



**PARK CITY HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
May 4, 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, May 4, 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.

SITE VISIT 4:00 PM

Site Visit open to the Public at 4:00 PM located at 1304 Park Avenue . The Public and Historic Preservation Board will Attend a Site Visit from 4:00 - 4:30 PM, Regarding the proposed Disassembly and Reassembly to 1304 Park Avenue. PL-21-05028

MEETING CALLED TO ORDER AT 5:00 PM.

1. ROLL CALL

2. MINUTES APPROVAL

- 2.A Consideration to Approve the Historic Preservation Board Meeting Minutes from March 2, 2022.
[03.02.2022 Minutes - Pending Approval](#)

3. PUBLIC COMMUNICATIONS

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

- 4.A **2022 Historic Preservation Awards Update**
[2022 Historic Preservation Award Update](#)
[Exhibit A: Historic Preservation Award Flyer](#)

5. WORK SESSION

- 5.A **Historic District Grant Program** – The Historic Preservation Board Will Review the 2023 Historic District Grant Program's Scope, Mission, and Requirements
[Staff Report](#)
[Exhibit A: Draft Information Guide and Application](#)

6. REGULAR AGENDA

- 6.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
(A) Public Hearing; (B) Action
[Staff Report](#)
[Exhibit A: Draft Final Action Letter](#)
[Exhibit B: Proposed Material Deconstruction](#)
- 6.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

(A) Public Hearing; and (B) Action
[Staff Report](#)
[Exhibit A: Draft Final Action Letter](#)
[Exhibit B: Proposed Panelization Plan](#)
[Exhibit C: Structural Engineer Determination Letter](#)
[Exhibit D: Chief Building Official and Planning Director Determination](#)
- 6.C **1129 Park Avenue -- Modification of Approval Historic District Design Review --** The Applicant Proposes to Reintroduce the 1940's Roof Element to the Entry of the Significant Historic Site. -- PL-22-05207
(A) Public Hearing; (B) Action
[Staff Report](#)
[Exhibit A: Draft Final Action Letter](#)
[Exhibit B: Proposed Drawings](#)
- 6.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

(A) Public Hearing; (B) Action
[316 Woodside HPB Staff Report](#)
[Exhibit A: Draft Final Action Letter](#)
[Exhibit B: Proposed Plans](#)
[Exhibit C: Thibault Plat Amendment](#)
[Exhibit D: Visual Analysis and Gallery of Existing Conditions](#)
[Exhibit E: Physical Conditions Report & Historic Preservation Plan](#)
[Exhibit F: 316 Woodside HSI form - 2014](#)
[Exhibit G: 316 Woodside HSI form - 2021](#)
[Exhibit H: Determination of Significance Report 2014 and Action Letter](#)
[Exhibit I: 316 Woodside Avenue Record of Survey](#)

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.**



**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF MARCH 2, 2022**

BOARD MEMBERS IN ATTENDANCE: Randy Scott-Chair, Lola Beatlebrox, Puggy Holmgren, Douglas Stephens

EX OFFICIO MEMBERS: Gretchen Milliken, Planning Director; Aiden Lillie, Planner; Mark Harrington, City Attorney

1. ROLL CALL

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

The Historic Preservation Board meeting was conducted virtually via Zoom. The public was able to submit comments during the meeting.

Determination of the Health and Safety Risk under the OPMA

Chair Scott read the Determination of Health and Safety Risk under OPMA. Notice of the electronic meeting and how to comment virtually:

Public notice is hereby given that the Historic Preservation Board of Park City, Utah will hold its Regular Meeting electronically on Zoom, through www.parkcity.org/public-meetings for the purposes and at the times as described below on March 2, 2022.

2. MINUTES APPROVAL

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

MOTION: Board Member Holmgren moved to APPROVE the Minutes of February 2, 2022, as written. Board Member Beatlebrox 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

City Planner, Aiden Lillie, reported that there was an open call for artists as part of the 2022 Annual Cindy Matsumoto Historic Preservation Awards. The request for proposals opened on February 14, 2022, and would close on March 14, 2022. Planner Lillie noted that she reached out to many organizations and schools in the region, including the University of Utah, Brigham Young University, Utah Valley University, Salt Lake Community College, the Utah Arts Alliance, Preservation Utah, as well as other organizations within Summit County and the State. The Communications Department also shared posts on social media and flyers were posted in locations such as community coffee shops and libraries. The Board Members were impressed by the broad level of outreach. Board Member Beatlebrox informed Planner Lillie that she would be out of town on March 20, 2022, and asked that the interviews take place the week of March 14-18, 2022. Planner Lillie made note of the request.

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 reported that the Work Session would be dedicated to the Historic District Grant Program. The purpose of the Work Session was to reevaluate the scope of the program, determine criteria and evaluation methods, and explore additional opportunities for the program. During the previous cycle in Fiscal Year 2022, the Historic Preservation Board and Planning Staff identified opportunities to improve the Historic District Grant Program. The matter was discussed during the February 2, 2022, Historic Preservation Board Meeting. However, the Board decided to table the conversation at that time because several members were not present.

At the February 2, 2022, Historic Preservation Board Meeting, the Board discussed the following items related to the Historic District Grant Program:

- The proposed evaluation criteria:
 - Adding more points to the analysis evaluation criteria per question. There would be 0-4 points available to the applicant for each question.
- Running the Competitive Grant Cycle annually as opposed to biannually;
- Allowing Staff to grant awardees extensions on a per-application basis;
- The removal of interior work, exterior paint, or any other type of work that would fall under routine maintenance from the Competitive and Repair categories; and
- Predetermining the total dollar amounts allocated to the Repair category and the Competitive category.

The Staff Report included several different sections of analysis. In the first analysis, Staff recommended that the Historic Preservation Board determine the scope of work for the

Fiscal Year 2023 Competitive Grant Cycle and Emergency Grant Cycle. Several questions were posed to the Historic Preservation Board:

- Should routine maintenance qualify for Competitive Historic District Grant Program funds?
- Should studies qualify for the Historic District Grant Program funds?
- Should projects in progress qualify for Historic District Grant Program funds?
- Should Historic District Grant Program awards have a cap?

In the second analysis, Staff recommended that the Historic Preservation Board determine the Historic District Grant Program mission. Some suggestions included:

- Adopt a Historic District Grant Program mission statement that reflects contemporary conditions, values, and opportunities for impact; and
- Create Historic District Grant Program guidelines:
 - Create a clear and transparent scoring system;
 - Upgrade grant eligibility.

In the third analysis, Staff recommended that the Historic Preservation Board determine the Historic District Grant Program requirements:

- Façade easements and lien;
- Application materials; and
- Timing.

Planner Lillie explained that in the previous cycle for Fiscal Year 2022, an applicant who received the award was required to enter into a lien. If the property owner sells the property within a year of receiving funds, those funds need to be repaid. If the property owner sells the property within five years of receiving funds, there was a formula to determine how much needed to be paid back. After five years, the funds do not need to be repaid. Planner Lillie discussed façade easements and stated that property owners entered into an Easement Agreement to ensure that the facades of the structure were not destroyed. She asked the Board to consider which requirements made the most sense for the Historic District Grant Program.

In the fourth analysis, Staff recommended that the Historic Preservation Board provide input on community outreach:

- Build a database of grant-supported projects for management and reporting purposes; and
- Establish a communications strategy to raise awareness, and build community knowledge and engagement.

Chair Scott suggested that the Board discuss each of the Staff recommendations in order. Board Members discussed the first question posed by Planner Lillie:

- Should routine maintenance qualify for Competitive Historic District Grant Program funds?

Board Member Beatlebrox thanked Planner Lillie for summarizing what was discussed at the last Historic Preservation Board Meeting. Board Member Stephens explained that when the grant program was first started, there were a lot of buildings in a state of disrepair. Repair funds were intended to help save those buildings. He felt that when a historic home is purchased in Old Town, there is an expectation that maintenance costs will be associated with that purchase. He did not believe that repairs and maintenance to the outside of the home should be included in the Historic District Grant Program. It would be worthwhile to save the money for preservation as much as possible. There was a discussion regarding emergency repairs. It might be best to bring emergency repair requests to the Historic Preservation Board for consideration rather than have emergency repairs formally built into the grant program. Planner Lillie pointed out that emergency repair requests are rare occurrences. It made sense to bring those requests directly to the Historic Preservation Board for consideration.

The Historic Preservation Board discussed the second question posed by Planner Lillie:

- Should studies qualify for the Historic District Grant Program funds?

Chair Scott stated that he would rather reserve the funds for the preservation of property than a study. Council Member Beatlebrox noted that at the last Board Meeting, there were concerns that a study would be conducted and then nothing would happen afterward. Board Member Stephens asked if any studies had been requested for residential historic homes. Planner Lillie explained that the question about whether to include studies was the result of a grant application from Friends of Ski Mountain Mining History. The application was not rejected because the information guide was vague and did not say that studies were ineligible. In terms of residential historic homes, no one had ever requested funds for a residential site study. However, there may be homeowners who wanted to explore lifting their homes to construct a foundation. This would require an engineer to come out and study the structure.

Board Member Stephens suggested keeping the language vague. If there was an application for a study, it could be analyzed and discussed in conjunction with the other grant applications. If it is approved would depend on the other grant applications received that year. Chair Scott agreed with the suggestion. He noted that a study application would be a rare occurrence. Board Member Stephens felt that the more high-quality applications were received, the better because it would make the program more visible. He hoped that would lead to additional funding. Planning Director, Gretchen Milliken believed it was a good approach to keep the language open. Applications for studies were not received often and the vague language would allow those types of applications to be considered and discussed.

The Historic Preservation Board discussed the third question posed by Planner Lillie:

- Should projects in progress qualify for Historic District Grant Program funds?

Board Member Stephens believed that the program was intended to help improve restoration. Just because someone did not apply for the grant before they started a project did not believe the property owner should be penalized. The grant application process only took place once a year and it would not be fair to ask people to hold off on work until after the grant application process started. Board Member Beatlebrox agreed. Chair Scott pointed out that the grant may also allow a property owner to improve the quality of restoration already in progress.

The Historic Preservation Board discussed the fourth question posed by Planner Lillie:

- Should Historic District Grant Program awards have a cap?

Chair Scott did not know what the proposed cap would be but last year there was a \$15,000 cap to share the grant funds as much as possible. Board Member Beatlebrox did not believe a cap was helpful because it was important to substantially help restoration projects. Chair Scott suggested that the Historic Preservation Board could have a general cap in place but the Board could reserve the right to make modifications based on the size and scope of the application. Board Member Stephens did not believe there should be a cap. If there was a cap set for \$15,000, applicants may be disappointed that their project did not receive the full amount. The ultimate cap would be the amount of money that there was to allocate to projects.

Director Milliken explained that during the last grant process, even though there was a \$15,000 cap, many applications were for \$75,000 or \$100,000. It could be difficult to analyze that type of application when there was such a large scope. Board Member Stephens noted that there would always be applications for more than there was to give. In the next cycle, he suggested that the decisions be more targeted. For instance, if it was a \$100,000 application, then \$10,000 could be granted for work specific to windows. It was possible to help with a specific portion of a larger project.

Board Member Beatlebrox felt it was important to communicate the total amount the Historic District Grant Program had to allocate to projects. Chair Scott agreed and noted that clear communication with applicants is essential. Board Member Holmgren explained that in the past grant applications included the cost of each item. For instance, the cost of the doors or windows. If applicants listed out the costs, it would make it easier to determine which portion of the project to fund. Board Member Stephens noted that the application process could continue to be streamlined in the future.

There was discussion regarding the mission statement. Chair Scott read the amended language proposed by Staff, which was 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 to support a community that honors its past and encourages historic preservation.

Chair Scott was supportive of the amendments. Board Member Beatlebrox suggested that it be altered slightly to state, "... to support our community." The Historic Preservation Board liked the suggestion. Planner Lillie asked the Board to discuss the possible creation of Historic District Grant Program guidelines, which would:

- Create a clear and transparent scoring system; and
- Upgrade grant eligibility.

The previous evaluation forms were included as Exhibits in the Staff Report. Planner Lillie pointed out that the forms were a way to communicate with the public. They made it clear how applicants would be evaluated and how applicants could receive a better score. Board Member Stephens believed that after the applications were received, Planning Staff would review the applications, use the evaluation forms, and share recommendations. The Board would then consider those recommendations. He felt it was important for the Board to weigh in on the scoring process as well. Board Member Beatlebrox wanted the Board to go through a separate scoring process. The two sets of scores could then be compared and discussed.

The Historic District Grant Program scorecard was shared. Planner Lillie explained that it was a draft version. Previously, there were sections with 0-1 points, but based on the feedback received, there was a desire to have a broader range. Some sections included scores from 0-4 and some were 0-3. However, that could be adjusted to have consistency from section to section, if desired by the Board. Chair Scott thought the scorecard looked good and did not mind some sections having different ranges.

Director Milliken noted that there were a lot of applications during the last cycle. That was not always the case, but she suggested that it may make sense to have a preliminary review committee, made up of a few Board Members and Staff Members, to weed out ineligible or low-scoring applications. The Board felt that made sense.

Planner Lillie asked the Board to discuss the possibility of bonus points on the scorecard. For instance, some community contributions could be considered. Bonus points had not been included in the draft scorecard, because she wanted to receive feedback from the Board first. Board Member Stephens felt that community contributions were admirable but would be difficult to monitor within the grant process.

Planner Lillie asked the Board to discuss the third analysis, which asked that the Historic Preservation Board determine the Historic District Grant Program requirements:

- Façade easements and lien;

- Application materials; and
- Timing.

The Duval Study listed the following requirements as part of the Competitive Historic District Grant Program Funds Score Card:

- All projects \$10,000 or less will require entering into a five-year lien with the City. Should the property be sold within that five-year period, the applicant is responsible for repaying the City a prorated amount of the total grant disbursement; and
- For projects \$10,000.01 or more, the applicant will be required to donate a façade easement to the City that will be recorded on the property.

Planner Lillie asked the Board to discuss the language related to the façade easements and lien requirements. Board Member Stephens wondered if there would be a lien on the property if a project was awarded more than \$10,000. Planner Lillie explained that all projects would have a lien on the property but there would also be a façade easement on projects that received a larger amount of funding. Based on previous discussions, it seemed that \$25,000 and above was suitable for the façade easement requirement. Board Member Stephens pointed out that people may not want to apply for the program, because a façade easement would further restrict their property. He felt that the Historic District Guidelines and Land Management Code requirements were strict enough. It was important not to scare applicants away from the program.

City Attorney, Mark Harrington explained that when the program first started, façade easements were required with almost all of the awards, but went away for a while because they were administratively burdensome and burdensome to the property owners. If there was a major investment made in a project, it may make sense to consider the façade easement. The Board determined that if \$25,000 or more was awarded through the program, there should be a façade easement.

Planner Lillie asked for feedback related to the application materials. She reported that last year, there was a section that allowed the applicant to provide a brief project description or narrative. Chair Scott felt it was important for the Board to hear some of the applicant's story as part of the application. Board Member Beatlebrox wondered whether the application form would be a fillable PDF form that applicants could type directly onto. Planner Lillie confirmed this and noted that the City was moving towards applications being done entirely online. Board Member Beatlebrox felt it was important for the applicant to be able to fill out the application online, otherwise, it would be far more difficult to put everything together for submission.

Board Member Stephens suggested that Planning Staff create a sample application for applicant review. If someone was filling out the Historic District Grant Program application for the first time, the process could be overwhelming. However, having a sample application that is filled out to let applicants know what is expected of them. He felt this

would improve the quality of the applications and save the Board time during the evaluation process. Director Milliken stated that Staff could create a sample application.

Planner Lillie asked if the Board felt an application needed to include a project description. Board Member Stephens felt that a project description should not necessarily state the reason someone was applying for a grant. Instead, it should explain how the grant would benefit the project. He believed the Board needed to be specific about what they were asking applicants. Board Member Beatlebrox suggested that there be a desired word count listed to make sure the expectations were clear for applicants. Planner Lillie noted that a word count could be listed and the wording could be clarified to match the comments shared by Board Member Stephens.

There was discussion regarding communication and information. Planner Lillie noted that the website could be used to let homeowners know about other available grants. There was also an opportunity to let homeowners know about proper preservation methods. For instance, the application packet could include resources about recommended materials or restoration that would heighten the preservation of a historic structure. Some outside resources, such as the National Park Service standards and guidelines, could also be included for reference. Chair Scott felt that type of information would be beneficial for applicants to have. Staff would explore how to best share relevant information with program applicants.

Board Member Stephens reported that when the grant program was initially started, the grant was timed with the Park City Museum history month and home tours. He wondered if it would be possible to coordinate again with Park City Museum. Chair Scott believed it would be fairly easy to coordinate with them. Planner Lillie explained that previously, pamphlets were created and tours were led. That was something that Staff could reintroduce now that there was a full team of planners in the department. Planning Staff could work to provide materials and focus on coordination.

Planner Lillie reminded the Board Members that in the fourth analysis, Staff recommended that the Historic Preservation Board provide input on community outreach. She shared recommendations from the Duval study with the Board:

- Build a database of grant-supported projects for management and reporting purposes:
 - Create a database of projects to track them from the time a grant is awarded to the time the grant is paid out;
 - Apply metrics defined in recommendation 1.3 into a program database, so that the performance and contribution of projects supported by the grant program can be measured;
 - Use the database to mitigate the management challenges inherent in the current disconnect between the fixed level of non-rollover funding sources (operations, not capital dollars) and the multi-year activities that the grant dollars fund, by incorporating projections over time; and

- Include data about the funding source for each project.
- Establish a communications strategy to raise awareness, build community knowledge and engagement, and tell Park City's story:
 - Establish a website with program information and resources;
 - Create opportunities for news coverage; and
 - Recognize projects and people who have made significant contributions through the use of the grant.

The Board Members were in support of the recommendations. Planner Lillie wanted to confirm that the Board only wanted a competitive grant program moving forward and that there would not be a repair fund. However, repair funds could be carved out for special exceptions. Board Members confirmed this. Director Milliken felt that good progress had been made during the Work Session discussions.

6. REGULAR AGENDA

A. 341 Ontario Avenue – Disassembly and Reassembly and Material Deconstruction – The Applicant Proposes Material Deconstruction and Disassembly and Reassembly to Accommodate Structural Upgrades and New Additions to a Significant Historic Structure. PL-15-02687.

Planner Lillie presented the Staff Report and explained that the proposal was for disassembly, reassembly, and material deconstruction at 341 Ontario Avenue. The applicant proposed material deconstruction of the Significant Structure's roof, along with the east and south panels, as well as disassembly and reassembly of the west and north panels. The site included a one-story hall and parlor-style home that was constructed sometime after 1900. It was listed as a Significant Historic Site on Park City's Historic Sites Inventory. The structure sat on a steep slope on Ontario Avenue, which was only accessible by City stairs that led to a set of private stairs. The building was constructed into the steep hillside and was historically accessed by foot from below the structure, not directly from Ontario Avenue. The historic orientation made it difficult for the proposed restoration work and new construction efforts to take place.

Example images of the site were shared with the Board. The first analysis section of the Staff Report was related to the material deconstruction proposed for portions of the south and east elevations and the roof. Planner Lillie explained that the proposal was to construct structural upgrades. The material had deteriorated due to moisture and exposure as well as the weight of the soil on the hillside. There were several failures along the wall and the panels had splintered on the east and south elevations. The roof itself was not quite intact and the applicant representative deemed it as not salvageable. Additional images were shared to illustrate the current conditions of the materials.

The second analysis section of the Staff Report was related to the disassembly and reassembly of the west and north elevations of the structure. Planner Lillie explained that

the applicant previously hoped to be able to lift the structure. However, after the interior demo, the applicant did not believe the structure would survive a lift due to issues with the panels as well as splitting on the floor and the walls. Due to the constraints on the site and the poor condition of the materials, panelization was proposed. Shen Engineers Inc. certified that the structure could not be reasonably moved intact. The specific findings from the engineer were included in the Staff Report.

Planner Lillie reported that the Chief Building Official and Planning Director visited 341 Ontario Avenue and determine that the building could only be made safe or serviceable through panelization. The structure would not survive the temporary lifting of moving the building as a single unit. Board Members did not feel they needed to see additional photos, as many had been able to attend a site visit before the Historic Preservation Board Meeting. Chair Scott noted that he had not seen anything in that condition before and was glad there was an opportunity to preserve what was left. The condition of the wood made it too difficult to raise the structure. Board Member Stephens noted that once soil is up against the wood, it impacted the overall condition of the wood. Board Member Beatlebrox commented that access to the area was difficult.

There were no comments from the public.

MOTION: Board Member Holmgren moved to APPROVE the Material Deconstruction and Disassembly and Reassembly to Accommodate Structural Upgrades and New Additions to a Significant Historic Structure, Located at 341 Ontario Avenue, subject to the following:

Findings of Fact

Background

1. 341 Ontario Avenue is a one-story frame hall-parlor built c.1900.
2. 341 Ontario Avenue is a Significant Historic Structure on the Park City Historic Sites Inventory.
3. On May 12, 2014, the Planning Department received a Plat Amendment application to remove an internal lot line that ran under the Historic Structure. On July 31, 2014, the City Council approved it.
4. On September 22, 2015, the property owner submitted a Steep Slope Conditional Use Permit (SSCUP) application. On August 8, 2018, the Planning Commission approved the SSCUP. On April 10, 2019, the property owner applied to extend the SSCUP approval. On April 8, 2021, Planning Staff approved an extension to the SSCUP.

5. On November 4, 2016, the Applicant submitted a Historic District Design Review (HDDR) Application. On June 13, 2019, the Planning Department approved the 98 HDDR Application. On June 30, 2020, the property owner applied to extend the previous HDDR approval. On February 10, 2021, the Planning Director approved a one-year extension.
6. On May 9, 2017, the property owner applied for a variance to reduce the front Setbacks and Height. On April 17, 2018, the Board of Adjustment approved three variances: (1) Reducing the front Setback from 10 feet to four feet, six inches; (2) Allowing Building Height above Existing Grade up to 35 feet; and (3) Allowing a maximum interior height of 35 feet to 39 feet six inches.
7. On December 10, 2018, the property owner applied for an Administrative Conditional Use Permit to construct retaining walls in the Right-of-Way. On June 10, 2019, Planning Department staff approved an Administrative Conditional Use Permit for walls.

Material Deconstruction

8. The Applicant proposes Material Deconstruction of the roof and east and south elevations and roof of the Significant Historic Structure.
9. The proposal complies with the Land Management Code Chapter 15-13-2, Design Guidelines For Historic Residential Sites:
 - a. LMC Chapter 15-13-2(2)(A)
 - i. Preserve and maintain historic exterior materials including wood siding (drop siding, clapboard, board, and batten), frieze boards, cornices, moldings, shingles, etc., as well as stone and masonry. Repair deteriorated or damaged historic exterior materials using recognized preservation methods appropriate to the specific material.
 - ii. When disassembly of a historic element - window, molding, bracket, etc. - is necessary for its restoration, recognized preservation procedures and methods for removal, documentation, repair, and reassembly shall be used.
 - iii. When historic exterior materials cannot be repaired, they shall be replaced with materials that match the historic in all respects: scale, dimension, profile, material, texture, and finish. The replacement of existing historic material is allowed

only when it can be shown that the historic material is no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.

10. The Historic Preservation Board approved the Material Deconstruction of the Significant Historic Site, subject to the Conditions of Approval below.

Panelization

11. On February 21, 2022, a licensed structural engineer visited 341 Ontario Avenue and completed a Physical Conditions Report.
12. 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 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 main and crawl space floor joists are 2x4 @ 24" on center spanning 12'-0. Most of them were rotted out. They have to be replaced.
 - iv. All the existing headers need to be upgraded. We will review each one of them when the design is available.
 - v. The whole exterior and interior walls are 1x12 installed vertically. Small portions of the exterior walls are upgraded with 2x4 @ 16" o.c. They have no capacity for wind, seismic, or gravity loads. The building walls will need to be entirely re-framed from the inside with new stud wall framing that is code compliant, 2x4 or 2x6 at 16" o.c.
 - 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, 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 was that 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 work from the outside of the building most of the time.
- 13. On February 14, 2022, the Chief Building Official, Planning Director, and Building and Planning Staff visited 341 Ontario Avenue.
- 14. The Chief Building Official and Planning Director determined that the building can only be made safe and/or serviceable through panelization.
- 15. The Historic Preservation Board approved panelization of the Significant Historic Structure.

Conclusions of Law

- 1. The proposal complies with Land Management Code Chapter 15-11-14, *Disassembly and Reassembly Of A Historic Building Or Historic Structure*.
- 2. The proposal complies with Land Management Code Chapter 15-11-12.5, *Historic Preservation Board Review for Material Deconstruction*.
- 3. The proposal complies with Chapter 15-11-9, *Preservation Policy* and LMC Chapter 15-13-2, *Design Guidelines For Historic Residential Sites*.

Conditions of Approval

- 1. The Applicant is responsible for notifying the Building Department prior to proposing any changes to this approval.
- 2. The Applicant shall submit in writing any changes to the approved scope of work for Planning Department review.
- 3. Prior to removing and replacing Historic materials, the applicant shall demonstrate to the Planning Department that the materials are not safe or serviceable and cannot be repaired to a safe or serviceable condition. No Historic materials may be disposed of prior to advance approval by the Planning Department.

4. Where the Historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material, and finish.
5. The Historic Structure shall be returned to the original grade following construction of a foundation.
6. Disassembly and Reassembly shall be done using recognized preservation methods.
7. The Applicant shall complete measured drawings of the structure or element to be disassembled and reassembled.
8. The Applicant shall submit a thorough photographic survey of the interior and exterior elevations as well as architectural details of the structure, including site and location views from all compass points, exterior elevations, and interior elevations of each room.
9. Written plans detailing the disassembly and reassembly steps and procedures shall be completed and approved by the Planning and Building Departments.
10. Structures shall be disassembled in the largest workable pieces possible.
11. To ensure accurate reassembly, all parts of the Building, Structure, or element shall be marked as they are systematically separated from the Structure. Contrasting colors of paint or carpenter wax crayons shall be used to establish a marking code for each component. The markings shall be removable and shall be made on surfaces that will be hidden from view when the Structure is reassembled.
12. Important architectural features of a Historic Building or Structure shall be removed, marked, and stored before the Structure or element of the Structure is disassembled.
13. The process of disassembly of a Historic Structure shall be recorded through photographic, still, or video.
14. Wall panels and roof surfaces shall be protected with rigid materials, such as sheets of plywood when there is a risk of damage during the disassembly/storage/reassembly process.
15. Disassembled components - trim, windows, doors, wall panels, roof elements, etc. shall be securely stored on-site in a storage trailer or off-site in a garage/warehouse/trailer until needed for reassembly.

16. New foundations and additions shall follow the Design Guidelines.
17. The Significant Historic Structure must be reassembled in the original form, location, placement, and orientation.

Board Member Stephens seconded the motion.

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

A. 945 Norfolk Avenue – Material Deconstruction – The Applicant Proposes Material Deconstruction of a Portion of the Rear Façade to Accommodate a New Door Opening on the Landmark Historic Structure. PL-22-05155.

Planner Lillie presented the Staff Report and stated that the proposal was for 945 Norfolk Avenue. The applicant proposed material deconstruction of a portion of the rear façade to accommodate a new door opening on the Landmark Historic Structure. 945 Norfolk Avenue was listed as a Landmark Historic Site on Park City's Historic Sites Inventory and was also listed on the National Register of Historic Places on July 12, 1984. The 1 1/2 story pyramid house was constructed in 1896 by Nathaniel J. Williams. The proposal was for the material deconstruction of a 3'6" by 8'8" panel on the rear façade. The deconstruction of the historic material would be done to accommodate a new door opening with a two-foot transom window above it.

Planner Lillie reported that the specific guidelines the proposal applied to stated that new door openings were allowed on secondary and third facades, but they must be similar in size to the existing doors. The existing historic door opening on the front of the Landmark Structure was 3'1" by 6'10". The proposed door would be 3'6" by 6". The proposal was compliant with the Design Guidelines for Historic Residential Sites. Planner Lillie shared a drawing of the rear façade with the proposed door. It would be situated between two windows and would be an entrance to a small patio area. The proposal would require Modification of Approval to Historic District Design Review approval, which was contingent on Board approval for material deconstruction.

The architect on the project, Jonathan DeGray was present to answer questions. Board Member Beatlebrox asked about the timeline for work on the home. Mr. DeGray believed all work would be completed before the end of the year. The foundation work was done and the framing was done through the main level and upper floor. He believed by September or October all work would be complete. Board Member Beatlebrox noted that the rear façade was a second egress. Mr. DeGray explained that the intention was to develop some outdoor areas on the small lot. The only outdoor area was to the rear, so the rear façade would afford direct access from the house.

There were no comments from the public.

MOTION: Board Member Holmgren moved to APPROVE the Material Deconstruction of a Portion of the Rear Façade to Accommodate a New Door Opening on the Landmark Historic Structure, Located at 945 Norfolk Avenue, 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; reconstruct the historic c.1896 roof form and c.1990 wood shake roofing materials; reconstruct two c.1896 chimneys; reconstruct c.1997 basement; reconstruct c.1983 reconstructed front porch; replace c.1900 front door and two non-historic doors, 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.

Material Deconstruction

7. The Applicant proposes Material Deconstruction of a 4-foot by 8-foot section of the rear facade of the Landmark Historic Structure to enable a new door similar in size to the front façade door.
8. The new door is located on a secondary façade.
9. The analysis section of the Staff Report dated March 2, 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 March 2, 2022.
2. The Applicant shall submit in writing any changes from the approved scope of work for Planning Department review.
3. The construction of the door and window opening shall be undertaken in such a way that if removed in the future the essential form and integrity of the Landmark Historic Structure could be restored.
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 Stephens seconded the motion.

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

7. ADJOURN

The Board discussed in-person meetings. Planner Lillie noted that she had looked through the previous Meeting Minutes with Attorney Harrington, and a Resolution had not been adopted to meet in person. If the Board wanted to meet in person, a Resolution would need to be adopted. Attorney Harrington clarified that a hybrid meeting, where some members connected electronically, would require a Resolution to be passed. A Resolution was not needed to go back to regular, in-person meetings. He suggested scheduling the next meeting in person. An Electronic Meeting Resolution that offered some level of flexibility could be adopted at that time.

Attorney Harrington noted that the different meeting options could be discussed further at the next meeting. Chair Scott wondered if it was the intent of the Board to hold hybrid meetings. Attorney Harrington noted that other organizations were already holding hybrid meetings. However, it was up to the Board to decide what made the most sense. He recommended adopting a Resolution that was as broad as possible, so the Board had some level of flexibility. That would allow adjustments to be made as necessary. Chair Scott reported that the next Historic Preservation Board Meeting would be in-person and the Resolution would be discussed at that time.

Board Member Stephens wondered if there was a Liaison from the City Council for the Historic Preservation Board. Director Milliken reported that there is not a specific City Council Liaison and that role would be filled as needed. Board Member Beatlebrox pointed out that there is a vacancy on the Board and asked if that vacancy will be filled. Director Milliken confirmed that it would and explained that Staff was working with the Mayor to fill that vacancy. That issue would be addressed shortly.

MOTION: Board Member Stephens moved to ADJOURN the Historic Preservation Board Meeting. Board Member Beatlebrox seconded the motion.

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

The Historic Preservation Board Meeting adjourned at 6:55 p.m.

Approved by _____
Randy Scott, Chair
Historic Preservation Board

Historic Preservation Board Staff Communication



Subject: 2022 Historic Preservation Awards
Author: Aiden Lillie
Date: April 6, 2022
Type of Item: Informational

On January 5, 2022, the Historic Preservation Board (HPB) held a Work Session on the 2022 Historic Preservation Awards. The HPB determined that they would like a regional reach for the Call for Artists moving forward.

On February 14, 2022, the Planning Department published a Request for Proposals ([RFP](#)) for the 2022 Historic Preservation Awards.

On February 14, 2022, staff emailed the following organizations a flyer with general information on the RFP (Exhibit A):

- University of Utah Fine Arts
- Brigham Young University Fine Art
- Utah Valley University School of Arts
- Salt Lake Community College School of Art
- Preservation Utah
- Utah Arts Alliance
- Kimball Arts Center
- Park City Arts Council
- Park City High School

On March 14, 2022, the RFP closed at 5:00 p.m. Staff received three proposals from local Park City artists.

On March 16, 2022, the Artist Selection Committee, which is composed of Historic Preservation Board Member Puggy Holmgren, Historic Preservation Board Member John Hutchings, and Historic Preservation Board Member Lola Beatlebrox, and Public Arts Advisory Board Member Lara Carlton, met to review the applications. After reviewing the proposals, the Artist Selection Committee chose a finalist who they interviewed on March 22, 2022.

On March 23, 2022. The Artist Selection Committee chose artist Morgan McCue as the commissioned artist for the 2022 Historic Preservation Awards.

Exhibit

Exhibit A: Historic Preservation Award Flyer

Requests for Proposals (Artists)

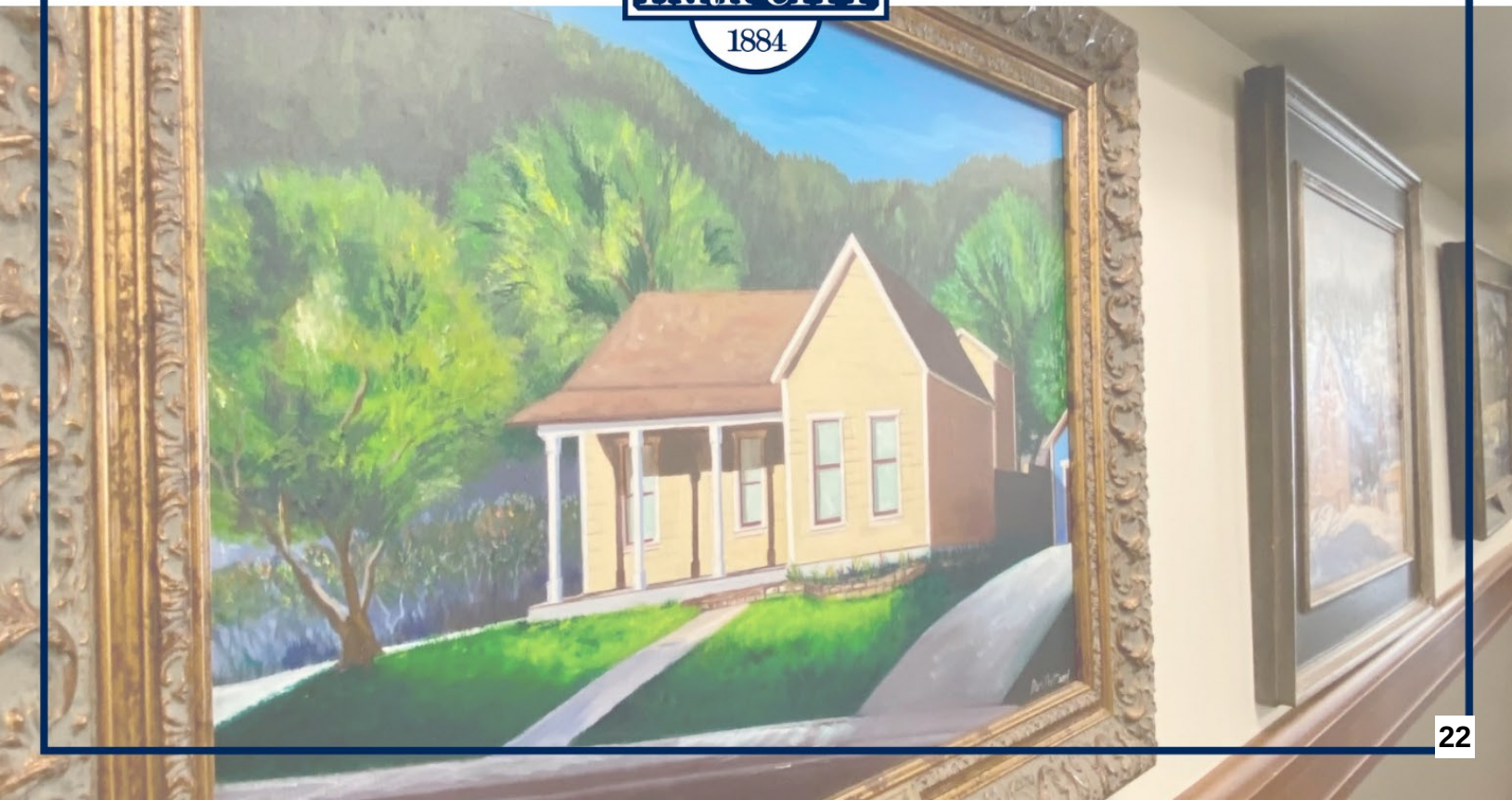
2022 Cindy Matsumoto Historic Preservation Award

Park City Municipal is seeking proposals from artists to design and produce art to commemorate the 2022 Annual Cindy Matsumoto Historic Preservation Award

If you are interested in submitting a proposal, a copy of the RFP can be obtained as of Monday, February 14, 2022, from PCMC, 445 Marsac Avenue, Park City, Utah, by emailing aiden.lillie@parkcity.org or via the QR code below.

Proposals must be submitted by 5:00 p.m., Monday, March 14, 2022, at City Hall, Attn: Planning Department, 445 Marsac Avenue, P.O. Box 1480, Park City, UT 84060.

Questions? Contact aiden.lillie@parkcity.org.



Historic Preservation Board Staff Report



Subject: Historic District Grant Program
Author: Planning Department
Date: May 4, 2022
Type of Item: Work Session

Recommendation

Staff recommends the Historic Preservation Board (HPB) review the Historic District Grant Program's (HDGP) scope, mission, and requirements.

HDGP	Historic District Grant Program
HPB	Historic Preservation Board
FY	Fiscal Year

Background

The Historic District Grant Program began in 1987 with the support of the City Council and HPB. The HDGP has awarded hundreds of thousands of dollars for the preservation of Park City's Historic Sites.

In November 2021, \$126,970 was awarded to owners of Landmark and Significant Sites on the Historic Sites Inventory as part of FY 2022 HDGP Awards. During the Competitive Grant cycle, Planning Staff and HPB identified opportunities to better achieve the goals of the HDGP in FY 2023. The purpose of this Work Session is to re-evaluate the scope of the program, determine the criteria and evaluation methods, and explore other opportunities for the HDGP.

On February 2, 2022, the HPB held a Work Session for the HDGP ([Staff Report, Minutes](#), Page 3). The HPB discussed the proposed evaluation criteria that were included in Exhibit B of the staff report. Board member Beatlebrox recommended increasing the number of available points on each criterium, including HPB board members in the application evaluation process, and comparing the evaluation scorecards from the previous three years to create a new evaluation criteria form. Board members discussed running the Competitive Grant Cycle annually as opposed to biannually and allowing staff to grant awardees extensions on their project completions. Additional conversations included the removal of interior work and exterior paint from the Competitive and Repair categories, as well as the possible decision to predetermine total dollar amounts allocated to the Repair Category and the Competitive Category.

On March 2, 2022, the HPB held another Work Session for the HDGP ([Staff Report, Audio](#)). The HPB discussed several items including the eligibility criteria for the HDGP, scoring system, application materials, application requirements, and timing. The Board's input is outlined in the analysis section below.

Analysis

(I) Staff recommends the HPB Determine the Scope of Work for the FY 2023 Competitive Grant Cycle and Emergency Grant Cycle

Should routine maintenance qualify for competitive HDGP funds?

On March 2, 2022, the Board decided that Category A.) Repairs, should not be included in the HDGP. Emergency repair requests should be brought to the Historic Preservation Board for consideration rather than have emergency repairs formally built into the grant program.

Should historical studies qualify for HDGP funds?

In FY 2022, an applicant submitted an HDGP application for a study to be done on a historic site. The purpose of this study was to determine the proper work to be done on the site in order for it to be rehabilitated. The application was denied because it was not within the scope of the program, yet potentially discouraged best practices in historic restoration.

On March 2, 2022, the Board agreed that if there was an application for a study, it could be analyzed and discussed by the HPB in conjunction with the other grant applications. Approval of a study would depend on the other grant applications received that year.

Should projects in progress qualify for HDGP funds?

During the FY 2022 HDGP cycle, staff received multiple applications for work that had received previous approval from the Planning Department. These projects included large additions to the Landmark and Significant Historic Sites and would be completed with or without a HDGP award.

On March 2, 2022, the Board decided that these projects should not be penalized and should be permitted to apply for the HDGP.

Should HDGP awards have a cap?

The FY 2022 HDGP awards were set at a maximum of \$15,000 per application, regardless of the type of work proposed. The HPB should determine how funds should be distributed during the 2023 HDGP cycle. The HPB can consider adjusting the 2023 Grant program to award a set amount for each type of application.

On March 2, 2022, the HPB also chose to remove the cap of \$15,000 for HDGP awards and requested that the total amount available to award should be clearly communicated to the applicant. Board Member Holmgren stated that if applicants listed out the costs of each item, it would aid the Board's decision in determining which portion of the project

to fund.

(II) Staff recommends the HPB Determine the HDGP's Mission.

In 2018, Duval Development under the direction of the Park City Planning Department, prepared the Historic Grant Study (Exhibit A). Below is a recommendation from the Duval Study:

1. Adopt a Historic District Grant program mission statement that reflects contemporary conditions, values, and opportunities for impact.

The current mission statement states: "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".

On March 2, 2022, the Board adjusted the Mission Statement to read 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~~ historic structures and sites in order to ~~create~~ support our community that honors its past and encourages Historic Preservation".

(III) Staff recommends the HPB Determine the HDGP's Requirements.

Façade Easements and Lien

Façade easements are perpetual easements that run with the land and provide additional protections for the preservation of historic sites. Façade easements also put future property owners on notice of the historic status of the property and the obligations to preserve the historic site. In the 2019 Historic Preservation Board work session on the grant program, the Board agreed to require a façade easement for grants \$20,000 or greater ([Minutes](#), p. 13 – 15).

On March 2, 2022, the Board decided all projects that are awarded funds should enter into a Lien Agreement and all projects with awards over \$25,000 should record a façade easement with the City.

Application Materials

One consideration for future grants is to balance an application process that is not overly burdensome on the applicant while ensuring decision-makers have adequate information to evaluate the proposal. The Duval Study recommends focusing the grants to incentivize higher levels of quality than are required by minimum compliance with the Historic District Design Guidelines. The grant application is an opportunity to provide applicants with supplemental resources about preservation (Recommendation 3.4). Amendments to the application packet could include resources on recommended

materials and restoration that heightens the preservation of a historic structure.

On March 2, 2022, the Board felt that it should be a simple application that should be filled out entirely online. It was decided that the application should include a narrative on how the grant will benefit the project and that there should be a required word count. Additionally, Staff will provide resources for applicants on proper preservation methods.

Timing

On March 2, 2022, the Board suggested that the Grant be timed to align with Park City Museum History Month and Home Tours. Guided Home Walking Tours are offered through the museum from June 28th through September 3rd.

Evaluation

On March 2, 2022, the Board requested a separate scoring process from staff and then compare and discuss the two scorecards for each application. Planning Director Milliken suggested a preliminary review committee to weed out ineligible or low-scoring applications; the Board agreed.

Who should be on the preliminary review committee?

Staff recommends that the review committee could be composed of representatives from the HPB, a representative from the museum, and a representative from Planning Staff.

(IV) Staff recommends the HPB provide input on community outreach.

Storytelling

On March 2, 2022, the Board affirmed the following recommendations from Duval's Study:

1. Build a database of grant-supported projects for management and reporting purposes.
 - 1.1. Create a database of projects to track them from the time a grant is awarded to the time the grant is paid out.
 - 1.2. Apply metrics defined in recommendation 1.3 into a program database, so that the performance and contribution of projects supported by the grant program can be measured.
 - 1.3. Use the database to mitigate the management challenges inherent in the current disconnect between the fixed level of non-rollover funding sources (operations, not capital dollars) and the multi-year activities that the grant dollars fund, by incorporating projections over time.
 - 1.4. Include data about the funding source for each project.

2. Establish a communications strategy to raise awareness, build community knowledge and engagement, and tell Park City's story.
 - 2.1. Establish a website with program information and resources.
 - 2.2. Create opportunities for news coverage.
 - 2.3. Recognize projects and people who have made significant contributions through use of the grant.

The creation of a webpage that will provide before/after photos to track the impact of the HDGP will help create larger visibility of the program impact. A Geographic Information System map could be created using these photographs and this map would be available to the public on the City's website. Additionally, Staff can collaborate with the City's Communications Department to use social media and the City's website for public communication. Information sessions can be held leading up to each grant cycle.

Exhibits

Exhibit A: Draft Information Guide and Application

HISTORIC DISTRICT GRANT PACKET

2023 FISCAL YEAR

INFORMATION GUIDE AND APPLICATION

If you have questions regarding the requirements on this application or submittal process please contact Planner Aiden Lillie at Aiden.Lillie@parkcity.org or 435-615-5067 or visit online at www.parkcity.org.

HISTORIC DISTRICT GRANT INFORMATION GUIDE

Mission Statement:

The Park City Historic District Grant Program is designed to financially incentivize the Preservation, Rehabilitation, and Restoration of the City's historic structures and sites in order to support our community that honors its past and encourages Historic Preservation.

Historic District Grant Program:

The purpose of the Grant Program is to assist in offsetting the costs of Preservation, Rehabilitation, and Restoration work. This is a 50% matching grant that requires the applicant to provide 50% of the proposed cost(s).

Grant funds come from Park City's General Fund, the Lower Park RDA, and the Main Street RDA. In total, there are \$127,136.00 to be awarded. There is no cap for funds to be awarded to a project. However, please do not apply for more funds than are available.

Requirements:

[Historic District Design Review](#) (HDDR) approval for the proposed project is required prior to submitting a Historic District Grant Program application. It is recommended that the Applicant apply for the HDDR by June 1, 2022.

If funds are awarded, the owner of the property must enter into a 5-year lien agreement with the City. Should the property be sold within a five-year period, the applicant is responsible for paying the City a pro-rated amount of the grant disbursement. If the property is sold within one year, 100% of awarded funds must be repaid to the City.

All awards over \$25,000 will be required to record a façade easement with the City.

Eligibility:

Grants are available for properties in Park City that are 40 years or older and are currently listed on Park City's Historic Sites Inventory (HSI) or are seeking to be listed on the HSI.

Eligible work may include Preservation, Rehabilitation, or Restoration, including Historic Architectural features, and structural elements.

Examples of Eligible Work:

- Repairing/ Restoring windows or doors
- Restoring Historic features (siding, windows, etc.*)
- Reconstructing Historic Elements to elevate the status of the Historic Site
- Removing non-historic additions to elevate the status of the Historic Site

**Please contact the Planning Department with questions regarding eligibility.*

If you have questions regarding the requirements on this application or submittal process please contact Planner Aiden Lillie at Aiden.Lillie@parkcity.org or 435-615-5067 or visit online at www.parkcity.org.

Grant Application:

Grant applications may be submitted to the Planning Department starting at 8 am on August 2, 2022, and will be accepted until September 28, 2022. Applicants will be notified of selection by December 9, 2022. Work proposed as part of the grant must be completed before June 1, 2024 to receive the grant reimbursement. Grant applications shall be submitted via email to planning@parkcity.org.

*THIS APPLICATION CYCLE IS NOT A RETROACTIVE AWARDED OF FUNDS FOR WORK ALREADY COMPLETED. WORK MUST BE PROPOSED BETWEEN JULY 1, 2022 AND JUNE 30, 2024 IN ORDER TO BE CONSIDERED. *

Evaluation:

Applications will be evaluated by City Staff and the Historic Preservation Board by using the scorecard below:



Historic District Grant Program Scorecard

Criteria Evaluation	Points	Scoring Value
Visible character defining historic elements of the structure and/or site will be preserved and/or restored.		0: Non-visible historic elements will be preserved or restored 1: Few visible historic elements will be preserved or restored 2: Several visible historic elements will be preserved or restored 3: Majority of visible historic elements will be preserved or restored 4: All visible historic elements will be preserved or restored
Proposed improvements to the site will positively impact the vitality of the historic context of the neighborhood.		0: No proposed improvements 1: Minimal positive impact 2: General positive impact 3: Significant positive impact
Proposed design and scope of work uses best practices for the treatment of historic materials.		0: None 1: Insufficient

If you have questions regarding the requirements on this application or submittal process please contact Planner Aiden Lillie at Aiden.Lillie@parkcity.org or 435-615-5067 or visit online at www.parkcity.org.

		2: Average 3: Above Average 4: Exceeds expectations
The historic features and elements of the structure and/or site will be enhanced by the proposed work.		0: Minimally enhanced 1: Generally enhance 2: Exceeds expectations
Proposed work facilitates reversal of non-historic elements or alterations.		0: None 1: Some 2: Exceeds expectations
Priority is given to restoration and treatment of historic materials, rather than replacing historic materials and features in-kind.		0: No priority given to restoration 1: Minimum priority given 2: Some priority given 3: General priority given 4: Exceeds expectations

If you have questions regarding the requirements on this application or submittal process please contact Planner Aiden Lillie at Aiden.Lillie@parkcity.org or 435-615-5067 or visit online at www.parkcity.org.

HISTORIC DISTRICT GRANT APPLICATION

For Office Use Only

/ ADMINISTRATIVE REVIEW

PROJECT PLANNER

APPLICATION #

APPROVED

DATE RECEIVED

PROJECT INFORMATION

ADDRESS:

TAX ID:

APPLICANT INFORMATION

NAME:

MAILING
ADDRESS:

PHONE #:

EMAIL:

APPLICANT REPRESENTATIVE INFORMATION

NAME:

PHONE #:

EMAIL:

SUBMITTAL REQUIREMENTS

1. **Historic District Design Review** approval letter. Please contact the Planning Department if this has not been completed. The grant application will not be accepted without this approval letter.
2. Written **Project Description** describing the proposed scope of work and how the Historic District Grant will benefit your project (150 words).
3. Submittal of a **Cost Estimate** for the proposed work.
4. **Breakdown of Estimated Costs** of the proposed eligible improvements.
5. Schematic, conceptual **Drawings** as they apply to the proposed project. This may include but is not limited to site plans, elevations, and floor plans.
6. **Color Photographs** of existing conditions. Include a general view of the building and setting; the front; perspective view showing front façade and one side, and rear façade and one side; detailed view of affected work area.
7. Completed and signed **Historic District Grant Application**.

If you have questions regarding the requirements on this application or submittal process please contact Planner Aiden Lillie at Aiden.Lillie@parkcity.org or 435-615-5067 or visit online at www.parkcity.org.

1.) HISTORIC DISTRICT DESIGN REVIEW

Please attach the Historic District Design Review Final Action Letter to this application.

2.) BREAKDOWN OF ESTIMATED COSTS

Please provide a breakdown of costs for each item of proposed work.

PROPOSED WORK	ESTMATED TOTAL COST
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
Total	\$ _____

Grant Request:	\$ _____	(This amount is reimbursable).
Match:	\$ _____	(Same amount as Grant Request)
Total Project Budget:	\$ _____	(Grant Request + Local Match)

If you have questions regarding the requirements on this application or submittal process please contact Planner Aiden Lillie at Aiden.Lillie@parkcity.org or 435-615-5067 or visit online at www.parkcity.org.

3.) PROJECT DESCRIPTION

Please provide a written description of the proposed scope of work and how the Historic District Grant will benefit your project (150 words).

DRAFT

4.) DRAWINGS

Schematic, conceptual Drawings as they apply to the proposed project. This may include but is not limited to site plans, elevations, and floor plans.

5.) PHOTOGRAPHS

Color Photographs of existing conditions. Include a general view of the building and setting; the front; perspective view showing front façade and one side, and rear façade and one side; detailed view of affected work area.

Please attach drawings and photographs as pdfs to this application.

6.)ACKNOWLEDGEMENT OF RESPONSIBILITY

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

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

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

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

Signature of Applicant: _____
Name of Applicant: _____
Mailing Address: _____
Phone: _____ Fax: _____
Email: _____
Type of Application: _____

AFFIRMATION OF SUFFICIENT INTEREST

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

Name of Owner: _____
Mailing Address: _____
Street Address/ Legal Description of Subject Property: _____

Signature: _____ Date: _____

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

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

If you have questions regarding the requirements on this application or submittal process please contact Planner Aiden Lillie at Aiden.Lillie@parkcity.org or 435-615-5067 or visit online at www.parkcity.org.

Historic Preservation Board Staff Report



Subject: 945 Norfolk Avenue
Application: PL-22-05155
Author: Aiden Lillie, Planner I
Date: May 4, 2022
Type of Item: Administrative -- Material Deconstruction

Recommendation

Staff recommends the Historic Preservation Board review the proposal for 945 Norfolk Avenue, conduct a public hearing, and approve Material Deconstruction of the South Façade and Portions of the North and East Facades on 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: Jeff Chiew, represented by Jonathan DeGray
Location: 945 Norfolk Avenue
Zoning District: Historic Residential- 1 Zoning District
Historic Designation: Landmark Historic Site
Reason for Review: The Historic Preservation Board reviews and approves Material Deconstruction of Historic material. Land Management Code (LMC) Chapter [13-11-12.5](#)

Abbreviations

HDDR	Historic District Design Review
HPB	Historic Preservation Board
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 945 Norfolk Avenue is proposing Material Deconstruction of the south façade and portions of the North and East facades of the Landmark Historic Structure. More than 50% of the historic drop siding on the south façade has severe splintering and cupping that the Applicant's architect has deemed unsalvageable.

Background

945 Norfolk Avenue is a Landmark Historic Site on Park City's Historic Sites Inventory ([HSI Form](#)) and was listed on the National Register of Historic Places on July 12, 1984. The one-and-a-half-story pyramid house was constructed in 1896.



Figure 1: 1941 Summit County Tax



Figure 2: 1982 Park City Survey



Figure 3: 1984 National Register of Historic Places



Figure 4: 2013 Photograph

On March 19, 2018, the Planning Department received a complete Historic District Design Review (HDDR) application for 945 Norfolk Avenue.

On May 4, 2018, the HPB approved Material Deconstruction of non-historic improvements to reconstruct the historic c.1896 roof form and c.1990 wood shake roofing materials; reconstruct two c.1896 chimneys; reconstruct c.1997 basement; reconstruct c.1983 reconstructed front porch; replace c.1900 front door and two non-historic doors, and replace 12 total historic wood windows ([Staff Report](#)).

On May 14, 2018, the Planning Department held a public hearing and approved the HDDR application. On April 1, 2019, a Financial Guarantee was recorded with the City.

The property was sold before work on the structure was completed. On September 8, 2021, the Building Department reactivated the permit issued in 2018 at the request of the new owner. The permit was reactivated because the structure posed a danger to public safety as it had been left partially constructed, lifted without a solid foundation, and open to the elements for multiple winters leading to eventual splintering and cupping of primarily the south façade.

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.

On March 2, 2022, the HPB approved the material deconstruction of a portion of the rear facade to accommodate a new door opening ([Staff Report](#), [Audio](#)).

On March 2, 2022, the Planning Department completed a site visit to 945 Norfolk Avenue and the Applicant submitted a request for the Material Deconstruction of the south façade and portions of the north and east façades.

Analysis

Pursuant to Land Management Code Section [15-11-12.5](#), *Historic Preservation Board Review for Material Deconstruction*, the HPB reviews the removal of Historic Material to Accommodate New Construction. Compliance with Land Management Code Section [15-13-2](#), Design Guidelines for Historic Residential Sites, is also required.

The Applicant proposes Material Deconstruction of the south façade and portions of the north and east facades as needed. The deconstruction of this historic material will be done to accommodate new cedar siding to match the existing dimensions and profile of the historic drop siding. The historic material has splintered, cracked, and begun cupping on all elevations. More than 50% of the south façade is in disrepair and the other elevations can be repaired/ replaced as needed.



Figure 5: Interior view of the



Figure 6: Exterior view of the south

The elevation drawings below depict the proposed panels to be replaced with new siding (Exhibit B):

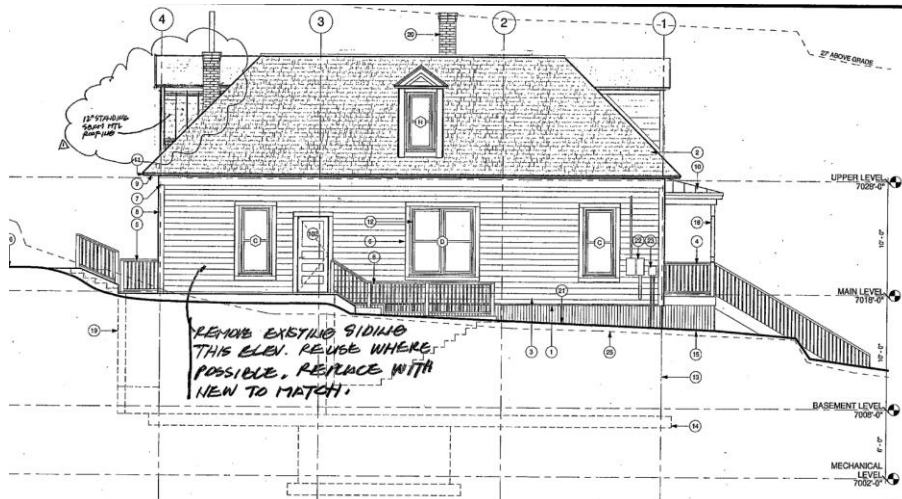


Figure 7: Proposed South Panel to be Deconstructed

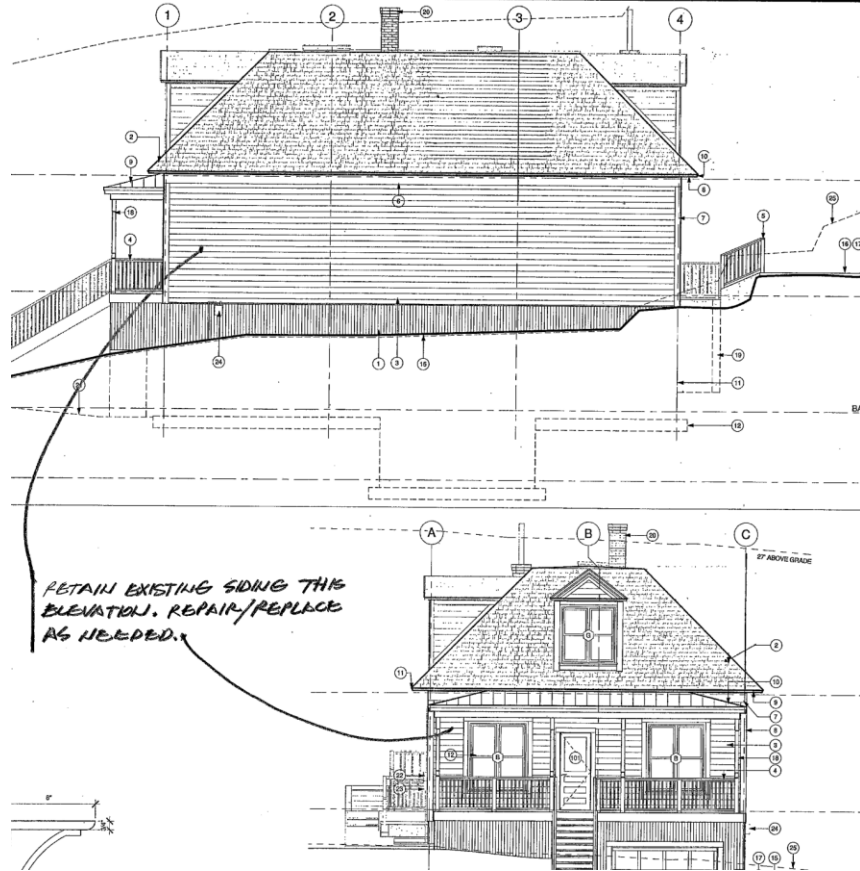


Figure 8: Proposed East Facade to be repaired/ replaced as needed

The proposal is compliant with the Design Guidelines for Historic Residential Sites, LMC [§ 15-13-2](#). The proposal meets the requirements of LMC [§ 15-13-2\(A\)\(5\)](#), "Deteriorated or damaged historic features and elements should be repaired rather than replaced. Where the severity of deterioration or existence of structural or material defects requires replacement, the feature or element should match the original in design, dimension, texture, material, and finish. The applicant must demonstrate the severity of

deterioration or existence of defects by showing that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. If deteriorated or damaged beyond repair and significant operational energy savings can be demonstrated through a professionally calculated energy model, historic features may be replaced with energy-efficient features that are similar in design, dimension, texture, material and finish.” The siding material that will be removed will be replaced with cedar siding matching the original in design, dimension, texture, material, and finish.



Figure 9: Proposed Replacement Siding

The application will require Modification of Approval to Historic District Design Review approval, which is contingent on HPB’s approval for Material Deconstruction.

Department Review

The Design Review Team, Planning, and Legal Departments reviewed this application.

Notice

Staff published notice on the Utah Public Notice and City’s website and posted notice to the property on March 23, 2022. Staff mailed courtesy notice to property owners within 100 feet on March 23, 2022. The *Park Record* published notice on March 23, 2022. LMC [§ 15-1-21](#).

Public Input

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

Alternatives

- The Historic Preservation Board may approve the Material Deconstruction;

- The Historic Preservation Board may deny the Material Deconstruction and direct staff to make Findings for the denial; or
- The Historic Preservation Board may request additional information and continue the discussion to June 1, 2022.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Proposed Material Deconstruction



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

RE: MATERIAL DECONSTRUCTION

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

ACTION

Project Address: 945 Norfolk Ave
Project Number: PL-22-05155
Type of Item: Administrative – Historic District Design Review
Hearing Date: May 4, 2022

The Historic Preservation Board conducted a public hearing and (I) approved the Material Deconstruction of the Landmark Historic Structure based on the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

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; reconstruct the historic c.1896 roof form and c.1990 wood shake roofing materials; reconstruct two c.1896 chimneys; reconstruct c.1997 basement; reconstruct c.1983 reconstructed front porch; replace c.1900 front door and two non-historic doors; 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.

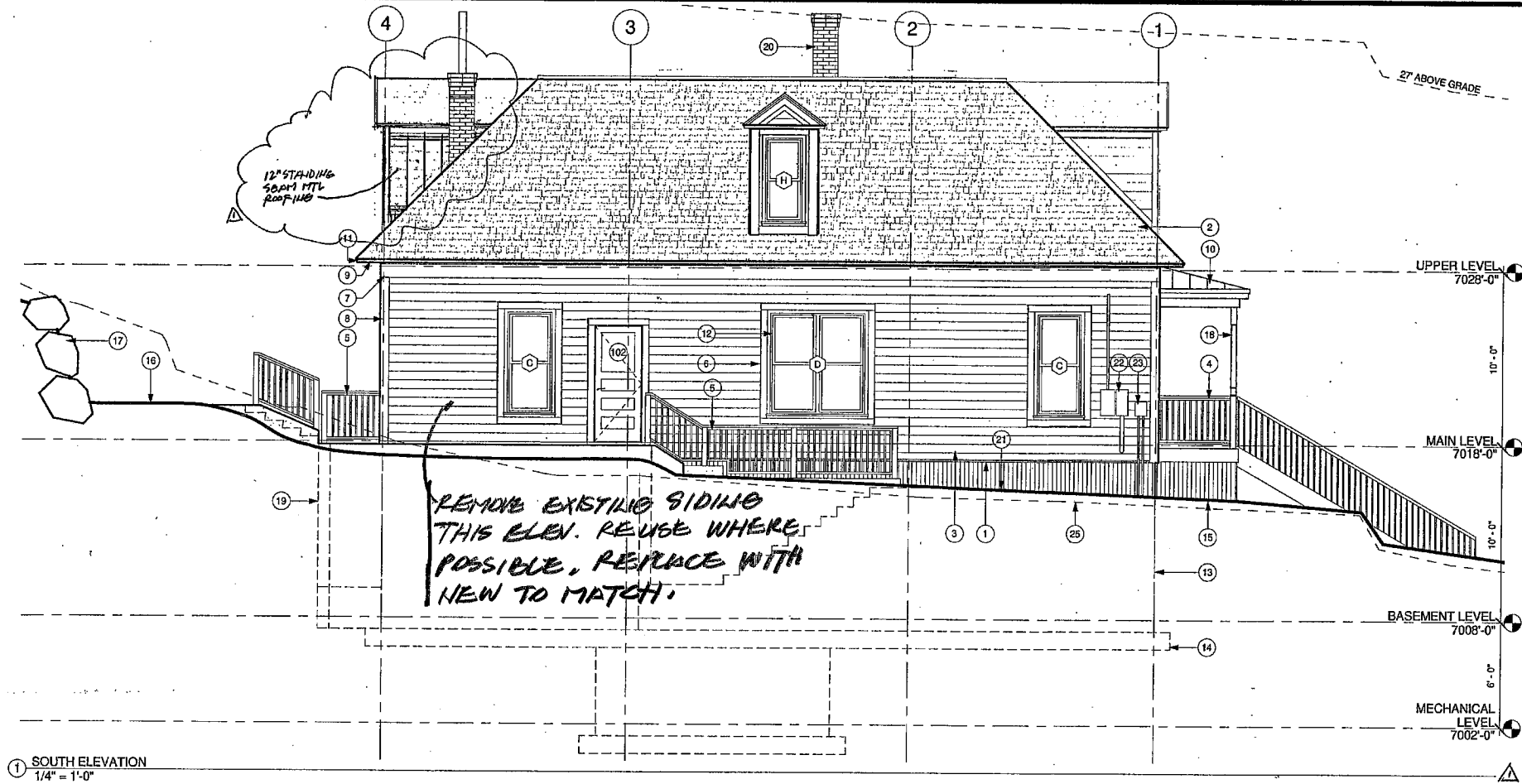
If you have any questions, concerns, or comments regarding this letter, please email aiden.lillie@parkcity.org or call 435-615-5067.

Sincerely,

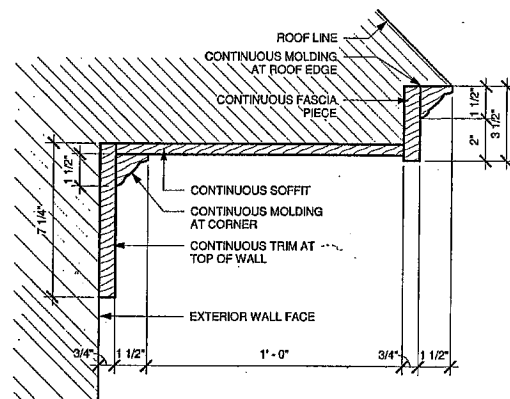
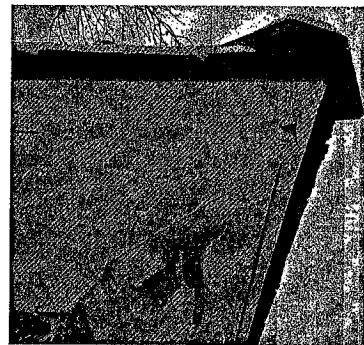
Randy Scott
Historic Preservation Board Chair

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

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR USE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.



1 SOUTH ELEVATION
1/4" = 1'-0"

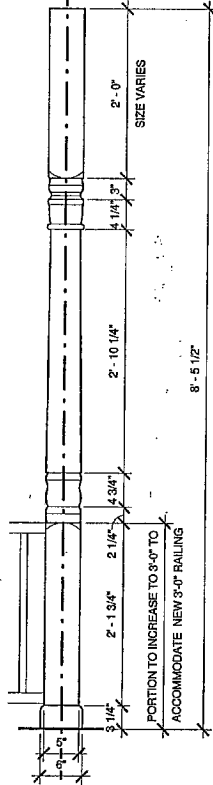


4 HISTORIC SOFFIT TRIM
3" = 1'-0"

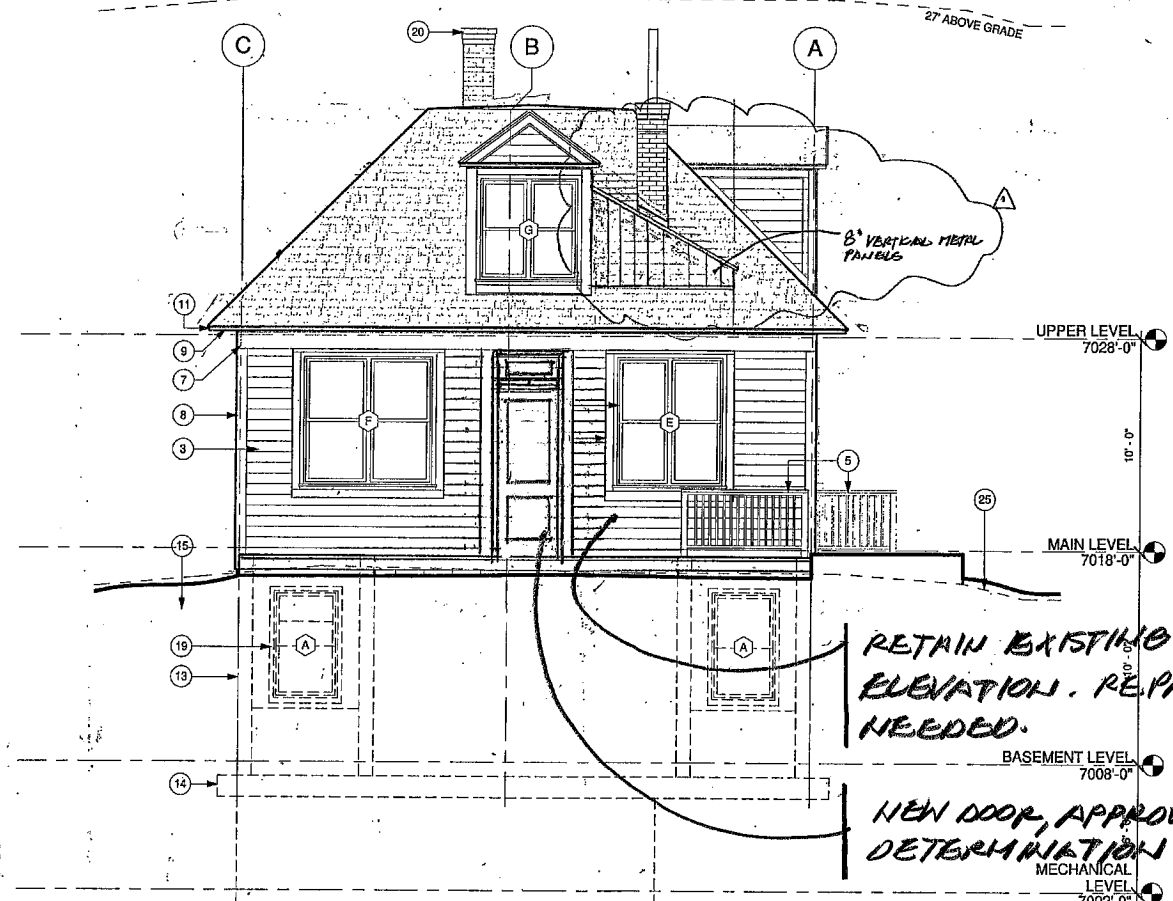


NOTE: MINIMUM 4x4 -
SEE STRUCTURAL

3 HISTORIC COLUMN DETAIL
1" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"



GENERAL NOTES

ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD
VERIFIED PRIOR TO ANY CONSTRUCTION

KEY NOTES

- 1x3 VERTICAL WOOD SIDING ON TYVEK HOMEWRAP ON 2x6 FRAMING W/ TRIM ABOVE, SEE DETAIL 3/A2.2
- ARCHITECTURAL GRADE COMPOSITION SHINGLE 60 YEAR PRESIDENTIAL TL (3558 PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE
- 1x6 HORIZONTAL WOOD SIDING ON TYVEK HOMEWRAP ON 2x6 FRAMING
- 36" HIGH WOOD RAILING TO MATCH EXISTING: 2x4 SHAPED HARDWOOD CONTINUOUS TOP CAP, W/ 1x1 VERTICAL WOOD, SPACED LESS THAN 4"
- 36" HIGH WOOD GUARD RAILING: 2x4 SHAPED HARDWOOD CONTINUOUS TOP CAP, W/ 1x1 VERTICAL WOOD, SPACED LESS THAN 4" 4x4 VERTICAL WOOD POSTS AND END POSTS.
- 1x4 WOOD TRIM AT WINDOW AND DOOR PERIMETERS TO MATCH EXISTING, TYP.
- 1x6 WOOD TRIM AT WALL/ROOF INTERSECTION TO MATCH EXISTING
- 1x4 WOOD TRIM AT CORNER CONDITIONS TO MATCH EXISTING, TYP.
- 1x WOOD FASCIA AND SOFFIT MOLDING, SEE HISTORIC DETAIL 4/A2.1
- NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED, ON ICE AND WATER MEMBRANE
- CONTINUOUS 1x3 BRONZE DRIP EDGE OVER FASCIA AND SOFFIT MOLDING
- ALUMINUM CLAD WOOD WINDOWS AND DOORS W/ 1" INSULATED GLASS TO MATCH EXISTING, TYP. - SEE SCHEDULE
- FOUNDATION LINE SHOWN HIDDEN - SEE STRUCTURAL FOR SIZE AND REINFORCING
- FOOTING LINE SHOWN HIDDEN - SEE STRUCTURAL FOR SIZE AND REINFORCING
- FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
- 4" REINFORCED HEATED CONCRETE SLAB ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED
- STACKED STONE RETAINING WALL, SEE DETAIL 2/A0.1
- TURNED WOOD POST TO MATCH EXISTING, TYP. - SEE DETAIL 3/A2.1
- WINDOW WELL DASHED BELOW GRADE
- REBUILT BRICK CHIMNEY W/ CONNECTION TO NEW MAIN FLOOR FIREPLACE
- 4" REINFORCED HEATED CONCRETE PATIO, PORCH AND DRIVEWAY ON 4" GRAVEL BASE.
- ELECTRICAL METER
- WEATHERHEAD BOX
- GAS METER
- LINE INDICATES EXISTING GRADE



Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-646-7283, E-mail: jdeg@jdegarchitect.com

945 NORFOLK RESIDENCE
945 NORFOLK AVENUE
PARK CITY, UTAH 84060

NORTH AND EAST ELEVATIONS

REVISIONS:
10.4.21

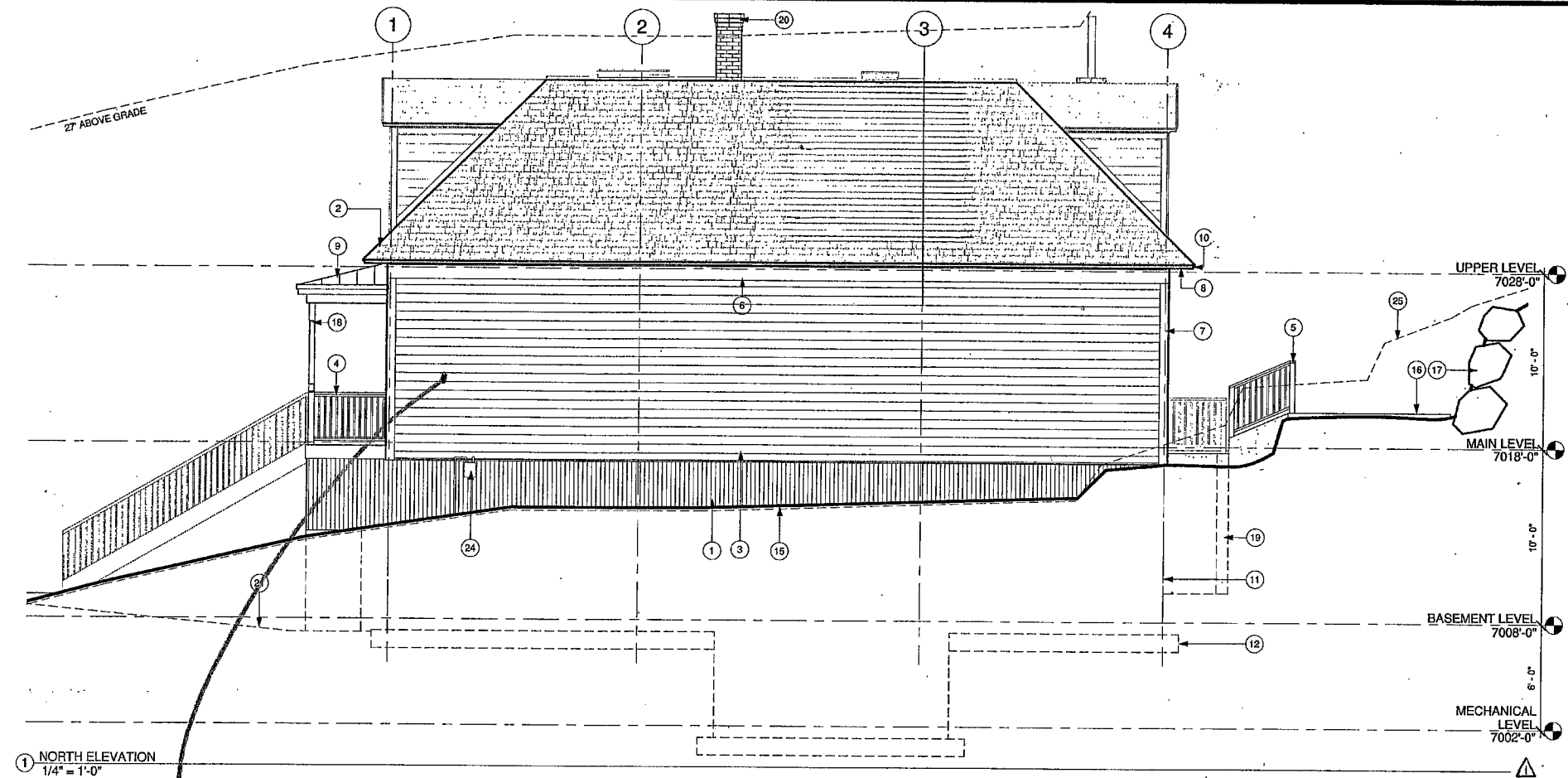
DATE:
April 16th, 2018

PROJECT NUMBER:

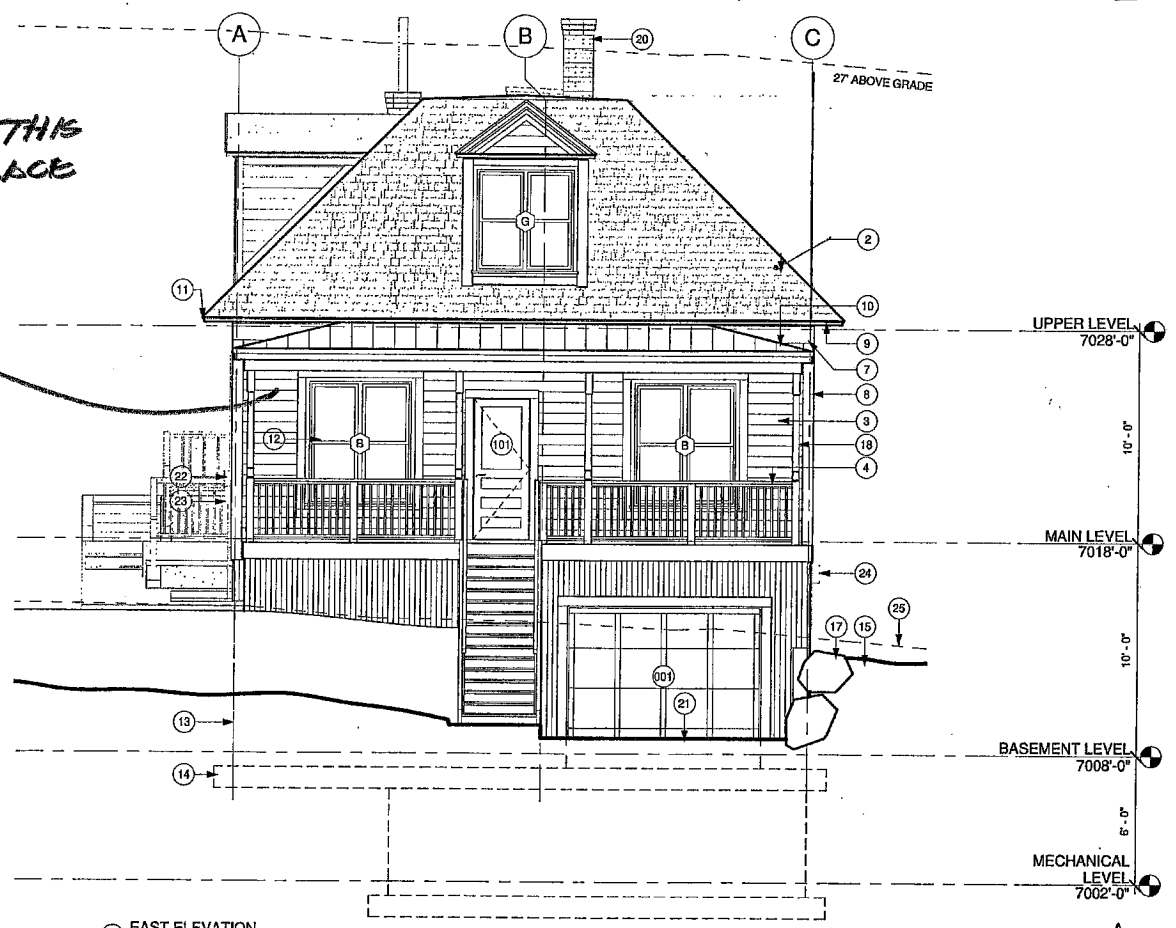
SHEET NUMBER:

A2.1

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY, ARCHITECT P.A. REPRODUCTION OR RESALE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY, ARCHITECT P.A. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
JONATHAN DEGRAY, ARCHITECT P.A. ALL RIGHTS RESERVED



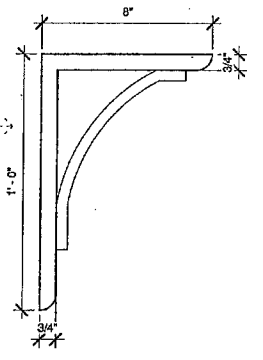
1 NORTH ELEVATION
1/4" = 1'-0"



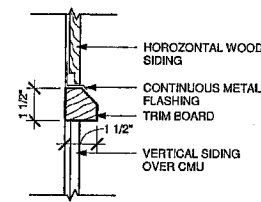
2 EAST ELEVATION
1/4" = 1'-0"



4 HISTORIC BRACKET DETAIL
A2.2 3" = 1'-0"



3 PLINTH/TRIM BOARD DETAIL
A2.2 3" = 1'-0"

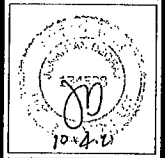


GENERAL NOTES

ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION

KEY NOTES

- 1x3 VERTICAL WOOD SIDING ON TYVEK HOMEWRAP ON 2x6 FRAMING W/ TRIM ABOVE, SEE DETAIL 3/A2.2
- ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (855# PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE
- 1x6 HORIZONTAL WOOD SIDING ON TYVEK HOMEWRAP ON 2x6 FRAMING
- 36" HIGH WOOD RAILING TO MATCH EXISTING: 2x4 SHAPED HARDWOOD CONTINUOUS TOP CAP, W/ 1x1 VERTICAL WOOD, SPACED LESS THAN 4"
- 36" HIGH WOOD GUARD RAILING: 2x4 SHAPED HARDWOOD CONTINUOUS TOP CAP, W/ 1x1 VERTICAL WOOD, SPACED LESS THAN 4"; 4x4 VERTICAL WOOD POSTS AND END POSTS
- 1x4 WOOD TRIM AT WINDOW AND DOOR PERIMETERS TO MATCH EXISTING, TYP.
- 1x8 WOOD TRIM AT WALL/ROOF INTERSECTION TO MATCH EXISTING
- 1x4 WOOD TRIM AT CORNER CONDITIONS TO MATCH EXISTING, TYP.
- 1x WOOD FASCIA AND SOFFIT MOLDING, SEE HISTORIC DETAIL 4/A2.1
- NON-REFLECTIVE STANDING SEAM METAL ROOF, METAL ROOF TO BE ICC-ES APPROVED, ON ICE AND WATER MEMBRANE
- CONTINUOUS 1x3 BRONZE DRIP EDGE OVER FASCIA AND SOFFIT MOLDING
- ALUMINUM CLAD WOOD WINDOWS AND DOORS W/ 1" INSULATED GLASS TO MATCH EXISTING, TYP. - SEE SCHEDULE
- FOUNDATION LINE SHOWN HIDDEN - SEE STRUCTURAL FOR SIZE AND REINFORCING
- FOOTING LINE SHOWN HIDDEN - SEE STRUCTURAL FOR SIZE AND REINFORCING
- FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
- 4" REINFORCED HEATED CONCRETE SLAB ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED
- STACKED STONE RETAINING WALL, SEE DETAIL 2/A0.1
- TURNED WOOD POST TO MATCH EXISTING, TYP. - SEE DETAIL 3/A2.1
- WINDOW WELL DASHED BELOW GRADE
- REBUILT BRICK CHIMNEY W/ CONNECTION TO NEW MAIN FLOOR FIREPLACE
- 4" REINFORCED HEATED CONCRETE PATIO, PORCH AND DRIVEWAY ON 4" GRAVEL BASE
- ELECTRICAL METER
- WEATHERHEAD BOX
- GAS METER
- LINE INDICATES EXISTING GRADE



Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-946-7283, E-mail: jdegard@westdnc.net

945 NORFOLK RESIDENCE
945 NORFOLK AVENUE
PARK CITY, UTAH 84060

SOUTH AND WEST ELEVATIONS

REVISIONS
10.4.21

DATE
April 16th, 2018

PROJECT NUMBER

SHEET NUMBER

A2.2

Historic Preservation Board Staff Report



Subject: 1304 Park Avenue
Application: PL-21-05028
Author: Aiden Lillie, Planner I
Date: May 4, 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 approve Disassembly and Reassembly 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 Zoning District
Historic Designation: Landmark Historic Site
Reason for Review: The Historic Preservation Board (HPB) reviews Disassembly and Reassembly of Historic Structures. Land Management Code (LMC) Chapter [15-11-14](#).

Abbreviations

HDDR	Historic District Design Review
HPB	Historic Preservation Board
HRM	Historic Residential-Medium Density Zoning District
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 West, North, and South panels of the Landmark Historic Structure.

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 but received a wing addition 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. The National Register Nomination states that the original hall and parlor section of this house was probably built for David F. and Elizabeth Condon, possibly as early as the late 1870s and by at least 1898. The estimated date of construction, c. 1885, is a compromise between those parameters, since there is no evidence to conclusively prove its actual construction date. David F. Condon was born in Louisiana c. 1848 and came at an unknown date to Park City, where he worked in one of the mills. His wife, Lizzie, was born in Illinois c. 1852. David died during the 1880s or 1890s, and in 1898 Elizabeth sold this house to William and Drucilla Cunningham. William Cunningham, born in California in 1866, worked as a teamster in Park City around the turn of the century. His wife, Drucilla, whom he married c. 1893, was born in Utah in 1873. They had at least two children. The addition to this house, which changed its form to that of a T/L cottage, was probably built by the Cunningtons c. 1910, as indicated by the Sanborn Insurance Maps. The Cunningtons sold this house in 1916 to Edward L. Berry, whose family continued to own it until 1977.

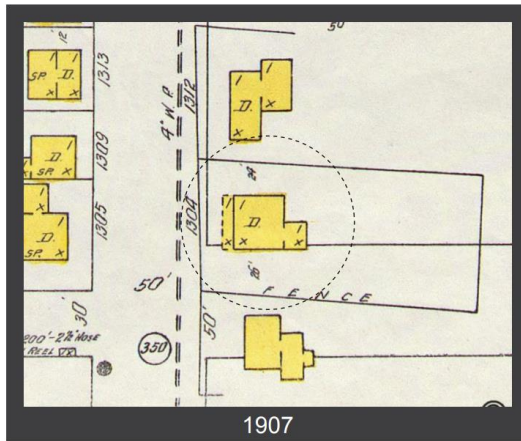
Further research has uncovered more information on Edward Berry, also known as Lawrence Berry. There was another Edward Berry that was living in Park City at the time, whose wife was also Leona Berry, but he would go by William Edward Berry; they lived at 605 Woodside Avenue. Lawrence Berry appears on the 1920, 1930, and 1940 censuses. The censuses list him as being a machinist, blacksmith, and laborer, respectively, each time working for a mine. He lived until 1971, and was Park City's oldest resident when he died, aged 85. His family continued to own the home until 1977.



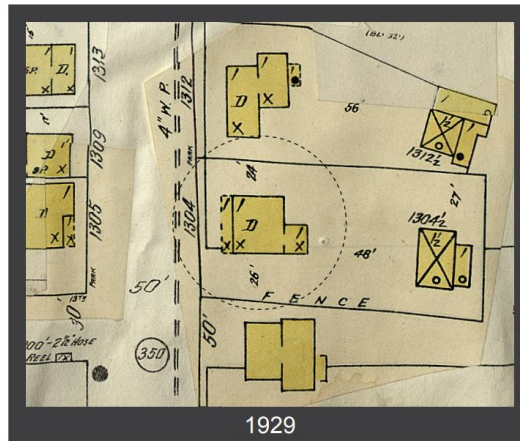
Figure 1. 1941 Summit County Tax Photograph



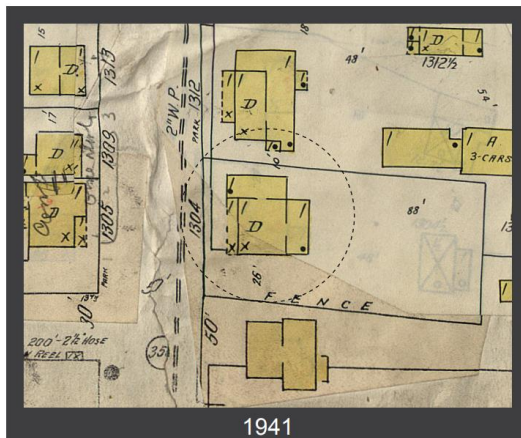
Figure 2. 2018 Photograph



1907



1929



1941

Figure 3. Sanborn Map History

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.

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

Analysis

- (I) **Staff recommends the Historic Preservation Board approve the Disassembly and Reassembly of the West, North, and South Elevations of the 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 panelization in order to construct Structural Upgrades such as a new foundation.

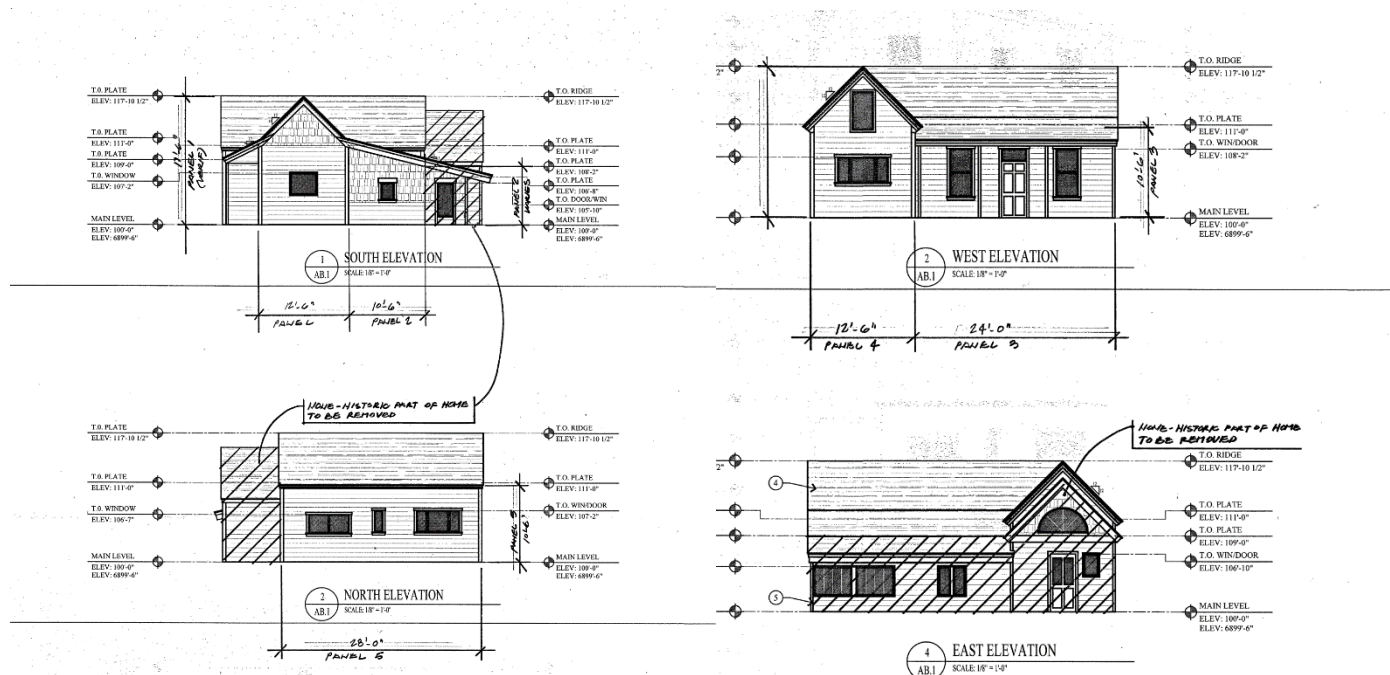


Figure 4. Panelization Plan

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 proposal complies with the following:

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

- a. Shen Engineers, Inc. visited on March 30, 2022, and determined the following (Exhibit C):
- 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.

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

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

(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; or

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

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



Figure 5 & 6. Existing Conditions, April 26, 2022

On April 26, 2022, the Chief Building Official and the Planning Director visited 1304 Park Avenue. They determined that the building can only be made safe and/ or serviceable through panelization because of the present conditions of the structure (Exhibit D). The Chief Building Official and Planning Director determined that the structure would not survive temporarily lifting or moving the building as a single unit.

If the Historic Preservation Board approves the proposed panelization, then LMC Section [15-13-4\(B\)](#), Guidelines For Relocation And/or Reorientation of Intact Buildings Or Structures: Panelization, requires the following standards, outlined as Conditions of Approval 4–14 in the Draft Action Letter (Exhibit A):

Disassembly & Reassembly of All or Part of a Historic Structure

- Panelization shall be done using recognized preservation methods.
- The Applicant shall complete measured drawings of the structure or element to be disassembled/reassembled.
- The Applicant shall submit a thorough photographic survey of the interior and exterior elevations as well as architectural details of the structure, including site and location views from all compass points, exterior elevations, and interior elevations of each room.
- Written plans detailing the disassembly and reassembly steps and procedures shall be completed and approved by the Planning and Building Departments.
- Structures shall be disassembled in the largest workable pieces possible.
- To ensure accurate reassembly, all parts of the Building, Structure, or element shall be marked as they are systematically separated from the Structure. Contrasting colors of paint or carpenter wax crayons shall be used to establish a marking code for each component. The markings shall be removable and shall be made on surfaces that will be hidden from view when the Structure is reassembled.
- Important architectural features of a Historic Building or Structure shall be removed, marked, and stored before the Structure or element of the Structure is disassembled.
- The process of disassembly of a Historic Structure shall be recorded through photographic, still, or video.
- Wall panels and roof surfaces shall be protected with rigid materials, such as sheets of plywood, when there is risk of damage during the disassembly/storage/reassembly process.
- Disassembled components—trim, windows, doors, wall panels, roof elements, etc.—shall be securely stored on-site in a storage trailer or off-site in a garage/warehouse/trailer until needed for reassembly.

Reassembly

- The original orientation and siting shall be replicated as closely as possible.
- New foundations and additions shall follow the Design Guidelines.
- The Landmark Historic Structure must be reassembled in the original form, location, placement, and orientation.¹

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 April 20, 2022. Staff mailed courtesy notice to property owners within 100 feet on April 20, 2022. The *Park Record* published notice on April 20, 2022. LMC Chapter [15-1-21](#).

¹ LMC [§ 15-11-14\(A\)](#).

Public Input

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

Alternatives

- The Historic Preservation Board may approve the Panelization;
- The Historic Preservation Board may deny the Panelization and direct staff to make Findings for the denial; or
- The Historic Preservation Board may request additional information and continue the discussion to June 1, 2022.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Proposed Panel Plan

Exhibit C: Structural Engineer Determination Letter

Exhibit D: Chief Building Official and Planning Director Determination Letter



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

RE: PANELIZATION DETERMINATION

The Historic Preservation Board of Park City, Utah, met on Wednesday, May 4, 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: May 4, 2022

The Historic Preservation Board conducted a public hearing and [DENIED or APPROVED] panelization of the North, West, and South elevations and Roof 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.

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 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.
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 or APPROVED] panelization of the Landmark Historic Structure.

Conclusions of Law

1. The proposal [DOES or 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*.

Conditions of Approval

The Conditions below will be required only if the Historic Preservation Board approves panelization of the Structure:

1. New foundations and additions shall follow the Design Guidelines.
2. The Applicant is responsible for notifying the Building Department prior to proposing any changes to this approval.
3. The Applicant shall submit in writing any changes to the approved scope of work for Planning Department review.
4. Disassembly and Reassembly shall be done using recognized preservation methods.
5. The Applicant shall complete measured drawings of the structure or element to be disassembled and reassembled.
6. The Applicant shall submit a thorough photographic survey of the interior and exterior elevations as well as architectural details of the structure, including site and location views from all compass points, exterior elevations, and interior elevations of each room.
7. Written plans detailing the disassembly and reassembly steps and procedures shall be completed and approved by the Planning and Building Departments.
8. Structures shall be disassembled in the largest workable pieces possible.
9. To ensure accurate reassembly, all parts of the Building, Structure, or element shall be marked as they are systematically separated from the Structure. Contrasting colors of paint or carpenter wax crayons shall be used to establish a marking code for each component. The markings shall be removable and shall be made on surfaces that will be hidden from view when the Structure is reassembled.
10. Important architectural features of a Historic Building or Structure shall be removed, marked, and stored before the Structure or element of the Structure is disassembled.
11. The process of disassembly of a Historic Structure shall be recorded through photographic, still, or video.
12. Wall panels and roof surfaces shall be protected with rigid materials, such as sheets of plywood, when there is risk of damage during the disassembly/storage/reassembly process.
13. Disassembled components—trim, windows, doors, wall panels, roof elements,

etc. shall be securely stored on-site in a storage trailer or off-site in a garage/warehouse/trailer until needed for reassembly.

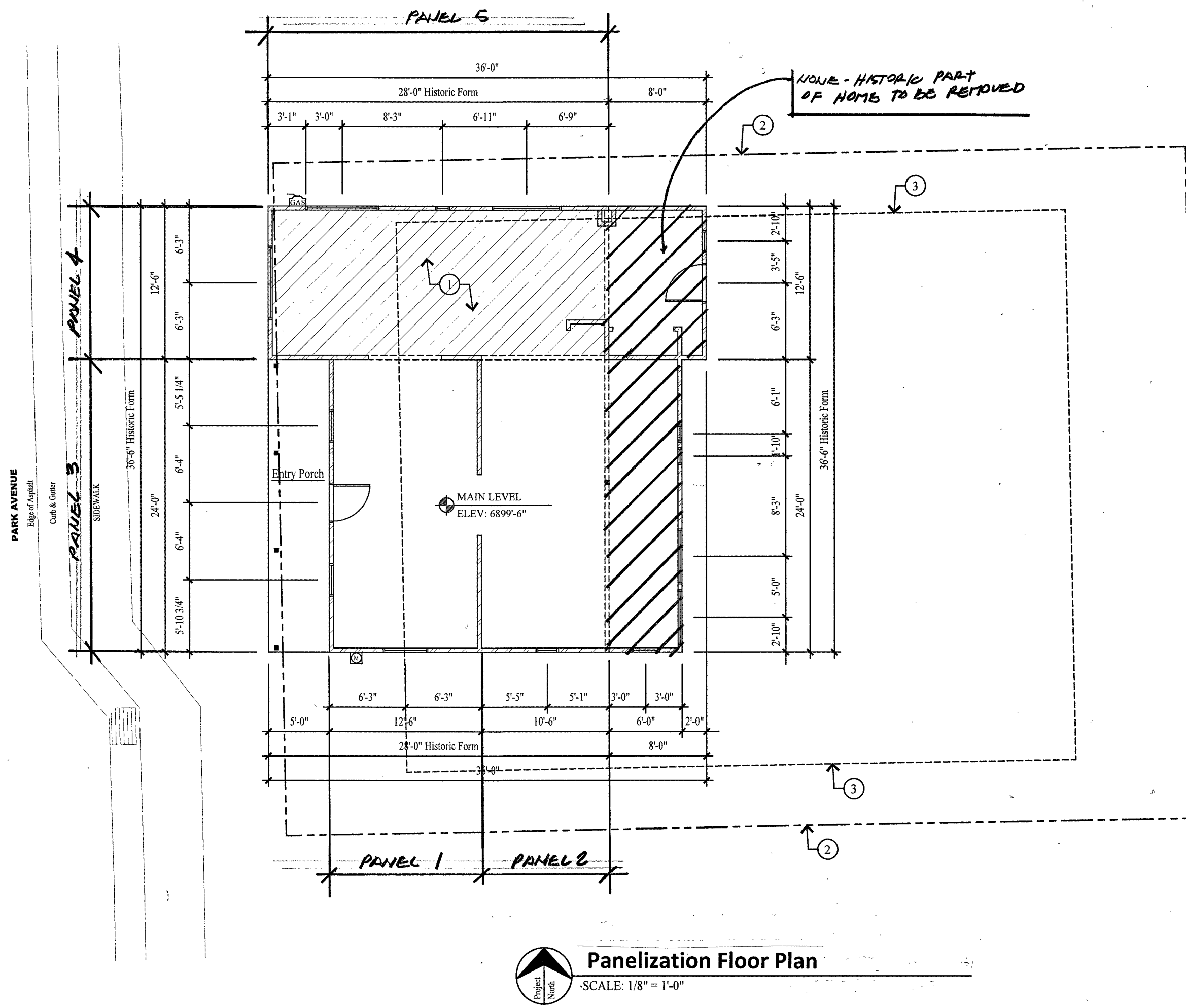
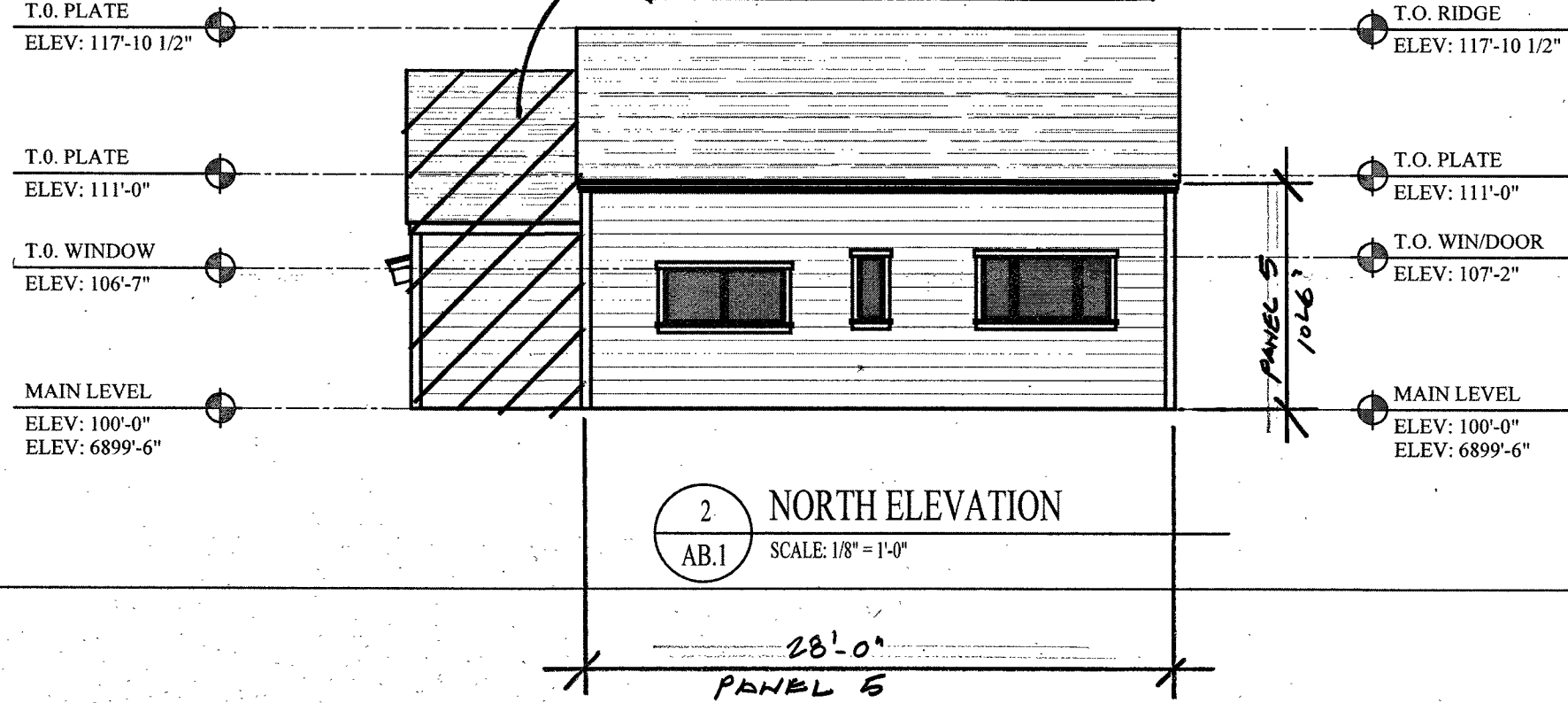
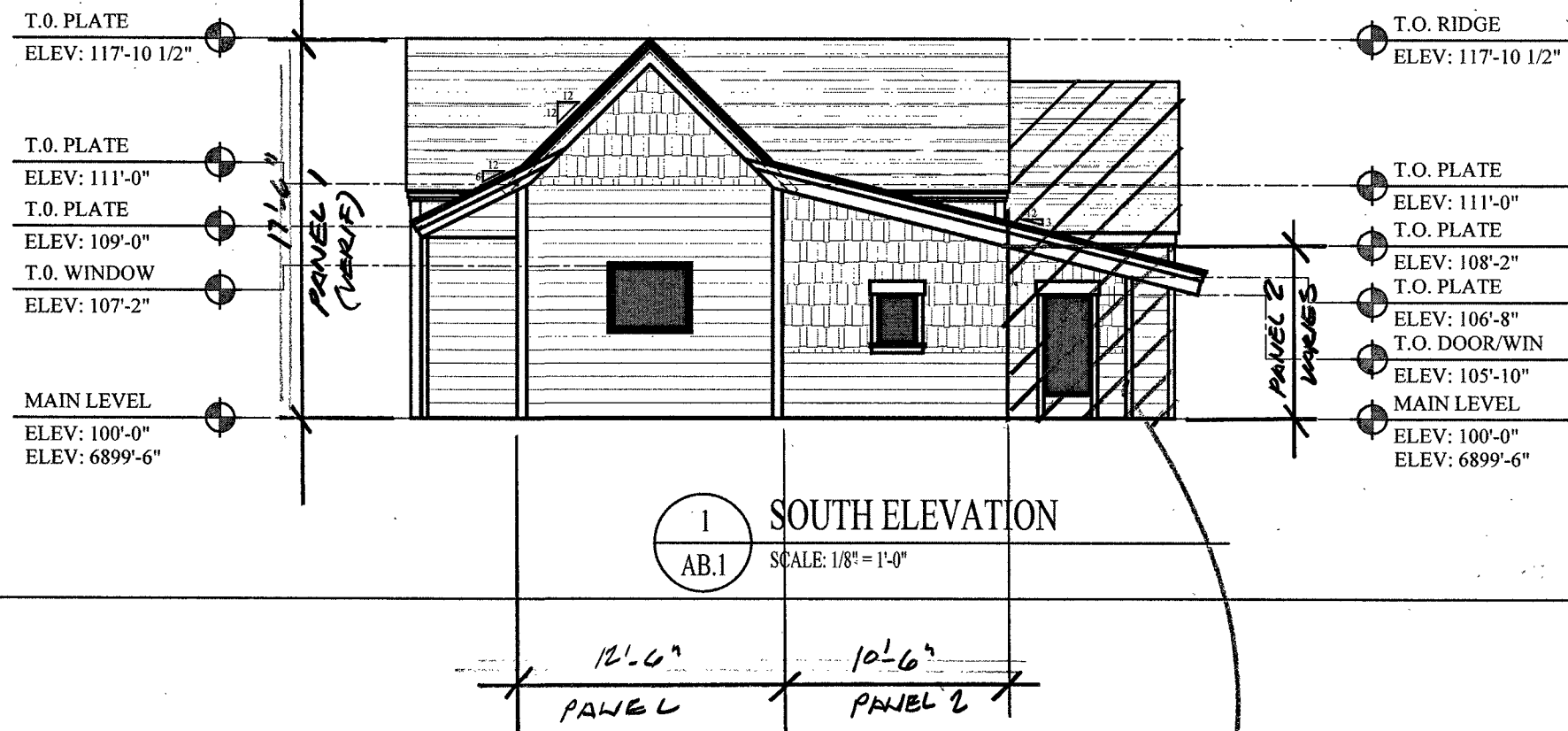
14. The Landmark Historic Structure must be reassembled in the original form, location, placement, and orientation.

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



WALL LEGEND

 EXISTING FRAMED WALL

ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION

KEY NOTES

- 1 HATCHED AREA INDICATES LOFT ABOVE.
- 2 PROPERTY LINE
- 3 SET BACK LINE
- 4 ASPHALT COMPOSITE SHINGLES ON PLYWOOD SHEATHING ON 2x4 ROOF JOISTS @ 24" O.C.
- 5 1x8 HORIZONTAL LAP SIDING.

Jonathan DeGray
Architect

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84302
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

SCHUELKE RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

1304 PARK AVENUE, PARK CITY, UTAH 84060

Panelization

REVISIONS:

DATE: MARCH 24, 2022

PROJECT NUMBER:
2202-01

SHEET NUMBER:

A0.3

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: 1129 Park Avenue
Application: PL-22-05207
Author: Aiden Lillie, Planner I
Date: May 4, 2022
Type of Item: Administrative –Modification of Approval

Recommendation

Staff recommends the Historic Preservation Board review the proposal for 1129 Park Avenue, conduct a public hearing, and deny the proposal to reintroduce the post-1949 roof element to the entry of the Significant 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: Wendy Smith
Location: 1129 Park Avenue
Zoning District: Historic Residential-1 Zoning District
Historic Designation: Significant Historic Site
Reason for Review: The Historic Preservation Board (HPB) preserves the City's unique Historic character. Land Management Code (LMC) [Chapter 15-11-5](#).

Abbreviations

HDDR	Historic District Design Review
HPB	Historic Preservation Board
HR-1	Historic Residential-1 Zoning District
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 1129 Park Avenue is proposing to reintroduce the post-1949 roof element to the entry of the Significant Historic Structure.

Background

1129 Park Avenue is a one-story hall and parlor that was constructed in c.1895 and is a Significant Historic Site on Park City's Historic Sites Inventory (HSI) ([HSI Form](#)). Interior demolition in 2021 revealed the true log-frame construction of the structure. The house appears on the 1889 Sanborn Insurance map, with the exception of a roof-entry element that was introduced post 1949.



Figure 1. 1941 Summit County Tax Photograph



Figure 2. 2013 Photograph

On June 2, 2021, the HPB approved the Material Deconstruction of the front and rear 1940s additions (Staff Report; Minutes, [Page 3](#)).

On March 25, 2022, the Planning Department received a complete Modification of Approval - Historic District Design Review (HDDR) application for 1304 Park Avenue.

The Applicant is proposing to reintroduce the 1940s roof element to the entry of the Significant Historic Structure.

Analysis

- (I) **Staff recommends the Historic Preservation Board deny the proposal to reintroduce the 1940s roof element to the entry of the Significant Historic Structure.**

On June 2, 2021, 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 (Minutes, [Page 3](#)). The Applicant's Representative, Architect Jonathan DeGray, commented during the Public Meeting that the focus is on the addition off the back; so removing the post-1949 addition is paramount and if approval was based on bringing the front porch back to a pre-1949 appearance, the applicant would be willing to move forward with that condition. The Findings of Fact were amended to reflect that the front covered porch is inconsistent with Historic District guidelines contained in LMC [§ 15-13-2\(b\)2\(G\)\(6\)](#) and an additional condition of approval was included.

LMC [§ 15-13-2\(b\)2\(G\)\(6\)](#) states that "it is not appropriate to add decorative porch elements that are not known to have been used on a particular historic structure or on similar historic structures."

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 April 20, 2022. Staff mailed courtesy notice to property owners within 100 feet on April 20, 2022. The *Park Record* published notice on April 20, 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 approve the proposal;
- The Historic Preservation Board may deny the proposal and direct staff to make Findings for the denial; or
- The Historic Preservation Board may request additional information and continue the discussion to June 1, 2022.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Proposed Plans



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

RE: DESIGN REVIEW

The Historic Preservation Board of Park City, Utah, met on Wednesday, May 4, 2022 for a duly noticed meeting. The Board formed a quorum and conducted its scheduled business.

ACTION

Project Address: 1129 Park Avenue
Project Number: PL-22-05207
Type of Item: Administrative – Modification of Approval
Hearing Date: May 4, 2022

The Historic Preservation Board conducted a public hearing and (I) denied the design alteration to the Significant Historic Structure based on the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

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 1940's additions.
5. On March 25, 2021, the Planning Department received a complete Modification of Approval - Historic District Design Review (HDDR) application for 1304 Park Avenue. The Applicant is proposing to reintroduce the 1940's 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.

Conclusions of Law

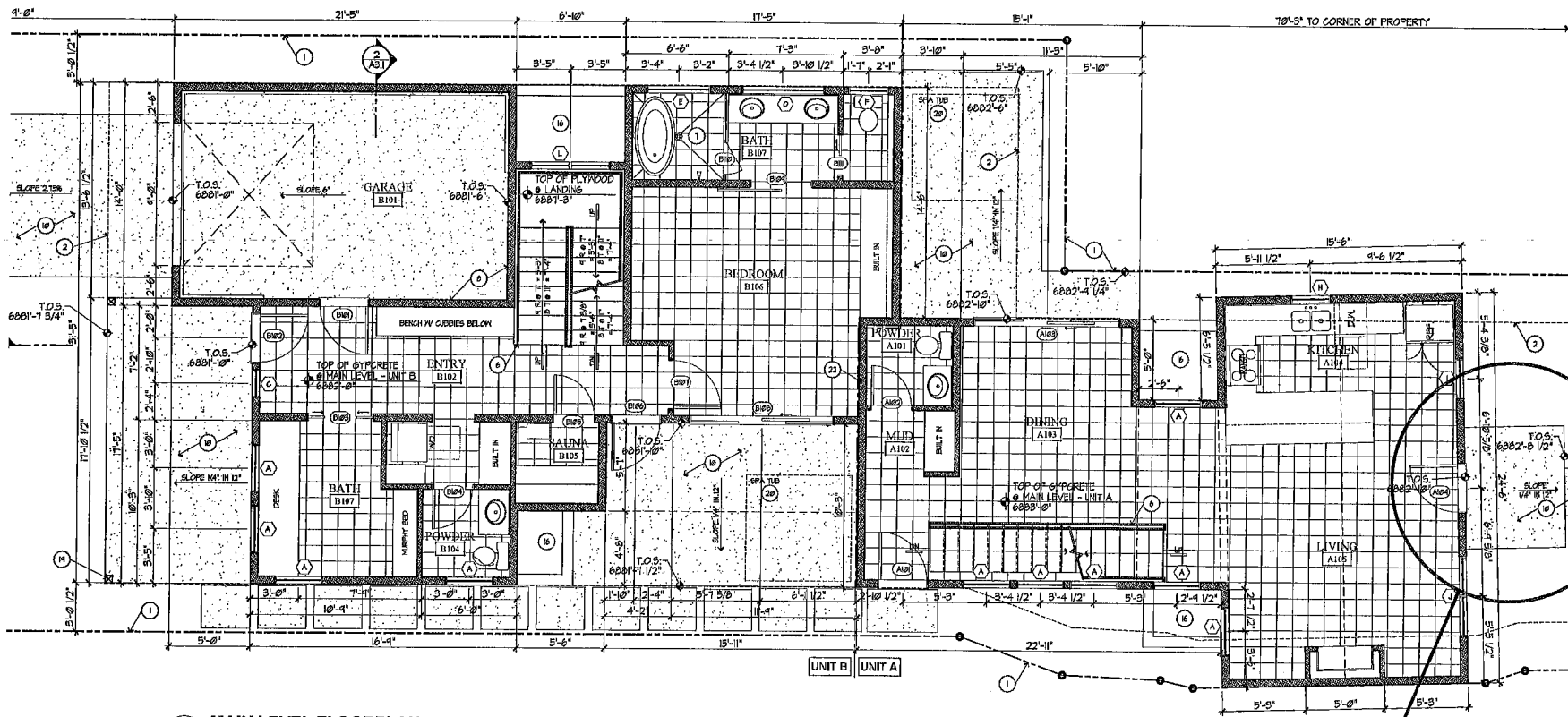
1. The proposal does not comply with Land Management Code § 15-13-2; and *Design Guidelines for Historic Residential Sites*.

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

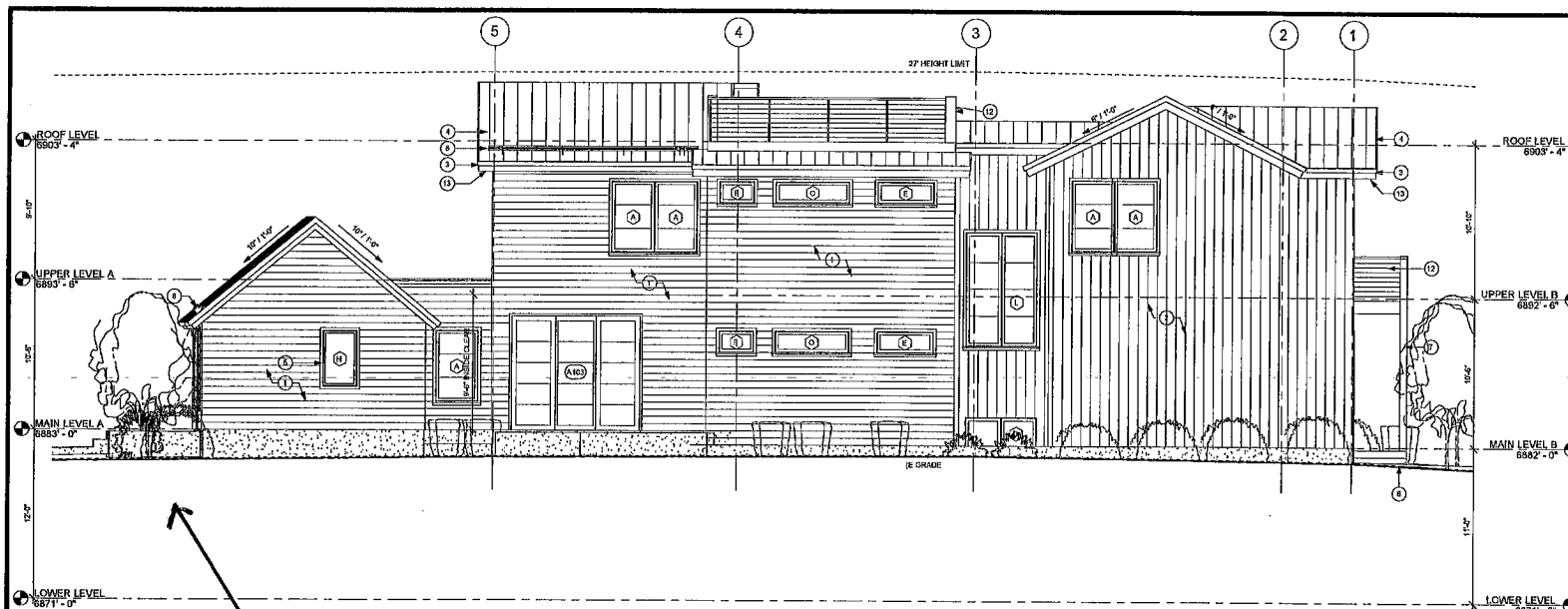
CC: Gretchen Milliken, Planning Director
Aiden Lillie, Project Planner



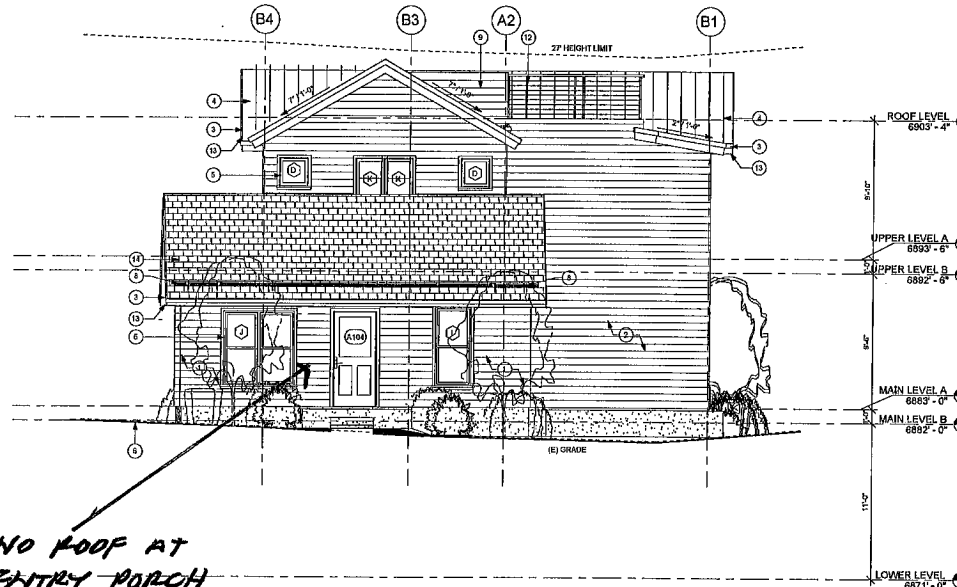
- ### KEYNOTES
- PROPERTY LINE
 - SET BACK LINE
 - DASHED LINE INDICATES ELEMENTS ABOVE
 - FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSULATION SLOPED 1/4" FOOT ON 3/4" PLYWOOD ON ROOF JOIST.
 - NON-REFLECTIVE STANDING SEAM METAL ROOF METAL ROOF TO BE ICC-ES APPROVED, ON ICE WATER MEMBRANE
 - FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS SEE SHEET 1
 - TUBS AND SHOWERS WITH TILED WALLS REQU PORTLAND CEMENT APPLICATION, FIBER-CEM OR GLASS MAT OPPULUM BACKER, GREEN SOAM NO LONGER ALLOWED IN THIS APPLICATION
 - 6" TYPE "X" ON GARAGE CEILING AND WALLS SEPARATING THE GARAGE AND LIVING SPACE
 - ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE A SOFFIT PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYP BOARD
 - HEATED CONC. PORCH/PATIO/DRIVEWAY, BRG FINISHED NATURAL COLOR, 4" THICK W/ 6x6 W/ 1x4 W/WF, TYP.
 - 35" HIGH CABLE GUARD RAILING: CONTINUOUS CABLE HORIZONTALS SPACED LESS THAN 4" W SHAPED 2x6 TOP CAP.
 - ARCHITECTURAL GRADE COMPOSITION SHING YEAR PRESIDENTIAL TL (GSM PER SQUARE, MII ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE
 - SNOW RETENTION BARS S-S X-GRAD 2.0 OR EC SEE DETAIL 10A9.2
 - HEATED CONC. ROOF DECK, BRGOM FINISHED NATURAL COLOR, 4" - 5" THICK W/ 6x6 W/ 1x4 X W W/WF, TYP.
 - EXPOSED SPIRAL STEEL STAIRCASE TO ROOF
 - WINDOW WELL W/ EGRESS WINDOW AND STEE LADDER TO GRADE
 - PORCH COLUMNS TO BE REBUILT TO MATCH (E
 - 42" HIGH GUARD WALL W/ CONTINUOUS METAL CAP, W/ METAL SIDING ON TYVEK HOMEWRAP 2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 6.0.
 - NEW WOOD POST TO UNDERSIDE OF DECK
 - 7x7 HOT TUB/ SPA
 - 2X FRAMED WOOD DECK W/ WOOD PLANK FINI
 - FIRE SEPARATION WALL BETWEEN UNITS

ENTRY PORCH

THESE PLANS, SPECIFICATIONS AND NOTES ARE THE PROPERTY OF JONATHAN DEGRAY ARCHITECT. NO PART OF THESE PLANS, SPECIFICATIONS OR NOTES SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY ARCHITECT. ALL RIGHTS RESERVED.



1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

NO ROOF AT
ENTRY PORCH

GENERAL NOTES

1. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

KEY NOTES

1. 1x6 HORIZONTAL WOOD SIDING ON TYVEK HOMEWRAP ON 2x6 FRAMING PROVIDE SOLID BLOCKING @ 24" O.C.
2. 1x6 VERTICAL WOOD SIDING ON TYVEK HOMEWRAP ON 2x6 FRAMING PROVIDE SOLID BLOCKING @ 24" O.C.
3. 1x4 STAINED CEDAR FASCIA OVER 1x6 BUILT-UP STAINED CEDAR FASCIA W/ ENDOS 1 1/2" x 3 1/2" CONTINUOUS METAL EWP EDGE.
4. NON-REFLECTIVE STANDING SEAM METAL ROOF, METAL ROOF TO BE ICC-ES APPROVED, ON ICE AND WATER MEMBRANE.
5. BLACK ANODIZED ALUMINUM GLAZED WOOD WINDOWS AND DOORS W/ T INSULATED GLASS, TYP - SEE SCHEDULE.
6. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. 10' WITHIN THE FIRST 10' (NO R491.3).
7. NEW WOOD POST TO UNDERSIDE OF DECK.
8. SNOW RETENTION BARS 9-4 X-4ARD 2.0 OR EQUAL, SEE DETAIL 17A02.
9. 4" VERT GUARD WALL W/ CONTINUOUS METAL TOP CAP, W/ METAL SIDING ON TYVEK HOMEWRAP ON 1" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
10. PORCH COLUMNS TO BE REBUILT TO MATCH (E).
11. EXPOSED SPIRAL STEEL STAIRCASE TO ROOF DECK.
12. 3" HIGH CABLE GUARD RAILINGS CONTINUOUS CABLE RAILINGS SPACED LESS THAN 4" W/ SHAPED 2x6 TOP CAP.
13. CEDAR BOFFIT STAINED TO MATCH CEDAR FASCIA.
14. ARCHITECTURAL GRADE COMPOSITION SHINGLE 60 YEAR PRESIDENTIAL, TL (6000 PER SQUARE, MIN) ON ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE.

Jonathan DeGray
Architect

P.O. Box 1074, 104 Main Street, Suite 302, Park City, Utah 84060
Tel: 435-647-7533, Email: jon@jdeggray.com

1129 PARK AVE RESIDENCE
1129 PARK AVE
PARK CITY, UT 84060

NORTH AND EAST ELEVATIONS

DATE: April 12th, 2021

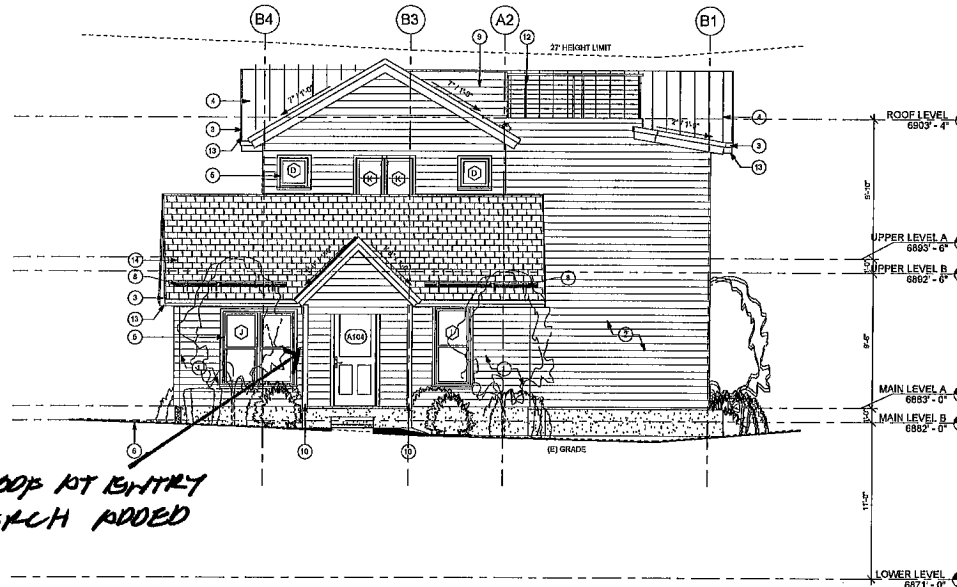
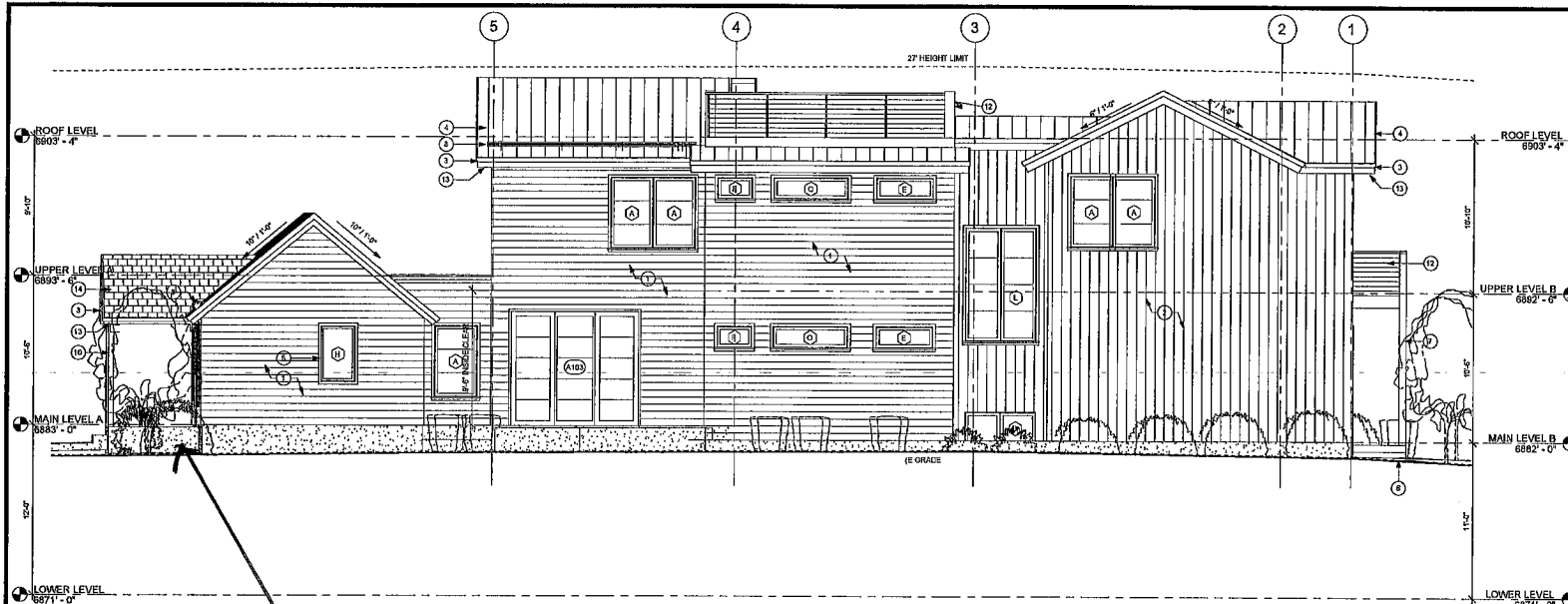
PROJECT NUMBER:

SHEET NUMBER:

A2.1

AS APPROVED

THESE PLANS AND DESIGN ARE THE PROPERTY OF JONATHAN DE GRAY ARCHITECT. NO PART OF THESE PLANS OR DESIGN SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JONATHAN DE GRAY ARCHITECT. ALL RIGHTS RESERVED.



ROOF RT ENTRY
PORCH ADDED

GENERAL NOTES

1. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

KEY NOTES

1. 1x8 HORIZONTAL WOOD SIDING ON TYVEK HOMEWRAP ON 2x6 FRAMING PROVIDE SOLID BLOCKING @ 24" O.C.
2. 1x8 VERTICAL WOOD SIDING ON TYVEK HOMEWRAP ON 2x6 FRAMING PROVIDE SOLID BLOCKING @ 24" O.C.
3. 1x4 STAINED CEDAR FASCIA OVER 1x8 BUILT-UP STAINED CEDAR FASCIA 1x6 BRONZE 1 1/2" x 3 1/2" CONTINUOUS METAL DRIP EDGE.
4. NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICED APPROVED, ON ICE AND WATER MEMBRANE.
5. BLACK ANODIZED ALUMINUM GLAZED WOOD WINDOWS AND DOORS W/ 1" INSULATED GLASS, TYP. - SEE SCHEDULE.
6. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. 10' x 8' WITHIN THE FIRST 10' 180 R40 L3.
7. NEW WOOD POST TO UNDERSIDE OF DECK.
8. SNOW RETENTION BARS 8-4 X 4-GARD 2.4 OR EQUAL SEE DETAIL T1043.
9. 4" HIGH GUARD WALL W/ CONTINUOUS METAL TOP CAP. W/ METAL SIDING ON TYVEK HOMEWRAP ON 1 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
10. PORCH COLUMNS TO BE REBUILT TO MATCH (E).
11. EXPOSED SPIRAL STEEL STAIRCASE TO ROOF DECK.
12. 30" HIGH CABLE GUARD RAILINGS CONTINUOUS CABLE HORIZONTALS SPACED LESS THAN 4" W/ SHAPED 3x8 TOP CAP.
13. CEDAR SOFFIT STAINED TO MATCH CEDAR FASCIA.
14. ARCHITECTURAL GRADE COMPOSITION SHINGLE 60 YEAR PRESIDENTIAL T1 (2005 PER SQUARE, MIN) ON ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE.

Jonathan DeGray
Architect

P.O. Box 1071, 614 Main Street, Suite 202, Park City, Utah 84060
Tel: 435-647-2201 Email: jonathan@jdegayarchitect.com

1129 PARK AVE RESIDENCE
1129 PARK AVE
PARK CITY, UT 84060

NORTH AND EAST ELEVATIONS

DATE: April 12th, 2021

PROJECT NUMBER:

SHEET NUMBER:

A2.1

AS PROPOSED

Historic Preservation Board Staff Report



Subject: 316 Woodside Avenue
Application: PL-21-05087
Author: Makena Hawley, Planner II
Date: May 4, 2022
Type of Item: Administrative – Historic District Design Review

Recommendation

Staff recommends the Historic Preservation Board (I) review the application, (II) conduct a public hearing, and (III) determine whether the small bump-out on the west side of the Significant Historic Structure at 316 Woodside Avenue is a non-contributing feature.

Description

Applicant: Matthew Safchik
Location: 316 Woodside Avenue
Zoning District: Historic Residential- 1 (HR-1)
Adjacent Land Uses: Residential
Reason for Review: Pursuant to LMC [§ 15-15-1](#), the Historic Preservation Board determines whether a portion of an existing building is considered contributory if it reflects the Historical or architectural character of the site.

Abbreviations

COA	Condition of Approval
CUP	Conditional Use Permit
DRT	Design Review Team
HDDR	Historic District Design Review
HPB	Historic Preservation Board
HR-1	Historic Residential-1 (HR-1)
HSI	Historic Sites Inventory
LMC	Land Management Code
SFD	Single Family Dwelling
SSCUP	Steep Slope Conditional Use Permit

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

Summary

316 Woodside Avenue is a Significant Historic Site constructed c. 1889. The site is unique because it is on a corner lot fronting the 3rd Street Public Stairs with the side façade fronting Woodside Avenue. The Applicant proposes constructing an addition on the side façade with access from Woodside Avenue.



Historic Front Facing façade along 3rd Street stairs

Background

On November 26, 2021, the Planning Department received a complete Historic District Design Review application for an addition to the Significant Historic Structure at 316 Woodside Avenue. The property was designated a Significant Historic Site on the Park City Historic Sites Inventory (HSI) in 2015 (Exhibit F, G, and H).¹ The subject property is in the Historic Residential-1 (HR-1) Zoning District.²



Photo 4: 316 Woodside Avenue in 1982 (Historic Architectural Survey, 1982) From HSI

¹ See [Historic Site Form](#)

² LMC [§ 15-2.2](#).

There have been a number of past applications for 316 Woodside Avenue:

- In 2001 the property was granted an Administrative Lot Line Adjustment to combine Lots 31 and 32 of Block 3 of the Park City Survey, creating one Lot of Record known as the Thibault Plat Amendment.
- Between 2001 and 2002, a new foundation was constructed and basement renovation.
- In March 2010, the Planning Department staff denied an Administrative Conditional Use Permit (CUP) for a proposed parking pad due to inactivity from the Applicant.
- In addition to land use applications, the property has also received several historic preservation grants:
 - \$2,500 in 1989;
 - Rebuild front foundation and sidewalk to main entry
 - Re-roof
 - \$3,700 in 1997; and
 - Painting of doors, replacement of double hung windows and added trim.
 - \$15,400 in 2001.
 - Excavation, raise house and new foundation work.
 - Seismic retrofitting and structural improvements.
 - Electrical, plumbing, and mechanical improvements
 - Re-roofing.

Current applications include an HDDR which is running concurrently and dependent on the approval of a Steep Slope Conditional Use Permit (SSCUP).

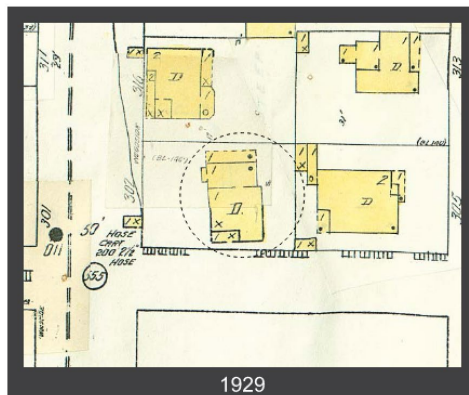
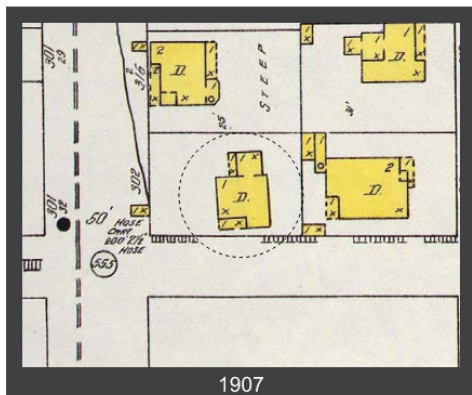
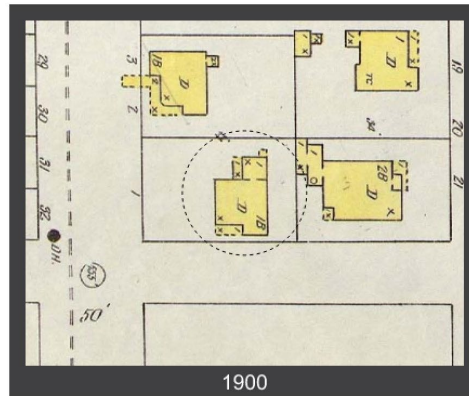
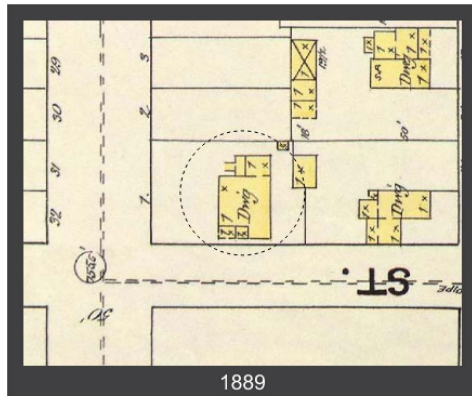
The HDDR application has gone through multiple Design Review Team meetings on December 15, 2021, January 19, 2022, and March 29, 2022, and a full LMC analysis.

History of the Structure:

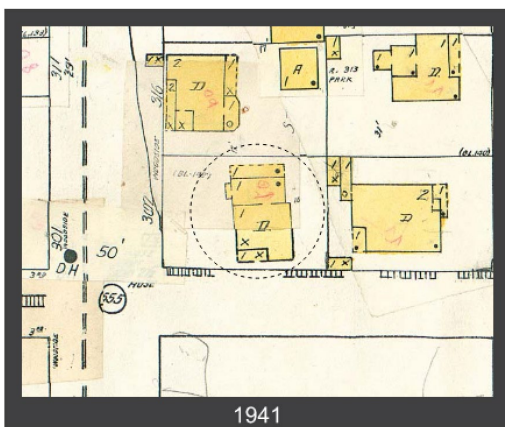
According to the HSI form, the residential structure at 316 Woodside Avenue was initially constructed c. 1889 presumably by Martin Prisk, who worked for the Marsac Company. The structure was originally built as a T-shaped cottage. At this time, Park City was still called “Parley’s Park” and while miners were required to live in company housing near mineshafts, the township began to boom with an influx of support industries and services.

316 Woodside Avenue is a modified T-cottage with a traditional front porch. The original structure has been added onto in the northern and northeastern directions. The historic structure sits on a 50’x75’ lot and retains its historic integrity despite the additions in the rear and of the more current patios on the east and west sides, stated by the HSI form.

The structure appears in the 1889, 1900, 1907, 1929, and 1941 Sanborn Fire Insurance maps:



Between 1900 to 1907, it appears that the front porch, facing the south, was screened in. An addition was also added to the rear wing of the structure to create an addition that expanded across the rear elevation between 1907 and 1929.



Per the HSI³: "Originally, access was through the existing covered porch on the southwest side, typical of T-cottage houses. 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. The setting has been changed little, as the house is still accessed from public stairs on Third Street, which is now pedestrian only."

Analysis:

- (I) Staff Requests the Historic Preservation Board Determine Whether the

³ [316 Woodside Avenue Historic Sites Inventory Historic Site Form](#)

Small Bump-Out Contributes to the Historic Integrity of the Significant Historic Structure

Pursuant to LMC [§ 15-15-1](#), the HPB determines whether a portion of an existing building is considered contributory if it reflects the Historical or architectural character of the site. LMC [§ 15-15-1](#) defines Historic Integrity as the ability of a Site to retain its identity, and therefore, convey its Significance in the history of Park City. Within the concept of Historic Integrity, the City recognizes seven aspects or qualities defined by the National Park Service, listed below with staff analysis.

(1) Location. The place where the Historic Site was constructed or the Historical event took place.



Park City Historical Society & Museum – Camera facing West – Overall view of Park City from Masonic Hill.

316 Woodside sits in its original location and a unique location on a corner lot with the front façade facing 3rd street and the pedestrian stairs that are shown on the Sanborn maps as early as 1907. The front-facing façade is the most significant portion of the structure in terms of location as it recalls the historic city layout, speaking to the patterns of development seen at the time in Park City.

(2) Design. The combination of physical elements that create the form, plan, space, Structure, and style of a Site. Design includes such considerations as the structural system, massing, arrangement of spaces, pattern of fenestration, textures and colors of surface materials, type, amount and style of ornamental detailing, and arrangement and type of plantings in the designed landscape.

The HSI does not call out the significance or contributory status of any of the additions except for the non-historic, large deck addition off the Woodside Avenue elevation. The Applicant proposes an addition to connect to the existing structure through the small

bump-out portion, removing the non-historic French doors and large deck that was added sometime after 1982.

When 316 Woodside Avenue was nominated for designation to the Historic Sites Inventory on March 4, 2015, staff identified the following conditions regarding the design:

This is a modified version of the T-cottage type house that has been added onto in the northern direction. The historic house also had an extension to the north, which has been expanded since to fill in the northwest corner of the volume. This was accomplished by extending the original hipped roof structure, creating an asymmetrical profile when viewed from the west (on Woodside Avenue). Patios have been added to the east and west sides of the house since its historic period. (Exhibit F, p. 2).

The 2014 staff report found:

This structure contributes to our understanding of Park City's Settlement and Mining Boom Era (1868-1893). Like many houses of this era, the site is associated with an era of substantial growth in Park City as the town was experiencing its initial boom before the Panic of 1893 and the Great Fire of 1898. The materials used in the original construction-drop novelty wood siding, simple door and window trim-were commonly used during this era. The house's fronting of Third Street also speaks to the patterns of development seen in Park City historically. (Exhibit H, p. 10)

Though Staff writes in the 2014 report that the additions from 1907-1929 have gained historical significance, the report does not identify the bump-out as a significant design feature. Additionally, the addition of the French doors to the west and Woodside facing elevation of the bump-out have created significant modifications to the historic design and materials which do not represent the historical significance in which 316 Woodside was dedicated.

LMC [§ 15-15-1](#) defines essential historic form as:

The physical characteristics of a Structure that make it identifiable as existing in or relating to an important era in the past. These physical characteristics include, but are not limited to the structure's form, Roof Forms, window and door configuration, and materials.

Staff finds that with the material deconstruction of the original window configuration and façade on the west elevation of the bump-out to incorporate the non-historic French doors, the historic form has been compromised and no longer holds its essential historic form. Using the bump-out as a transitional element and attaching the proposed addition to the west elevation only allows 316 Woodside to retain its essential historic form, including the preservation of the more historically significant rear additions.

(3) Setting. The physical environment, either natural or manmade, of a Historic Site, including vegetation, topographic features, manmade features (paths,

fences, walls) and the relationship between Structures and other features or open space.

When 316 Woodside was nominated for designation to the Historic Sites Inventory, staff at that time identified the following regarding the setting:

Set on an east-facing hillside in Old Town Park City. The site overlooks historic Main Street and is on a double-wide 50'x75' lot within the original Park City survey. With small lots, maximized construction, and narrow streets, the neighborhood is relatively dense for a single-family zoned area. (Exhibit F, p. 2).

The proposal for the addition and connection for 316 Woodside is on a steep slope moving downwards from Woodside Avenue. The visibility from the street is limited as the historic home sits much lower on the lot from a pedestrian point of view. Staff finds the prominent historic presence is along the Third Street stairs and from the corner of the stairs and Woodside Avenue.

(4) Materials. The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration to form a Historic Site.

According to the applicant's preservation report (Exhibit E), the bump-out (built sometime between 1907 and 1929 and first noted in the 1929 Sanborn Fire Map) has been significantly altered on the west façade – mainly in terms of the addition of the French doors that lead out to the existing non-historic deck and the vertical expansion of the side windows. Staff finds the French doors non-historic based on the 1982 photo in the HSI showing the bump-out with similar windows and siding on all sides:



Photo from 1982 (Exhibit E) displaying the previous windows where the French doors exist currently



Photo from 2014 (Exhibit E) displaying Existing Bump Out – Altered with the addition of French Doors

(5) Workmanship. The physical evidence of the crafts of a particular culture or

people during any given period of history, including methods of construction, plain or decorative finishes, painting, carving, joinery, tooling, and turning.

When 316 Woodside Avenue was nominated for designation to the Historic Sites Inventory in 2014, staff found the following conditions regarding workmanship:

This house utilizes typical materials and assemblies of a Park City residence built during the early twentieth century. Namely, drop wood siding was the preferred wall material of this era and most houses are topped with asphalt shingle roofs. The subtle window and door trim, as well as the patio post and bracket details convey a sense of Victorianism, which was popular at the time of construction. (Exhibit F, p. 2).

The features of workmanship on the bump-out that continue to be preserved is the historic drop-siding. The architectural form of the corner board and window trim also exists though it has been replaced and is not historic. Though the roof has been replaced with standing-seam metal roofing it retains its historic roof pitch utilizing 4:12 through 12:12

Staff finds the large wrapping deck and the French doors to not represent any type of workmanship or physical evidence of culture during Park City's history.

(6) Feeling. A Site's expression of the aesthetic of Historic sense of a particular period of time. Feeling results from the presence of physical features that, taken together, convey the Property's Historic character.

When 316 Woodside Avenue was nominated for designation to the Historic Sites Inventory, staff found the following regarding the feeling of the site:

Retains its historic integrity despite the addition of patios on the east and west sides. Originally, access was through the existing covered porch on the southwest side, typical of T-cottage houses. 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. The setting has been changed little, as the house is still accessed from public stairs on Third Street, which is now pedestrian-only. (Exhibit F, p. 2).

According to the City's Historic Preservation Consultant, the rear additions, have clearly gained significance, are historic in their own right and should be retained. The bump-out is a very small portion of the larger rear addition. The bump-out no longer retains its full historic integrity. because of the removal of the original windows and replacement with French doors, and it is a non-contributing component of the otherwise contributing additions. Staff deemed the most appropriate approach was to retain the non-contributing addition and allow the highly altered west face of the bump-out to be used as a connection point of the addition.

The Applicant is proposing no changes to the 1907-1929 rear addition. The

addition proposed by the applicant will preserve the rear additions and the altered bump-out provides an opportunity for a side addition, which is set back from the 3rd Street stairs. This preserves the most important historic façade when viewed from both 3rd Street and Woodside Avenue.

The 2014 Determination of Significance (DOS) Staff Report for 316 Woodside Avenue noted:

"Additions made between 1907 and 1929 were constructed within the Mature Mining Era (1894 to 1930). These additions represent the need for Parkites to expand their homes as families began to grow and occupy these homes. Further these additions have gained historical significance in their own right."

The Final Action Letter Finding of Fact states: "Between 1907 and 1929, a rear addition was constructed to fill-in the wing of the T-shape cottage. Staff finds that these changes have gained historical significance in their own right, and that the house is historic."

However, the 2014 staff report also noted the following:

It is staff's professional opinion that the post-1941 addition and changes to the rear roof form has damaged and obliterated significant character-defining features from the historic character of the original house, making it ineligible for the National Register. These later modifications do not contribute to the historical significance of the historic house.

Staff agrees with previous staff conclusions that the rear addition constructed between 1907 and 1929 contributes to the Historic Significance of the Structure. In addition, staff finds that due to the significant alterations to the west façade of the bump-out feature, the bump-out feature is non-contributory.

(7) Association. The direct link between an important Historic era or Person and a Historic Site. A Site retains association if it is in the place where the activity occurred and is sufficiently intact to convey that relationship to an observer.

When 316 Woodside was nominated for designation on the Historic Sites Inventory, staff found the following regarding association:

T-cottages were popular in Park City through the 1880s and 1890s, when the town was growing rapidly as one of the leading silver mining camps in the United States. Unlike most of the previous housing types, which encouraged symmetry and understatedness, T-cottages were part of a national Romantic movement towards the picturesque and dynamic plans in Victorian art and architecture. Like most houses of this type, 316 Woodside is associated with an era of substantial growth in Park City as the town was experiencing its initial boom before the Panic of 1893 and the Great Fire of 1898 slowed development in the following decade. Martin Prisk took out a \$150.00 mortgage on the property from Frank Andrews on June 8, 1889, indicating a probable date of construction. (Exhibit F, p. 2).

The bump-out and simultaneously the non-historic French doors do not provide a link to an era or person in Park City history. It is also not significant to the T-cottage style home.

Department Review

The Development Review Committee and Planning, Engineering, and Legal Departments reviewed this application in the form of an HDDR and a SSCUP.

Notice

Staff published notice on the City's website and the Utah Public Notice website on April 18, 2022. Staff mailed courtesy notice to property owners within 100 feet and posted notice to the property on April 20, 2022. The *Park Record* published notice on April 20, 2022. LMC [§ 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 determine the 1929 pop-out portion is Non-Contributory to the Significant Structure;
- The Historic Preservation Board may determine the 1929 pop-out portion is Contributory to the Significant structure and direct staff to return for evaluation of Material Deconstruction of the pop-out; or
- The Historic Preservation Board may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Action Letter

Exhibit B: Proposed Plans for HDDR

Exhibit C: Thibault Plat Amendment

Exhibit D: Visual Analysis and Gallery of Existing Conditions

Exhibit E: Physical Conditions Report and Historic Preservation Report

Exhibit F: 316 Woodside HSI form - 2014

Exhibit G: 316 Woodside HSI form - 2021

Exhibit H: 2014 Determination of Significance Report

Exhibit I: 316 Woodside Avenue Record of Survey



Planning Department

May 4, 2022

Matthew Safchik
PO Box 2251
Park City, UT 84060
305-606-0820

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address:	316 Woodside Avenue
Zoning District:	Historic District – 1 (HR-1)
Application:	Historic District Design Review, Designation of Contributory Status
Project Number:	PL-21-05087
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	May 4, 2022
Project Summary:	The Applicant proposes to construct an addition with a single car parking garage to a Significant Site. The Board has reviewed the Contributory Status of the 1929 bump-out that has been significantly altered.

Action Taken

On May 4, 2022, the Historic Preservation Board conducted a public hearing and found the alterations to the 1929 bump-out addition to be so altered that it no longer retains its historic integrity to the Significant Historic home at 316 Woodside Avenue, according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. The Site is located at 316 Woodside Avenue.
2. The Significant structure was constructed c. 1889.
3. The Site is located within the Historic Residential – 1 (HR-1) Zoning District.
4. The Applicant proposes to construct an addition to a Significant Structure.



Planning Department

5. Staff published notice on the City's website on April 18, 2022 and posted notice to the property on April 20, 2022.
6. Staff mailed courtesy notice to property owners within 100 feet on April 20, 2022.
7. The Analysis Section of the Staff Report is incorporated herein.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.3, Historic Residential – 2 (HR-2) District.
2. The proposal meets the criteria for the Design Guidelines for Historic Residential Sites outlined in the LMC § 15-13-2.
3. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-15-1, Definitions.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans approved May 4, 2022, by the Historic Preservation Board. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. The Applicant shall receive approval of a Steep Slope Conditional Use Permit and a Historic District Design Review prior to Building Permit Issuance.
3. If the Applicant does not obtain a complete building permit within one year of the date of this approval, this approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Department approves an extension.
4. The applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
5. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.
6. Residential fire sprinklers are required for all new or renovation construction on this lot, per requirements of the Chief Building Official.
7. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law.



Planning Department

8. Any areas disturbed during construction surrounding the proposed work shall be brought back to its original state.
9. Metal materials shall not be reflective.
10. All exterior lighting, on porches, decks, garage doors, entryways, etc. shall be down directed and fully shielded to prevent glare onto adjacent property and public rights-of-way and shall comply with the City's outdoor lighting code in LMC Section 15-5-5(J). Final lighting details will be reviewed by the Planning Staff prior to installation.
11. Historic exterior features (all inclusive but namely, the bump-out roof, sidelight windows and siding) shall be preserved.
12. Distinctive materials, components, finishes and examples of craftsmanship should be retained and preserved.
13. Deteriorated or damaged historic features and elements should be repaired rather than replaced.
14. The site shall be recognized as a physical record of its time, place, and use.
15. Chemical or physical treatments should be undertaken using recognized preservation methods.
16. Construction should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment could be restored.
17. Landscaping shall be water-efficient with drought tolerant plants and water-wise landscaping is encouraged.
18. The Applicant will be required to acquire and record an encroachment agreement, subject to the City Engineer's approval for the proposed driveway.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5065 or email Makena.hawley@parkcity.org.

Sincerely,

Randy Scott,
Historic Preservation Board Chair

CC: Gretchen Milliken, Planning Director
Makena Hawley, Planner II

Safchik Residence

Addition/ Remodel

316 Woodside Ave.

Park City, Utah

Steven A Swanson Architect
2524 Lucky John Drive
Park City, Utah

LIST OF DRAWINGS – HDDR/ SS–CUP

ARCHITECTURAL

COVER – SITE PLAN/ GENERAL NOTES

- A–1.0

SITE/ GRADING PLAN
- A–1.0L

LANDSCAPING PLAN
- A–1.1

UPPER LEVEL PLAN
- A–1.2

MAIN LEVEL PLAN
- A–1.3

LOWER LEVEL PLAN
- A–2.1

BUILDING ELEVATIONS
- A–2.2

BUILDING ELEVATIONS
- A–2.3

BUILDING ELEVATIONS–STREETSCAPE
- A–2.4

BUILDING ELEVATIONS
- A–3.1

BUILDING SECTIONS

CONTACT INFORMATION:

ARCHITECT

STEVEN A. SWANSON/ SAS ARCHITECT
2524 LUCKY JOHN DRIVE
PARK CITY, UT 84060
TEL. 435–513–1079
e–mail sasarchitect.pc@gmail.com

MCM Engineering
1071 S. 5700 E.
HEBER CITY, UT 84032
TEL. 435–671–1489
e–mail: mel@mcmeng.net

BUILDING CODE NOTES:

COMPLY WITH REQUIREMENTS OF 2015 IRC & 2015 IFGC FOR ARCHITECTURAL, FIRE & LIFE–SAFETY.

COMPLY WITH REQUIREMENTS OF 2015 IBC FOR STRUCTURAL.

Special inspection is required for field welding and high strength bolting. 2012 IBC, sections 1704.3.1 and 1704.3.3.

DEFERRED SUBMITTAL TO ARCHITECT ITEMS:

PLUMBING, GAS PIPING SCHEMATIC DESIGN/ DRAWINGS.

FACTORY–BUILT FIREPLACE/ GAS APPLIANCE PRODUCT INFORMATION & UL LISTING OR OTHER PER IRC R107.

ELECTRICAL PANEL RISER DIAGRAM, ELECTRICAL FIXTURE/ PRODUCT INFO. AS REQUIRED.

EPDM ROOFING SYSTEM INSTALLATION DETAILS.

PRE–ENGINEERED/ MANUFACTURED ROOF TRUSSES & CONNECTING HARDWARE

SUBMITTALS, APPROVALS & CHANGES TO WORK SHALL BE APPROVED BY ARCHITECT PRIOR TO BUILDING DEPT. SUBMITTAL/ APPROVAL.

STRUCTURAL CHANGES SHALL BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO BUILDING DEPT. SUBMITTAL/ APPROVAL.

NO. OF BACKFLOW PREVENTERS (2)

EXCAVATIONS STEEPER THAN 2:1 SLOPE REQUIRE SUBMISSION & APPROVAL OF A SOILS ENGINEER’S REPORT.

HVAC LOAD CALCS., HVAC DUCT DESIGN, RADIANT HEAT DESIGN & CALCULATIONS.

MECHANICAL, RADIANT & HVAC PRODUCT SPECIFICATIONS.

GENERAL NOTES

ALL FOOTINGS SHALL BE PLACED ON COMPACTED OR UNDISTURBED SOIL PER STRUCTURAL NOTES.

ALL EXTERIOR WALLS ARE 2x6 STUDS AT 16” O.C. UNLESS NOTED OTHERWISE.

ALL INTERIOR WALLS ARE 2x4 STUDS AT 16” O.C. UNLESS NOTED OTHERWISE.

WHERE EXPOSED INSULATION OCCURS AT CRAWL SPACES, ATTIC SPACES, UNFINISHED SPACES PROVIDE A CLASS III INSULATION.

PROVIDE WEATHERPROOF FLASHING AT ALL EXTERIOR OPENINGS EXPOSED TO WEATHER. ALL METAL FLASHING SHALL BE NO. 26 GA. CORROSION RESISTANT METAL. UNLESS DETAILS SPECIFY OTHERWISE.

PROVIDE APPROVED FABRICATION FOR ALL STRUCTURAL COMPONENTS.

BALCONIES, LANDINGS, EXTERIOR STAIRWAYS AND SIMILAR SURFACES EXPOSED TO WEATHER AND SEALED UNDERNEATH SHALL BE WATERPROOFED. DECK FRAMING SHALL SLOPE 1/4” PER FOOT TO DRAIN. PROVIDE WATERPROOFING MEMBRANE SPECIFICATIONS TO BUILDING INSPECTOR PRIOR TO INSTALLATIONS. (AS OCCURS)

ALL LATHING, PLASTERING, AND GYPSUM BOARD INSTALLATIONS TO COMPLY WITH IRC 2015

PROVIDE FIRE BLOCKING IN THE FOLLOWING LOCATIONS:
A.) IN CONCEALED SPACES OF STUD WALLS, PARTITIONS, AND FURRED SPACES. AT CEILING AND FLOOR LEVELS AND AT 10 FT. INTERVALS BOTH HORIZONTAL AND VERTICAL.
B.) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
C.) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
D.) IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS WITH NON–COMBUSTIBLE MATERIALS.
E.) AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY BUILT CHIMNEYS.

ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY TO BE TREATED WOOD OR FOUNDATION REDWOOD AND SHALL BE INSTALLED IN ACCORDANCE WITH IRC 2015.
EXTERIOR WOOD STUD WALLS/SHEATHING TO BE COVERED ON THE OUTSIDE FACE WITH WEATHER RESISTIVE BARRIER (‘TYVEK’, ‘HOMEWRAP’) ACCORDING TO IRC 2015.
PROVIDE SOLID BLOCKING OVER ALL BEARING POINTS ON FLOOR JOISTS OR RAFTERS, AS PER IRC 2015.

ROOF NOTES:

USE FIRE RETARDANT ROOF COVERINGS, AS PER IRC 2015.

USE A MINIMUM OF 4 MIL POLYETHYLENE TO BE INSTALLED OVER INSULATION AT COLDWALL APPLICATIONS AND UN–VENTED CEILINGS.

GUARDRAIL NOTES:

ALL DECKS AND UNENCLOSED FLOOR OPENINGS WHICH ARE MORE THAN 30” ABOVE GRADE OR FLOOR BELOW SHALL HAVE A GUARDRAIL AT LEAST 36” HIGH. THE SPACES BETWEEN RAILS SHALL BE SUCH THAT A SPHERE OF 4” DIAMETER WILL NOT PASS THROUGH. A 6” SPHERE SHALL NOT PASS THROUGH THE SPACE TRIANGULAR SPACE BETWEEN STAIR STRINGER & GUARD. A 4” SPHERE SHALL NOT BE ABLE TO PASS THROUGH THE SPACE BETWEEN RISERS ON OPEN–RISER TYPE STAIRS.

STAIR NOTES:

MAXIMUM STAIR RISER = 7–3/4”
MINIMUM STAIR TREAD = 10”

USE MINIMUM 2x12 STRINGERS FOR STAIRWAY. USE MINIMUM (3) –2x12 STRINGERS IF TREAD IS MADE OF PARTICLE BOARD.

THE TOPS OF HANDRAILS SHALL BE PLACED 34”–38” ABOVE THE NOSING OF TREADS. HANDRAIL ENDS SHALL RETURN TO WALL OE NEWELL POST PER PLAN. 1 1/2” DIA. HANDGRIPS. MAINTAIN A MIN. SPACE OF 1 1/2” BETWEEN THE WALL AND HANDRAIL. WHERE OPEN RAILINGS OCCUR THERE SHALL BE LESS THAN A 4” SPACE BETWEEN RAILS.

THE MINIMUM HEAD CLEARANCE OVER STAIRS SHALL BE 6’–8” MEASURED ABOVE THE TREAD NOSINGS, TYP.

WINDOW/ DOOR NOTES:

EGRESS REQUIREMENTS FOR WINDOWS/ DOORS SERVING HABITABLE BASEMENTS & SLEEPING ROOMS – FINISHED SILL HEIGHT OF 44”, MIN. CLEAR NET OPENABLE AREA OF 5.7 SF. (5.0 SF. @ GRADE LEVEL OPENINGS), MIN. NET CLEAR OPENABLE WIDTH OF 20”, & A MIN. NET CLEAR OPENABLE HEIGHT OF 24” – PER IRC R310.



Steven A Swanson Architect
Park City, UT 435.513.1079

SAFCHIK RESIDENCE
316 WOODSIDE AVE.
PARK CITY UT

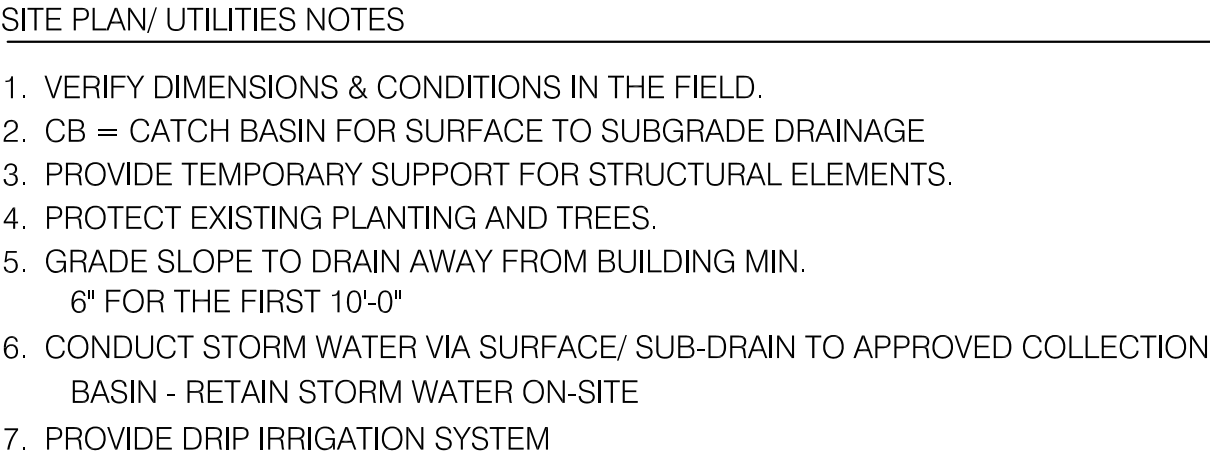
COVER SHEET/ NOTES

DATE

3-31-22

SHEET

COVER



316 WOODSIDE AVE.
PARCEL # THBLT-A LOT AREA 3.967 SF
ZONING - HR-1
SIDE YARD SETBACK - MIN. 5/ 14 FEET TOTAL
FRONT YARD SETBACK - 10 FEET
REAR YARD SETBACK - 10 FEET
MAXIMUM HEIGHT - 27 FEET
PARKING - NOT REQUIRED
BUILDING PAD - 2139 SF.
BUILDING F.P. - 1560 SF. < 1605 SF. ALLOWABLE
AVG. SLOPE IN BP / ADDITION AREA = 25%

SITE:	
ROOF AREA	2335 SF
STAIRS, PAVING & DRIVE	145 SF
PERMEABLE & LANDSCAPED	1487 SF

MAIN LEVEL	1058 SF - EXIST.	500 SF - NEW
LOWER LEVEL	1095 SF - EXIST.	500 SF - NEW
GARAGE		308 SF NEW

TOTAL LIVING AREA 3153 SF



Steven A Swanson Architect
Park City, UT 435.513.1079

SAFCHIK RESIDENCE
316 WOODSIDE AVE.
PARK CITY UT

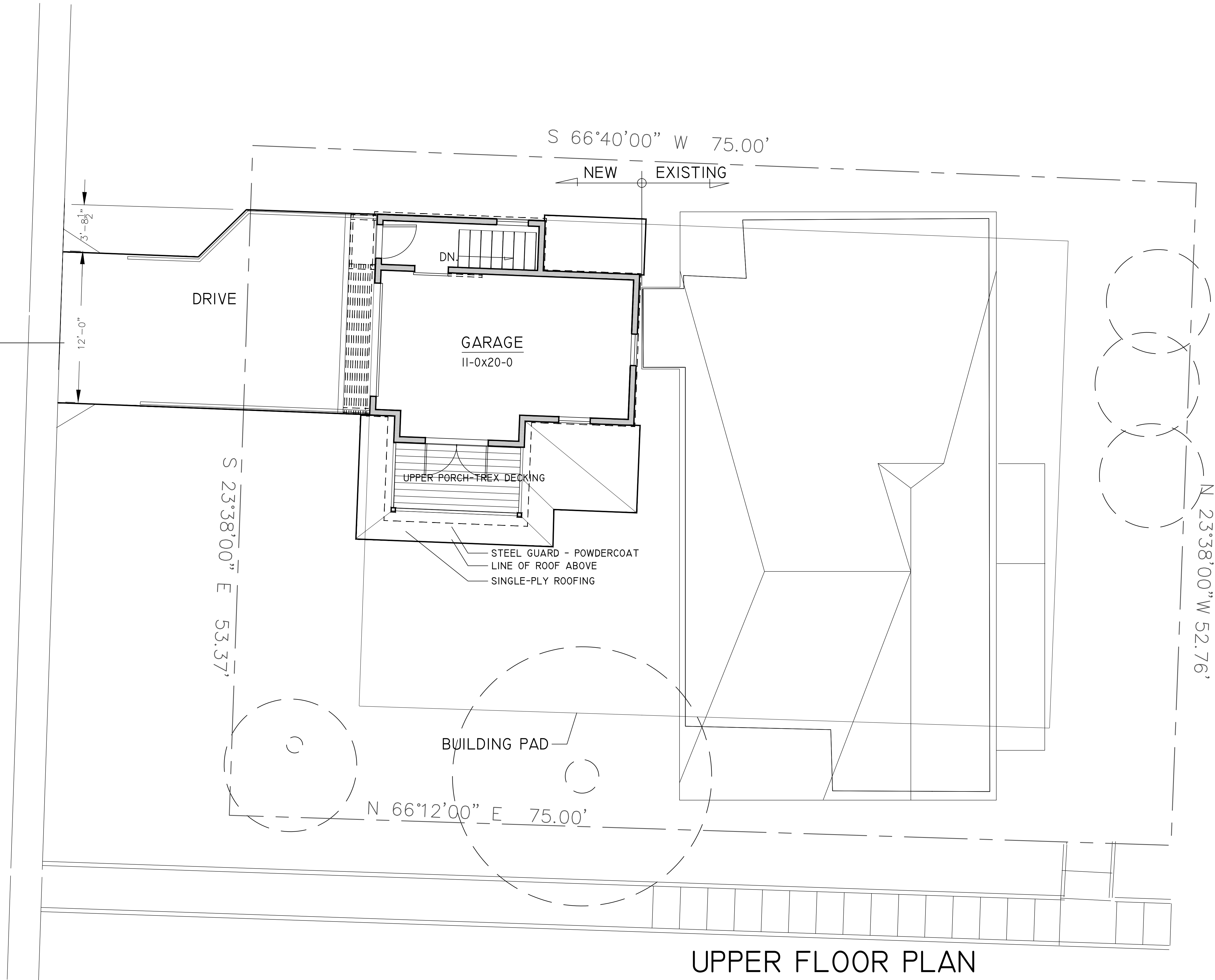
SITE/ GRADING PLAN

DATE
3-31-22

SHEET

A-1.0

BLDG.
SECTION
01
A-3.1



UPPER FLOOR PLAN

1/4"=1'-0"

FLOOR/ ROOF PLAN NOTES

1. VERIFY DIMENSIONS & CONDITIONS IN THE FIELD.
2. PROTECT ADJACENT CONSTRUCTION AND FINISHES.
3. PROVIDE TEMPORARY SUPPORT FOR STRUCTURAL ELEMENTS.
4. VERIFY SIZES OF ALL NEW COMPONENTS.
5. INSTALL SYTEMS & EQUIPMENT PER MANUFACTURER REQ'TS.
6. COORDINATE/ VERIFY HEIGHTS OF WALL-MOUNTED DEVICES/ EQUIPMENT

DRAWING KEYNOTES

(xx)

DOOR KEYS

(2)

WINDOW TYPES

(A)

SEE SHT. A-4.1

INTERIOR WALL TYPES

(2)

1. 2X4 STUDS @ 16" O.C. W/ GYP. BD. BOTH SIDES/ R-13 BATT
2. 2X4 STUDS @ 16" O.C. W/ GYP. BD. BOTH SIDES
3. 2X6 STUDS @ 16" O.C. W/ GYP. BD. BOTH SIDES
4. 2X4/ 2X6 STUD @ 16" O.C. W/ GYP. BD./ TILE BACKER BD.
5. 2X4/ 2X6 STUD @ 16" O.C. W/ 5/8" TYPE X GYP. BD- GARAGE SIDE
1/2" GYP. BD. OTHER SIDE W/ R-19 FOAM/BATT INSULATION



Steven A Swanson Architect
Park City, UT 435.513.1079

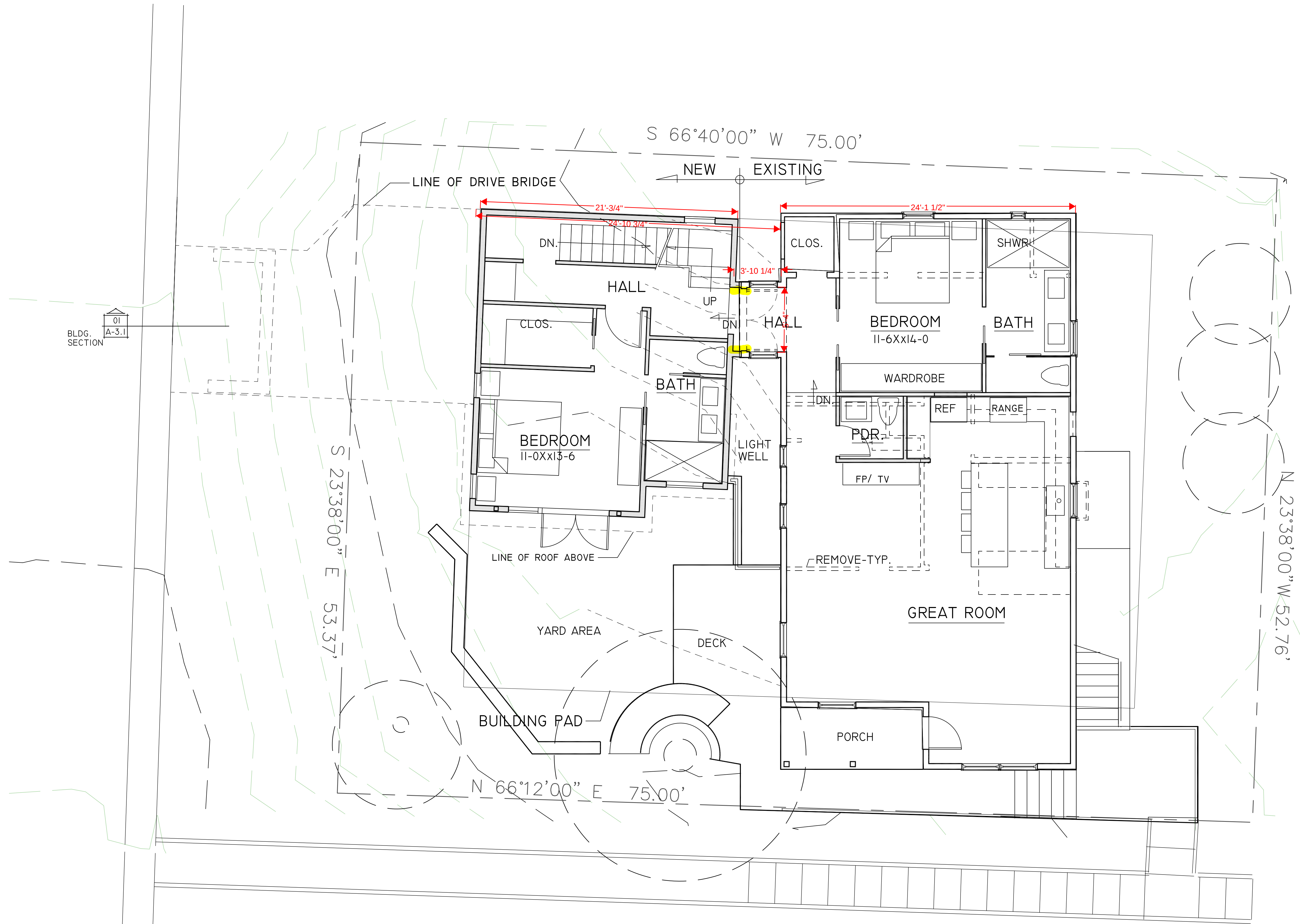
SAFCHIK RESIDENCE
316 WOODSIDE AVE.
PARK CITY UT

UPPER FLOOR PLAN

DATE
3-31-22

SHEET

A-1.1



- FLOOR/ ROOF PLAN NOTES
1. VERIFY DIMENSIONS & CONDITIONS IN THE FIELD.
 2. PROTECT ADJACENT CONSTRUCTION AND FINISHES.
 3. PROVIDE TEMPORARY SUPPORT FOR STRUCTURAL ELEMENTS.
 4. VERIFY SIZES OF ALL NEW COMPONENTS.
 5. INSTALL SYTEMS & EQUIPMENT PER MANUFACTURER REQ'TS.
 6. COORDINATE/ VERIFY HEIGHTS OF WALL-MOUNTED DEVICES/ EQUIPMENT

DRAWING KEYNOTES (XX)

DOOR KEYS (Z)
WINDOW TYPES (A)
SEE SHT. A-4.1

- INTERIOR WALL TYPES (Z)
1. 2X4 STUDS @ 16" O.C. W/ GYP. BD. BOTH SIDES/ R-13 BATT
 2. 2X4 STUDS @ 16" O.C. W/ GYP. BD. BOTH SIDES
 3. 2X6 STUDS @ 16" O.C. W/ GYP. BD. BOTH SIDES
 4. 2X4/ 2X6 STUD @ 16" O.C. W/ GYP. BD./ TILE BACKER BD.
 5. 2X4/ 2X6 STUD @ 16" O.C. W/ 5/8" TYPE X GYP. BD- GARAGE SIDE 1/2" GYP. BD. OTHER SIDE W/ R-19 FOAM/BATT INSULATION



Steven A Swanson Architect
Park City, UT 435.513.1079

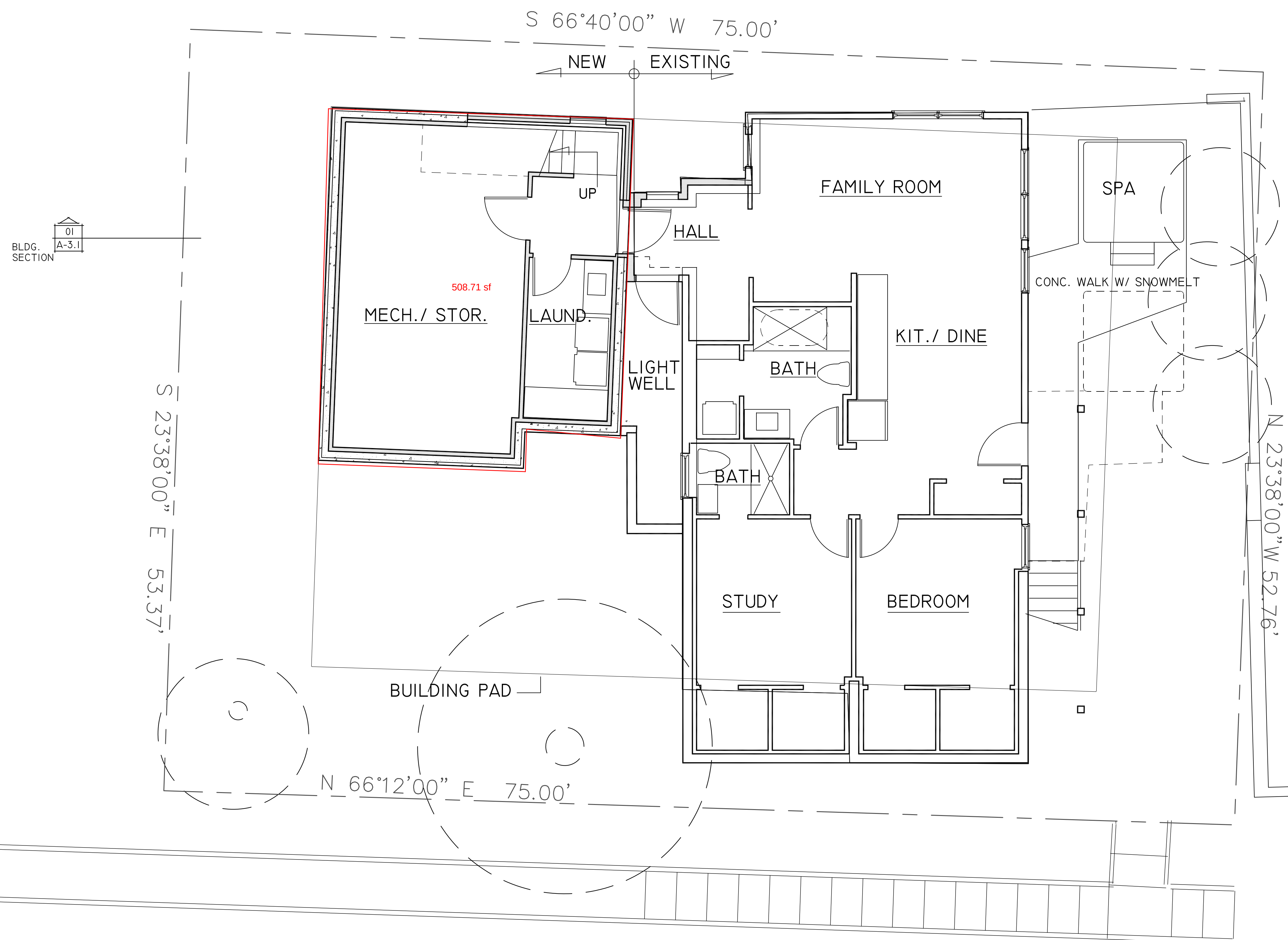
SAFCHIK RESIDENCE
316 WOODSIDE AVE.
PARK CITY UT

MAIN FLOOR PLAN

DATE
3-31-22

SHEET
A-1.2

MAIN FLOOR PLAN
1/4"=1'-0"



FLOOR/ ROOF PLAN NOTES

1. VERIFY DIMENSIONS & CONDITIONS IN THE FIELD.
2. PROTECT ADJACENT CONSTRUCTION AND FINISHES.
3. PROVIDE TEMPORARY SUPPORT FOR STRUCTURAL ELEMENTS.
4. VERIFY SIZES OF ALL NEW COMPONENTS.
5. INSTALL SYSTEMS & EQUIPMENT PER MANUFACTURER REQ'TS.
6. COORDINATE/ VERIFY HEIGHTS OF WALL-MOUNTED DEVICES/ EQUIPMENT

DRAWING KEYNOTES XX

DOOR KEYS

WINDOW TYPES (A)

SEE SHT. A-4.1

INTERIOR WALL TYPES ☒ 2—

1. 2X4 STUDS @ 16" O.C. W/ GYP. BD. BOTH SIDES/ R-13 BATT
2. 2X4 STUDS @ 16" O.C. W/ GYP. BD. BOTH SIDES
3. 2X6 STUDS @ 16" O.C. W/ GYP. BD. BOTH SIDES
4. 2X4/ 2X6 STUD @ 16" O.C. W/ GYP. BD./ TILE BACKER BD.
5. 2X4/ 2X6 STUD @ 16" O.C. W/ 5/8" TYPE X GYP. BD - GARAGE SIDE
1/2" GYP. BD. OTHER SIDE W/ R-19 FOAM/BATT INSULATION



Steven A Swanson Architect
Park City, UT 435.513.1079

SAFCHIK RESIDENCE
316 WOODSIDE AVE.
PARK CITY UT

LOWER FLOOR PLAN

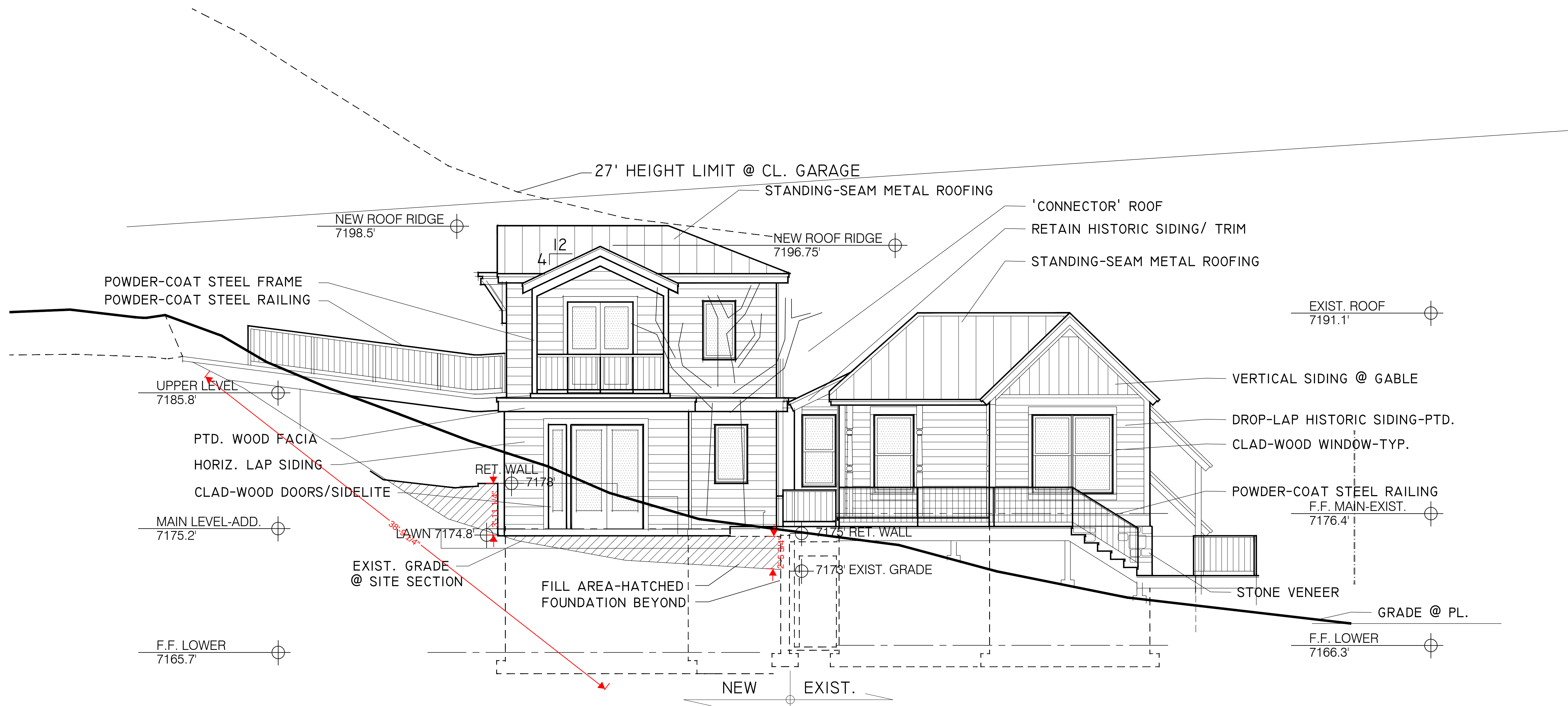
DATE
3-31-22

SHEET

A-1.3

LOWER FLOOR PLAN

$$|/4_+'' = |' - 0''$$



SOUTH ELEVATION/ SITE SECTION

1/4"=1'-0"

A-2.1



Steven A Swanson Architect
Park City, UT 435.513.1079

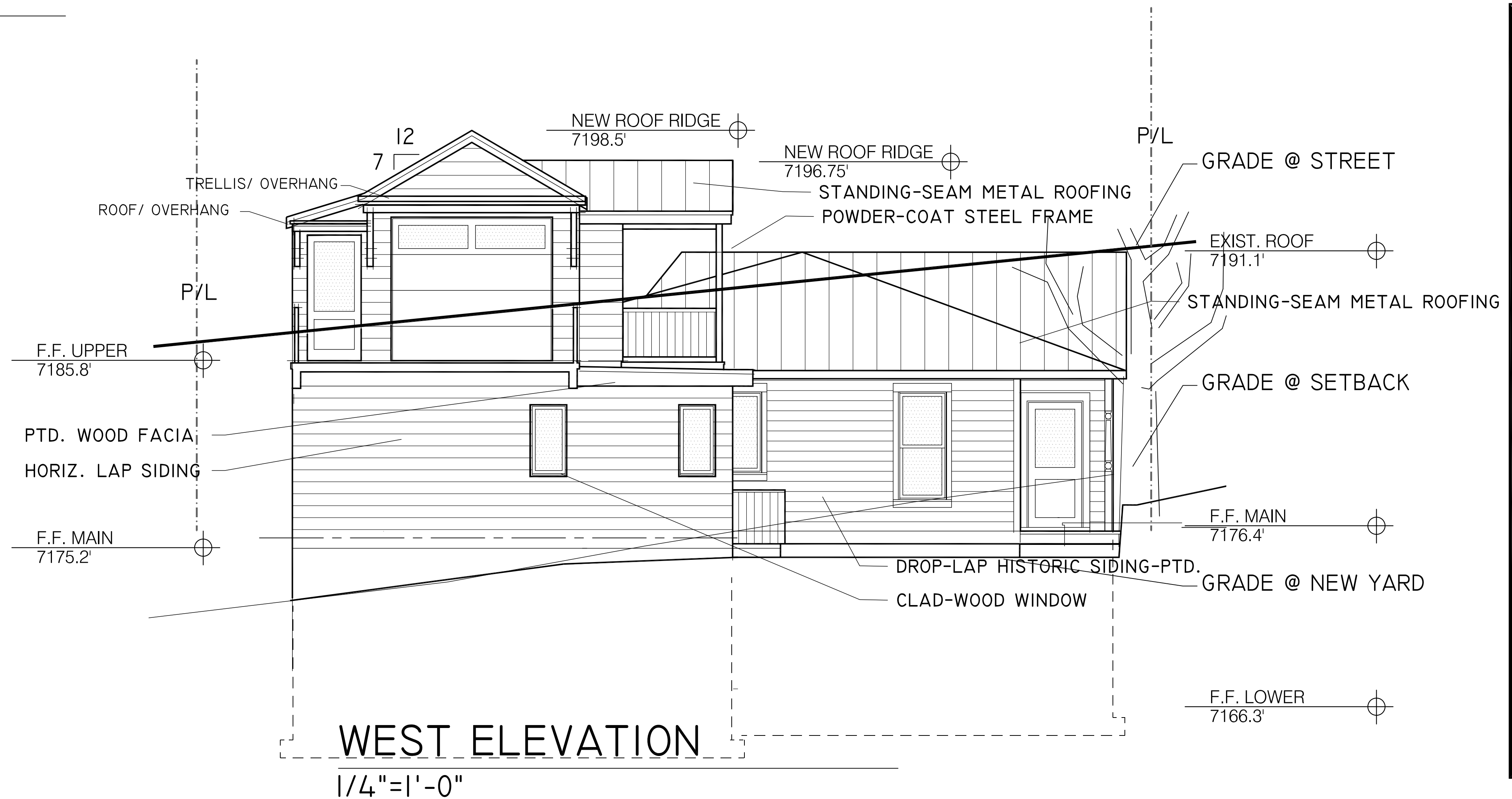
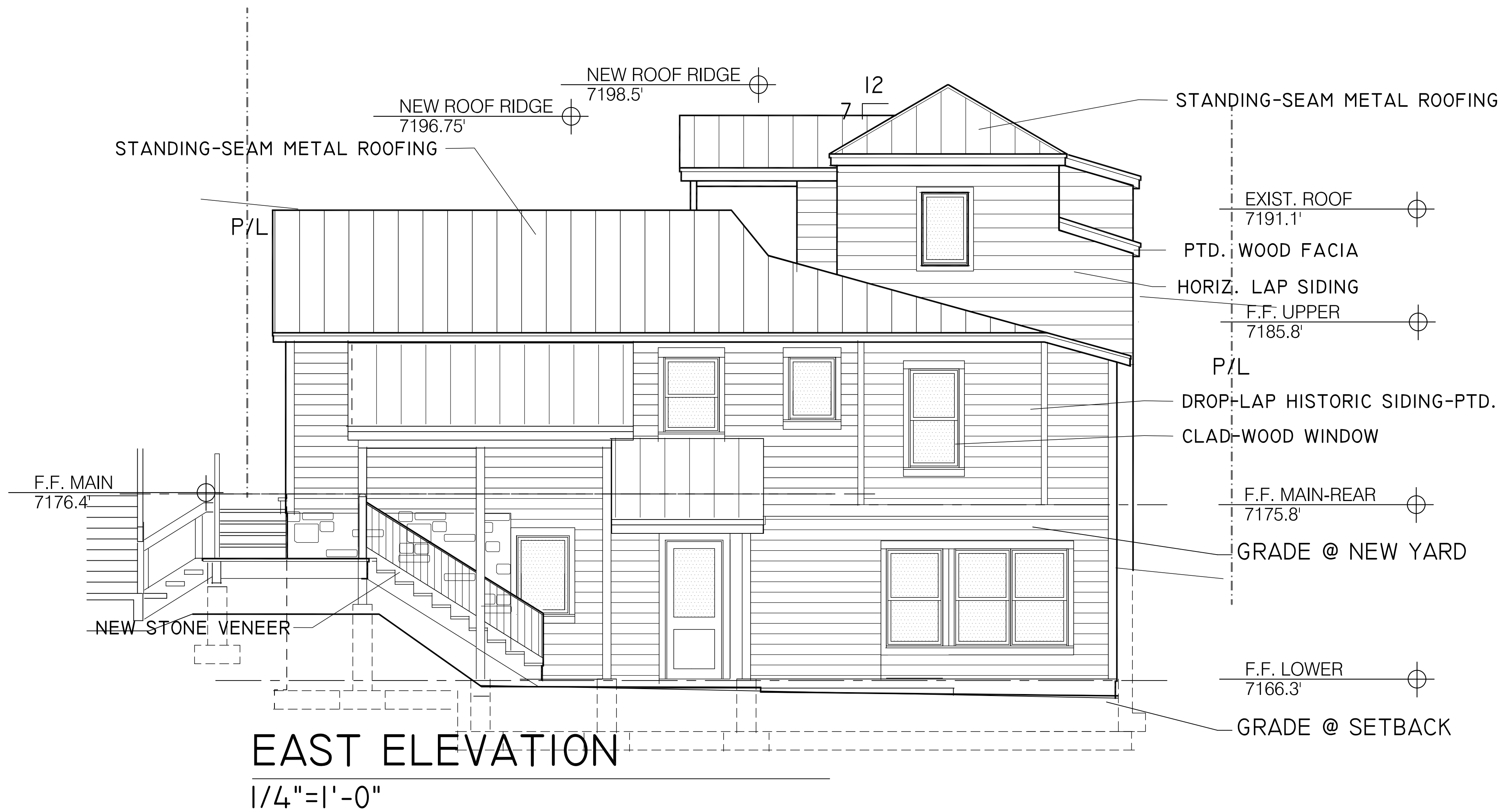
SAFCHIK RESIDENCE
316 WOODSIDE AVE.
PARK CITY UT

EXTERIOR ELEVATIONS

DATE
3-31-22

SHEET

A-2.1



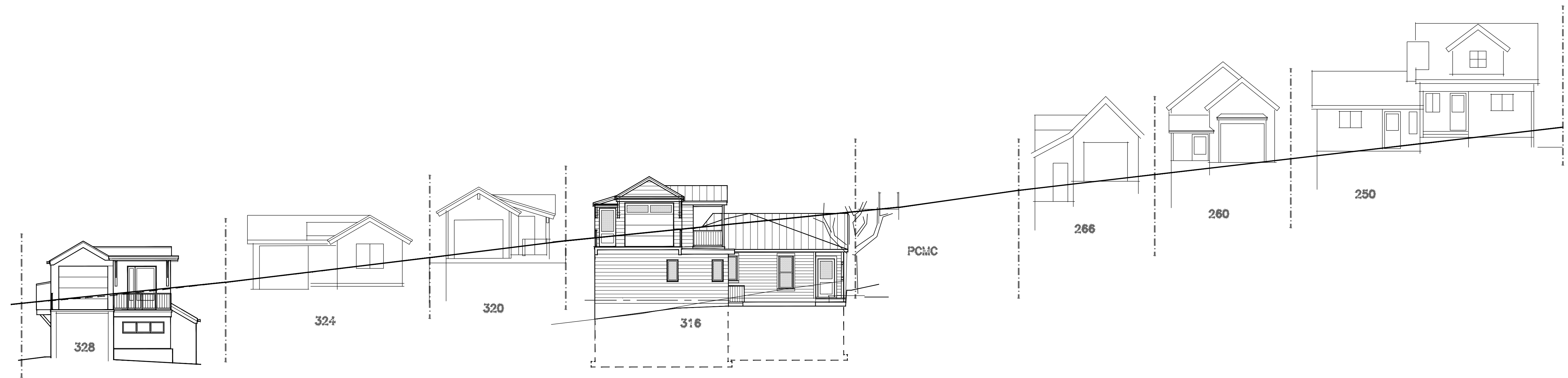
Steven A Swanson Architect
Park City, UT 435.513.1079

SAFCHIK RESIDENCE
316 WOODSIDE AVE.
PARK CITY UT

EXTERIOR ELEVATIONS

DATE
3-31-22

SHEET
A-2.2



STREETSCAPE ELEVATION

1/10"=1'-0"



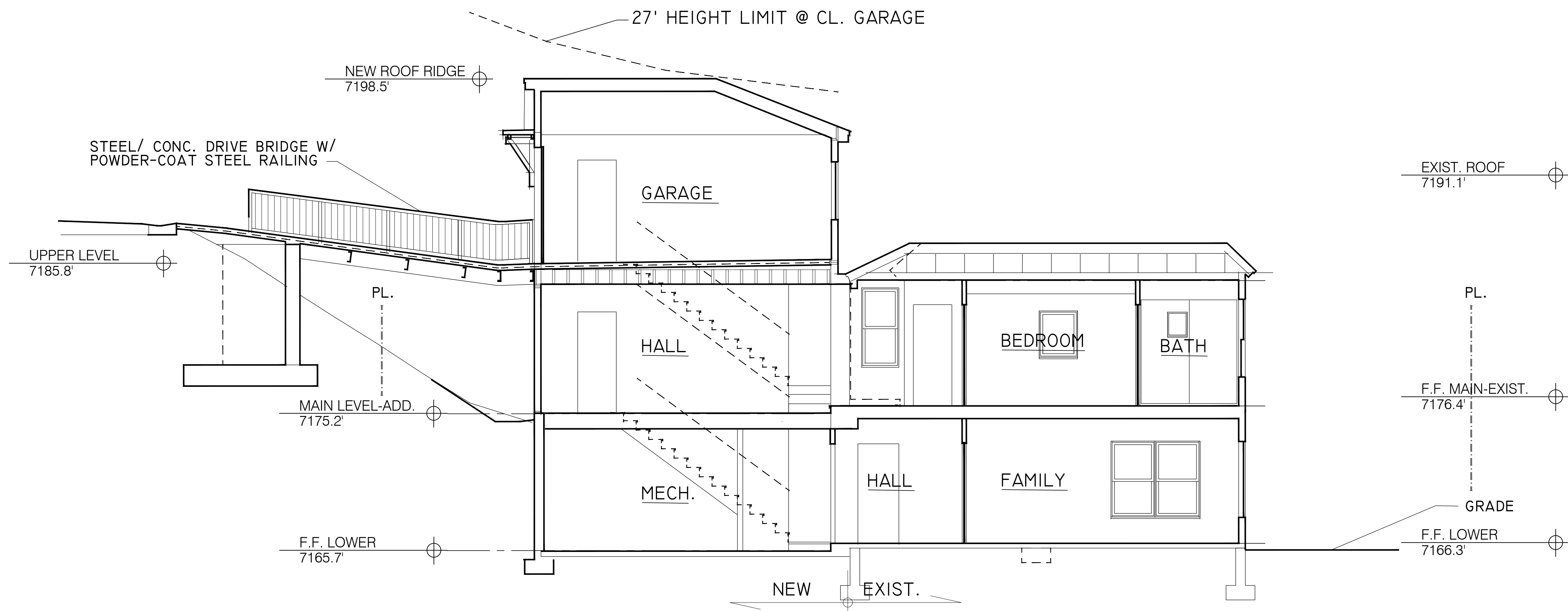
Steven A Swanson Architect
Park City, UT 435.513.1079

SAFCHIK RESIDENCE
316 WOODSIDE AVE.
PARK CITY UT

STREETSCAPE

DATE
3-31-22

SHEET
A-2.3



BUILDING SECTION

1/4"=1'-0"

I
A-3.1



Steven A Swanson Architect
Park City, UT 435.513.1079

SAFCHIK RESIDENCE
316 WOODSIDE AVE.
PARK CITY UT

BUILDING SECTIONS

DATE
3-31-22

SHEET
A-3.1

Hand-drawn plat map of Lot A, a 0.09-acre triangular lot. The lot is bounded by the centerline of Woodside Avenue to the west, the centerline of 3rd Street to the south, and a line to the east. The lot is divided into Lot 30 and Lot 31. The plat includes bearings and distances for all boundaries, as well as references to rebar and cap locations. A 'Lot Line To Be Abandoned' is also indicated.

Lot A
0.09 ACRES
316

THIBAULT PLAT AMENDMENT

Boundaries and Measurements:

- West Boundary (Centerline of Woodside Avenue):**
 - Top: $S 23^{\circ} 38' 00'' E$, 523.58'
 - Bottom: $S 23^{\circ} 38' 00'' E$, 28.37'
- South Boundary (Centerline of 3rd Street):**
 - Left: $N 66^{\circ} 12' 00'' E$, 75.00'
 - Right: $N 66^{\circ} 12' 00'' E$, 200.00'
- East Boundary:**
 - Top: $N 66^{\circ} 40' 00'' E$, 75.00'
 - Bottom: $S 23^{\circ} 38' 00'' E$, 27.76'

Internal Measurements and Notes:

- Lot 30 / Lot 31:**
 - Top: $N 66^{\circ} 40' 00'' E$, 75.00'
 - Bottom: $N 66^{\circ} 40' 00'' E$, 75.00'
 - Left: $S 23^{\circ} 38' 00'' E$, 25.00'
 - Right: $S 23^{\circ} 38' 00'' E$, 52.76'
- Lot 32:**
 - Top: $N 66^{\circ} 40' 00'' E$, 75.00'
 - Bottom: $N 66^{\circ} 12' 00'' E$, 75.00'
 - Left: $S 23^{\circ} 38' 00'' E$, 28.37'
 - Right: $S 23^{\circ} 38' 00'' E$, 27.76'

Other Notes:

- Found nail & washer at Woodside & 4th
- Found rebar and cap stamped LS 6164
- Set rebar and cap stamped LS 187821
- Found rebar and cap stamped LS 187821
- Found nail & washer at Woodside & 3rd
- Found nail & washer at Park & 3rd
- Lot Line To Be Abandoned

Know all men, by these present, that I, Marlene Thibault, The owner of the hereon described property, hereinafter to be known as 316 Woodside Avenue, certify that I have caused this survey to be made, and the plat to be prepared, and I do hereby consent to the recordation of this survey and plat amendment.

On this 8th day of November, 2001, personally appeared before me, the undersigned notary public, in and for said State and County, Marlene Thibault, who after being duly sworn, acknowledged to me that she is the owner of the hereon described property, and that she signed the above owner's dedication and consent to record freely and voluntarily.

Chautauque County
Residing At

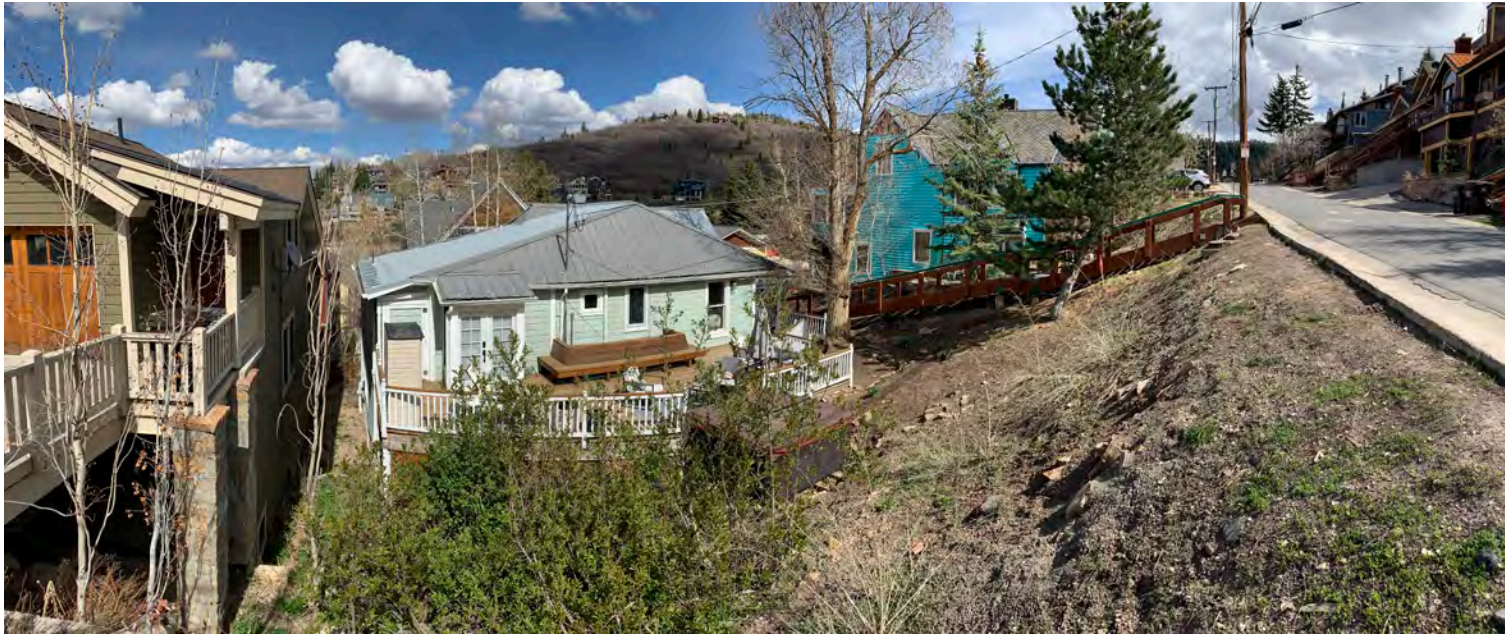
I, Joe Dhaenens, hold license number 187821 as prescribed by the laws of the State of Utah, and certify that I have made a survey of the property shown hereon and as described in the survey notes and legal description below.

1. The basis of bearings is as shown.
2. Survey monuments were found or set as shown.
3. This survey was requested by Marlene Thibault.
4. This survey was performed in December, 1999 and this plat amendment was drawn in July, 2001.
5. 316 = street address.

Lots 31 and 32, Block 3, amended plat of the Park City Survey, according to the official plat on file and of record in the office of the Summit County Recorder, Utah. Containing 0.09 Acres or 3980 square feet.

Barbara M. Dunn - Deputy
County Recorder





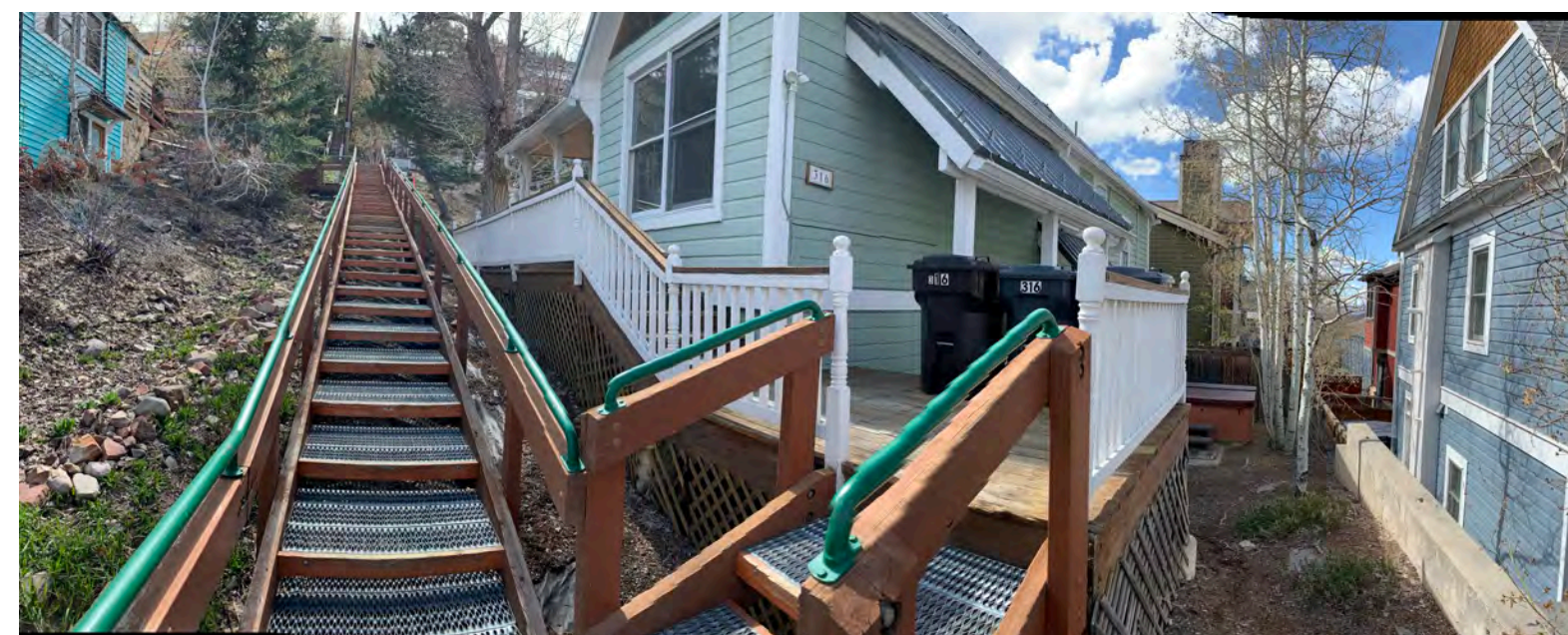
Northwest Corner



Northeast Corner



Southwest Corner



Southeast Corner

Safchik Residence
316 Woodside Ave.

Site
Panoramas
5-21-21



South Elevation

SCALE 1/4" = 1'-0"



North Elevation

SCALE 1/4" = 1'-0"



West Elevation

SCALE 1/4" = 1'-0"



East Elevation

SCALE 1/4" = 1'-0"



PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____
DATE RECEIVED: _____

PROJECT INFORMATION

NAME: Safchik Residence Addition/ remodel
ADDRESS: 316 Woodside Ave.
Park City, UT
TAX ID: THBLT-A OR
SUBDIVISION: _____ OR
SURVEY: _____ LOT #: _____ BLOCK #: _____
HISTORIC DESIGNATION: ☐ LANDMARK ☒ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: Matthew Safchik
MAILING ADDRESS: P.O. Box 2251
Park City, UT 84060
PHONE #: (305 606 0820 - FAX #: () -
EMAIL: safchik@me.com

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Steven A Swanson
PHONE #: (435 513 1079 -
EMAIL: sasarchitect.pc@gmail.com

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

ACKNOWLEDGMENT OF RESPONSIBILITY

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

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

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

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

Signature of Applicant: Matthew Safchik
Name of Applicant: Matthew Safchik
Mailing Address: P.O. Box 2251
Park City, UT 84060

Phone #: (305) 606-0820 - Fax #: () -
Email: safchik@me.com
Type of Application: Physical Conditions Report/ HDDR

AFFIRMATION OF SUFFICIENT INTEREST

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

Name of Owner: Matthew Safchik
Mailing Address: P.O. Box 2251
Park City, UT 84060

Street Address/ Legal: THBLT-A
Description of Subject Property: Single-family historic residence

Signature: Matthew Safchik Date: 11-21-21

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

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

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

DOCUMENTATION SHEET

Photo #1: West Elevation from Woodside Ave.



Photo #2: Deck & rail



DOCUMENTATION SHEET

Photo #3: Structure from first move (2002)



Photo #4: Attic Framing



DOCUMENTATION SHEET

Photo #5: 316 Woodside - Roof



Photo #6: Roof detail



DOCUMENTATION SHEET

Photo #7: Exterior siding- historic



Photo #8: Siding Detail - existing, current condition



DOCUMENTATION SHEET

Photo #9: 316 Woodside - Porch



Photo #10: Porch detail - under construction 2001



DOCUMENTATION SHEET

Photo #11: 316 Woodside - Porch



Photo #12: Porch detail - under construction 2001



DOCUMENTATION SHEET

Photo #13 Interior- Front Room

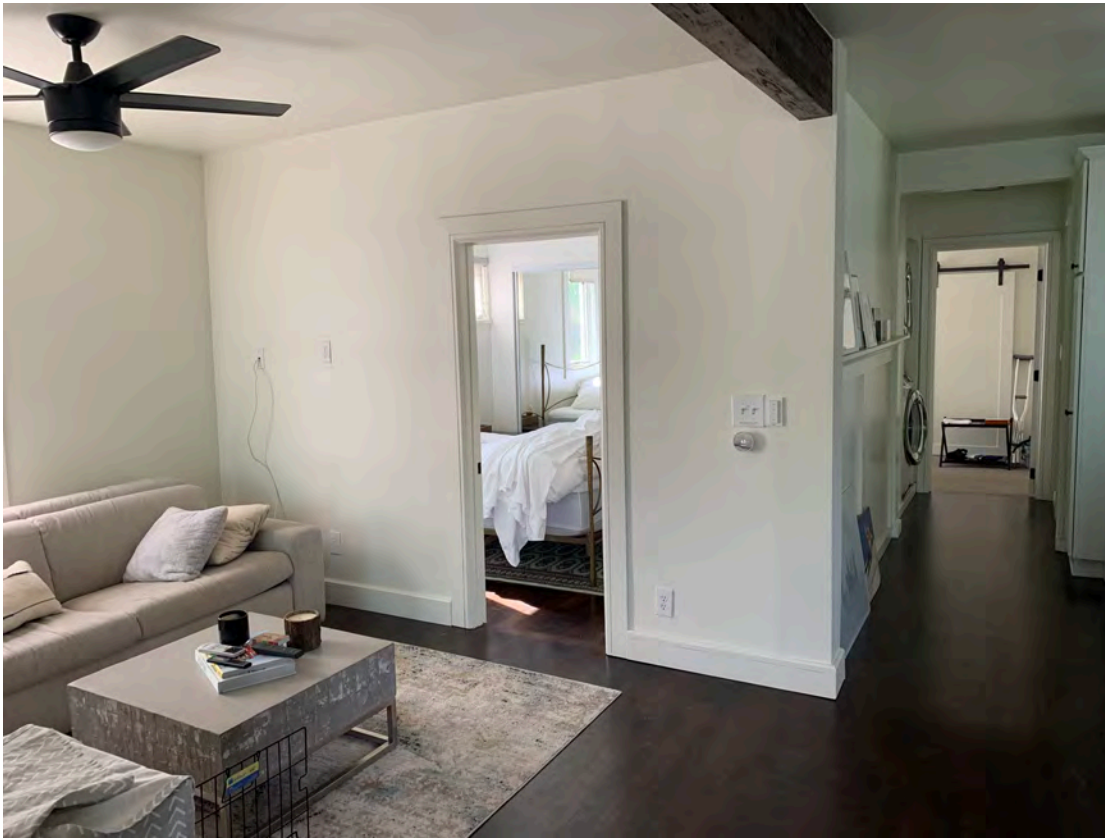


Photo #14: Porch detail - under construction 2001

PHYSICAL CONDITIONS REPORT

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

1. Site Design

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

Element/Feature: Deck/ steps & railing

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

Estimated date of construction: 2002

Describe existing feature:

Wood- framed deck & stairs with redwood decking surface takes up a good portion of the site, wrapping around three sides of the residence. Much of the deck has painted wood railing/ balusters. Only the essential portions of this non-historic site feature are proposed to remain for access purposes. Wood railings are proposed to be replaced by painted metal.

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

Decking & some framing are in need of repair/ replacement.

Photo Numbers: 1,2 Illustration Numbers: _____

2. Structure

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

Element/Feature: Structure

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: 1889/ 2002

Describe existing feature:

Vertical board/ drop siding construction has been studded inside, floor framing 2x10 joists have been doubled/ stabilized during the lift/ lower level construction in 2002. Masonry chimney was removed at that time. New Reinf. concrete footings/ walls & slab @ lower level.

New shear wall construction @ Lower level.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Roof framing is 2x4 - typical - needs bracing & reinforcing. Skip sheathing roof boards will need plywood over the top.

Photo Numbers: 3,4

Illustration Numbers: _____

3. Roof

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

Element/Feature: Metal roofing

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

Estimated date of construction: 1990

Describe existing feature:

Standing-seam metal roofing - non-historic.

Roof slopes covered are from 4:12 through 12:12 pitches.

Color is light gray. Metal drip edge is light gray, gutters/
downspouts are white

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Standing-seam metal roofing- med. to light grey prefinished steel. Observe wear due to age & climate weathering. White gutters & downspouts throughout are in fair to good condition. Electric heat cable on North appears to still function.

Photo Numbers: 5,6 Illustration Numbers: _____

4. Chimney

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

Element/Feature: N/A - Chimney (removed)

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: Removed 2000

Describe existing feature:

Wood stove chimney (brick) - Removed 2000 during lift & re-set .

Describe any deficiencies:

Existing Condition: ☐ Excellent

☐ Good

☐ Fair

☐ Poor

N/A

Photo Numbers: _____ Illustration Numbers: _____

5. Exterior Walls

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

Element/Feature: Exterior siding/ trim/ decorative features

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: 1889

Describe existing feature:

Historic drop-siding, painted - fair to good condition.
Corner board/ window trim - 1x4/ 1x6 pine (replacement/ non-historic)
Natural cedar fish-scale type shingle (non-historic) on gable front.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Some curling/ cupping & deterioration of the historic drop-siding is observed.
Some wall - out of plane/ out of plumb, due to settling & lateral forces over time.

Photo Numbers: 7, 8 Illustration Numbers: _____

Element/Feature: _____

This involves: ☐ An original part of the building

☐ A later addition

Estimated date of construction: _____

Describe existing feature:

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: _____ Illustration Numbers: _____

Element/Feature: _____

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

Estimated date of construction: _____

Describe existing feature:

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: _____ Illustration Numbers: _____

6. Foundation

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

Element/Feature: Foundation walls

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: 2000

Describe existing feature:

Reinforced concrete foundation walls/ footings- non-historic.

Describe any deficiencies:

Existing Condition: ☒ Excellent ☐ Good ☐ Fair ☐ Poor

None

Photo Numbers: 4, 10 Illustration Numbers: _____

7. Porches

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

Element/Feature: Porch/ Posts & Decking

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: 1889/ 2000

Describe existing feature:

The porch maintains its original shape & dimensions, though some materials have changed over time. No documentation has been found to determine if the turned posts & brackets were original - they were likely added later. The natural beadboard ceiling was a later addition - no date however. The cedar deck & wood framing are from the ca. 2000 remodel.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

The Deck & Soffit do not reflect the type of detailing that was typical for this age of home

Photo Numbers: 9, 10 Illustration Numbers: _____

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

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

Element/Feature: HVAC/ Plumbing/ Electrical

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

HVAC - Central boiler - radiant heat, package A/C (mini-split) Pex/ copper supply. PVC drain/ SS, 200A Elect. service. in basement from overhead service/ drop on west side roof of home. Water & gas service is from Woodside Ave.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

No Fire suppression system

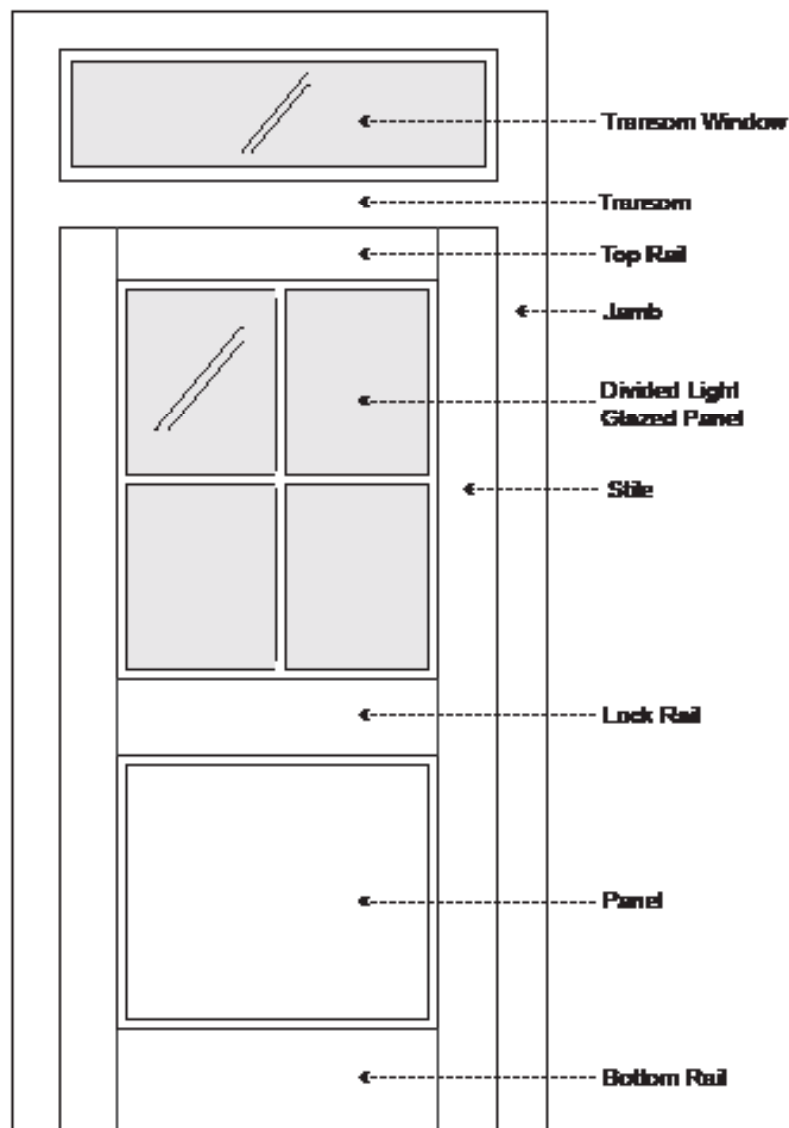
Photo Numbers: _____ Illustration Numbers: 1

9. Door Survey

Basic Requirements

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

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



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

Door Survey Form

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

Number of historic doors on the structure: 0

Number of existing replacement/non-historic doors: 2

Number of doors completely missing: 0

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

Number of doors to be replaced: _____

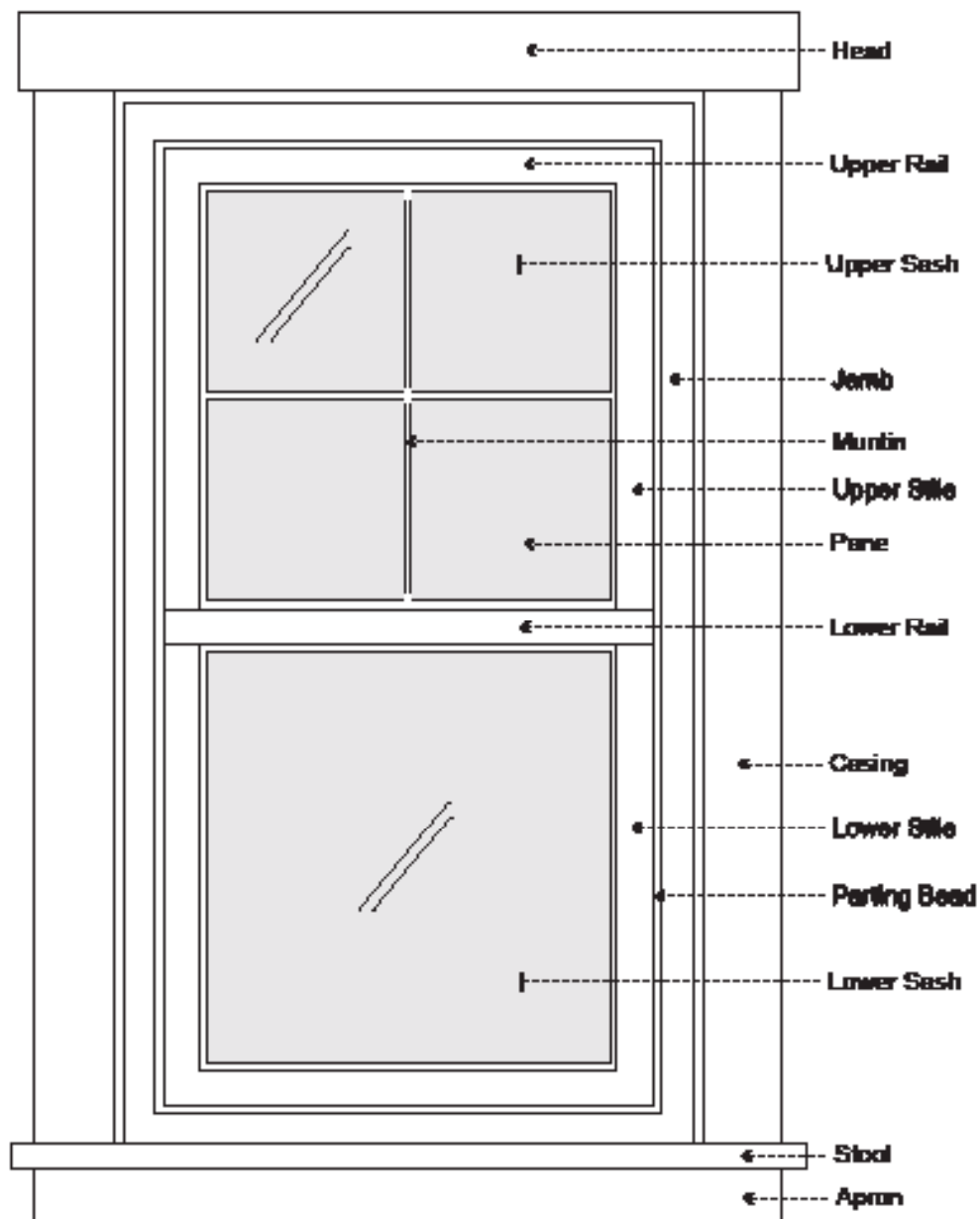
Door #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
D1	Good	None		No
D2	Good	None Door replaced pair of historic replica windows		No
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

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

10. Window Survey

Basic Requirements

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



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

Window Survey Form

Total number of window openings on the exterior of the structure: 11

Number of historic windows on the structure: 0

Number of existing replacement/non-historic windows 11

Number of windows completely missing: 0

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

Number of windows to be replaced: all - 11

Window #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
1	Fair			no
2	Fair	historic vertical separation gone		no
3	Fair	window replaced by greenhouse		no
4	Fair			no
5	Fair			no
6	Fair			no
7	Fair			no
8	Fair			no
9	Fair			no
10	Fair			no
11	Fair			no
	Fair			
	Fair			

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

11. Interior Photographs

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

Element/Feature: Front room/ Kitchen Bedroom / Bay window

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: 1889-2015

Describe existing feature:

Interior has had several remodels & finish changes over the life of the home - most recent was 2015, with new paint, kitchen, bath & flooring

Describe any deficiencies:

Existing Condition: ☒ Excellent ☐ Good ☐ Fair ☐ Poor

Modern-style detailing.

Photo Numbers: 13, 14

Illustration Numbers: _____

Element/Feature: _____

This involves: ☐ An original part of the building

☐ A later addition

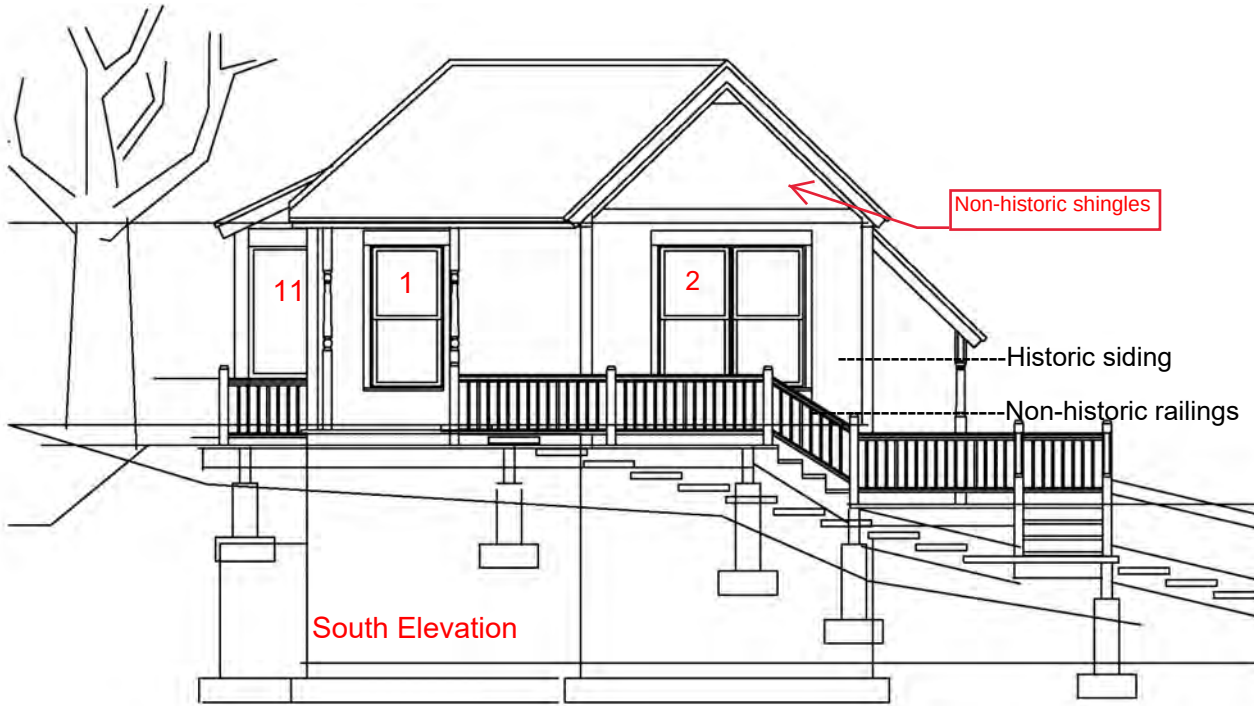
Estimated date of construction: _____

Describe existing feature:

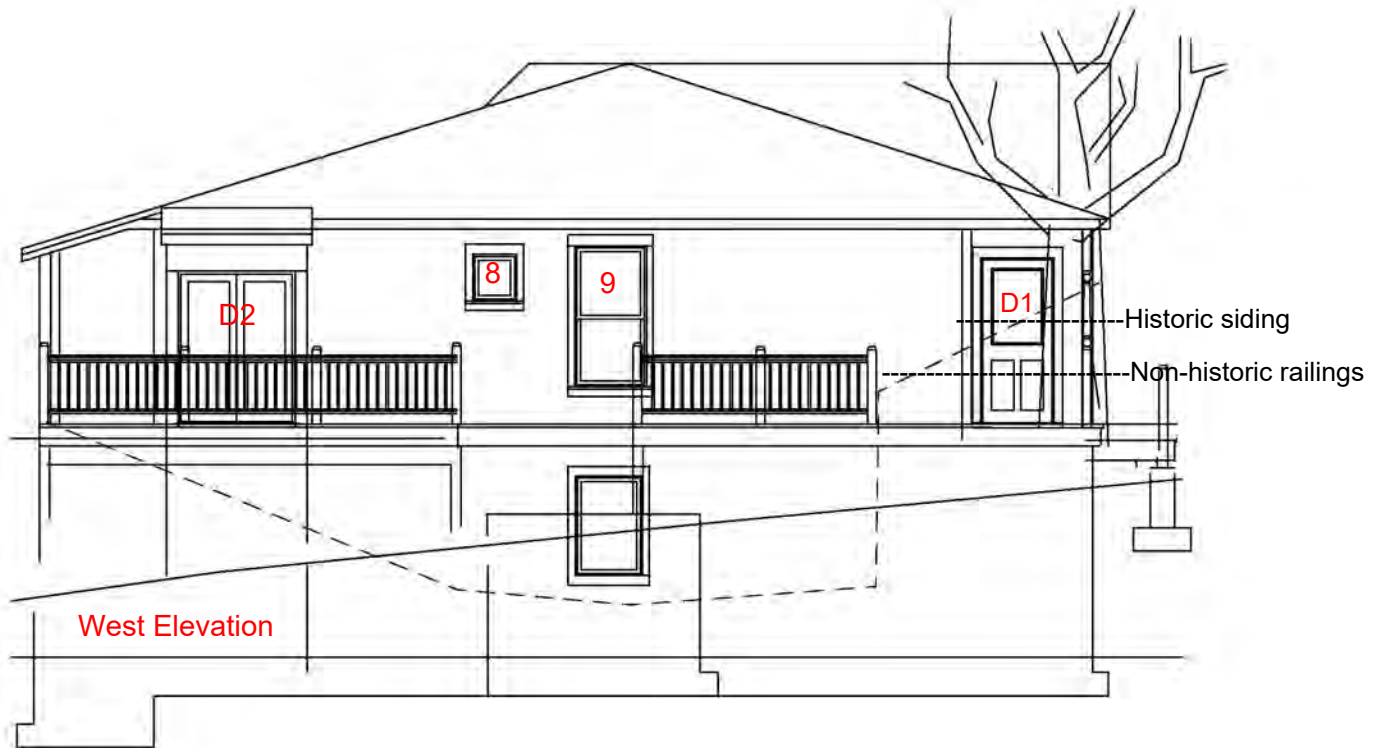
Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: _____ Illustration Numbers: _____



1. Front Elevation- existing

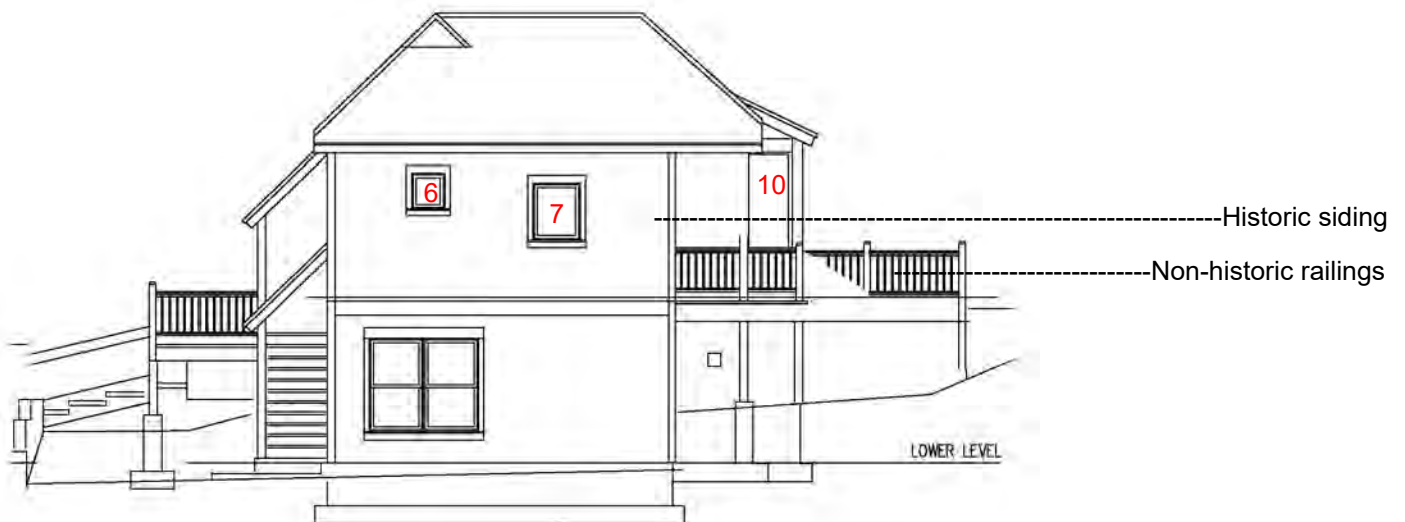


2. Elevation- existing

ILLUSTRATIONS



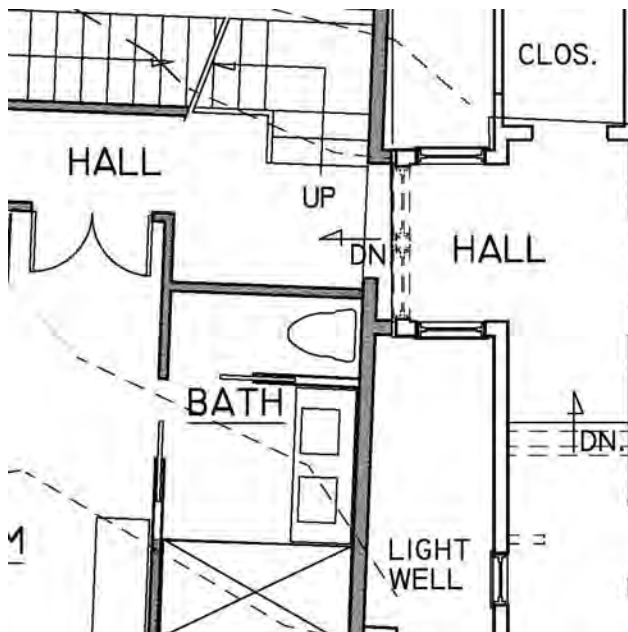
East Elevation



North Elevation

3. Elevations- existing

ILLUSTRATIONS



Current bay w/ Windows replaced by non-historic doors

4. Bay window - adaptation



1982 Photo showing West facade & historic bay window

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



HISTORIC PRESERVATION PLAN

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PLANNING DIRECTOR _____ CHIEF BUILDING OFFICIAL _____
APPROVAL DATE/INITIALS: _____ APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

☐ LANDMARK ☒ SIGNIFICANT DISTRICT: _____

NAME: Safchik Residence Addition/ Remodel

ADDRESS: 316 Woodside Ave

Park City

TAX ID: THBLT-A _____ OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: Matthew Safchik

PHONE #: ((305 606 0820- _____ FAX #: () - _____

EMAIL: safchik@me.com

INSTRUCTIONS FOR HISTORIC PRESERVATION PLAN

The purpose of the HISTORIC PRESERVATION PLAN is to provide a detailed description of the proposed project, including the scope of work, methods/techniques being considered, and the potential impacts and/or benefits to Park City's historic resources. The Planning Department is authorized to require a Historic Preservation Plan as a condition of approving an application for a building project that affects a historic structure, site or object. The Planning Director and the Chief Building Official, or their designees, must approve the Historic Preservation Plan.

It is important to address the condition of each element, feature, or space of a historic site and/or structure as identified by the Physical Conditions Report.

Please note the following:

- 1. Multiple Buildings and/or Structures.** For Historic District Design Reviews (HDDR) that include more than one (1) structure, please complete an individual Physical Conditions Report for each structure on the site.
- 2. Scope of Work.** Summarize the impacts the proposed project will have on each of the elements/features identified by the Physical Conditions Report. If the project proposes a negative impact on any character-defining feature, explain why it is unavoidable and what measures are proposed to mitigate the adverse affects.
- 3. Construction Issues.** Following the format of the Physical Condition Report, summarize the work being proposed for each feature. Provide reference to or excerpts from the Physical Condition Report if needed to supplement the work summaries. Address the treatments being considered and the methods and techniques being proposed.

According to the *Design Guidelines for Historic Districts and Historic Sites* the four treatments for historic sites include:

- **Preservation.** If you want to stabilize a building or structure, retain most or all of its historic fabric, and keep it looking the way it does now, you will be preserving it. Preservation is the first treatment to consider and it emphasizes conservation, maintenance and repair.
 - **Rehabilitation.** If you want to update a building for its current or a new use, you will be rehabilitating it. Rehabilitation, the second treatment, also emphasizes retention and repair of historic materials, though replacement is allowed because it is assumed that the condition of existing materials is poor.
 - **Restoration.** If you want to take a building back to an earlier time by removing later features, you will be restoring it. Restoration, the third treatment, centers on retaining materials from the most significant period in the property's history. Because changes in a site convey important information about the development history of that site and its structures, restoration is less common than the previous treatments.
 - **Reconstruction.** If you want to bring back a building that no longer exists or cannot be repaired, you will be reconstructing it. Reconstruction, the fourth treatment, is used to recreate a non-surviving building or one that exists now, but is extremely deteriorated and unsalvageable. Reconstruction is rarely recommended.
- 4. Conditions Evaluation.** The scope of work for those features/elements identified as fair or poor in the Physical Conditions Report require a more comprehensive approach to its deteriorated condition. Please provide specific details outlining your scope of work.
 - 5. References.** Specific conditions should be addressed using recognized preservation methods. It may be helpful to reference the National Park Service's Preservation Briefs in order to specify

recognized preservation methods for features/elements such as wood windows, porches, and masonry chimneys. These and other features are described in the Preservation Briefs, available online at: <http://www.nps.gov/tps/how-to-preserve/briefs.htm>.

Site Design

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

Element/Feature: Side yard facing 3rd St. & Woodside Ave.

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

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

The decks, rail & balusters that wrap the historic house create a false context that separates it from its site & connection to the larger neighborhood. Much of this deck will be removed and grade brought up to a median level approximating an earlier building- ground relationship prior to the lifting of the home in 2000.

The heavy wood rail/ baluster as well creates a detail that is out of historic context, and is planned to be replaced only where necessary, with a more transparent, historically sensitive painted 'wrought iron' look.

Structure

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

Element/Feature: Roof & floor framing.

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

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

The floor & roof structure are not planned to be changed, roof framing will be reinforced as required from underneath.

New framing for the addition will be typical wood shear wall construction to meet current codes.

Roof

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

Element/Feature: Metal roofing

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

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

The existing non-historic metal roof will be replaced with standing-seam metal roofing, which will also be used on the addition.

Chimney

Use this section to describe the proposed scope of work and preservation treatment for any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Chimney - N/A

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

The old brick chimney was removed in 2000

Exterior Walls

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

Element/Feature: _____

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Paint and repair of existing historic wood siding/ trim. Replacement & addition of new painted wood siding/ trim.

Fish-scale shingles will be removed & siding repaired or replaced.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
 ☐ Reconstruction ☐ Rehabilitation

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

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
 ☐ Reconstruction ☐ Rehabilitation

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

Foundation

Use this section to describe the proposed scope of work and preservation treatment for the foundation including its system, materials, perimeter foundation drainage, and other foundation-related features. Use supplemental pages if necessary.

Element/Feature: Foundation/ retaining wall

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Existing retaining wall (West elevation) will be added to, to increase height

Porches

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

Element/Feature: Porch deck, posts & ceiling

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

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

The porch deck will be rebuilt in an historically accurate way, with painted sloping deck boards & painted fascia.

Porch posts & brackets will be stripped, filled & repaired, then re-painted. The oversize (2x6) post base trims will be reduced to 1x material or eliminated.

Beadboard ceiling will be painted.

Doors

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

Element/Feature: Doors

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

No historic doors exist.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Windows

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

Element/Feature: Windows

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

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

No historic windows exist. New painted or clad wood windows will have historically correct frame & sash

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Mechanical System, Utility Systems, Service Equipment & Electrical

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

Element/Feature: Heating

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Radiant heat will be used throughout, & will need a new boiler & zone system

Additions

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

Element/Feature: Addition

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Addition utilizes the existing bay window for connection to the historic home. This historic element has been altered significantly, with the addition of non-historic window & doors. Only the west-facade & the roof will be impacted. Non-historic French doors will be removed & oversized non-historic windows on both sides replaced with properly sized & detailed units.

4. PROJECT TEAM

List the individuals and firms involved in designing and executing the proposed work. Include the names and contact information for the architect, designer, preservation professional, contractor, subcontractors, specialized craftspeople, specialty fabricators, etc...

Provide a statement of competency for each individual and/or firm listed above. Include a list or description of relevant experience and/or specialized training or skills.

Will a licensed architect or qualified preservation professional be involved in the analysis and design alternatives chosen for the project? Yes or No. If yes, provide his/her name.

Will a licensed architect or other qualified professional be available during construction to ensure the project is executed according to the approved plans? Yes or No. If yes, provide his/her name.

5. SITE HISTORY

Provide a brief history of the site to augment information from the Historic Site Form. Include information about uses, owners, and dates of changes made (if known) to the site and/or buildings. Please list all sources such as permit records, current/past owner interviews, newspapers, etc. used in compiling the information.

6. FINANCIAL GUARANTEE

The Planning Department is authorized to require that the Applicant provide the City with a financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan. (See Title 15, LMC Chapter 11-9) Describe how you will satisfy the financial guarantee requirements.

7. ACKNOWLEDGMENT OF RESPONSIBILITY

I have read and understand the instructions supplied by Park City for processing this form as part of the Historic District/Site Design Review application. The information I have provided is true and correct to the best of my knowledge.

Signature of Applicant: Matthew Safchik Date: 11/21/21

Name of Applicant: Matthew Safchik

Supplemental Sheets

Supplemental Page ____ of ____

Supplemental pages should be used to describe the scope of work and preservation treatment for any additional elements and features not previously described in this packet.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

HISTORIC SITE FORM – HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **House at 316 Woodside Avenue**

Address: 316 Woodside Avenue

A.K.A.:

City, County: Park City, Summit County, Utah

Tax Number: THBLT-A

Current Owner Name: Marlene Thibault and Monique D. Abbott (joint)

Parent Parcel(s): PC-50

Current Owner Address: PO Box 2573, Park City, UT 84060-2573

Legal Description (include acreage): LOT A THIBAUT PLAT AMENDMENT; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 0.09 AC 1532-540 1751-1884-1909

2 STATUS/USE

Property Category

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

Evaluation*

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

Reconstruction

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

Use

- Original Use: single dwelling
- Current Use: single dwelling

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

3 DOCUMENTATION

Photos: Dates

- ☐ tax photo:
- ☒ prints: Nov. 2014 (3)
- ☒ historic: c. 1905

Drawings and Plans

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

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

- ☒ abstract of title
- ☐ tax card
- ☐ original building permit
- ☐ sewer permit
- ☒ Sanborn maps
- ☐ obituary index
- ☐ city directory/gazetteers
- ☒ census records
- ☐ biographical encyclopedias
- ☒ newspapers
- ☒ city/county histories
- ☐ personal interviews
- ☐ Utah Hist. Research Center
- ☐ UHS preservation files
- ☐ UHS architects file
- ☐ LDS Family History Library
- ☒ Park City Hist. Soc./Museum
- ☐ university library(ies):
- ☐ other:

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

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

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

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

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

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

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

Researcher/Organization: John Ewanowski, CRSA Architecture Date: 11/12/2014

4 ARCHITECTURAL DESCRIPTION AND INTEGRITY*Building Type and/or Style:* L-cottage type, Victorian Eclectic style*No. Stories:* 1*Additions:* ☐ none ☒ minor ☐ major (describe below) *Alterations:* ☐ none ☒ minor ☐ major (describe below)*Number of associated outbuilding and/or structures:* ☐ accessory building(s), # 0; ☐ structure(s), # 0.*General Condition of Exterior Materials:*☒ Good: Well-maintained with no serious problems apparent☐ Fair: Some problems are apparent. *Describe the problems:*☐ Poor: Major problems are apparent and constitute an imminent threat. *Describe the problems:*☐ Uninhabitable/Ruin*Materials:*

Foundation: concrete

Walls: drop wood siding, fishscale wood shingles in gable end

Roof: standing seam metal

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

Essential Historical Form: ☒ retains ☐ does not retain*Location:* ☒ original location ☐ moved (date: , original location:)

Design: This is a modified version of the T-cottage type house that has been added onto in the northern direction. The historic house also had an extension to the north, which has been expanded since to fill in the northwest corner of the volume. This was accomplished by extending the original hipped roof structure, creating an asymmetrical profile when viewed from the west (on Woodside Avenue). Patios have been added to the east and west sides of the house since its historic period.

Setting: Set on an east-facing hillside in Old Town Park City. The site overlooks historic Main Street and is on a double-wide 50'x75' lot within the original Park City survey. With small lots, maximized construction, and narrow streets, the neighborhood is relatively dense for a single-family zoned area.

Workmanship: This house utilizes typical materials and assemblies of a Park City residence built during the early twentieth century. Namely, drop wood siding was the preferred wall material of this era and most houses are topped with asphalt shingle roofs. The subtle window and door trim, as well as the patio post and bracket details convey a sense of Victorianism, which was popular at the time of construction.

Feeling: Retains its historic integrity despite the addition of patios on the east and west sides. Originally, access was through the existing covered porch on the southwest side, typical of T-cottage houses. 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. The setting has been changed little, as the house is still accessed from public stairs on Third Street, which is now pedestrian-only.

Association: T-cottages were popular in Park City through the 1880s and 1890s, when the town was growing rapidly as one of the leading silver mining camps in the United States.¹ Unlike most of the previous housing

¹ Randall, 83.

types, which encouraged symmetry and understatedness, T-cottages were part of a national Romantic movement towards the picturesque and dynamic plans in Victorian art and architecture. Like most houses of this type, 316 Woodside is associated with an era of substantial growth in Park City as the town was experiencing its initial boom before the Panic of 1893 and the Great Fire of 1898 slowed development in the following decade. Martin Prisk took out a \$150.00 mortgage on the property from Frank Andrews on June 8, 1889, indicating a probable date of construction.²

5 SIGNIFICANCE

Architect: ☒ not known ☐ known: (source:)

Date of Construction: c. 1889

Builder: ☒ not known ☐ known: (source:)

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

1. Historic Era:

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

Description of historic era: While the area around present-day Park City (then called "Parley's Park") was sparsely settled previously as a pastoral ranching and foresting range, the discovery of silver in 1869 led to the establishment of the Park City Mining District. While miners were required to live in company housing above town near the mineshafts, the townsite began to boom with an influx of support industries and services. The Ontario Mine was established in 1872 and soon became one of the leading silver producers in the world, bringing wealth to its investors and the town in general. Other prolific mining companies were started, and Park City claimed almost 3,000 residents in the 1890 Federal Census. Development was concentrated at this time around a mixed-use Main Street; residences along Park, Woodside, and Daly avenues; and industrial structures along the periphery of Old Town.

2. Persons: Martin Prisk, probable owner at time of construction.

3. Architecture: N/A

6 PHOTOS

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

Photo No. 1: Southwest oblique. Camera facing northeast. November 2014.

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

Photo No. 3: West elevation. Camera facing east. November 2014.

Photo No. 4: Overall view of Park City from Masonic Hill. Camera facing west. 1904-1905. (Park City Historical Society & Museum)

Photo No. 5: Detail of Photo No. 4, overall view of Park City from Masonic Hill. Camera facing west. 1904-1905. (Park City Historical Society & Museum)

² From title abstracts in the Summit County Recorder's Office, Coalville, UT.

Photo No. 1: Southwest oblique. Camera facing northeast. November 2014.



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



Photo No. 3: West elevation. Camera facing east. November 2014.



Photo No. 4: Overall view of Park City from Masonic Hill. Camera facing west. 1904-1905. (Park City Historical Society & Museum)

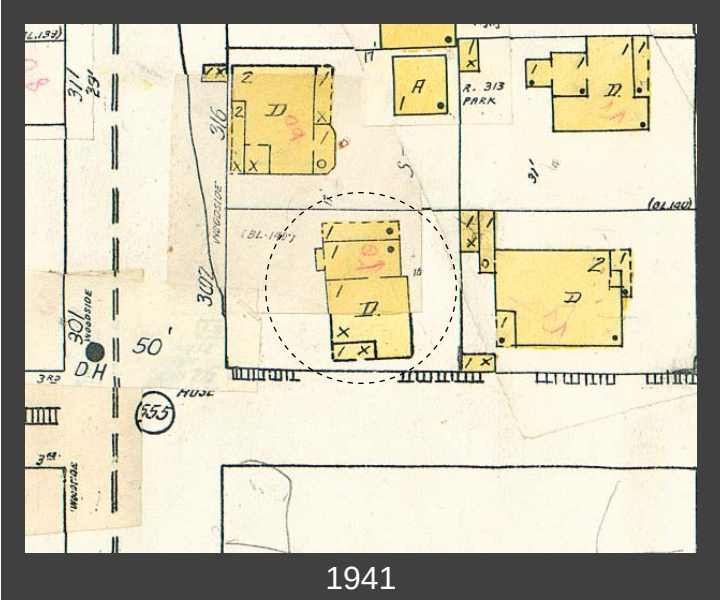
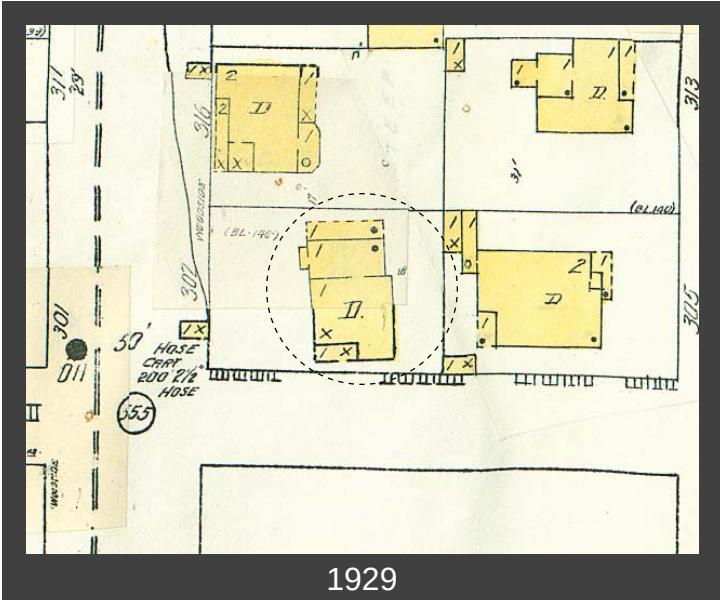
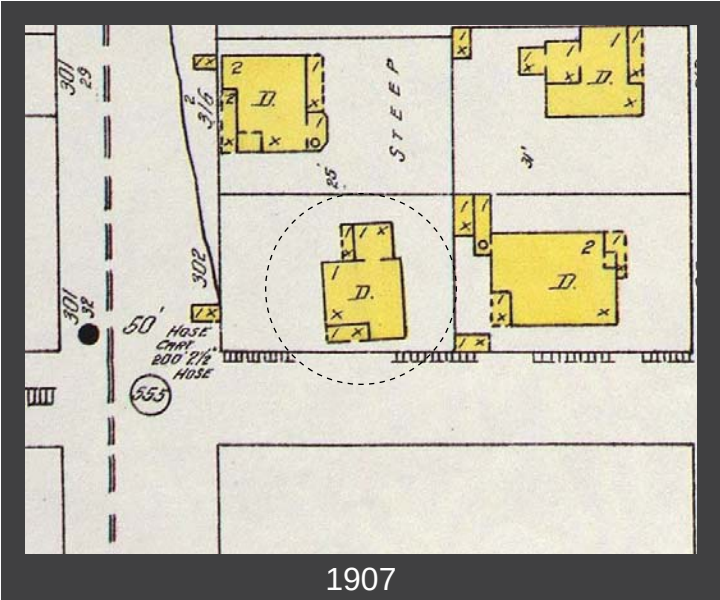
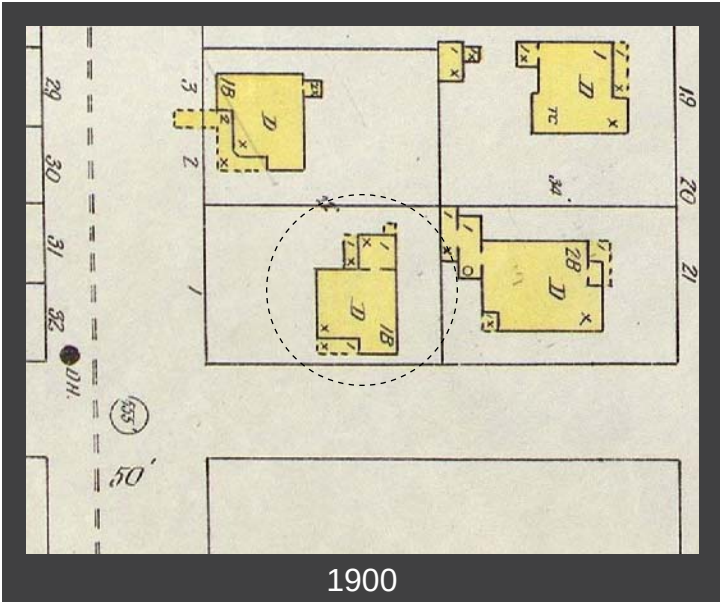
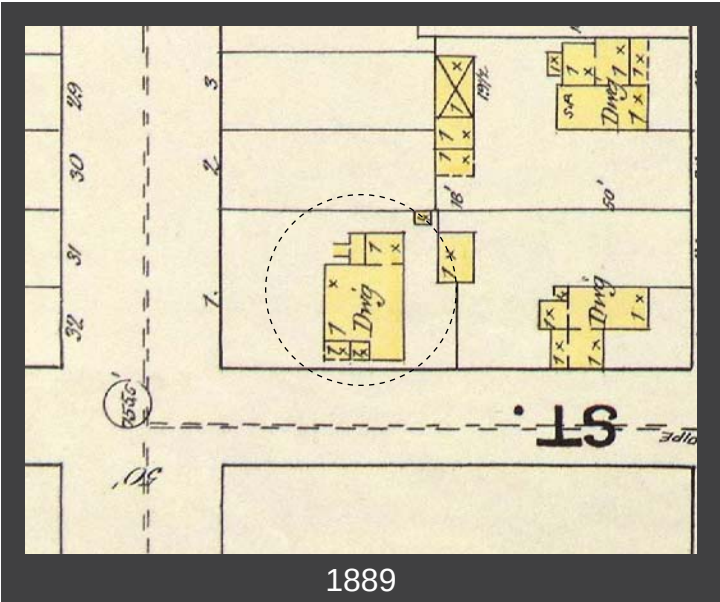


Photo No. 5: Detail of Photo No. 4, overall view of Park City from Masonic Hill. Camera facing west. 1904-1905.
(Park City Historical Society & Museum)



316 Woodside Avenue

Sanborn Map History



Death of Martin Prisk

Charles T. Prisk received the sad intelligence Tuesday last that his father had passed away following the recent stroke of paralysis. Mr. Prisk left on the afternoon train for the home of his parents at Ely, Minnesota, to attend the funeral. Mr. Martin Prisk with his wife made their home in Park City for many years, deceased being a trusted employe of the Marsac company for a long time. Mr. and Mrs. Prisk left here about sixteen years ago, for a time making their home in Michigan, later moving to Ely, Minn., where Mr. Prisk was employed by the U. S. Steel company. He was in his sixty-sixth year, and is survived by his widow and three sons, Martin, John and Charles T. and to these The Record extends sympathy in their loss.



HISTORIC SITES INVENTORY

HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any):

Address: **316 Woodside Avenue**

Date of Construction: **c. 1889**

City, County: **Park City, Summit County, Utah**

Architect/Builder: **Unknown**

Tax Number: **PC-50**

Current Owner: **Marlene Thibault and Monique D. Abbott (joint)**

Legal Description (include acreage): **LOT A THIBAUT PLAT AMENDMENT; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 0.09 AC 1532-540 1751-1884-1909**

STATUS / USE

Original Use: **Single dwelling**

Current Use: **Single dwelling**

Property Type:

National Register of Historic Places:

Evaluation:

☒ Building

☒ Eligible

☐ Landmark Site

☐ Structure

☐ Ineligible

☒ Significant Site

☐ Site

☐ Listed, Date:

☐ Not Historic

DOCUMENTATION

Photographs:

Research Sources:

☐ Tax Photos

☒ Sanborn Maps

☒ City/ County Histories

☒ Newspapers

☒ Prints

☐ Tax Card

☐ Personal Interviews

☐ Other:

☒ Historic

☒ Census Records

☒ Park City Museum

DESCRIPTION

Architectural Style: **L-cottage type, Victorian Eclectic style**

No. Stories: **1**

Number of Associated Structures: ☐ Accessory building(s). # **0** ☐ Structure(s). # **0**

Condition: ☒ Good ☐ Fair ☐ Poor ☐ Uninhabitable/Ruin

Location: ☒ Original location ☐ Moved (Date: , original location:)

Materials: (Describe the visible materials)

Exterior Walls: **Drop wood siding, fish scale wood shingles in gable end**

Foundation: **Concrete**

Roof: **Standing seam metal**

Windows/Doors: **Double-hung windows (typical), paneled wood doors, and French doors with wooden trim**

Additions: ☐ Major ☒ Minor ☐ None

Alterations: ☐ Major ☒ Minor ☐ None

Essential Historic Form: ☒ Retains ☐ Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

This is a modified version of the T-cottage type house that has been added onto in the northern direction. The historic house also had an extension to the north, which has been expanded since to fill in the northwest corner of the volume. This was accomplished by extending the original hipped roof structure, creating an asymmetrical profile when viewed from the west (on Woodside Avenue). Patios have been added to the east and west sides of the house since its historic period. This house utilizes typical materials and assemblies of a Park City residence built during the early twentieth century. Namely, drop wood siding was the preferred wall material of this era and most houses are topped with asphalt shingle roofs. The subtle window and door trim, as well as the patio post and bracket details convey a sense of Victorianism, which was popular at the time of construction. The house retains its historic integrity despite the addition of patios on the east and west sides. Originally, access was through the existing covered porch on the southwest side, typical of T-cottage houses. 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. The setting has been changed little, as the house is still accessed from public stairs on Third Street, which is now pedestrian-only. T-cottages were popular in Park City through the 1880s and 1890s, when the town was growing rapidly as one of the leading silver mining camps in the United States.¹ Unlike most of the previous housing types, which encouraged symmetry and understatedness, T-cottages were part of a national Romantic movement towards the picturesque and dynamic plans in Victorian art and architecture. Like most houses of this type, 316 Woodside is associated with an era of substantial growth in Park City as the town was experiencing its initial boom before the Panic of 1893 and the Great Fire of 1898 slowed development in the following decade. Martin Prisk took out a \$150.00 mortgage on the property from Frank Andrews on June 8, 1889, indicating a probable date of construction.²

SIGNIFICANCE

Historic Era:

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

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

¹ Randall, 83.

² From title abstracts in the Summit County Recorder's Office, Coalville, UT.

REFERENCES

- Boutwell, John Mason and Lester Hood Woolsey. Geology and Ore Deposits of the Park City District, Utah. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
- Carter, Thomas and Peter Goss. Utah's Historic Architecture, 1847-1940. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.
- Hampshire, David, Martha Sonntag Bradley and Allen Roberts. A History of Summit County. Coalville, UT: Summit County Commission, 1998.
- National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.
- Peterson, Marie Ross and Mary M. Pearson. Echoes of Yesterday: Summit County Centennial History. Salt Lake City: Daughters of Utah Pioneers, 1947.
- Pieros, Rick. Park City: Past & Present. Park City: self-published, 2011.
- Randall, Deborah Lyn. Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907. Master of Arts thesis, University of Utah, 1985.
- Ringholz, Raye Carleson. Diggings and Doings in Park City: Revised and Enlarged. Salt Lake City: Western Epics, 1972.
- Ringholz, Raye Carleson and Bea Kummer. Walking Through Historic Park City. Self-published, 1984.
- Thompson, George A., and Fraser Buck. Treasure Mountain Home: Park City Revisited. Salt Lake City: Dream Garden Press, 1993.

PHOTOGRAPHS

(Provide several clear historical and current photos of the property.)



Photo 1: 316 Woodside Avenue. West elevation. 2020



Photo 2: 316 Woodside Avenue. Southwest oblique. November 2014



Photo 3: 316 Woodside Avenue. Southeast oblique. November 2014



Photo 4: 316 Woodside Avenue in 1982 (Historic Architectural Survey, 1982)



Photo 5: 316 Woodside Avenue. View of Park City from Masonic Hall, 1904-1905 (Park City Historical Society & Museum)

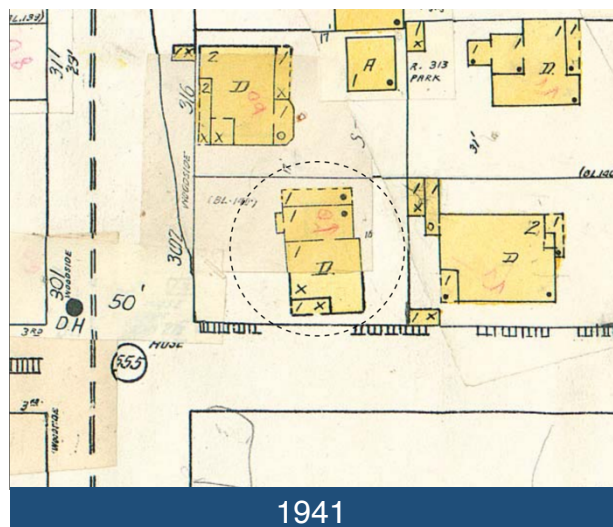
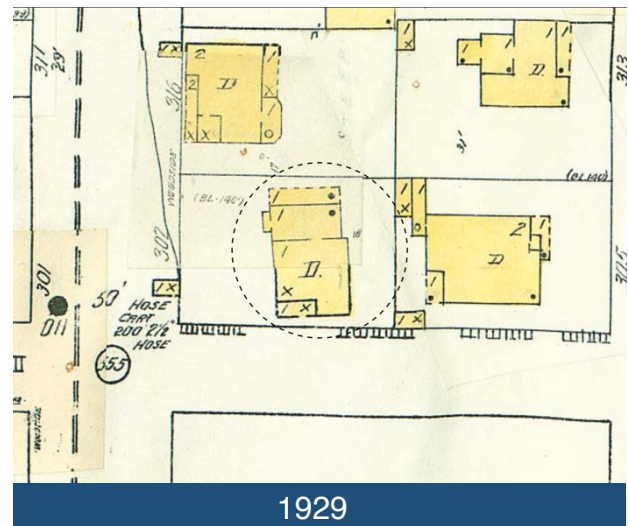
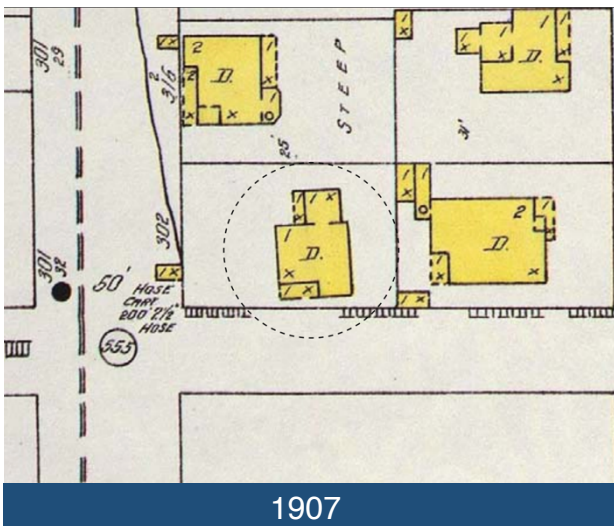
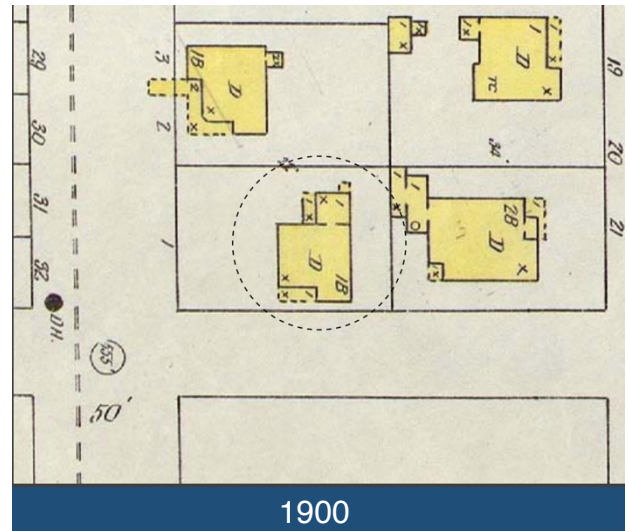
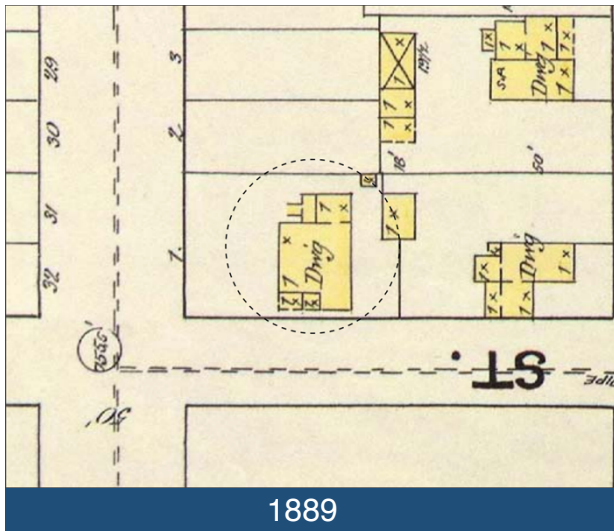
MAPS

(Provide several clear historical and current maps indicating the location of the property in relation to streets or other widely recognized features.)



Figure 1: Aerial view showing the location of 316 Woodside Avenue. (ESRI 2020)

Sanborn Maps



Death of Martin Prisk

Charles T. Prisk received the sad intelligence Tuesday last that his father had passed away following the recent stroke of paralysis. Mr. Prisk left on the afternoon train for the home of his parents at Ely, Minnesota, to attend the funeral. Mr. Martin Prisk with his wife made their home in Park City for many years, deceased being a trusted employe of the Marsac company for a long time. Mr. and Mrs. Prisk left here about sixteen years ago, for a time making their home in Michigan, later moving to Ely, Minn., where Mr. Prisk was employed by the U. S. Steel company. He was in his sixty-sixth year, and is survived by his widow and three sons, Martin, John and Charles T. and to these The Record extends sympathy in their loss.

Park Record, April 10, 1915



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

RE: DETERMINATION OF SIGNIFICANCE

The Historic Preservation Board of Park City, Utah met on Wednesday, March 4, 2015 for a regularly scheduled and duly noticed meeting. After determining that a quorum was present, the Board conducted its scheduled business.

NOTICE OF HISTORIC PRESERVATION BOARD ACTION:

Project Address: 316 Woodside Avenue
Project Number: PL-14-02555
Type of Hearing: Determination of Significance of House
Hearing Date: March 4, 2015

Board Action: **APPROVED** - the Historic Preservation Board conducted a public hearing and found that the house located at 316 Woodside Avenue complies with criteria set forth in Title 15-11-10(A)(2) for a Significant Site and therefore the structure is a Significant Site pursuant to Title 15-11-10. The Historic Preservation Board made the determination based on the following findings of fact and conclusions of law.

Finding of Fact:

1. The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, includes 405 sites of which 192 sites meet the criteria for designation as Landmark Sites and 213 sites meet the criteria for designation as Significant Sites. This site was not included on the 2009 HSI.
2. The house at 316 Woodside Avenue is within the Historic Residential-1 (HR-1) zoning district.
3. There is wood-frame T-shaped cottage at 316 Woodside Avenue.
4. The existing house structure has been in existence at 316 Woodside Avenue since circa 1889. The structure appears in the 1889, 1907, 1929, and 1941 Sanborn Fire Insurance maps. A 1904-1904 tax photo of Park City also demonstrates that the overall form of the structure has not been altered.
5. The house was built c. 1889 during the Settlement and Mining Boom Era (1868-1893) by Martin Prisk, an employee of the Marsac Company. Between 1907 and 1929, a rear addition was constructed to fill-in the wing of the T-shape cottage. Staff finds that these changes have gained historical significance in their own right, and that the house is historic. A later, post-1941 addition was also constructed across the rear of the house.
6. The house is clad in drop novelty siding, simple wood trim, and Victorian-inspired details reminiscent of the Settlement and Mining Boom Era.

7. The structure is T-shape plan and typical of the types of residential structures built during the Settlement and Mining Boom Era. Further, T-shape cottages were part of a national Romantic movement towards the picturesque and dynamic plans in Victorian art and architecture.
8. The site meets the criteria as Significant on the City's Historic Sites Inventory.
9. Built circa 1889, the structure is over fifty (50) years old and has achieved Significance in the past fifty (50) years.
10. Though the post-1941 addition to the house has altered the rear roof form, the structure has retained its Essential Historical Form. The Land Management Code defines the Essential Historical Form as the physical characteristics of a Structure that make it identifiable as existing in or relating to an important era in the past.
11. The house structure is important in local or regional history because it is associated with an era of historic importance to the community, the Settlement and Mining Boom Era (1868-1893)

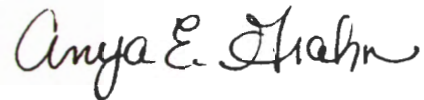
Conclusions of Law

1. The existing house structure located at 316 Woodside Avenue meets all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:
 - (a) It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and
 - (b) It retains its Essential Historical Form, meaning there are no major alterations that have destroyed the Essential Historical Form. Major alterations that destroy the Essential Historical Form include:
 - (i) Changes in pitch of the main roof of the primary façade if 1) the change was made after the Period of Historic Significance; 2) the change is not due to any structural failure; or 3) the change is not due to collapse as a result of inadequate maintenance on the part of the Applicant or a previous Owner, or
 - (ii) Addition of upper stories or the removal of original upper stories occurred after the Period of Historic Significance, or
 - (iii) Moving it from its original location to a Dissimilar Location, or
 - (iv) Addition(s) that significantly obscures the Essential Historical Form when viewed from the primary public Right-of-Way.
 - (c) It is important in local or regional history, architecture, engineering, or culture associated with at least one (1) of the following:
 - (i) An era of Historic importance to the community, or
 - (ii) Lives of Persons who were of Historic importance to the community, or
 - (iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.
2. The existing house structure located at 316 Woodside Avenue does not comply with all of the criteria for a Landmark Site as set forth in Land Management Code (LMC) Section 15-11-10(A)(1). The structure does not meet the criteria for landmark designation as it is not eligible for the National Register of Historic

Places due to post 1941 alterations that have damaged and obliterated significant character-defining features of the historic structure.

If you have any questions or concerns regarding this letter, please do not hesitate to call me at 435-615-5067 or contact me by email at anya.grahn@parkcity.org.

Sincerely,

A handwritten signature in black ink that reads "Anya E. Grahn". The script is cursive and fluid, with the first name "Anya" and last name "Grahn" clearly legible.

Anya Grahn
Historic Preservation Planner

Historic Preservation Board Staff Memo

PARK CITY

1884

Subject: Historic Site Inventory
Author: Anya Grahn
Department: Planning Department
Date: February 4, 2015
Type of Item: HPB Update

Summary Recommendations:

Staff recommends that the Historic Preservation Board (HPB) review staff's update on the CRSA Intensive Level Survey (ILS).

Background:

In April 2013, City Council awarded a contract to Cooper Robertson Simonsen Associates (CRSA) to conduct an Intensive Level Survey (ILS) of the historic buildings within our Main Street and Mining Boom Era Residences Thematic National Register Districts. As part of this contract, CRSA will also evaluate any new potential listings for the Historic Sites Inventory (HSI) and nominate two (2) buildings to the National Register of Historic Places. The survey will include approximately four-hundred (400) historic sites and structures.

CRSA will be nominating the Carl Winter School (Park City Library) to the National Register of Historic Places following completion of the renovation. (Projects under construction cannot be listed on the National Register.) CRSA will also be submitting an updated nomination for the Marsac School to Utah State History; this building was already listed on the National Register in 1985 prior to its renovation.

Staff is reviewing CRSA's completed ILSs of the Main Street National Register Historic District, and CRSA is currently working on the Mining Boom Era Residences Thematic National Register District. In an effort to update the existing Historic Sites Inventory (HSI), staff will be reviewing Determination of Significance (DOS) applications with the HPB periodically based on the results of CRSA's survey.

Analysis:

In August 2008, City Council directed staff to modify the historic designation standards in order to designate more structures that contribute to Park City's unique character. This allowed a greater number of structures to be recognized as historic and protected by the Design Guidelines and Land Management Code. As part of this process, the City contracted Preservation Solutions to conduct a reconnaissance level survey of the Historic District. It is unclear if earlier surveys were referenced in an effort to include all historic resources on the reconnaissance level survey. The Historic Sites Inventory (HSI), as it exists today, was the end product of this survey, and it was adopted by the City in 2009.

Reconnaissance vs. Intensive Level Surveys

Reconnaissance level surveys, also known as “windshield surveys,” identify the general distribution, location, and nature of cultural resources within a given area. These surveys identify resources that meet a broad context. A reconnaissance survey identifies the following:

- Boundaries of the surveyed area
- Methods of survey, including the extent of survey coverage
- Categorized types of historic properties that were identified
- Places examined that did not feature historic properties

Unlike a reconnaissance level survey, an intensive level survey (ILS) is much more detailed in its description of the site and its history. Park City’s HSI forms contain a substantial amount of information (more so than the typical windshield survey), and the ILS will continue to build upon previously completed research. In addition to historic photographs, construction date, and National Register eligibility, the ILS will also include historic uses of the property, history of ownership, and an in-depth statement of significance based on the history of the resource, its context, and National Register eligibility.

ILSs typically include the following information:

- Boundaries of the area surveyed
- Method of survey, including an estimate of the extent of survey coverage
- Categorized types of properties identified
- Record of the precise location of all properties identified (typically determined by USGS coordinates)
- Description of the structure and/or site based on appearance, significant, integrity, and boundaries of each property sufficient to permit an evaluation of its National Register eligibility

CRSA’s Intensive Level Survey

In April 2013, City Council awarded a contract to Cooper Robertson Simonsen Associates (CRSA) to conduct an Intensive Level Survey (ILS) of the historic buildings within our Main Street and Mining Boom Era Residences Thematic National Register Districts. As part of the ILS, CRSA is also evaluating new potential listings, and nominating two (2) buildings to the National Register of Historic Places. The ILS includes the over 400 buildings and sites currently listed on the City’s Historic Sites Inventory (HSI).

As one of the goals of the intensive level survey was to ensure that the Planning Department had a comprehensive list of all historic properties in Park City, staff worked with the Park City Museum to identify those properties which had not been included in the 2009 reconnaissance level survey, but were considered to be historic by the Museum. Staff shared this list of properties with CRSA.

The list created by the Planning Department and Park City Museum included the following:

- 84 Daly Avenue
- 569 Park Avenue
- 581 Park Avenue
- 1108 Park Avenue
- 921 Norfolk Avenue
- 1259 Norfolk Avenue
- 135 Sampson Avenue
- 316 Woodside Avenue
- 332 Woodside Avenue

In reviewing this list, staff initially found that the properties at 569 Park Avenue and 921 Norfolk Avenue were included on the Historic Sites Inventory (HSI) in 2009; however, the HPB found that these structures did not meet the criteria for Landmark or Significant designation when reviewed in 2010. As CRSA did not find any new information regarding these properties, the HPB has no authority to change its earlier decision.

Staff also analyzed the history of 84 Daly Avenue and found that the structure did not meet the criteria for Landmark or Significant as outlined in LMC-15-11-10. Upon further research, staff discovered that the existing house was constructed in the exact location and of a similar footprint as the historic structure in 1989, possibly because of a landslide that had severely damaged the historic house in the late-1980s. The existing single-family dwelling is approximately 25 years old and thus not historic. Staff finds that the new house is not a reconstruction of the historic house.



The yellow lines represent the historic roof form in an image overlay of the historic 1911 tax photograph and a current 2014 photograph. Changes in pitch of the main roof of the primary façade were made after the Period of Historic Significance. The cross gable roof form was reconstructed creating three (3) parallel gables

Staff will return to the HPB in April to review the historical significance of 1259 Norfolk Avenue and 332 Woodside. They are not included in this packet due to time constraints.

CRSA has completed the ILSSs of the remaining properties which either have not ever been reviewed by the HPB or new evidence regarding the significance of the properties have been found. At the direction of the Planning Director, staff will be periodically reviewing these Determination of Significance (DOS) applications with the HPB.

As CRSA provides staff with completed ILSSs, staff will be comparing the new information to the existing HSI produced by the 2009 Reconnaissance Level Survey. Should staff find that a property's evaluation for landmark or significant requires modification; staff will return to the HPB to reevaluate the determination of historic significance.

Summary Recommendations:

Staff recommends that the Historic Preservation Board (HPB) review staff's update on the CRSA intensive level survey.



Historic Preservation Board Staff Report

Planning Department

Author: Anya Grahn, Historic Preservation Planner
Subject: Historic Sites Inventory
Address: 316 Woodside Avenue
Project Number: PL-14-02555
Date: March 4, 2015
Type of Item: Administrative – Determination of Significance

Summary Recommendation:

Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and designate the house at 316 Woodside Avenue as a Significant Site on the Park City Historic Sites Inventory.

Topic:

Project Name: 316 Woodside Avenue
Applicant: Park City Municipal Corporation
Owners: Marlene Thibault and Monique D. Abbott
Proposal: Determination of Significance

Background:

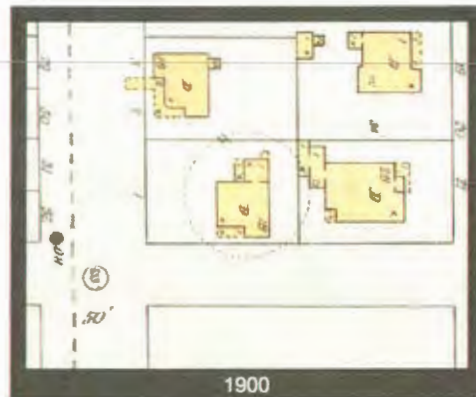
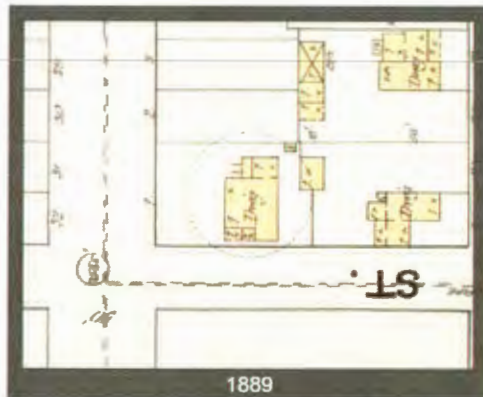
The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, includes 405 sites of which 192 sites meet the criteria for designation as Landmark Sites and 213 sites meet the criteria for designation as Significant Sites. Since 2009, staff has reviewed Determination of Significance (DOS) applications with the HPB on a case-by-case basis in order to keep the Historic Sites Inventory (HSI) current. One of the goals of the CRSA intensive level survey is to ensure that the Planning Department has a comprehensive list of all historic properties in Park City, and this DOS is for a property that had, for reasons unknown, not been included in the Historic Sites Inventory (HSI) adopted in 2009.

The purpose of this DOS is for the HPB to consider including and designating the house at 316 Woodside as Significant on the HSI.

There have been a number of past applications for 316 Woodside Avenue. In 2001, the owners were granted an Administrative Lot Line Adjustment to combine Lots 31 and 32 of Block 3 of the Park City Survey. Between 2001 and 2002, a new foundation and basement renovation occurred. In March 2010, Planning Department staff denied an Administrative Conditional Use Permit (CUP) for a proposed parking pad. In addition to land use applications, the property has also received several historic preservation grants: \$2,500 in 1989; \$3,700 in 1997; and \$15,400 in 2001. There are no current applications, except for this DOS, for this property.

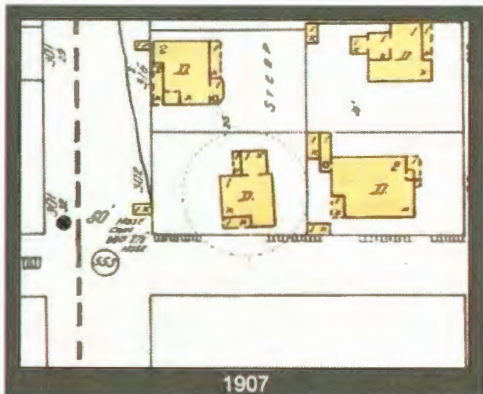
History of the Structure:

The residential structure constructed at 316 Woodside Avenue was initially constructed c. 1889 by Martin Prisk, an employee of the Marsac Company. Prisk took out a \$150.00 mortgage on the property from Frank Andrews on June 8, 1889. The structure was originally built as a T-shaped cottage.



The structure remained largely unchanged between 1889 and 1900. There is a small rear addition with side porch as well as a front porch across the end of the T-shaped cottage.

Between 1900 to 1907, it appears that the front porch, facing the south, was screened in. An addition was also added to the rear wing of the structure to create an addition that expanded across the rear elevation between 1907 and 1929.



Between 1907 and 1929, the front porch appears to have been screened in. The original rear addition was replaced between 1907 and 1929 with a new addition that expanded across the length of the structure.

After 1941, the house was remodeled to restore the front porch. A rear porch also appears to have been enclosed.



Analysis and Discussion:

The Historic Preservation Board is authorized by Land Management Code (LMC) 15-11-5(I) to review and take action on the designation of sites within the Historic Sites Inventory. The Historic Preservation Board may designate sites to the Historic Sites Inventory as a means of providing recognition to and encouraging the preservation of historic sites in the community (LMC 15-11-10). Land Management Code Section 15-11-10(A) sets forth the criteria for designating sites to the Park City Historic Sites Inventory (HSI).

Because the house does retain its Essential Historic Form, the evidence supports the conclusion that the house is "Significant".

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

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

The structure was originally constructed circa 1889, making it as much as 126 years old.

(b) It retains its Essential Historical Form, meaning there are no major alterations that have destroyed the Essential Historical Form. Major alterations that destroy the Essential Historical Form include:

- (i) Changes in pitch of the main roof of the primary façade if 1) the change was made after the Period of Historic Significance; 2) the change is not due to any structural failure; or 3) the change is not due to collapse as a result of inadequate maintenance on the part of the Applicant or a previous Owner, or
- (ii) Addition of upper stories or the removal of original upper stories occurred after the Period of Historic Significance, or
- (iii) Moving it from its original location to a Dissimilar Location, or

(iv) Addition(s) that significantly obscures the Essential Historical Form when viewed from the primary public Right-of-Way. **Complies.**

The house retains its Essential Historic Form. Additions made between 1907 and 1929 were constructed within the Mature Mining Era (1894 to 1930). These additions represent the need for Parkites to expand their homes as families began to grow and occupy these homes. Further, these additions have gained historical significance in their own right. The post-1941 addition has altered the historic roof form, but it does not change the pitch of the main roof of the primary façade.

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

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

This structure contributes to our understanding of Park City's Settlement and Mining Boom Era (1868-1893). Like many houses of this era, the site is associated with an era of substantial growth in Park City as the town was experiencing its initial boom before the Panic of 1893 and the Great Fire of 1898. The materials used in the original construction—drop novelty wood siding, simple door and window trim—were commonly used during this era. The house's fronting of Third Street also speaks to the patterns of development seen in Park City historically.

The criteria for designating sites to the Park City Historic Sites Inventory as a Landmark Site include:

- (a) It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community. **Complies.**
- (b) It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places. **Does Not Comply.**
- (c) It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:
 - (i) An era that has made a significant contribution to the broad patterns of our history;
 - (ii) The lives of Persons significant in the history of the community, state, region, or nation; or
 - (iii) The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman. **Complies.**

Staff finds that the structure at 316 Woodside Avenue meets the standards for local "significant" designation, but does not meet the criteria for "landmark" designation. In order for the site to be designated as "landmark," the structure would have to be eligible for the National Register of Historic Places and retain a high level of integrity. The National Register evaluates later additions based on their assessment of the effect an

addition has on the property's historic integrity. It is staff's professional opinion that the post-1941 addition and changes to the rear roof form has damaged and obliterated significant character-defining features from the historic character of the original house, making it ineligible for the National Register. These later modifications do not contribute to the historical significance of the historic house.

Process:

The HPB will hear testimony from the applicant and the public and will review the Application for compliance with the "Criteria for Designating Historic Sites to the Park City Historic Sites Inventory." The HPB shall review the Application "de novo," giving no deference to the prior determination. If the HPB finds that the application does not comply with the criteria set forth in Land Management Code 15-11-10(A)(1) or Land Management Code 15-11-10(A)(2), the Building and/or structure will be removed from the Historic Sites Inventory. The HPB shall forward a copy of its written findings to the Owner and/or Applicant.

The Applicant or any party participating in the hearing may appeal the Historic Preservation Board decision to the Board of Adjustment. Appeal requests shall be submitted to the Planning Department ten (10) days of the Historic Preservation Board decision. Appeals shall be considered only on the record made before the HPB and will be reviewed for correctness.

Notice:

On February 21, 2015, Legal Notice of this public hearing was published in the Park Record and posted in the required public spaces. The property owner was notified of this DOS on January 27, 2015.

Public Input:

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

Alternatives:

- Conduct a public hearing to consider the DOS for the house at **316 Woodside Avenue** described herein and find the house at **316 Woodside Avenue** meets the criteria for the designation of "Significant" to the Historic Sites Inventory according the draft findings of fact and conclusions of law, in whole or in part.
- Conduct a public hearing and find the house at **316 Woodside Avenue** does not meet the criteria for the designation of "Significant" to the Historic Sites Inventory, and providing specific findings for this action.
- Continue the action to a date uncertain.

Significant Impacts:

The structure at 316 Woodside Avenue was not included in the 2009 Historic Sites Inventory. If designated as "Significant" on the HSI, any alterations must comply with

the Design Guidelines for Historic Sites; the site will be eligible for the Historic District Grant Program. Should the structure not be included, then the property owner will be eligible for demolition.

Consequences of not taking the Recommended Action:

If no action is taken, no change will occur to the designation of **316 Woodside Avenue** on the Historic Sites Inventory and the structure will continue to not be included on the HSI.

Recommendation:

Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and designate the house at 316 Woodside Avenue as a Significant Site on the Park City Historic Sites Inventory.

Finding of Fact:

1. The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, includes 405 sites of which 192 sites meet the criteria for designation as Landmark Sites and 213 sites meet the criteria for designation as Significant Sites. This site was not included on the 2009 HSI.
2. The house at 316 Woodside Avenue is within the Historic Residential-1 (HR-1) zoning district.
3. There is wood-frame T-shaped cottage at 316 Woodside Avenue.
4. The existing house structure has been in existence at 316 Woodside Avenue since circa 1889. The structure appears in the 1889, 1907, 1929, and 1941 Sanborn Fire Insurance maps. A 1904-1904 tax photo of Park City also demonstrates that the overall form of the structure has not been altered.
5. The house was built c. 1889 during the Settlement and Mining Boom Era (1868-1893) by Martin Prisk, an employee of the Marsac Company. Between 1907 and 1929, a rear addition was constructed to fill-in the wing of the T-shape cottage. Staff finds that these changes have gained historical significance in their own right, and that the house is historic. A later, post-1941 addition was also constructed across the rear of the house.
6. The house is clad in drop novelty siding, simple wood trim, and Victorian-inspired details reminiscent of the Settlement and Mining Boom Era.
7. The structure is T-shape plan and typical of the types of residential structures built during the Settlement and Mining Boom Era. Further, T-shape cottages were part of a national Romantic movement towards the picturesque and dynamic plans in Victorian art and architecture.
8. The site meets the criteria as Significant on the City's Historic Sites Inventory.
9. Built circa 1889, the structure is over fifty (50) years old and has achieved Significance in the past fifty (50) years.
10. Though the post-1941 addition to the house has altered the rear roof form, the structure has retained its Essential Historical Form. The Land Management Code defines the Essential Historical Form as the physical characteristics of a Structure that make it identifiable as existing in or relating to an important era in the past.

11. The house structure is important in local or regional history because it is associated with an era of historic importance to the community, the Settlement and Mining Boom Era (1868-1893)

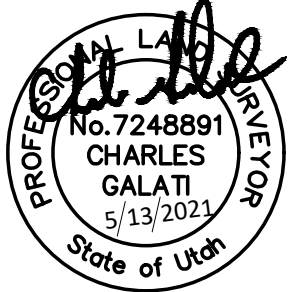
Conclusions of Law

1. The existing house structure located at 316 Woodside Avenue meets all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:
 - (a) It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and
 - (b) It retains its Essential Historical Form, meaning there are no major alterations that have destroyed the Essential Historical Form. Major alterations that destroy the Essential Historical Form include:
 - (i) Changes in pitch of the main roof of the primary façade if 1) the change was made after the Period of Historic Significance; 2) the change is not due to any structural failure; or 3) the change is not due to collapse as a result of inadequate maintenance on the part of the Applicant or a previous Owner, or
 - (ii) Addition of upper stories or the removal of original upper stories occurred after the Period of Historic Significance, or
 - (iii) Moving it from its original location to a Dissimilar Location, or
 - (iv) Addition(s) that significantly obscures the Essential Historical Form when viewed from the primary public Right-of-Way.
 - (c) It is important in local or regional history, architecture, engineering, or culture associated with at least one (1) of the following:
 - (i) An era of Historic importance to the community, or
 - (ii) Lives of Persons who were of Historic importance to the community, or
 - (iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.
2. The existing house structure located at 316 Woodside Avenue does not comply with all of the criteria for a Landmark Site as set forth in Land Management Code (LMC) Section 15-11-10(A)(1). The structure does not meet the criteria for landmark designation as it is not eligible for the National Register of Historic Places due to post 1941 alterations that have damaged and obliterated significant character-defining features of the historic structure.

Exhibits:

Exhibit A – Historic Sites Inventory Form, 2014

LOT A
THIBAULT PLAT AMENDMENT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
RECORD OF SURVEY
SUMMIT COUNTY, UTAH



SURVEYOR'S CERTIFICATE

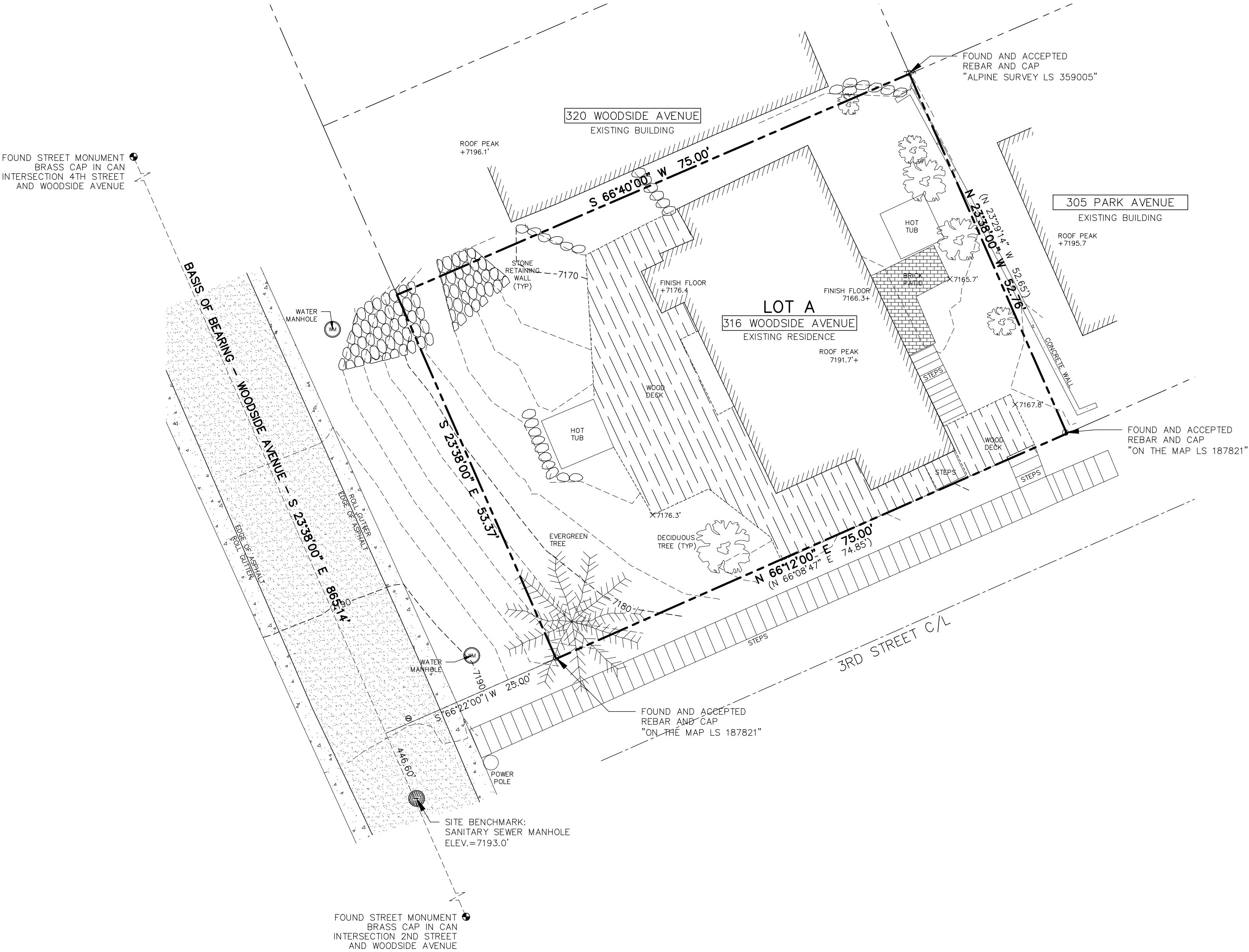
I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold License No. 7248891, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the hereon described property and that to the best of my knowledge this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

LEGAL DESCRIPTION

LOT A, THIBAULT PLAT AMENDMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

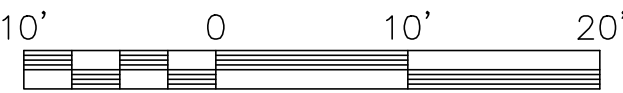
NARRATIVE/NOTES

1. Basis of Bearing for this survey is between the found street monuments as shown on this plat.
2. Field work for this survey was performed April, 9 2021 and is in compliance with generally accepted industry standards for accuracy.
3. The purpose of this survey was to perform a Boundary, Existing Conditions and Topography survey for the possibility of future improvements to the property.
4. A Title Report was not provided to the surveyor and no easements or setbacks were located as part of this survey. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report. The surveyor found no obvious evidence of easements, encroachments or encumbrances on the property surveyed except as shown hereon.
5. County tax maps, recorded deeds, Thibault Plat Amendment and Record of Survey Entry No. 595616, 305 Park Avenue Subdivision Plat Entry No. 982838, (all aforementioned documents on file and of record in the Summit County Recorder's Office), and physical evidence found in the field were all considered when determining the boundary as shown on this plat.
6. Site Benchmark: Sanitary sewer manhole, Elevation=7193.0' as shown.
7. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
8. Property corners were found as shown.
9. Snow coverage at the time of the survey was approximately 0-12". As a result, monuments, improvements, and/or conditions may exist which are not shown on this survey.
10. Measured bearings and distances, when different than record, are shown in parenthesis. ()



LEGEND

- Found Monument (As-Noted)
- Found Street Monument (As-Noted)



 (435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	STAFF: CHARLES GALATI CHIP TOMSUDAN TOM LUND TIM WILSON JASON WYNNE	EXISTING CONDITIONS & TOPOGRAPHIC MAP 316 WOODSIDE AVENUE PARK CITY, UTAH	SHEET 1 OF 1
	DATE: 5/13/21	FOR: MATT SAFCHIK JOB NO.: 21-3-21 FILE: X:\ParkCitySurvey\dwg\sr\srvy2021\210321-316 Woodside\210321-316 woodside.dwg	

Safchik Residence

Addition/ Remodel

316 Woodside Ave.

Park City, Utah

Steven A Swanson Architect
2524 Lucky John Drive
Park City, Utah

LIST OF DRAWINGS – HDDR/ SS–CUP

ARCHITECTURAL

COVER – SITE PLAN/ GENERAL NOTES

- A–1.0

SITE/ GRADING PLAN
- A–1.0L

LANDSCAPING PLAN
- A–1.1

UPPER LEVEL PLAN
- A–1.2

MAIN LEVEL PLAN
- A–1.3

LOWER LEVEL PLAN
- A–2.1

BUILDING ELEVATIONS
- A–2.2

BUILDING ELEVATIONS
- A–2.3

BUILDING ELEVATIONS–STREETSCAPE
- A–2.4

BUILDING ELEVATIONS
- A–3.1

BUILDING SECTIONS

CONTACT INFORMATION:

ARCHITECT

STEVEN A. SWANSON/ SAS ARCHITECT
2524 LUCKY JOHN DRIVE
PARK CITY, UT 84060
TEL. 435–513–1079
e–mail sasarchitect.pc@gmail.com

MCM Engineering
1071 S. 5700 E.
HEBER CITY, UT 84032
TEL. 435–671–1489
e–mail: mel@mcmeng.net

BUILDING CODE NOTES:

COMPLY WITH REQUIREMENTS OF 2015 IRC & 2015 IFGC FOR ARCHITECTURAL, FIRE & LIFE–SAFETY.

COMPLY WITH REQUIREMENTS OF 2015 IBC FOR STRUCTURAL.

Special inspection is required for field welding and high strength bolting. 2012 IBC, sections 1704.3.1 and 1704.3.3.

DEFERRED SUBMITTAL TO ARCHITECT ITEMS:

PLUMBING, GAS PIPING SCHEMATIC DESIGN/ DRAWINGS.

FACTORY–BUILT FIREPLACE/ GAS APPLIANCE PRODUCT INFORMATION & UL LISTING OR OTHER PER IRC R107.

ELECTRICAL PANEL RISER DIAGRAM, ELECTRICAL FIXTURE/ PRODUCT INFO. AS REQUIRED.

EPDM ROOFING SYSTEM INSTALLATION DETAILS.

PRE–ENGINEERED/ MANUFACTURED ROOF TRUSSES & CONNECTING HARDWARE

SUBMITTALS, APPROVALS & CHANGES TO WORK SHALL BE APPROVED BY ARCHITECT PRIOR TO BUILDING DEPT. SUBMITTAL/ APPROVAL.

STRUCTURAL CHANGES SHALL BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO BUILDING DEPT. SUBMITTAL/ APPROVAL.

NO. OF BACKFLOW PREVENTERS (2)

EXCAVATIONS STEEPER THAN 2:1 SLOPE REQUIRE SUBMISSION & APPROVAL OF A SOILS ENGINEER’S REPORT.

HVAC LOAD CALCS., HVAC DUCT DESIGN, RADIANT HEAT DESIGN & CALCULATIONS.

MECHANICAL, RADIANT & HVAC PRODUCT SPECIFICATIONS.

GENERAL NOTES

ALL FOOTINGS SHALL BE PLACED ON COMPACTED OR UNDISTURBED SOIL PER STRUCTURAL NOTES.

ALL EXTERIOR WALLS ARE 2x6 STUDS AT 16” O.C. UNLESS NOTED OTHERWISE.

ALL INTERIOR WALLS ARE 2x4 STUDS AT 16” O.C. UNLESS NOTED OTHERWISE.

WHERE EXPOSED INSULATION OCCURS AT CRAWL SPACES, ATTIC SPACES, UNFINISHED SPACES PROVIDE A CLASS III INSULATION.

PROVIDE WEATHERPROOF FLASHING AT ALL EXTERIOR OPENINGS EXPOSED TO WEATHER. ALL METAL FLASHING SHALL BE NO. 26 GA. CORROSION RESISTANT METAL, UNLESS DETAILS SPECIFY OTHERWISE.

PROVIDE APPROVED FABRICATION FOR ALL STRUCTURAL COMPONENTS.

BALCONIES, LANDINGS, EXTERIOR STAIRWAYS AND SIMILAR SURFACES EXPOSED TO WEATHER AND SEALED UNDERNEATH SHALL BE WATERPROOFED. DECK FRAMING SHALL SLOPE 1/4” PER FOOT TO DRAIN. PROVIDE WATERPROOFING MEMBRANE SPECIFICATIONS TO BUILDING INSPECTOR PRIOR TO INSTALLATIONS. (AS OCCURS)

ALL LATHING, PLASTERING, AND GYPSUM BOARD INSTALLATIONS TO COMPLY WITH IRC 2015

PROVIDE FIRE BLOCKING IN THE FOLLOWING LOCATIONS:
A.) IN CONCEALED SPACES OF STUD WALLS, PARTITIONS, AND FURRED SPACES. AT CEILING AND FLOOR LEVELS AND AT 10 FT. INTERVALS BOTH HORIZONTAL AND VERTICAL.
B.) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
C.) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
D.) IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS WITH NON–COMBUSTIBLE MATERIALS.
E.) AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY BUILT CHIMNEYS.

ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY TO BE TREATED WOOD OR FOUNDATION REDWOOD AND SHALL BE INSTALLED IN ACCORDANCE WITH IRC 2015.
EXTERIOR WOOD STUD WALLS/SHEATHING TO BE COVERED ON THE OUTSIDE FACE WITH WEATHER RESISTIVE BARRIER (‘TYVEK’, ‘HOMEWRAP’) ACCORDING TO IRC 2015.
PROVIDE SOLID BLOCKING OVER ALL BEARING POINTS ON FLOOR JOISTS OR RAFTERS, AS PER IRC 2015.

ROOF NOTES:

USE FIRE RETARDANT ROOF COVERINGS, AS PER IRC 2015.

USE A MINIMUM OF 4 MIL POLYETHYLENE TO BE INSTALLED OVER INSULATION AT COLDWALL APPLICATIONS AND UN–VENTED CEILINGS.

GUARDRAIL NOTES:

ALL DECKS AND UNENCLOSED FLOOR OPENINGS WHICH ARE MORE THAN 30” ABOVE GRADE OR FLOOR BELOW SHALL HAVE A GUARDRAIL AT LEAST 36” HIGH. THE SPACES BETWEEN RAILS SHALL BE SUCH THAT A SPHERE OF 4” DIAMETER WILL NOT PASS THROUGH. A 6” SPHERE SHALL NOT PASS THROUGH THE SPACE TRIANGULAR SPACE BETWEEN STAIR STRINGER & GUARD. A 4” SPHERE SHALL NOT BE ABLE TO PASS THROUGH THE SPACE BETWEEN RISERS ON OPEN–RISER TYPE STAIRS.

STAIR NOTES:

MAXIMUM STAIR RISER = 7–3/4”
MINIMUM STAIR TREAD = 10”

USE MINIMUM 2x12 STRINGERS FOR STAIRWAY. USE MINIMUM (3) –2x12 STRINGERS IF TREAD IS MADE OF PARTICLE BOARD.

THE TOPS OF HANDRAILS SHALL BE PLACED 34”–38” ABOVE THE NOSING OF TREADS. HANDRAIL ENDS SHALL RETURN TO WALL OE NEWELL POST PER PLAN. 1 1/2” DIA. HANDGRIPS. MAINTAIN A MIN. SPACE OF 1 1/2” BETWEEN THE WALL AND HANDRAIL. WHERE OPEN RAILINGS OCCUR THERE SHALL BE LESS THAN A 4” SPACE BETWEEN RAILS.

THE MINIMUM HEAD CLEARANCE OVER STAIRS SHALL BE 6’–8” MEASURED ABOVE THE TREAD NOSINGS, TYP.

WINDOW/ DOOR NOTES:

EGRESS REQUIREMENTS FOR WINDOWS/ DOORS SERVING HABITABLE BASEMENTS & SLEEPING ROOMS – FINISHED SILL HEIGHT OF 44”, MIN. CLEAR NET OPENABLE AREA OF 5.7 SF. (5.0 SF. @ GRADE LEVEL OPENINGS), MIN. NET CLEAR OPENABLE WIDTH OF 20”, & A MIN. NET CLEAR OPENABLE HEIGHT OF 24” – PER IRC R310.



Steven A Swanson Architect
Park City, UT 435.513.1079

SAFCHIK RESIDENCE
316 WOODSIDE AVE.
PARK CITY UT

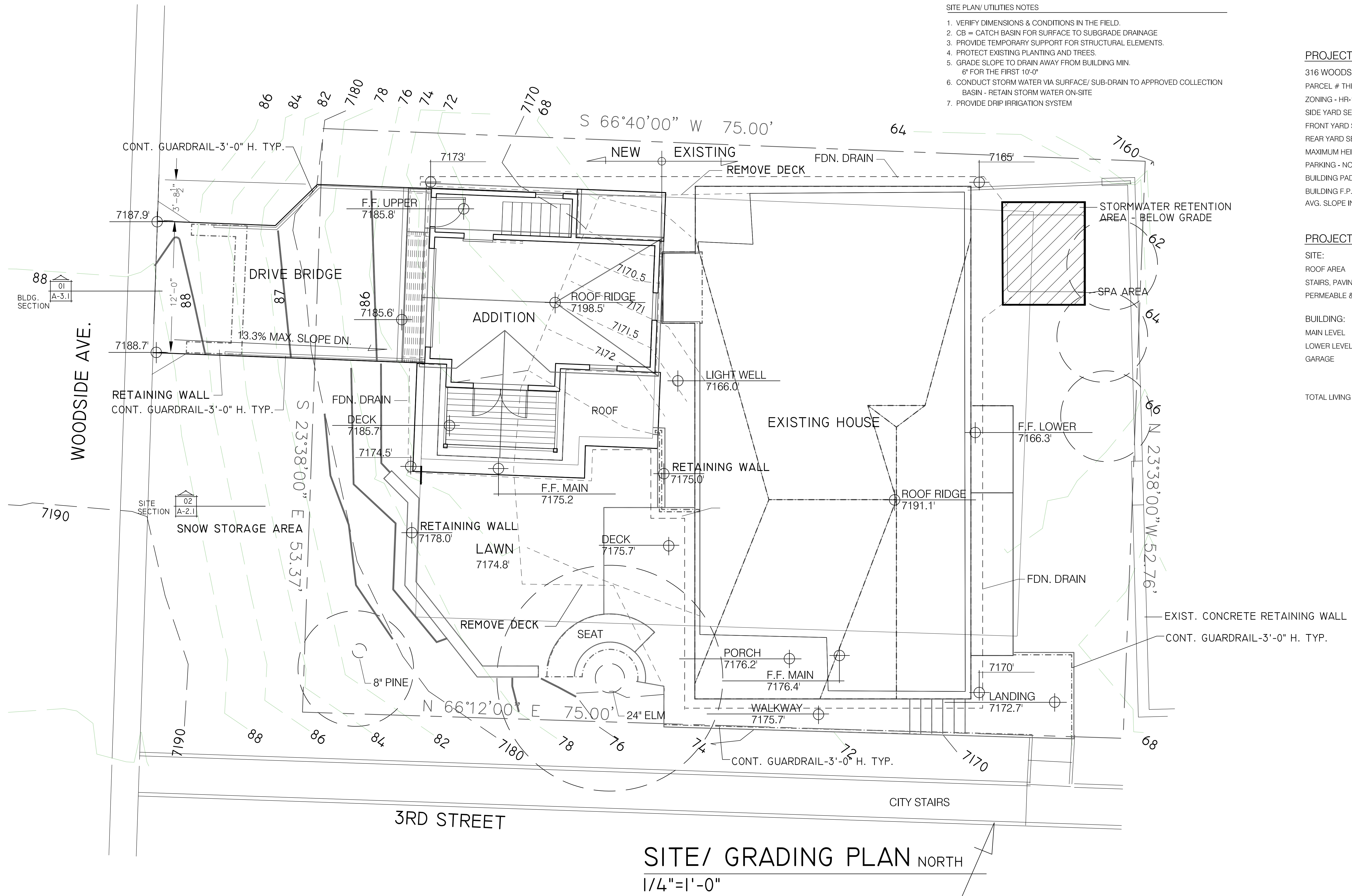
COVER SHEET/ NOTES

DATE

3-31-22

SHEET

COVER



PROJECT DATA

316 WOODSIDE AVE.
PARCEL # THBLT-A LOT AREA 3,967 SF.
ZONING - HR-1
SIDE YARD SETBACK - MIN. 5/ 14 FEET TOTAL
FRONT YARD SETBACK - 10 FEET
REAR YARD SETBACK - 10 FEET
MAXIMUM HEIGHT - 27 FEET
PARKING - NOT REQUIRED
BUILDING PAD - 2139 SF.
BUILDING F.P. - 1560 SF. < 1605 SF. ALLOWABLE
AVG. SLOPE IN BP./ ADDITION AREA = 25%

PROJECT AREA RECAP

SITE:	
ROOF AREA	2335 SF
STAIRS, PAVING & DRIVE	145 SF
PERMEABLE & LANDSCAPED	1487 SF

BUILDING:		
MAIN LEVEL	1058 SF - EXIST.	500 SF - NEW
LOWER LEVEL	1095 SF - EXIST.	500 SF - NEW
GARAGE		308 SF NEW

TOTAL LIVING AREA 3153 SF



Steven A Swanson Architect
Park City, UT 435.513.1079

SAFCHIK RESIDENCE
316 WOODSIDE AVE.
PARK CITY UT

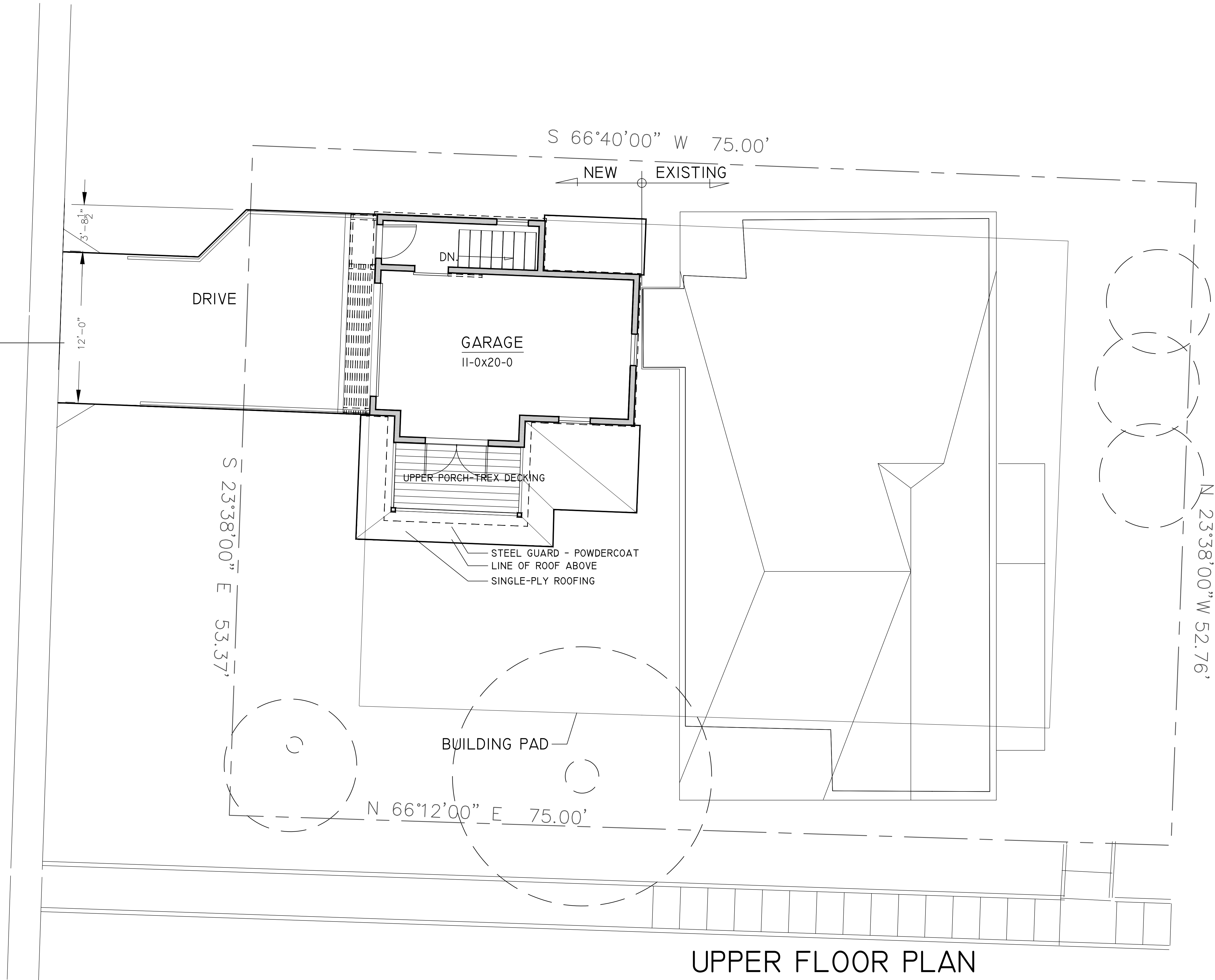
SITE/ GRADING PLAN

DATE
3-31-22

SHEET

A-1.0

BLDG.
SECTION
01
A-3.1



UPPER FLOOR PLAN

1/4"=1'-0"

FLOOR/ ROOF PLAN NOTES

1. VERIFY DIMENSIONS & CONDITIONS IN THE FIELD.
2. PROTECT ADJACENT CONSTRUCTION AND FINISHES.
3. PROVIDE TEMPORARY SUPPORT FOR STRUCTURAL ELEMENTS.
4. VERIFY SIZES OF ALL NEW COMPONENTS.
5. INSTALL SYTEMS & EQUIPMENT PER MANUFACTURER REQ'TS.
6. COORDINATE/ VERIFY HEIGHTS OF WALL-MOUNTED DEVICES/ EQUIPMENT

DRAWING KEYNOTES

(xx)

DOOR KEYS

(2)

WINDOW TYPES

(A)

SEE SHT. A-4.1

INTERIOR WALL TYPES

(2)

1. 2X4 STUDS @ 16" O.C. W/ GYP. BD. BOTH SIDES/ R-13 BATT
2. 2X4 STUDS @ 16" O.C. W/ GYP. BD. BOTH SIDES
3. 2X6 STUDS @ 16" O.C. W/ GYP. BD. BOTH SIDES
4. 2X4/ 2X6 STUD @ 16" O.C. W/ GYP. BD./ TILE BACKER BD.
5. 2X4/ 2X6 STUD @ 16" O.C. W/ 5/8" TYPE X GYP. BD- GARAGE SIDE
1/2" GYP. BD. OTHER SIDE W/ R-19 FOAM/BATT INSULATION



Steven A Swanson Architect
Park City, UT 435.513.1079

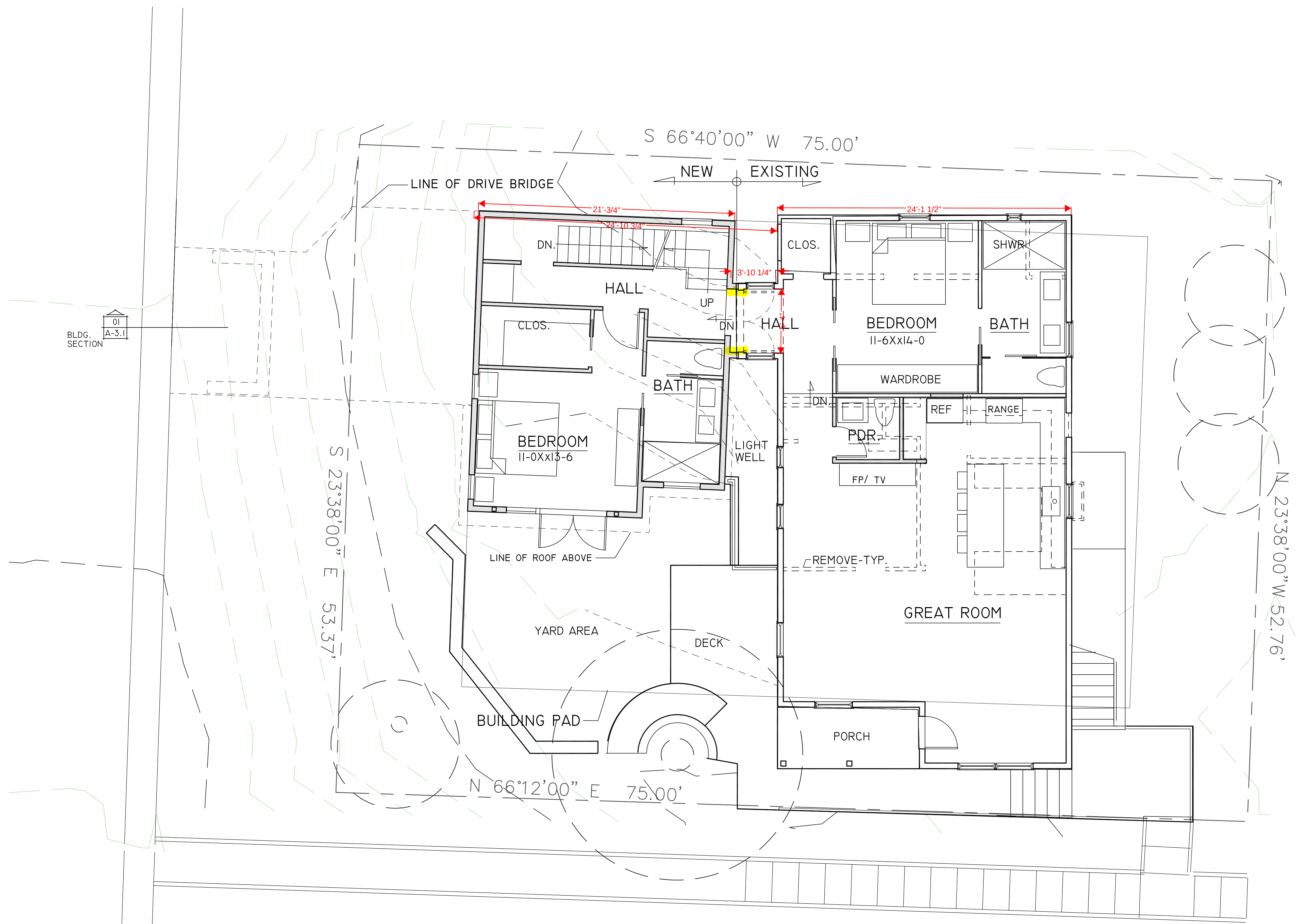
SAFCHIK RESIDENCE
316 WOODSIDE AVE.
PARK CITY UT

UPPER FLOOR PLAN

DATE
3-31-22

SHEET

A-1.1



- FLOOR/ ROOF PLAN NOTES
1. VERIFY DIMENSIONS & CONDITIONS IN THE FIELD.
 2. PROTECT ADJACENT CONSTRUCTION AND FINISHES.
 3. PROVIDE TEMPORARY SUPPORT FOR STRUCTURAL ELEMENTS.
 4. VERIFY SIZES OF ALL NEW COMPONENTS.
 5. INSTALL SYTEMS & EQUIPMENT PER MANUFACTURER REQ'TS.
 6. COORDINATE/ VERIFY HEIGHTS OF WALL-MOUNTED DEVICES/ EQUIPMENT

DRAWING KEYNOTES (XX)

DOOR KEYS (Z)
WINDOW TYPES (A)
SEE SHT. A-4.1

- INTERIOR WALL TYPES (Z)
1. 2X4 STUDS @ 16" O.C. W/ GYP. BD. BOTH SIDES/ R-13 BATT
 2. 2X4 STUDS @ 16" O.C. W/ GYP. BD. BOTH SIDES
 3. 2X6 STUDS @ 16" O.C. W/ GYP. BD. BOTH SIDES
 4. 2X4/ 2X6 STUD @ 16" O.C. W/ GYP. BD./ TILE BACKER BD.
 5. 2X4/ 2X6 STUD @ 16" O.C. W/ 5/8" TYPE X GYP. BD- GARAGE SIDE 1/2" GYP. BD. OTHER SIDE W/ R-19 FOAM/BATT INSULATION



Steven A Swanson Architect
Park City, UT 435.513.1079

SAFCHIK RESIDENCE
316 WOODSIDE AVE.
PARK CITY UT

MAIN FLOOR PLAN

DATE
3-31-22

SHEET
A-1.2

MAIN FLOOR PLAN
1/4"=1'-0"

FLOOR/ ROOF PLAN NOTES

- 1. VERIFY DIMENSIONS & CONDITIONS IN THE FIELD.
- 2. PROTECT ADJACENT CONSTRUCTION AND FINISHES.
- 3. PROVIDE TEMPORARY SUPPORT FOR STRUCTURAL ELEMENTS.
- 4. VERIFY SIZES OF ALL NEW COMPONENTS.
- 5. INSTALL SYTEMS & EQUIPMENT PER MANUFACTURER REQ'TS.
- 6. COORDINATE/ VERIFY HEIGHTS OF WALL-MOUNTED DEVICES/ EQUIPMENT

DRAWING KEYNOTES (xx)

DOOR KEYS (2)
WINDOW TYPES (A)
SEE SHT. A-4.1

INTERIOR WALL TYPES (2)

- 1. 2X4 STUDS @ 16" O.C. W/ GYP. BD. BOTH SIDES/ R-13 BATT
- 2. 2X4 STUDS @ 16" O.C. W/ GYP. BD. BOTH SIDES
- 3. 2X6 STUDS @ 16" O.C. W/ GYP. BD. BOTH SIDES
- 4. 2X4/ 2X6 STUD @ 16" O.C. W/ GYP. BD./ TILE BACKER BD.
- 5. 2X4/ 2X6 STUD @ 16" O.C. W/ 5/8" TYPE X GYP. BD- GARAGE SIDE
1/2" GYP. BD. OTHER SIDE W/ R-19 FOAM/BATT INSULATION



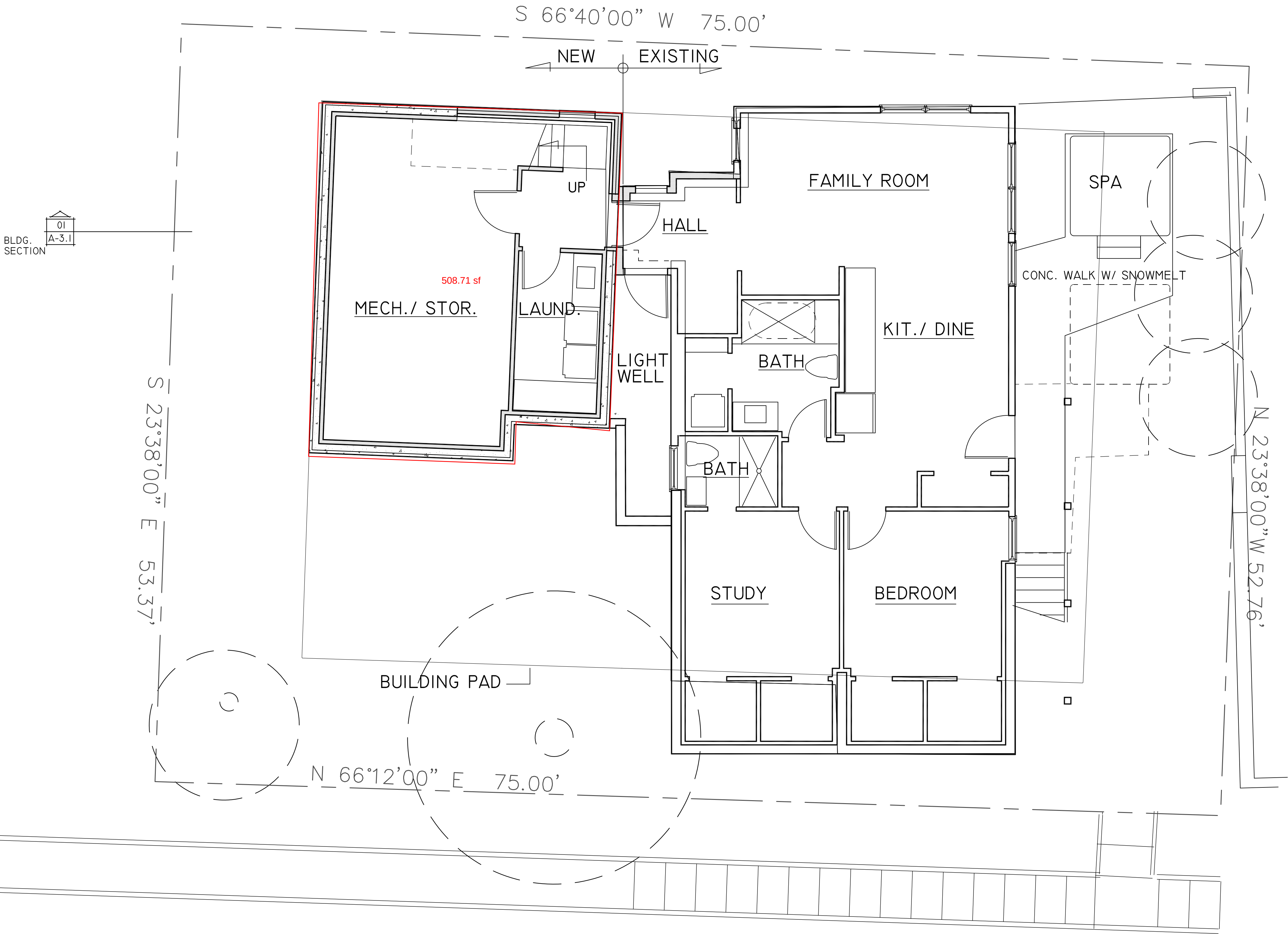
Steven A Swanson Architect
Park City, UT 435.513.1079

SAFCHIK RESIDENCE
316 WOODSIDE AVE.
PARK CITY UT

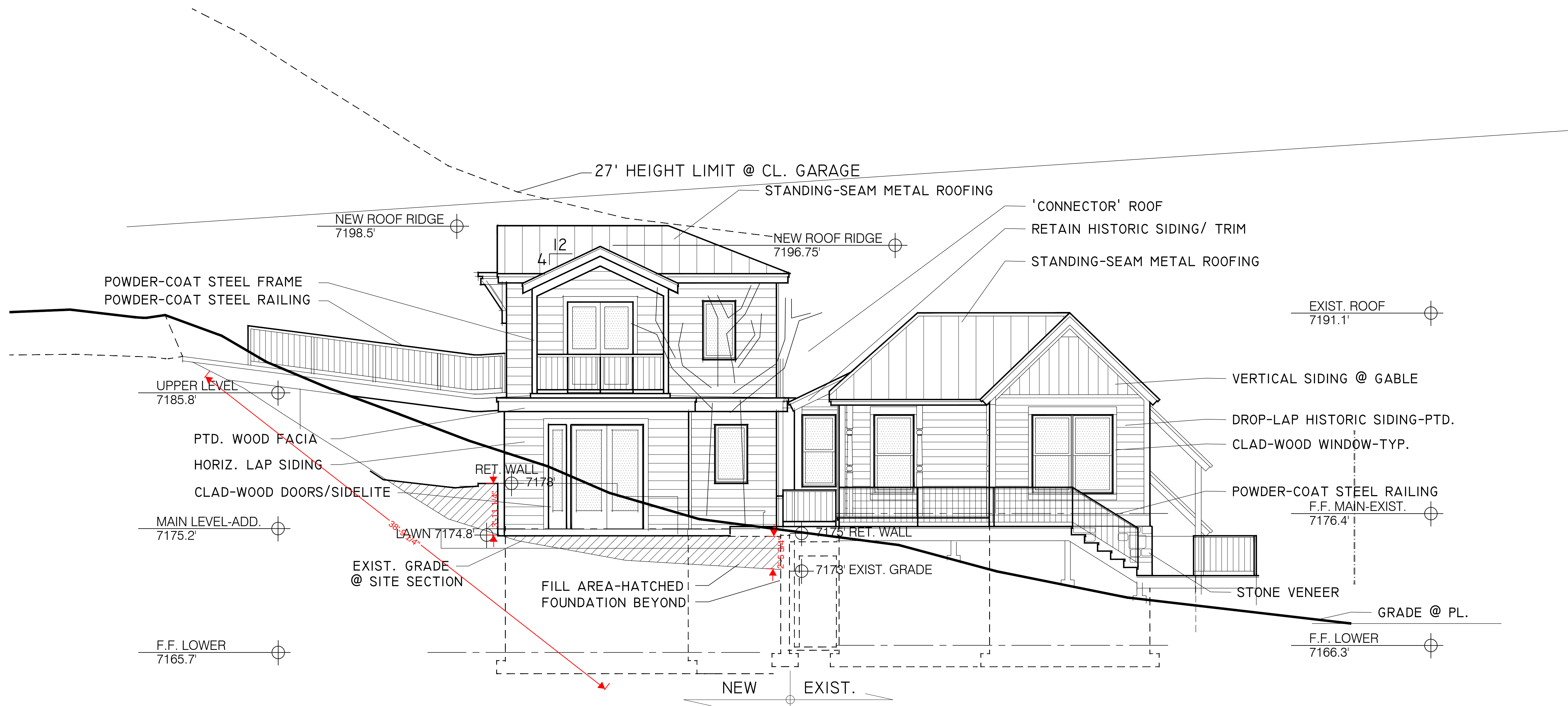
LOWER FLOOR PLAN

DATE
3-31-22

SHEET
A-1.3



LOWER FLOOR PLAN
1/4"=1'-0"



SOUTH ELEVATION/ SITE SECTION

1/4"=1'-0"

A-2.1



Steven A Swanson Architect
Park City, UT 435.513.1079

SAFCHIK RESIDENCE
316 WOODSIDE AVE.
PARK CITY UT

EXTERIOR ELEVATIONS

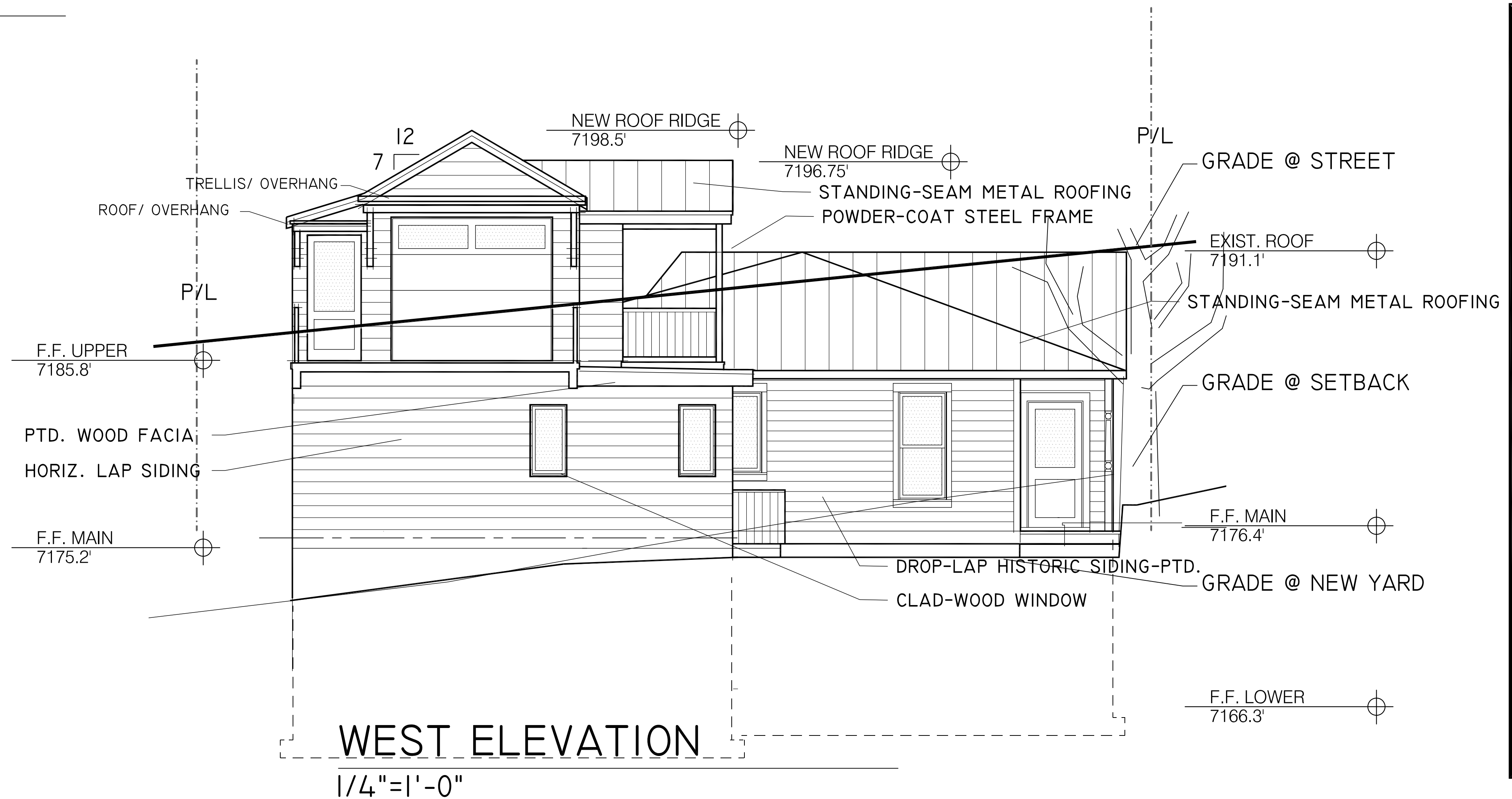
DATE
3-31-22

SHEET
A-2.1



EAST ELEVATION

1/4"=1'-0"



WEST ELEVATION

1/4"=1'-0"



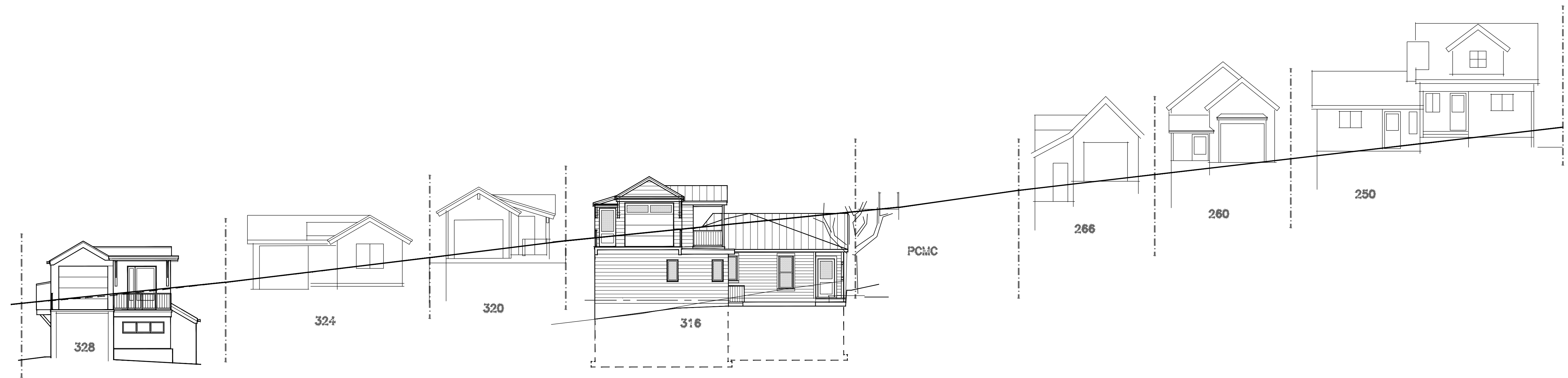
Steven A Swanson Architect
Park City, UT 435.513.1079

SAFCHIK RESIDENCE
316 WOODSIDE AVE.
PARK CITY UT

EXTERIOR ELEVATIONS

DATE
3-31-22

SHEET
A-2.2



STREETSCAPE ELEVATION

1/10"=1'-0"



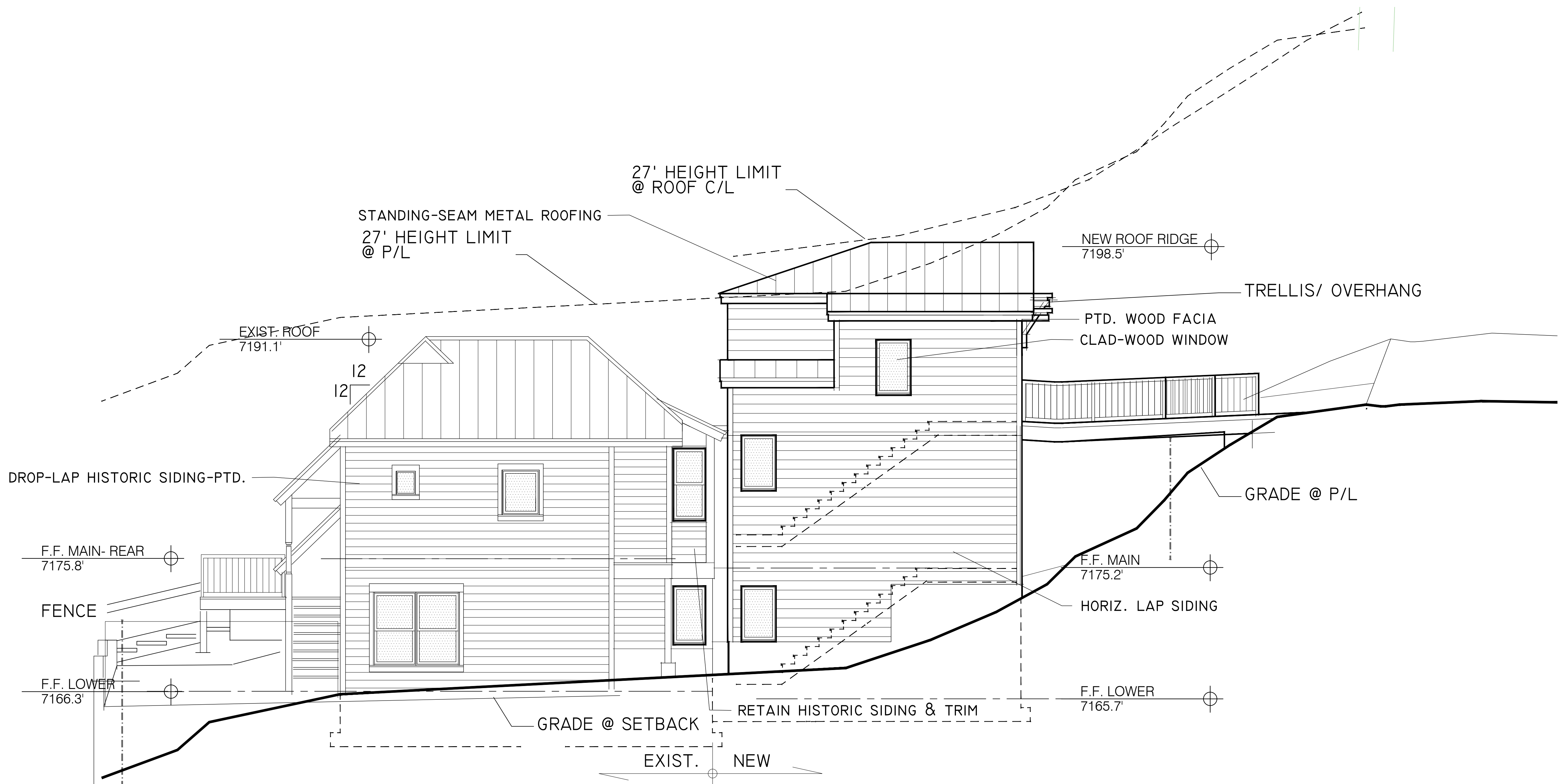
Steven A Swanson Architect
Park City, UT 435.513.1079

SAFCHIK RESIDENCE
316 WOODSIDE AVE.
PARK CITY UT

STREETSCAPE

DATE
3-31-22

SHEET
A-2.3



NORTH ELEVATION
1/4"=1'-0"



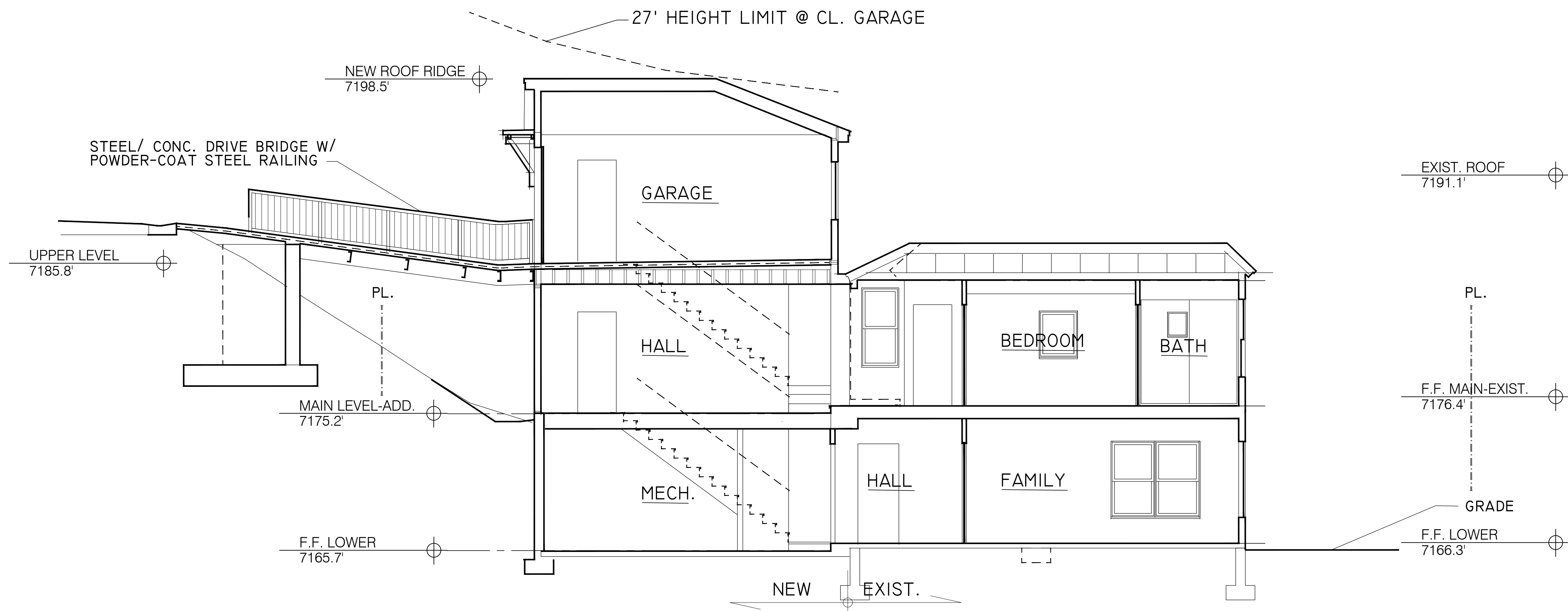
Steven A Swanson Architect
Park City, UT 435.513.1079

SAFCHIK RESIDENCE
316 WOODSIDE AVE.
PARK CITY UT

EXTERIOR ELEVATIONS

DATE
3-31-22

SHEET
A-2.4



BUILDING SECTION

1/4"=1'-0"

I
A-3.1



Steven A Swanson Architect
Park City, UT 435.513.1079

SAFCHIK RESIDENCE
316 WOODSIDE AVE.
PARK CITY UT

BUILDING SECTIONS

DATE
3-31-22

SHEET
A-3.1