JOB LOCATION 517 Park Ave. Park City, UT	

We hereby propose to furnish materials and labor necessary for the completion of:

Remove Transite Siding
Demo & Remove house
Remove Retaining Wall - finish ends

Provide Workers comp. & Liability insurance certificates.
Parishioners may remove flooring (OK per Joe 1/3/92)

★ Sewers will be capped at edge of building.

★ Buried debris that is not structurally related to building(s) mentioned herein will be removed at additional cost.

★ Extra work will be performed when a price has been agreed upon by both the owner & ourselves.

WE PROPOSE hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

six thousand exactly

dollars (\$) **6000⁰⁰**

Utah State Law requires payment to be made within 30 days of completion of work.

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owners to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature

Note: This proposal may be
withdrawn by us if not accepted within **30** days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance:

12/27/91

Signature

Signature

The Corporation of the Episcopal Church
in Utah by John W. Losse
Chairman - Diocesan Real Estate Committee

CERTIFIED RESOLUTION
OF
THE BOARD OF TRUSTEES
OF
THE CORPORATION OF THE
EPISCOPAL CHURCH IN UTAH

At a meeting of the Board of Trustees of The Corporation of the Episcopal Church in Utah, a Utah nonprofit corporation (the "Corporation"), duly held on August 12, 1991, the following resolutions were adopted by a majority of the entire Board of Trustees of the Corporation:

RESOLVED, that the Corporation make application to the City of Park City, Utah for the demolition of the building located on real property owned by the Corporation and situate adjacent to St. Luke's Episcopal Church at approximately 517 Park Avenue, Park City, Utah (the "Building").

RESOLVED FURTHER, that John W. Losse, Jr., Chairman of the Real Estate Committee, is hereby authorized to complete such applications and permits as may be required by the ordinances and officials of Park City, Utah for authorization to demolish the Building.

RESOLVED FURTHER, that Walter C. Ellingson, the President of the Corporation, is hereby authorized to execute any and all agreements, documents, applications, permits and statements as may be required in connection with the demolition or other disposition of the Building, and such signature shall not require attestation by any other officer of the Corporation.

RESOLVED FURTHER, that John W. Losse, Jr. and the President of the Corporation shall consult with and direct counsel for the Corporation in the preparation of any and all agreements, documents, applications, permits and statements of any type that may be required in connection with the demolition or other disposition of the Building.

RESOLVED FURTHER, that John W. Losse, Jr. and the President of the Corporation shall explore alternatives to the demolition of the Building, consistent with and as required by the ordinances and officials of Park City, Utah, including, without limitation, the sale of the Building to a third party for its relocation

elsewhere in Park City, Utah and the sale of a portion of the property adjacent to St. Luke's Episcopal Church in Park City (not to exceed the two Southerly lots) to a third party for relocation and restoration of the Building thereon.

RESOLVED FURTHER, that subject to these resolutions, the consummation of the demolition or other disposition of the Building shall be on such terms and conditions as may be necessary or appropriate in the judgment and discretion of John W. Losse, Jr., the President and counsel for the Corporation.

RESOLVED FURTHER, that the authority granted herein shall be deemed retroactive and any and all acts authorized hereunder which occurred prior to the passage of these Resolutions are hereby ratified and affirmed.

I, James R. Tendick, secretary of The Corporation of the Episcopal Church in Utah, a Utah nonprofit corporation, hereby certify that the foregoing is a true copy of the Resolutions adopted by the Board of Trustees of the Corporation on August 12, 1991, and that said Resolutions have not been amended or modified in any respect and are in full force and effect.

DATED, this 12th day of August, 1991.



The Rev. James R. Tendick

DWE106.8

**The Corporation of the Episcopal Church in Utah
Real Estate Committee**

July 2, 1992

To: Persons named herein

From: Jack Losse

Re: 517 Park Avenue Sale

In putting my file for reference in some semblance of order I realized the surprising number of persons who were involved in and contributed to the consummation of this sale. It seems appropriate to recognize these individuals, even though it may be small recompense for some and may overlook others who played a significant role.

Thanks to:

Tim Lee, who had the foresight, guts and patience to see the deal through. We wish him well in completing the restoration of 517 Park Avenue.

Valley Bank & Trust, which has provided substantial funding for the property and future rehabilitation.

James W. Carter, City Attorney, who steered the transaction through the Park City administration.

Harry Reed, Chairman, Historic District Commission, Department of Community Development, Park City Municipal Corporation, whose titular responsibilities have not blinded him to realities, but who continued to work to achieve a mutually agreeable result.

Myles Rademan, the City's Public Affairs Director.

✓ **Suzanne McIntyre**, Planner for Park City, who outlined City requirements.

Susan Lykes, Department of Community Development, "facilitator".

Ron Ivie, Building Official, who condemned the building, but who offered assistance in rehabilitation.

Will Connelly, architect, who offered a careful review of alternatives available to the Parish and the Diocese.

Tom Clyde, Past President, Park City Historical Society, for his preservation efforts.

July 2, 1992
Page Two

Terry Price, engineer, who analyzed the structural problems and outlined alternative solutions.

Judy Hanley, former Sr. Warden of St. Luke's Parish, who played a difficult role of being "in the middle" for a good part of the process.

Willie and Rich Hoffer, and other members of St. Luke's Parish, who have gracefully foregone their dreams for 517.

Roger Stephens, who served as an initial promoter of the project for St. Luke's and later brought in Tim Lee to consummate the sale without charge to the Diocese.

Bob Gordon, who handled mortgage and other financial matters for the Parish and the Diocese.

The Rev. Dick Frank, who coordinated early efforts to preserve the collapsing structure.

Walt Ellingson and Jim Tendick, Officers of the Corporation, who were available to execute documents on short notice whenever they were called upon.

Dan W. Egan, attorney for the Diocese, for his careful drafting and review of documents, and his particular attention to the nuances of the deal which made the terms acceptable to all parties, while fully protecting the interests of the Diocese.

The Bishop, whose desire for open space south of St. Luke's restored Parish was certainly a valid objective, but whose reluctant acceptance of the sale will preserve a building which stands out most impressively along with St. Luke's when viewed from across the valley.

For me, the whole process, which began in early 1988, and was finally completed in June, 1992, has been most interesting and personally rewarding.



**Historic District Commission
Meeting of April 6, 1992
Page 3**

Taylor commented that this detail was similar to that of many of the kick plates used on Main Street. The Commissioners generally preferred the kick plate which employed less verticality and would prefer a plain plywood face with no extra design. Commissioner Child commented that this time Mr. Taylor's drawings had made the HDC's job much easier.

Commissioner Child complimented Mr. Taylor on the balcony design stating that it was different than what is normally seen.

A brief discussion followed on the doors in the balcony area which Mr. Taylor would have preferred to be sliding since swinging doors penalized the use of the space inside. The HDC firmly preferred that the doors be french doors.

MOTION: Alison Child moved to approve the design of the building at 570 Main with the following conditions:

- 1) That the paint colors and masonry be reviewed by the staff prior to building permit issuance.
- 2) That the staff approve a sign plan and signage for the building prior to installation of any signage.
- 3) That the window frames on the rear elevation be 4-inches wide.

Motion seconded by Hank Louis. Motion carried.

VI. NEW BUSINESS

1. Update on request for CAD (Certificate of Appropriateness for Demolition) 517 Park Avenue, Episcopal Church ✓

Planner Lykes explained the history of the issuance of the CAD for this structure which is the house just south of St. Luke's Episcopal Church. A sign was posted in front of the structure designating it as a "threatened building". As a result of this numerous phone calls were received by the Planning Department from interested citizens. Tim Lee and Tim Steiner, who have renovated several historic structures in Park City, came to an agreement with the City and the Church to purchase the house and property and will be renovating the structure this summer.

Planner Lykes advised that there will be some rent controls for the four apartment units and it will continue as employee housing. Mr. Lee is buying the three lots and there will be some minor reconfiguration so that the Church can secure its access. The City made a contribution and there is a possibility that some of the

**Historic District Commission
Meeting of April 6, 1992
Page 4**

area will be used as a "pocket park" on the south portion of the property. Messrs. Steiner and Lee are contributing their time at minimum wage during the summer to make this project pencil. The staff would also like to publicly recognize the Episcopal Church for its cooperation in this process.

Planner Lykes informed the HDC that there is another application for a CAD on Woodside Avenue which encompasses five lots. The house has been posted and there are some parties interested in purchasing the property. Ken Martz commented from the audience that the house is really on Park Avenue and should perhaps be posted from that side as well. Mr. Martz requested that the HDC receive as early a notice of a demolition request as possible from the Planning Department.

2. Preliminary design review of construction at 701 Main, Fletcher/Kimball Parcel - Park Avenue Associates, Jeffrey Kuhn

Chairman Reed advised the HDC that in his capacity with the Town Lift project he is involved in some cooperative negotiations having to do with road easements to these properties and that he may be involved in some planning on another project with them. He did not feel, however, that this was a conflict and stated that he was not in a partnership with the applicants.

Planner Lykes informed the HDC that Allen Roberts of Cooper/Roberts had been hired by the City as a consultant on this project.

Planner Lykes explained where this property was located in relation to the extension of Main Street, the Depot, proposed 7th Street, and the Kimball Art Center. A brief discussion followed on some historic buildings which are on the west side of the property.

Planner Lykes advised that the applicant would like to construct a new structure on the east side of the parcel in conjunction with a rezone of the portion of the site. Current zoning is Historic Recreation Commercial; the east side would be rezoned to Historic Commercial Business to correspond with the opposite side of Main Street.

Planner Lykes explained that the west side of the parcel would remain HRC and the applicants would like to restore the two existing structures. The houses would be converted to commercial uses such as a bakery. All of this will be taken to the Planning Commission as an MPD.

Planner Lykes explained where patios and sidewalks would be located. The first floor on the new structure on the east side

MEMORANDUM

TO: Historic District Commission
FROM: Susan Lykes
DATE: April 6, 1992
RE: Episcopal Church House, 517 Park Avenue

Representatives of the Episcopal Church submitted an application for a Certificate of Appropriateness for Demolition (CAD) in late January for the house just south of St. Luke's Episcopal Church. The house is owned by the Church, and had been rented out as long-term apartments. At that time, Chief Building Official Ron Ivie had condemned the structure and ordered it vacated. John Losse, representing the Church, approached the Planning staff to find out what was needed to obtain the CAD so that the structure could be torn down. The Church planned to maintain the resulting three vacant lots as open space.

As the Commissioners will remember, the City passed an ordinance requiring a CAD for demolition of any historic structure. The one "loophole" in the regulation allows the Chief Building Official to issue a CAD without Planning staff approval if a structure is determined to threaten public safety.

In this case, Mr. Ivie agreed to the CAD process, even though the house would stand empty for as long as two months. The Church was very concerned about the house as a liability and hazard because it was unoccupied, but agreed to cooperate in the CAD process.

A sign was posted in front of the structure designating it a "threatened building." As a result of this notice, the Planning Office received numerous phone calls from interested citizens. Tim Lee, who has renovated several historic structures in Park City, made an offer on the property, which was rejected. Mr. Lee then approached the City to find out if the Council would be interested in cooperating in attempts to preserve the structure.

After several weeks of negotiation, the City, Church, and Tim Lee came to a cooperative agreement supported by all parties. The agreement provides for some funding from the City in return for affordable housing considerations, a possible "pocket park" on the south portion of the property, and a reconfiguration of the lots so that the Church can secure its access.

The staff would like to publicly recognize the Church for its cooperation in the process. Although indicating when the CAD application was filed that they were not interested in selling the property, Church representatives kept an open mind and fully participated in the process. The Church decided to sell the property to Mr. Lee, citing their desire to "be good neighbors" and stating that they had not been aware how strongly the City supported historic preservation.

This is the first application which has gone through the CAD process. The City staff is very pleased and encouraged that the process has worked so effectively to promote the preservation of historic structures. This project in particular has proved to be a model of cooperative efforts in historic preservation.

MEMORANDUM

TO: Jim Carter
FROM: Anita Sheldon
DATE: March 12, 1992
RE: Tim Lee/Episcopal Church

I spoke with Jeff Jones at Silver King Bank and advised him that we were meeting with the Episcopal officials on Wednesday and we would know more about the details of the transaction then. I told him that we were not taking a formal position on the loan yet, but it appeared that the City would be willing to co-sign on it. Some of the questions he'd like the City to think about when we negotiate are as follows:

Are there any restrictions we want to include in the loan?

Do we want to guarantee all of the loan? part of the loan?

Jeff said that he would be glad to attend any meetings with the Council to discuss these and other questions that are pertinent. Please let him know by calling 649-8052.

#1

ADDENDUM/COUNTER OFFER TO EARNEST MONEY SALES AGREEMENT

This ADDENDUM/COUNTER OFFER constitutes: () a COUNTER OFFER ☒ an ADDENDUM to that EARNEST MONEY

SALES AGREEMENT (THE AGREEMENT) dated the 4 day of FEBRUARY, 1992, between TIMOTHY

LEE AND TIM C. STEINER as buyer(s), and CORP. OF THE EPISCOPAL CHURCH as seller(s),

covering real property described as follows:

517 PARK AVE

The following terms are hereby incorporated as part of THE AGREEMENT:

PER: JOHN LOSSE JR LETTER OF FEB 25, 1992 OFFER IS MODIFIED,

1) PURCHASE PRICE TO BE \$69,000 CASH.

2) CLOSING TO BE 21 DAYS AFTER MARCH 17, 1992
WHICH IS APRIL 7, 1992

3) SECTION 6 - SELLER WARRANTIES & EXCEPTION
IS VOID AND NOT PART OF OFFER

4) SECTION 7 - SPECIAL CONSIDERATIONS IS VOID
AND NOT PART OF OFFER.

5) PRICE WILL INCLUDE, THE BUILDING, THE TWO
SOUTHERNMOST LOTS, AND WHATEVER ADDITIONAL
PROPERTY THAT IS REQUIRED BY THE CITY
(RON IVIE - CHIEF BUILDING OFFICIAL) TO PRESERVE THE
USE AND HISTORIC DESIGNATION OF THE STRUCTURE,

6) EARNEST MONEY SHALL BE NON-REFUNDABLE IF BUYER
CAN'T CLOSE.

All other terms of THE AGREEMENT shall remain the same. (☒ Seller () Buyer shall have until 5 PM (A.M./P.M.)

MARCH 30, 1992 to accept the terms specified above. Unless so accepted this Addendum shall lapse.

Date 2/26/1992

Signature of () Seller (☒ Buyer

Time 3:30 PM (A.M./P.M.)

Timothy Lee

ACCEPTANCE/COUNTER OFFER/REJECTION

Check One

() I hereby ACCEPT the foregoing on the terms specified above.

() I hereby ACCEPT the foregoing SUBJECT TO the exceptions shown on the attached Addendum.

Signature

Signature

Date

Time

() I hereby reject the foregoing _____ (Initials)

DOCUMENT RECEIPT

() I acknowledge receipt of a final copy of the foregoing bearing all signatures.

Signature of Buyer(s)

Date

Signature of Seller(s)

Date

() I personally caused a final copy of the foregoing bearing appropriate signatures to be mailed on _____

19____, by Certified Mail and return receipt attached hereto to the () Seller () Buyer.

Sent by _____

PARK CITY

1884

March 4, 1992

Legal Department

John W. Losse, Jr.
Episcopal Diocese of Utah
P. O. Box 3090
Salt Lake City, Utah 84110-3090

Re: 517 Park Avenue, Park City, Utah

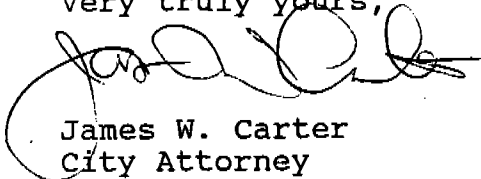
Dear Mr. Losse:

As is evident by all the attention this matter is getting recently, Park City is very interested in facilitating preservation and renovation of the residence at 517 Park Avenue which will be of benefit to all those concerned. Park City's Historic Preservation Ordinance is primarily designed to encourage the cooperative efforts of property owners, the City, the development community and interested citizens and groups to preserve Park City's historic heritage. The current exchange of proposals and suggestions is just the kind of process the City envisioned when it adopted the Preservation Ordinance, and it appears to be progressing well.

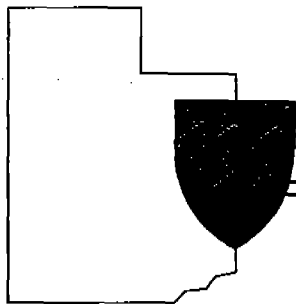
I do feel it important, however, to bring to your attention those aspects of the City's Historic Preservation Ordinance which may come in to play should the interested parties not be able to reach a satisfactory agreement. Section 4.17 of the City's Land Management Code will require a showing of "substantial evidence that demonstrates that unreasonable economic hardship will result from denial of the demolition or removal application." Section 4.17 goes on to describe economic hardship criteria and the findings which the HDC must make to authorize demolition. I've enclosed copies of Sections 4.11-4.18 of the Land Management Code for your review.

Horizon Designs' proposal appears to present a method for feasible and economic restoration of the building. We are in receipt of your letter of February 25th to Harry Reed and concur that renovation of the structure in a manner which would provide an open space to the south of the St. Luke's Church would be optimal. Myles Rademan, the City's Public Affairs Director, has taken the lead for the City in attempting to coordinate the City's transactions and approvals necessary to bring this about. I anticipate Mr. Rademan will be contacting you shortly to suggest a meeting of all the interested parties to see if an arrangement which meets everyone's criteria can be constructed within the short time frames. Thank you again for your efforts and the Park City congregation's.

Very truly yours,



James W. Carter
City Attorney



THE EPISCOPAL DIOCESE OF UTAH
Tuttle Center

February 25, 1992

Mr. Harry Reed, Chairman
Historic District Commission
Department of Community Development
Park City Municipal Corporation
P.O. Box 1480
Park City, UT 84060-1480

RECEIVED
FEB 26 1992
PARK CITY
MUNICIPAL CORP.

Dear Mr. Reed:

This is in response to your letter of 13 February, 1992 to the Right Reverend George E. Bates. Bishop Bates, his staff, the Property Committee and the Standing Committee of the Episcopal Diocese of Utah have had many discussions over the past several years concerning the 517 Park Avenue residence.

We believe our concern for the Old Town Historic District is well demonstrated by the sensitive restoration program the Diocese has underwritten for St. Luke's Church, which is adjacent to the 517 structure.

The conclusion has been reached that 517 Park cannot be rebuilt or replicated at a cost which would represent a prudent use of church funds. Further, while continued maintenance and use of the St. Luke's Church building is contemplated, the future needs of the congregation cannot be met solely in that structure, nor in any reasonable adaptation of 517 Park. The Diocese would prefer to maintain the post-demolition ground as an open area. However, in consideration of your present preservation and renovation desires for the community, the Diocese would entertain a cash offer of \$69,000 for the 517 building and the two southernmost lots of the three twenty-five foot lots adjoining St. Luke's. We believe the restored or replicated structure could be accommodated in that two lot space, and that the third lot open area to the south of St. Luke's would add to the visibility and charm of that structure.

As you may know, an offer dated February 4, 1992, in the amount of \$70,000, was submitted to the Corporation of the Episcopal Church by Messrs. Timothy L. Lee and Tim C. Steiner. Subsequently Bishop

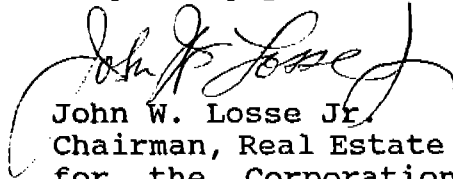
Mr. Harry Reed
Page 2
February 25, 1992

Bates received a letter from Tim Lee elaborating on their qualifications and interest. Their offer, while we can assume was submitted with the best of intentions and in good faith, could not be seriously considered for the following reasons:

- * The offer contemplated a subordinated mortgage which could have led to the Diocese losing a substantial portion of its equity in the property.
- * The offer provided for an easement on property which the Diocese already owns.
- * The offer was conditioned on loan approvals and city use concessions which introduced uncertainties in time and realization which placed the Diocese in jeopardy of unacceptable liability stemming from the hazardous condition of the 517 building.

Unless the city, Horizon Design, Inc. or a third party can present a cash offer of \$69,000 for the building and the two lots by 5:00 P.M. on March 17, 1992, with a closing within 21 days thereafter, the Diocese requests that its application for a Certificate of Appropriateness for Demolition be granted pursuant to the Park City Land Management Code and the notice of the Department of Community Development dated July 11, 1991 "that the building is not safe for occupancy".

Very truly yours,



John W. Losse Jr.
Chairman, Real Estate Committee
for the Corporation of the
Episcopal Church in Utah

JWL/et

cc: The Rt. Rev. George E. Bates
The Rev. Richard L. Frank
Judy Hanley
Horizon Design, Inc.
Susan Lykes, Department of Community Development
Dan W. Egan, Esq.
Stewart M. Hanson, Esq.
Roger M. Stephens

HORIZON DESIGN, INC.

February 24, 1992

Park City Council Members
Honorable Mayor Brad Olch
Mr. Toby Ross, City Manager
P.O. Box 1480
Park City, UT 84060-1480

Hi, I am Tim Lee and this is my partner Tim Steiner. We are here to get some support in our efforts to purchase 517 Park Avenue and save it from demolition. We have been renovating and remodeling homes in this area for over 15 years. We have helped many homeowners in this town restore their homes through the Historic Grant Program. More than one of these homes have been saved from certain destruction, such as 508 Marsac, formally 713 Woodside, and 314 Daly (the last house on the right going up Daly Canyon).

517 Park Avenue poses a major challenge and an opportunity. The challenge is to renovate the project under the estimated costs of \$200,000 to \$250,000. Using our skills as general contractors and not charging for them would save about 25%. Knowing that over half of the costs in renovations are in labor, we will work for minimum wages to save another 25%.

Although the project doesn't make strict economic sense, it is feasible because we are willing to donate a substantial amount of our time and labor, in addition to foregoing a complete building season. Although we will not make any money on the project in the short run, it is our intention, by keeping it as a long term rental that sometime in the future we will recover our investment.

We would also be saving the residence of the first doctor in town, Dr. William J. Bardsley, who practiced out of this home for over 50 years, the town would have saved a historic home with a National Registry listing, which there are so few of left, and it would also help with Park City's growing employee housing problem.

With this home renovated it will not only add to the upgrading of Park City but it will also enhance all the surrounding properties and help keep Park City's Heritage alive.

Park City has done a lot to save these old homes through the Historic Grant Program. This is one of the few left that need more than just a grant. Under normal contracting circumstances it would not make economic sense, but if the city could help us by consigning a construction loan of \$115,000, and guarantee long term financing, we could pull off a win, win, win deal. We want to save this home. Your backing would make it all possible.

HORIZON DESIGN, INC.

HISTORIC RENOVATIONS COMPLETED IN PARK CITY

1987	*	†	569 Park Avenue
		†	823 Woodside
		†	949 Park Avenue
		†	657 Park Avenue
1988	*	†	915 Park Avenue
1990	*	†	508 Marsac Avenue
	*		314 Daly Avenue
			142 Daly Avenue
			1135 Park Avenue
1989	*		902 Norfolk Avenue
			824 Norfolk Avenue
			291 Daly Avenue
1991	*		575 Woodside Avenue
			1002 Woodside Avenue
			959 Park Avenue
			1124 Park Avenue
			1128 Park Avenue
			323 Ontario Avenue

* Historic Preservation Awards issue by the Park City Historical Society

† Properties we own. Before and after pictures were included with our original offer.

HORIZON DESIGN, INC.

REFERENCES

Wendy Faber	Corporate Attorney	(801) 649-1244 #309
Tom Ligare	Insurance Agent	(801) 649-3332
Jeanne Acord	Property Management Information	(801) 649-1244 #301
Suzanne McIntyre	Senior Planner Park City Municipal Corporation	(801) 649-5000
Ron Ivie	Chief Building Official Park City Municipal Corporation	(801) 645-5040
Brad Olch	Mayor of Park City	(801) 649-5000
Glenna Collins	Silver King Bank	(801) 649-8052
Dina Williams	Utah Heritage Foundation	(801) 533-0858



Department of Community Development
Engineering • Building Inspection • Planning

February 14, 1992

Re: 517 Park Ave.

To Whom It May Concern:

It is my determination that should the above-mentioned building be moved it would then need to comply with current building code requirements for new construction rather than conditions set forth in the Dangerous Building Code. Furthermore, it is my opinion that it would be infeasible in this building to bring it into new construction compliance.

Sincerely,


Ron Ivié
Building Official

RI/dmj

PARK CITY

1884

Department of Community Development
Engineering • Building Inspection • Planning

13 February 1992

Right Reverend George Bates
Episcopal Diocese of Utah
P.O. Box 3090
Salt Lake City, UT 84110-3090

Reverend Bates,

As Chairman of Park City's Historic District Commission I am aware of your church's application for a Certificate of Appropriateness for Demolition for the residence at 517 Park Avenue, adjacent to St. Luke's. Being directly involved in the preservation of Park City's historic structures, I wanted to write to you and ask for your support in the preserving the 517 Park building.

I have enclosed information on the 517 Park residence from a City-sponsored survey of the Historic District. According to survey research, 517 Park was the residence of long-time Park City physician, William Bardsley. The history of the house and its ownership is more clearly documented than many of Park City's historic structures.

Old Town in Park City is listed as a Historic District on the National Register of Historic Places. Park City strongly considers preservation of historic homes and structures a benefit to the community and important in retaining our "sense of place." Accordingly, Park City actively supports the preservation and renovation of historic structures within the Historic District. Foremost of the City's efforts is a program which provides matching grants of \$5000 to owners of residential properties and \$10,000 to owners of commercial properties. These grants promote the restoration, rather than the demolition, of historic buildings. Through our efforts of historic preservation, Park City has managed to retain much of the flavor of a historic mining town.

You may be aware that another part of Park City's attempts at preserving historic Old Town is a new ordinance on demolition of historic structures. The ordinance mandates that owners

of historic residences or structures demonstrate to the City that the historic property creates a financial hardship which can be alleviated in no other way than demolition. I have included a copy of the ordinance for your information.

Mr. John Losse has filed an application for demolition, known as a Certificate of Appropriateness for Demolition or CAD, with the City. The City is currently processing that application. Part of the procedure for approving a CAD requires that the applicant wait 45 days for a hearing, during which time the property is posted and interested parties may negotiate with the owner regarding options other than demolition. It has come to our attention that local representatives of the church have been contacted by a local contractor, Tim Lee. Mr. Lee proposes to purchase the property and renovate the structure in conjunction with his partner. Because they plan to perform the bulk of the work themselves, they feel that they can renovate the house and still have the project be economically worthwhile.

Reverend Bates, the Historic District Commission is very much in favor of Mr. Lee's proposal. We feel that it will assist in preserving not only the historic flavor of Park City, but will also help maintain part of our quickly diminishing stock of employee housing. We understand that the church does have some concerns about losing control of the use of the property, as it is next door to your chapel. However, we would encourage you to work with Mr. Lee to iron out concerns and preserve the structure.

If I can be of any help to you or other representatives of the church, please do not hesitate to call; I would be happy to be of assistance. Thank you for your time.

Sincerely,

A handwritten signature in cursive script, appearing to read "Harry Reed".

Harry Reed
Chairman, Historic District Commission

cc: Mr. John Losse
Park City Planning Office
Mr. Tim Lee

enc.

February 4, 1992

Judy Hanley
Senior Warden
St. Luke's Episcopal Church
Park City, UT 84060

Dear Judy,

The Park City Historical Society is concerned about the discussions concerning the demolition of the house next to your beautifully restored church building on Park Avenue. The house is an example of one of the larger homes in Park City's historic "high rent" district. Combined with the other historic structures in the neighborhood, it is a unique picture of the history of our community. It is too important to be demolished. We sincerely hope there are ways to meet the needs of your growing congregation without demolishing the house. If there is any way the historical society can help in the process of saving the house, we are happy to help.

Sincerely,

Park City Historical Society

Tom Clyde, Past President

Name of site _____ Subdivision _____
Address 517 Park Block 5 Lot(s) 3-5
Owner _____ Present Zoning HR-1
Owner Address _____

PRIMARY STRUCTURE

View se obliqueDate of photo 2/82Negative File 2/19

Physical description: 1½-story frame residence; ell-shape with intersecting gable roof; single gabled dormer; double window with peaked architrave and attached bay on front gable section; inset porch in ell; 2 single entrances open onto porch; picture window.

Features of interest: _____

Building materials: wood frame Building type/style ell-shape

Modifications: None to minor _____ Moderate _____ Major X

Explain: Asbestos siding; picture window; wrought-iron porch details.

Condition: Excellent _____ Good X Fair _____ Deteriorated _____

Comment: _____

Present use: residence Original use: residence

SIGNIFICANCE OF PRIMARY STRUCTURE

Individual landmark _____ Typical example X Contributes to district Qualified

Comment: _____

SECONDARY STRUCTURE(S) _____

Physical description: _____

_____View _____

Date of photo _____

Negative file _____

Modifications: None to minor _____ Moderate _____ Major _____

Condition: Good _____ Fair _____ Deteriorated _____

Present use: _____ Original use: _____

COMMENT: _____

HISTORICAL DATA

Date of construction/primary structure: core by 1887 Alterations: by 1900; laterSources for documentation: See state survey card for
ownership.

Original owner: _____

Additional information of interest (attach lengthy histories): _____

SIGNIFICANCE OF SITE TO DISTRICT

Significant Contributory Non-contributory Intrusion

Primary structure, pre-1930

X

Secondary structure

Primary structure, post-1930

Comment: Qualified contributes due to alterationsForm completed by: Ellen BeasleyDate: April, 1982

Beasley/February 1982

Utah State Historical Society Historic Preservation Research Office Structure/Site Information Form

1 IDENTIFICATION

Street Address: 517 Park Ave. Plat PCBI. 5 Lot 3-5
Name of Structure: T. R. S.
Present Owner: Lowell A. Jr. and Maureen Brown UTM:
Owner Address: P.O. Box, Park City, Utah 84060 Tax #: PC-73

2 AGE/CONDITION/USE

Original Owner: Construction Date: @1904 Demolition Date:
Original Use: residential (possibly remodeled from 1900 dwelling)
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

3 STATUS

Preliminary Evaluation: Final Register Status:
☐ Significant ☐ National Landmark ☐ District
☒ Contributory ☐ National Register ☐ Multi-Resource
☐ Not Contributory ☐ State Register ☐ Thematic
☐ Intrusion

4 DOCUMENTATION

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 ☒ Utah State Historical Society Library ☐ Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):
Summit County Recorder and Assessor Records, Summit County Courthouse, Coalville, Utah.
Sanborn Maps, Park City, Utah, 1889, 1900, 1907.
Utah State Gazetteer and Business Directory, 1918-19.
Deseret News, June 9, 1959, p.B-12.
Thompson, George A. and Buck, Fraser. Treasure Mountain Home. A Centennial History of Park City, Utah. Salt Lake City, 1968, p.74.

Architect/Builder: unknown

Building Materials: wood

Building Type/Style: residential/Victorian

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

This frame dwelling has basically two sections, a two story portion to the north, and a one story portion to the south, with attic, having a small dormer facing east. The roof construction is of the gable type. A decorative bay window is located on the two story gable section below two-side-by-side double-hung frame windows with a Greek pediment added to the window detailing. The front windows, and doors have been altered (the latter to accomodate apartments), and the front porch now has an ornamental iron railing.

Sanborn Map sketches:



Statement of Historical Significance:

- | | | | |
|---|---|--|---|
| ☐ Aboriginal Americans | ☐ Communication | ☐ Military | ☐ Religion |
| ☐ Agriculture | ☐ Conservation | ☒ Mining | ☐ Science |
| ☐ Architecture | ☐ Education | ☐ Minority Groups | ☐ Socio-Humanitarian |
| ☐ The Arts | ☐ Exploration/Settlement | ☐ Political | ☐ Transportation |
| ☐ Commerce | ☐ Industry | ☐ Recreation | |

This contributory structure has retained some significant detailing of construction, and served as the residence of William Bardsley, a long time Park City physician.

In 1902 the property was owned by one Willam D. Donohew; and sold to William J. Bardsley in 1903. The Daly Mining Co. acquired it in 1918, and during the 1930's sold to George Cunningham.

William J. Bardsley served as a Park City physician and surgeon for more than fifty years. He was born in Gunnison, Sanpete County, in 1869; and graduated from the Rush Medical College, Chicago, in 1903. Shortly after he arrived in Park City and became a staff member of the Park City Hospital. He was a WW I vet, and active in Masonic activities. He died June 7, 1959.

structures. From time to time, the Commission may recommend changes in the design guidelines to the Council, provided that no changes in the guidelines shall take effect until adopted by a resolution of the Council.

The design guidelines shall apply in all zones within the Historic District, which are designated throughout this Code by the use of the word "Historic" in the zone district name, or the letter "H" in the abbreviation of that name.

4.11. PRESERVATION OF HISTORIC BUILDINGS AND SITES. It is deemed to be in the interest of the citizens of Park City, as well as the State of Utah, to encourage the preservation of buildings and sites of historic significance in Park City. The buildings and sites are among the City's most important cultural, educational, and economic assets, and in order that they shall not be lost through expansion or change within the City, and in order that the preservation of the remaining buildings and sites of historic interest should be encouraged for the use, observation, education, pleasure, and general welfare of the community. This section is intended to provide an incentive for identification and preservation of historic buildings or sites that may occur within the Park City Historic District, as well as those that may be located outside the Historic District.

4.12. REVIEW OF HISTORIC SITES, BUILDINGS, AND PRESERVATION POLICY. The Park City Historic District Commission is the official body to review matters concerning designation and preservation of historic buildings and sites within Park City, and may take appropriate action as may be necessary, as authorized by other sections of this Code to preserve historic buildings and sites. The Historic District Commission is authorized to function as a committee on historic buildings and sites and to establish an official list of all existing buildings and sites within the City which it considers to be of historic significance and to make this information available to all interested citizens.

4.13. LIST OF HISTORIC BUILDINGS AND SITES. A list of historic buildings and sites is to be established and maintained by the Historic District Commission to describe as concisely as possible each building or site, the date of its construction as nearly as can be determined, or if a site, the date during which its historic significance was established, the reason for including it on such list, and the name and address of the current owner as shown on the records of the Summit County Recorder. The Historic District Commission shall file such list and any subsequent amendments or any additions thereto with the City Recorder.

4.14. DEMOLITION AND REMOVAL OF HISTORIC BUILDINGS AND SITES. It is the intent of this and succeeding sections to preserve the historic and architectural resources of Park City, through limitations on demolition and removal of historic buildings

and sites to the extent it is economically feasible, practical and necessary. The demolition or removal of historic buildings and sites in Park City diminishes the character of the City's Historic District and it is strongly discouraged. Instead, the City recommends and supports preservation, renovation, adaptive reuse and relocation within the Historic District. It is recognized, however, that structural deterioration, economic hardship and other factors not entirely within the control of a property owner may result in the necessary demolition or removal of a historic building or site.

4.15. CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION. With the exception of any building or structure falling under the purview of Section 203 of the Uniform Building Code or undergoing complete renovation\reconstruction in compliance with this Chapter, no building or other structure located within the Historic District may be demolished or removed without the prior issuance of a Certificate of Appropriateness (CAD) by the Planning Department or the Historic District Commission (HDC). Application for a CAD shall be made on forms prescribed by the HDC and shall be made first to the Planning Department. If, upon review of the application, the Planning Department concludes that the building or structure sought to be demolished or removed has been determined to not be a significant or contributory historic building according to the Historic Sites Survey on file in the Planning Department, the Department may issue a CAD. If, upon review, the Planning Department, in conjunction with the Chief Building Official, determines the subject building or structure to be structurally unsound, and a hazardous or dangerous building, the Department may issue a CAD. In the absence of a finding either of insignificance or of public hazard, the application for demolition or removal shall be stayed for 180 days.

4.16. PRE-HEARING APPLICATION REQUIREMENTS. Upon refusal of the Planning Department to issue a CAD, a pre-hearing period of (45) days shall commence, during which time the owner shall allow the City to post and sustain a visible sign stating that the property is "threatened." Said sign shall be at least 3'x 2', readable from a point of public access and state that more information may be obtained from the Planning Department for the duration of the stay. In addition, the owner shall conduct negotiations with the City for the sale or lease of the property or some interest in the property such as a facade easement, or take action to facilitate proceedings for the City to acquire the property under its power of eminent domain, if appropriate and financially possible.

At the end of the (45) days, the owner may request a hearing before the HDC upon showing that the above requirements have been met. The applicant must also submit fees in accordance with the Park City Municipal fee schedule. The Department staff shall, within (14) days, notify the owner if any additional

information is needed to complete the application. If the Department staff does not notify the owner, the application will be deemed complete. Within (45) days of receiving the completed application, the Department staff shall schedule a hearing regarding the application on the agenda of the HDC.

4.17. CAD HEARING FOR A COMMERCIAL BUILDING OR SITE. For the purposes of this Chapter, "Commercial Building or Site" shall mean and include all real property held primarily for the production of income rather than as an occupied primary or secondary residence for the owner. "Commercial Building or Site" shall include, but not be limited to, any property for which the owner claimed a depreciation deduction under Section 167 of the Internal Revenue Code of 1986 and all non-profit institutional or public properties. At the hearing, the HDC will only approve demolition or removal of a commercial building or site if the owner has presented substantial evidence that demonstrates that unreasonable economic hardship will result from denial of the demolition or removal application.

- (a) Economic Hardship Criteria. In order to sustain a claim of unreasonable economic hardship, the HDC may require the owner to provide information pertaining to whether the property is capable of producing a reasonable return for the owner. The HDC shall adopt separate standards for income producing and non-income producing properties. The information requested by the HDC may include, but not be limited to the following: Purchase date, price and financing arrangements; current market value; form of ownership; cost estimates of demolition and post-demolition plans; maintenance and operating costs; costs and engineering feasibility of rehabilitation; property tax information; rental rates and gross income from the property.
- (b) Conduct of Owner Excluded. Demonstration of economic hardship by the owner shall not be based on conditions resulting from:
 - (1) Willful or negligent acts by the owner; or
 - (2) Purchasing the property for substantially more than market value at the time of purchase; or
 - (3) Failure to perform normal maintenance and repairs; or
 - (4) Failure to diligently solicit and retain tenants; or
 - (5) Failure to provide normal tenant improvements.
- (c) Written Findings. The HDC shall make written findings supporting their decision in the matter. The HDC may

determine that unreasonable economic hardship exists and issue a CAD if the Commission finds that:

- (1) The building or site cannot be feasibly use or rented at a reasonable rate of return in its present condition; and
- (2) The building or site cannot be remodelled or rehabilitated in a manner which would allow a reasonable use of or return from the property to the property owner; and
- (3) Rehabilitation or remodelling that would be compatible with preservation of the building or site is infeasible; and
- (4) The building or site cannot be feasibly moved or relocated within the Historic District.

(d) Final Decision:

- (1) Approval- If the HDC approves the application and issues the CAD, the owner may apply for a demolition permit with the Building Department and proceed to demolish the building or site in compliance with other regulations as they may apply. The HDC may, as a condition of approval, require the property owner to provide the HDC with documentation of the building or site according to the standards of the Historic American Building Survey (HABS). Such documentation may include photographs, floor plans, measured drawings, an archeological survey or other information specified by the HDC. The HDC may also require the owner to incorporate an appropriate memorialization of the building or site, such as a photo display or plaque, into the proposed replacement project of the property. Approval of a CAD shall be valid for one year.
- (2) Denial. If the HDC denies the application for demolition, the owner shall not demolish the building or site and the City may provide the owner with information regarding financial assistance for the necessary rehab or repair work, as it becomes available. The owner may not re-apply for demolition for a period of three years from the date of the HDC's final decision, unless the building or site is structurally unsound or other substantial changes in circumstance have occurred, in which case the owner may apply as conditions warrant.
- (3) Appeal. All final decisions of the HDC are appealable to the City Council and are also subject to call-up by the City Council.

4.18. CAD HEARING FOR A RESIDENTIAL BUILDING OR SITE.
For the purposes of this Chapter, "Residential Building or Site" shall mean any owner occupied property used as a primary or secondary home. It does not include any property used in rental pools or any property falling within LMC § 4.17. If the HDC finds that the owner failed to comply with the pre-hearing application requirements of LMC § 4.16, the Commission may issue up to an additional 180-day stay of demolition to allow the City sufficient time to undertake a pre-hearing evaluation to examine possible alternatives to the demolition or removal of the property. Upon completion of the pre-hearing evaluation, the applicant may request a hearing before the HDC and the Department shall schedule a hearing regarding the application on the agenda of the HDC.

- (a) Economic Hardship Criteria. At the hearing, the owner must be prepared to provide information including, but not limited to, the following: type of occupancy, market value, feasibility of rehabilitation, property tax assessment and post-demolition plans.
- (b) Irrelevant Criteria. In determining whether economic hardship exists, the HDC may not consider the most profitable use of the property or any factors resulting from the willful neglect of the property by the owner.
- (c) Written Findings. The HDC shall make written findings supporting its decision in the matter. The HDC may authorize issuance of a CAD if it determines that:
 - (1) Denial of the application would deprive the owner of all reasonable use of the property; and
 - (2) The building or site cannot be feasibly renovated or rehabilitated to make it reasonably usable; and
 - (3) Relocation of the building or site to another location within the Historic District is infeasible.
- (d) Final Decision:
 - (1) Approval. If the HDC approves the application, the CAD will be issued and the owner may proceed to demolish the building or site after obtaining a demolition permit from the Building Department and in compliance with other regulations as they may apply. The HDC may, as a condition of approval, require the owner to provide the HDC with documentation of the building or site as specified in LMC § 4.17.5(A). Approval of a CAD shall be valid for one year.
 - (2) Denial. In the event the HDC recommends denial of the application, and consultations with the owner, as

specified in LMC § 4.16, do not result in an agreement to retain the building or site, the HDC shall recommend whether or not the building or site should be purchased, leased or otherwise acquired by the City. Said recommendation shall be forwarded to the City Council at its next regular meeting for determination. If the City chooses not to provide the owner with economic assistance, acquire the property or take any other action to preserve the building or site, the CAD will be issued at the end of the applicable stay of demolition. The owner may then proceed to demolish the building or site, after obtaining a demolition permit from the Building Department and in compliance with other regulations as they may apply. The HDC, may as a condition of issuing the CAD, require the owner to provide the HDC with documentation of the building or site as specified in LMC § 4.17.5(A).

- (3) Appeal. All final decisions of the HDC are appealable to the City Council and are also subject to call-up by the City Council.

4.19. NEW CONSTRUCTION. New construction and exterior remodeling within the Historic District zones shall conform to architectural standards and regulations promulgated by the Historic District Commission and adopted by the City Council. These standards shall be applied by the staff and the Commission, subject to the review process.

EARNEST MONEY SALES AGREEMENT

EARNEST MONEY RECEIPT

Legend Yes(X) No(O)

DATE:

2/4/92

The undersigned Buyer TIMOTHY L. LEE & TIM C. STEINER hereby deposits with Brokerage as EARNEST MONEY, the amount of ONE THOUSAND Dollars (\$ 1000.00), in the form of PERSONAL CHECK TO BE DEPOSITED UPON WRITTEN ACCEPTANCE OF which shall be deposited in accordance with applicable State Law. OFFER BY BOTH PARTIES, IN RMA TRUST

Brokerage ROBERT MORRIS ASSOC. (RMA) Phone Number 649 8601

Received by

[Signature] ck # 400

OFFER TO PURCHASE

1. PROPERTY DESCRIPTION The above stated EARNEST MONEY is given to secure and apply on the purchase of the property situated at 517 PARK AVE in the City of PARK CITY County of SUMMIT, Utah, subject to any restrictive covenants, zoning regulations, utility or other easements or rights of way, government patents or state deeds of record approved by Buyer in accordance with Section G. Said property is owned by CORP. OF EPISCOPAL CHURCH as sellers, and is more particularly described as: HISTORIC HOME ON THREE LOTS

CHECK APPLICABLE BOXES:

☐ UNIMPROVED REAL PROPERTY ☐ Vacant Lot ☐ Vacant Acreage ☐ Other ☒ IMPROVED REAL PROPERTY ☐ Commercial ☒ Residential ☐ Condo ☒ Other STRUCTURE CONDEMNED

(a) Included Items. Unless excluded below, this sale shall include all fixtures and any of the items shown in Section A if presently attached to the property. The following personal property shall also be included in this sale and conveyed under separate Bill of Sale with warranties as to title: NONE

(b) Excluded items. The following items are specifically excluded from this sale: NONE

(c) CONNECTIONS, UTILITIES AND OTHER RIGHTS. Seller represents that the property includes the following improvements in the purchase price:

☒ public sewer ☒ connected ☐ well ☐ connected ☐ Other ☒ electricity ☒ connected
☐ septic tank ☐ connected ☐ Irrigation water / secondary system ☐ ingress & egress by private easement
☐ other sanitary system _____ # of shares _____ Company _____ ☒ dedicated road ☒ paved
☒ public water ☐ connected ☐ TV antenna ☐ master antenna ☐ prewired ☐ curb and gutter
☐ private water ☐ connected ☒ natural gas ☐ connected ☐ other rights _____

(d) Survey. A certified survey ☐ shall be furnished at the expense of NONE prior to closing, ☒ shall not be furnished.

(e) Buyer Inspection. Buyer has made a visual inspection of the property and subject to Section 1 (c) above and 6 below, accepts it in its present physical condition, except: NONE

2. PURCHASE PRICE AND FINANCING. The total purchase price for the property is SEVENTY THOUSAND Dollars (\$ 70,000.00) which shall be paid as follows:

\$ 1000.00 which represents the aforescribed EARNEST MONEY DEPOSIT:
 \$ _____ representing the approximate balance of CASH DOWN PAYMENT at closing.
 \$ _____ representing the approximate balance of an existing mortgage, trust deed note, real estate contract or other encumbrance to be assumed by buyer, which obligation bears interest at _____ % per annum with monthly payments of \$ _____ which include: ☐ principal; ☐ interest; ☐ taxes; ☐ insurance; ☐ condo fees; ☐ other _____
 \$ _____ representing the approximate balance of an additional existing mortgage, trust deed note, real estate contract or other encumbrances to be assumed by Buyer, which obligation bears interest at _____ % per annum with monthly payments of \$ _____ which include: ☐ principal; ☐ interest; ☐ taxes; ☐ insurance; ☐ condo fees; ☐ other _____
 \$ 69,000.00 representing balance, if any, including proceeds from a new mortgage loan, or seller financing, to be paid as follows: FROM SELLER AT 9% INTEREST, 15 YEAR AMORTIZATION, WITH PAYMENTS OF \$699.84 PER MONTH. SELLER WILL
 \$ _____ Other SUBORDINATE THIS LOAN TO A NEW CONSTRUCTION AND FIRST MORTGAGE NOTE, TO EXCEED \$125,000.00
 \$ 70,000 TOTAL PURCHASE PRICE NOT

THIS OFFER IS SUBJECT TO BUYERS GETTING CONSTRUCTION LOAN

If Buyer is required to assume an underlying obligation (in which case Section F shall also apply) and/or obtain outside financing, Buyer agrees to use best efforts to assume and/or procure same and this offer is made subject to Buyer qualifying for and lending institution granting said CONSTRUCTION financing. Buyer agrees to make application within SEVEN days after Seller's acceptance of this Agreement to assume the underlying obligation and/or obtain the new financing at an interest rate not to exceed _____ %. If Buyer does not qualify for the assumption and/or financing within THIRTY days after Seller's acceptance of this Agreement, this Agreement shall be voidable at the option of the Seller upon written notice. Seller agrees to pay up to NONE mortgage loan discount points, not to exceed \$ NONE. In addition, seller agrees to pay \$ NONE to be used for Buyer's other loan costs.

3. CONDITION AND CONVEYANCE OF TITLE. [redacted] represents that Seller ~~holds~~ title to the property in ~~the~~ simple ~~is~~ purchasing the property under a real estate contract. Transfer of Seller's ownership interest shall be made as set forth in Section S. Seller agrees to ~~transfer~~ good and marketable title to the property, subject to encumbrances and exceptions noted herein, evidenced by ~~a~~ current policy of title insurance in the amount of purchase price ~~an~~ abstract of title brought current, with an attorney's opinion (See Section H).

4. INSPECTION OF TITLE. In accordance with Section G, Buyer shall have the opportunity to inspect the title to the subject property prior to closing. Buyer shall take title subject to any existing restrictive covenants, including condominium restrictions (CC & R's). Buyer ~~has~~ ~~not~~ reviewed any condominium CC & R's prior to signing this Agreement.

5. VESTING OF TITLE. Title shall vest in Buyer as follows: TO BE DETERMINED BEFORE CLOSING

6. SELLERS WARRANTIES. In addition to warranties contained in Section C, the following items are also warranted: NONE

Exceptions to the above and Section C shall be limited to the following: ~~AT THE~~ EASEMENT FOR CHURCH WALKWAY WILL BE RECORDED AT CLOSING.

7. SPECIAL CONSIDERATIONS AND CONTINGENCIES. This offer is made subject to the following special conditions and/or contingencies which must be satisfied prior to closing: FIRST PAYMENT ON SELLER LOAN WILL BEGIN 9/1/92
OFFER SUBJECT TO CITY APPROVAL OF REBUILDING PLANS AND SPECIFIC CONSESSION REGARDING USE AND REQUIREMENTS FOR A HISTORIC BUILDING RENOVATION.

8. CLOSING OF SALE. This Agreement shall be closed on or before APRIL 1, 19 92 at a reasonable location to be designated by Seller, subject to Section Q. Upon demand, Buyer shall deposit with the escrow closing office all documents necessary to complete the purchase in accordance with this Agreement. Prorations set forth in Section R shall be made as of ~~the~~ date of possession ~~the~~ date of closing ~~the~~ other _____

9. POSSESSION. Seller shall deliver possession to Buyer on AT CLOSING unless extended by written agreement of parties.

10. AGENCY DISCLOSURE. At the signing of this Agreement the listing agent ROGER STEPHENS represents (~~X~~) Seller () Buyer, and the selling agent ROGER STEPHENS represents (~~X~~) Seller () Buyer. Buyer and Seller confirm that prior to signing this Agreement written disclosure of the agency relationship(s) was provided to him/her. () () Buyer's initials () () Seller's initials.

11. GENERAL PROVISIONS. UNLESS OTHERWISE INDICATED ABOVE, THE GENERAL PROVISION SECTIONS ON THE REVERSE SIDE HEREOF HAVE BEEN ACCEPTED BY THE BUYER AND SELLER AND ARE INCORPORATED INTO THIS AGREEMENT BY REFERENCE.

12. AGREEMENT TO PURCHASE AND TIME LIMIT FOR ACCEPTANCE. Buyer offers to purchase the property on the above terms and conditions. Seller shall have until 5 PM (AM/PM) FEB 29 19 92 to accept this offer. Unless accepted, this offer shall lapse and the Agent shall return the EARNEST MONEY to the Buyer.

<u>[Signature]</u> (Buyer's Signature)	<u>2-4-92</u> (Date)	<u>569 PARK AVE</u> (Address)	<u>801-649-7634</u> (Phone)	<u>536 52916</u> (SSN/TAX ID)
<u>[Signature]</u> (Buyer's Signature)	<u>2/4/92</u> (Date)	<u>580 E 3000 SO, HEBSP UT</u> (Address)	<u>649-6616</u> (Phone)	<u></u> (SSN/TAX ID)

CHECK ONE

- ☐ ACCEPTANCE OF OFFER TO PURCHASE: Seller hereby ACCEPTS the foregoing offer on the terms and conditions specified above.
- ☐ REJECTION. Seller hereby REJECTS the foregoing offer. _____ (Seller's initials)
- ☐ COUNTER OFFER. Seller hereby ACCEPTS the foregoing offer SUBJECT TO the exceptions or modifications as specified below or in the attached Addendum, and presents said COUNTER OFFER for Buyer's acceptance. Buyer shall have until _____ (AM/PM) _____, 19 _____ to accept the terms specified below.

_____ (Seller's Signature)	_____ (Date)	_____ (Time)	_____ (Address)	_____ (Phone)	_____ (SSN/TAX ID)
_____ (Seller's Signature)	_____ (Date)	_____ (Time)	_____ (Address)	_____ (Phone)	_____ (SSN/TAX ID)

CHECK ONE:

- ☐ ACCEPTANCE OF COUNTER OFFER. Buyer hereby ACCEPTS the COUNTER OFFER
- ☐ REJECTION. Buyer hereby REJECTS the COUNTER OFFER. _____ (Buyer's Initials)
- ☐ COUNTER OFFER. Buyer hereby ACCEPTS the COUNTER OFFER with modifications on attached Addendum.

_____ (Buyer's Signature)	_____ (Date)	_____ (Time)	_____ (Buyer's Signature)	_____ (Date)	_____ (Time)
------------------------------	-----------------	-----------------	------------------------------	-----------------	-----------------

DOCUMENT RECEIPT

State Law requires Broker to furnish Buyer and Seller with copies of this Agreement bearing all signatures. (One of the following alternatives must therefore be completed).

- A. ☐ I acknowledge receipt of a final copy of the foregoing Agreement bearing all signatures:
- SIGNATURE OF SELLER _____ SIGNATURE OF BUYER _____

Date

Date

Date

Date

- B. ☐ I personally caused a final copy of the foregoing Agreement bearing all signatures to be mailed on _____, 19 _____ by Certified Mail and return receipt attached hereto to the ☐ Seller ☐ Buyer. Sent by _____

#1

ADDENDUM/COUNTER OFFER TO EARNEST MONEY SALES AGREEMENT

This ADDENDUM/COUNTER OFFER constitutes: () a COUNTER OFFER ☒ an ADDENDUM to that EARNEST MONEY
SALES AGREEMENT (THE AGREEMENT) dated the 4 day of FEBRUARY 1992, between L. LEE AND TIM C. STEINER as buyer(s), and CORP. OF THE EPISCOPAL CHURCH as seller(s),
covering real property described as follows:
517 PARK AVE

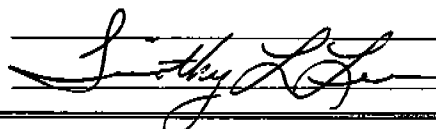
The following terms are hereby incorporated as part of THE AGREEMENT:

- PER: JOHN LOSSE JR LETTER OF FEB 25, 1992 OFFER IS MODIFIED
- 1) PURCHASE PRICE TO BE \$69,000 CASH.
 - 2) CLOSING TO BE 21 DAYS AFTER MARCH 17, 1992
WHICH IS APRIL 7, 1992
 - 3) SECTION 6 - SELLER WARRANTIES & EXCEPTION
IS VOID AND NOT PART OF OFFER
 - 4) SECTION 7 - SPECIAL CONSIDERATIONS IS VOID
AND NOT PART OF OFFER.
 - 5) PRICE WILL INCLUDE, THE BUILDING, THE TWO
SOUTHERNMOST LOTS, AND WHATEVER ADDITIONAL
PROPERTY THAT IS REQUIRED BY THE CITY
(RON IVIE - CHIEF BUILDING OFFICIAL) TO PRESERVE THE
USE AND HISTORIC DESIGNATION OF THE STRUCTURE.
 - 6) EARNEST MONEY SHALL BE NON-REFUNDABLE IF BUYER
CAN'T CLOSE.

All other terms of THE AGREEMENT shall remain the same. (X) Seller () Buyer shall have until 5 PM (A.M./P.M.)
MARCH 17, 1992 to accept the terms specified above. Unless so accepted this Addendum shall lapse.

Date 2/26/1992
Time 3:30 PM (A.M./P.M.)

Signature of () Seller (X) Buyer



ACCEPTANCE/COUNTER OFFER/REJECTION

Check One

- () I hereby ACCEPT the foregoing on the terms specified above.
() I hereby ACCEPT the foregoing SUBJECT TO the exceptions shown on the attached Addendum.

Signature	Signature	Date	Time
() I hereby reject the foregoing _____ (Initials)			

DOCUMENT RECEIPT

- () I acknowledge receipt of a final copy of the foregoing bearing all signatures.

Signature of Buyer(s)	Date	Signature of Seller(s)	Date
() I personally caused a final copy of the foregoing bearing appropriate signatures to be mailed on _____			

19____, by Certified Mail and return receipt attached hereto to the () Seller () Buyer.

Sent by _____

PARK CITY

1884

Department of Community Development
Engineering • Building Inspection • Planning

23 January 1992

John W. Losse
57 West South Temple Suite 410
Salt Lake City, UT 84101

Dear Mr. Losse,

Please excuse the delay in my response to your application for the demolition of the residence at 517 Park Ave. After extensive discussion between Chief Building Official Ron Ivie, Community Development Director Rick Lewis, and Planning Director Nora Seltenrich, the City has decided that the application should indeed go through the Certificate of Appropriateness for Demolition process.

According to the Park City Land Management Code, demolition of an historic structure must receive a Certificate of Appropriateness for Demolition (CAD) before it can be torn down. The one exception is when the Chief Building Official deems that the structure must be razed as per Uniform Building Code Section 203. Because of the contributory status of the 517 Park Avenue structure to the Park City Historic District, Ron Ivie has indicated his willingness to participate in the CAD process. I have included documentation from a City-sponsored survey of historic structures which addresses your property, for your interest and information.

Because you will be directly affected by the CAD process, let me explain its purpose and what it entails. The "demolition ordinance," as it was commonly known in its early stages of inception, was adopted in order that structures in danger of being demolished could have every possible opportunity to be saved. This can be accomplished by purchase of the property by parties interested in renovating the structure, assistance to the current owner, or perhaps agreements regarding facade easements. In the past, a threatened structure has even been purchased and moved to another location. I understand from Suzanne McIntyre, who has spoken with Church representatives in the past, that the Church is appreciably reluctant to sell the 517 Park property. Still, the City believes that the community would be very interested in some sort of preservation of the structure at the site.

The process of obtaining a CAD involves an application, which you have submitted. A forty-five (45) day waiting period allows the City to post the property with notice that the historic structure is "threatened." At the end of the forty-five day period, the applicant may request a hearing before the Historic District Commission (HDC); within fourteen (14) days of the request, the staff must inform the applicant of other information which may be needed.

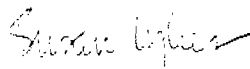
According to the definition of "Commercial Building or Site" in the Code, the 517 Park structure is a commercial building (Section 4.17). As such, the applicant needs to demonstrate to the HDC "that unreasonable economic hardship will result from denial of the demolition or removal application." The criteria which may be considered in determining economic hardship are listed in Section 4.17(a) which I have included with this letter.

The HDC may approve or deny the CAD application. If the application is denied, the applicant may not re-apply for a CAD for three years. The HDC's decision, however, may be appealed to the City Council. I recommend that you read over the attached copy of the Land Management Code relating to historic demolition so that you fully understand the requirements.

I would like to make clear, Mr. Losse, that Ron Ivie feels very strongly that the structure is not safe and the renovation would be very expensive and quite difficult. He has indicated that he will write a letter to the HDC stating his position regarding the stability of the structure. On the other hand, the Planning staff expects to hear from the Park City Historical Society as well as the City Council regarding efforts to save the structure. We have had initial input from both organizations indicating a strong interest in the building and its historic value. In addition, the community at large typically strongly supports significant efforts at historic preservation.

I hope this clearly advises you of the process for receiving a Certificate of Appropriateness for Demolition of an historic structure. You have applied at an excellent time so that all waiting periods can be easily met and demolition can, if approved, proceed in the spring. Please do not hesitate to call me if you have questions regarding the process or historic status of the 517 Park Avenue property.

Sincerely,



Susan Lykes
Planner I

cc: Ron Ivie

enc. § 4.15 - 19 LMC
info on 517 Park from PCH survey

**HISTORIC DISTRICT COMMISSION MINUTES
MARSAC MUNICIPAL BUILDING
SEPTEMBER 14, 1992**

COMMISSIONERS IN ATTENDANCE: Jacquie Cote, Alison Child, David Hampshire, Chris Larson, and David White

EX OFFICIO: Suzanne McIntyre, Senior Planner
Susan Traylor Lykes, Planner
Shauna Kerr, Assistant City Attorney
Gwen Beere, Administrative Secretary

=====

- I. ROLL CALL - Meeting conducted by Chairperson Jacquie Cote
- II. PUBLIC INPUT
- III. ANNOUNCEMENTS

Planner Lykes advised the Commissioners that meetings have been tentatively scheduled for October 5 and October 19, as needed.

Planner Lykes informed the Commissioners that the staff is working on 1048 Empire in response to Dave Merena who came before the HDC regarding lack of trim, etc. on this structure. The staff anticipates that within a month trim should be installed per approved plans.

Pertaining to Land Management Code changes from the HDC, a work session and public hearing have been scheduled at the Planning Commission meeting of September 23 and the amendments have been tentatively scheduled for a vote on October 14. Planner Lykes explained that she has had mixed reviews from two of the Planning Commissioners on the lot size policy but that there has been strong support for the FAR reduction. There have been mixed feelings to date from the Planning Commissioners on the CAD process.

IV. MINUTES OF AUGUST 31, 1992

MOTION: Chris Larson moved to approve the minutes of August 31, 1992. Motion seconded by Alison Child. Motion carried.

Since Mr. Kincaid had not yet arrived the following motion was made.

MOTION: Alison Child moved to reverse the order of the Old Business and New Business items. Motion seconded by David Hampshire. Motion carried.

V. NEW BUSINESS

- 1. Design review of garage addition at 517 Park Avenue, Tim Lee

Senior Planner McIntyre explained that the applicant is in the process of renovating this structure as a multi-family dwelling

**Historic District Commission
Meeting of September 14, 1992
Page 2**

with 4 rent-controlled apartments. During the construction process Mr. Lee realized that there was enough change in grade between the street elevation and the first floor elevation of the house to be able to fit a garage under the house without having to raise the structure. The staff concurred that this was a good idea mainly in light of the parking situation along Park Avenue. The garage addition can be favorably accomplished by strict attention to the finish details.

Planner McIntyre pointed out that a good example of a successful garage addition (adjacent to a historic structure) can be seen at 605 Woodside, where Dick Walter continued the old rock retaining wall into the new garage area and wrapped the exposed foundation below grade with the rock. She suggested that a similar treatment on this property could have a very pleasing effect.

The staff recommends approval with the following conditions:

1. The rock retaining wall shall be continued around the sides of the driveway up to and including the garage wall.
2. The garage door will be wood, with a finish and color palette which allows it to blend in as much as possible with the main part of the structure.

Tim Lee explained that the garage space will be large enough for a single car. In response to Jacquie Cote, Mr. Lee explained that the dirt which is currently piled up will be the back fill around the structure. He reaffirmed that the house will not be raised up.

In response to Alison Child, Tim Lee explained that the window above the retaining wall to the left of the garage was a combustion air vent.

Discussion followed on the importance of the rock retaining wall being continued around the sides of the driveway up to and including the garage wall as outlined in the staff report conditions.

David Hampshire commented that he was curious about a "lukewarm endorsement" from Planner McIntyre. Planner McIntyre responded that this is such a significant structure she was concerned that it be sensitively handled.

Tim Lee explained, for the benefit of the HDC, the various steps that had been involved in the renovation of this structure. Planner Lykes commented that a representative from the State Historic Preservation Office had gone by this project during a tour

Historic District Commission
Meeting of September 14, 1992
Page 3

having to do with the CLG review and had been very enthusiastic about this and several other Historic District projects.

MOTION: David White moved to approve the design review of garage addition at 517 Park Avenue with the conditions as outlined by the staff.

1. The rock retaining wall shall be continued around the sides of the driveway up to and including the garage wall.
2. The garage door will be wood, with a finish and color palette which allows it to blend in as much as possible with the main part of the structure.

Motion seconded by Alison Child. Motion carried.

2. Recommendation to Planning Commission on amendment to Demolition Ordinance

Following is the suggested amendment to the Land Management Code Section 4:15.

4.15. CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION. With the exception of any building or structure falling under the purview of Section 203 of the Uniform Building Code or undergoing complete renovation/reconstruction in compliance with this Chapter, no building or other structure located within the Historic District or over 50 years old and deemed to be historic by the Historic District Commission may be demolished or removed without the prior issuance of a Certificate of Appropriateness (CAD) by the Planning Department or the Historic District Commission (HDC).

Planner Lykes pointed out the change as redlined.

Discussion followed on buildings which may be considered historic in 50 years.

Alison Child expressed the concern that the Planning Commission will probably not readily agree to "deemed to be historic by the Historic District Commission" because there are no specific criteria outlined for what is historically significant.

Jacquie Cote made the point that it would be up to the HDC to be careful not to "nitpick" areas out of the Historic District. Alison Child pointed out that some structures which may be historic are in areas where they are increasingly out of context because of new construction around them.



Approved _____ (date) _____
P.O. Box 1480
Park City, UT 84060
Application # _____
Denied _____ (date) _____
(801)649-9321
Receipt # _____

HISTORIC DISTRICT REVIEW

APPLICATION FOR: DEMOLITION

PROJECT INFORMATION

Name: THE CORPORATION FOR THE EPISCOPAL CHURCH IN UTAH
Address or Location: 517 PARK AVE.
Legal Description: LOTS 3, 4, 5; BLOCK 5; PARK CITY SURVEY

APPLICANT (check one)

(☒) Owner () Optionee () Buyer () Agent () Other
Name: THE CORPORATION OF THE EPISCOPAL CHURCH IN UTAH
Mailing Address: P. O. BOX 3090, SALT LAKE CITY, UT 84110-3090
Telephone Number: 801-322-4131

OWNER(S) OF RECORD

Name: - same as above -
Mailing Address: " " "
Telephone Number: " " "

***** DO NOT WRITE BELOW THIS LINE *****

Application Accepted: _____ (initials)
Project Planner: _____ (name)
Complete Checklist: _____ (initials)

Additional Information
Requested:

Rec'd 1/19/92
SL

ACKNOWLEDGEMENT OF RESPONSIBILITY

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

I have read and understood the instructions supplied by Park City for processing this application.

The documents and/or information I have submitted are true and correct to the best of my knowledge.

I will keep myself informed of the deadlines for submission of material and of the progress of this application.

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

WE Signature of Applicant: Walter P. Ellinger Date: 12-11-91

Name of Applicant: THE CORPORATION OF THE EPISCOPAL CHURCH IN UTAH

(please print or type)

Mailing Address: P.O. BOX 3090, SALT LAKE CITY, UT 84110-3090

Telephone Number: 801-322-4131

Type of Application: DEMOLITION

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

Name of applicant: THE CORPORATION OF THE EPISCOPAL CHURCH IN UTAH

(please print or type)

Mailing Address: P.O. BOX 3090

SALT LAKE CITY, UT 84110-3090

Street address/legal description of subject property: _____

517 PARK AVE.

LOTS 3, 4, 5; BLOCK 5; PARK CITY SURVEY

WE Signature: Walter P. Ellinger Date: 12-11-91

If you are not the fee owner, attach another copy of this form which has been completed by the fee owner or a copy of your authorization to pursue this action.

If a corporation is fee title holder, attach copy of the resolution of the Board of Directors authorizing this action.

If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.

THIS AFFIRMATION IS NOT SUBMITTED IN LIEU OF SUFFICIENT TITLE EVIDENCE. YOU WILL BE REQUIRED TO SUBMIT A TITLE OPINION, CERTIFICATE OF TITLE, OR TITLE INSURANCE POLICY SHOWING YOUR INTEREST IN THE PROPERTY PRIOR TO FINAL ACTION.



1884

Park City Municipal Corporation
P.O. Box 1480
Park City, UT 84060
(801) 649-6714

HISTORIC DISTRICT REVIEW FACT SHEET

PROJECT DESCRIPTION

Proposal is for: DEMOLITION

Existing zoning: HISTORIC DISTRICT

Current use of property: VACANT

Total project area: 0.13 (acres) -5,625- (square feet)

Number of residential units: -3-

average unit size: -480- (square feet)

Commercial area: n/a (gross floor area)

n/a (net leasable area)

Type(s) of business activity: Residence, apartments

Number of parking spaces required: _____ proposed: none

Project accessed via: (check one)

(☒) public road (☐) private road (☐) private driveway

Ownership/occupancy (check appropriate)

(☐) owner occupied (☐) lease (☐) nightly rental
(☐) condominium (☐) timeshare (☒) monthly rental (now vacant)

Water service availability: (check one)

(☒) existing (☐) requires extension of city service

APPLICATION REQUIREMENTS

_____ Completed application form

_____ Review fees paid

_____ Names and mailing addresses of property owners within 100'

_____ 3 complete sets of all plans submitted

_____ Written statement provided addressing any variances requested, proposed construction phasing schedule and materials staging areas, rezoning required, and a general description of the project

RECEIVED NORTHERN NEVADA CONSTRUCTION

Expert Demolition & Excavation

DEC 26 1991 350 W. Hartwell • Salt Lake City, Utah 84115 • (801) 485-6655

FEDERAL RESOURCES
CORP / SLC

Proposal

PROPOSAL SUBMITTED TO John W. Losse Federal Resources Corp		PHONE 355-7260 FAX 521-6400	DATE 12-24-91
STREET PO Box 806		JOB NAME House demo	
CITY, STATE AND ZIP CODE SLC, UT 84110		JOB LOCATION 517 Park Ave. Park City, UT	

We hereby propose to furnish materials and labor necessary for the completion of:

**Remove Transite Siding
Demo & Remove house
Remove Retaining Wall - finish ends**

**Provide Workers comp. & Liability insurance certificates.
Parishioners may remove flooring (OK per Joe 1/3/92)**

- ★ Sewers will be capped at edge of building.
- ★ Buried debris that is not structurally related to building(s) mentioned herein will be removed at additional cost.
- ★ Extra work will be performed when a price has been agreed upon by both the owner & ourselves.

WE PROPOSE hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

six thousand exactly dollars (\$) **6000⁰⁰**

Utah State Law requires payment to be made within 30 days of completion of work.

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owners to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature

Note: This proposal may be
withdrawn by us if not accepted within **30** days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance:

12/27/91

Signature

Signature

**The Corporation of the Episcopal Church
in Utah by John W. Losse
Chairman Diocesan Real Estate Committee**

CERTIFIED RESOLUTION
OF
THE BOARD OF TRUSTEES
OF
THE CORPORATION OF THE
EPISCOPAL CHURCH IN UTAH

At a meeting of the Board of Trustees of The Corporation of the Episcopal Church in Utah, a Utah nonprofit corporation (the "Corporation"), duly held on August 12, 1991, the following resolutions were adopted by a majority of the entire Board of Trustees of the Corporation:

RESOLVED, that the Corporation make application to the City of Park City, Utah for the demolition of the building located on real property owned by the Corporation and situate adjacent to St. Luke's Episcopal Church at approximately 517 Park Avenue, Park City, Utah (the "Building").

RESOLVED FURTHER, that John W. Losse, Jr., Chairman of the Real Estate Committee, is hereby authorized to complete such applications and permits as may be required by the ordinances and officials of Park City, Utah for authorization to demolish the Building.

RESOLVED FURTHER, that Walter C. Ellingson, the President of the Corporation, is hereby authorized to execute any and all agreements, documents, applications, permits and statements as may be required in connection with the demolition or other disposition of the Building, and such signature shall not require attestation by any other officer of the Corporation.

RESOLVED FURTHER, that John W. Losse, Jr. and the President of the Corporation shall consult with and direct counsel for the Corporation in the preparation of any and all agreements, documents, applications, permits and statements of any type that may be required in connection with the demolition or other disposition of the Building.

RESOLVED FURTHER, that John W. Losse, Jr. and the President of the Corporation shall explore alternatives to the demolition of the Building, consistent with and as required by the ordinances and officials of Park City, Utah, including, without limitation, the sale of the Building to a third party for its relocation

elsewhere in Park City, Utah and the sale of a portion of the property adjacent to St. Luke's Episcopal Church in Park City (not to exceed the two Southerly lots) to a third party for relocation and restoration of the Building thereon.

RESOLVED FURTHER, that subject to these resolutions, the consummation of the demolition or other disposition of the Building shall be on such terms and conditions as may be necessary or appropriate in the judgment and discretion of John W. Losse, Jr., the President and counsel for the Corporation.

RESOLVED FURTHER, that the authority granted herein shall be deemed retroactive and any and all acts authorized hereunder which occurred prior to the passage of these Resolutions are hereby ratified and affirmed.

I, James R. Tendick, secretary of The Corporation of the Episcopal Church in Utah, a Utah nonprofit corporation, hereby certify that the foregoing is a true copy of the Resolutions adopted by the Board of Trustees of the Corporation on August 12, 1991, and that said Resolutions have not been amended or modified in any respect and are in full force and effect.

DATED, this 12th day of August, 1991.



The Rev. James R. Tendick

DWE106.8

**The Corporation of the Episcopal Church in Utah
Real Estate Committee**

July 2, 1992

To: Persons named herein

From: Jack Losse

Re: 517 Park Avenue Sale

In putting my file for reference in some semblance of order I realized the surprising number of persons who were involved in and contributed to the consummation of this sale. It seems appropriate to recognize these individuals, even though it may be small recompense for some and may overlook others who played a significant role.

Thanks to:

Tim Lee, who had the foresight, guts and patience to see the deal through. We wish him well in completing the restoration of 517 Park Avenue.

Valley Bank & Trust, which has provided substantial funding for the property and future rehabilitation.

James W. Carter, City Attorney, who steered the transaction through the Park City administration.

Harry Reed, Chairman, Historic District Commission, Department of Community Development, Park City Municipal Corporation, whose titular responsibilities have not blinded him to realities, but who continued to work to achieve a mutually agreeable result.

Myles Rademan, the City's Public Affairs Director.

✓ **Suzanne McIntyre**, Planner for Park City, who outlined City requirements.

Susan Lykes, Department of Community Development, "facilitator".

Ron Ivie, Building Official, who condemned the building, but who offered assistance in rehabilitation.

Will Connelly, architect, who offered a careful review of alternatives available to the Parish and the Diocese.

Tom Clyde, Past President, Park City Historical Society, for his preservation efforts.

July 2, 1992
Page Two

Terry Price, engineer, who analyzed the structural problems and outlined alternative solutions.

Judy Hanley, former Sr. Warden of St. Luke's Parish, who played a difficult role of being "in the middle" for a good part of the process.

Willie and Rich Hoffer, and other members of St. Luke's Parish, who have gracefully foregone their dreams for 517.

Roger Stephens, who served as an initial promoter of the project for St. Luke's and later brought in Tim Lee to consummate the sale without charge to the Diocese.

Bob Gordon, who handled mortgage and other financial matters for the Parish and the Diocese.

The Rev. Dick Frank, who coordinated early efforts to preserve the collapsing structure.

Walt Ellingson and Jim Tendick, Officers of the Corporation, who were available to execute documents on short notice whenever they were called upon.

Dan W. Egan, attorney for the Diocese, for his careful drafting and review of documents, and his particular attention to the nuances of the deal which made the terms acceptable to all parties, while fully protecting the interests of the Diocese.

The Bishop, whose desire for open space south of St. Luke's restored Parish was certainly a valid objective, but whose reluctant acceptance of the sale will preserve a building which stands out most impressively along with St. Luke's when viewed from across the valley.

For me, the whole process, which began in early 1988, and was finally completed in June, 1992, has been most interesting and personally rewarding.



**Historic District Commission
Meeting of April 6, 1992
Page 3**

Taylor commented that this detail was similar to that of many of the kick plates used on Main Street. The Commissioners generally preferred the kick plate which employed less verticality and would prefer a plain plywood face with no extra design. Commissioner Child commented that this time Mr. Taylor's drawings had made the HDC's job much easier.

Commissioner Child complimented Mr. Taylor on the balcony design stating that it was different than what is normally seen.

A brief discussion followed on the doors in the balcony area which Mr. Taylor would have preferred to be sliding since swinging doors penalized the use of the space inside. The HDC firmly preferred that the doors be french doors.

MOTION: Alison Child moved to approve the design of the building at 570 Main with the following conditions:

- 1) That the paint colors and masonry be reviewed by the staff prior to building permit issuance.
- 2) That the staff approve a sign plan and signage for the building prior to installation of any signage.
- 3) That the window frames on the rear elevation be 4-inches wide.

Motion seconded by Hank Louis. Motion carried.

VI. NEW BUSINESS

1. Update on request for CAD (Certificate of Appropriateness for Demolition) 517 Park Avenue, Episcopal Church ✓

Planner Lykes explained the history of the issuance of the CAD for this structure which is the house just south of St. Luke's Episcopal Church. A sign was posted in front of the structure designating it as a "threatened building". As a result of this numerous phone calls were received by the Planning Department from interested citizens. Tim Lee and Tim Steiner, who have renovated several historic structures in Park City, came to an agreement with the City and the Church to purchase the house and property and will be renovating the structure this summer.

Planner Lykes advised that there will be some rent controls for the four apartment units and it will continue as employee housing. Mr. Lee is buying the three lots and there will be some minor reconfiguration so that the Church can secure its access. The City made a contribution and there is a possibility that some of the

**Historic District Commission
Meeting of April 6, 1992
Page 4**

area will be used as a "pocket park" on the south portion of the property. Messrs. Steiner and Lee are contributing their time at minimum wage during the summer to make this project pencil. The staff would also like to publicly recognize the Episcopal Church for its cooperation in this process.

Planner Lykes informed the HDC that there is another application for a CAD on Woodside Avenue which encompasses five lots. The house has been posted and there are some parties interested in purchasing the property. Ken Martz commented from the audience that the house is really on Park Avenue and should perhaps be posted from that side as well. Mr. Martz requested that the HDC receive as early a notice of a demolition request as possible from the Planning Department.

2. Preliminary design review of construction at 701 Main, Fletcher/Kimball Parcel - Park Avenue Associates, Jeffrey Kuhn

Chairman Reed advised the HDC that in his capacity with the Town Lift project he is involved in some cooperative negotiations having to do with road easements to these properties and that he may be involved in some planning on another project with them. He did not feel, however, that this was a conflict and stated that he was not in a partnership with the applicants.

Planner Lykes informed the HDC that Allen Roberts of Cooper/Roberts had been hired by the City as a consultant on this project.

Planner Lykes explained where this property was located in relation to the extension of Main Street, the Depot, proposed 7th Street, and the Kimball Art Center. A brief discussion followed on some historic buildings which are on the west side of the property.

Planner Lykes advised that the applicant would like to construct a new structure on the east side of the parcel in conjunction with a rezone of the portion of the site. Current zoning is Historic Recreation Commercial; the east side would be rezoned to Historic Commercial Business to correspond with the opposite side of Main Street.

Planner Lykes explained that the west side of the parcel would remain HRC and the applicants would like to restore the two existing structures. The houses would be converted to commercial uses such as a bakery. All of this will be taken to the Planning Commission as an MPD.

Planner Lykes explained where patios and sidewalks would be located. The first floor on the new structure on the east side

MEMORANDUM

TO: Historic District Commission
FROM: Susan Lykes
DATE: April 6, 1992
RE: Episcopal Church House, 517 Park Avenue

Representatives of the Episcopal Church submitted an application for a Certificate of Appropriateness for Demolition (CAD) in late January for the house just south of St. Luke's Episcopal Church. The house is owned by the Church, and had been rented out as long-term apartments. At that time, Chief Building Official Ron Ivie had condemned the structure and ordered it vacated. John Losse, representing the Church, approached the Planning staff to find out what was needed to obtain the CAD so that the structure could be torn down. The Church planned to maintain the resulting three vacant lots as open space.

As the Commissioners will remember, the City passed an ordinance requiring a CAD for demolition of any historic structure. The one "loophole" in the regulation allows the Chief Building Official to issue a CAD without Planning staff approval if a structure is determined to threaten public safety.

In this case, Mr. Ivie agreed to the CAD process, even though the house would stand empty for as long as two months. The Church was very concerned about the house as a liability and hazard because it was unoccupied, but agreed to cooperate in the CAD process.

A sign was posted in front of the structure designating it a "threatened building." As a result of this notice, the Planning Office received numerous phone calls from interested citizens. Tim Lee, who has renovated several historic structures in Park City, made an offer on the property, which was rejected. Mr. Lee then approached the City to find out if the Council would be interested in cooperating in attempts to preserve the structure.

After several weeks of negotiation, the City, Church, and Tim Lee came to a cooperative agreement supported by all parties. The agreement provides for some funding from the City in return for affordable housing considerations, a possible "pocket park" on the south portion of the property, and a reconfiguration of the lots so that the Church can secure its access.

The staff would like to publicly recognize the Church for its cooperation in the process. Although indicating when the CAD application was filed that they were not interested in selling the property, Church representatives kept an open mind and fully participated in the process. The Church decided to sell the property to Mr. Lee, citing their desire to "be good neighbors" and stating that they had not been aware how strongly the City supported historic preservation.

This is the first application which has gone through the CAD process. The City staff is very pleased and encouraged that the process has worked so effectively to promote the preservation of historic structures. This project in particular has proved to be a model of cooperative efforts in historic preservation.

MEMORANDUM

TO: Jim Carter
FROM: Anita Sheldon
DATE: March 12, 1992
RE: Tim Lee/Episcopal Church

I spoke with Jeff Jones at Silver King Bank and advised him that we were meeting with the Episcopal officials on Wednesday and we would know more about the details of the transaction then. I told him that we were not taking a formal position on the loan yet, but it appeared that the City would be willing to co-sign on it. Some of the questions he'd like the City to think about when we negotiate are as follows:

Are there any restrictions we want to include in the loan?

Do we want to guarantee all of the loan? part of the loan?

Jeff said that he would be glad to attend any meetings with the Council to discuss these and other questions that are pertinent. Please let him know by calling 649-8052.

#1

ADDENDUM/COUNTER OFFER TO EARNEST MONEY SALES AGREEMENT

This ADDENDUM/COUNTER OFFER constitutes: () a COUNTER OFFER ☒ an ADDENDUM to that EARNEST MONEY

SALES AGREEMENT (THE AGREEMENT) dated the 4 day of FEBRUARY, 1992, between TIMOTHY

LEE AND TIM C. STEINER as buyer(s), and CORP. OF THE EPISCOPAL CHURCH as seller(s),

covering real property described as follows:

517 PARK AVE

The following terms are hereby incorporated as part of THE AGREEMENT:

PER: JOHN LOSSE JR LETTER OF FEB 25, 1992 OFFER IS MODIFIED,

- 1) PURCHASE PRICE TO BE \$69,000 CASH.
- 2) CLOSING TO BE 21 DAYS AFTER MARCH 17, 1992
WHICH IS APRIL 7, 1992
- 3) SECTION 6 - SELLER WARRANTIES & EXCEPTION
IS VOID AND NOT PART OF OFFER
- 4) SECTION 7 - SPECIAL CONSIDERATIONS IS VOID
AND NOT PART OF OFFER.
- 5) PRICE WILL INCLUDE, THE BUILDING, THE TWO
SOUTHERNMOST LOTS, AND WHATEVER ADDITIONAL
PROPERTY THAT IS REQUIRED BY THE CITY
(RON IVIE - CHIEF BUILDING OFFICIAL) TO PRESERVE THE
USE AND HISTORIC DESIGNATION OF THE STRUCTURE,
- 6) EARNEST MONEY SHALL BE NON-REFUNDABLE IF BUYER
CAN'T CLOSE.

All other terms of THE AGREEMENT shall remain the same. (☒ Seller () Buyer shall have until 5 PM (A.M./P.M.)

MARCH 30, 1992 to accept the terms specified above. Unless so accepted this Addendum shall lapse.

Date 2/26/1992

Signature of () Seller (☒ Buyer

Time 3:30 PM (A.M./P.M.)

Timothy Lee

ACCEPTANCE/COUNTER OFFER/REJECTION

Check One

- () I hereby ACCEPT the foregoing on the terms specified above.
() I hereby ACCEPT the foregoing SUBJECT TO the exceptions shown on the attached Addendum.

Signature _____ Signature _____ Date _____ Time _____
() I hereby reject the foregoing _____ (Initials)

DOCUMENT RECEIPT

() I acknowledge receipt of a final copy of the foregoing bearing all signatures.

Signature of Buyer(s) _____ Date _____ Signature of Seller(s) _____ Date _____
() I personally caused a final copy of the foregoing bearing appropriate signatures to be mailed on _____

19____, by Certified Mail and return receipt attached hereto to the () Seller () Buyer.

Sent by _____

PARK CITY

1884

March 4, 1992

Legal Department

John W. Losse, Jr.
Episcopal Diocese of Utah
P. O. Box 3090
Salt Lake City, Utah 84110-3090

Re: 517 Park Avenue, Park City, Utah

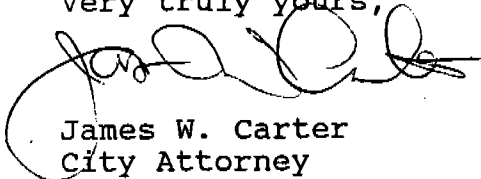
Dear Mr. Losse:

As is evident by all the attention this matter is getting recently, Park City is very interested in facilitating preservation and renovation of the residence at 517 Park Avenue which will be of benefit to all those concerned. Park City's Historic Preservation Ordinance is primarily designed to encourage the cooperative efforts of property owners, the City, the development community and interested citizens and groups to preserve Park City's historic heritage. The current exchange of proposals and suggestions is just the kind of process the City envisioned when it adopted the Preservation Ordinance, and it appears to be progressing well.

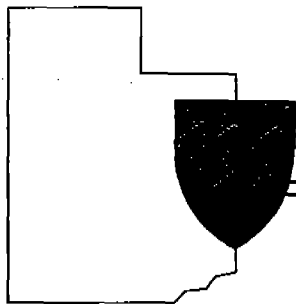
I do feel it important, however, to bring to your attention those aspects of the City's Historic Preservation Ordinance which may come in to play should the interested parties not be able to reach a satisfactory agreement. Section 4.17 of the City's Land Management Code will require a showing of "substantial evidence that demonstrates that unreasonable economic hardship will result from denial of the demolition or removal application." Section 4.17 goes on to describe economic hardship criteria and the findings which the HDC must make to authorize demolition. I've enclosed copies of Sections 4.11-4.18 of the Land Management Code for your review.

Horizon Designs' proposal appears to present a method for feasible and economic restoration of the building. We are in receipt of your letter of February 25th to Harry Reed and concur that renovation of the structure in a manner which would provide an open space to the south of the St. Luke's Church would be optimal. Myles Rademan, the City's Public Affairs Director, has taken the lead for the City in attempting to coordinate the City's transactions and approvals necessary to bring this about. I anticipate Mr. Rademan will be contacting you shortly to suggest a meeting of all the interested parties to see if an arrangement which meets everyone's criteria can be constructed within the short time frames. Thank you again for your efforts and the Park City congregation's.

Very truly yours,



James W. Carter
City Attorney



THE EPISCOPAL DIOCESE OF UTAH
Tuttle Center

February 25, 1992

Mr. Harry Reed, Chairman
Historic District Commission
Department of Community Development
Park City Municipal Corporation
P.O. Box 1480
Park City, UT 84060-1480

RECEIVED
FEB 26 1992
PARK CITY
MUNICIPAL CORP.

Dear Mr. Reed:

This is in response to your letter of 13 February, 1992 to the Right Reverend George E. Bates. Bishop Bates, his staff, the Property Committee and the Standing Committee of the Episcopal Diocese of Utah have had many discussions over the past several years concerning the 517 Park Avenue residence.

We believe our concern for the Old Town Historic District is well demonstrated by the sensitive restoration program the Diocese has underwritten for St. Luke's Church, which is adjacent to the 517 structure.

The conclusion has been reached that 517 Park cannot be rebuilt or replicated at a cost which would represent a prudent use of church funds. Further, while continued maintenance and use of the St. Luke's Church building is contemplated, the future needs of the congregation cannot be met solely in that structure, nor in any reasonable adaptation of 517 Park. The Diocese would prefer to maintain the post-demolition ground as an open area. However, in consideration of your present preservation and renovation desires for the community, the Diocese would entertain a cash offer of \$69,000 for the 517 building and the two southernmost lots of the three twenty-five foot lots adjoining St. Luke's. We believe the restored or replicated structure could be accommodated in that two lot space, and that the third lot open area to the south of St. Luke's would add to the visibility and charm of that structure.

As you may know, an offer dated February 4, 1992, in the amount of \$70,000, was submitted to the Corporation of the Episcopal Church by Messrs. Timothy L. Lee and Tim C. Steiner. Subsequently Bishop

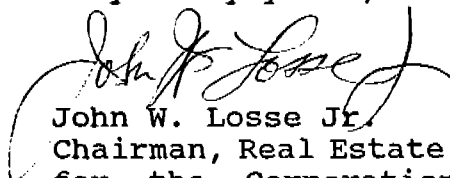
Mr. Harry Reed
Page 2
February 25, 1992

Bates received a letter from Tim Lee elaborating on their qualifications and interest. Their offer, while we can assume was submitted with the best of intentions and in good faith, could not be seriously considered for the following reasons:

- * The offer contemplated a subordinated mortgage which could have led to the Diocese losing a substantial portion of its equity in the property.
- * The offer provided for an easement on property which the Diocese already owns.
- * The offer was conditioned on loan approvals and city use concessions which introduced uncertainties in time and realization which placed the Diocese in jeopardy of unacceptable liability stemming from the hazardous condition of the 517 building.

Unless the city, Horizon Design, Inc. or a third party can present a cash offer of \$69,000 for the building and the two lots by 5:00 P.M. on March 17, 1992, with a closing within 21 days thereafter, the Diocese requests that its application for a Certificate of Appropriateness for Demolition be granted pursuant to the Park City Land Management Code and the notice of the Department of Community Development dated July 11, 1991 "that the building is not safe for occupancy".

Very truly yours,



John W. Losse Jr.
Chairman, Real Estate Committee
for the Corporation of the
Episcopal Church in Utah

JWL/et

cc: The Rt. Rev. George E. Bates
The Rev. Richard L. Frank
Judy Hanley
Horizon Design, Inc.
Susan Lykes, Department of Community Development
Dan W. Egan, Esq.
Stewart M. Hanson, Esq.
Roger M. Stephens

HORIZON DESIGN, INC.

February 24, 1992

Park City Council Members
Honorable Mayor Brad Olch
Mr. Toby Ross, City Manager
P.O. Box 1480
Park City, UT 84060-1480

Hi, I am Tim Lee and this is my partner Tim Steiner. We are here to get some support in our efforts to purchase 517 Park Avenue and save it from demolition. We have been renovating and remodeling homes in this area for over 15 years. We have helped many homeowners in this town restore their homes through the Historic Grant Program. More than one of these homes have been saved from certain destruction, such as 508 Marsac, formally 713 Woodside, and 314 Daly (the last house on the right going up Daly Canyon).

517 Park Avenue poses a major challenge and an opportunity. The challenge is to renovate the project under the estimated costs of \$200,000 to \$250,000. Using our skills as general contractors and not charging for them would save about 25%. Knowing that over half of the costs in renovations are in labor, we will work for minimum wages to save another 25%.

Although the project doesn't make strict economic sense, it is feasible because we are willing to donate a substantial amount of our time and labor, in addition to foregoing a complete building season. Although we will not make any money on the project in the short run, it is our intention, by keeping it as a long term rental that sometime in the future we will recover our investment.

We would also be saving the residence of the first doctor in town, Dr. William J. Bardsley, who practiced out of this home for over 50 years, the town would have saved a historic home with a National Registry listing, which there are so few of left, and it would also help with Park City's growing employee housing problem.

With this home renovated it will not only add to the upgrading of Park City but it will also enhance all the surrounding properties and help keep Park City's Heritage alive.

Park City has done a lot to save these old homes through the Historic Grant Program. This is one of the few left that need more than just a grant. Under normal contracting circumstances it would not make economic sense, but if the city could help us by consigning a construction loan of \$115,000, and guarantee long term financing, we could pull off a win, win, win deal. We want to save this home. Your backing would make it all possible.

HORIZON DESIGN, INC.

HISTORIC RENOVATIONS COMPLETED IN PARK CITY

1987	*	†	569 Park Avenue
		†	823 Woodside
		†	949 Park Avenue
		†	657 Park Avenue
1988	*	†	915 Park Avenue
1990	*	†	508 Marsac Avenue
	*		314 Daly Avenue
			142 Daly Avenue
			1135 Park Avenue
1989	*		902 Norfolk Avenue
			824 Norfolk Avenue
			291 Daly Avenue
1991	*		575 Woodside Avenue
			1002 Woodside Avenue
			959 Park Avenue
			1124 Park Avenue
			1128 Park Avenue
			323 Ontario Avenue

* Historic Preservation Awards issue by the Park City Historical Society

† Properties we own. Before and after pictures were included with our original offer.

HORIZON DESIGN, INC.

REFERENCES

Wendy Faber	Corporate Attorney	(801) 649-1244 #309
Tom Ligare	Insurance Agent	(801) 649-3332
Jeanne Acord	Property Management Information	(801) 649-1244 #301
Suzanne McIntyre	Senior Planner Park City Municipal Corporation	(801) 649-5000
Ron Ivie	Chief Building Official Park City Municipal Corporation	(801) 645-5040
Brad Olch	Mayor of Park City	(801) 649-5000
Glenna Collins	Silver King Bank	(801) 649-8052
Dina Williams	Utah Heritage Foundation	(801) 533-0858



Department of Community Development
Engineering • Building Inspection • Planning

February 14, 1992

Re: 517 Park Ave.

To Whom It May Concern:

It is my determination that should the above-mentioned building be moved it would then need to comply with current building code requirements for new construction rather than conditions set forth in the Dangerous Building Code. Furthermore, it is my opinion that it would be infeasible in this building to bring it into new construction compliance.

Sincerely,


Ron Ivié
Building Official

RI/dmj

PARK CITY

1884

Department of Community Development
Engineering • Building Inspection • Planning

13 February 1992

Right Reverend George Bates
Episcopal Diocese of Utah
P.O. Box 3090
Salt Lake City, UT 84110-3090

Reverend Bates,

As Chairman of Park City's Historic District Commission I am aware of your church's application for a Certificate of Appropriateness for Demolition for the residence at 517 Park Avenue, adjacent to St. Luke's. Being directly involved in the preservation of Park City's historic structures, I wanted to write to you and ask for your support in the preserving the 517 Park building.

I have enclosed information on the 517 Park residence from a City-sponsored survey of the Historic District. According to survey research, 517 Park was the residence of long-time Park City physician, William Bardsley. The history of the house and its ownership is more clearly documented than many of Park City's historic structures.

Old Town in Park City is listed as a Historic District on the National Register of Historic Places. Park City strongly considers preservation of historic homes and structures a benefit to the community and important in retaining our "sense of place." Accordingly, Park City actively supports the preservation and renovation of historic structures within the Historic District. Foremost of the City's efforts is a program which provides matching grants of \$5000 to owners of residential properties and \$10,000 to owners of commercial properties. These grants promote the restoration, rather than the demolition, of historic buildings. Through our efforts of historic preservation, Park City has managed to retain much of the flavor of a historic mining town.

You may be aware that another part of Park City's attempts at preserving historic Old Town is a new ordinance on demolition of historic structures. The ordinance mandates that owners

of historic residences or structures demonstrate to the City that the historic property creates a financial hardship which can be alleviated in no other way than demolition. I have included a copy of the ordinance for your information.

Mr. John Losse has filed an application for demolition, known as a Certificate of Appropriateness for Demolition or CAD, with the City. The City is currently processing that application. Part of the procedure for approving a CAD requires that the applicant wait 45 days for a hearing, during which time the property is posted and interested parties may negotiate with the owner regarding options other than demolition. It has come to our attention that local representatives of the church have been contacted by a local contractor, Tim Lee. Mr. Lee proposes to purchase the property and renovate the structure in conjunction with his partner. Because they plan to perform the bulk of the work themselves, they feel that they can renovate the house and still have the project be economically worthwhile.

Reverend Bates, the Historic District Commission is very much in favor of Mr. Lee's proposal. We feel that it will assist in preserving not only the historic flavor of Park City, but will also help maintain part of our quickly diminishing stock of employee housing. We understand that the church does have some concerns about losing control of the use of the property, as it is next door to your chapel. However, we would encourage you to work with Mr. Lee to iron out concerns and preserve the structure.

If I can be of any help to you or other representatives of the church, please do not hesitate to call; I would be happy to be of assistance. Thank you for your time.

Sincerely,

A handwritten signature in cursive script, appearing to read "Harry Reed".

Harry Reed
Chairman, Historic District Commission

cc: Mr. John Losse
Park City Planning Office
Mr. Tim Lee

enc.

February 4, 1992

Judy Hanley
Senior Warden
St. Luke's Episcopal Church
Park City, UT 84060

Dear Judy,

The Park City Historical Society is concerned about the discussions concerning the demolition of the house next to your beautifully restored church building on Park Avenue. The house is an example of one of the larger homes in Park City's historic "high rent" district. Combined with the other historic structures in the neighborhood, it is a unique picture of the history of our community. It is too important to be demolished. We sincerely hope there are ways to meet the needs of your growing congregation without demolishing the house. If there is any way the historical society can help in the process of saving the house, we are happy to help.

Sincerely,

Park City Historical Society

Tom Clyde, Past President

Name of site _____ Subdivision _____
Address 517 Park Block 5 Lot(s) 3-5
Owner _____ Present Zoning HR-1
Owner Address _____

PRIMARY STRUCTURE

View se obliqueDate of photo 2/82Negative File 2/19

Physical description: 1½-story frame residence; ell-shape with intersecting gable roof; single gabled dormer; double window with peaked architrave and attached bay on front gable section; inset porch in ell; 2 single entrances open onto porch; picture window.

Features of interest: _____

Building materials: wood frame Building type/style ell-shape

Modifications: None to minor _____ Moderate _____ Major X

Explain: Asbestos siding; picture window; wrought-iron porch details.

Condition: Excellent _____ Good X Fair _____ Deteriorated _____

Comment: _____

Present use: residence Original use: residence

SIGNIFICANCE OF PRIMARY STRUCTURE

Individual landmark _____ Typical example X Contributes to district Qualified

Comment: _____

SECONDARY STRUCTURE(S)

Physical description:

_____View _____

Date of photo _____

Negative file _____

Modifications: None to minor _____ Moderate _____ Major _____

Condition: Good _____ Fair _____ Deteriorated _____

Present use: _____ Original use: _____

COMMENT: _____

HISTORICAL DATA

Date of construction/primary structure: core by 1887 Alterations: by 1900; laterSources for documentation: See state survey card for
ownership.

Original owner: _____

Additional information of interest (attach lengthy histories): _____

SIGNIFICANCE OF SITE TO DISTRICT

Significant Contributory Non-contributory Intrusion

Primary structure, pre-1930

X

Secondary structure

Primary structure, post-1930

Comment: Qualified contributes due to alterations

_____Form completed by: Ellen BeasleyDate: April, 1982

Beasley/February 1982

Utah State Historical Society Historic Preservation Research Office Structure/Site Information Form

1 IDENTIFICATION

Street Address: 517 Park Ave. Plat PCBI. 5 Lot 3-5
Name of Structure: T. R. S.
Present Owner: Lowell A. Jr. and Maureen Brown UTM:
Owner Address: P.O. Box, Park City, Utah 84060 Tax #: PC-73

2 AGE/CONDITION/USE

Original Owner: Construction Date: @1904 Demolition Date:
Original Use: residential (possibly remodeled from 1900 dwelling)
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

3 STATUS

Preliminary Evaluation: Final Register Status:
☐ Significant ☐ National Landmark ☐ District
☒ Contributory ☐ National Register ☐ Multi-Resource
☐ Not Contributory ☐ State Register ☐ Thematic
☐ Intrusion

4 DOCUMENTATION

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 ☒ Utah State Historical Society Library ☐ Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):
Summit County Recorder and Assessor Records, Summit County Courthouse, Coalville, Utah.
Sanborn Maps, Park City, Utah, 1889, 1900, 1907.
Utah State Gazetteer and Business Directory, 1918-19.
Deseret News, June 9, 1959, p.B-12.
Thompson, George A. and Buck, Fraser. Treasure Mountain Home. A Centennial History of Park City, Utah. Salt Lake City, 1968, p.74.

Architect/Builder: unknown

Building Materials: wood

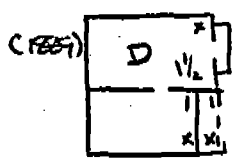
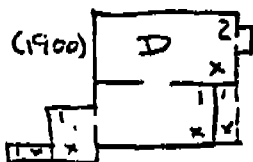
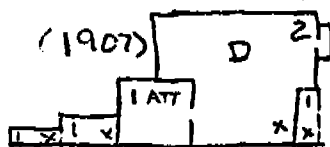
Building Type/Style: residential/Victorian

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

This frame dwelling has basically two sections, a two story portion to the north, and a one story portion to the south, with attic, having a small dormer facing east. The roof construction is of the gable type. A decorative bay window is located on the two story gable section below two-side-by-side double-hung frame windows with a Greek pediment added to the window detailing. The front windows, and doors have been altered (the latter to accomodate apartments), and the front porch now has an ornamental iron railing.

Sanborn Map sketches:



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 contributory structure has retained some significant detailing of construction, and served as the residence of William Bardsley, a long time Park City physician.

In 1902 the property was owned by one Willam D. Donohew; and sold to William J. Bardsley in 1903. The Daly Mining Co. acquired it in 1918, and during the 1930's sold to George Cunningham.

William J. Bardsley served as a Park City physician and surgeon for more than fifty years. He was born in Gunnison, Sanpete County, in 1869; and graduated from the Rush Medical College, Chicago, in 1903. Shortly after he arrived in Park City and became a staff member of the Park City Hospital. He was a WW I vet, and active in Masonic activities. He died June 7, 1959.

structures. From time to time, the Commission may recommend changes in the design guidelines to the Council, provided that no changes in the guidelines shall take effect until adopted by a resolution of the Council.

The design guidelines shall apply in all zones within the Historic District, which are designated throughout this Code by the use of the word "Historic" in the zone district name, or the letter "H" in the abbreviation of that name.

4.11. PRESERVATION OF HISTORIC BUILDINGS AND SITES. It is deemed to be in the interest of the citizens of Park City, as well as the State of Utah, to encourage the preservation of buildings and sites of historic significance in Park City. The buildings and sites are among the City's most important cultural, educational, and economic assets, and in order that they shall not be lost through expansion or change within the City, and in order that the preservation of the remaining buildings and sites of historic interest should be encouraged for the use, observation, education, pleasure, and general welfare of the community. This section is intended to provide an incentive for identification and preservation of historic buildings or sites that may occur within the Park City Historic District, as well as those that may be located outside the Historic District.

4.12. REVIEW OF HISTORIC SITES, BUILDINGS, AND PRESERVATION POLICY. The Park City Historic District Commission is the official body to review matters concerning designation and preservation of historic buildings and sites within Park City, and may take appropriate action as may be necessary, as authorized by other sections of this Code to preserve historic buildings and sites. The Historic District Commission is authorized to function as a committee on historic buildings and sites and to establish an official list of all existing buildings and sites within the City which it considers to be of historic significance and to make this information available to all interested citizens.

4.13. LIST OF HISTORIC BUILDINGS AND SITES. A list of historic buildings and sites is to be established and maintained by the Historic District Commission to describe as concisely as possible each building or site, the date of its construction as nearly as can be determined, or if a site, the date during which its historic significance was established, the reason for including it on such list, and the name and address of the current owner as shown on the records of the Summit County Recorder. The Historic District Commission shall file such list and any subsequent amendments or any additions thereto with the City Recorder.

4.14. DEMOLITION AND REMOVAL OF HISTORIC BUILDINGS AND SITES. It is the intent of this and succeeding sections to preserve the historic and architectural resources of Park City, through limitations on demolition and removal of historic buildings

and sites to the extent it is economically feasible, practical and necessary. The demolition or removal of historic buildings and sites in Park City diminishes the character of the City's Historic District and it is strongly discouraged. Instead, the City recommends and supports preservation, renovation, adaptive reuse and relocation within the Historic District. It is recognized, however, that structural deterioration, economic hardship and other factors not entirely within the control of a property owner may result in the necessary demolition or removal of a historic building or site.

4.15. CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION. With the exception of any building or structure falling under the purview of Section 203 of the Uniform Building Code or undergoing complete renovation\reconstruction in compliance with this Chapter, no building or other structure located within the Historic District may be demolished or removed without the prior issuance of a Certificate of Appropriateness (CAD) by the Planning Department or the Historic District Commission (HDC). Application for a CAD shall be made on forms prescribed by the HDC and shall be made first to the Planning Department. If, upon review of the application, the Planning Department concludes that the building or structure sought to be demolished or removed has been determined to not be a significant or contributory historic building according to the Historic Sites Survey on file in the Planning Department, the Department may issue a CAD. If, upon review, the Planning Department, in conjunction with the Chief Building Official, determines the subject building or structure to be structurally unsound, and a hazardous or dangerous building, the Department may issue a CAD. In the absence of a finding either of insignificance or of public hazard, the application for demolition or removal shall be stayed for 180 days.

4.16. PRE-HEARING APPLICATION REQUIREMENTS. Upon refusal of the Planning Department to issue a CAD, a pre-hearing period of (45) days shall commence, during which time the owner shall allow the City to post and sustain a visible sign stating that the property is "threatened." Said sign shall be at least 3'x 2', readable from a point of public access and state that more information may be obtained from the Planning Department for the duration of the stay. In addition, the owner shall conduct negotiations with the City for the sale or lease of the property or some interest in the property such as a facade easement, or take action to facilitate proceedings for the City to acquire the property under its power of eminent domain, if appropriate and financially possible.

At the end of the (45) days, the owner may request a hearing before the HDC upon showing that the above requirements have been met. The applicant must also submit fees in accordance with the Park City Municipal fee schedule. The Department staff shall, within (14) days, notify the owner if any additional

information is needed to complete the application. If the Department staff does not notify the owner, the application will be deemed complete. Within (45) days of receiving the completed application, the Department staff shall schedule a hearing regarding the application on the agenda of the HDC.

4.17. CAD HEARING FOR A COMMERCIAL BUILDING OR SITE. For the purposes of this Chapter, "Commercial Building or Site" shall mean and include all real property held primarily for the production of income rather than as an occupied primary or secondary residence for the owner. "Commercial Building or Site" shall include, but not be limited to, any property for which the owner claimed a depreciation deduction under Section 167 of the Internal Revenue Code of 1986 and all non-profit institutional or public properties. At the hearing, the HDC will only approve demolition or removal of a commercial building or site if the owner has presented substantial evidence that demonstrates that unreasonable economic hardship will result from denial of the demolition or removal application.

- (a) Economic Hardship Criteria. In order to sustain a claim of unreasonable economic hardship, the HDC may require the owner to provide information pertaining to whether the property is capable of producing a reasonable return for the owner. The HDC shall adopt separate standards for income producing and non-income producing properties. The information requested by the HDC may include, but not be limited to the following: Purchase date, price and financing arrangements; current market value; form of ownership; cost estimates of demolition and post-demolition plans; maintenance and operating costs; costs and engineering feasibility of rehabilitation; property tax information; rental rates and gross income from the property.
- (b) Conduct of Owner Excluded. Demonstration of economic hardship by the owner shall not be based on conditions resulting from:
 - (1) Willful or negligent acts by the owner; or
 - (2) Purchasing the property for substantially more than market value at the time of purchase; or
 - (3) Failure to perform normal maintenance and repairs; or
 - (4) Failure to diligently solicit and retain tenants; or
 - (5) Failure to provide normal tenant improvements.
- (c) Written Findings. The HDC shall make written findings supporting their decision in the matter. The HDC may

determine that unreasonable economic hardship exists and issue a CAD if the Commission finds that:

- (1) The building or site cannot be feasibly use or rented at a reasonable rate of return in its present condition; and
- (2) The building or site cannot be remodelled or rehabilitated in a manner which would allow a reasonable use of or return from the property to the property owner; and
- (3) Rehabilitation or remodelling that would be compatible with preservation of the building or site is infeasible; and
- (4) The building or site cannot be feasibly moved or relocated within the Historic District.

(d) Final Decision:

- (1) Approval- If the HDC approves the application and issues the CAD, the owner may apply for a demolition permit with the Building Department and proceed to demolish the building or site in compliance with other regulations as they may apply. The HDC may, as a condition of approval, require the property owner to provide the HDC with documentation of the building or site according to the standards of the Historic American Building Survey (HABS). Such documentation may include photographs, floor plans, measured drawings, an archeological survey or other information specified by the HDC. The HDC may also require the owner to incorporate an appropriate memorialization of the building or site, such as a photo display or plaque, into the proposed replacement project of the property. Approval of a CAD shall be valid for one year.
- (2) Denial. If the HDC denies the application for demolition, the owner shall not demolish the building or site and the City may provide the owner with information regarding financial assistance for the necessary rehab or repair work, as it becomes available. The owner may not re-apply for demolition for a period of three years from the date of the HDC's final decision, unless the building or site is structurally unsound or other substantial changes in circumstance have occurred, in which case the owner may apply as conditions warrant.
- (3) Appeal. All final decisions of the HDC are appealable to the City Council and are also subject to call-up by the City Council.

4.18. CAD HEARING FOR A RESIDENTIAL BUILDING OR SITE.
For the purposes of this Chapter, "Residential Building or Site" shall mean any owner occupied property used as a primary or secondary home. It does not include any property used in rental pools or any property falling within LMC § 4.17. If the HDC finds that the owner failed to comply with the pre-hearing application requirements of LMC § 4.16, the Commission may issue up to an additional 180-day stay of demolition to allow the City sufficient time to undertake a pre-hearing evaluation to examine possible alternatives to the demolition or removal of the property. Upon completion of the pre-hearing evaluation, the applicant may request a hearing before the HDC and the Department shall schedule a hearing regarding the application on the agenda of the HDC.

- (a) Economic Hardship Criteria. At the hearing, the owner must be prepared to provide information including, but not limited to, the following: type of occupancy, market value, feasibility of rehabilitation, property tax assessment and post-demolition plans.
- (b) Irrelevant Criteria. In determining whether economic hardship exists, the HDC may not consider the most profitable use of the property or any factors resulting from the willful neglect of the property by the owner.
- (c) Written Findings. The HDC shall make written findings supporting its decision in the matter. The HDC may authorize issuance of a CAD if it determines that:
 - (1) Denial of the application would deprive the owner of all reasonable use of the property; and
 - (2) The building or site cannot be feasibly renovated or rehabilitated to make it reasonably usable; and
 - (3) Relocation of the building or site to another location within the Historic District is infeasible.
- (d) Final Decision:
 - (1) Approval. If the HDC approves the application, the CAD will be issued and the owner may proceed to demolish the building or site after obtaining a demolition permit from the Building Department and in compliance with other regulations as they may apply. The HDC may, as a condition of approval, require the owner to provide the HDC with documentation of the building or site as specified in LMC § 4.17.5(A). Approval of a CAD shall be valid for one year.
 - (2) Denial. In the event the HDC recommends denial of the application, and consultations with the owner, as

specified in LMC § 4.16, do not result in an agreement to retain the building or site, the HDC shall recommend whether or not the building or site should be purchased, leased or otherwise acquired by the City. Said recommendation shall be forwarded to the City Council at its next regular meeting for determination. If the City chooses not to provide the owner with economic assistance, acquire the property or take any other action to preserve the building or site, the CAD will be issued at the end of the applicable stay of demolition. The owner may then proceed to demolish the building or site, after obtaining a demolition permit from the Building Department and in compliance with other regulations as they may apply. The HDC, may as a condition of issuing the CAD, require the owner to provide the HDC with documentation of the building or site as specified in LMC § 4.17.5(A).

- (3) Appeal. All final decisions of the HDC are appealable to the City Council and are also subject to call-up by the City Council.

4.19. NEW CONSTRUCTION. New construction and exterior remodeling within the Historic District zones shall conform to architectural standards and regulations promulgated by the Historic District Commission and adopted by the City Council. These standards shall be applied by the staff and the Commission, subject to the review process.

EARNEST MONEY SALES AGREEMENT

EARNEST MONEY RECEIPT

Legend Yes(X) No(O)

DATE: 2/4/92

The undersigned Buyer TIMOTHY L. LEE & TIM C. STEINER hereby deposits with Brokerage as EARNEST MONEY, the amount of ONE THOUSAND Dollars (\$ 1000.00), in the form of PERSONAL CHECK TO BE DEPOSITED UPON WRITTEN ACCEPTANCE OF which shall be deposited in accordance with applicable State Law. OFFER BY BOTH PARTIES, IN RMA TRUST

Brokerage (RMA) Phone Number 649 8601

Received by [Signature]

OFFER TO PURCHASE ck # 400

1. PROPERTY DESCRIPTION The above stated EARNEST MONEY is given to secure and apply on the purchase of the property situated at 517 PARK AVE in the City of PARK CITY County of SUMMIT, Utah, subject to any restrictive covenants, zoning regulations, utility or other easements or rights of way, government patents or state deeds of record approved by Buyer in accordance with Section G. Said property is owned by CORP. OF EPISCOPAL CHURCH as sellers, and is more particularly described as: HISTORIC HOME ON THREE LOTS

CHECK APPLICABLE BOXES:

☐ UNIMPROVED REAL PROPERTY ☐ Vacant Lot ☐ Vacant Acreage ☐ Other ☒ IMPROVED REAL PROPERTY ☐ Commercial ☒ Residential ☐ Condo ☒ Other STRUCTURE CONDEMNED

(a) Included Items. Unless excluded below, this sale shall include all fixtures and any of the items shown in Section A if presently attached to the property. The following personal property shall also be included in this sale and conveyed under separate Bill of Sale with warranties as to title: NONE

(b) Excluded items. The following items are specifically excluded from this sale: NONE

(c) CONNECTIONS, UTILITIES AND OTHER RIGHTS. Seller represents that the property includes the following improvements in the purchase price:

☒ public sewer ☒ connected ☐ well ☐ connected ☐ Other ☒ electricity ☒ connected
☐ septic tank ☐ connected ☐ Irrigation water / secondary system ☐ ingress & egress by private easement
☐ other sanitary system _____ # of shares _____ Company _____ ☒ dedicated road ☒ paved
☒ public water ☐ connected ☐ TV antenna ☐ master antenna ☐ prewired ☐ curb and gutter
☐ private water ☐ connected ☒ natural gas ☐ connected ☐ other rights _____

(d) Survey. A certified survey ☐ shall be furnished at the expense of NONE prior to closing, ☒ shall not be furnished.

(e) Buyer Inspection. Buyer has made a visual inspection of the property and subject to Section 1 (c) above and 6 below, accepts it in its present physical condition, except: NONE

2. PURCHASE PRICE AND FINANCING. The total purchase price for the property is SEVENTY THOUSAND Dollars (\$ 70,000.00) which shall be paid as follows:

\$ 1000.00 which represents the aforescribed EARNEST MONEY DEPOSIT:
 \$ _____ representing the approximate balance of CASH DOWN PAYMENT at closing.
 \$ _____ representing the approximate balance of an existing mortgage, trust deed note, real estate contract or other encumbrance to be assumed by buyer, which obligation bears interest at _____ % per annum with monthly payments of \$ _____ which include: ☐ principal; ☐ interest; ☐ taxes; ☐ insurance; ☐ condo fees; ☐ other _____
 \$ _____ representing the approximate balance of an additional existing mortgage, trust deed note, real estate contract or other encumbrances to be assumed by Buyer, which obligation bears interest at _____ % per annum with monthly payments of \$ _____ which include: ☐ principal; ☐ interest; ☐ taxes; ☐ insurance; ☐ condo fees; ☐ other _____
 \$ 69,000.00 representing balance, if any, including proceeds from a new mortgage loan, or seller financing, to be paid as follows: FROM SELLER AT 9% INTEREST, 15 YEAR AMORTIZATION, WITH PAYMENTS OF \$699.84 PER MONTH. SELLER WILL
 \$ _____ Other SUBORDINATE THIS LOAN TO A NEW CONSTRUCTION AND FIRST MORTGAGE NOTE, TO EXCEED \$125,000.00
 \$ 70,000 TOTAL PURCHASE PRICE NOT

THIS OFFER IS SUBJECT TO BUYERS GETTING CONSTRUCTION LOAN
 If Buyer is required to assume an underlying obligation (in which case Section F shall also apply) and/or obtain outside financing, Buyer agrees to use best efforts to assume and/or procure same and this offer is made subject to Buyer qualifying for and lending institution granting said CONSTRUCTION financing. Buyer agrees to make application within SEVEN days after Seller's acceptance of this Agreement to assume the underlying obligation and/or obtain the new financing at an interest rate not to exceed _____ %. If Buyer does not qualify for the assumption and/or financing within THIRTY days after Seller's acceptance of this Agreement, this Agreement shall be voidable at the option of the Seller upon written notice. Seller agrees to pay up to NONE mortgage loan discount points, not to exceed \$ NONE. In addition, seller agrees to pay \$ NONE to be used for Buyer's other loan costs.

3. CONDITION AND CONVEYANCE OF TITLE. [redacted] represents that Seller ~~holds~~ title to the property in ~~the~~ simple ~~is~~ purchasing the property under a real estate contract. Transfer of Seller's ownership interest shall be made as set forth in Section S. Seller agrees to ~~transfer~~ good and marketable title to the property, subject to encumbrances and exceptions noted herein, evidenced by ~~a~~ current policy of title insurance in the amount of purchase price ~~an~~ abstract of title brought current, with an attorney's opinion (See Section H).

4. INSPECTION OF TITLE. In accordance with Section G, Buyer shall have the opportunity to inspect the title to the subject property prior to closing. Buyer shall take title subject to any existing restrictive covenants, including condominium restrictions (CC & R's). Buyer ~~has~~ ~~not~~ reviewed any condominium CC & R's prior to signing this Agreement.

5. VESTING OF TITLE. Title shall vest in Buyer as follows: TO BE DETERMINED BEFORE CLOSING

6. SELLERS WARRANTIES. In addition to warranties contained in Section C, the following items are also warranted: NONE

Exceptions to the above and Section C shall be limited to the following: ~~AT THE~~ EASEMENT FOR CHURCH WALKWAY WILL BE RECORDED AT CLOSING.

7. SPECIAL CONSIDERATIONS AND CONTINGENCIES. This offer is made subject to the following special conditions and/or contingencies which must be satisfied prior to closing: FIRST PAYMENT ON SELLER LOAN WILL BEGIN 9/1/92
OFFER SUBJECT TO CITY APPROVAL OF REBUILDING PLANS AND SPECIFIC CONSESSION REGARDING USE AND REQUIREMENTS FOR A HISTORIC BUILDING RENOVATION.

8. CLOSING OF SALE. This Agreement shall be closed on or before APRIL 1, 19 92 at a reasonable location to be designated by Seller, subject to Section Q. Upon demand, Buyer shall deposit with the escrow closing office all documents necessary to complete the purchase in accordance with this Agreement. Prorations set forth in Section R shall be made as of ~~the~~ date of possession ~~the~~ date of closing ~~the~~ other _____

9. POSSESSION. Seller shall deliver possession to Buyer on AT CLOSING unless extended by written agreement of parties.

10. AGENCY DISCLOSURE. At the signing of this Agreement the listing agent ROGER STEPHENS represents (☒) Seller (☐) Buyer, and the selling agent ROGER STEPHENS represents (☒) Seller (☐) Buyer. Buyer and Seller confirm that prior to signing this Agreement written disclosure of the agency relationship(s) was provided to him/her. (☐) (☐) Buyer's initials (☐) (☐) Seller's initials.

11. GENERAL PROVISIONS. UNLESS OTHERWISE INDICATED ABOVE, THE GENERAL PROVISION SECTIONS ON THE REVERSE SIDE HEREOF HAVE BEEN ACCEPTED BY THE BUYER AND SELLER AND ARE INCORPORATED INTO THIS AGREEMENT BY REFERENCE.

12. AGREEMENT TO PURCHASE AND TIME LIMIT FOR ACCEPTANCE. Buyer offers to purchase the property on the above terms and conditions. Seller shall have until 5 PM (AM/PM) FEB 29 19 92 to accept this offer. Unless accepted, this offer shall lapse and the Agent shall return the EARNEST MONEY to the Buyer.

<u>[Signature]</u> (Buyer's Signature)	<u>2-4-92</u> (Date)	<u>569 PARK AVE</u> (Address)	<u>801-649 7634</u> (Phone)	<u>536 52916</u> (SSN/TAX ID)
<u>[Signature]</u> (Buyer's Signature)	<u>2/4/92</u> (Date)	<u>580 E 3000 SO, HEBSP UT</u> (Address)	<u>649-6616</u> (Phone)	<u></u> (SSN/TAX ID)

CHECK ONE

☐ ACCEPTANCE OF OFFER TO PURCHASE: Seller hereby ACCEPTS the foregoing offer on the terms and conditions specified above.

☐ REJECTION. Seller hereby REJECTS the foregoing offer. _____ (Seller's initials)

☐ COUNTER OFFER. Seller hereby ACCEPTS the foregoing offer SUBJECT TO the exceptions or modifications as specified below or in the attached Addendum, and presents said COUNTER OFFER for Buyer's acceptance. Buyer shall have until _____ (AM/PM) _____, 19 _____ to accept the terms specified below.

_____ (Seller's Signature)	_____ (Date)	_____ (Time)	_____ (Address)	_____ (Phone)	_____ (SSN/TAX ID)
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_____ (Seller's Signature)	_____ (Date)	_____ (Time)	_____ (Address)	_____ (Phone)	_____ (SSN/TAX ID)
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CHECK ONE:

☐ ACCEPTANCE OF COUNTER OFFER. Buyer hereby ACCEPTS the COUNTER OFFER

☐ REJECTION. Buyer hereby REJECTS the COUNTER OFFER. _____ (Buyer's Initials)

☐ COUNTER OFFER. Buyer hereby ACCEPTS the COUNTER OFFER with modifications on attached Addendum.

_____ (Buyer's Signature)	_____ (Date)	_____ (Time)	_____ (Buyer's Signature)	_____ (Date)	_____ (Time)
------------------------------	-----------------	-----------------	------------------------------	-----------------	-----------------

DOCUMENT RECEIPT

State Law requires Broker to furnish Buyer and Seller with copies of this Agreement bearing all signatures. (One of the following alternatives must therefore be completed).

A. ☐ I acknowledge receipt of a final copy of the foregoing Agreement bearing all signatures:

SIGNATURE OF SELLER

SIGNATURE OF BUYER

Date

Date

Date

Date

B. ☐ I personally caused a final copy of the foregoing Agreement bearing all signatures to be mailed on _____, 19 _____ by Certified Mail and return receipt attached hereto to the ☐ Seller ☐ Buyer. Sent by _____

#1

ADDENDUM/COUNTER OFFER TO EARNEST MONEY SALES AGREEMENT

This ADDENDUM/COUNTER OFFER constitutes: () a COUNTER OFFER ☒ an ADDENDUM to that EARNEST MONEY SALES AGREEMENT (THE AGREEMENT) dated the 4 day of FEBRUARY 1992, between L. LEE AND TIM C. STEINER as buyer(s), and CORP. OF THE EPISCOPAL CHURCH as seller(s), covering real property described as follows:
517 PARK AVE

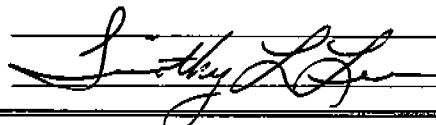
The following terms are hereby incorporated as part of THE AGREEMENT:

- PER: JOHN LOSSE JR LETTER OF FEB 25, 1992 OFFER IS MODIFIED
- 1) PURCHASE PRICE TO BE \$69,000 CASH.
 - 2) CLOSING TO BE 21 DAYS AFTER MARCH 17, 1992 WHICH IS APRIL 7, 1992
 - 3) SECTION 6 - SELLER WARRANTIES & EXCEPTION IS VOID AND NOT PART OF OFFER
 - 4) SECTION 7 - SPECIAL CONSIDERATIONS IS VOID AND NOT PART OF OFFER.
 - 5) PRICE WILL INCLUDE, THE BUILDING, THE TWO SOUTHERNMOST LOTS, AND WHATEVER ADDITIONAL PROPERTY THAT IS REQUIRED BY THE CITY (RON IVIE - CHIEF BUILDING OFFICIAL) TO PRESERVE THE USE AND HISTORIC DESIGNATION OF THE STRUCTURE.
 - 6) EARNEST MONEY SHALL BE NON-REFUNDABLE IF BUYER CAN'T CLOSE.

All other terms of THE AGREEMENT shall remain the same. (X) Seller () Buyer shall have until 5 PM (A.M./P.M.) MARCH 17, 1992 to accept the terms specified above. Unless so accepted this Addendum shall lapse.

Date 2/26/1992
Time 3:30 PM (A.M./P.M.)

Signature of () Seller (X) Buyer



ACCEPTANCE/COUNTER OFFER/REJECTION

Check One

- () I hereby ACCEPT the foregoing on the terms specified above.
() I hereby ACCEPT the foregoing SUBJECT TO the exceptions shown on the attached Addendum.

Signature	Signature	Date	Time
() I hereby reject the foregoing _____ (Initials)			

DOCUMENT RECEIPT

- () I acknowledge receipt of a final copy of the foregoing bearing all signatures.

Signature of Buyer(s)	Date	Signature of Seller(s)	Date
() I personally caused a final copy of the foregoing bearing appropriate signatures to be mailed on _____			

19____, by Certified Mail and return receipt attached hereto to the () Seller () Buyer.

Sent by _____

PARK CITY

1884

Department of Community Development
Engineering • Building Inspection • Planning

23 January 1992

John W. Losse
57 West South Temple Suite 410
Salt Lake City, UT 84101

Dear Mr. Losse,

Please excuse the delay in my response to your application for the demolition of the residence at 517 Park Ave. After extensive discussion between Chief Building Official Ron Ivie, Community Development Director Rick Lewis, and Planning Director Nora Seltenrich, the City has decided that the application should indeed go through the Certificate of Appropriateness for Demolition process.

According to the Park City Land Management Code, demolition of an historic structure must receive a Certificate of Appropriateness for Demolition (CAD) before it can be torn down. The one exception is when the Chief Building Official deems that the structure must be razed as per Uniform Building Code Section 203. Because of the contributory status of the 517 Park Avenue structure to the Park City Historic District, Ron Ivie has indicated his willingness to participate in the CAD process. I have included documentation from a City-sponsored survey of historic structures which addresses your property, for your interest and information.

Because you will be directly affected by the CAD process, let me explain its purpose and what it entails. The "demolition ordinance," as it was commonly known in its early stages of inception, was adopted in order that structures in danger of being demolished could have every possible opportunity to be saved. This can be accomplished by purchase of the property by parties interested in renovating the structure, assistance to the current owner, or perhaps agreements regarding facade easements. In the past, a threatened structure has even been purchased and moved to another location. I understand from Suzanne McIntyre, who has spoken with Church representatives in the past, that the Church is appreciably reluctant to sell the 517 Park property. Still, the City believes that the community would be very interested in some sort of preservation of the structure at the site.

The process of obtaining a CAD involves an application, which you have submitted. A forty-five (45) day waiting period allows the City to post the property with notice that the historic structure is "threatened." At the end of the forty-five day period, the applicant may request a hearing before the Historic District Commission (HDC); within fourteen (14) days of the request, the staff must inform the applicant of other information which may be needed.

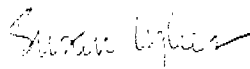
According to the definition of "Commercial Building or Site" in the Code, the 517 Park structure is a commercial building (Section 4.17). As such, the applicant needs to demonstrate to the HDC "that unreasonable economic hardship will result from denial of the demolition or removal application." The criteria which may be considered in determining economic hardship are listed in Section 4.17(a) which I have included with this letter.

The HDC may approve or deny the CAD application. If the application is denied, the applicant may not re-apply for a CAD for three years. The HDC's decision, however, may be appealed to the City Council. I recommend that you read over the attached copy of the Land Management Code relating to historic demolition so that you fully understand the requirements.

I would like to make clear, Mr. Losse, that Ron Ivie feels very strongly that the structure is not safe and the renovation would be very expensive and quite difficult. He has indicated that he will write a letter to the HDC stating his position regarding the stability of the structure. On the other hand, the Planning staff expects to hear from the Park City Historical Society as well as the City Council regarding efforts to save the structure. We have had initial input from both organizations indicating a strong interest in the building and its historic value. In addition, the community at large typically strongly supports significant efforts at historic preservation.

I hope this clearly advises you of the process for receiving a Certificate of Appropriateness for Demolition of an historic structure. You have applied at an excellent time so that all waiting periods can be easily met and demolition can, if approved, proceed in the spring. Please do not hesitate to call me if you have questions regarding the process or historic status of the 517 Park Avenue property.

Sincerely,



Susan Lykes
Planner I

cc: Ron Ivie

enc. § 4.15 - 19 LMC
info on 517 Park from PCH survey

517 PARK AVE

HDDR APPLICATION DRAWING SET



517 PARK AVE

PROPOSED DRAWINGS

HDDR

JOB NUMBER: 21380
OWNER: JEFF LOVE
DATE: 4.6.22

REV	DATE	DESCRIPTION
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OWNER
JEFF LOVE

ARCHITECTURE
RAW DESIGN STUDIO
DARIN M MANO
517 S. 200 W., STE D
SALT LAKE CITY, UT 84101
(801) 215-9729
darin@rawdesign.com

STRUCTURAL
HAZELWOOD ENGINEERING

CONTRACTOR
SAGEWOOD BUILDERS

COVER

CV

4/7/2022 7:10:17 AM



KEYED NOTE

SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT
	1	Gro-Low Fragrant Sumac <i>Rhus aromatica</i> 'Gro-Low'	5 gal
	1	Golden Currant <i>Ribes aureum</i>	5 gal
PERENNIALS	QTY	COMMON / BOTANICAL NAME	CONT
	4	Heartleaf Bergenia <i>Bergenia cordifolia</i>	1 gal
	4	Variegated Sweet Iris <i>Iris pallida</i> 'Variegata'	1 gal
	5	English Lavender <i>Lavandula angustifolia</i>	5 gal
	3	Shasta Daisy <i>Leucanthemum x superbum</i>	1 gal
	7	Garden Sage <i>Salvia officinalis</i>	1 gal
	8	Soft Cloud Stonecrop <i>Sedum x 'Soft Cloud'</i>	1 gal

GENERAL SITE NOTES

1. GRADING AT THE BUILDING SHALL HAVE A 5% MINIMUM SLOPE AWAY FROM THE BUILDING FOR A MINIMUM OF 10'-0". UNO. CONCRETE SHALL BE SLOPED 2% AWAY FROM BUILDING.
2. FOUNDATION TO BE 8" ABOVE FINISHED GRADE U.N.O.
3. ALL CONNECTIONS FROM CITY STREETS TO THE BUILDING ARE TO BE PROVIDED UNDER THIS CONTRACT. CONTRACTOR TO VERIFY CITY STANDARDS FOR ROAD, CURB, UTILITY AND SIGNAGE REQUIREMENTS.
4. ALL EXTERIOR SIDEWALKS AND LANDINGS TO HAVE POSITIVE DRAINAGE BUT NO MORE THAN A MAXIMUM OF 1/4" SLOPE PER FOOT TO ALLOW POSITIVE DRAINAGE. ALL REBAR IN EXTERIOR APPLICATIONS TO BE EPOXY COATED.
5. ALL HARDSCAPE TO BE A MINIMUM OF 4" THICK AIR ENTRAINED CONCRETE OVER 6" ROAD BASE, UNO, AND ALL SIDEWALKS SHALL BE NO LESS THAN 4'-0" WIDE.
6. FINISH GRADE OF SOFTSCAPE SHALL BE 2" UNIFORMLY BELOW PAVING SURFACES UNLESS NOTED OTHERWISE.
7. PROTECT EXISTING TREES DURING CONSTRUCTION W/ 6'-0" HIGH CHAIN LINK FENCE AROUND DRIPLINE.
8. CONTRACTOR TO FIELD VERIFY LOCATION OF UTILITY LINES AS REQUIRED.
9. CONTRACTOR TO FIELD VERIFY MIN. 3'-0" SEPARATION BETWEEN GAS AND ELECTRICAL LINES.
10. REESTABLISH NATURAL GRADE AND NATURAL VEGETATION. PROVIDE TEMP. IRRIGATION WHERE NEEDED.
11. SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE, BUT NOT ONTO NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FT (IRC R401.3)
12. RETAINING WALLS (>4FT OR SUPPORTING SURCHARGE), SWIMMING POOLS, SOLAR AND/OR GEO-THERMAL HEATING SYSTEMS, AND PHOTO-VOLTAIC AND/OR WIND GENERATED ELECTRICAL SYSTEMS REQUIRE SEPARATE PERMITS. SEPARATE PLANS, SPECIFICATIONS AND APPLICATIONS ARE TO BE SUBMITTED AND REVIEWED PRIOR TO ISSUANCE OF THESE PERMITS.

KEYED NOTE

DIMENSION NOTES

- 1. DIMENSIONS ARE GIVEN TO EXTERIOR FACE OF FOUNDATION WALL UNO
- 2. DIMENSIONS ARE TO FACE OF INTERIOR STUD WALL
- 3. TOP OF FOUNDATION WALL TO BE AT 100' - 0" UNO

WALL TYPE

MATERIAL

NOMINAL SIZE

SEQUENCE

FIRE RATING

W 4 A - 1

NOTE: REFER TO WALL TYPE SHEET FOR INFORMATION ABOUT UL, STC AND SHEATHING. COORDINATE SHEATHING WITH STRUCTURAL DRAWINGS

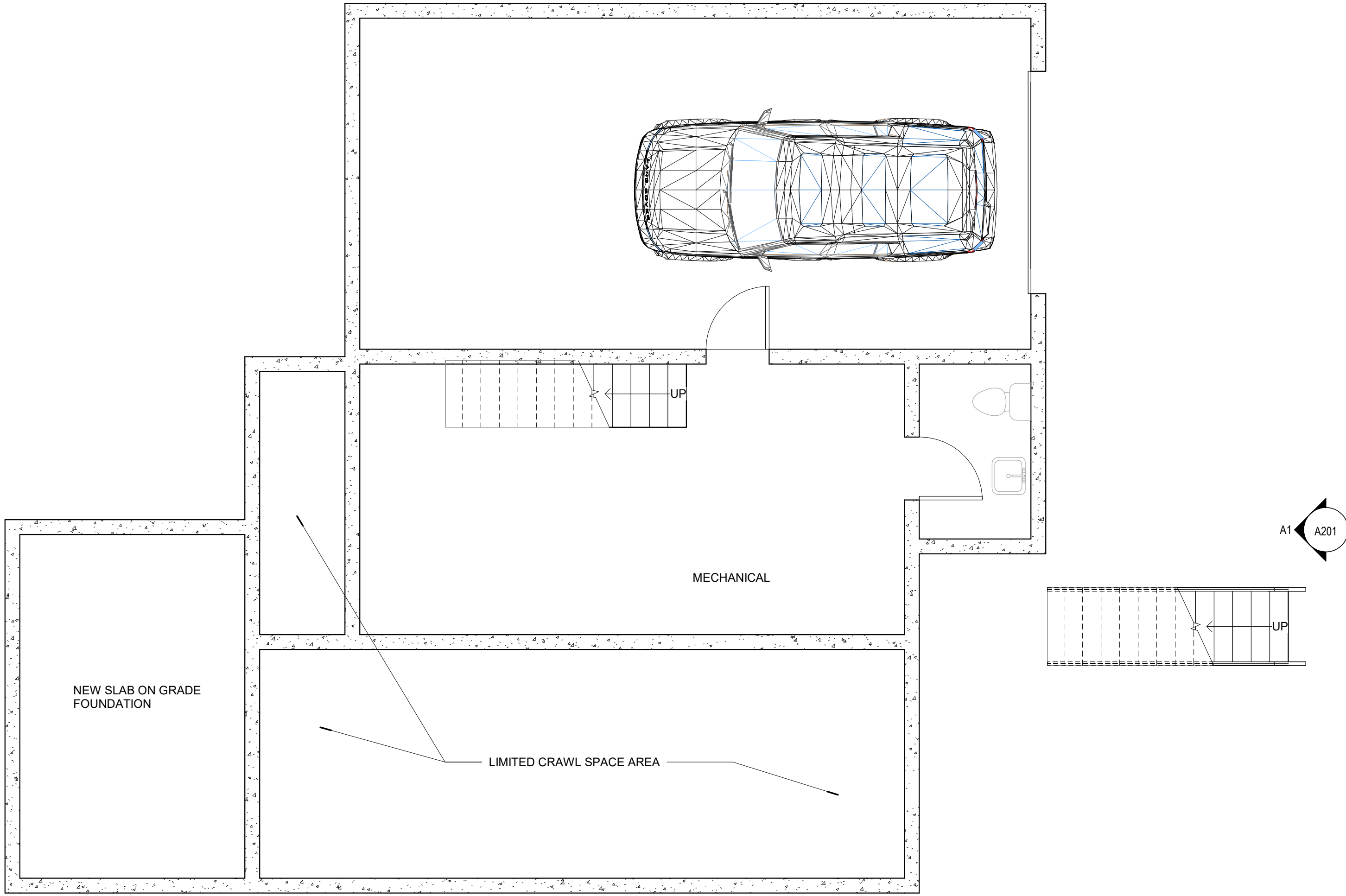
FIRE RATING(WHEN NOTED)
1 1 HR RATED
2 2 HR RATED

SEQUENCE
DENOTES NEXT WALL TYPE IN SERIES

NOMINAL SIZE
DENOTES NOMINAL SIZE OF WALL STRUCTURE

STRUCTURAL MATERIAL
C CONCRETE
M MASONRY
W WOOD STUD
S METAL STUD

EXAMPLE: WALL TYPE 9A4-1 IS A 3 5/8" METAL STUD WALL



1 PLAN - BASEMENT

1/4" = 1'-0"

0'

4'

8'

16'

32'

WALL TYPE

-
- NOTE:** REFER TO WALL TYPE SHEET FOR INFORMATION ABOUT UL, STC AND SHEATHING. COORDINATE SHEATHING WITH STRUCTURAL DRAWINGS
- W** — MATERIAL
4 — NOMINAL SIZE
A — SEQUENCE
1 — FIRE RATING
- FIRE RATING (WHEN NOTED)**
 1 1 HR RATED
 2 2 HR RATED
- SEQUENCE**
 DENOTES NEXT WALL TYPE IN SEQUENCE
- NOMINAL SIZE**
 DENOTES NOMINAL SIZE OF WALL STRUCTURE
- STRUCTURAL MATERIAL**
 C CONCRETE
 M MASONRY
 W WOOD STUD
 S METAL STUD
- EXAMPLE: WALL TYPE 9A4-1 IS A 3 5/8" METAL STUD WALL**


$$1/4^{\circ} = 1'-0"$$

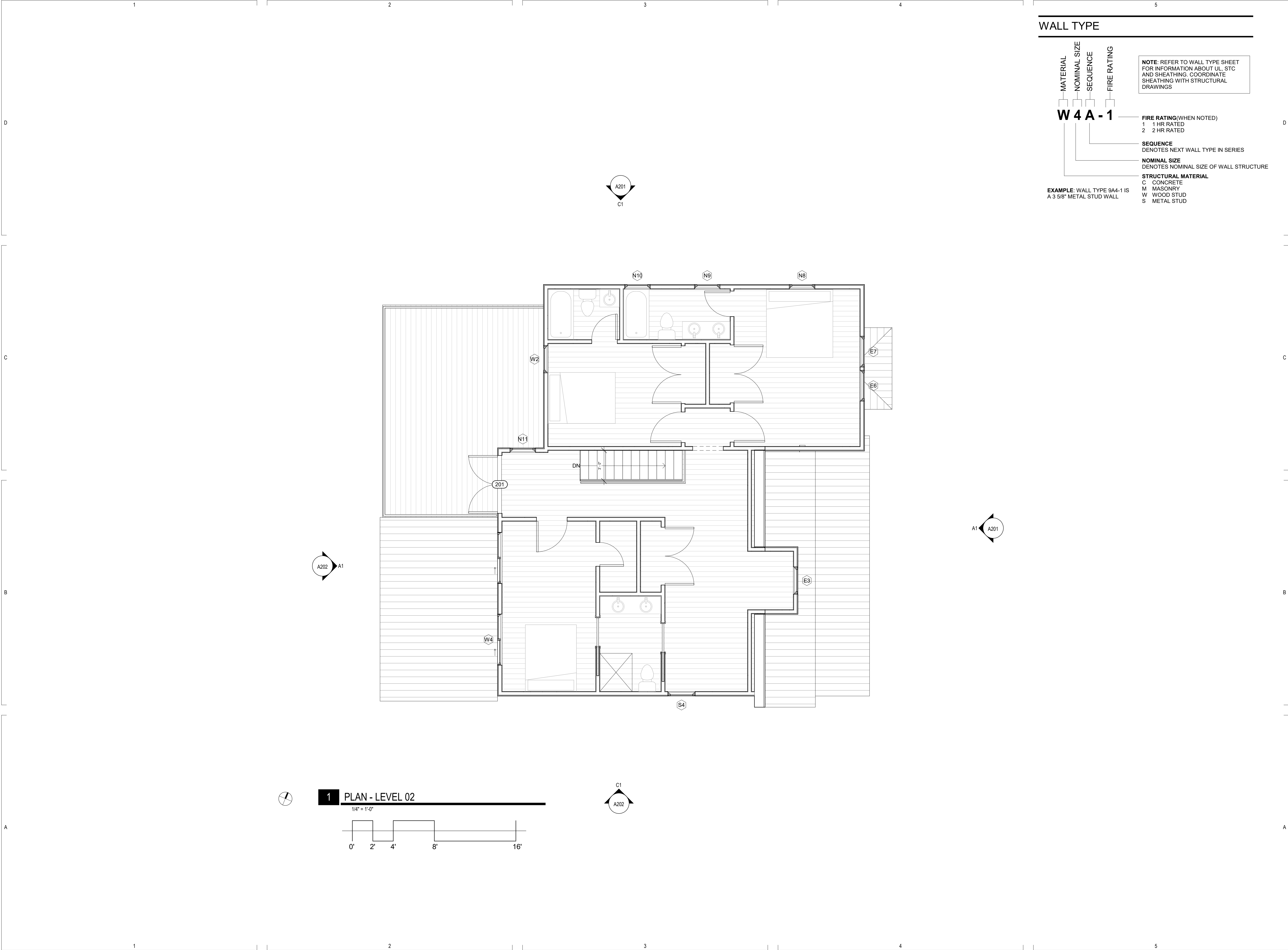
HDDR

JOB NUMBER: 21380
OWNER: JEFF LOVE
DATE: 4.6.22

REV	DATE	DESCRIPTION
-----	------	-------------

A120.1

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WALL TYPE

MATERIAL

NOMINAL SIZE

SEQUENCE

FIRE RATING

W 4 A - 1

NOTE: REFER TO WALL TYPE SHEET FOR INFORMATION ABOUT UL, STC AND SHEATHING. COORDINATE SHEATHING WITH STRUCTURAL DRAWINGS

FIRE RATING(WHEN NOTED)
1 1 HR RATED
2 2 HR RATED

SEQUENCE
DENOTES NEXT WALL TYPE IN SERIES

NOMINAL SIZE
DENOTES NOMINAL SIZE OF WALL STRUCTURE

STRUCTURAL MATERIAL
C CONCRETE
M MASONRY
W WOOD STUD
S METAL STUD

EXAMPLE: WALL TYPE 9A4-1 IS
A 3 5/8" METAL STUD WALL

JOB NUMBER:	21380
OWNER:	JEFF LOVE
DATE:	4.6.22

REV	DATE	DESCRIPTION
-----	------	-------------

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C1 NORTH ELEVATION

1/4" = 1'-0"



A1 EAST ELEVATION

1/4" = 1'-0"

KEYED NOTE

Door Schedule				
Family	Mark	Width	Height	Description
Single-Flush	100	3' - 2"	7' - 0"	EXISTING
Door-Double-Glass	201	5' - 8"	7' - 0"	ALUM CLAD REPLACEMENT LIKE FOR LIKE
Door-Double-Glass	102	5' - 8"	7' - 0"	ALUM CLAD REPLACEMENT LIKE FOR LIKE
Modern_Garage_Door_19739	216	10' - 0"	6' - 6"	EXISTING
Door-Opening	230	0' - 0"	0' - 0"	NEW
Single-Flush	238	2' - 10"	6' - 8"	NEW
Single-Flush	239	2' - 10"	6' - 8"	NEW
Door-Opening	208	0' - 0"	0' - 0"	NEW
Single-Flush	209	2' - 10"	6' - 8"	NEW
Single-Flush	210	2' - 3"	7' - 0"	NEW
Single-Flush	211	2' - 6"	6' - 8"	NEW
Single-Flush	213	2' - 3"	7' - 0"	NEW
Single-Flush	214	3' - 0"	6' - 8"	NEW
Single-Flush	215	3' - 0"	6' - 8"	NEW
Door-Double-Flush_Panel	217	5' - 8"	6' - 8"	NEW
Door-Double-Flush_Panel	218	5' - 8"	6' - 8"	NEW
Single-Flush	219	2' - 6"	7' - 0"	NEW
Single-Flush	220	2' - 6"	7' - 0"	NEW
Door-Interior-Single-Pocket-2_Panel-Wood	221	2' - 10"	7' - 0"	NEW
Door-Interior-Single-Pocket-2_Panel-Wood	222	2' - 10"	7' - 0"	NEW
Single-Flush	225	3' - 0"	7' - 0"	NEW
Door-Double-Flush_Panel	226	5' - 8"	6' - 8"	NEW
Single-Flush	227	2' - 4"	7' - 0"	NEW
Single-Flush	228	3' - 0"	6' - 8"	NEW

Window Schedule					
Mark	Width	Height	Sill Height	Family	Description
E1	2' - 8"	5' - 0"	2' - 6"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE
E2	2' - 8"	5' - 0"	2' - 6"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE
E3	2' - 8"	5' - 0"	4' - 6"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE
E4	3' - 0"	6' - 0"	2' - 6"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE
E5	3' - 0"	6' - 0"	2' - 6"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE
E6	3' - 0"	6' - 0"	2' - 6"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE
E7	3' - 0"	6' - 0"	2' - 6"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE
N1	1' - 6"	6' - 0"	3' - 0"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE
N2	2' - 6"	5' - 0"	3' - 0"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE
N3	2' - 6"	5' - 0"	3' - 0"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE
N4	2' - 6"	5' - 0"	3' - 0"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE
N5	2' - 6"	5' - 0"	2' - 10"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE
N6	7' - 0"	5' - 0"	2' - 10"	Fixed	NEW - ALUMINUM CLAD
N7	2' - 6"	1' - 7"	6' - 0"	Fixed	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE
N8	2' - 6"	5' - 0"	2' - 4"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE
N9	2' - 6"	5' - 0"	2' - 4"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE
N10	2' - 6"	5' - 0"	2' - 4"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE
N11	2' - 6"	5' - 0"	2' - 0"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE
S1	2' - 6"	5' - 0"	2' - 6"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE
S2	2' - 6"	5' - 0"	2' - 6"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE
S3	2' - 6"	5' - 0"	2' - 6"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE
S4	2' - 8"	5' - 0"	3' - 0"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE
S5	1' - 6"	6' - 0"	3' - 0"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE
W1	2' - 8"	5' - 0"	2' - 10"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE
W2	2' - 8"	5' - 0"	2' - 10"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE
W3	5' - 0"	3' - 0"	4' - 6"	Window-Sliding-Double	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE
W4	5' - 0"	3' - 0"	4' - 6"	Window-Sliding-Double	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE

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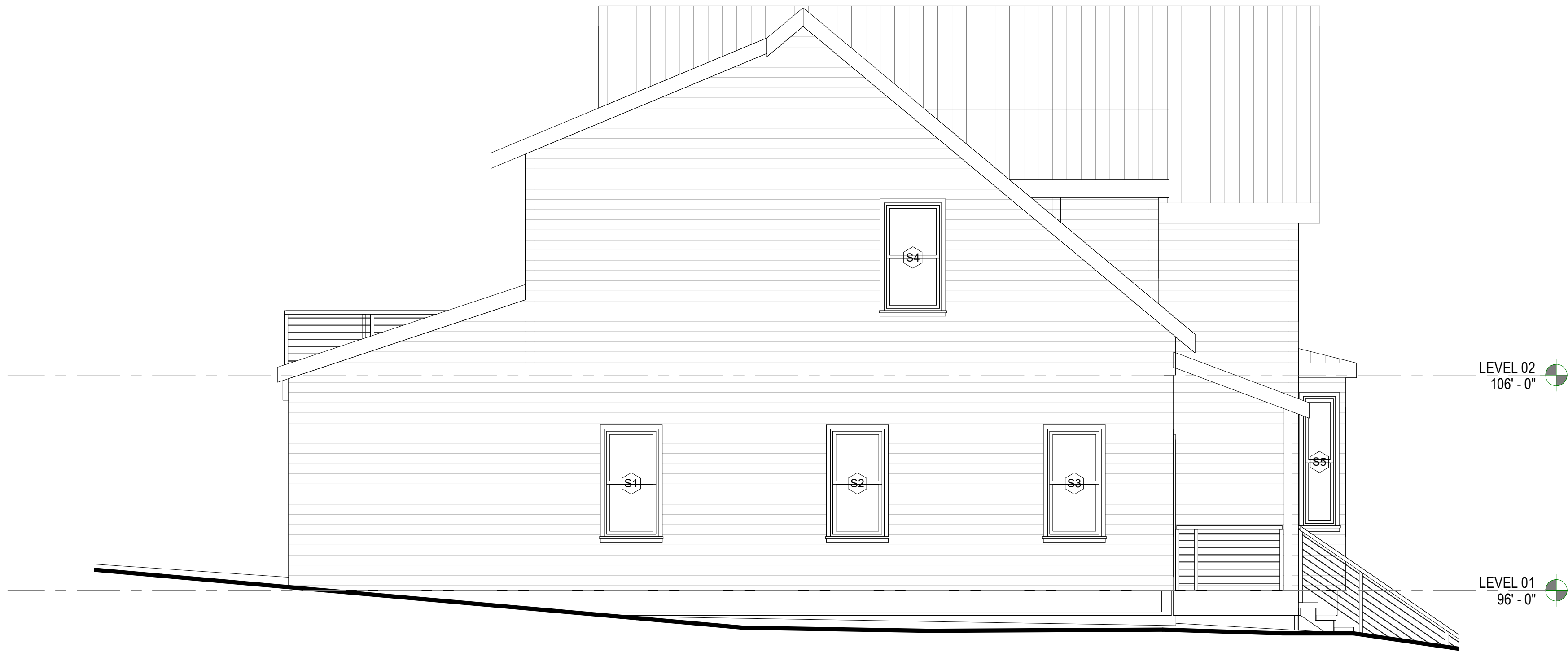
1

2

3

4

5



C1 SOUTH ELEVATION

1/4" = 1'-0"



A1 WEST ELEVATION

1/4" = 1'-0"

KEYED NOTE

Door Schedule				
Family	Mark	Width	Height	Description
Single-Flush	100	3' - 2"	7' - 0"	EXISTING
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Window Schedule						
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E1	2' - 8"	5' - 0"	2' - 6"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE	
E2	2' - 8"	5' - 0"	2' - 6"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE	
E3	2' - 8"	5' - 0"	4' - 6"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE	
E4	3' - 0"	6' - 0"	2' - 6"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE	
E5	3' - 0"	6' - 0"	2' - 6"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE	
E6	3' - 0"	6' - 0"	2' - 6"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE	
E7	3' - 0"	6' - 0"	2' - 6"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE	
N1	1' - 6"	6' - 0"	3' - 0"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE	
N2	2' - 6"	5' - 0"	3' - 0"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE	
N3	2' - 6"	5' - 0"	3' - 0"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE	
N4	2' - 6"	5' - 0"	3' - 0"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE	
N5	2' - 6"	5' - 0"	2' - 10"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE	
N6	7' - 0"	5' - 0"	2' - 10"	Fixed	NEW - ALUMINUM CLAD	
N7	2' - 6"	1' - 7"	6' - 0"	Fixed	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE	
N8	2' - 6"	5' - 0"	2' - 4"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE	
N9	2' - 6"	5' - 0"	2' - 4"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE	
N10	2' - 6"	5' - 0"	2' - 4"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE	
N11	2' - 6"	5' - 0"	2' - 0"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE	
S1	2' - 6"	5' - 0"	2' - 6"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE	
S2	2' - 6"	5' - 0"	2' - 6"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE	
S3	2' - 6"	5' - 0"	2' - 6"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE	
S4	2' - 8"	5' - 0"	3' - 0"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE	
S5	1' - 6"	6' - 0"	3' - 0"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE	
W1	2' - 8"	5' - 0"	2' - 10"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE	
W2	2' - 8"	5' - 0"	2' - 10"	Window-Double-Hung	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE	
W3	5' - 0"	3' - 0"	4' - 6"	Window-Sliding-Double	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE	
W4	5' - 0"	3' - 0"	4' - 6"	Window-Sliding-Double	ALUMINUM CLAD REPLACEMENT LIKE FOR LIKE new	

Browne Sebright

From: Anne Oliver <aoliver@swca.com>
Sent: Friday, May 13, 2022 5:26 PM
To: Browne Sebright
Subject: [External] Comments on 517 Park Avenue porch

Follow Up Flag: Follow up
Flag Status: Flagged

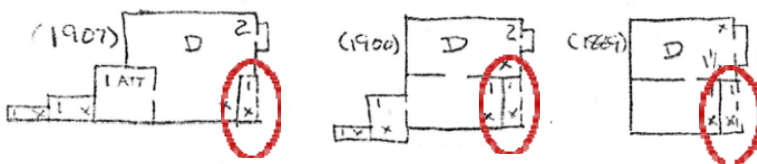
[CAUTION] This is an external email.

Dear Browne-

The applicant under Planning Case #xxxx proposes to make changes to the Landmark Site at 517 Park Avenue, Park City, Utah, to include removal of an existing front porch that extends across the east and south sides of the house and replacement with a porch extending across the east side of the house only. The applicant also proposes moving the entry stairs from the south end of the porch to the middle of its east side.

The Historic Sites Inventory form (2008) and National Register of Historic Places (NRHP) nomination form (1994) for the property state that the house was built in ca. 1888 as a 1 ½ story cross-wing house. The 1889 Sanborn map documents that the east elevation of the house had a porch extending the width of the 1-story stem wing (circled in red below). The porch did not continue around the south side of the house. Sanborn maps from 1900 and 1907 document that additions were made to the house but that the porch configuration remained the same. A ca. 1940 photograph also documents that while the original wood posts and railing of the porch had been replaced, the porch itself remained on the east side of the house only.

Sanborn Map sketches:



Ca. 1940 photograph.

The NRHP nomination form records that an extensive renovation in 1993 removed a number of incompatible alterations that had been made over the years. The renovation also involved “restoring the porch, basing the porch columns and balustrade on a few minor remaining historic elements and nearby historic models... The porch has been extended slightly to the south to provide additional protection from snow.” This is the first record of the front porch extending around to the south side of the house. No evidence of the original location of the porch stairs has been found. However, an early or original stone retaining wall remains along the street, and a replaced section of the wall indicates that the early or original approach to the porch may have been near the middle of its east side. By the ca. 1940 photograph the entry stairs were on the south end of the porch.

In summary, the original porch at 517 Park Avenue extended across the east stem wing of the house and remained in this configuration until 1993, when it was replaced with a porch extending across the east side and a portion of the south side of the house. The applicant’s proposal to construct a new but historically compatible porch across the east side of the house complies with the applicable Historic District Design Guidelines, specifically the following:

- 15-13-2.A.4: ...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. In some cases, where there is insufficient evidence to allow for an accurate reconstruction of the lost historic elements, it may be appropriate to restore missing historic elements that are consistent with properties of similar design, age, and detailing.
- 15-13-2.B.2.g.4: It may be appropriate, in some cases, to reconstruct historic porches. Replacement porches shall be constructed of materials and in styles that are compatible with the structure to which they are attached. When possible the reconstructed porch shall be based on physical or documentary evidence; when no such evidence exists, the design shall be based on historic porches found on comparable historic structures.

The proposed design restores the porch to its documented original location and the porch stairs to their most likely original location. While no evidence of the porch’s original appearance was located, the final design should be based on historic porches found on comparable historic structures.

Please reach out with any questions.

Anne

Anne Oliver

Vice President

Great Basin | Pacific Northwest

SWCA Environmental Consultants

257 East 200 South, Suite 200

Salt Lake City, Utah 84111

D 801.931.2887 | O 801.322.4307 | C 801.889.8095



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From: Browne Sebright <browne.sebright@parkcity.org>

Sent: Tuesday, May 10, 2022 4:46 PM

June 22, 2022

You can firmly state that the addition is all new materials with the exception of the concrete slab and therefore it no longer contributes to the significance of the house.

Anne Oliver
Vice President
Great Basin | Pacific Northwest

SWCA Environmental Consultants
257 East 200 South, Suite 200
Salt Lake City, Utah 84111
D 801.931.2887 | O 801.322.4307 | C 801.889.8095





RAILING WILL BE 2x2
POSTS WILL BE 6x6 TURNED

10' GARAGE DOOR

517 PARK AVE

PROPOSED GARAGE ADDITION! HOUSE WILL NOT BE RAISED

SCALE 1/8" = 1'-0"

9-5-92



MAMMEN ASSOCIATES ARCHITECTURE
P.O. Box 1720 613 Main St. - #301
PARK CITY, UTAH 84060

(801) 649-8868

TO Tim Lee

DATE Aug. 6, 1992		JOB NO.	
PROJECT 517 Park Ave - 4 plex			
LOCATION Park City, Utah			
CONTRACTOR Tim Lee		OWNER Tim Lee	
WEATHER Mostly Sunny		TEMP. 78 ° at 11:00 AM ° at PM	
PRESENT AT SITE Tim Lee, Bill Mammen			

THE FOLLOWING WAS NOTED:

1. Exist guardrail is only 24" high, would like to leave in and put a new 1 1/2" dia. brass pipe rail above the existing railing at 36". This will leave an 11" space between the exist. top rail and the new top rail but there is only 3" space below 24" so this should meet the intention of the code and gets rid of a dangerous situation.
2. Exist. lower floor is full dimension 2 x 8's @ 24" oc spanning 16'-0". These are OK to remain if a new floor beam is installed at mid-span (8'-0" span). Install solid blocking along the bearing line of the new beam.
3. The North structure on the upper floor is the same 2 x 8's spanning 16'-0". The same structural scheme shall be followed adding a beam at the mid-span of the exist 2 x 8's
4. The upper floor joists on the south section are 2 x 4's at 24" oc. Recommend installing a new 2 x 8 beside each exist 2 x 4 and installing a new beam down the center of the span to make maximum span 8'-0". Install solid blocking above beam btwn 2 x 8's
5. The structure requires the addition of shear. This can best be done by installing simpson WB 106 wall bracing in 'X' pattern at each corner in both directions. This will not be necessary at the south wall which will be new and will have 1/2" plywood nailed at 6" oc at edges and 12" oc in field.
6. The existing exterior walls have exterior siding installed directly to the studs except for a layer of building paper. Recommend installing a layer of tyvek on the inside face of the exist exterior wall prior to installing batt insulation. The vapor barrier should then be installed on the inside face of stud as is standard in new construction.
7. The new 2 x 4 bearing walls should be spaced with studs at 24" oc and care needs to be taken to align the vertical 2 x 4's with the joists above.
8. The north section of the building is balloon framed. Install solid blocking at all floor/wall and roof/wall junctions for fireblocking. Also block all walls at 8' so fire could not migrate up the walls.

COPIES TO P.O. Bldg, Dept., File

FIELD REPORT

SIGNED

CANTILEVER RETAINING WALLS—Backfill Level—No Surcharge

CONCRETE DIMENSIONS

D = A

(D ≥ 12')

Height <i>h_w</i> (ft.)	Base (ft.)	B (ft.)	A (ft.)	C (ft.)	Base Pressure		Resist. Moment <i>M_r</i> (ft.-kips)	Overturn. Moment <i>M_o</i> (ft.-kips)	S.F. $\frac{M_r}{M_o}$	Concrete (cu. ft. per lin. ft.)
					at Toe (psf)	at Heel (psf)				
LOW WALLS										
3	1'-9"	0'-4"	0'-10"	0'-7"	860	19	0.728	0.269	2.707	4.25
4	2'-2"	0'-5"	0'-10"	0'-9"	1077	0	1.340	0.539	2.487	5.50
5	2'-8"	0'-5"	0'-10"	1'-5"	1310	0	2.358	0.948	2.489	6.84
6	3'-3"	0'-8"	0'-10"	1'-9"	1325	31	3.966	1.523	2.604	8.25
7	3'-10"	1'-0"	0'-10"	2'-0"	1311	126	6.114	2.294	2.665	9.66
8	4'-3"	1'-1"	0'-10"	2'-4"	1508	93	8.386	3.290	2.549	10.92
9	4'-9"	1'-1"	0'-10"	2'-10"	1720	79	11.600	4.539	2.556	12.25
10	5'-4"	1'-4"	0'-10"	3'-2"	1754	153	15.823	6.069	2.607	13.66
HIGH WALLS										
10	5'-4"	1'-4"	1'-1"	2'-11"	1747	173	16.405	6.499	2.524	13.27
11	5'-10"	1'-6"	1'-2"	3'-2"	1907	175	21.289	8.509	2.502	15.27
12	6'-6"	1'-8"	1'-2"	3'-8"	2005	251	28.551	19.896	2.620	17.58
13	7'-0"	1'-8"	1'-3"	4'-2"	2257	224	35.789	13.692	2.614	19.83
14	7'-8"	2'-1"	1'-3"	4'-4"	2232	335	45.394	16.930	2.681	22.42
15	8'-1"	2'-1"	1'-4"	4'-9"	2510	275	53.944	20.641	2.613	24.81
16	8'-6"	2'-2"	1'-4"	5'-0"	2741	230	63.409	24.859	2.551	27.33
17	9'-0"	2'-3"	1'-5"	5'-5"	2949	218	75.313	29.616	2.543	30.08
18	9'-6"	2'-4"	1'-5"	5'-9"	3157	206	88.622	34.943	2.536	32.96
19	10'-2"	2'-6"	1'-6"	6'-3"	3254	283	106.717	40.874	2.611	36.20
20	10'-5"	2'-6"	1'-6"	6'-5"	3600	146	117.866	47.441	2.484	38.96

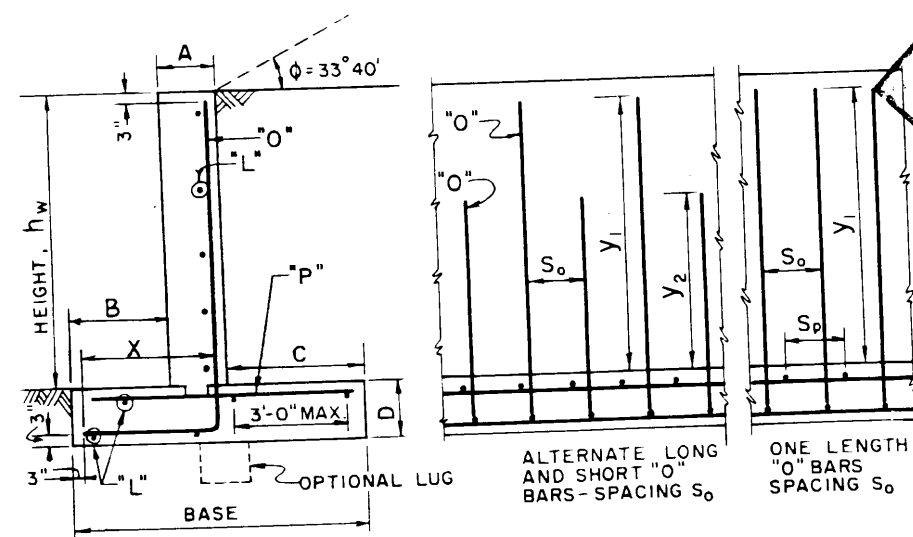


FIG. 14-1 BAR DETAILS AND NOTATION- LOW WALLS

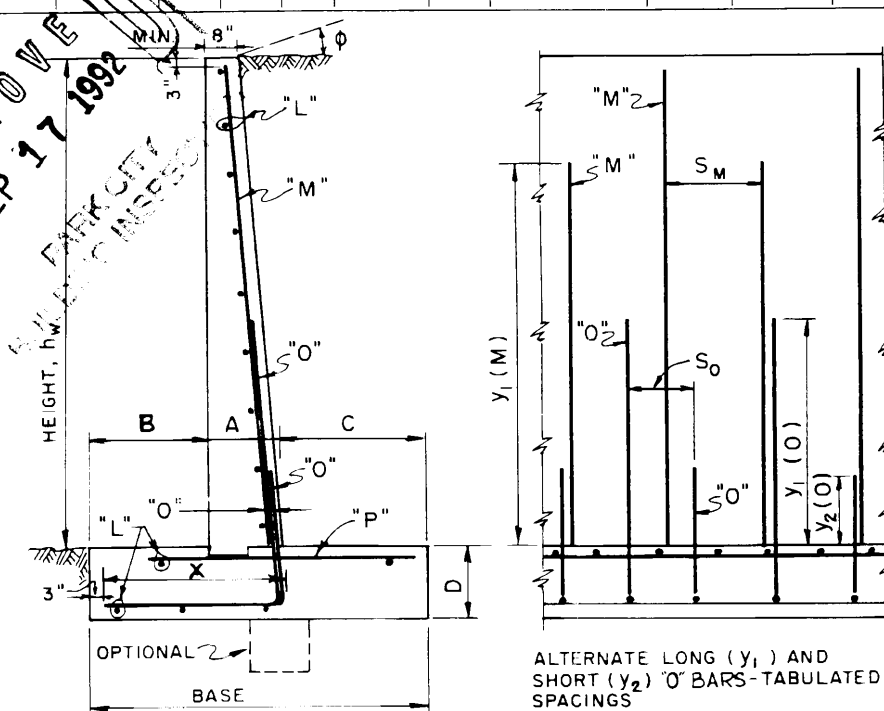
STRUCTURAL REINFORCEMENT

 $f'_c = 3,000 \text{ psi}$
 $f_y = 60,000 \text{ psi}$
Case 1
Level Backfill

Height <i>h_w</i> (ft.)	O-BARS			M-BARS		P-BARS		L-BARS	Total Steel (lbs./L.F.)	Stem Steel at Base (in. ² /L.F.)
	Size- Spac- ing	X	Y ₁	Y ₂	Size- Spac- ing	Y ₁	Size- Length- Spacing	Size- Spac- ing		
LOW WALLS—Dowels only—No Splices										
3	#3 @ 18	0'-8	(h _w less top cover)	—	—	—	#3 x 1'-3 @ 18	#4 @ 9	7.4	0.007
4	#3 @ 18	0'-9		—	—	—	#3 x 1'-8 @ 18	#4 @ 9	8.4	0.015
5	#3 @ 18	0'-9		—	—	—	#3 x 2'-2 @ 18	#4 @ 10	9.6	0.030
6	#3 @ 18	1'-0		—	—	—	#3 x 2'-9 @ 18	#4 @ 9	11.3	0.052
7	#3 @ 15	1'-4		—	—	—	#3 x 3'-4 @ 18	#4 @ 9	12.9	0.084
8	#3 @ 11	1'-5		—	—	—	#3 x 3'-9 @ 18	#4 @ 10	15.0	0.126
9	#3 @ 7	1'-5		2'-9	—	—	#3 x 4'-3 @ 12½	#4 @ 10	15.2	0.180
10	#4 @ 9½	1'-8		3'-0	—	—	#3 x 4'-10 @ 9½	#4 @ 10	18.4	0.249

HIGH WALLS—Class B Tension Lap Splices

10	#4 @ 9	1'-11"	3'-5"	1'-3"	#3 @ 9	5'-1"	#4 x 5'-0" @ 18	#5 @ 13	26.2	0.175	
11	#4 @ 9	2'-2"	3'-5"	1'-3"	#3 @ 9	5'-6"	#4 x 5'-0" @ 17½	#5 @ 13	27.8	0.223	
12	#4 @ 8½	2'-4"	3'-11"	1'-3"	#3 @ 9	5'-11"	#4 x 5'-0" @ 16	#5 @ 13	30.1	0.278	
13	#4 @ 7	2'-5"	4'-2"	1'-3"	#3 @ 7½	6'-5"	#4 x 5'-0" @ 12	#5 @ 13	34.6	0.340	
14	#5 @ 9	2'-10"	4'-8"	1'-8"	#3 @ 6½	6'-10"	#5 x 5'-7" @ 17	#5 @ 13	41.0	0.410	
15	#5 @ 7½	2'-10"	4'-11"	1'-8"	#4 @ 9	7'-4"	#5 x 5'-11" @ 12½	#5 @ 13	48.2	0.487	
16	#5 @ 6½	3'-0"	5'-3"	1'-9"	#4 @ 8	7'-9"	#5 x 6'-3" @ 11½	#5 @ 13	54.8	0.572	
17	#6 @ 8	3'-2"	5'-8"	2'-0"	#5 @ 9	8'-6"	#6 x 6'-11" @ 14	#5 @ 12	68.9	0.665	
18	#6 @ 7	3'-3"	5'-11"	2'-2"	#5 @ 9	8'-11"	#6 x 7'-3" @ 12	#5 @ 12	76.7	0.766	
19	#7 @ 8	3'-5"	6'-8"	2'-9"	#5 @ 8½	9'-4"	#7 x 8'-5" @ 14	#5 @ 11	89.9	0.876	
20	#7 @ 7	3'-6"	6'-11"	2'-9"	#6 @ 9	10'-0"	#7 x 8'-8" @ 12	#5 @ 11	108.1	0.994	



The purpose of this survey is to resurvey a parcel of land for the client's use as located in Park City, Summit County, Utah. Survey based on the monuments as located and shown on the plat.

James C. West
License No. 3082 - UAH

NOV 1961

[illegible]

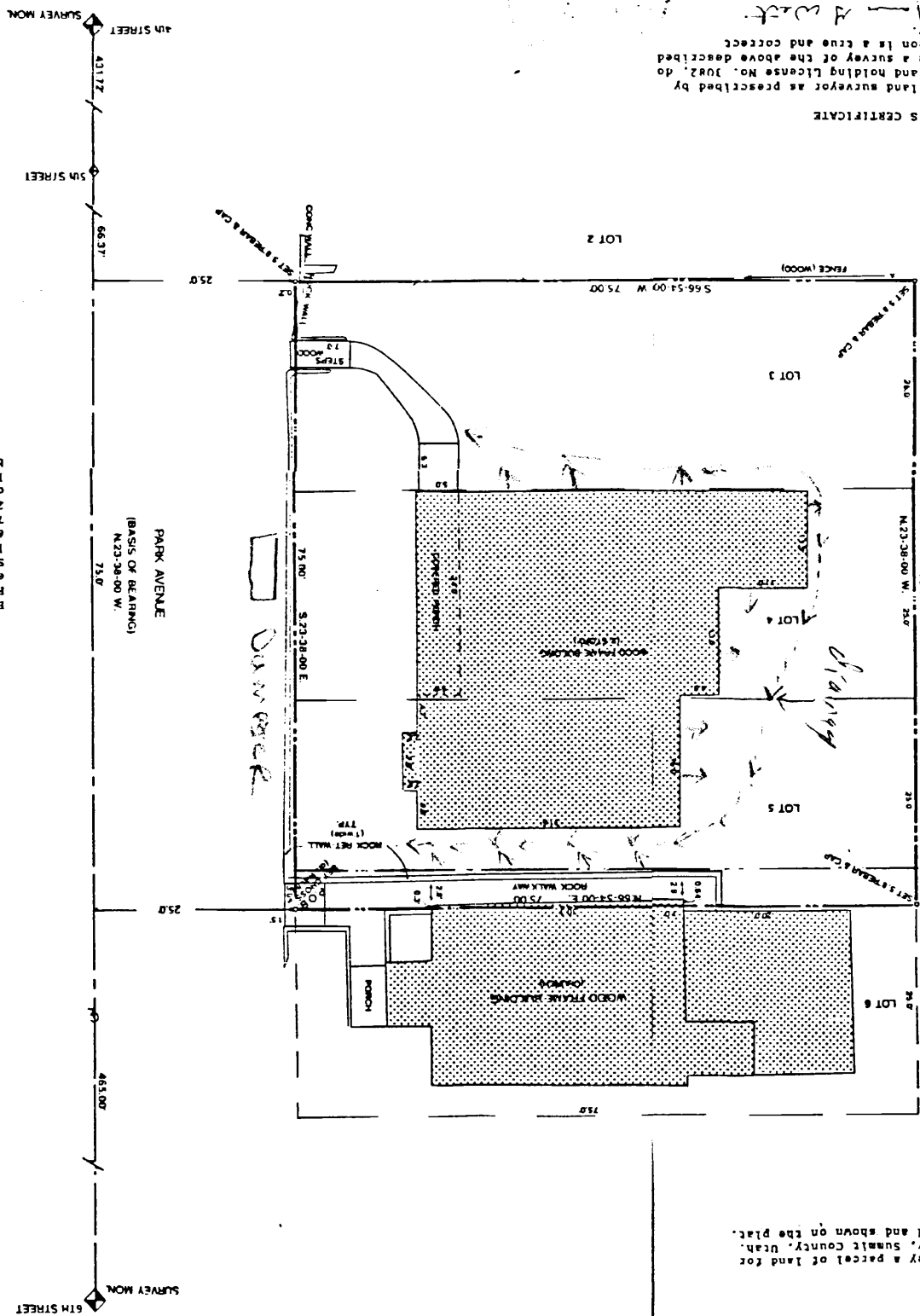
Actual Description

beginning at the Northeastly corner of Lot 5, Block 5, of the Park City Survey, said point also being on the easterly right-of-way line of Park Avenue, and running thence South 17° 00' East along said lot line and said right-of-way line 75.00 feet to the Southwest corner of Lot 5, thence South 75° 00' East along said lot line and said Northeastly corner of Lot 5, thence North 66° 04' 00" East along the Northeastly line of Lot 5, a distance of 75.00 feet to the point of beginning;

PARK CITY SURVEY

CLIENT: ROGER STEPHENS
JOB # 6971

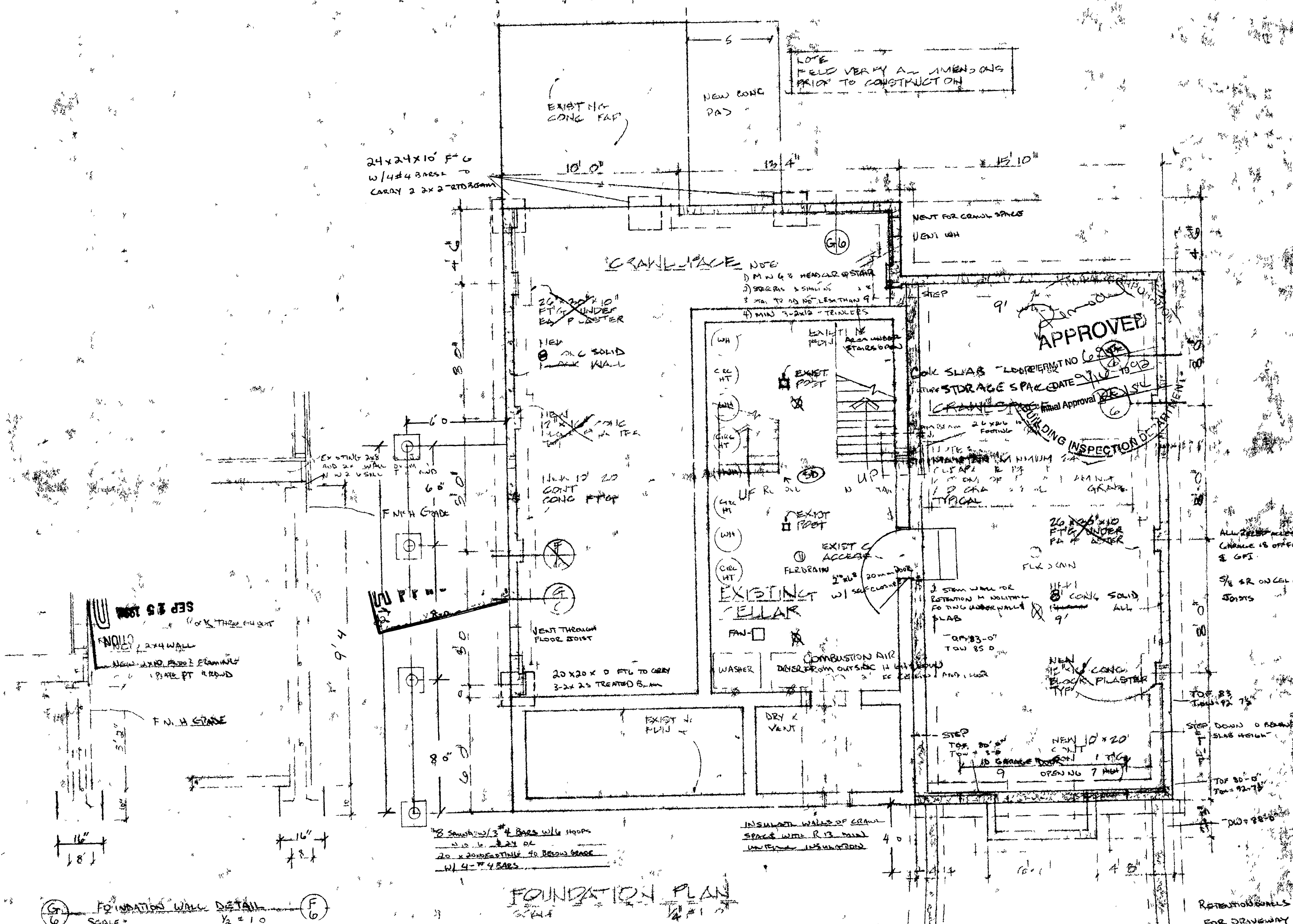
THE
SEAR-BROWN
GROUP
FULL RANGE OF DESIGN PROFESSIONALS
A JOHANSON

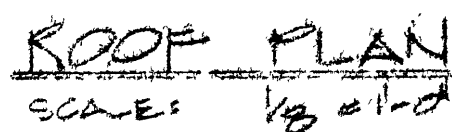


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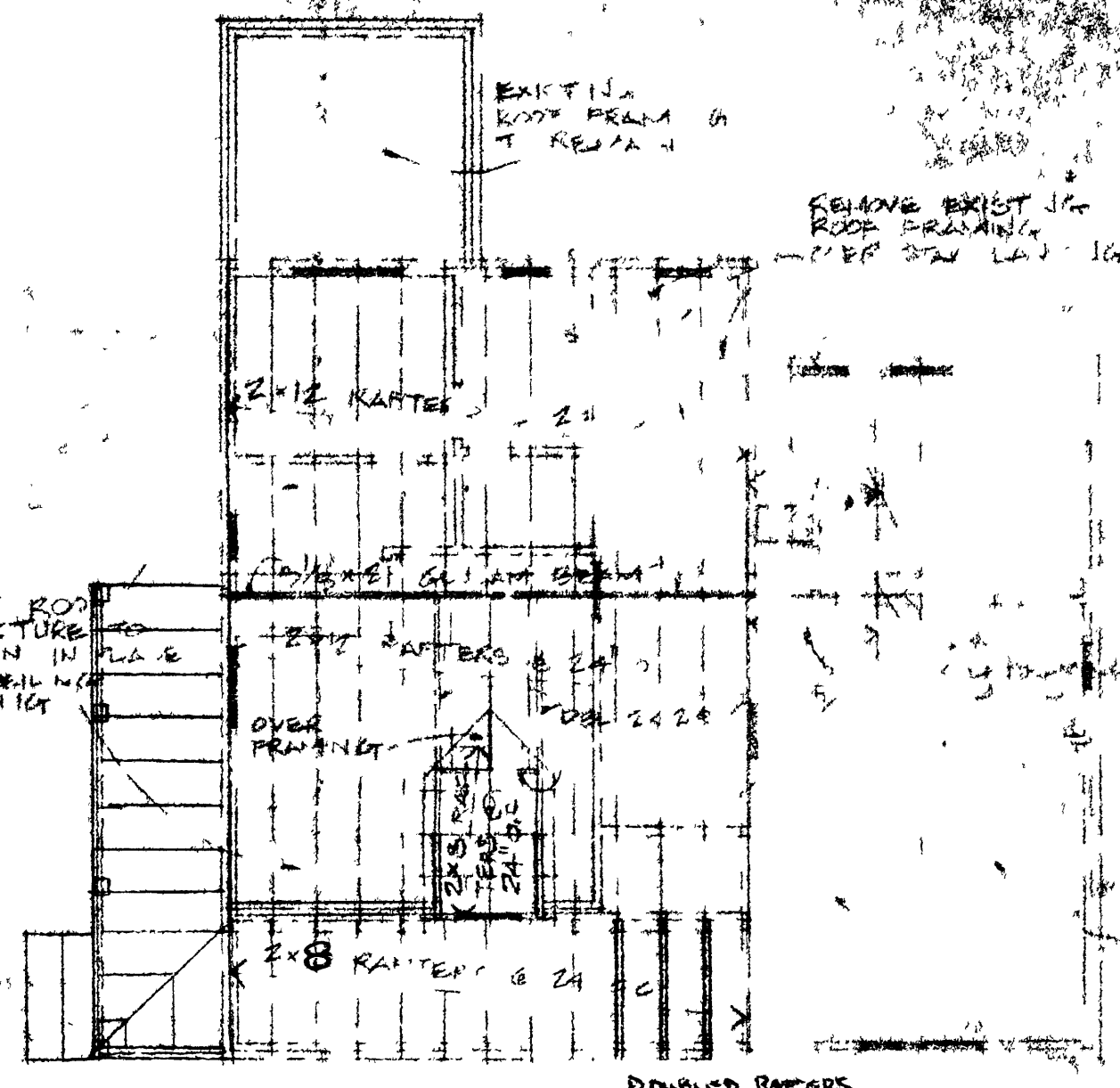
8845 East 1800 South Suite 110
Murray, Utah 84107 (801)261-8258

10- #112
FOUNDATION PLAT





2x8 BRACKETS ATTACHED TO 4x10 W/ 4x10 TIES
ROOF PLATE TO MATCH EXIST
SOLID GYPSUM ON EX BR
MINOR PATCHES PLUM & STAIN 2x8
2x10 TO FORMING (TYP)
4x8 BRACKETS ON GYPSUM TO BE 8'
STRIPS NOT TO EXCEED 8' RISE @ 1' RUN
4x8 TO GYPSUM W/ FORMING BRACKETS
5/8" LIX PLY WOODS PANELS AND
OVER 2"
ALL HEADERS TO BE 2x10



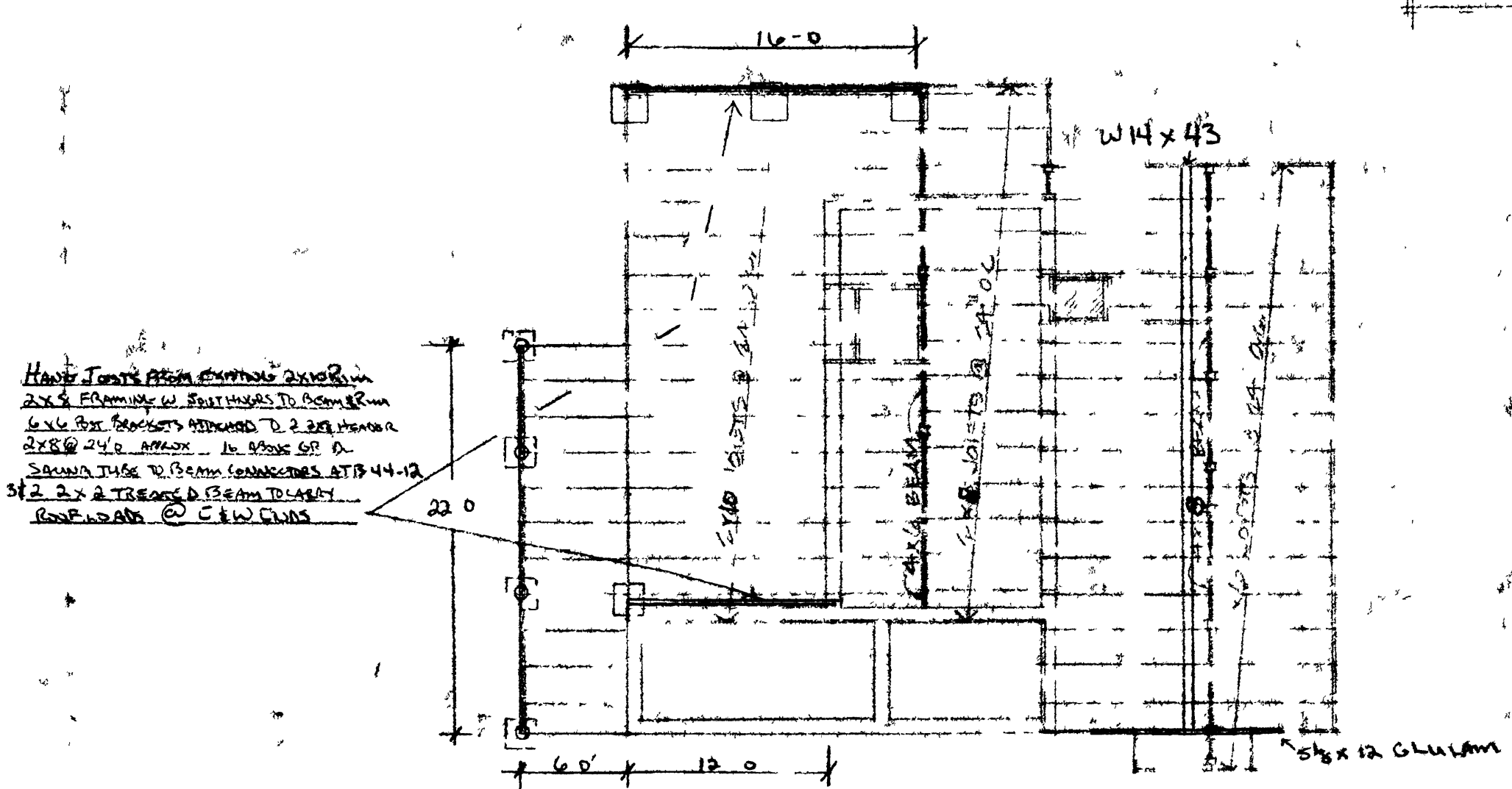
EXISTING NOT
FROM FROM 11/14
TO REMAIN
246 FD OF W/
COLLECTIVE
ALL COLLECTIVE
BE BE USED WITH
HUMANITIES TO
THE RASTAFARI
BLOKING
INSTALLATION

ROOF FRAMING PL.
Scale 1/8" = 1'

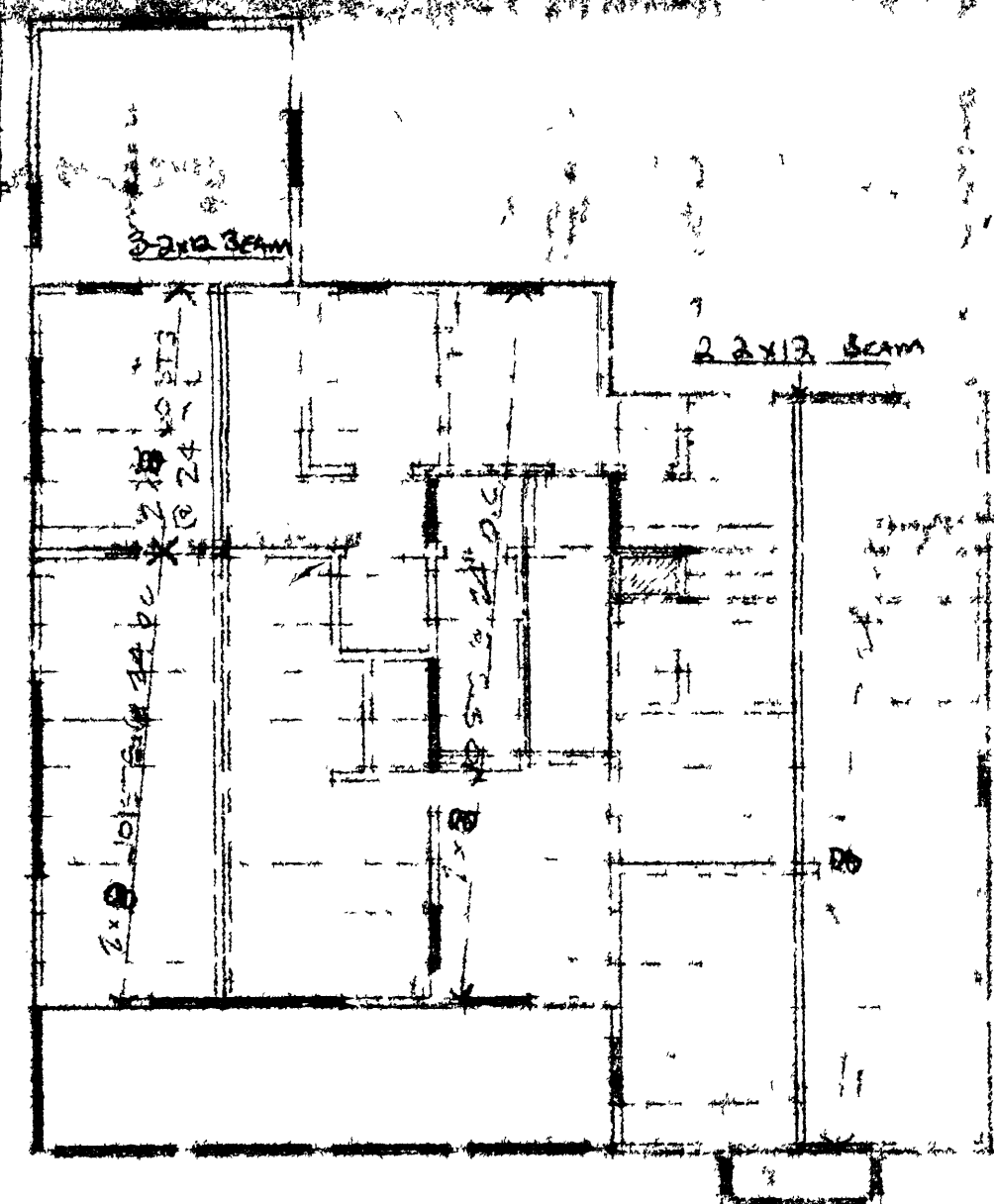
NOTE
Roots of PERIPLOCA SMALLER THAN WATER
SOAKS OVER IN HOT WATER, NOT BOIL
PERIPLOCA TO FACTORY, NAMED
W/ STAMP (2) 4 1/2 OZ BOW 8 IN FOLD

NOTE

- EDIT JG6 STRUCTURE AS SHOWN
| APPROXIMATE BASED ON DIRECT
OBSERVATION WHERE POSSIBLE OR
OF REASONED CONJECTURE AND
STRUCTURES GO DOWN SHALL BE
FULLY VERIFIED BEFORE WORK
PROCEEDS |
- ALL EXIST. PAPER SIZES ARE APPROXIMATE
TO THE NEAREST CONVENTIONAL SIZE.
ACTUAL MEASUREMENTS ARE THAT NEDRA
FOOTING IS 1' 0" x 1' 0" FIT
IN PROPORTION TO SIMILAR
FIG - V L R M Y.



MAIN LEVEL FLOOR FRAMING PLAN
SCALE $1/8" = 1'-0"$
EXISTING



UPPER LEVEL

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Murray, Utah 84107 (801)261-8258

ET	VE	DI	
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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524
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DATE	1 9 25	NO	10	DR	10
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BUILDING INSPECTION
SEE 15 FOR
APPROVE

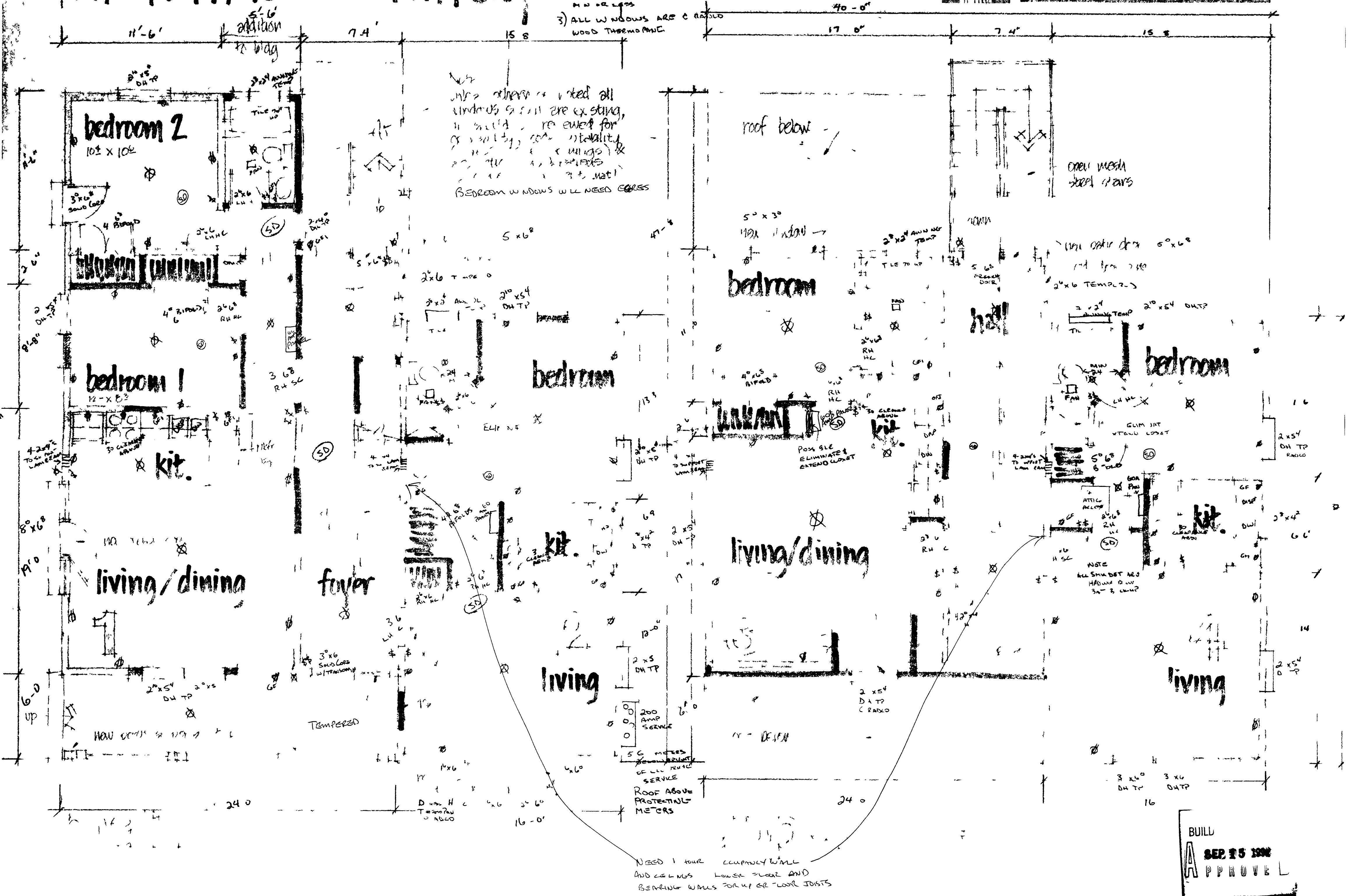
517 Park Avenue • Park City

NOTE:

- 1) TOILETS WILL HAVE A FLOW RATE OF 6 GALS OR LESS PER FLUSH
- 2) SHOWER HEADS WILL HAVE A FLOW RATE OF 2.5 GALS PER MIN OR LESS
- 3) ALL WINDOWS ARE E-GLAZED WOOD THERMOPAK.

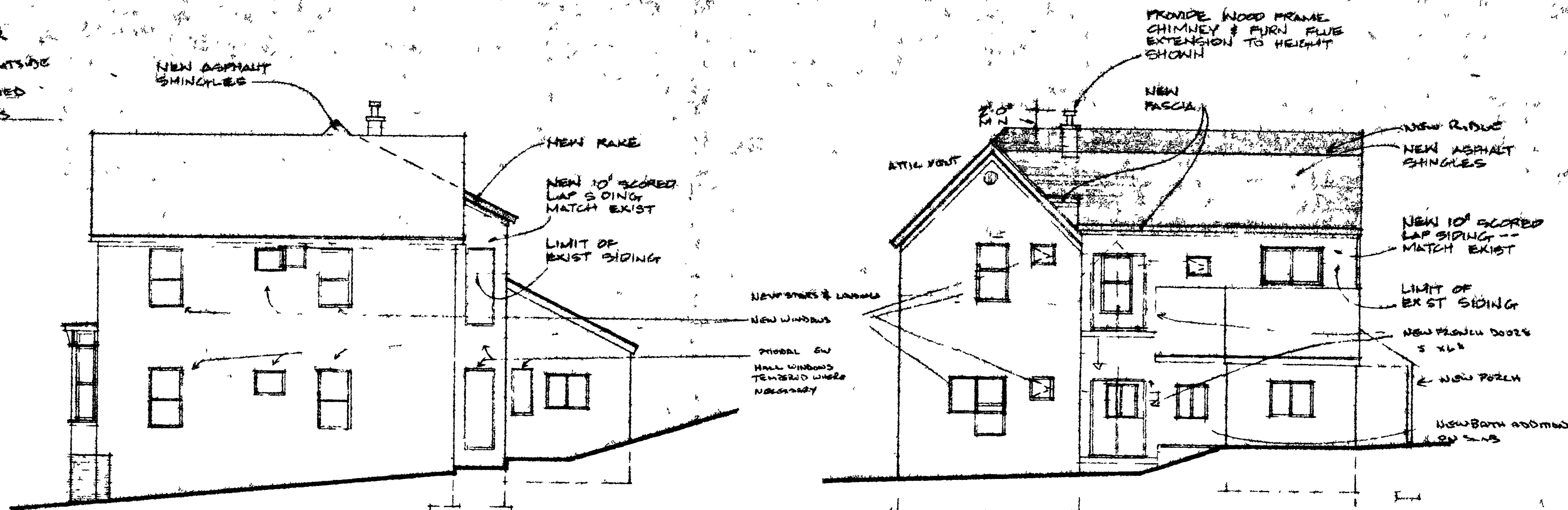


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ARCHITECTURE/PLANNING



NOTE:

- 1) ICE & WATER SHIELD SHALL BE USED UP TO A POINT 24" INSIDE THE EXTERIOR WALL LINE ON ALL ROOF EAVES
- 2) ENCLOSED ATTIC SHALL HAVE CLEAR CROSS VENTILATION AREA TO THE OUTSIDE VENTS 100% OF SPACE VENTILATED FOR BOTH GABLE & EAVE VENTS

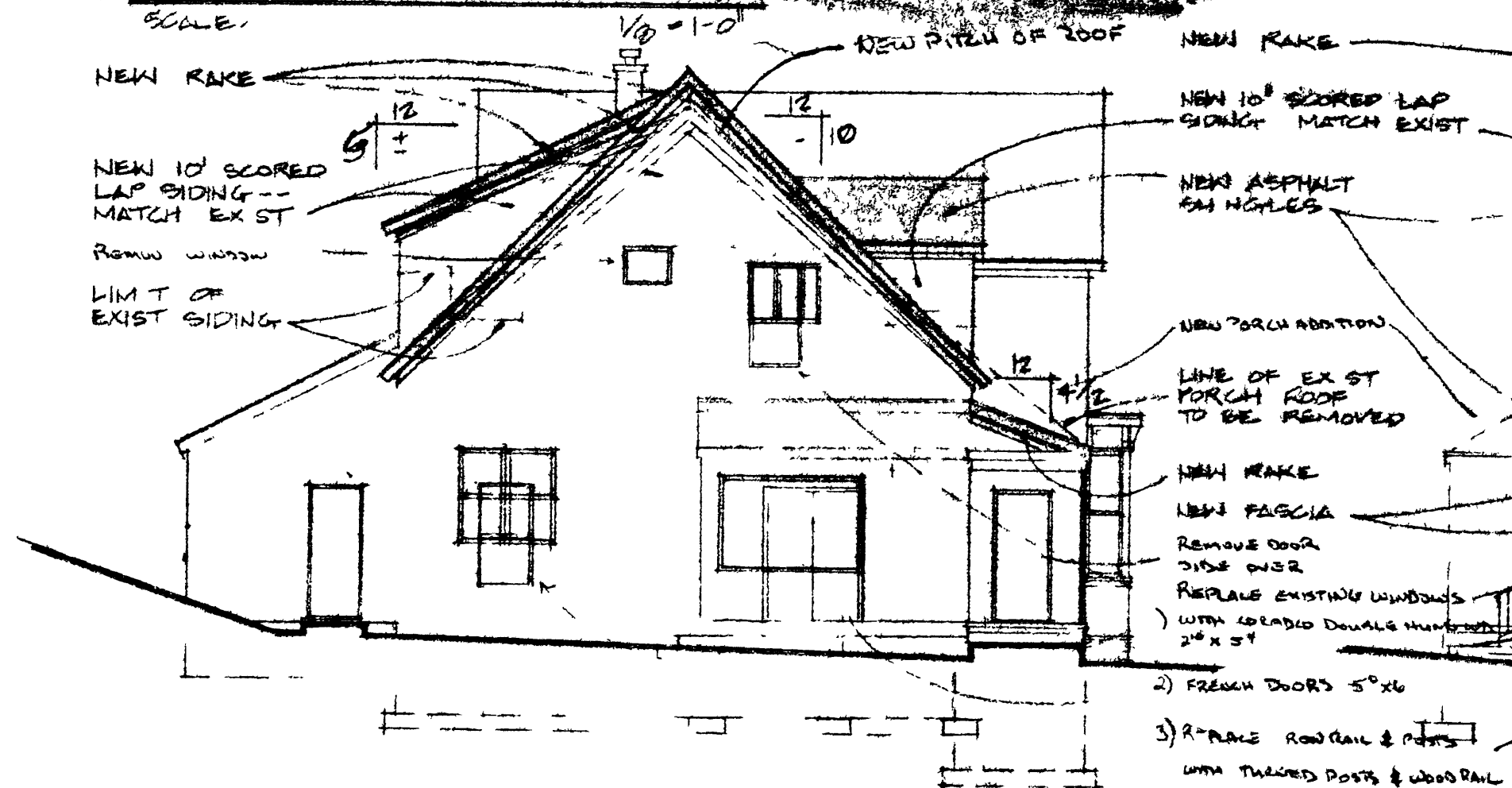


RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

FRONT ELEVATION

SCALE: 1/8" = 1'-0"

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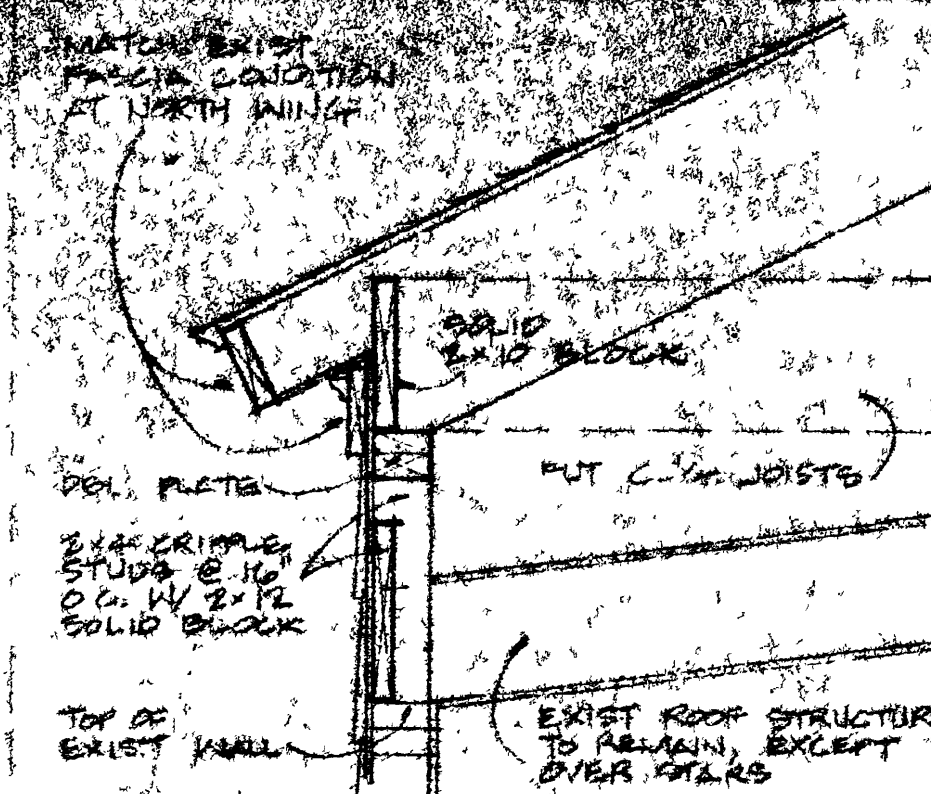
845 East 4800 South
Murray, Utah 84107 (801) 261-8258

517 PARK AVENUE
PARK CITY, UTAH

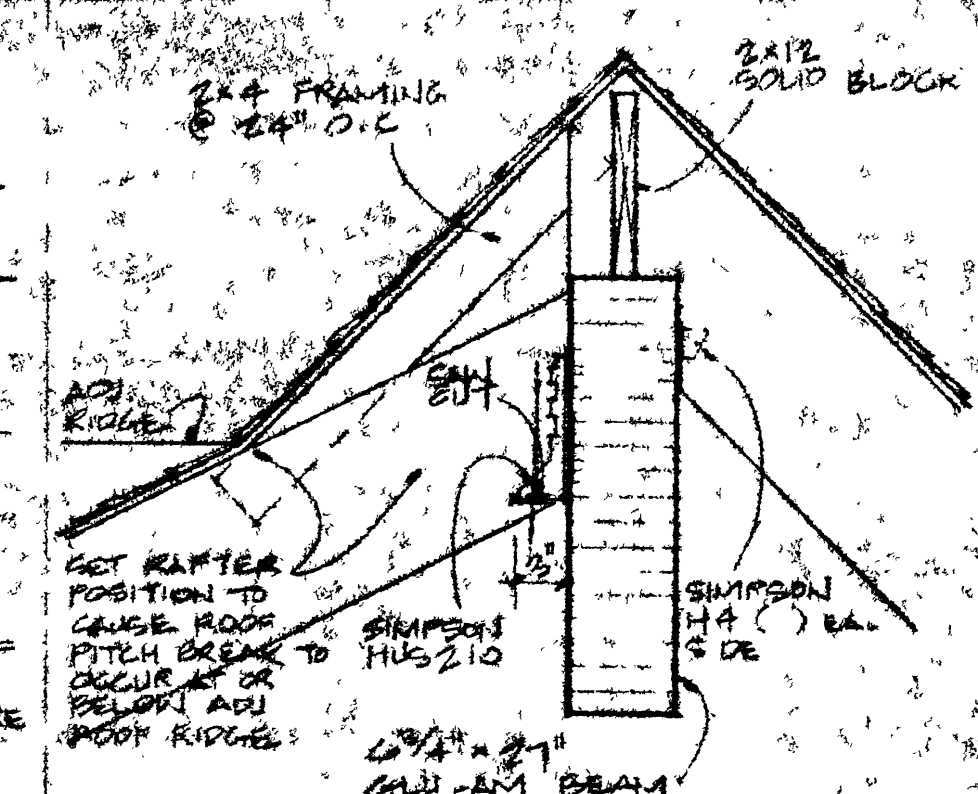
EXTERIOR ELEVATIONS

DATE: 11-2-88
JOB NO: 8814
DRAWN BY: DK

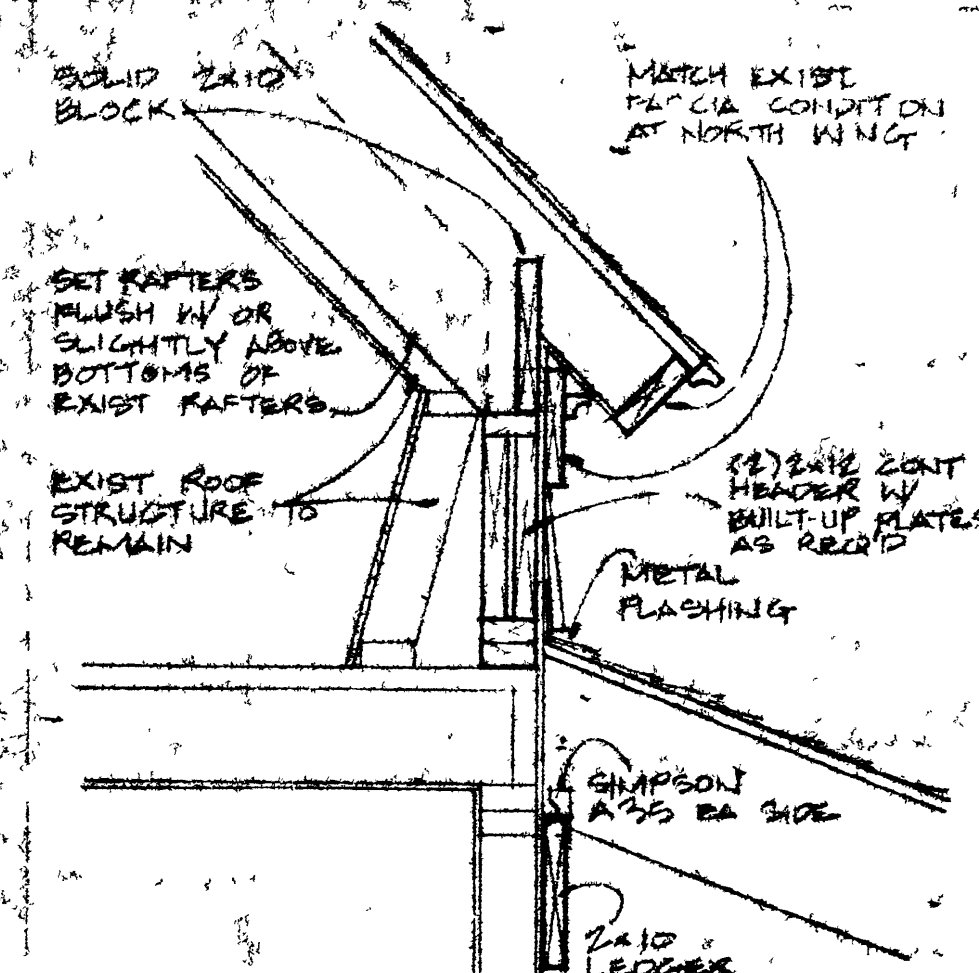




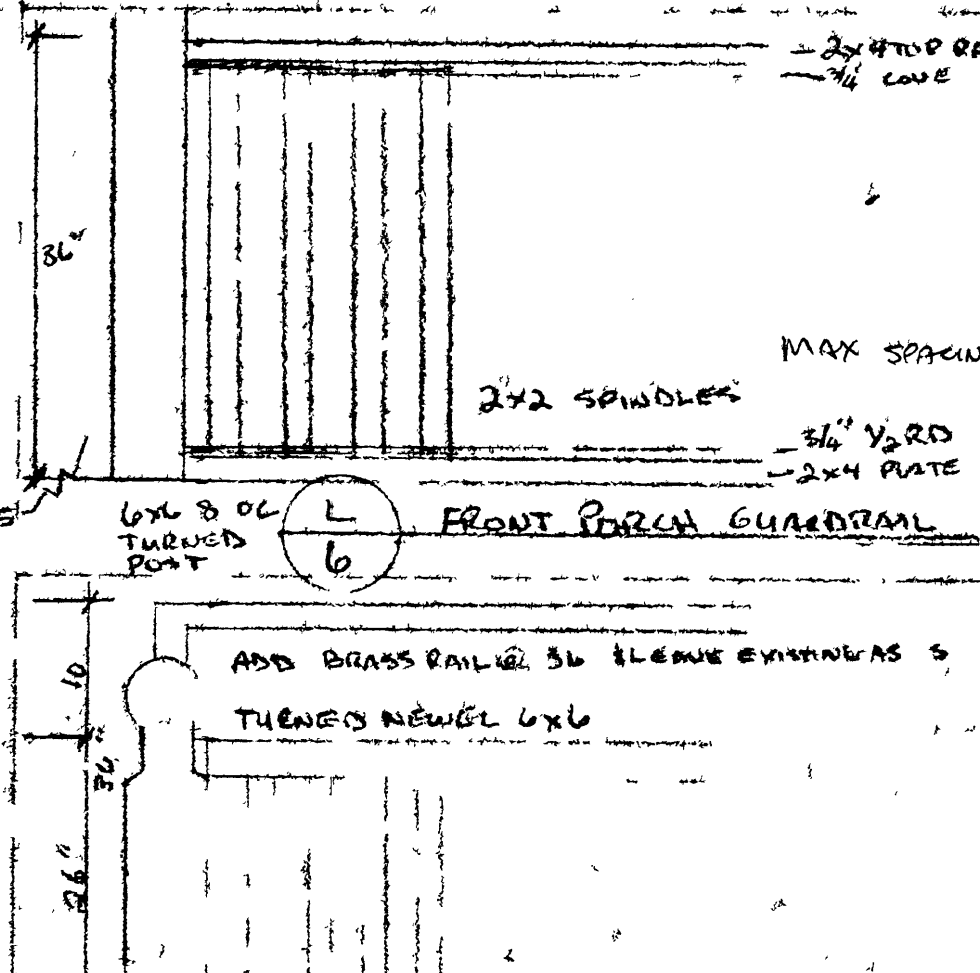
A RAFTER CONNECTION
SCALE: 1/4" = 1'-0"



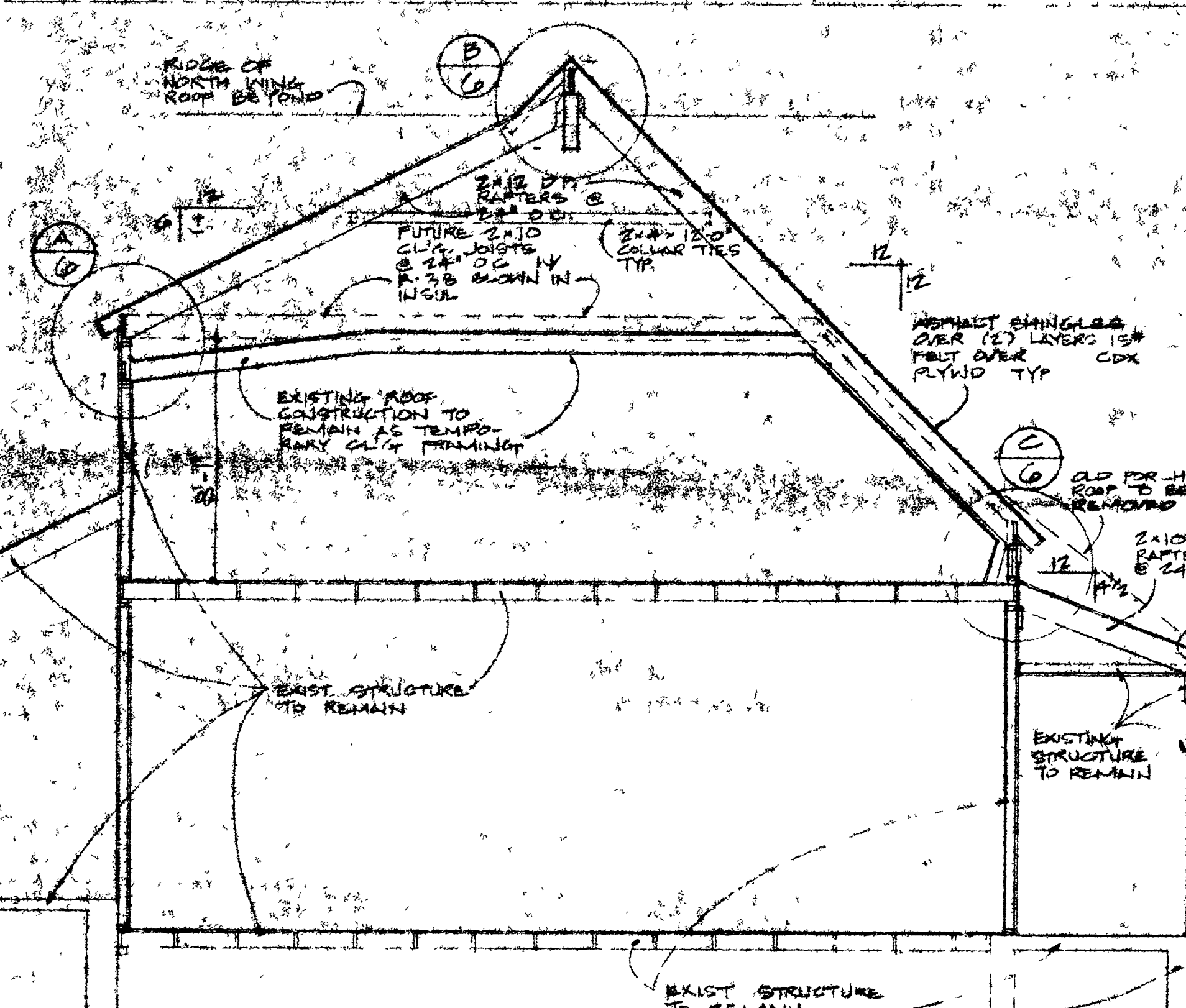
B BEAM & RAFTERS
SCALE: 1/4" = 1'-0"



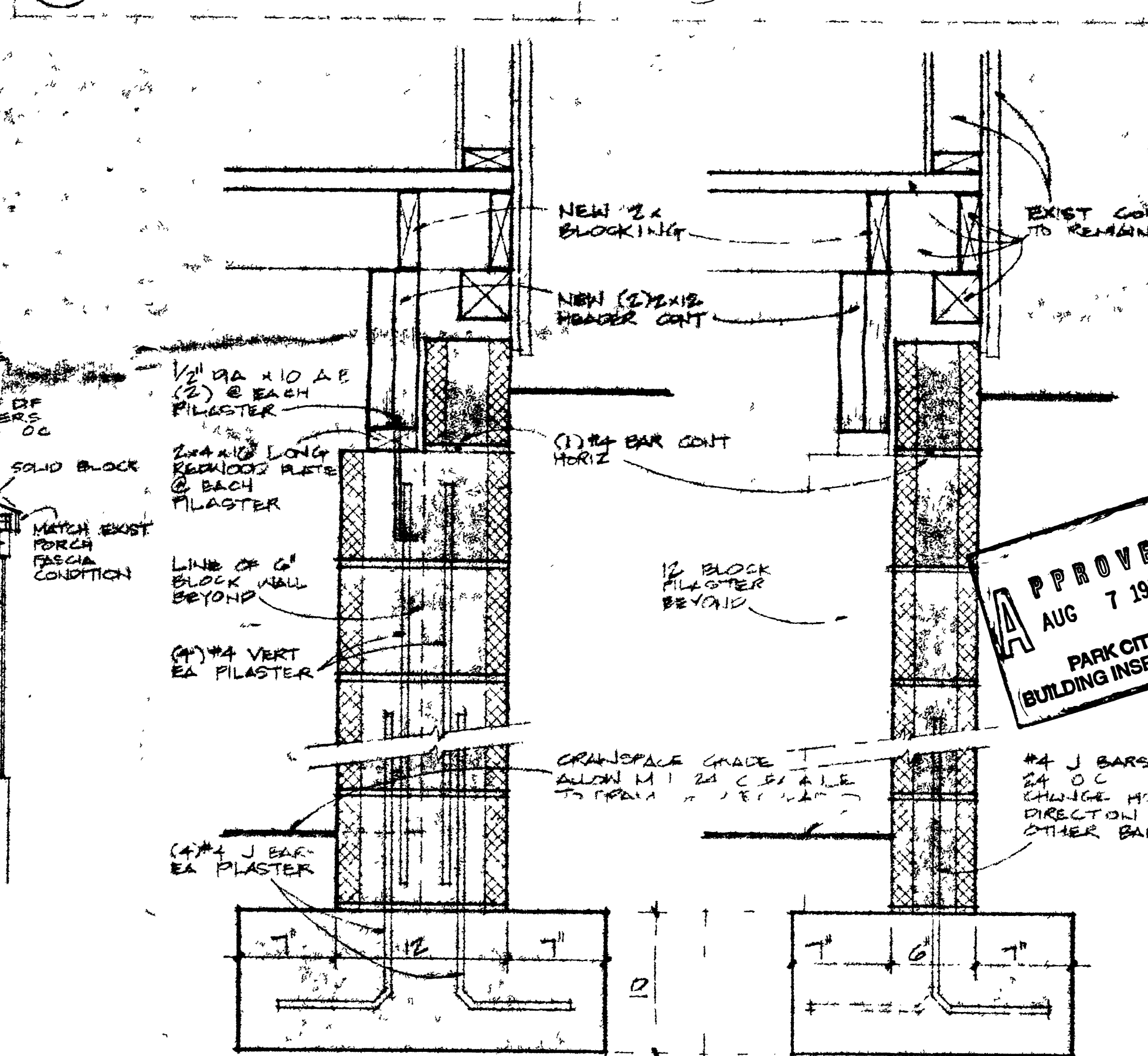
C RAFTER CONNECTION
SCALE: 1/4" = 1'-0"



D FRONT PORCH GUARDRAIL
SCALE: 3/4" = 1'-0"



E TYPICAL CROSS SECTION
SCALE: 1/4" = 1'-0"



F FOUNDATION
SCALE: 1/4" = 1'-0"

NOTE:
HURRICANE TIES: MAXIMUM 4' ON CENTER ON ALL RAFTERS & TRUSSES
EXIST. ROOFING IS IN EXCELLENT CONDITION
INSTALL TYVEK ON INSIDE OF EXTER. B.S. PRIOR TO INSTALLING INSULATION
1/2" SHEETROCK WILL BE INST. EXCEPT WHERE 5/8" CDX USED FOR CEILING (5/8")
EXTERIOR GRADE PLYWOOD SHALL BE PROVIDED FOR 5 FEET
4" MIN. VIBRATED VAPOR BARRIER SHALL BE INSTALLED OVER INSULATION ON CND WALL APPLIC. NO. 1 UNVENTED COUNINGS
EXTERIOR FRAMING: 5" FLUS D MAXIMUM DOUGLAS FIR
ALL WOOD FRAMING SHALL BE #2 OR BETTER DF
STUDS SHALL BE MEMBER STD GRD
ALL LAMBER IN CONTACT WITH CONCRETE SHALL BE TREATED WOOD OR FOUNDATION BOARD INCLD ALL LEDGERS
TOPS OF LAMBERS SHALL BE 24-36 ASSOCIATING HANGING SHALL BE AN APPROVED TYPE 1/4-2 CROSS SECTION - SEE NOTE 1 & 2

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(801) 261 8258

517 PARK AVENUE
PARK CITY, UTAH

SECTION 010 & DETAILS

DATE: 1-3-80
BY: JAC
CHK: JAC

APPROVE
SEP 15 1992

GRADE #40 TYP STEEL
SHALL BE #4 BARS @ 24" OC
HORIZONTAL & #4 BARS @ 16" OC VERT

NOTE:

1. ALL EXISTING WALLS SHALL BE REMOVED TO UNFINISHED EARTH
2. BOTTOMS OF FOOTINGS MIN 4" BELOW FINISH GRADE
3. FTG & PAD CONCRETE SHALL BE MIN 3000 PSI @ 28 DAYS (5 BAG)
4. CONCRETE WALLS (NO BLOCK) 8" THICK W/ #4 BARS @ 16" OC HORIZ & VERT
5. TOP OF PAD AND WALL SHALL BE 6" ABOVE THE ADJACENT FINISH GRADE
6. FILL BARS SHALL BE 1/2" X 6" L X 6" W W/ MIN 2' HORIZ SPACING
7. HT AND COPS SHALL BE FURNISHED BY A QUAL TRADE CONTRACTOR PRIOR TO INSTALLATION
8. VENT COVER TO THE OUTSIDE MAX LENGTH OF DUCT 14" WITH 2" TO 3" ANGLE
9. PROVIDE COMBUSTION AIR FOR ALL GAS APPLIANCES AT A RATE OF 1/2" DIA HOLES PER 100 BTU/H

NOTE:
FIELD VERIFY ALL DIMENSIONS
PRIOR TO CONSTRUCTION

CRAWLSPACE NOTE

1. MIN 6" VENTHOLE TO STAIR
2. STAIR RISER SPACING SHALL BE 4"
3. STAIR TREADS NOT LESS THAN 9"
4. MIN 3-2X12 STEINERS

EXISTING CONC. PAD

NEW CONC. PAD

VENT FOR CRAWL SPACE
VENT DIA

9" WALL

CONC. SLAB FLOOR FOR
FUTURE STORAGE SPACE
CRAWLSPACE

NOTE:
MAINTAIN MINIMUM 24"
CLEARANCE BETWEEN
BOTTOM OF FLOOR FRAMING
AND CRAWLSPACE FIN. GRADE
TYPICAL

EXISTING AREA UNDER
STAIRS OPEN

EXIST. FLOOR

UP REMOVE

NEW STAIR 2' X 10' FLOORING

EXIST. 2' X 5' ACORBON

FLOOR DRAIN

EXISTING CELLAR

FAN

WASHER

COMBUSTION AIR
DIESEL FROM OUTSIDE WITH 12" DIA
12" DIA EXISTING PAD FLOOR

DRYER VENT

EXIST. NAT. FDN

FLOOR DRAIN

NEW 8" CONC. SOLID

9"

NEW 12" X 12" BLOCK PLASTER

NEW 12" X 12" BLOCK PLASTER

NEW 12" X 12" BLOCK PLASTER

NEW 12" X 12" BLOCK PLASTER

NEW 12" X 12" BLOCK PLASTER

NEW 12" X 12" BLOCK PLASTER

NEW 12" X 12" BLOCK PLASTER

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NEW 12" X 12" BLOCK PLASTER

NEW 12" X 12" BLOCK PLASTER

NEW 12" X 12" BLOCK PLASTER

NEW 12" X 12" BLOCK PLASTER

NEW 12" X 12" BLOCK PLASTER

FOUNDATION PLAN

SCALE 1/4" = 1'-0"

FOUNDATION WALL DETAIL

SCALE 1/2" = 1'-0"

CONNELLY/CANNON
ARCHITECTURE/PLANNING

Suite 110
845 East 4800 South
Murray, Utah 84107 (801) 261 8258

517 PARK AVENUE
PARK CITY, UTAH

TIM LEE

FOUNDATION PLAN

DATE: 11-15-92
JOB NO: 2014
DRAWN BY: JKL

PROJECT NO. 11
11-15-92

