

**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
CITY COUNCIL CHAMBERS
May 3, 2017**



AGENDA

SITE VISIT – 4:30 – 5:00 PM - *No discussion or action will be taken on site*

336 (360) Daly Avenue – Please meet at the lobby of City Hall at 4:15 PM
243 Daly Avenue – Site Visit will be at 4:45 PM

MEETING CALLED TO ORDER AT 5:00 PM

ROLL CALL

ADOPTION OF MINUTES OF April 5, 2017

PUBLIC COMMUNICATIONS – *Items not scheduled on the regular agenda*

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

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

336 (360) Daly Avenue – Relocation – Significant Garage and Chicken Coop.
The applicant is proposing to relocate the existing historic garage and chicken coop to the south side of the property.
Public Hearing and Possible Action

PL-16-03189 37
*Planner Tyler
& Grahn*

243 Daly Avenue – Historic District Design Review – Material Deconstruction on Landmark Site. The applicant is proposing to impact the following: c.1998 front yard landscaping consisting of gathered rocks and backyard retaining walls; shed-roof addition across the east (rear) elevation of the historic hall-parlor form and a poured concrete root cellar/mechanical room; post-1941 shed roof structure constructed on top of the original gable roof; original soffit and fascia; c.1996 porch railings, posts, and roofs; historic door opening on the west façade; historic and non-historic windows.
Public Hearing & Possible Action

PL-16-03172 209
*Planner
Grahn*

911 Empire Avenue – Historic District Design Review – Material Deconstruction on Landmark Site. The applicant is proposing to impact the following: post-1983 railroad tie retaining wall, contemporary concrete block retaining wall, non-historic fence; demolition of post-1941 rear additions; non-historic porch railings on the front porch and post-1941 enclosed porch on the southwest corner; two (2) original front doors on the east and north facades and one (1) post-1941 door on enclosed porch; removal of 9'x9' section of lower level façade wall to construct an invisible garage door; thirteen (13) historic wood windows; non-historic asphalt shingle roofing; brick chimney.
Public Hearing & Possible Action

GI-17-03411 311
*Planner
Grahn*

ADJOURN

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF APRIL 5, 2017

BOARD MEMBERS IN ATTENDANCE: Chair Douglas Stephens, Lola Beatlebrox, Cheryl Hewett, Puggy Holmgren, Randy Scott, David White

EX OFFICIO: Bruce Erickson, Anya Grahm, Hannah Tyler, Polly Samuels McLean, Louis Rodriguez

ROLL CALL

Chair White called the meeting to order at 5:00 p.m. and noted that all Board Members were present except Jack Hodgkins, who was excused.

PUBLIC COMMUNICATIONS

There were no comments.

ADOPTION OF MINUTES

March 1, 2017

Board Member Holmgren moved to APPROVE the minutes of March 1, 2017 as written. Board Member White seconded the motion.

VOTE: The motion passed unanimously.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Planner Anya Grahm announced that the following evening the City would be receiving two Heritage Awards from Preservation Utah, formerly called the Utah Heritage Foundation. The Awards are for the stewardship of the McPolin Farm, and for their partnership with Vail Resorts to help stabilize the California Comstock and the mine structures.

Planner Grahm noted that the Planning Department was seeing an increase in the number of applications. She and Planner Tyler were trying to gauge the HPB agendas and whether or not a second meeting might be necessary. She asked the Board members to think about their availability and whether they would be available on the third Wednesday of every month if a second meeting is necessary due to work flow. The Staff would give the Board as much notice as possible if a second meeting would be scheduled for that month.

Chair Stephens asked for the location and format for receiving the awards from Preservation Utah. Planner Grahm stated that Preservation Utah hosts the event.

It is a ticketed fundraising event that will be held at Trolley Square in Salt Lake. She would send the Board members photos of the plaques. She believed photos would also be posted on Facebook.

Chair Stephens reported that at 4:30 p.m. today the Board did a site visit to 732 Crescent Tram. They had a chance to walk through the home with the architect and property owner for an in-depth tour of the construction of the home to help in their review of the project this evening.

CONTINUATIONS (Public Hearing and Continue to date specified.)

1302 Norfolk Avenue – Determination of Significance

Chair Stephens opened the public hearing. There were no comments. Chair Stephens closed the public hearing.

MOTION: Board Member Holmgren moved to CONTINUE the Determination of Significance on 1302 Norfolk Avenue to a date uncertain. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed unanimously.

REGULAR AGENDA – Discussion, Public Hearing and Possible Action

1. 732 Crescent Tram – Determination of Significance on Additions to the historic house (Application PL-16-03370)

Planner Grahm reported that this item was continued from the last meeting to give the Board the opportunity to visit the site. She thought Chair Stephens had accurately summarized the site visit and what they observed.

Planner Grahm emphasized that the HPB was only looking to make a determination as to whether or not the additions on this house are historically significant. If they are not found to be significant, the applicant could submit an application to remove those additions through the material deconstruction process. Planner Grahm noted that the criteria for Landmark and Significant designations were outlined in the Staff report.

Chair Stephens asked Planner Grahm to identify the additions that would be removed. Planner Grahm believed it was Addition A, the stairwell; Addition B, a bathroom and addition; Addition D, the root cellar; and Addition E, a portion of the roof. She reviewed the elevations and stated that the portions identified in green was the original single cell. The red color was the kitchen area that Carl Winters had either completely rebuilt or only renovated. The orange color represented the area that Carl Winters had built onto the side of the house.

Chair Stephens suggested that they address each addition individually. He asked if anyone had a specific issue on either A, B, D and E.

Board Member Hewett recalled that the Board had already discussed D, the root cellar, and everyone was comfortable removing it. She had no issues with the other additions.

Board Member White understood that the high gambrel shaped roof was over Additions C and B. Jonathan DeGray, the project architect, believed it was only over C. Mr. DeGray remarked that it was over C and a portion of the original building form identified in green. He thought the plan on page 25 of the Staff report was correct. Mr. White referred to the west elevation and noted that A extends the farthest out to the right. Mr. White asked Mr. DeGray to identify B in that elevation. Mr. DeGray acknowledged that Mr. White was correct, and that the roof was modified to capture B as well.

Board Member White stated that from the site visit he believed it was all historic construction, with the exception of the upper part. It was just a matter of what year each addition took place. Board Member Scott agreed, because by definition historic is over 50 years. Mr. White stated that he has looked at a lot of old structures and this was one of them.

Board Member Scott believed people have a visual image of a historic home in Park City. In this case, he thought the historic additions on this home detract from that image. For that reason, he was conflicted on where to start and where to stop. He was looking for guidance from the other Board members.

Board Member White felt strongly that the green and the blue portions, minus the stairway, should be kept. He was willing to discuss the remaining portions.

Board Member Holmgren remarked that at the last meeting she thought the Staff report was well done. After being on-site, she thought it was very evident where each piece had been added. She asked again for the portions they were being asked to determine. Chair Stephens stated that it was A, B, D, E, and the front porch. He reiterated that the Board decided at the last meeting that the roof cellar was not significant. He thought there was little question about the front porch after seeing the newer construction on the site visit. The question is whether to retain the additions identified in blue, green and red.

Chair Stephens understood that the applicant wanted to remove the stairs, but it appeared to him that the stairs were put into what was a historic larger box. Mr. DeGray thought the blue color should include the stairs.

Mr. DeGray referred to a 1912 photograph on page 49 of the Staff report that depicts the building in its mining era form. He thought the additions should relate to the mining era because it was placed on the HIS for its mining era construction. Mr. DeGray believed the portions in green, blue and red reflect that period.

Board Member Beatlebrox noted that page 48 of the April Staff report included seven aspects of integrity to aid in determining whether or not the additions being reviewed contribute to the historic integrity of the house. As she walked through and looked at the houses on the site visit, she was struck by the poor workmanship; especially the roof line. Ms. Beatlebrox stated that if anything were to be removed, she would suggest Addition E at the top because it detracts from the original form and integrity of the house.

Chair Stephens echoed Ms. Beatlebrox. He recalled that the Board wrestled with Addition E in terms of when it was built and how it affected the original house. He agreed that it was helpful to have the seven aspects of integrity outlined in the Staff report. Addition E, the roof portion, detracts from the original single cell house and from the house they saw in the across canyon photograph that Mr. DeGray referred to earlier. Chair Stephens believed that E would be a distraction from the historic house and not an addition to it. After talking about extending the blue over to B, he was left with Additions A and B, which were behind the building and typical additions. He thought they were less significant because they were not visible from the public right-of-way. Chair Stephens thought it was necessary to remove Addition E in order to restore the character of the original house as it was built in the time period that the applicant was trying to restore.

Board Member White agreed that A, B and E were the three portions that detract from the original house. He was not opposed to removing the root cellar.

Board Member Hewett did not find A, B, and E to be historically significant.

Board Member Scott stated that still struggled with A, but he thought it was evident that the addition was done in a different period using different methods of construction. His decision was driven by the across the canyon photograph, which was the historic home.

Board Members Beatlebrox and Holmgren agreed.

Planner Grahn recommended that the Board review the criteria to affirm their discussion prior to making a motion. She recalled from the last meeting that the Board decided that the association with Carl Winters was not relevant to this house. For that reason, the findings of fact should be amended to remove Finding of Fact #18.

Planner Grahn reviewed the criteria. a) Are the additions at least 50 years old; have achieved Significance, or if the site is of exceptional important to the community. Based on their discussion, she thought the Board agreed that a) the additions may be 50 years old or older. b) Do they retain their historic integrity in terms of location, design, setting, materials, workmanship, and association. She understood that the Board did not believe the additions contributed to retaining the historic integrity.

Board Member Beatlebrox stated that the workmanship of the rooftop addition detracts from the historic integrity. She personally would not be opposed to keeping A, B, and C because they do not detract as much as the roof portion.

Board Member Hewett referred to the last sentence, which states that the form was modified at the end of the Mature Mining Era or a short time thereafter. She believed the Board did not want that piece to detract from the more historic piece that fits better with the Park City Mining Era. She believed that was the reason for their agreement to remove the additions. The Board concurred.

Planner Grahn read c) whether or not significant local, regional, or national history. She understood that the Board was saying that the significant part of the house was the original portion from the Mining Era, and not necessarily the additions, because they do not meet those criteria.

Director Erickson commented on the process. He and Assistant City Attorney McLean would like the Board to make Findings for Significance. The additions they believe contribute to the Significance were the stairway of B, and C. He noted that the Staff report contained two sets of findings. One was for finding the sites Significant, and the second for finding the sites Non-Significant. The motion should say that the Historic Preservation Board finds the area designated in green and blue as Significant, per the findings of fact, conclusions of law, and conditions of approval, with the removal of Finding #18. Secondly, a motion to remove the historic designation from the additions designated as A, C, E and F, per the findings of fact, conclusions of law and conditions of approval. Director Erickson stated that when they make the motion, they should add the diagrams of the Staff report into their motion so the diagrams refer to the action taken.

Chair Stephens opened the public hearing.

There were no comments.

Chair Stephens closed the public hearing.

Planner Grahn drafted a motion for the Board to consider. The HPB should move that the addition designated in orange on the diagram on page 54 of the Staff report and identified as B on the diagram on page 58 meets the criteria for

Landmark designation based on the Findings of Fact, Conclusions of Law, and Conditions of Approval with the removal of Finding of Fact #18, which references Carl Winters.

Director Erickson asked if that incorporates the blue area and the stairway. Planner Grahn answered yes. She had called it out as the orange area and explained that it was shown as B on page 58. Chair Stephens referred to page 58 and noted that the addition to the rear that would not be removed was shown in gray. Only the stairs were identified in orange. He pointed out that they were identifying the staircase as Landmark, Addition D as Landmark, and the original house as Landmark, and the addition identified in gray as Landmark. Planner Grahn remarked that the request was only to remove the additions.

Assistant City Attorney McLean believed that a finding of fact says that the original structure has been deemed Landmark. Director Erickson noted that B was the stairway. Chair Stephens clarified that the motion would determine that B and D are significant as shown on page 58 of the Staff report. Planner Grahn replied that he was correct.

MOTION: Board Member Scott move to Accept the proposed motion as stated by Planner Grahn and modified by the Planning Director, in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval as amended to remove Finding of Fact #18, renumber the Findings, and incorporate the diagrams referenced in the Staff report. Board Member Hewett seconded the motion.

VOTE: The motion passed unanimously.

Planner Grahn drafted a second motion for the Board to consider. The HPB moves that the additions identified as A, C, E and F in the diagram referenced on page 58 of the Staff report, do not meet the criteria for Landmark designation, based on the Findings of Fact and Conclusions of Law.

MOTION: Board Member White moved to Accept the motion as stated by Planner Grahn. Board Member Scott seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact Supporting the Historic Designation of Additions B & D

1. The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites.

2. The house at 732 Crescent Tram is within the Historic Residential (HR-1) zoning district.
3. The historic house at 732 Crescent Tram is identified as —Landmarkll on the Historic Sites Inventory (HSI). It is eligible for the National Register of Historic Places (NRHP), but is not currently listed.
4. In December 2015, City Council amended the Land Management Code to expand the criteria for what structures qualify to be landmark and significant sites.
5. A single-cell house was initially built on this site c.1904.
6. Analysis of the 1900, 1907, and 1929 Sanborn Fire Insurance Maps demonstrates that a second room was added to the west of the single-cell to create a hall-parlor form by 1907. A third in-line addition was also added to the south of the single-cell to create an L-shape. This is further supported by physical evidence found inside the house.
7. Carl Winters purchased the house in 1926. His daughter Marie remembers the house only consisting of —a kitchen, bathroom, dining room, front room, and one bedroom. This is supported by the 1941 Sanborn Fire Insurance Map that shows the L-shaped cottage.
8. During Winters ownership of the house (1926-1938) several additions were made that are documented by the c.1941 tax photograph. An in-line addition was constructed to expand the c.1907 rear addition; a staircase addition was constructed along the west wall of the c.1907 rear addition; a bathroom addition was built to the south of the original kitchen, or c.1907 west addition to the single cell; a root cellar was built west of the original kitchen, and a second story was added to the house.
9. Carl Winters' daughter also remembers that her father —tore off the kitchen and bathroom and made them new. It's unclear if he demolished and rebuilt the kitchen and bathroom or simply renovated them. New construction materials are found in the kitchen wing; however, it maintained the footprint of the original c.1907 addition that was made to the west side of the single-cell and that created the original hall-parlor form.
10. The house has remained largely unchanged since Winters' improvements were constructed between 1926 and 1938.
11. G. Leo and Margaret Rodgers purchased the house in 1985; in 1988, they received \$3,770 in grant funds for painting, a new roof, and fixing a wall.

12. The applicant has documented the developmental history of this building and finds that the additions made by Carl Winters are not historic.

13. The additions constructed by Carl Winters are between 79 and 91 years old.

14. The building is eligible for the NRHP because it retains its historic integrity in terms of design, setting, materials, workmanship, feeling, and association as defined by the National Park Service for the National Register of Historic Places. The additions under review do not detract from the historic building. Park City's Historic Site Form finds that —much of the original integrity and composition is intact in formll which includes these additions.

15. The building as it exists today contributes to the broad patterns of Park City's history because it possesses sufficient integrity to reflect the time period of the Mature Mining Era.

16. The hall-parlor form was one of the three most popular building forms seen during the Mature Mining Era and the house at 732 Crescent Tram reflects the folk Victorian architecture seen during that era.

17. The overall development of this property reflects the changing needs of Park City's mining boom era. As Park City became an established community, permanent residents expanded the early miners' cabins in order to accommodate growing families.

18. The additions reflect the distinctive characteristics of the period and methods of construction typical to the Mature Mining Era. The additions were constructed of simple materials and single-wall construction. The staircase was haphazardly constructed to the west side of the c.1907 addition and a bathroom was built into the hillside. The expansion was typical of Park City during this period as it made use of any available space on this hillside lot.

19. The house, with its additions, was designated as a Landmark Structure in 2009 by the Historic Sites Inventory.

20. In 1982, the house was identified as historic on a reconnaissance level survey of Old Town.

21. The house was rated —Bll in a 2007 NRHP eligibility survey; B sites were found to be potentially eligible for the NRHP or slightly less significant and/or intact.

22. The house retains its historic scale, context, and material which allow the original c.1907 hall-parlor and rear addition to be restored, despite the later

additions made by Carl Winters. The house reflects the historical and architectural character of the district due to its mass, scale, composition, materials, treatment, and other architectural features that are visually compatible with the Mining Era Residences National Register District.

Conclusions of law Supporting the Historic Designation of Additions B & D

1. The existing house located at 732 Crescent Tram meets all of the criteria for designating sites to the Park City Historic Sites Inventory as a Landmark Site including:

- a. It is at least fifty (50) years old or has achieved Significance or if the Site is of exceptional importance to the community; and Complies.
- b. It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and Complies.
- 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.

2. The existing house located at 732 Crescent Tram meets all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:

- (a) It is at least fifty (50) years old or the Site is of exceptional importance to the community; and Complies.
- (b) It retains its Historical Form as may be demonstrated but not limited by any of the following:
 - (i) It previously received a historic grant from the City; or
 - (ii) It was previously listed on the Historic Sites Inventory; or
 - (iii) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; or Complies.
- (c) It has one (1) or more of the following:
 - (i) It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; and
 - (ii) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era

- Residences National Register District even if it has non-historic additions; or Complies
- (d) It is important in local or regional history architecture, engineering, or culture associated with at least one (1) of the following:
- (i) An era of Historic Importance to the community, or
 - (ii) Lives of Persons who were of Historic importance to the community, or
 - (iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.

Findings of Fact for Removing the Historic Designation of Additions A, C, E and F

1. The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites.
2. The house at 732 Crescent Tram is within the Historic Residential (HR-1) zoning district.
3. The historic house at 732 Crescent Tram is identified as —Landmarkll on the Historic Sites Inventory (HSI). It is eligible for the National Register of Historic Places (NRHP), but is not currently listed.
4. In December 2015, City Council amended the Land Management Code to expand the criteria for what structures qualify to be landmark and significant sites.
5. A single-cell house was initially built on this site c.1904.
6. Analysis of the 1900, 1907, and 1929 Sanborn Fire Insurance Maps demonstrates that a second room was added to the west of the single-cell to create a hall-parlor form by 1907. A third in-line addition was also added to the south of the single-cell to create an L-shape. This is further supported by physical evidence found inside the house.
7. Carl Winters purchased the house in 1926. His daughter Marie remembers the house only consisting of —a kitchen, bathroom, dining room, front room, and one bedroom. This is supported by the 1941 Sanborn Fire Insurance Map that shows the L-shaped cottage.
8. During Winters ownership of the house (1926-1938) several additions were made that are documented by the c.1941 tax photograph. An in-line addition was constructed to expand the c.1907 rear addition; a staircase addition was

constructed along the west wall of the c.1907 rear addition; a bathroom addition was built to the south of the original kitchen, or c.1907 west addition to the single cell; a root cellar was built west of the original kitchen, and a second story was added to the house.

9. Carl Winters' daughter also remembers that her father —tore off the kitchen and bathroom and made them new. It's unclear if he demolished and rebuilt the kitchen and bathroom or simply renovated them. New construction materials are found in the kitchen wing; however, it maintained the footprint of the original c.1907 addition that was made to the west side of the single-cell and that created the original hall-parlor form.

10. The house has remained largely unchanged since Winters' improvements were constructed between 1926 and 1938.

11. G. Leo and Margaret Rodgers purchased the house in 1985; in 1988, they received \$3,770 in grant funds for painting, a new roof, and fixing a wall.

12. The applicant has documented the developmental history of this building and finds that the additions made by Carl Winters are not historic.

13. The additions constructed by Carl Winters are between 79 and 91 years old.

14. The building is eligible for the NRHP because it retains its historic integrity in terms of design, setting, materials, workmanship, feeling, and association as defined by the National Park Service for the National Register of Historic Places. The additions under review do not detract from the historic building. Park City's Historic Site Form finds that —"much of the original integrity and composition is intact in form" which includes these additions.

15. The building as it exists today contributes to the broad patterns of Park City's history because it possesses sufficient integrity to reflect the time period of the Mature Mining Era.

16. The hall-parlor form was one of the three most popular building forms seen during the Mature Mining Era and the house at 732 Crescent Tram reflects the folk Victorian architecture seen during that era.

17. The additions constructed to the house between 1926 and 1938 do not reflect the Mature Mining Era and do not contribute to our understanding of the broad patterns of our history.

18. Carl Winters is a person of historical significance in the community; however, the additions he made to the house at 732 Crescent Tram between 1926 and

1938 are not significant because of their association with Carl Winters as there are better properties that represent Carl Winters' contributions to the community, including the historic Park City High School at 1255 Park Avenue.

19. The additions do not reflect the Mature Mining Era's characteristic building types or methods of construction.

20. The house, with its additions, was designated as a Landmark Structure in 2009 by the Historic Sites Inventory.

21. In 1982, the house was identified as historic on a reconnaissance level survey of Old Town.

22. The house was rated —BII in a 2007 NRHP eligibility survey; B sites were found to be potentially eligible for the NRHP or slightly less significant and/or intact.

23. The house retains its historic scale, context, and material which allow the original c.1907 hall-parlor and rear addition to be restored, despite the later additions made by Carl Winters. The house reflects the historical and architectural character of the district due to its mass, scale, composition, materials, treatment, and other architectural features that are visually compatible with the Mining Era Residences National Register District.

24. The additions do not contribute to the historical significance of this house.

Conclusions of Law for Removing the Historic Designation of Additions A, C, E and F

1. The additions to the existing house located at 732 Crescent Tram does not meet all of the criteria for designating sites to the Park City Historic Sites Inventory as a Landmark Site including:

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

e. It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and Complies.

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

iv. An era that has made a significant contribution to the broad patterns of our history;

v. The lives of Persons significant in the history of the community, state, region, or nation; or

vi. The distinctive characteristics of type, period, or method of

construction or the work of a notable architect or master craftsman. Does not comply.

2. The additions to the existing house located at 732 Crescent Tram meets all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:

- (a) It is at least fifty (50) years old or the Site is of exceptional importance to the community; and Complies.
- (b) It retains its Historical Form as may be demonstrated but not limited by any of the following:
 - (i) It previously received a historic grant from the City; or
 - (ii) It was previously listed on the Historic Sites Inventory; or
 - (iii) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; or Complies.
- (c) It has one (1) or more of the following:
 - (i) It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; and
 - (ii) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; or Complies.
- (d) It is important in local or regional history architecture, engineering, or culture associated with at least one (1) of the following:
 - (i) An era of Historic Importance to the community, or
 - (ii) Lives of Persons who were of Historic importance to the community, or
 - (iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period. Does not comply.

2. 1141 Park Avenue – Historic District Design Review – Material Deconstruction on Landmark Site. The applicant is proposing to impact the following: non-historic concrete patios and courtyards; non-historic wood fences; remove non-historic c.2000 rear addition, non-historic wood doors, and non-historic windows on the historic house; and remove non-historic doors and non-historic windows on the historic shed.
(Application PL-16-03214)

Brad Davidson with Black Dog Builders, Jim and Samantha Ossalaer, the owners, and Jordan Smith, representing the project architect, were present to answer questions.

Planner Grahm reported that based on the Sanborn Map analysis, it appears that the house was A T-shape or L-shape with a box bay on the front. For some reason the house was cut off on the 1889 Sanborn Map, but was shown clearly in 1900. Moving forward in history, in 1907 the Sanborn map was drawn showing the T-shape, the box bay, the front porch and the addition on the back. By 1929 the house was more of a bungalow style. It retained its shape but the box bay was gone. There was still a partial width front porch. The rear addition was removed in 1941. Planner Grahm presented the 1941 photograph overlaid what it might have looked like originally as a cross-wing. She stated that the gable roof was removed and replaced with a hip roof that covered the entire house. As seen in other houses in Old Town, as additions are added, the roof forms begin to fail and cause snow build-up. It was not uncommon for these houses to become bungalows since it was the prevalent style in the 1920s and 1930s.

Planner Grahm stated that the existing features related to the bungalow were the hip roof that extends over the entire house, exposed rafter tails beneath the eaves of the hip roof, the tapered porch columns, and the Chicago style windows, which is solid glass with two narrow double hung windows on either side. Planner Grahm commented on changes that occurred in 1949, and by the 1960s the wrap around porch was introduced, and that porch currently exists on the house.

Planner Grahm stated that in the 1990s the house had fallen into fair condition. She presented photos showing what the house looked like before it was renovated the first time. The hip roof is taller than a porch roof, which might explain why there is a gap between the top of the windows and doors and the top of the roof. Tapered columns were also introduced. Planner Grahm remarked that the house was changed, but the L-shape was still evident with the hip roof over it.

Planner Grahm reported that the house was renovated in 2000, and much of the work that the City would normally review was completed. The siding and windows were repaired. A new garage was built that faces Woodside Avenue. The shed between the house and the garage and is not visible from the street was fixed. Planner Grahm presented drawings showing the north side of the house and the addition that was added in 2000. She showed the front of the house and the back of the house, which is not visible from Woodside because of the new garage.

Planner Grahm believed this materials deconstruction was straightforward. When the house was renovated in 2000, the owners at that time put in a number of improvements, including mismatched fences, stone and concrete patios, and a wood deck. These improvements were added around 2000 and they are not historic. The applicant was proposing to remove those as part of this current renovation.

Planner Grahm stated that the applicant was proposing to add an addition that will have the same footprint as the 2000 addition; however, it will be taller and provide more square footage. They are also going to renovate the shed. The garage will stay as it is. Planner Grahm noted that there were minimal changes to the house because the work will be done over the 2000 addition.

Planner Grahm remarked that the 2000 addition was highlighted in the red in the Staff report. She reiterated that the addition is not historic and it does not contribute to the historic integrity or the historical significance of the site. The porch will only have minimal maintenance such as patching wood and repainting.

Planner Grahm stated that there are four existing doors on the house; three of which are in excellent condition and are reconstructions that appear to be historic. One door is not historic. Planner Grahm noted that the front door dimensions are historic, and the applicant would like to widen the dimensions to accommodate a new door. The Staff finds that modifying the historic door openings to accommodate contemporary doors is largely inappropriate. However, they requested discussion and feedback from the HPB on that issue. Planner Grahm stated that the historic door openings were identified in red. The blue color indicated the location of the new patio door on the back of the house and not visible. The Staff had no issues or concerns with the patio door because it would not affect the historic integrity of the house. Their primary concern was changing the front door dimension.

Planner Grahm reiterated that the windows were replaced in 2000 and were in good condition. The applicants were only proposing to modify and replace two of the windows. In looking at the documentation from the previous remodel, Planner Grahm did not believe they were original window openings. Therefore, changing the windows would not affect the historic integrity of this Landmark building. The roof would be replaced from asphalt to standing seam metal, which is a maintenance issue and not part of the materials deconstruction review.

Planner Grahm showed the shed and noted that the foundation was added in 2000. She assumed that minimal patching would be required. The exterior walls were in good condition since they were redone in 2000, and should only require routine maintenance such as painting. The one door on the building is not historic, and the applicant was proposing to replace it with something that keeps the historic look and feel. The Staff found that the proposed exterior change would not damage or destroy the architectural features of the shed. Planner Grahm remarked that the four existing window openings were new windows in 2000. The applicant proposes to switch out one of those windows, but it will not impact the architectural integrity of the shed. The roof would be changed from asphalt shingles to a standing seam metal roof. Planner Grahm pointed out that the Guidelines do not prohibit standing seam metal roofs. It only says that it

cannot be reflective. The Staff will work with the applicant to make sure the metal roof meets the Guidelines.

Planner Grahn remarked that the front door was the only issue the Staff had for the HPB to discuss.

Board Member Hewett recalled other projects where the Board required the applicant to maintain the existing size of the door. She found no reason why they should not have the same requirement for this project. Ms. Hewett thought the HPB had already set a precedent for maintaining the historic door size.

Board Member Holmgren concurred with Ms. Hewett. Board Member Beatlebrox agreed that the Board has consistently maintained the historical size of the door because it is what people see as they go through the neighborhood.

Chair Stephens asked if it was both doors shown in red on page 92 of the Staff report. Planner Grahn believed it was only the front door.

Samantha Ossalaer stated that the intent is not to widen the door. They only wanted to heighten the door slightly to align with the windows. Chair Stephens asked if it was a 6'8" door. He was told that the door opening was 7' and they were proposing to heighten the door to 7'2" to align with the windows. Planner Grahn remarked that the door could be seen more clearly on page 168 of the Staff report. She noted how the windows were slightly taller and where the door stops.

Board Member Holmgren thought the Board needed to be consistent in their decisions. The Board members concurred. Chair Stephens stated that windows and doors not lining up is not unusual in Park City. He believed that adding the height would make the door look out of proportion because it would be tall and narrow. Chair Stephens asked if the applicant was proposing to change the door on the side. Jordan Smith, representing the architect, replied that the side door and all other doors would remain the same.

Chair Stephens believed there was consensus among the Board about retaining the dimensions of the front doors. He asked if the Board had other issues or comments regarding the removal of non-historic materials.

Board Member Hewett was comfortable with what was being proposed. Board Members Scott and Holmgren agreed. Board Member Beatlebrox asked if the flat roof addition would have a garden on top. Mr. Smith replied that there would be a deck off of the third level, and the roof of the third level would be a green roof.

Chair Stephens opened the public hearing.

Sandra Hall thanked the Board for their service. Ms. Hall was had concerns about replacing the roof with metal because of how far the roof extends into her property. She has a metal roof and the snow slides off. She questioned whether they could prevent the snow from the new metal roof from sliding on to her yard or driveway.

Mr. Smith stated that they were planning to put cleats on the roof.

Chair Stephens informed Ms. Hall that the purpose this evening was for the HPB to determine whether or not the materials that the owner would like to remove were historic. He pointed out that the issue Ms. Hall raised would be a concern for the Building and Planning Departments, and she should make them aware.

Board Member White stated that when it reaches that point, the City would require a snow shed agreement between Ms. Hall and this neighbor. He assured her that the issue would be addressed at that point.

Director Erickson asked if the neighbors would be noticed when this project goes through the Historic District Design Review process. Planner Grahm answered yes. She explained that the neighbors would receive another level when the Design Team makes their final determination. She has been meeting with Ms. Hall and her daughter Rebecca, and they have shared concerns about snow shedding and other issues. Planner Grahm stated that she has been working with the owners to make sure those concerns are addressed to the best of their ability with the Design Guidelines and the LMC. She had also met with the Building Department to discuss the snow shedding issue. Planner Grahm pointed out that if the snow shed agreement does not work, the owner is responsible for holding the snow onto their property. She and the applicant have talked about mitigation measures.

Chair Stephens closed the public hearing.

MOTION: Board Member Scott moved to approve the Material Deconstruction of non-historic and non-contributory materials at 1141 Park Avenue, pursuant to the Findings of Fact, Conclusions of Law and Conditions of Approval contained in the Staff Report. Board Member Beatlebrox seconded the motion.

Chair Stephens asked if the conditions of approval address the front doors. Planner Grahm noted that Condition #3 requires that the applicant maintain the dimensions of the extant historic door openings.

Chair Stephens called for a vote on the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 1141 Park Avenue

1. The property is located at 1141 Park Avenue
2. The site is designated as Landmark on the Historic Sites Inventory.
3. Based on Sanborn Fire Insurance maps and historic research analysis, the house was likely constructed c.1885 by Cornelius Cottrell as a cross wing. There was a partial-width front porch across the front of the house and the projecting ell had a box bay window. There was also a rear addition across the length of the west (rear) elevation.
4. Based on Sanborn Fire Insurance maps, it appears that by 1929 the house had been renovated under the ownership of Lloyd Stanley. The overall shape of the house had become squarer and there was a rear addition off the west elevation. The shape does not change in the 1941 Sanborn Map and the c.1941 tax photograph shows that the house has been renovated to reflect the bungalow style that was popular at the time. Bungalow-inspired elements included the hip roof with exposed rafter tails, tapered porch columns, and Chicago bay windows.
5. By the time of the 1968 tax card, a wrap-around porch had been constructed that extended from the east (front) façade of the house to the south elevation.
6. By the 1980s photographs, the wood siding had been covered with Bricktex and a solid porch railing had been constructed. The windows had been replaced with aluminum or vinyl windows.
7. The site was renovated between 2000-2001. As part of the renovation, a new two-car garage was constructed along Woodside Avenue. The historic shed was renovated to create an office/studio space, and a one-story addition was constructed on the west (rear) elevation of the house. The yard was landscaped with planters as well as concrete and stone patios.
8. On January 30, 2017, the Planning Department received a Historic District Design Review (HDDR) application for the renovation of the historic house and construction of a new addition at 1141 Park Avenue as well as renovation of the historic shed; the application was deemed complete on February 21, 2017. The HDDR application is still under review by the Planning Department.
9. The applicant proposes to make a number of site improvements as part of this renovation. They will remove the c.2000 trellis, planters, stone and concrete patios, and a synthetic wood deck. Much of the masonry that was introduced in c.2000 has cracked and heaved due to poor drainage. These improvements are

not historic and do not contribute to the historic integrity or historical significance of the structure or site.

10. The applicant intends to remove the one-story addition that was introduced on the west (rear) elevation of the historic house in c.2000. It will be replaced with a new three-story addition with the same footprint. Because the addition is not historic, it does not contribute to the historic integrity or historical significance of the structure.

11. The porch is structurally sound with minor defects. Portions of the ceiling soffit are warped and there are significant layers of paint. The applicant proposes to strip the layers of paint and replace any deteriorated wood. The proposed scope of work on the porch is routine maintenance. The applicant will be repairing and replacing materials only when they are deteriorated beyond repair. No changes in the design, materials, or general appearance of the elements is needed. There are four (4) existing doors on the house. Three (3) are in excellent condition and one (1) is not historic. The applicant proposes to replace all the existing doors with new doors that mimic historic styles. On the west (rear) elevation, the applicant is proposing to remove a single door and expand it to install a patio door with sidelight.

12. The existing window openings on the historic house are significant to the bungalow era of the house. There are no historic windows. These were removed and replaced with new aluminum clad wood windows c.2000. The applicant is proposing to remove two (2) of the sliding window units on the back of the house, infill the openings with matching siding, and expand a third window to create a larger window opening. The sill height will be raised three (3) window in order to match the windows on the south side. The windows to be changed are not original window openings and were likely added as part of the c.2000 renovation. The proposed exterior changes are beyond the midpoint of the historic house and will not be visible from the primary public rights-of-way. These changes will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site.

13. The roof of the historic house was structurally upgraded as part of the c.2000 renovation. The applicant is proposing to replace the existing asphalt shingles with a new standing seam metal roof. The proposed scope of work is routine maintenance and will not change the design, materials, or general appearance of the roof structure.

14. The foundation of the historic shed was poured during the c.2000 remodel. It is in excellent condition and requires only minor patching and repairs. The scope of work is minor routine maintenance.

15. The exterior walls of the shed were structurally upgraded in c.2000. The applicant proposes to remove layers of paint from the wood siding, repair, and defects and repaint. The scope of work is minor routine maintenance.

16. There are two (2) existing doors on the shed. The door openings are not original to the structure and appear to have been modified during the c.2000 remodel. Neither of the doors is historic. The applicant will replace one of the doors with a new door that matches historic styles. The proposed exterior changes will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site.

17. There are four (4) historic window openings on the shed. The windows were all replaced during the c.2000 renovation. The applicant is requesting to replace one window on the existing shed that was introduced in c.2000. The proposed exterior changes will not damage or destroy the exterior architectural features of the subject property that are compatible with the character of the historic site.

18. The historic shed's roof is currently covered with asphalt shingles. The applicant is proposing to remove these and apply a new standing seam metal roof. The proposed scope of work is minor routine maintenance.

Conclusions of Law – 1141 Park Avenue

1. The proposal complies with the Land Management Code requirements pursuant to the HR-M District and regarding historic structure deconstruction and reconstruction.
2. The proposal meets the criteria for relocation pursuant to LMC 15-11-14 Disassembly and Reassembly of the Historic Building(s) and/or Structure(s) on a Landmark or Significant Site.

Conditions of Approval – 1141 Park Avenue

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on January 30, 2017. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
2. Where the historic exterior materials cannot be repaired, they will be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to replacement, the applicant shall demonstrate to the Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.

3. The applicant shall maintain the dimensions of the extant historic door openings.

3. Design Guideline Revisions – Staff recommends that the Historic Preservation Board take public comment on the proposed changes to the Design Guidelines for New Construction in Park City’s Historic Districts. Universal and Specific Guidelines will be reviewed for: Universal Guidelines; Site Design; Setback & Orientation; Topography & Grading; Landscaping & Vegetation; Retaining Walls; Fences; Paths, Steps, Handrails, & Railings (Not Associated With Porches); Gazebos, Pergolas, and Other Shade Structures; Parking Areas & Driveways; Mass, Scale & Height; Foundation; Doors; Windows; Roofs; Dormers; Gutters & Downspouts; Chimneys & Stovepipes; Porches; Architectural Features; Mechanical Systems, Utility Systems; & Service Equipment; Materials; Paint & Color; Garages; New Accessory Structures; Additions to Existing Non-Historic Structures; Reconstruction of Non-Surviving Structures; Compatibility & Complementary; Masonry Retaining Walls; and Fencing. (Application GI-13-00222)

Planner Grahn noted that the HPB had reviewed all the Guidelines related to work on historic residential and historic commercial buildings. She and Planner Tyler had hosted a number of work sessions with the Board to talk about compatibility and guidelines for new construction. This evening, they were only presenting the guidelines for the construction of new residential buildings. The guidelines for new commercial buildings would be presented at a future meeting.

Planner Grahn stated that the first item for discussion was the idea of infill. Currently the guidelines are called the Design Guidelines for New Construction. In looking at other communities, the question was how to define new construction versus infill constructions. She pointed out that new construction applies to anywhere. Infill talks about being sensitive to context and being developed on either a vacant or undeveloped land within an existing community with other kinds of development. Planner Grahn noted that the word infill is used a lot in historic districts.

Planner Grahn asked if the Board was comfortable using the word “infill construction” rather than “new construction”, or if they preferred to say “new construction”. She noted that changing would be a shift in the guidelines.

Board Member Hewett was comfortable using “infill construction”. Chair Stephens stated that a vacant lot is infill. Renovating a historic home such as the last item is a remodel. However, the home on Crescent Tram that was discussed earlier this evening was more extensive. He asked if they would be looking at the guidelines for that property as being infill. Planner Grahn stated that based

on the revisions, if the owner would do some work to redevelop that site, they would look to the design guidelines for historic residential buildings, and the section about additions and site improvements. She thought it would be treated as the redevelopment of a site rather than starting anew. However, if the applicant requested a plat amendment to create a new lot, that lot would be infill development. Chair Stephens asked if a historic home on the site triggers infill. Planner Grahn believed it would be redevelopment. Chair Stephens clarified that the Staff would be looking at guidelines with regards to additions to historic homes. A vacant lot or a new lot would be new construction infill. Planner Grahn stated that if a structure was built in the 1970s, they could argue that it was infill that was brought in in the 1970s based on the assumption that a structure existed on the lot originally in a historic period.

Planner Hannah Tyler stated that some of the items presented this evening were similar to what the HPB had previously seen for historic residential structures, and it was carried over to new infill.

Planner Tyler noted that the main changes to the Universal Guidelines included changing “should” to “shall”, but keeping the word “should” where it was more appropriate than “shall” to give latitude on some of the elements. Two new guidelines were added to emphasize the importance of compatible infill. Planner Tyler requested discussion on Universal Guideline #3, which talks broadly about style. She read the current language, “Styles that never appeared in Park City shall be avoided”. She asked if the Board would like to keep that statement. She presented a photo of 459 Woodside, showing how traditional forms were put into one to create a structure that would have probably not been seen historically. However, it maintained some of the historic elements of structures seen throughout town. Planner Tyler stated that while it is not a style that appeared, the Staff believed they had taken pieces and put them into one. Planner Tyler presented a photo of 535 Woodside and noted that it was a style that has never appeared in the residential district in Park City. It was more of a modern form using traditional materials.

Board Member Hewett thought they would need to add a time period if they kept that statement. Board Member Beatlebrox agreed, because mountain modern has appeared. Planner Tyler stated that it has become difficult for the Staff to defend in that sense. She suggested saying that if it appeared after a defined historic era, which would push it into 1962.

Chair Stephens noted that reading further into the Design Guidelines changes, they were talking about how the style needs to be consistent with not only the built architecture adjacent, but possibly the entire block. He questioned whether the paragraph was needed or if it could be removed. Chair Stephens asked when the Staff would use Universal Guideline #3 to help with the design review process. Planner Grahn provided an example to show why the Guidelines is

used more than they would think. She asked if Chair Stephens thought the entire Guidelines should be removed or just the sentence about “never appeared in Park City”. She pointed out that she uses the first sentence of the Guideline quite often. Chair Stephens thought there was better verbiage and guidelines further into the revisions that gave the Staff the tools they needed. He stated that one of the problems he has with new construction is that it might pick up the gables and some of the styles and massing, but it still looks like a 2500 square foot house. He thought the best designs were historic homes with the addition behind it. Planner Grahn believed Chair Stephens raised a good point and they should talk about breaking up the mass in the Guidelines.

Board Member Holmgren commented on the statement that styles that have never appeared in Park City should be avoided. They have had the golf ball, atriums, and mountain casual, and she was unsure how they could avoid it.

Director Erickson noted that the two sentences may not be in the correct order, because “...radically conflict with the character of the Park City Historic Sites”, is the controller. They could then say something such as, “design styles that never appeared in Park City should be avoided”, as a supplement to the controller sentence. He suggested wordsmithing to reflect the idea that some stylistic elements conflict with the district, particularly in terms of roof forms. For example, mountain contemporary could be accomplished without the dominant roof form being flat. Chair Stephens agreed that reversing the two sentences would better accomplish what they wanted to achieve.

Planner Grahn asked if the Board had comments regarding the other Universal Guidelines. She noted that Guidelines #4 and #10 were added to help with the compatibility issue. Chair Stephens stated that Guideline #4 addressed his comment regarding the massing. He liked that they were trying to minimize the cut, fill and use of retaining walls on the steep slopes. However, if they were talking about the visual impact of retaining walls, he thought it should be clarified. Planner Grahn offered to relook at the language. She reminded the Board that Universal Guidelines are broader. The Design Guidelines are more specific.

Board Member Beatlebrox had no concerns or issues. Board Member Scott like the addition of Guideline #10. In a previous discussion they talked about the difficulty of addressing the different characters of the neighborhood. He thought Guideline #10 helps with that issue. Chair Stephens agreed that Guideline #10 was important because it gives them the ability to treat Daly Avenue different from Park Avenue, etc.

Planner Grahn stated that the Staff used a lot of the feedback from the Board during the discussion on the historic residential buildings to help draft these revisions. They talked about trying to maintain the historic grid pattern, orientation of buildings, and they were seeing a huge push to put the entrances

on the sides of the buildings, especially as the garages start consuming the whole façade. She stated that historically the front entry was the main focal point of the building, which is the why the language talks a lot about primary entrances. Planner Grahm remarked that they moved things around and created a section about topography and grade, and maintaining it; stepping the building design, and so forth. Landscaping and vegetation were the same guidelines approved for the residential historic buildings. Retaining walls were addressed in terms of where they should be located and how they should look. Occasionally boulders have to be used, but if they can be pushed to the backyard rather than the front yard it helps maintain the integrity of the streetscape. Fences, paths, gazebos, parking areas and driveways have already been discussed.

Planner Grahm asked for comments on the above mentioned sections. Chair Stephens referred to page 35, New Buildings, and the language regarding setbacks in A.1.2. He understood that they were trying to come up with new infill structures that are consistent with those around them, and asked if changes to the setbacks could only be granted by the Board of Adjustment, or whether the Planning Department would have any flexibility to allow new construction to be consistent with other homes. Planner Tyler replied that it would be a Board of Adjustment decision based on uniqueness. Chair Stephens asked if it was something the Planning Department would typically support if it was consistent with the other homes on the street. Planner Grahm stated that the Planning Department would have to look at it on a case by case basis because besides consistency with the grid pattern of the street, they would have to consider the guidelines and what the building looks like.

The Board reviewed parking. Chair Stephens referred to D.1.1, “off-street parking should be located within the rear yard”. Planner Grahm stated that from a preservation standpoint it should be encouraged whenever possible because the garage is less intrusive if it is located in the back of the house. She noted that the sentence was carried over from the previous Design Guidelines. She asked if the Board preferred to remove the sentence or keep it.

Board Member Beatlebrox thought they should keep the sentence and encourage it when feasible. Planner Tyler stated that there are a lot of corner lots in the lower Park area where this is an option, and historically it was done that way. She noted that there are historic structures on lower Woodside with garages located at the back of the lot. Planner Tyler believed there were areas where it would be a character defining features. She recommended that they encourage it because a lot of the lots may be 37' wide and they may be able to convince the applicant to put in a driveway and locate the garage in the rear.

There were no further comments regarding parking and garages.

Planner Tyler commented on mass, scale and height. She stated that a number of applicants try to maximize the development potential of their lots. It is understandable, but sometimes it results in out-of-scale development. The Staff tried to address that issue in the new set of guidelines because it was not specifically talked about in the old guidelines.

Planner Tyler presented a photo of 331 Park, and noted that bungalow type pieces of that style were implemented into new development. The Staff found it to be a better scale than the structure in another photo, which was an older building and built under a different set of guidelines. However, even though it had a gabled roof and had other elements of traditional form, it was out of scale. Planner Tyler stated that in an effort to address this, the Staff included changes to add clarity in the sections where they needed to define the appropriate mass, scale and height. In their discussion regarding the historic revision, they talked about additions being smaller modules rather than a larger addition. They were encouraging the same for new development. The guidelines also speak more to traditional styles as a way of establishing that mass and scale on the street.

Chair Stephens thought it encouraged breaking up the mass of a new infill construction project so it does not appear as one building. Board Member Scott thought the guideline added clarity.

Chair Stephens referred to B.1.7, "Modules on a primary façade should generally not exceed 11' to 25' in width". He asked if there was a reason to have that sentence. Planner Grahn stated that it was based off the dimensions they see on historic buildings, but it was not necessary if the Board thought it should be removed. Chair Stephens believed that as long as there is flexibility to regulate the design, he preferred to eliminate the sentence because otherwise an owner could push the façade to 25' and wonder why it could not be done. Board Member Scott asked if it could be applied to the house shown in the photo at 907 Norfolk. Planner Grahn answered yes. She thought Chair Stephens had made a good point. Planner Tyler deleted the sentence in B.1.7.

Planner Tyler commented on foundations and noted that the HPB had discussed foundations as part of the historic revisions. Overall, the guidelines would address appearance and scale of the foundation. On new development the foundations appeared to be very tall, but it was just a rock face and the foundation was not actually that tall. The intent is to make sure that issue is addressed. Planner Tyler commented on site management as it relates to the relationship between site design and where it meets the foundation, and that speaks to regrading or overall patio design and how those two integrate. Retaining and drainage addresses retaining wall issues and drainage away from the house.

Chair Stephens noted that 6" is the minimum for the Building Code; however, the guidelines say no more than 6". Planner Tyler questioned why they did not say no more than 2 feet to be consistent with the historic guidelines. Planner Grahn recalled that when they did the guidelines for the historic residential they were concerned about the amount of concrete they were seeing when the houses were lifted. For that reason, it was limited to 6" on the primary façade in an effort to protect the historic house. She suggested that the amount of visible concrete on new houses might be less bothersome. The Board thought it was bothersome. Chair Stephens was not in favor of a 2-foot foundation, and suggested the possibility of 8". Board Member Hewett thought 6" of visible concrete was fine. Chair Stephens pointed out that specifying 6" would not leave any leeway.

Planner Grahn stated that she and Planner Tyler could relook at it and come up with a better number.

Chair Stephens read from the guidelines, "A site shall be regraded so all water drains away from the structure and does not enter the foundation". He asked if that was an issue for the Planning Department or the Building Department. Board Member White stated that it was definitely a building issue. Chair Stephens thought they should let the Building Department address those issues to keep the Design Guidelines more concise. Planner Grahn offered to remove that language.

Planner Grahn commented on doors and windows. She noted that door and window styles and the proportions make or break the structure in how it appears. The intent of the guideline is to get the doors back into scale with what was seen historically. The Planning Department is seeing a lot of demand for double doors or doors well over 8' tall, which skews the historic proportions. It was the same issue with the windows. Large expanses of glass were being proposed that do not match the solid to void ratio that is typically seen on historic buildings. People want to take advantage of their views, but walls of glass detract from the Historic District.

There were no comments from the Board regarding doors or windows.

Planner Tyler stated that since roofs are an important piece of the overall mass and scale of a building, especially as it relates to the entire streetscape, the Staff found that the current guidelines did not address or add enough clarity to enforce it. The guideline revisions speak to roofs as they contribute to the surrounding district, roof pitches and combinations of roof forms and how that is done successfully, heights, and materials.

Board Member Beatlebrox noted that the language states that flat roofs as the primary roof form along the street shall be avoided. Planner Grahn pointed out

that it was only limited to along the street to keep the consistency along the street, but it allows more flexibility in the back. Director Erickson stated that LMC amendments were coming forward on that issue as well. Planner Grahn stated that she and Planner Tyler were working on a flat roof study and they hoped to have it ready for the HPB to discuss it in June.

Board Member Beatlebrox noted that a roof deck versus a green roof versus a party deck on the back of a historic building in a densely populated area could be a problem.

Board Member White asked if the Planning Department was still considering the 30% rule. Planner Grahn answered yes, but they were trying to figure out what was already in the District and how it works together, so when they propose LMC revisions it makes sense and would not adversely affect the District. Planner Tyler pointed out that it would be addressed in the LMC and not the Design Guidelines.

The Board concurred that the sentence about avoiding flat roofs along the street should remain. Chair Stephens thought they should be mimicking the patterns of the built environment around the infill construction. They could reduce the massing with the module effect, and new construction could be added on to the back of a smaller, more traditional looking home for Park City. He thought a flat roof on the addition would help minimize the impact from the street in terms of massing.

Director Erickson stated that over the course of the winter a number of houses did not have eaves on the snow slide side of the homes in order to maximize the width. The Staff was thinking about requiring eaves so when the snow slides off it does not take off the gas meter. Chair White stated that per the Building Department, if the gas meter is located near a roof slope that snow slides, the gas meter should be sheltered. However, Chair White agreed that an eave is necessary. Director Erickson stated that the eave reduces the apparent mass, bulk and scale of the building by pulling the walls in by six inches on the snow slide side. In addition, on the snow slide side, if icicles form against the siding because there is not an eave, the water penetrates the siding. Director Erickson remarked that he was raising a new issue for Planner Grahn and Planner Tyler because he had missed it when he read through it the first time. They would consult the professionals for input. Chair Stephens pointed out that historic homes had eaves as a designing feature. Planner Grahn stated that in addition to the Building Department issues that Director Erickson mentioned, eaves also create unique shadow lines, which helps with the compatibility of the District. They would make sure to add appropriate language.

Planner Tyler stated that dormers were another piece of the roof that, if done incorrectly, could detract from the overall streetscape compatibility. She

presented photos showing appropriate and inappropriate dormers. She noted that the previous Guidelines did not address dormers.

Chair Stephens questioned whether the Guidelines sufficiently address dormers. He believes dormers are more important than doors and windows because they are a dominant mass form and it is easy to do them wrong. He wanted to make sure they had the necessary tools to regulate. Planner Tyler suggested adding language about pulling it back from the wall plane. Chair Stephens stated that he would favor that language.

Planner Tyler commented on gutters and downspouts. She recalled that it was the same or similar language as the historic residential buildings. She noted that the previous guidelines did not address gutters. Chair Stephens thought the sentence talking about water from gutters and downspouts was a Building Department issue. The language referring to the style was appropriate for the Design Guidelines. Planner Tyler deleted the sentence regarding water from gutters and downspouts.

Planner Tyler commented on chimneys. In this section they found that they were getting more of the out-of-scale Deer Valley style chimney, which is too big for Old Town. Historically, chimneys were small square brick chimneys. The Staff added guidelines that address chimneys and scaled them down. She provided examples. One example was an out-of-scale chimney that was minimized and hidden by the materials that were used. The chimney in the second example was too wide for the Historic District.

Planner Grahn stated that porches are a character defining feature that contributes to the streetscape and highlights the prominent pedestrian entrance to the building. She reviewed examples of different porch styles. Planner Grahn noted that the proposed revisions emphasize using porches to define the primary entrance, but also making sure that they are not over-scaled and monumental.

Chair Stephens stated that the front porch and the front entrance should have some relationship to the street. He pointed out that often times now the porch comes out from the side. He thought this might be the place to reiterate the relationship to the street

Board Member Holmgren recalled language at one time that addressed a large expanse of cement before reaching the porch. Planner Grahn thought it had to do with extra wide steps. She suggested that they add language about the width of porch steps.

Planner Grahn commented on the one guideline addressing architectural features. The Board had no comments or questions.

Planner Tyler stated that they used the same guidelines for mechanical systems and utility systems that were proposed for the historic.

Planner Grahn stated that materials make or break infill construction. She noted that most of the guidelines remained, but changes were made to make sure it is more similar to historic buildings in terms of proportion, scale, types of materials. They also added language about the hierarchy.

Chair Stephens questioned the 50% recycled and/or reclaimed materials. On one hand they prohibit fiber cement board or vinyl, but it is allowed if it is 50% recycled. If traditional building materials are used correctly and with the Park City climate in mind, the natural materials will last.

Planner Grahn asked if they should remove the use of synthetic materials altogether. Director Erickson stated that they were seeing composite wood coming back or hardy board, and frames around windows where waste wood is repurposed and reprocessed, but it is a painted wood window. If the Board believes it is not an appropriate use of recycled or repurposed materials, it should not be allowed.

Chair Stephens thought they should look at this guideline with the anticipation that the Staff would be seeing a lot of new synthetic materials introduced into Old Town. Director Erickson stated that the City Council has requested that the Sustainability and Planning Departments move forward on a construction waste diversion program forward, which means that a certain proportion of construction materials on a project over a certain size need to be diverted from the landfill. In order to accomplish that, they have to have a return market. If they want to keep that return market out of the Historic District they could put it in all the other districts.

Board Member Holmgren asked if the applicants list their materials when they present plans before the Design Review Team. She asked if they could add verbiage saying that non-natural materials must be approved. Planner Grahn replied that they do not always see the materials list at the DRT meetings; but they do see them at the HDDR phase. She remarked that many times the Staff will request a material sample. Planner Tyler stated that the actual application requires a list of all the materials. She suggested putting on the application that if they intend to use a recycled material they must provide a sample. Ms. Holmgren thought they should require samples of the building product.

Board Member Scott pointed out that the intent is to allow recycled or synthetic material as long as it does not distract from the appearance of a typical material. He liked the idea of a review process of the actual material. Chair Stephens thought they should have something in the design guidelines so the architect

would know upfront, rather than always having to ask why they cannot use Trex or a certain material. He requested that the Staff look into their own procedures.

Planner Grahn commented on paint and noted that paint would not be regulated by the design colors. It is not healthy to paint brick and stone that was naturally left unpainted. The Staff has been seeing a big push for rustic unfinished wood siding. She noted that Breckenridge tried to keep it on the use of the additions and the accessory building because it was more back of house. For the front of the house and on the street, it was more traditional to see painted surfaces.

The Board had no comments or issues with the guidelines regarding paint.

Planner Tyler commented on garages. She noted that there were no garages historically, and this has been an issue with infill development. The Staff discourages two-car garages; therefore, they have had a large push for two separate single car garages located next to each other. The Staff has been challenged with how to keep the house from looking automobile oriented. Planner Tyler stated that the primary changes to the guidelines addressed the offset between two single car garages, because currently, it is not listed anywhere. They have been using an internal rules of thumb but applicants want to know where it is written. The next change is to encourage pedestrian oriented design. They address basement garages and their general compatibility with the entire site. They also wanted to talk about general site design as it relates to where the garage is located and how it is integrated.

Board Member Hewett stated that there is not street parking where she lives. She thought the City Engineering Department comes into it as well. She was comfortable with the proposed guidelines, but she thought there might be some exceptions.

Planner Grahn stated that they used the same criteria for decks as the historic residential. The intent is to make sure that decks are not the prominent feature. The same applies to balconies and roof decks.

Planner Tyler stated that currently there were no guidelines to address new accessory structures. They wanted to talk about general compatibility and how it relates to location and site orientation, as well as the mass and scale of individual accessory structures so they do not overwhelm the district and the site.

Planner Grahn stated that another issue without guidelines are houses from the 1980s and 1990s where the owner would like to add an addition. The question is how to accommodate the addition. She introduced guidelines that echoed what was in the rest of the chapter.

Planner Grahm commented on reconstruction of non-surviving structures. She noted that it was already in the guidelines and they only changed the “should” to “shall”. They wanted to make sure it was a documented structure and not something that somebody had a whim to rebuild.

Planner Tyler commented on sidebars. The HPB had reviewed this as part of the historic piece. The only thing added was general compatibility with the District for new construction and retaining walls for new infill.

The Board had no further questions or comments.

Planner Grahm requested that the Board continue this item to June 7th. They would come back with the revisions and additional information on some of the items that were discussed this evening.

Chair Stephens opened the public hearing.

Ruth Meintsma stated that she would submit her comments in writing.

Planner Tyler noted that Ms. Meintsma’s written comments would be included in the Staff report for the next meeting.

Cindy Matsumoto referred to a picture sample of a front porch with a flat roof. She did not believe they should use that photo in the guidelines since they are not allowing flat roofs in the front.

Chair Stephens closed the public hearing.

MOTION: Board Member Holmgren moved to CONTINUE the Design Guidelines to June 7, 2017. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed unanimously.

WORK SESSION

The Board moved into Work Session for the Historic District Grant Program Policy Discussion.

Planner Grahm provide a brief history of the grant program. It started in the 1980s and it was revised in 2015 due to changes in the government accounting rules. After realizing they had not worked out all the kinks, they hired a consultant to help regroup and restructure the grant program.

Planner Grahn had two questions for the Board. Is the purpose of the Historic District Grant to preserve the historic structures in Old Town; or whether the program is more to address social issues such as incentivizing primary homeownership in Old Town.

Board Member Hewett thought the purpose should be to maintain historic structures.

Board Member Beatlebrox asked if it had to be either/or, or if they could have both goals. She thought both were very good goals.

Board Member Holmgren agreed that it should be both goals.

Board Member Scott thought the challenge was how to apply grant money to keep more people here. However, he agreed that both goals were important.

Board Member Holmgren stated that with preserving and not being primary residents, there should be some kind of criteria.

Planner Grahn stated that if the goal is to address some of the social issues in Old Town, the criteria might be structured such that more grant money is awarded to a primary owner versus a secondary homeowner. The Staff would work on the criteria, but they would like the Board to help with the goals of the Historic District Grant Program.

Director Erickson suggested that they could look at a Phase 2 of starting a revolving loan program for permanent residences. In order to encourage permanent residency and to keep the house sizes correct, the revolving loan fund may be more appropriate. Chair Stephens thought it made more sense. Board Member Holmgren liked the idea.

Chair Stephens did not think they should deal with the social issues at all because it would create problems. He believed they were beyond preserving historic buildings and structures. When the program first started the intent was to preserve them to make sure they did not deteriorate through neglect. However, based on a previous discussion, the intent now is to use the grant money to elevate preservation. They were already asking for preservation to be a certain level, and they should not be compensating people for something they should be doing and knew they needed to do it when they purchased the home. Chair Stephens thought the question was how to elevate the level of historic restoration past the guidelines they already have, and incentivize people to go the extra step to come up with a more accurate restoration of the home. In the case of homes that were done in 2000 and were coming back for more restoration, if they could encourage that kind of a property to be elevated up to something in line with National Park Service Guidelines for Historic Restoration on the Exterior, the

money could be well-spent and more easily monitored. More importantly, it would address a social issue because a better restoration would be a community benefit and an example for other properties. Board Member Hewett agreed.

Director Erickson stated that the consultant had interviewed Sandra Morrison, members of the public, architects, contractors and others. Planner Grahm noted that the consultant was given a wide spectrum to get good feedback and understand the over-arching themes and concerns that people have with the Historic District Grant Program. The consultant planned to come back the end of April to meet with the Staff to see figure out how the program will function. It would eventually be presented to the HPB for review and discussion before it goes to the City Council.

Board Member Holmgren asked if it was for residential or commercial. Planner Grahm replied that it was both.

The meeting adjourned at 7:04 p.m.

Approved by _____
Stephen Douglas, Chair
Historic Preservation Board



Historic Preservation Board Staff Report

Planning Department

Author: Hannah M. Tyler, Planner
Anya Grahn, Historic Preservation Planner
Subject: Relocation (Single-Car Garage and Shed) Review
Address: 360 Daly Avenue
Project Number: PL-16-03189
Date: May 2, 2017
Type of Item: Administrative – Relocation of a Historic Structure

Summary Recommendation:

Staff recommends the Historic Preservation Board review and discuss the relocation of the Historic single-car garage and chicken coop on the Significant site, conduct a public hearing, and approve the relocation of the Historic single-car garage and shed on the Significant site in accordance with the attached findings of fact and conclusions of law.

Topic:

Address: 360 Daly Avenue
Designation: Significant
Applicant: Sharon (Stout) Melville, Manager of Sock Monkeys LLC, Silver Queen Gunslinger, LLC
Proposal: Relocation of the Historic single-car garage and chicken coop on the Significant Site.

Background:

On August 8, 2016, the Planning Department received a Historic District Design Review (HDDR) application for the property located at 360 Daly Avenue. After working with the applicant on the materials required for their submittal, the application was deemed complete on September 19, 2016. The Historic District Design Review (HDDR) application has not yet been approved, as it is dependent on HPB's review of the relocation of the Historic single-car garage and chicken-coop on the Significant Site. This application was continued by the Historic Preservation Board (HPB) continued on December 7, 2016 and February 1, 2017 because the applicant was seeking the property owner's consent to pursue the application. The applicant has since received the property owner's consent.

On January 7, 2015, the Historic Preservation Board reviewed a Determination of Significance application for the garage and single-cell house and upheld the "Significant" designation on the Park City Historic Sites Inventory.

Site Information:

A complete certified topographic survey can be found in Exhibit B. The site currently consists of three (3) structures and the foundation ruins of a demolished ca. 1896 cross-wing cottage. The following photographs and site plan depict the locations and existing

conditions of the three (3) structures and foundation ruins of the demolished ca. 1896 cross-wing cottage.

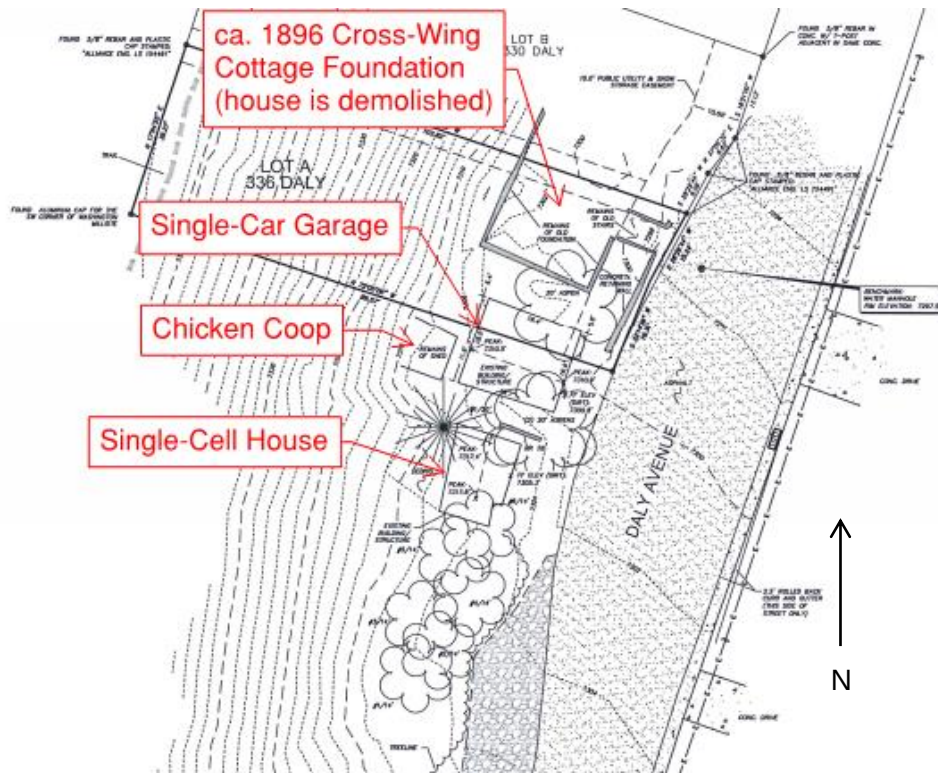
Single-Cell Cabin (left) and Single-Car Garage (right)



Chicken Coop (located behind Single-Car Garage)



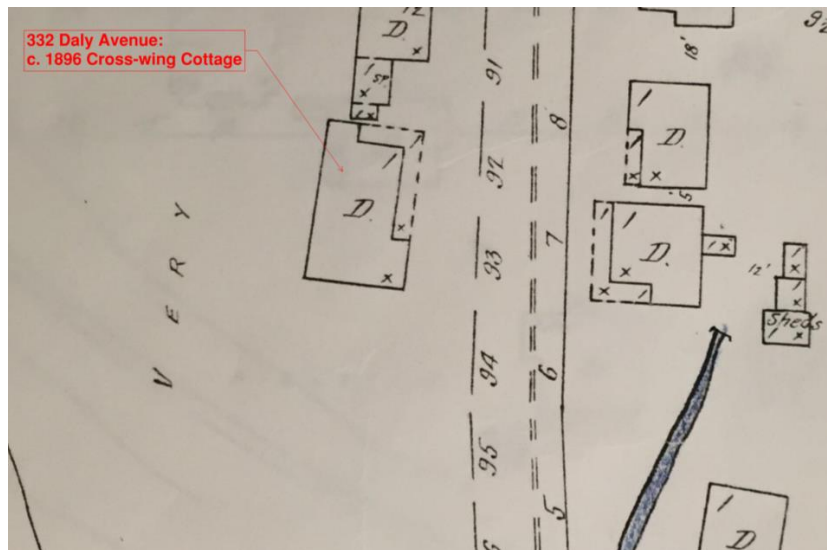
Site Plan



360 Daly Avenue Developmental History:

The 360 Daly Avenue property is designated as a Significant Site on the Park City Historic Sites Inventory (HSI). Development on this property occurred during the Mature Mining Era (1894-1930) and the Mining Decline and Emergence of Recreation Industry Era (1931-1962).

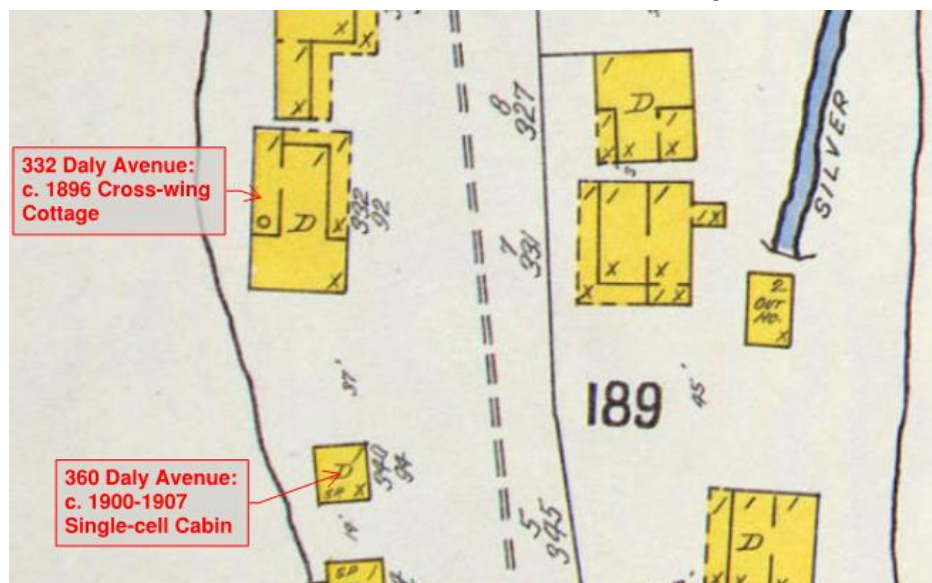
1900 Sanborn Fire Insurance Map



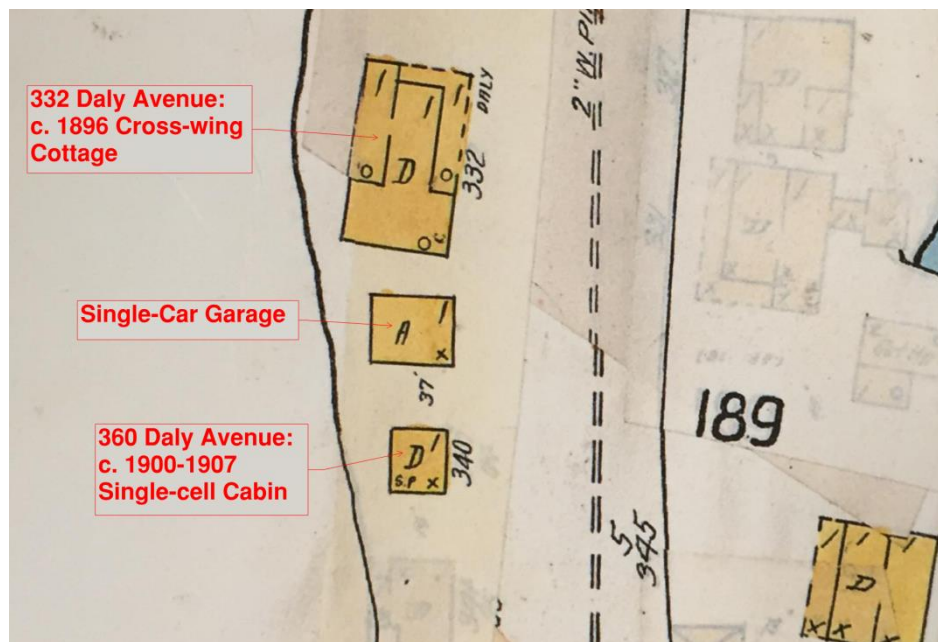
According to Summit County Tax Records (Exhibit E) a historic cross-wing cottage at

332 Daly Avenue was built c. 1896. The cross-wing cottage first appears on the 1900 Sanborn Fire Insurance Map. This historic cross-wing cottage was later demolished in 1984 (see Certificate of Appropriateness for Demolition – Exhibit G).

1907 Sanborn Fire Insurance Map



1941 Sanborn Fire Insurance Map



This single-car garage accessory structure does not appear on the Sanborn Fire Insurance Maps until 1941. Accessory structures, like garages or sheds, were often left off of the maps. Staff and our preservation consultant find that this may explain why the single-car garage and chicken-coop were not included in the early Sanborn Fire Insurance Maps.

The single-car garage embodies the characteristics of accessory buildings built between 1900 and 1907. There is the presence of reused timbers and the front-gable form is typical of the era. In addition, the chicken coop embodies many of the similar characteristics because of its reused timbers and simple unadorned form.

Development on Daly Avenue was very distinctive compared to the rest of Park City as there was a wide mix of uses (single-family dwellings, boarding houses, accessory structures serving as small merchant uses, etc.). The location in a steep canyon with Silver Creek running through it proved unique for the setback and orientation of all buildings along the streetscape. The single-car garage and chicken coop are very typical of the development on Daly Avenue.

The single-car garage and chicken coop are originally associated with the demolished ca. 1896 cross-wing cottage which had an address of 332 Daly Avenue. The site of the single-car garage has now been re-addressed to 360 Daly Avenue which is used for the HSI Form. The 360 Daly Avenue parcel is owned by Talisker. 332 Daly Avenue was subdivided after the demolition of the ca. 1896 cross-wing house to create a two-lot subdivision. The applicant (Sharon Stout Melville, Manager of Sock Monkeys LLC, Silver Queen Gunslinger, LLC) owns 336 Daly Avenue which is the southern lot

(Lot A) of the two-lot subdivision. The applicant's lot is the lot closest to the single-car garage and single-cell cabin. The foundation ruins of the ca. 1896 cross-wing cottage are located on the applicant's property and will be removed as a part of the future development.

Analysis 1 : Relocation of the Historic Garage on the Significant Site

As previously mentioned, the chicken coop structure located behind the existing single-car garage is not designated as historic on the City's Historic Sites Inventory, and does not require any additional review for relocation by the Historic Preservation Board. The single-cell cabin to the south is also designated as "Significant" on the City's Historic Sites Inventory and is not proposed to be relocated at this time.

The single-car garage, however, is historic and has been designated as "Significant" on the City's Historic Sites Inventory (HSI). As existing, the single-car garage straddles the property line between the Talisker-owned property to the south and 360 Daly Avenue, owned by Ms. Melville, to the north. The Talisker-owned single-car garage encroaches 5 to 6 feet across the shared property line and into Ms. Melville's property. Ms. Melville wishes to relocate the single-car garage to the south side of the single-cell cabin. This will allow Ms. Melville to develop her property without the impediment of the single-car garage. If the historic single-car garage were to remain on the property, Ms. Melville would need to provide a minimum of three foot (3') separation between the exterior wall of the historic single-car garage and the exterior wall of her new house in order to avoid having to eliminate windows and install additional fire-resistant rated construction as required by the International Building Code (IBC).

As previously noted, the single-car garage was associated with the ca. 1896 cross-wing cottage at 332 Daly Avenue. This cross-wing cottage was demolished in 1984; however, the garage remains and was designated to Park City's HSI in 2009.

As outlined in the Engineer's Report by J.R. Richards of Calder Richards Consulting Engineers (Exhibit C), the single-car garage can be relocated in whole. Richards' report notes the deteriorated condition of the wood structure as the timber foundation sits directly on the ground exposing it to moisture and subsequently wood rot. Further, the wood structure has also been impacted by settling and years of snow loading which have weakened its stability. The engineer believes that the historic single-car garage can be feasibly relocated without dismantling or demolishing the building. The engineer recommends replacing deteriorated elements where lifting points are anticipated, provide additional supports for stabilizing the roof and walls prior to lifting the structure, and incorporating additional engineering to ensure no further damage occurs during the move.

15-11-13. RELOCATION AND/OR REORIENTATION OF A HISTORIC BUILDING OR HISTORIC STRUCTURE.

(A) **CRITERIA FOR THE RELOCATION AND/OR REORIENTATION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON A LANDMARK SITE OR A SIGNIFICANT SITE.** In approving a Historic District or Historic Site design review

Application involving relocation and/or reorientation of the Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site, the Historic Preservation Board shall find the project complies with the following criteria:

- (1) The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or **Not Applicable.**

This is not applicable as the structure is not threatened by demolition.

- (2) The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or **Does Not Comply.**

The structure is not threatened in its present setting by hazardous conditions. The Park City Building Department issued a Notice and Order to Repair the garage and single-cell cabin on August 29, 2016. The Notice (Exhibit H) outlines issues such as stress in materials due to dead and live loads; members or appurtenances that are likely to fail, become detached, or collapse; building not meeting window pressure; wracking, warping and buckling of walls; potential collapse of entire structure; as well as its poor condition as to constitute a public nuisance. The building can be preserved in its current location or by its proposed new location.

- (3) The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation on the existing Site, which include but are not limited to:

- (i) The historic context of the building has been so radically altered that the present setting does not appropriately convey its history and the proposed relocation may be considered to enhance the ability to interpret the historic character of the building and the district; or
- (ii) The new site shall convey a character similar to that of the historic site, in terms of scale of neighboring buildings, materials, site relationships, geography, and age; or
- (iii) The integrity and significance of the historic building will not be diminished by relocation and/or reorientation; or **Complies.**

Staff finds that the single-car garage has largely lost its historic context and the present setting does not appropriately convey its history. Although the HSI report and previous staff concluded that the garage was built between 1900 and 1907. Current staff's additional research and analysis of construction techniques includes evidence which supports that the single-car garage was constructed sometime in the 1930s as part of the overall development of the site at 332 Daly Avenue. It was associated with a historic cross-wing cottage constructed in ca. 1896 and was likely

built to accommodate the new need to store the family's private automobile. The history of the building can be interpreted the same at the existing site or the proposed site.

The proposed site to the south of the single-cell cabin conveys a character similar to that of the building's existing site. The neighborhood buildings, materials, geography, and age are all similar. The single-car garage will remain surrounded by a wooded aspen grove, facing east toward Daly Avenue. The existing distance between the single-cell cabin and the single-car garage will be equal (approximately 8 feet) in the proposed relocation site. Overall, staff finds that the setting will remain largely the same due to the similar proximity between the structures.

Finally, the integrity and significance of the historic building will not be diminished by its relocation and/or reorientation. As previously mentioned, the integrity and significance of the building is in its age, construction materials, etc. The significance of its location has been lost as the single-car garage is no longer associated with its original house, the ca. 1896 cross-wing cottage that was demolished in 1984.

- (4) All other alternatives to relocation/reorientation have been reasonably considered prior to determining the relocation/reorientation of the building. These options include but are not limited to:
- (i) Restoring the building at its present site; or
 - (ii) Relocating the building within its original site; or
 - (iii) Stabilizing the building from deterioration and retaining it at its present site for future use; or
 - (iv) Incorporating the building into a new development on the existing site
- Does Not Comply.**

Staff finds that the applicant could restore and/or stabilize the building at its present setting; however, as existing, the historic single-car garage is encroaching 5 to 6 feet across its property line and into the applicant's property. The applicant finds that the building must be relocated in order to allow for her to develop her site and construct her new house as designed. If the garage was not relocated, she would need to provide an increased setback on the south side yard to provide sufficient fire separation between the historic single-car garage and the new house.

Staff finds that the building is being relocated on its existing site. The building currently sits largely on Talisker-owned property and will remain on Talisker-owned property following its relocation. The building is owned by Talisker and is being relocated to the south side of the single-cell cabin.

There are examples of historic garages that are located on different lots than the historic houses they are associated with. The garage at 817 Norfolk was originally associated with the historic house at 811 Norfolk

Avenue; however, the lot containing the garage was sold separately from the house and a new house was developed behind the historic garage. The shed at 135 Sampson Avenue was initially associated with a historic house, however, this house was demolished and a new house now occupies the site.

Process:

The HPB will hear testimony from the applicant and the public and will review the Application for compliance with the “Criteria for Relocation of the Historic Structure on Its Existing Site.” 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 November 26, 2016, Legal Notice of this public hearing was published in the Park Record and posted in the required public spaces. Staff sent a mailing notice to property owners within 100 feet on April 19, 2017 and posted the property on April 19, 2017.

Recommendation:

Staff recommends the Historic Preservation Board review and discuss the relocation of the Historic single-car garage and shed on the Significant site, conduct a public hearing, and approve the relocation of the Historic single-car garage and shed on the Significant site in accordance with the attached findings of fact and conclusions of law.

Finding of Fact:

1. The property is located at 360 Daly Avenue.
2. The historic site is listed as Significant on the Historic Sites Inventory.
3. The applicant is proposing to relocate the Historic single-car garage and chicken coop on the Significant Site.
4. Development on this property occurred during the Mature Mining Era (1894-1930) and the Mining Decline and Emergence of Recreation Industry Era (1931-1962).
5. According to Summit County Tax Records, a historic cross-wing cottage located at 332 Daly Avenue was built c. 1896. The cross-wing cottage first appears on the 1900 Sanborn Fire Insurance Map. This historic cross-wing cottage was later demolished in 1984.
6. The single-cell cabin first appears on the Sanborn Fire Insurance Maps in 1907. The single-cell cabin was constructed between 1900 and 1907.
7. This single-car garage accessory structure does not appear on the Sanborn Fire Insurance Maps until 1941.
8. Although the HSI report and previous staff concluded that the garage was built between 1900 and 1907. Current staff's additional research and analysis of construction techniques includes evidence which supports that the single-car garage

was constructed sometime in the 1930s as part of the overall development of the site at 332 Daly Avenue. The single-car garage and chicken coop embody the characteristics of accessory buildings built between 1900 and 1907. There is the presence of reused timbers and the form is typical of the era.

9. It was associated with a historic cross-wing cottage constructed in ca. 1896 and was likely built to accommodate the new need to store the family's private automobile. The history of the building can be interpreted the same at the existing site or the proposed site.
10. The single-car garage and chicken coop are originally associated with the demolished ca. 1896 cross-wing cottage which had an address of 332 Daly Avenue. The site has now been re-addressed to 360 Daly Avenue which is used for the HSI Form.
11. The chicken coop structure located behind the existing single-car garage is not designated as historic on the City's Historic Sites Inventory, and does not require any additional review for relocation by the Historic Preservation Board.
12. The single-cell cabin to the south is also designated as "Significant" on the City's Historic Sites Inventory and is not proposed to be relocated at this time.
13. The single-car garage straddles the property line between 360 Daly Avenue (owned by Talisker) and 336 Daly Avenue (owned by Sharon Stout Melville, Manager of Sock Monkeys LLC, Silver Queen Gunslinger, LLC). The Talisker-owned single-car garage encroaches 5 to 6 feet across the shared property line and into the property of Sharon Stout Melville.
14. Sharon Stout Melville is proposing to relocate the single-car garage to the south side of the single-cell cabin. This will allow her to develop her property without the impediment of the single-car garage.
15. If the historic single-car garage were to remain on the property, Ms. Melville would need to provide a minimum of three foot (3') separation between the exterior wall of the historic single-car garage and the exterior wall of her new house in order to avoid having to eliminate windows and install additional fire-resistant rated construction as required by the International Building Code (IBC).
16. The Engineer's Report by J.R. Richards of Calder Richards Consulting Engineers states that the single-car garage can be relocated in whole. The engineer recommends replacing deteriorated elements where lifting points are anticipated, provide additional supports for stabilizing the roof and walls prior to lifting the structure, and incorporating additional engineering to ensure no further damage occurs during the move.
17. The single-car garage is not threatened by demolition.
18. The Park City Building Department issued a Notice and Order to Repair the garage and single-cell cabin on August 29, 2016. The Notice and Order outlines issues such as stress in materials due to dead and live loads; members or appurtenances that are likely to fail, become detached, or collapse; building not meeting window pressure; wracking, warping and buckling of walls; potential collapse of entire structure; as well as its poor condition as to constitute a public nuisance.
19. Staff finds that the single-car garage has largely lost its historic context and the present setting does not appropriately convey its history. The history of the building can be interpreted the same at the existing site or the proposed site.

20. The proposed site to the south of the single-cell cabin conveys a character similar to that of the building's existing site. The neighborhood buildings, materials, geography, and age are all similar. The single-car garage will remain surrounded by a wooded aspen grove, facing east toward Daly Avenue.
21. The existing distance between the single-cell cabin and the single-car garage will be equal (approximately 8 feet) in the proposed relocation site.
22. The integrity and significance of the historic building will not be diminished by its relocation and/or reorientation.
23. On August 8, 2016, the Planning Department received a Historic District Design Review (HDDR) application for the property located at 360 Daly Avenue. After working with the applicant on the materials required for their submittal, the application was deemed complete on September 19, 2016.
24. This application was continued by the Historic Preservation Board (HPB) continued on December 7, 2016 and February 1, 2017 because the applicant was seeking the property owner's consent to pursue the application. The applicant has since received the property owner's consent.
25. On January 7, 2015, the Historic Preservation Board reviewed a Determination of Significance application for the garage and single-cell house and upheld the "Significant" designation on the Park City Historic Sites Inventory.
26. Staff sent a mailing notice to property owners within 100 feet on April 19, 2017 and posted the property on April 19, 2017.
27. The Historic District Design Review (HDDR) application has not yet been approved, as it is dependent on HPB's review of the relocation of the Historic single-car garage and chicken-coop on the Significant Site.
28. The applicant could restore and/or stabilize the building at its present setting.
29. The building is being relocated on its existing site. The building currently sits largely on Talisker-owned property and will remain on Talisker-owned property following its relocation.

Conclusions of Law:

1. The proposal does not meet the criteria for relocation pursuant to LMC 15-11-13 and/or Reorientation of a Historic Building or Historic Structure.

Exhibits:

- Exhibit A – HPB Criteria for Relocation of Historic Structures
- Exhibit B – Existing Conditions and Proposed Plans
- Exhibit C – Applicant's Written Submittal
- Exhibit D – Physical Conditions Report
- Exhibit E – Historic Preservation Plan
- Exhibit F – Summit County Tax Cards – 332 Daly Avenue
- Exhibit G – Certificate of Appropriateness for Demolition - 1996
- Exhibit H – Supplemental Information (Photographs, Newspaper Articles, etc.)
- Exhibit I – 2016 Notice and Order
- Exhibit J – Public Comment
- Exhibit K – [Park City Historic Site's Inventory Form](#)

Exhibit A: HPB Criteria for Relocation of Historic Structures

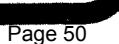
The Historic Preservation Board shall find the project complies with the following criteria (Exhibit A):

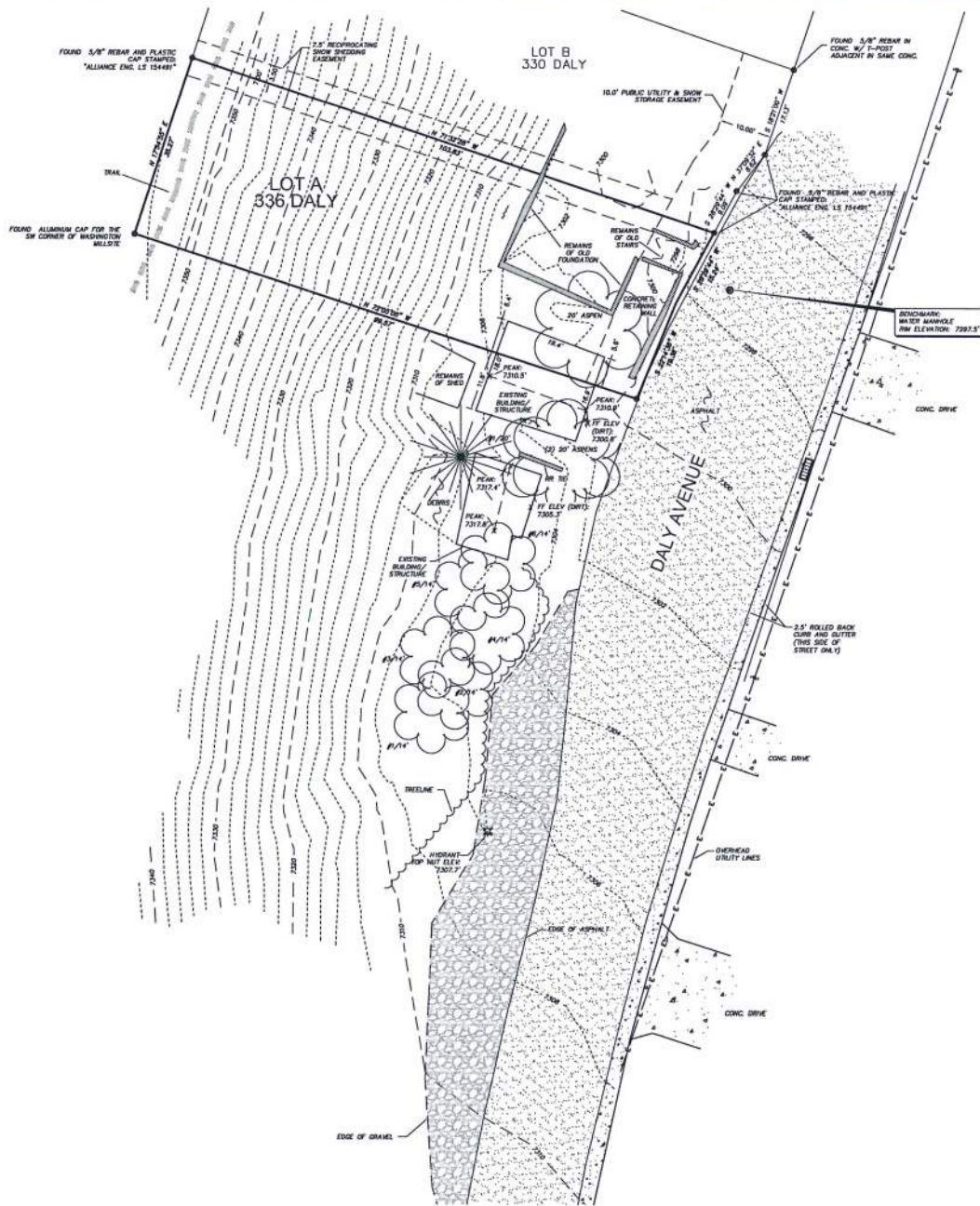
1. The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or
2. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or
3. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation on the existing Site which include but are not limited to:
 - a. The historic context of the building has been so radically altered that the present setting does not appropriately convey its history and the proposed relocation may be considered to enhance the ability to interpret the historic character of the building and the district; or
 - b. The new site shall convey a character similar to that of the historic site, in terms of scale of neighboring buildings, materials, site relationships, geography, and age; or
 - c. The integrity and significance of the historic building will not be diminished by relocation and/or reorientation; or
4. All other alternatives to relocation/reorientation have been reasonably considered prior to determining the relocation/reorientation of the building. These options include but are not limited to:
 - a. Restoring the building at its present site; or
 - b. Relocating the building within its original site; or
 - c. Stabilizing the building from deterioration and retaining it at its present site for future use; or
 - d. Incorporating the building into a new development on the existing site.

Exhibit B

Park City
Surveying

P.O. Box 682993
Park City, UT 84068
(435) 649-2918
(435) 649-4637 Fax





TOPOGRAPHIC MAP **LOT A OF THE FIRST AMENDED CANYON SUBDIVISION** **LYING WITHIN THE NORTHEAST QUARTER OF** **SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 EAST** **SALT LAKE BASE & MERIDIAN** **PARK CITY, SUMMIT COUNTY, UTAH**



LEGEND

- FOUND REBAR W/ CAP (AS DESCRIBED)
- ✕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊙ WATER MANHOLE
- ▭ CATCH BASIN
- ⊕ UTILITY POLE

THE BENCHMARK IS LOCATED TO THE EDGE OF DISBURSE



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO OBTAIN GROUND ELEVATIONS FOR A CONTOUR MAP.

THIS MAP REPRESENTS AN ADDRESS OF 360 DALY AVENUE. HOWEVER, NO ACTUAL ADDRESS EXISTS. THE AREA ADJACENT TO THE SOUTH OF LOT A OF THE FIRST AMENDED CANYON SUBDIVISION WAS SURVEYED FOR PURPOSES OF RE-LOCATING A BUILDING DESIGNED BY THE CITY OF PARK CITY AS HISTORICAL.

SEE RECORD OF SURVEY & TOPOGRAPHIC MAP S-8284, RECORDED 01-08-2015.

ADDITIONAL TOPOGRAPHIC SURVEY COMPLETED: 07-27-2016

SEE SAID OFFICIAL FIRST AMENDED CANYON SUBDIVISION PLAT FOR ANY EASEMENTS, EASEMENT REQUIREMENTS, BUILDING ENVELOPES AND BUILDING LOT RESTRICTIONS.

NOTE: OTHERS MAY APPLY.

THE OWNER OF THE PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT. THE SURVEYOR HAS FOUND NO OBVIOUS EVIDENCE OF EASEMENTS, ENCROACHMENTS, OR ENCUMBRANCES ON THE PROPERTY SURVEYED, EXCEPT AS SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, MARTHA NELSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING LICENSE NO. 81809033. I FURTHER CERTIFY I HAVE PERSONALLY SURVEYED THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

MARTHA NELSON
 P.L.S. 81809033

DATE

Park City
Surveying

REG. No. 882993
 EXPIRATION DATE 12/31/2018
 (435) 649-4837 fax

DATE	BY	COMMENTS

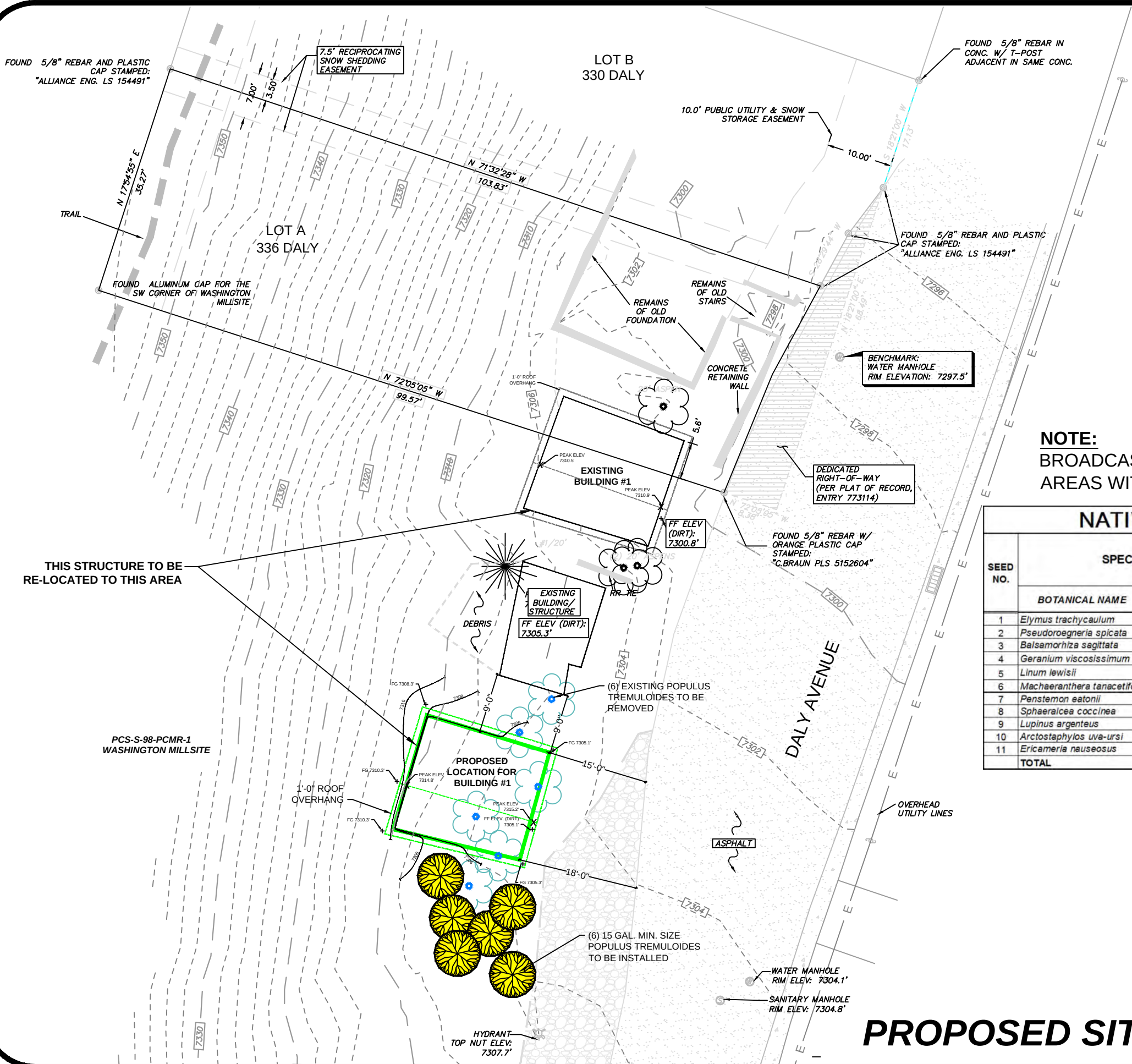
SURVEYED BY:
 SC/KR
 DRAWN BY:
 MN
 DATE:
 JULY 31, 2016

DMC: 360 DALY TOPO.dwg

TOPOGRAPHIC MAP
 LOT A
 THE CANYON SUBDIVISION

FOR: SHARON STOUT

SHEET 1 OF 1



NOTE:
BROADCAST SEED ALL DISTURBED
AREAS WITH NATIVE UPLAND SEED MIX.

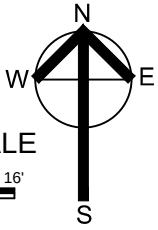
NATIVE UPLAND SEED MIX					
SEED NO.	SPECIES NAME		Number of seeds per pound	BROADCAST SEED	
	BOTANICAL NAME	COMMON NAME		Pounds of pure live seed per acre	Seeds per square foot
1	<i>Elymus trachycaulum</i>	Slender wheatgrass	159,000	2	11.16%
2	<i>Pseudoroegneria spicata</i>	Bluebunch wheatgrass	140,000	1	4.91%
3	<i>Balsamorhiza sagittata</i>	Arrowleaf balsamroot	55,000	2	3.86%
4	<i>Geranium viscosissimum</i>	Wild geranium	52,000	2	3.65%
5	<i>Linum lewisii</i>	Lewis blue flax	170,000	2	11.93%
6	<i>Machaeranthera tanacetifolia</i>	Prairie aster	408,000	1	14.31%
7	<i>Penstemon eatonii</i>	Firecracker penstemon	400,000	1	14.03%
8	<i>Sphaeralcea coccinea</i>	Scarlet globemallow	500,000	1	17.54%
9	<i>Lupinus argenteus</i>	Silverleaf lupine	18,300	3	1.93%
10	<i>Arctostaphylos uva-ursi</i>	Bearberry	37,900	2	2.66%
11	<i>Ericameria nauseosus</i>	Rubber rabbitbrush	400,000	1	14.03%
TOTAL				18	100.00%
					65

NOTE: BASE MAP INFORMATION
FROM PARK CITY SURVEYING,
TOPOGRAPHIC MAP LOT A THE
CANYON SUBDIVISION DATED
AUGUST 01, 2016.

GRAPHIC SCALE

0 8' 16'

1/16" = 1'-0"



336 DALY AVENUE
PARK CITY, UTAH
BUILDING RELOCATION

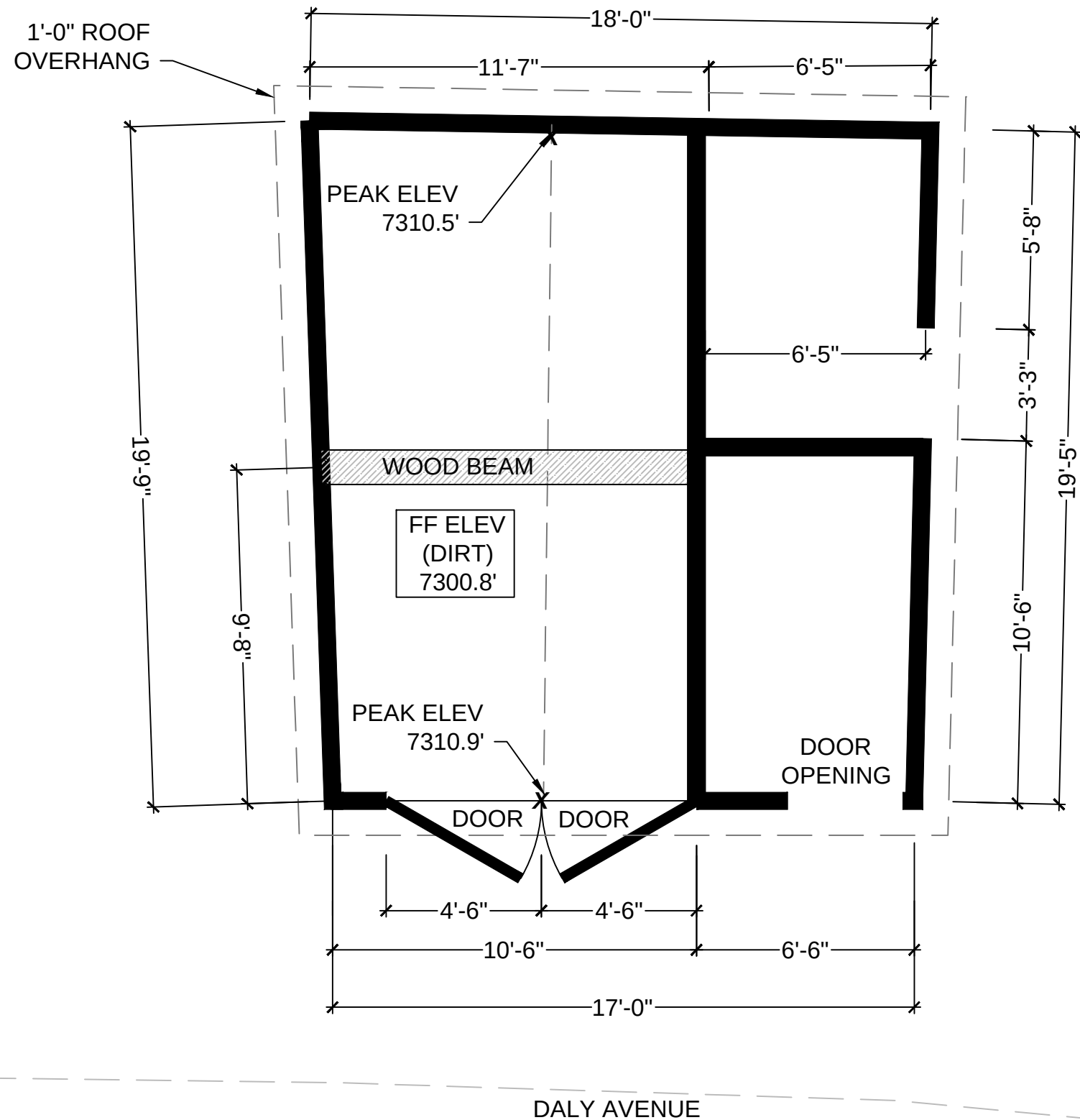
No.	Revision/Issue	Date

Drawn By
Sandy Davenport
sdavenport@bio-west.com

PROPOSED SITE PLAN

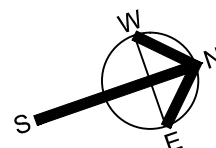
Project	Sheet
Date September 7, 2016	5
Scale 1/16" = 1'-0"	

PROPOSED SITE PLAN



EXISTING BUILDING FLOOR PLAN

GRAPHIC SCALE
1/4" = 1'-0"



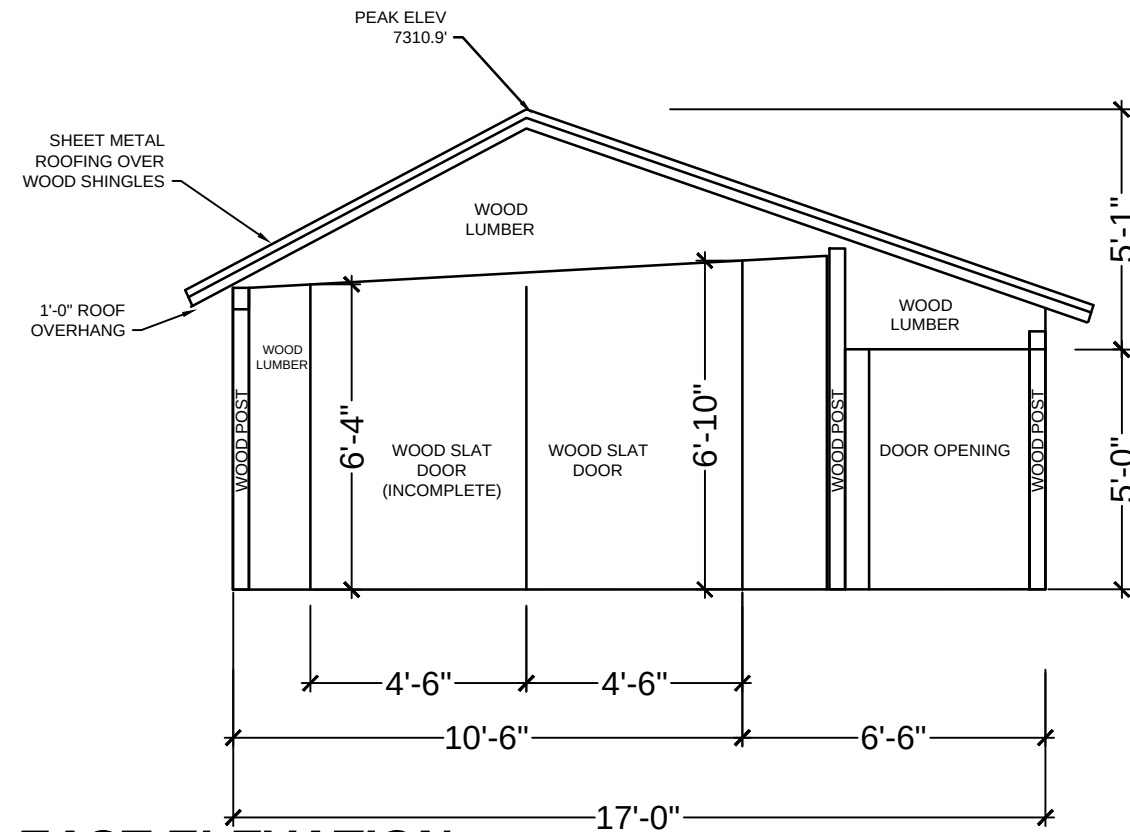
336 DALY AVENUE PARK CITY, UTAH BUILDING RELOCATION

No.	Revision/Issue	Date

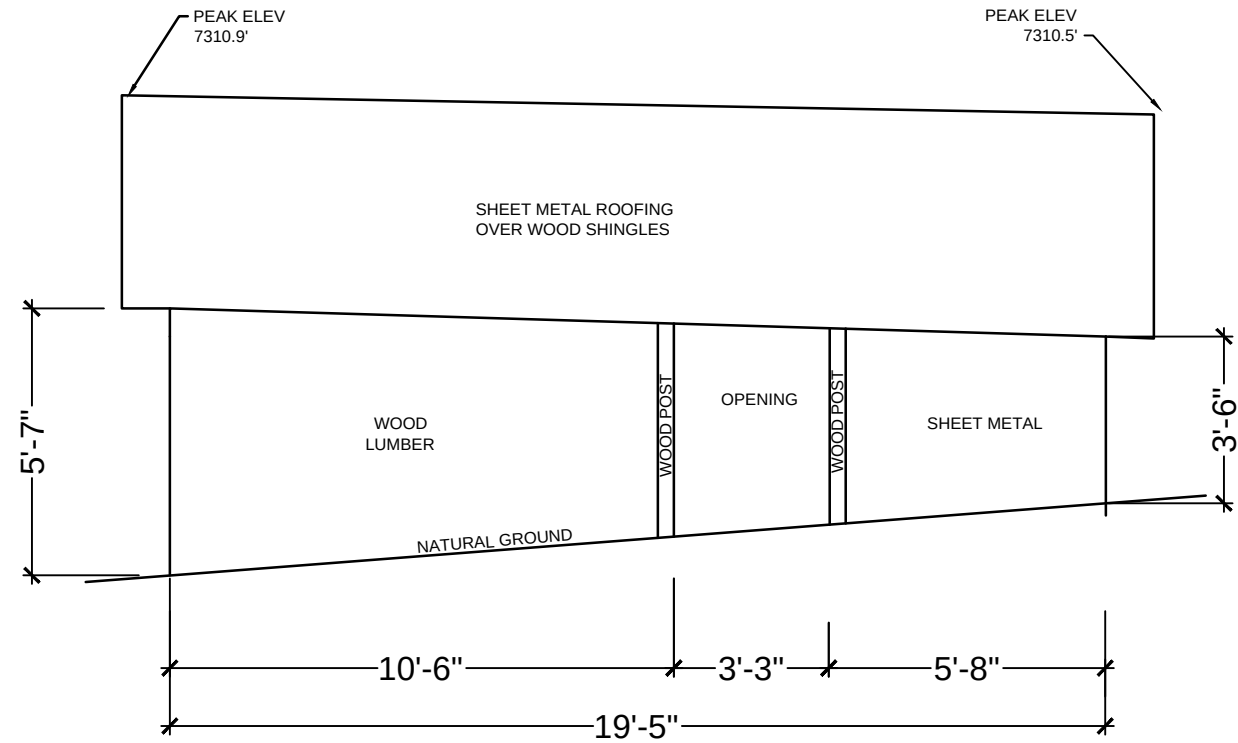
Drawn By
Sandy Davenport
sdavenport@bio-west.com

AS -BUILT DRAWING
EXISTING FLOOR PLAN

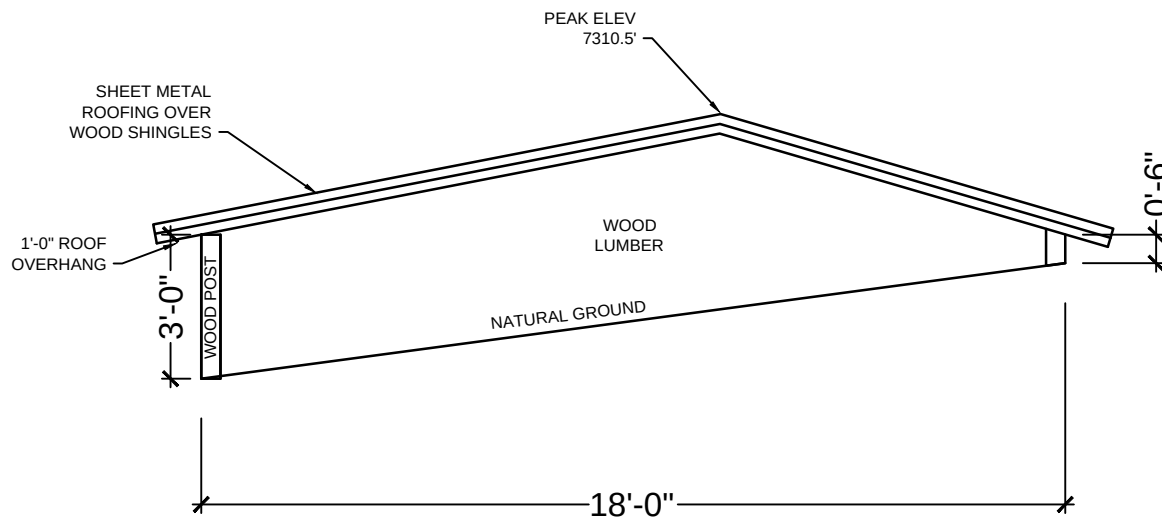
Project	Sheet
Date September 7, 2016	1
Scale 1/4" = 1'-0"	



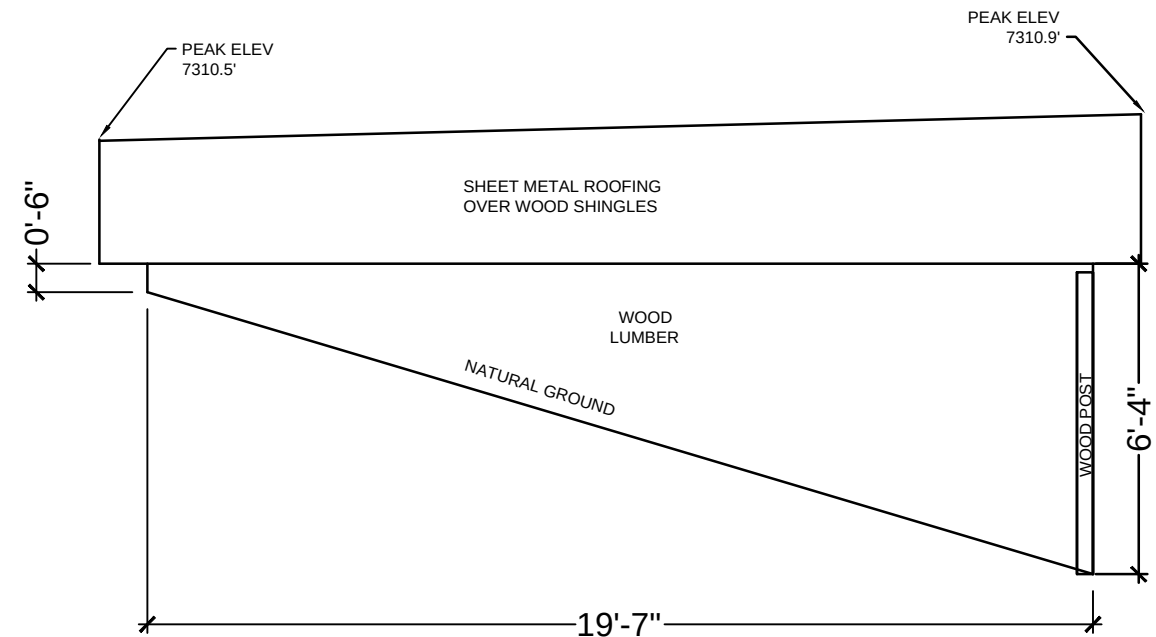
EAST ELEVATION



NORTH ELEVATION

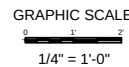


WEST ELEVATION



SOUTH ELEVATION

EXISTING BUILDING ELEVATIONS



336 DALY AVENUE PARK CITY, UTAH BUILDING RELOCATION

No.	Revision/Issue	Date

Drawn By
Sandy Davenport
sdavenport@bio-west.com

**AS -BUILT DRAWING
EXISTING ELEVATIONS**

Project	Sheet
Date September 7, 2016	2
Scale 1/4" = 1'-0"	



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

**336 DALY AVENUE
PARK CITY, UTAH
BUILDING RELOCATION**

No.	Revision/Issue	Date

Drawn By
Sandy Davenport
sdavenport@bio-west.com

**PHOTOGRAPHS
EXISTING CONDITIONS**

Project	Sheet
Date September 7, 2016	3
Scale NA	



EAST ELEVATION DETAIL



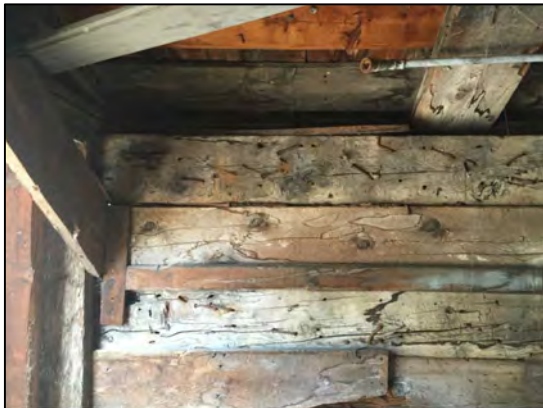
NORTH ELEVATION DETAIL



SOUTH ELEVATION DETAIL



DOOR DETAIL



INTERIOR WALL DETAIL



INTERIOR BEAM DETAIL



INTERIOR BEAM & WALL DETAIL



INTERIOR CEILING DETAIL



INTERIOR CEILING DETAIL



INTERIOR DETAIL



INTERIOR BEAM & WALL DETAIL



EXTERIOR DETAIL



DOOR DETAIL



EXTERIOR DETAIL



EXTERIOR DETAIL



EXTERIOR DETAIL

**336 DALY AVENUE
PARK CITY, UTAH
BUILDING RELOCATION**

No.	Revision/Issue	Date

Drawn By
Sandy Davenport
sdavenport@bio-west.com

**PHOTOGRAPHS
EXISTING CONDITIONS**

Project	Sheet
Date September 7, 2016	4
Scale NA	



PROPOSED RELOCATION SITE

**336 DALY AVENUE
PARK CITY, UTAH
BUILDING RELOCATION**

No.	Revision/Issue	Date

Drawn By
Sandy Davenport
sdavenport@bio-west.com

**PHOTOGRAPHS
PROPOSED SITE
LOCATION**

Project	Sheet
Date September 7, 2016	6
Scale NA	



PROPOSED RELOCATION SITE

**336 DALY AVENUE
PARK CITY, UTAH
BUILDING RELOCATION**

No.	Revision/Issue	Date

Drawn By
Sandy Davenport
sdavenport@bio-west.com

**PHOTOGRAPHS
PROPOSED SITE
LOCATION**

Project	Sheet
Date September 7, 2016	6
Scale NA	

Exhibit C

HIRSCHI STEELE & BAER^{PLLC}

ATTORNEYS AT LAW

TODD KARL JENSON
todd@hsblegal.com

A PRACTICE DIVISION OF:
 Davis Miles
McGuire Gardner

August 5, 2016

VIA HAND DELIVERY

Park City Municipal Corporation
Planning Department
Historic Preservation Board
445 Marsac Ave
Park City, Utah 84060

Re: Application to move historically significant structure at 336-360 Daly Avenue
Applicant: Sharon Stout, Sock Monkeys LLC/Silverqueen Gunslinger LLC

To Whom It May Concern:

This firm represents the Applicant listed above in seeking approval of a project to move a historic structure, a garage, located at 336 Daly Avenue and 360 Daly Avenue in Park City, Utah. The old wooden garage overlaps the property boundary line between my client's property at 336 Daly, and the adjoining property located to the north at 360 Daly. The encroaching garage structure impedes or interferes with my client's ability to construct a residential building on her lot. Fortunately, Talisker/United Park City Mines has graciously agreed to allow the garage to be moved onto the adjoining parcel, as shown in the attached illustrations.

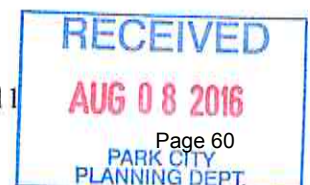
We have retained JR Richards of Calder Richards Consulting Engineers, to be the structural engineer overseeing this project. Mr. Richards has given his opinion as a structural engineer certifying that the project is feasible (see the attached letter from Mr. Richards). This opinion letter is provided in accordance with Park City LM Section 15-11-14 A(1). While the structure is old, and the old wood is deteriorating as some wood has been buried in the ground for decades, the move of the structure is feasible. The structure will need some additional structural support, as discussed by Mr. Richards in his letter.

My client, Sharon (Stout) Melville is the owner of 336 Daly Avenue, and she is the principal behind Sock Monkeys LLC and Silverqueen Gunslinger LLC, the title owner(s) of the property. When Ms. Stout purchased the property, she had the understanding based on a prior decision from the Park City Planning Department, dated May 20, 1996, that the garage structure was not historically significant, and that it could be demolished (see attached). Most recently in 2015, Park City was under the impression that the City actually owned the adjoining parcel and garage structure, and then the City was agreeable to moving the encroaching garage structure at the cost of the City. However, the City later determined that it was not the owner (see attached email from Christy Alexander, City Planner, dated March 18, 2015). Since that time, we have contacted Talisker/United Park City Mines and obtained permission to move the garage structure to the adjoining property.

136 EAST SOUTH TEMPLE, SUITE 1650, SALT LAKE CITY, UTAH 84111

HPB Packet 5.3.17

PHONE: 801.990.0500 FAX: 801.322.0594



The cost to move this garage structure is significant, exceeding \$12,000.00. This cost represents a financial burden to my client, who relied on prior representations that the garage could be demolished, or the alternative scenario that the City would move the garage structure. As noted by Mr. Richards in his opinion letter, it will be a challenge to move the garage, due to the age of the wooden structure, and the deteriorated condition of some of the wood. Given the condition, we cannot warrant that the garage structure will be maintained in perfect condition during the move—that is impossible given its deteriorating condition. Consequently, we ask the City for a release as to potential damage to some of the old wooden parts of the structure which need to be replaced or strengthened with stronger materials that will preserve the historic structure without negatively impacting the historic nature of the structure. It is possible to relocate the garage with some structural enhancements, as opined by Mr. Richards as structural engineer for the project. My client respectfully requests some financial contribution from Park City Historic Commission to contribute to the cost to move this structure. The relocation of this garage, and the necessary structural enhancements will preserve and strengthen this garage, which Park City has deemed to be of historical significance, related to the Park City Mature Mining Era. Thus, the proposed move and structural enhancements appear to be in harmony with the goals of the Historic Preservation Board's mission for Park City.

In accordance with the Historic Preservation requirements set forth in Chapter 11 of the Park City Municipal Code, we submit the accompanying Applications, Physical Conditions Report and Historic Preservation Plan. A List of Exhibits is attached to this letter, as a reference guide to the numerous exhibits included with the Applications, as well as address, stamped envelopes for neighboring property owners.

We understand that additional materials and information will or may be required for the Applications, and we look forward to working with the Planning Department and the Historic Preservation Board to accomplish this goal of moving and preserving this garage structure. Please feel free to contact me with any questions, or if you need additional information.

Sincerely,

HIRSCHI STEELE & BAER, PLLC



Todd Karl Jenson
Attorneys for the applicant

Enclosures.

List of Exhibits

1. Opinion letter from Structural Engineer, Jonathan "JR" Richards of Calder Richards, dated May 20, 2016, giving opinion that the move of the garage is feasible
2. Park City Planning Department Staff Report, dated May 20, 1996, granting approval to demolish the garage structure
3. Email from Christy Alexander, Park City Planner, dated March 18, 2015
4. Bid from P.E. Valgardson & Sons, Inc.; House Movers and Trucking
5. Bid from Woodruff Tree Trimming & Removal, for site preparation, landscaping, tree removal, etc.
6. Sanborn Map 1941 Daly Ave, showing current and proposed site for garage
7. Survey/Plat map showing 360 Daly / 336 Daly / 330 Daly Avenue
8. Title Report, Coalition Title Agency, Inc., dated July 11, 2016
9. Street View Photo of Daly Avenue
10. Illustrative Exhibit showing current and proposed site from street view
11. Site measurements
12. Photos of sites 336 / 360 Daly Avenue (on CD)
13. Topographical survey of 336 / 360 Daly Avenue, performed by Martin Nelson of Park City Surveying



CALDER RICHARDS
CONSULTING ENGINEERS

May 20, 2016

Todd Jenson
Hirschi Steele & Baer, PLLC
136 E South Temple, Suite 1650
Salt Lake City, UT 84111
Sent Via Email: toddb@hsblegal.com

Reference: **Stout Property – Historic Garage**
Daly Avenue Salt Lake City, UT

Mr. Jenson,

Pursuant to your request, I performed a brief investigation to determine the feasibility of relocating the above referenced historic structure to a new location farther up Daly Avenue. It is my understanding that the structure partially sits on the adjacent private property and the structure requires moving. Furthermore the structure is on the historic registry and cannot be demolished.

A proposal prepared by P.E. Valgardson & Sons to move the building was reviewed and a site plan showing the proposed relocation was also provided. We also performed a site visit to observe the construction and condition of the garage structure.

The subject building structure is comprised of old timber framing that bears on timber foundations. Some significant deterioration of the wood structure and swaying of the structure was observed which has been caused by years of exposure to snow loading and direct contact to the soil. These types of problems are not uncommon for a structure of this age and type of construction. Past experience has shown that these problems can be easily retrofitted to insure structural integrity for future years. Considering the structure has supported snow loading for many years and the present observed condition, there should not be a concern of imminent failure at this time.

Based on the above observations it is my professional opinion that relocating the historic garage is quite feasible and this can be accomplished without dismantling or demolishing the existing structure. Moving old historic buildings such as this has been performed on numerous projects throughout the area. Considering the lightweight nature of construction, the lifting requirements should be relatively easy.

It is important to note that special care must be taken to replace deteriorated lumber where lifting points are anticipated and provide additional supports for stabilizing the roof and walls prior to lifting the structure. Adding these necessary supports will insure that the structure remains relatively square and no further damage occurs during the move. Additional engineering will be required to determine the specific parameters once the owner wishes to proceed. My firm would be happy to provide this engineering service.



May 20, 2016
Stout Property – Historic Garage
Page 2

If necessary the structure can be placed on temporary support rails or gravel. However, a new foundation system with positive anchorage between superstructure and foundation will be required per code, for permanent support of the garage at the final site location. A continuous concrete foundation is recommended.

Conclusion

This concludes what information I have at this time. The above opinion and recommendations are based solely on visual observation of what structure was accessible at the time of observation. The above findings do not express nor imply any warranty of the existing structure but address specific issues documented above.

We appreciate this opportunity to provide you with this report and trust that it meets with your needs. Please call if you have any questions or require further clarification.

Respectfully Submitted,

Jonathan (JR) Richards, P.E., S.E.
Principal Structural Engineer

**PARK CITY PLANNING DEPARTMENT
STAFF REPORT**

TO: HISTORIC DISTRICT COMMISSION
FROM: PLANNING STAFF
DATE: MAY 20, 1996
RE: 332 DALY AVENUE - CERTIFICATE FOR APPROPRIATENESS FOR
DEMOLITION

On March 25, 1996, the Planning Department received an application for the demolition of the outbuilding at 332 Daly Avenue. The applicant, in an attached letter, has indicated the a one story residence existed on the property but was demolished in 1984. The garage was slated for demolish as well however the work was never completed.

Following an inspection by the Community Development Department, the structure was found to be in poor condition and structurally unsound. The Community Development Department determined the structure insignificant based upon the standards set forth in Section 4.13(a) of the Land Management Code. Therefore, this request is scheduled as an information item only. If the HDC agrees with the staff determination, the Community Development Department will issue a CAD. The staff's Findings, Conclusions of Law and Condition of Approval are outlined below:

FINDINGS

1. The structure is located within Park City's Historic District.
2. The Community Development Department conducted an inspection of the site and found the garage in a deteriorated condition.
3. The structure does not represent the work of a master.
4. Although outbuildings were common and document a specific process in the growth of Park City, the primary structure which the garage was associated with no longer exists.

CONCLUSIONS OF LAW

1. The garage is of minimal historic significance because of its condition.
2. The structure does not demonstrate a quality of mining significance in local and state history, architecture, and integrity of location, design, setting, and workmanship.

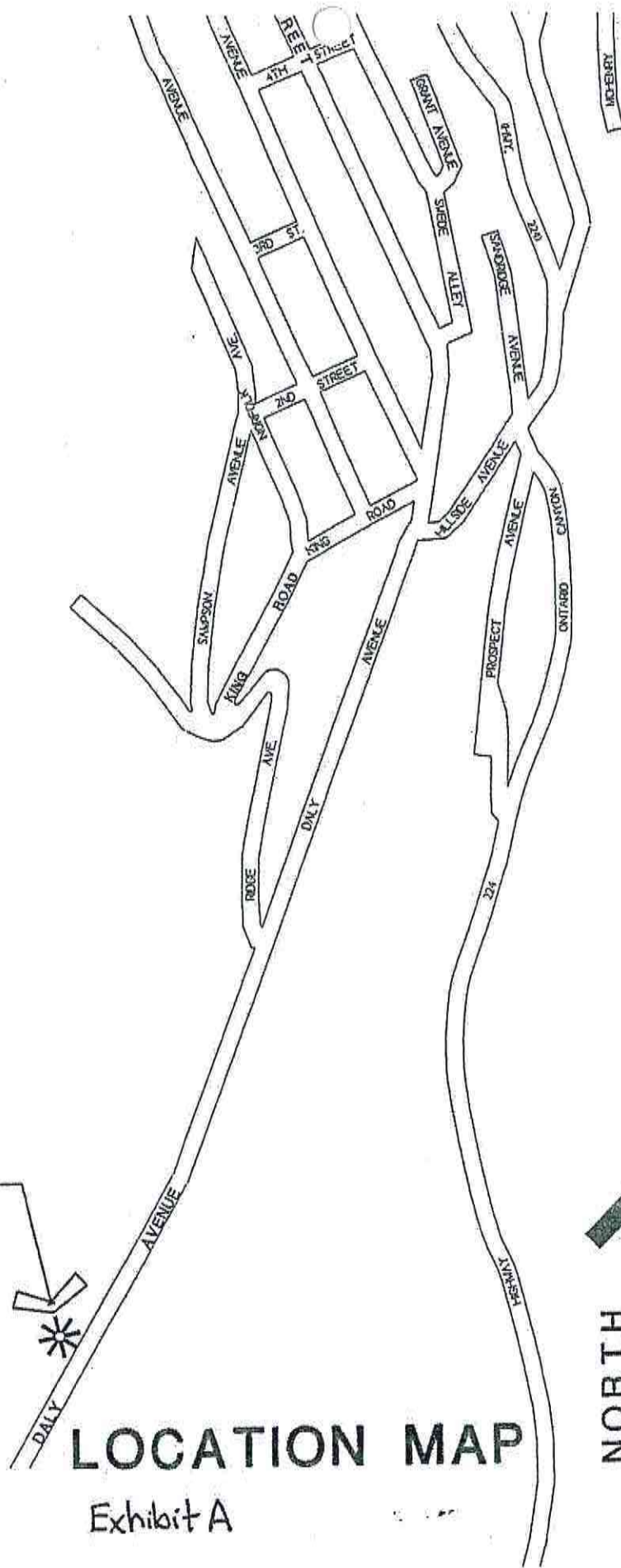
CONDITIONS OF APPROVAL

1. According to Section 4.17(d) of the Land Management Code, the CAD shall expire on May 20, 1997.

EXHIBITS

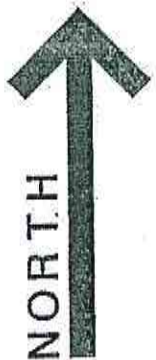
Exhibit A - Location Map
Exhibit B - Applicant's Letter
Exhibit C - Site Plan
Exhibit D - Photographs

332 DALY AVENUE



LOCATION MAP

Exhibit A



PC-630-D
332 Daly Avenue
Statement Attached to Demolition Permit Application
Historic Background

Applicant acquired the subject property (a portion of the Washington Millsite) from United Park City Mines Company by deed dated October 14, 1975. At the time of acquisition a one story residence existed on the property known as 332 Empire Canyon and was also described on Summit County tax plats as the 37th House on Daly Avenue. This house was also sometimes referred to as the old Dan Murphy house. The shed or garage that is the subject of this application was located south of the one story residence. The southerly line of the Washington Millsite bisected the shed or garage, that is, the shed straddled the property line between the Washington Millsite acquired by applicant and property to the south retained by United Park City Mines Company. At the time of acquisition of the land by applicant, the residence on the property was occupied by J. Brian and Marjorie Whitesides who had received a quit-claim deed to the improvements on the property dated April 16, 1970 from a Karen N. Wright. The shed was used by Whitesides as a garage. Applicant acquired the interest of Whitesides in the improvements on the property (the residence and shed) by quit-claim deed dated August 30, 1984. The residence was demolished at that time. Concurrent therewith Applicant entered into a Easement and Demolition Agreement with Whitesides dated August 30, 1984 permitting Whitesides the continued use of the shed or garage for a thirty month period at the end of which Whitesides were to demolish the shed. Whitesides subsequently discontinued use of the shed but did not demolish it. This application seeks to carry out the demolition.

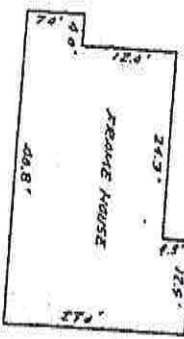
The previously demolished residence and the subject shed were among numerous structures located on the Washington Millsite at the time of acquisition by Applicant. The original occupants of most if not all of these buildings were persons employed at various times by United Park City Mines Company. United Park allowed its employees to construct and occupy residences on the Millsite but did not transfer title to the land to the occupants. Applicant has no further records as to the age of the shed. Applicant has also inquired of United Park City Mines Company and United Park has indicated that it has no records either.

Exhibit B

EXHIBIT 1

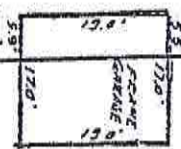
J.A. CREER REVOCABLE TRUST
M 215 Pg. 203

"Subject Parcel"



37th MOHAW
26.332 Whitesides

Luka Dojen
76th House



71Y AVENUE

S 72° 00' 00" E 300.314 page 583

Exhibit C

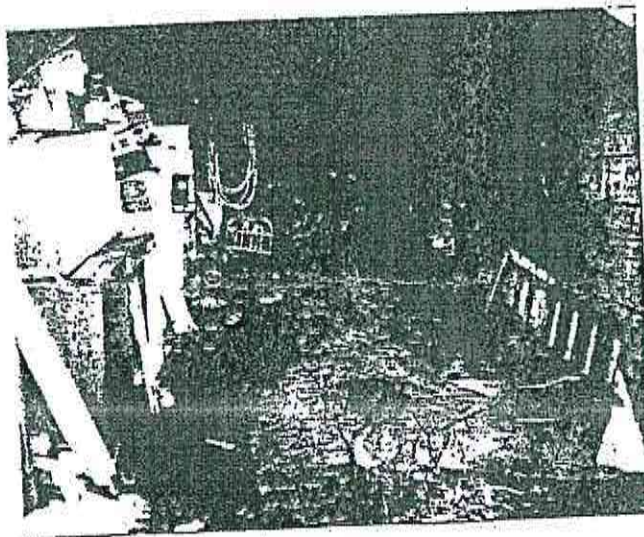
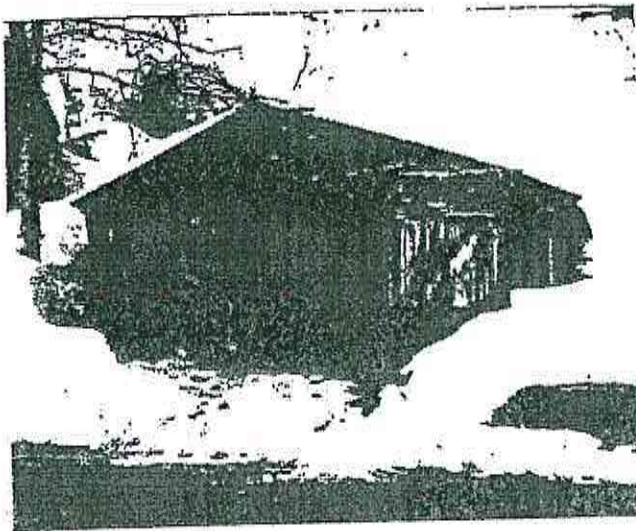


Exhibit D

10/27/04 17:04 FAX 4106670

GAYLORD BROOKS

10000
P.1/1

JUN 06 '96 09:20AM ROYAL STREET

DEER VALLEY RESORT COMPANY
REAL ESTATE DIVISION
7620 ROYAL STREET EAST, SUITE 205
P. O. BOX 1087
PARK CITY, UTAH 84060
TELEPHONE (801) 649-1261; FAX (801) 649-9840

DATE: June 6, 1996
TO: Chris Child - Bald Eagle Realty
At Fax #1 849-4232
FROM: Bob Wells
RE: .17 Acres - Daly Avenue
Pages incl cover: 1

Per our telephone discussion, I contacted Janice Lew regarding procedure on the demolition permit application for the shed on the subject property. She indicated that the City does not send out a form like they do on conditional-use applications. The demolition has been approved and the next step is to go in to the Building Department and pull the permit for demolition. The Planning Department will sign off on the permit prior to issuance. Janice indicated that they would prefer that the permit not be pulled until plans were submitted for construction on the property but such was not a condition of the approval. I actually submitted a demolition permit application with the package that got approved but my guess is that a new one would be required to be filled out in the process. Please let me know if any questions.

Bob Wells

6/10

Ty I Ship/Tom



October 10, 1996

Department of Community Development
Engineering • Building Inspection • Planning

Thomas Pittman, Jr.
15722 Irish Avenue
Monkton, MD 21111

MEGAN =
re = SNOW SHED AGREEMENT
IS THERE AN ACTUAL
AGREEMENT WHICH THE
LOT OWNERS SIGN?

ERIC

NOTICE OF CITY COUNCIL ACTION

Project Name: The Canyon Subdivision, 332 Daly Avenue
Project Description: Proposal to subdivide existing parcel into two single family lots
Date of Meeting: September 5, 1996
Action Taken By City Council: Approved with the following Conditions of Approval:

Conditions of Approval:

1. Only single family structures shall be permitted to be constructed on each lot.
2. The owner shall install necessary public improvements in a manner approved by the City Engineer including but not limited to the following: water meter box assembly for two units, sewer and water laterals, and a fire hydrant if one does not exist within 150 feet.
3. A ten-foot snow storage easement shall be dedicated to the City along Daly Avenue.
4. A reciprocal fifteen-foot snow shed easement/agreement shall be designated on the plat along the border of the two newly created lots.
5. Snyderville Basin Sewer Improvement District shall have approved the plat prior to recordation.
6. The City Attorney and City Engineer's approval of the subdivision for compliance with State law, the Land Management Code and these conditions of approval is a condition precedent to plat recordation.
7. The plat must be recorded prior to issuance of any building permits.
8. The plat must be recorded within one year of this approval or this approval is null and void.
9. Fire Sprinklers are required in each home in accordance with the Uniform Building Code Section 13d as modified for Park City.
10. Dedication of the public trail on the westerly edge of the parcel shall be shown on the plat.
11. A current and correct title report shall be submitted prior to any further staff review on this project.

Park City Municipal Corporation • 445 Marsac Avenue • P.O. Box 1480 • Park City, UT 84060-1480
Community Development (801) 645-5020 • Engineering 645-5020 • Building 645-5040
Planning 645-5021 • FAX (801) 645-5078

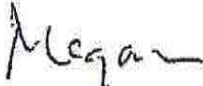
Thomas Pittman, Jr.
Page two
October 10, 1996

12. The final plat shall delineate and dedicate that portion of existing Daly Avenue that crosses the applicant's property to the City as a public street right-of-way.
13. The Floor Area Ratio for the single family structures shall not include the portion of Daly avenue has been dedicated to the City.

Date of Expiration: July 10, 1997

If you have any questions, please do not hesitate to call.

Sincerely,



Megan B. Ryan
Senior Planner

MBR/rr

cc: Alliance Engineering

PC-630-D
332 Daly Avenue
Statement Attached to Demolition Permit Application
Historic Background

Applicant acquired the subject property (a portion of the Washington Millsite) from United Park City Mines Company by deed dated October 14, 1975. At the time of acquisition a one story residence existed on the property known as 332 Empire Canyon and was also described on Summit County tax plats as the 37th House on Daly Avenue. This house was also sometimes referred to as the old Dan Murphy house. The shed or garage that is the subject of this application was located south of the one story residence. The southerly line of the Washington Millsite bisected the shed or garage, that is, the shed straddled the property line between the Washington Millsite acquired by applicant and property to the south retained by United Park City Mines Company. At the time of acquisition of the land by applicant, the residence on the property was occupied by J. Brian and Marjorie Whitesides who had received a quit-claim deed to the improvements on the property dated April 16, 1970 from a Karen N. Wright. The shed was used by Whitesides as a garage. Applicant acquired the interest of Whitesides in the improvements on the property (the residence and shed) by quit-claim deed dated August 30, 1984. The residence was demolished at that time. Concurrent therewith Applicant entered into a Easement and Demolition Agreement with Whitesides dated August 30, 1984 permitting Whitesides the continued use of the shed or garage for a thirty month period at the end of which Whitesides were to demolish the shed. Whitesides subsequently discontinued use of the shed but did not demolish it. This application seeks to carry out the demolition.

The previously demolished residence and the subject shed were among numerous structures located on the Washington Millsite at the time of acquisition by Applicant. The original occupants of most if not all of these buildings were persons employed at various times by United Park City Mines Company. United Park allowed its employees to construct and occupy residences on the Millsite but did not transfer title to the land to the occupants. Applicant has no further records as to the age of the shed. Applicant has also inquired of United Park City Mines Company and United Park has indicated that it has no records either.



HANK ROTHWELL
PRESIDENT

February 28, 1996

Park City Municipal Corporation
P.O. Box 1480
Park City, Utah 84060

Gentlemen,

United Park City Mines Company is the owner of property immediately to the south of a .17 acre parcel of land on Daly Avenue owned by Royal Street Land Company. There is an old shed that is located partially on the Royal Street Land Company property and partially on the United Park City Mines Company property. United Park City Mines Company has no objection to the application by Royal Street Land Company for a demolition permit for removal of the shed or to actual removal of the shed. Please advise if there are any questions.

Sincerely,

P.O. Box 1450, PARK CITY, UTAH 84060, (801) 649-8011



From: Christy Alexander [mailto:christy.alexander@parkcity.org]
Sent: Wednesday, March 18, 2015 4:16 PM
To: Stout, Sharon E (Wealth Mgmt MS)
Subject: 336 & 360 Daly Avenue

Hi Sharon,

After doing further research into the historic cabin and accessory structure/garage at 360 Daly Avenue, we have found that the City does not own the property to the south of your property. We had previously thought due to the right-of-way extending further into the property, and the existing City's open space easement over the property, that the City owned all of the property. After trying to obtain a survey of the property, per our commitment to you, we have discovered that the City is not the owner of the property and we are still doing research to determine if the owner is Talisker/United Park City Mines.

You still have a right to appeal the Board of Adjustment's action on February 17, 2015 until March 19, 2015 at 5 pm with the Third District Court.

Please email or call me if you have questions about you may have to develop on your property.

Sincerely,

Christy

Christy J. Alexander, AICP | Planner II
Park City | Planning Department
445 Marsac Ave | PO Box 1480
Park City, UT 84060-1480
Office 435.615.5068 | Fax 435.658.8953



Important Notice to Recipients:

Please do not use e-mail to request, authorize or effect the purchase or sale of any security or commodity. Unfortunately, we cannot execute such instructions provided in e-mail. Thank you.

The sender of this e-mail is an employee of Morgan Stanley Smith Barney LLC ("Morgan Stanley"). If you have received this communication in error, please destroy all electronic and paper copies and notify the sender immediately. Erroneous transmission is not intended to waive confidentiality or privilege. Morgan Stanley reserves the right, to the extent permitted under applicable law, to monitor electronic communications. This message is subject to terms available at the following link: <http://www.morganstanley.com/disclaimers/mssbemail.html>. If you cannot access this link, please notify us by reply message and we will send the contents to you. By messaging with Morgan Stanley you consent to the foregoing.

PROPOSAL



119



Proposal Submitted To Sharon Stout	Phone (435) 901-3554	Date March 10, 2016
Street	e-mail Sharon.Stout@morganstanley.com	
City, State, Zip	Job Location Daily Street, Park City, Utah	

We hereby submit specifications and estimates for: Moving garage 16' x 20' x 10' tall.

Moving from approx. 336 Daly Street, Park City, Utah.

Moving to approx. 360 Daly Street, Park City, Utah.

Moving garage only for the sum of: ----- \$8,000.00

NOTE wood ties will be rotted and need to be replace, extra material costs approx. ----- \$2,000.00

TOTAL COST ----- **\$10,000.00**

NOTE Moving Contractors schedule is booked May, June, July and August 2016.

Any questions call David Valgardson (801) 380-3611 cell phone.

OWNER or OTHERS are responsible for:

- 1) Provide access to move garage, if needed by Neighbors.
- 2) Provide new foundation or level compacted gravel area to move garage to.
- 3) Clear any trees that are in the way moving the garage.
- 4) Back fill around new foundation allowing garage to be set on foundation.
- 5) Secure garage to new foundation according local building codes.

Above work will allow the Moving Contractor to finish their work.

We hereby propose to furnish material and labor, complete in accordance with above specifications, for the sum of:

Ten Thousand Dollars Dollars (\$10,000.00).

Payment to be made as follows: \$4,000.00 (four thousand dollars) start work.

\$4,000.00 (four thousand dollars) finish work.

\$2,000.00 (two thousand dollars) finish work. (extra material needed for moving the garage)

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

**Authorized
Signature**

X _____

NOTE: This proposal may be withdrawn by us if not accepted within 90 days

801-694-6565
woodrufftrees@gmail.com

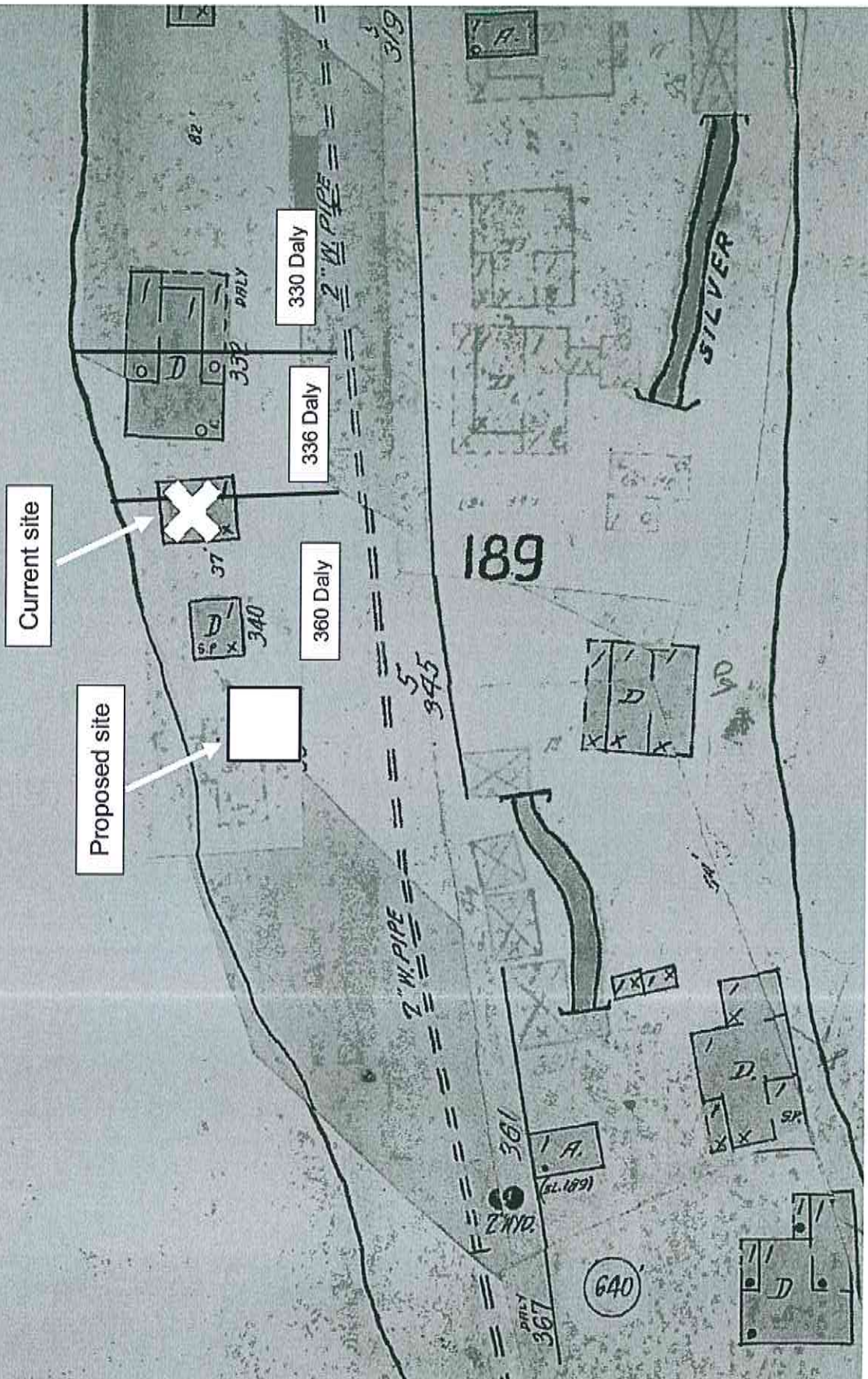


Date	30-Mar-16
Bid #	1603301

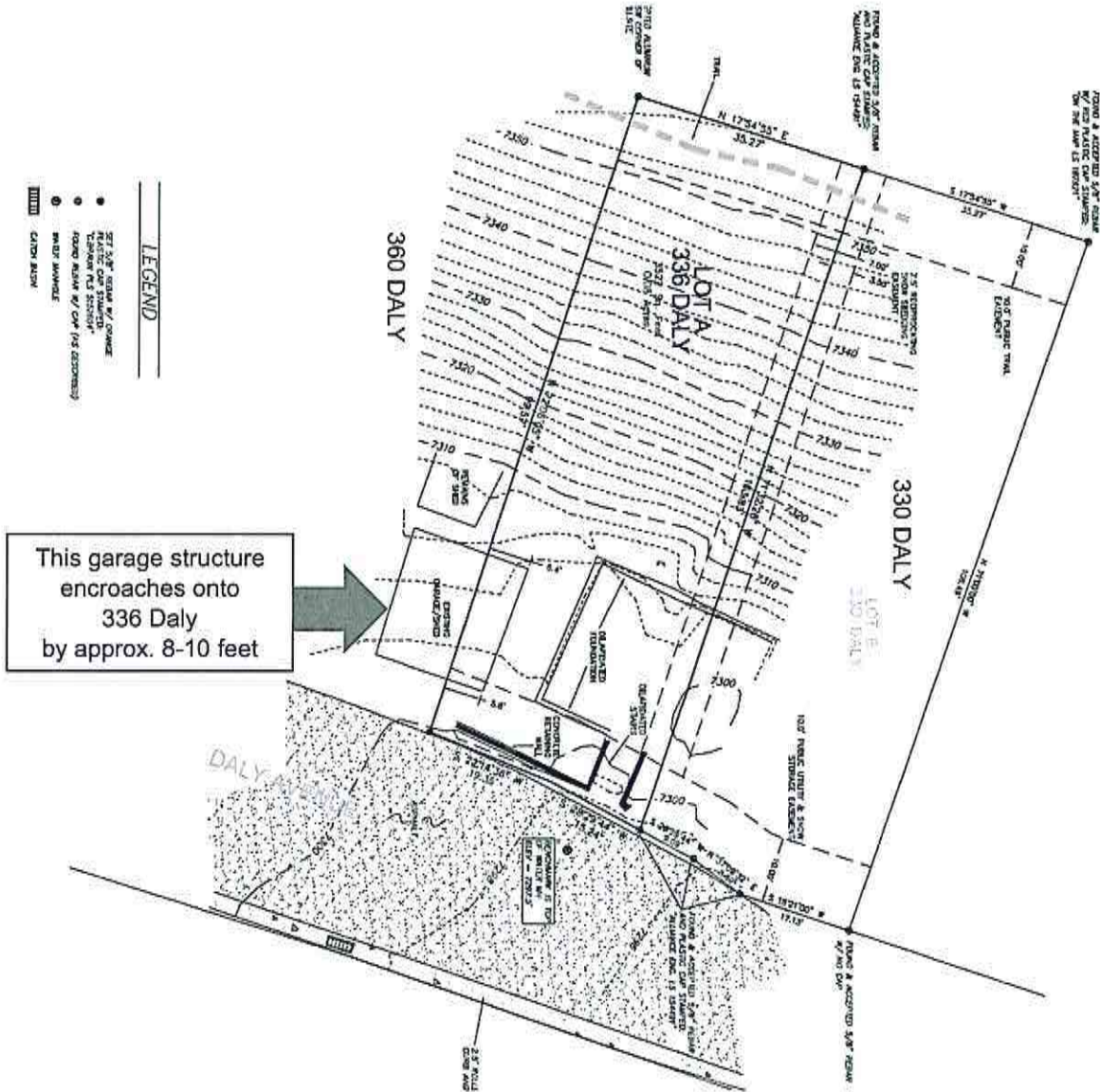
Price includes all clean-up & haul-away of trim and debris except stump grind debris if stump grinding is done. Haul-away of stump grind debris can be done for an extra charge.

Page 79

Sanborn Map 1941 Daly Ave



Plat map showing 360 Daly / 336 Daly / 330 Daly



Coalition Title Agency, Inc.

2200 Park Avenue, Suite C-100
Park City, UT 84060
(435) 649-4008 PHONE (435) 649-4026 FAX
(801) 531-9987 SLC

DATE: July 11, 2016
TO: Hirschi Steele & Baer, PLLC
Todd Karl Jenson
todd@hsblegal.com
FILE NO.: 26623
BUYER: To Be Determined
SELLER: SOCK MONKEYS LLC

Enclosed please find the preliminary title commitment for the above referenced order. Thank you for your order; we appreciate your business very much.

Should you have any questions or concerns, please do not hesitate to call us. We look forward to working with you on this transaction.

**For title inquiries regarding this report, call Robert C. Rodman
at (435) 649-4008**

**For escrow inquiries, call Craig R. Rodman
Escrow Officer:**

2200 Park Avenue, Suite C-100
Park City, UT 84060
(435) 649-4008 (435) 649-4026 FAX
(801) 531-9987 SLC

ALTA Commitment Form
COMMITMENT FOR TITLE INSURANCE
Issued by
STEWART TITLE GUARANTY COMPANY

STEWART TITLE GUARANTY COMPANY, a Texas Corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

IN WITNESS WHEREOF, Stewart Title Guaranty Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

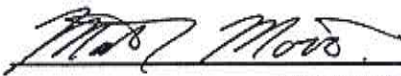
Countersigned by:


Authorized Countersignature

Coalition Title Agency, Inc.
2200 Park Avenue, Suite C-100
Park City, UT 84060
(435) 649-4008

stewart
title guaranty company




Matt Morris
President and CEO


Denise Carraux
Secretary

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File No. 26623
004-UN ALTA Commitment (6/17/06)

AMERICAN
LAND TITLE
ASSOCIATION



CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at < <http://www.alta.org/>>.*

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252.

COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

File No. 26623

1. **Effective Date:** June 24, 2016 at 8:00 A.M.

2. **Policy or Policies To Be Issued:**

Amount of Insurance

(a) A.L.T.A. Owner's 2006 (Standard)

**Amount
Premium**

\$1,000.00

\$300.00

Proposed Insured:

To Be Determined

(b) A.L.T.A.. Loan

3. **The estate or interest in the land described or referred to in this Commitment and covered herein is:**

Fee Simple

4. **Title to said estate or interest in said land is at the effective date hereof vested in:**

SOCK MONKEYS LLC, a Utah Limited Liability Company

5. **The land referred to in this Commitment is described as follows:**

ALL OF LOT A, THE CANYON SUBDIVISION, FIRST AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

(Tax Serial No. CAN-1AM)

For information purposes only, the property address is purported to be:
336 Daly Avenue, Park City, UT 84060



COMMITMENT FOR TITLE INSURANCE
SCHEDULE B
PART I

File No.: 26623

The following are the requirements to be complied with:

1. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
2. Instrument(s) in insurable form, which must be executed, delivered and duly filed for record.
3. Release(s), reconveyance(s), or satisfaction(s), of items to be paid off.
4. Any matter in dispute between you and the Company may be subject to arbitration as an alternative to court action pursuant to the Title Insurance Rules of the American Arbitration Association, a copy of which is available from the Company. Any decision reached by arbitration shall be binding upon both you and the Company. The arbitration award may include attorney's fees if allowed by state law and may be entered as a judgment in any court of proper jurisdiction.
5. This Commitment will be subject to defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment if not cleared prior to recordation of the insured interest.
6. Notice to Applicant: If the applicant desires copies of the documents underlying any exception to coverage shown herein the Company will furnish the same on request, if available, either with or without charge as appears appropriate.
7. Notice to Applicant: The Land covered herein may be serviced by districts, service companies and/or municipalities which assess charges for water, sewer, electricity and any other utilities, etc. which are not covered by this report or insured under a title insurance policy.
8. Pay us the premiums, fees and charges for the policy. In the event the transaction for which this commitment is furnished cancels, the minimum cancellation fee will be \$200.00.
9. This Commitment is subject to approval by Stewart Title Guaranty Company, and any additional limitations, requirements and/or exceptions made by Stewart Title Guaranty Company.
10. The Title may be subject to further exceptions upon the disclosure of the identity of the buyer.



COMMITMENT FOR TITLE INSURANCE
SCHEDULE B
PART II

File No.: 26623

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests, or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
4. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; ditch rights; (d) minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel and other hydrocarbons in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities related thereto, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
7. Any lien or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
8. Taxes for the year 2016 are now accruing as a lien, but are not yet due and payable (Serial No. CAN-A-1AM). Taxes for the year 2015 have been paid in the amount of \$424.00.
9. Conditions, Restrictions, Easements, and Notes as shown on the recorded plat.
10. Excepting therefrom all minerals and ores situated in, upon or under the above described tract of land, together with all rights in connection with or relative to the mining, removal or sale of the same (but not including the right to enter upon the surface of the premises).
11. Said property is located within the Park City Neighborhood Development Plan as set forth in Ordinance 82-3, recorded February 16, 1982, as Entry No. 188603, in Book 212, at Page 148, and Redevelopment Area as disclosed on plat recorded April 15, 1983, as Entry No. 204659, Summit County Recorder's Office.

Amendment to Park City Neighborhood Development Plan, recorded November 2, 1990, as Entry No. 332260, in Book 585, at Page 147, Summit County Recorder's Office.

Notice of Adoption of Amendment to Redevelopment Project Area Plan, recorded JANUARY 9, 2013, as Entry No. 961170, in Book 2165, at Page 1200, SUMMIT County Recorder's Office.



COMMITMENT FOR TITLE INSURANCE
SCHEDULE B
PART II

12. Said property is located within the boundaries of the Snyderville Basin Sewer District and is subject to charges and assessments levied thereunder.
13. Said property is located within the boundaries of PARK CITY, SUMMIT COUNTY LEVY, WEBER BASIN WATER CONSERVANCY DISTRICT, SNYDERVILLE BASIN WATER RECLAMATION DISTRICT, PARK CITY FIRE PROTECTION DISTRICT, PARK CITY SCHOOL DISTRICT, PARK CITY WATER SERVICE DISTRICT and is subject to charges and assessments levied thereunder.

NOTE: THE FOLLOWING NAMES HAVE BEEN CHECKED FOR JUDGMENTS:

SOCK MONKEYS LLC

NO UNSATISFIED JUDGMENTS HAVE BEEN FILED IN THE PAST EIGHT YEARS.

End of Exceptions





I, John Gombert, certify that I am a Registered Land Surveyor and that I hold Certificate No. 14481, as prescribed by the laws of the State of Utah, and have individual and final title to the heretofore known as THE FIRST ADJACENT PLAT OF THE CANYON SUBDIVISION and that this subdivision plat was prepared under my direction in accordance with the requirements of the Utah City and County Act. I further certify that the boundaries shown on this plat is correct.

John D. Smith
John D. Smith

3/2/06
Date

Discussion

PAUL, I

PARCEL 2

OWNER'S DEDICATION AND CONSENT TO RECORD

[illegible]

showed the individual in his hand this ^{copy} from of

March. 2004
Dennis H. H. H.

CONCLUDING REMARKS

State of Utah

County of Stearns ss: Qm on this March 2006 Duane Nelson personally appeared before me, the undersigned Public, in and for said state and county, having been duly sworn, Duane Nelson acknowledged to me that he is the owner of the herein described tract of land, and that he signed the above Duane's Declaration and Consent to Record the same, and that he is the owner of said land.

Theresa Carey
A Midway Public Commission in 1991.

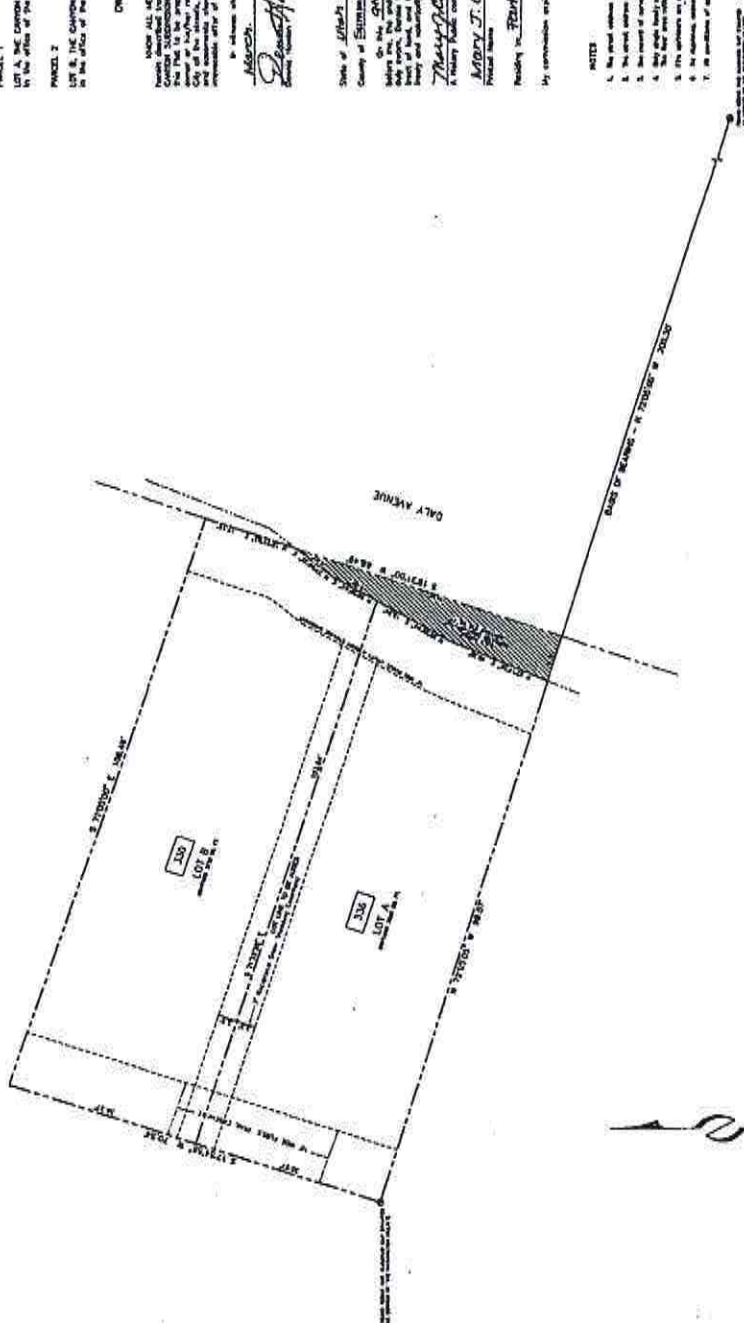
Mary T. Carney

Residing in Frank City

My commission expires June 13, 2008

CONCLUSIONS

- [illegible]



THE
CANYON SUBDIVISION
FIRST AMENDED PLAT

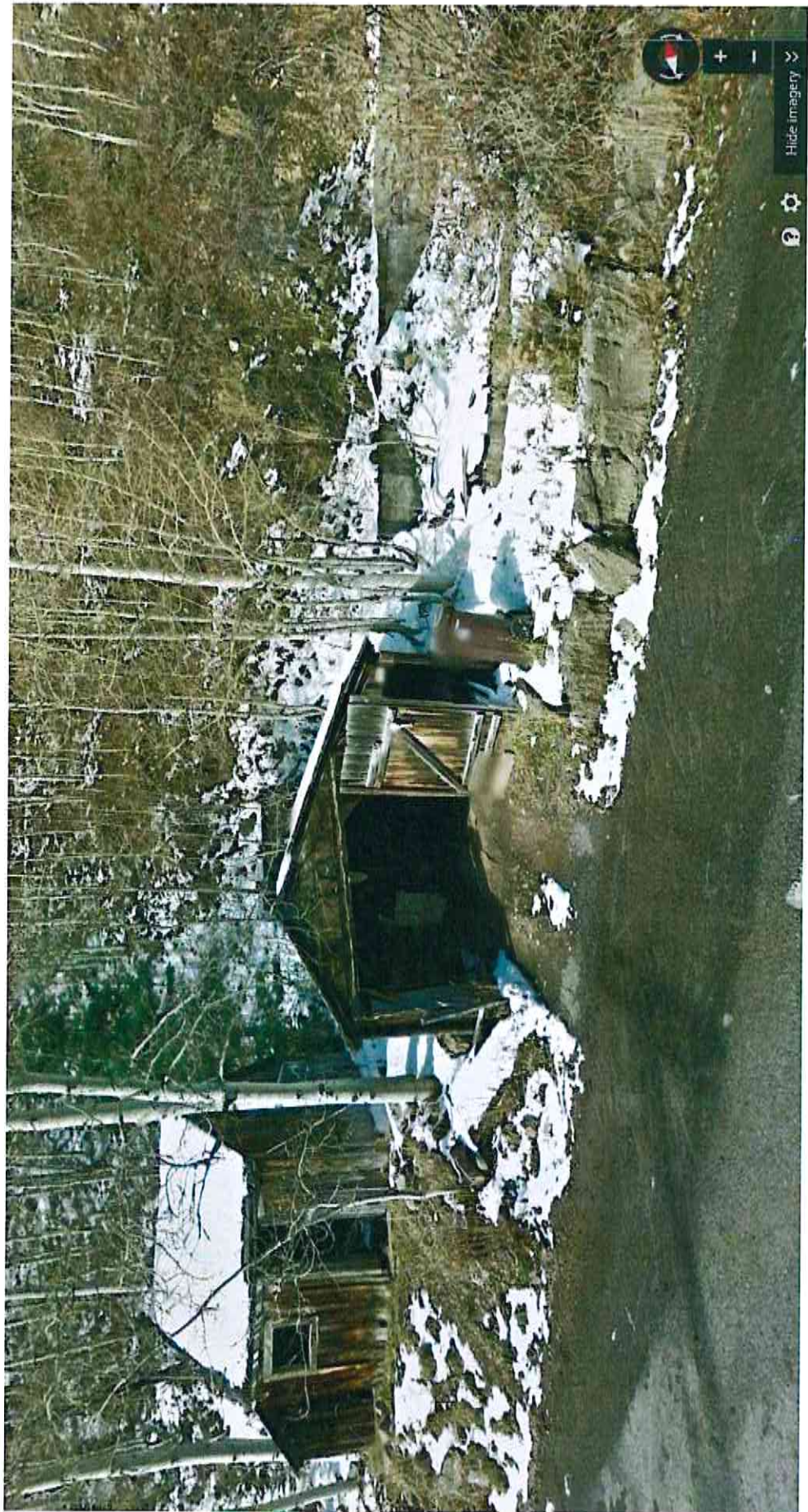
LOCATED IN SECTION 21,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



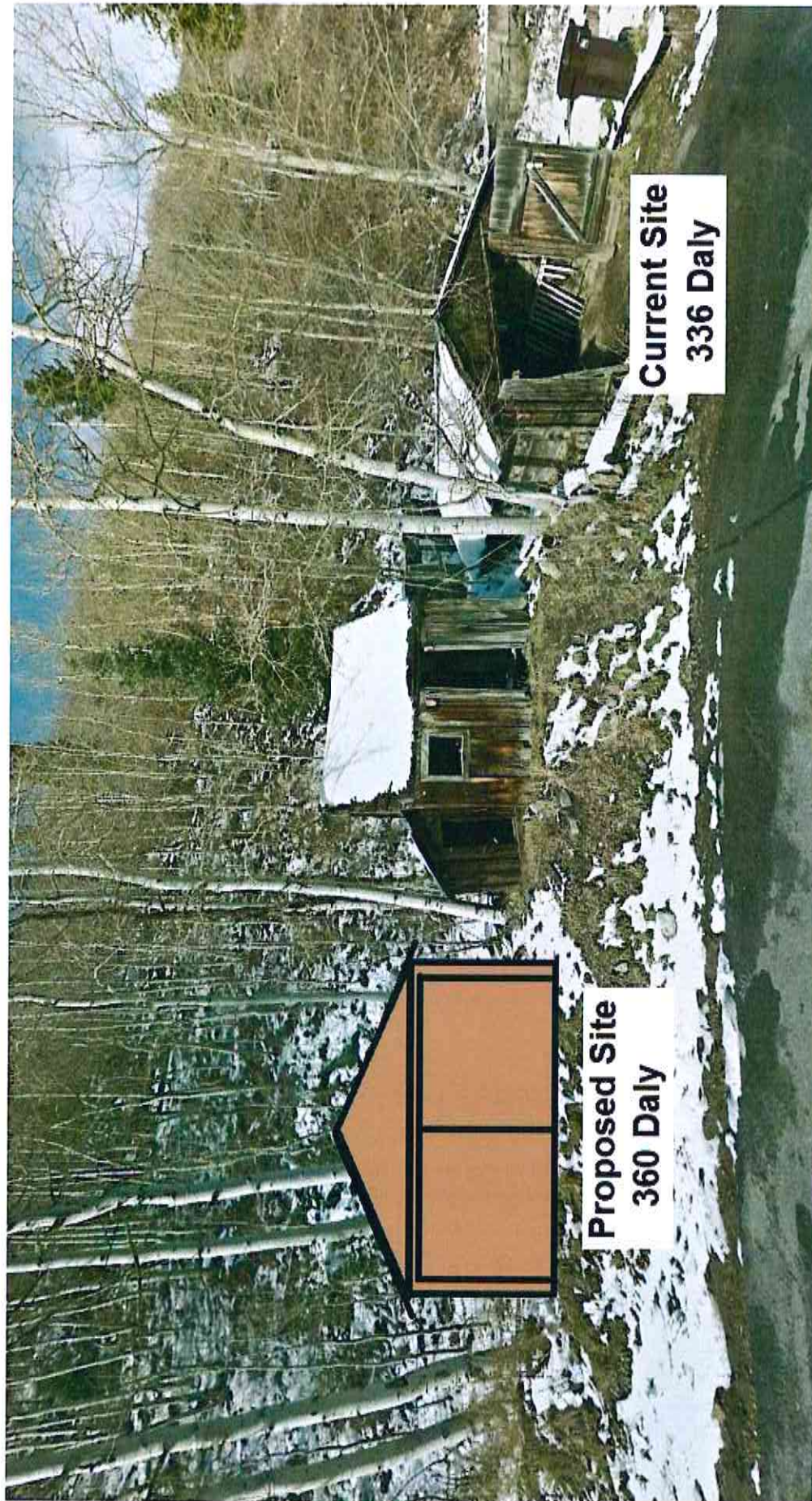
139

(FOLD HERE)	STOUGHTON BASIN WATER RECLAMATION DISTRICT REVENUE FOR CONSTRUCTION OF DISINFECTANT BATH WATER RECLAMATION DISTRICT TRANSMISSION ON MAP _____ DAY OF <u>March</u> 2008 A.D. BY <u>[Signature]</u> P.E. PUB. CITY ENGINEER	PLANNING COMMISSION APPROVED BY THE PLAN. COM. IN ACCORDANCE WITH INFORMATION ON MAP _____ DAY OF <u>MARCH</u> 2008 A.D. BY <u>[Signature]</u> PLAN. CITY ENGINEER	ENGINEER'S CERTIFICATE I FIND THIS PLAN TO BE IN ACCORDANCE WITH INFORMATION ON MAP _____ DAY OF <u>MARCH</u> 2008 A.D. BY <u>[Signature]</u> P.E. PUB. CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS 26th DAY OF <u>MARCH</u> 2008 A.D. BY <u>[Signature]</u> PUB. CITY ATTORNEY	CERTIFICATE OF ATTEST I CORRECTLY HAVE APPROVED OF THE MAP AND THESE RECORDS OF THE PUBLIC CITY COUNCIL THIS 27th DAY OF <u>MARCH</u> 2008 A.D. BY <u>[Signature]</u> PUB. CITY CLERK	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PUBLIC CITY COUNCIL THIS 27th DAY OF <u>MARCH</u> 2008 A.D. BY <u>[Signature]</u> MAYOR	STAT. OF VTAL. COUNTY OF SHAM. AND FIELD AT THE RESIDENCE OF REGISTERED DATE 2-28-08 TIME 12:30 PM - NOC \$30.00 FEE <u>[Signature]</u> REGISTERED RECORDED 4958114 FILED AT Vt. Public Records Office, 100 State Street, Room 201, Stoughton, VT 05570
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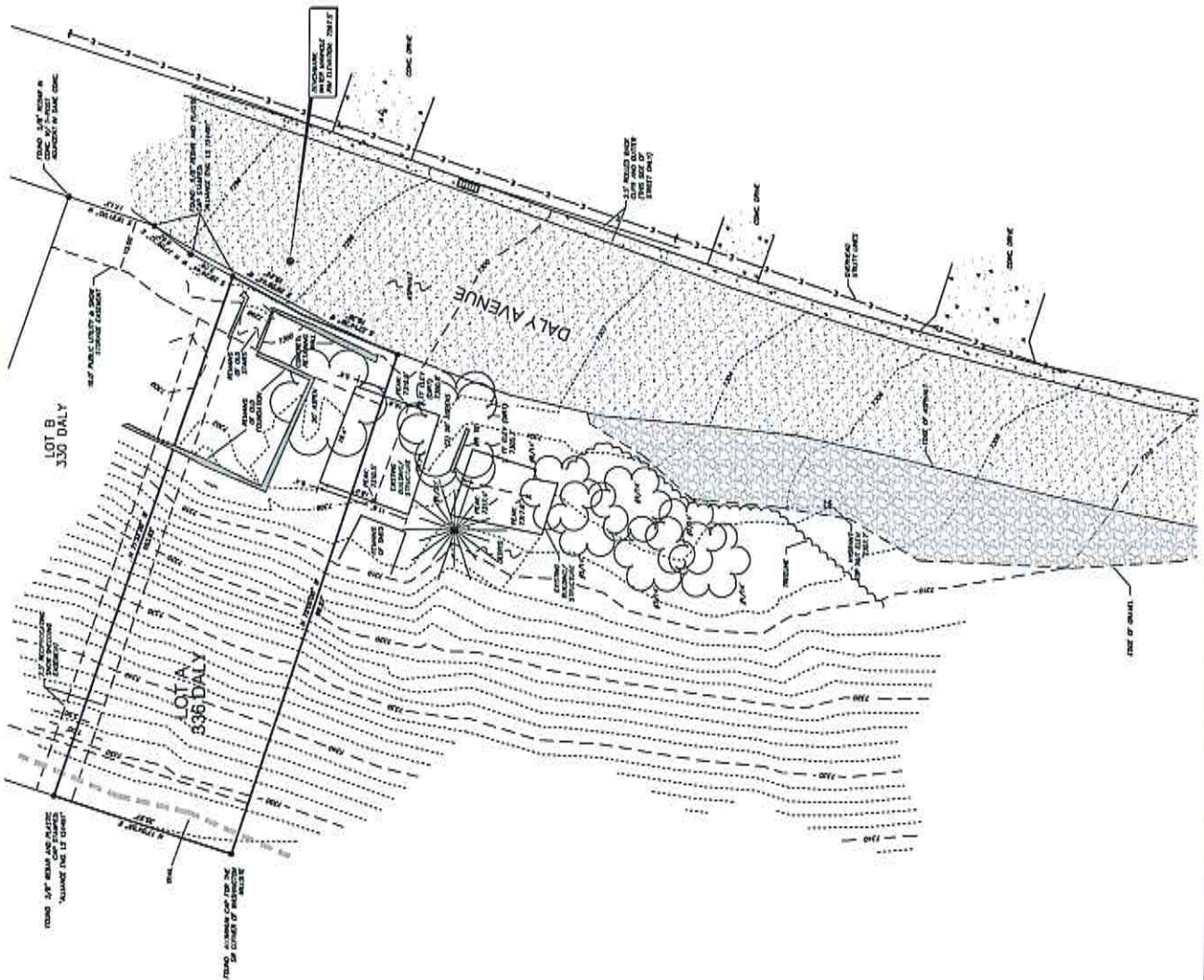
Google Maps Street View Photo of Daly Avenue.
The shed with the open doors encroaches on the lot, located on the right, downhill side of the shed.



Street View of Proposed Site



TOPOGRAPHIC MAP
LOT A OF THE FIRST AMENDED CANYON SUBDIVISION
LYING WITHIN THE NORTHEAST QUARTER OF
SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



THE PURPOSE OF THIS SURVEY IS TO OBTAIN SENSITIVE INFORMATION THAT MAY BE OBTAINED BY AN INDIVIDUAL WHOSE NAME AND ADDRESS ARE KNOWN TO THE AREA MANAGER OF THE BUREAU OF THE FBI. THE FIRST PART OF THE SURVEY IS TO OBTAIN THE NAMES OF ALL INDIVIDUALS WHOSE NAMES ARE KNOWN TO THE AREA MANAGER OF THE BUREAU OF THE FBI. THE SECOND PART OF THE SURVEY IS TO OBTAIN THE ADDRESSES OF ALL INDIVIDUALS WHOSE NAMES ARE KNOWN TO THE AREA MANAGER OF THE BUREAU OF THE FBI. THE THIRD PART OF THE SURVEY IS TO OBTAIN THE PHONE NUMBERS OF ALL INDIVIDUALS WHOSE NAMES ARE KNOWN TO THE AREA MANAGER OF THE BUREAU OF THE FBI. THE FOURTH PART OF THE SURVEY IS TO OBTAIN THE OCCUPATIONS OF ALL INDIVIDUALS WHOSE NAMES ARE KNOWN TO THE AREA MANAGER OF THE BUREAU OF THE FBI. THE FIFTH PART OF THE SURVEY IS TO OBTAIN THE EDUCATIONAL LEVELS OF ALL INDIVIDUALS WHOSE NAMES ARE KNOWN TO THE AREA MANAGER OF THE BUREAU OF THE FBI. THE SIXTH PART OF THE SURVEY IS TO OBTAIN THE MARITAL STATUS OF ALL INDIVIDUALS WHOSE NAMES ARE KNOWN TO THE AREA MANAGER OF THE BUREAU OF THE FBI. THE SEVENTH PART OF THE SURVEY IS TO OBTAIN THE RELIGIOUS AFFILIATIONS OF ALL INDIVIDUALS WHOSE NAMES ARE KNOWN TO THE AREA MANAGER OF THE BUREAU OF THE FBI. THE EIGHTH PART OF THE SURVEY IS TO OBTAIN THE POLITICAL AFFILIATIONS OF ALL INDIVIDUALS WHOSE NAMES ARE KNOWN TO THE AREA MANAGER OF THE BUREAU OF THE FBI. THE NINTH PART OF THE SURVEY IS TO OBTAIN THE RACE OF ALL INDIVIDUALS WHOSE NAMES ARE KNOWN TO THE AREA MANAGER OF THE BUREAU OF THE FBI. THE TENTH PART OF THE SURVEY IS TO OBTAIN THE ETHNICITY OF ALL INDIVIDUALS WHOSE NAMES ARE KNOWN TO THE AREA MANAGER OF THE BUREAU OF THE FBI. THE ELEVENTH PART OF THE SURVEY IS TO OBTAIN THE SEX OF ALL INDIVIDUALS WHOSE NAMES ARE KNOWN TO THE AREA MANAGER OF THE BUREAU OF THE FBI. 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[illegible]

DATE _____
CITY _____

TOPOGRAPHIC MAP
LOT A
THE CANYON SUBDIVISION
FOR: SHARON STOUT
DWG: 360 DAILY TOPO.dwg

SHEET 1 OF 1

Park City
Surveying
PO. Box 64293
KANSAS CITY, MO 64164
913.646.4637 fax

SINOTRAC	AY	09/07/08
RANSISA SA		22 AV

SUPPLEMENTED BY SC/WR CHARGE BY WNY	DATE JULY 31, 2015
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LEGEND

THE PLANTS
THE PROBLEMS
S

GRAPHIC SCALE

Exhibit D



PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: HANNAH TURPEN/ANITA GRAHN APPLICATION #: PL-16-03189
DATE RECEIVED: _____

PROJECT INFORMATION

NAME: Sharon (Stout) Melville, Owner of Sock Monkeys LLC, Silver Queen Gunslinger LLC
ADDRESS: 336 Daly Ave / 360 Daly Ave
Park City, Utah 84060
TAX ID: CAN-A-1AM OR
SUBDIVISION: The Canyon Subdivision OR
SURVEY: _____ LOT #: A BLOCK #: _____
HISTORIC DESIGNATION: ☐ LANDMARK ☐ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: Sharon (Stout) Melville
MAILING ADDRESS: 3002 Windsor Lane
Bountiful, Utah 84010
PHONE #: (435) 901 - 3554 FAX #: () -
EMAIL: sharon.stout@morganstanley.com

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Todd Karl Jenson
PHONE #: (801) 990 - 0500
EMAIL: todd@hsblegal.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.



PHYSICAL CONDITIONS REPORT & HISTORIC PRESERVATION PLAN

INFORMATION GUIDE AND APPLICATIONS

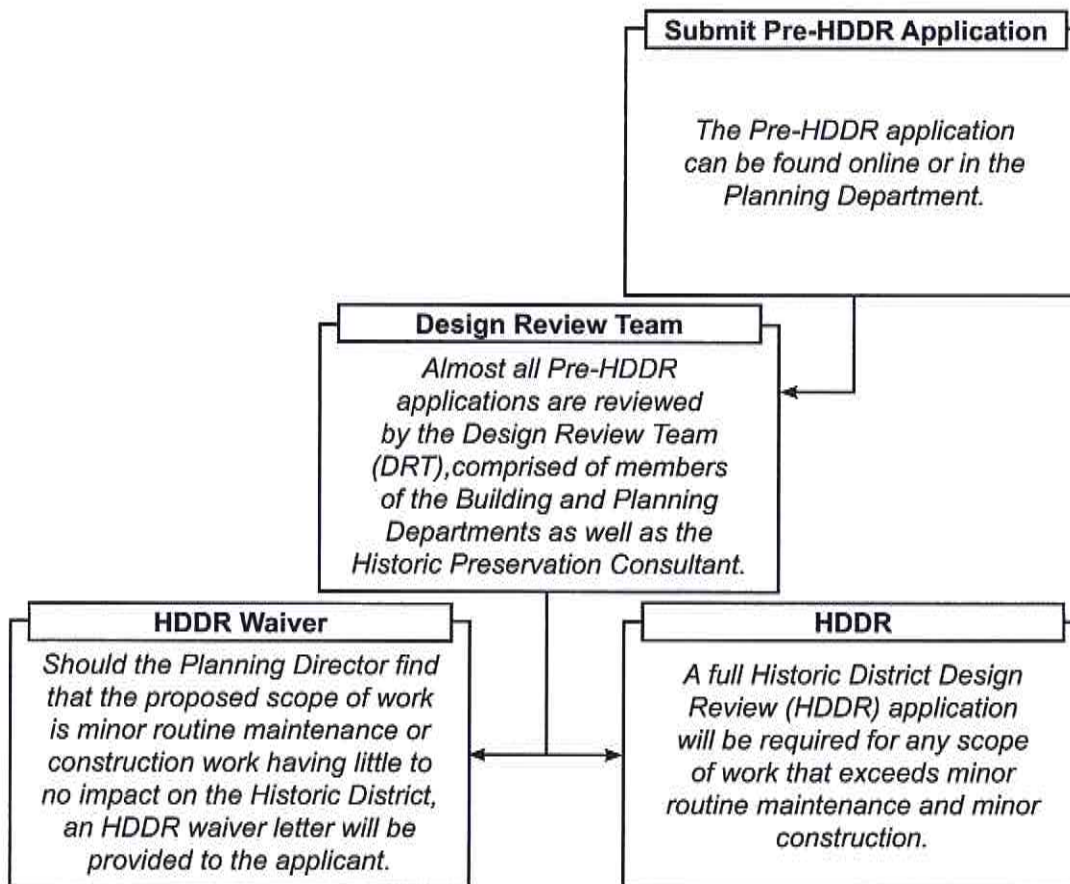
If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.



INFORMATION GUIDE

It is deemed to be in the best interest of the citizens of Park City, as well as the State of Utah, to encourage the preservation of buildings, structures, and sites of historic significance in Park City. These buildings, structures, and sites are among the City's most important cultural, educational, and economic assets.

Application Process for sites in the Historic District



The Planning Department is authorized to require that developers prepare a Physical Conditions Report and Historic Preservation Plan as a condition of approving an application that affects a historic structure, site, or object.

What is a Physical Conditions Report?

A Physical Conditions Report is a preservation and rehabilitation tool that identifies, describes, and evaluates the existing condition of a historic building at the specific point in time that the report is completed. It should document the history of construction and past alterations based on physical and documentary evidence. It should also evaluate the condition of specific character-defining features that make up the site or structure.

What is a Historic Preservation Plan?

A Historic Preservation Plan recommends an overall treatment approach in order to address

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the conditions documented by the Physical Conditions report. The Historic Preservation Plan assesses and guides the effects of the proposed construction-related work in order to ensure that the proposed project complies with the Design Guidelines for Historic Districts and Historic Sites.

What does a Physical Conditions Report include?

A Physical Conditions Report is a comprehensive redecoration and evaluation of the elements, features, and spaces that make up a historic site or structure. The report shall identify each element, feature, and/or space and provide a detailed description of:

- What is it?
- What does it look like?
- What is it made of?
- How was it constructed?

The Physical Conditions Report should be completed after conducting a visual inspection of the existing conditions including uninhabitable space such as roofs, attics, basements, and crawlspaces. Selective demolition or removal of wall and floor coverings may be helpful, but is not required.

What does a Historic Preservation Plan include?

The Historic Preservation Plan outlines proposed treatments for the elements, features, and/or spaces identified by the Physical Conditions Report. These treatment options should be consistent with the Design Guidelines for Historic Districts and Historic Sites, consider potential impacts of proposed treatments, and avoid significantly altering the historic site's or structure's historic integrity.

What is the purpose of the Physical Conditions Report and Historic Preservation Plan?

The Physical Conditions Report helps establish the scope of work for the proposed project. By determining the condition of the specific elements and character-defining features of the site or structure, the report aids the applicant in selecting an appropriate treatment method for the Historic Preservation Plan.

The four (4) recognized treatment options are:

- **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.

Most projects will employ two (2) or more of these treatments.

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The Historic Preservation Plan outlines the proposed treatment for each element, feature, and/or space documented in the Physical Conditions Report. The Historic Preservation Plan considers the current and proposed program needs of the site and/or structure in order to guide treatment approaches and prevent alterations that may have an adverse effect on the site and/or structure.

Who can complete a Physical Conditions Report and Historic Preservation Plan?

The Physical Conditions Report and Historic Preservation Plan may be prepared by the property owner, architect, structural engineer, historic preservation consultant, contractor, or other members of the design team.

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INSTRUCTIONS FOR PHYSICAL CONDITIONS REPORT

The purpose of the Physical Conditions Report is to document the existing conditions of the site, its buildings, and structures. All sites, historic or otherwise, that are subject to a Historic District Design Review application are required to complete a Physical Conditions Report. This form may be completed and submitted to the Planning Department prior to your Pre-Application Conference.

It is important to identify each element, feature, or space of a historic site and/or structure as all materials, elements, features, and space show the history of construction and past alterations that make up the historic site and/or structure as it exists today. Together and individually, these components contribute to or detract from the historic integrity. Each component should be described regardless of its historical significance.

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. **Conditions Assessment.** In order to fully document each element, feature, and/or space of the historic site or structure, a description of the individual item as well as a conditions evaluation should be provided.

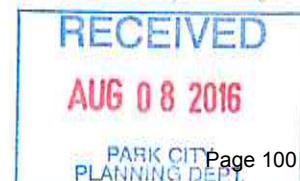
At a minimum, the description narrative should describe the overall appearance, material, and condition of each element, feature, and/or space. The description should also identify and evaluate causes for deterioration, decay, or loss of material. Descriptions should refer to the location and the extent of the deficiency. Photo-documentation should be referenced as well. Any limitations or obstacles to an inspection should be noted as part of the description.

Window and Door Survey forms have been included as part of this application. All window and door openings should be assigned a number and described as part of the survey. Windows and doors in pairs or groupings should be assigned separate numbers.

3. **Structural Evaluation.** A licensed structural engineer's report should be provided for any proposed panelization or reconstruction project. The structural engineer must certify that the building cannot be reasonably moved intact and demonstrate that the structural system is failing.
4. **Conditions Evaluation.** Each element, feature, and/or space of the historic site or structure shall be described in detail and include photographic documentation to illustrate the condition. Conditions shall be assessed as:

- **Excellent Condition.** An element, feature, and/or space is evaluated to be in good condition when it meets the following criteria:
 - It is intact, structurally sound, and performing its intended purpose
 - There are no cosmetic imperfections
 - Needs no repair
- **Good Condition.** An element, feature, and/or space is evaluated to be in good condition when it meets the following criteria:
 - It is intact, structurally sound, and performing its intended purpose
 - There are few cosmetic imperfections
 - It needs only minor or routine maintenance

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- **Fair Condition.** An element, feature, and/or space is evaluated to be in fair condition when it meets the following criteria:
 - There are early signs of wear, failure, or deterioration though the element or feature is generally structurally sound and performing its intended purpose
 - There is a failure of a sub-component of the element or feature
 - Replacement of up to 25% of the feature or element is required
 - Replacement of a defective sub-component of the element or feature is required.
- **Poor Condition.** An element, feature, and or/space is evaluated to be in poor condition when it meets the following criteria:
 - It is no longer performing its intended purpose
 - It is missing
 - It shows signs of imminent failure or breakdown
 - More than 25% of the feature or element is deteriorated or damaged and the element or feature cannot be made safe and serviceable through repair
 - It requires major repair or replacement

5. Photo Documentation. Historic and current photographic documentation shall be provided for the conditions described in the narrative for each element, feature, and/or space. Digital photos must be comprehensive and clear. At a minimum:

- Photographs of each building elevation should be provided. Multiple photographs may be used to document the entire length of a façade, if necessary.
- Where appropriate, a measuring scale should be included in the photograph to verify dimensions. This should be completed for any photographs of architectural details.
- Each feature described in this report must include at least one (1) corresponding photograph. More than one (1) photograph per description is encouraged.
- Photographs should be numbered and organized in the same order as the narratives described above. Photographs should be printed in color. To avoid creating a large and unmanageable file, it is recommended that you use an image file compressor when importing images into the contact sheets.
- Images on a Disc. Digital copies of the photographs used in the contact sheets that accompany this report should be saved separately on a CD-R and submitted to the Planning Staff with the report. Do not submit original materials. Materials submitted with the form will not be returned to the applicant.
 - i. The size of the images should be at least 3,000 x 2,000 pixels at 300 dpi (pixels per inch) or larger if possible.
 - ii. It is recommended that digital images be saved in 8-bit (or larger) format.
 - iii. TIFF images are preferred, but JPEG images will be accepted.
 - iv. The CD-R should be labeled as PCR Form "Property Address" "Date".
- Contact sheets should be printed in color on high-quality paper (photo paper is preferred).
- The photos should be organized in a clear, comprehensive manner, reflecting the order of the Physical Conditions Report. Captions are recommended, but not required. See next page for example of photo numbering.

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.



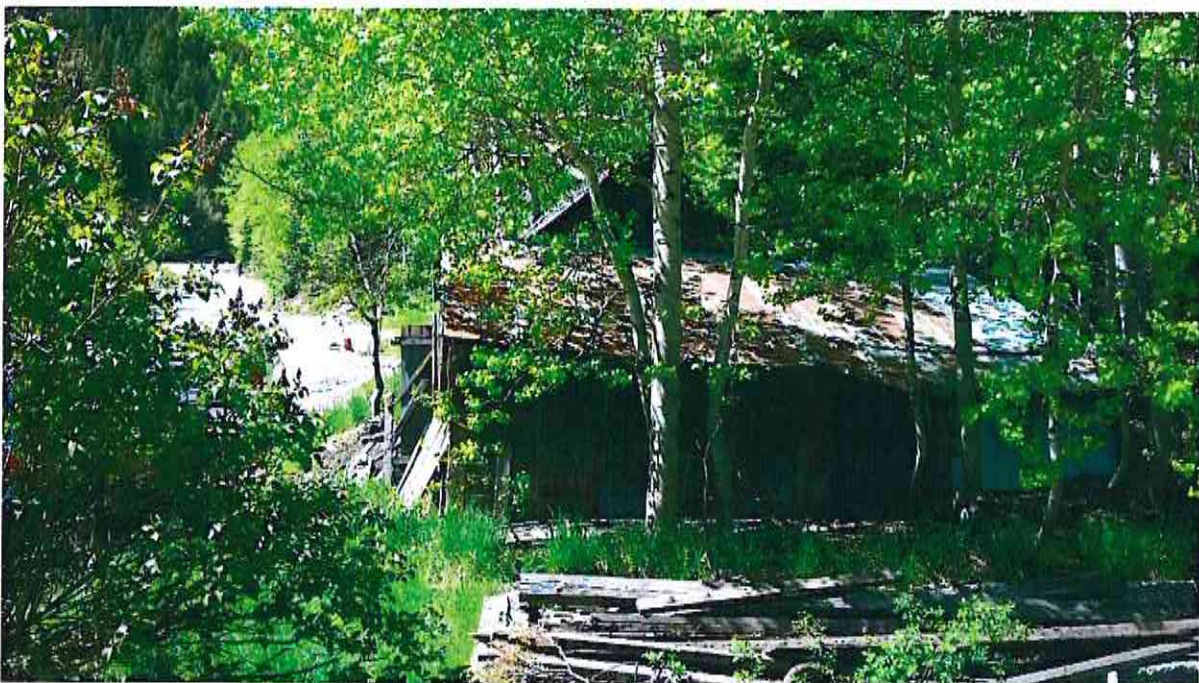
Aerial Photograph of 336 Daly Ave / 360 Daly Ave



336 Daly Ave looking North



336 Daly Ave looking South



336 Daly Ave looking West



336 Daly Ave looking East



360 Daly Ave looking North



360 Daly Ave looking South, along street



360 Daly Ave looking East



360 Daly Ave looking West



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: 
Name of Applicant: Sharon (Stout) Melville
Mailing: 3002 Windsor Lane
Address: Bountiful, Utah 84010

Phone #: (435) 901 - 3554 Fax #: () -
Email: sharon.stout@morganstanley.com
Type of Application: Application to move historic structure (garage) at 336 Daly Ave

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: Sharon (Stout) Melville
Mailing Address: 3002 Windsor Lane
Bountiful, Utah 84010
Street Address/ Legal: 336 Daly Ave / 360 Daly Ave, Park City, Utah 84060
Description of Subject Property: residential lot, move garage structure

Signature:  Date: 7-28-2016

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

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

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



SAMPLE PHYSICAL CONDITIONS REPORT

This sample is based on the residence located at 664 Woodside Ave.

Sample Detailed Description of Existing Conditions:

7. Porches

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

Element/Feature: Front Porch (East Facade)

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

Estimated date of construction: 1930s

Describe existing feature:

Based on evidence from Sanborn Maps and historic tax photographs, the L-shaped front porch is an extension of the original 1905 porch and was constructed sometime in the 1930s. The square railings and square balustrades, square porch posts, porch ceiling, roof structure, and square horizontal members are all made of painted wood. The decking material is poured concrete. The roof of the porch is a shed roof and the roof material is standing seam metal. The porch is located on the east facade, wraps along the south facade, and continues to the west facade. The railing and balustrades break at the front entrance door, at the south end of the east facade, and at the side entrance which is centered on the south facade. The porch is flush with the existing grade on the east facade. The porch is very un-ornamental with no brackets or other decorative features.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

Several of the wood porch posts and horizontal members have been replaced. The new wood porch posts and horizontal members are unpainted. The remaining historic wood railings and balustrades, porch posts, porch ceiling, roof structure, and horizontal members are missing paint. The fascia board at the connection between the east facade gable and porch roof is rotted and damaged. Wires are hanging/detached near the east facade gable and porch roof connection on the east facade. The flashing between the main roof and the porch roof is showing signs of rust.

Photo Numbers: 1, 2, 3, 4, 5, 6, 7, 9, 12, 13

Illustration Numbers: 7a

Multiple photos provide detailed documentation of existing features and any deficiencies.

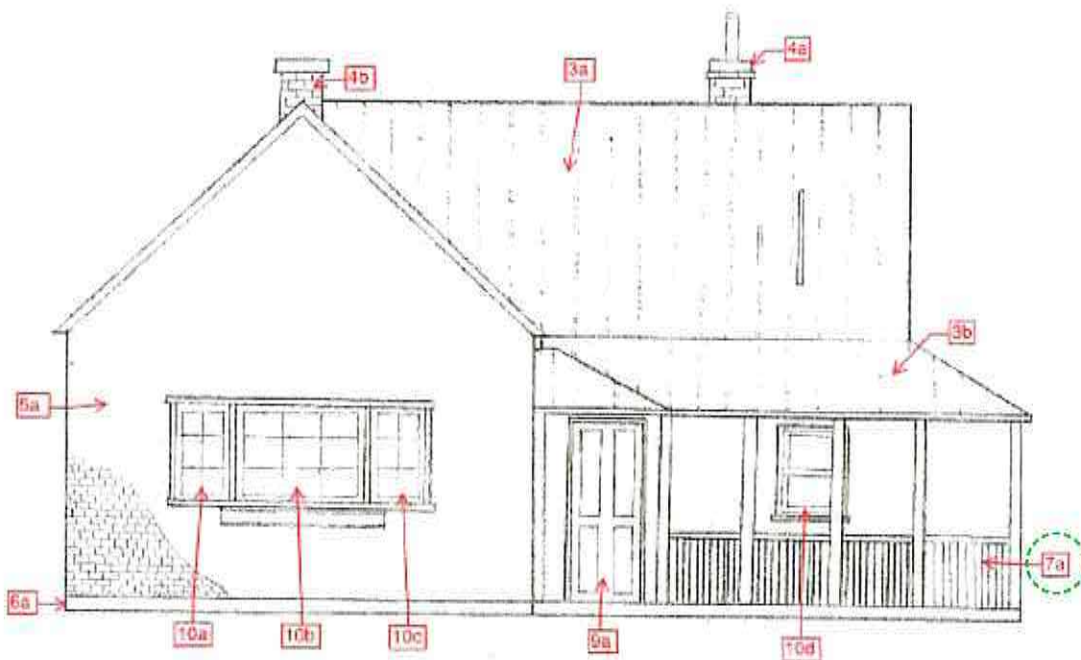
Number corresponding to the illustration on the following page.

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.

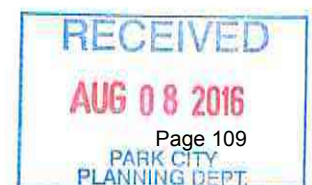


SAMPLE ILLUSTRATION

East Facade:



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.



SAMPLE PHOTO DOCUMENTATION SHEET

Photo #1: East Elevation



Photo #2: East Elevation Porch Ceiling and Support Structure Detail



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PHYSICAL CONDITIONS REPORT

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

1. Site Design

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

Element/Feature: historic garage

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

Estimated date of construction: 1929

Describe existing feature:

A wooden one car garage with later addition of shed both with metal roofing. Built directly on soil, rear and left side(when facing garage) of garage are supported by and partially buried in the earth. The garage has two nonfunctional hinged door openings with doors that no longer open and close. The garage has a shed attachment on the right side, this was a later addition. Original structure is mainly intact. The shed section of garage is not intact along the length of the shed there are sections missing. The addition was built of scraps of metal and wood. The interior of garage was constructed with scraps of various types of wood. The garage and shed are filled with trash and has been used as a dump site for unwanted materials and items.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

The structure is no longer plumb or square and is being supported by the soil it is buried in. Segments of shed are missing (sides and doors) or not functioning. The shed door is leaning against the structure and not attached. The doors to garage have failed, they are no longer attached and do not work. Original shed attachment is missing door and partial side of structure and is open to the elements.

Photo Numbers: 1, 2, 3, 4, 5, 6 Illustration Numbers: _____

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2. Structure

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

Element/Feature: _____

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

Estimated date of construction: _____

Describe existing feature:

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

Photo Numbers: _____ Illustration Numbers: _____

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3. Roof

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

Element/Feature: **Roof**

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

Estimated date of construction: _____

Describe existing feature:

various materials including wood, and metal

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

the roof is not one consistent material and is a patchwork construction. It does not appear to keep the elements out.

Photo Numbers: Photo 7 Illustration Numbers: _____

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



4. 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: **NA**

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: _____

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.



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: **Wood frame**

This involves:

- ☒ An original part of the building
☐ A later addition

Estimated date of construction: **1929-1941**

Describe existing feature:

Core garage is wood frame with wooden barn type hinged doors.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

The core garage is sound standing with the aid of the dirt on two sides holding it up. It is not square or plumb, the lumber adjacent to soil may have rotted and have eroded over time and may need to be shored up.

Photo Numbers:

8, 9, 10, 11

Illustration Numbers:

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.



Element/Feature: **Shed addition**

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

Estimated date of construction: **1929-1941**

Describe existing feature:

The later added shed component is wood and metal with a single door opening

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

The single door has failed and is sitting in front of the shed section. The side wall has failed and is open to the elements.

Photo Numbers:

Photo 12, 13

Illustration Numbers:

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.



Element/Feature: NA

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: _____

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.



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: **Earth foundation**

This involves:

- ☒ An original part of the building
☐ A later addition

Estimated date of construction: _____

Describe existing feature:

Structure is sitting and partially buried in the earth

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

uneven surface --no footings or foundation evident beyond dirt floor

Photo Numbers:

Photo 2, 6, 9

Illustration Numbers: _____

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.



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: **NA**

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: _____

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5080 or visit us online at www.parkcity.org. Updated 10/2014.



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: **NA**

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: _____

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.

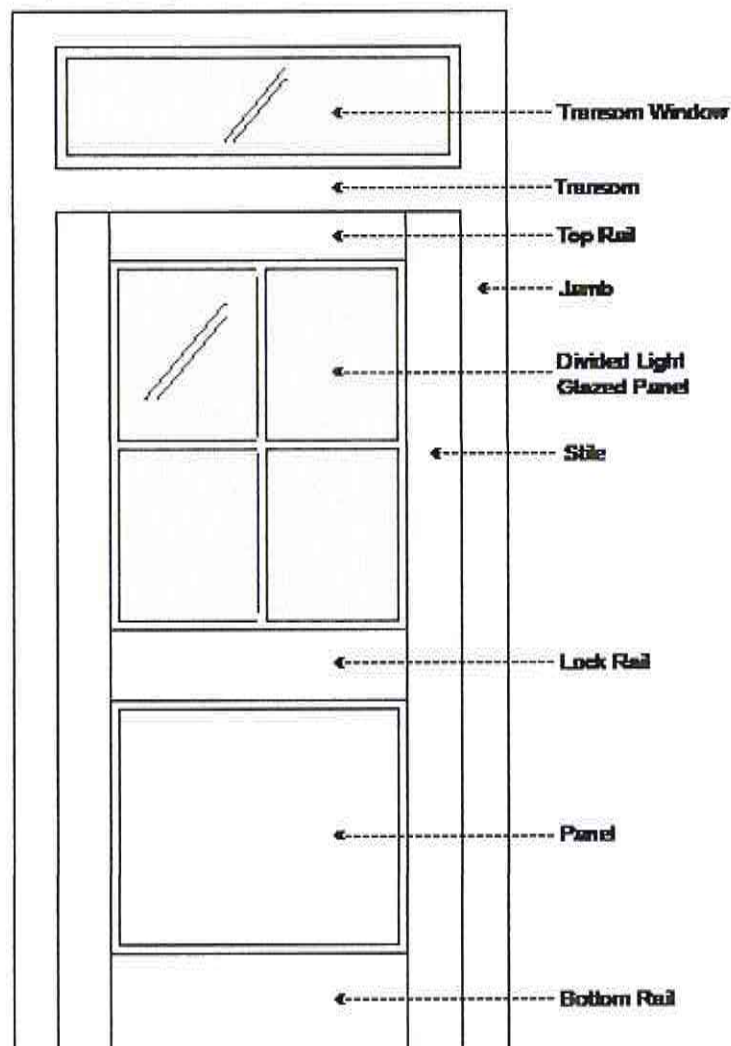


9. Door Survey

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: 3

Number of historic doors on the structure: 2

Number of existing replacement/non-historic doors: 0

Number of doors completely missing: 1

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):
1	Fair	door not attached or functioning	#10	
2	Good	door not attached or functioning	#10	
3	Fair	door leaning with no hinges and no form of attachment	#10	
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

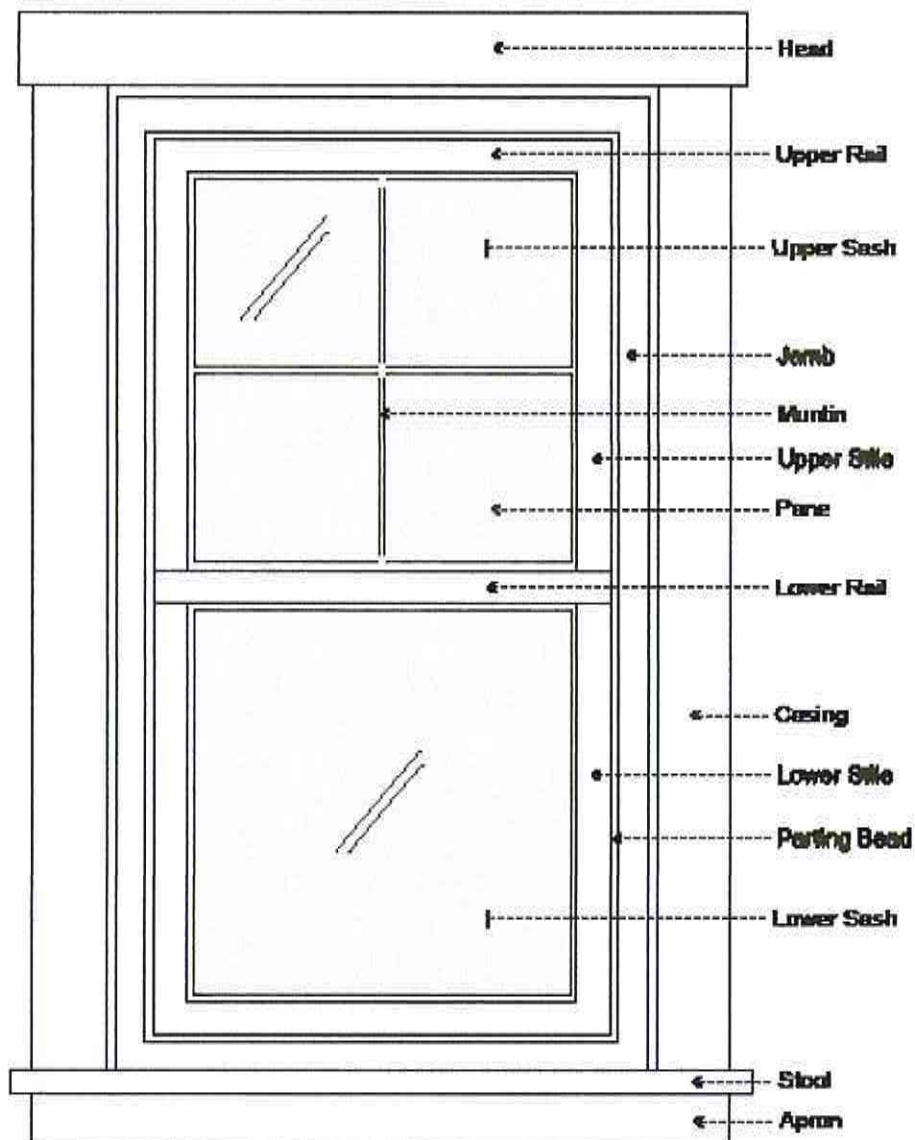
If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.



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: NA

Number of historic windows on the structure: _____

Number of existing replacement/non-historic windows _____

Number of windows completely missing: _____

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

Number of windows to be replaced: _____

Window #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
	Fair			
	Fair			
	Fair			
	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.



11. Interior Photographs

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

Element/Feature: interior

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

Estimated date of construction: 1929-1941

Describe existing feature:

single car garage constructed of various sizes and shapes of wood

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

Filled with trash- -no discernible architectural guidelines used in construction

Photo Numbers:

Photo 1 & 11

Illustration Numbers:

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.



Element/Feature: interior of shed

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

Estimated date of construction: 1929-1941

Describe existing feature:

shed addition connected directly to garage constructed of wood and metal with a single door opening

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

unsafe to enter-- falling down filled with old wood scraps-- door not attached

Photo Numbers: 13 Illustration Numbers: _____

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.



Element/Feature: NA

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

Estimated date of construction: _____

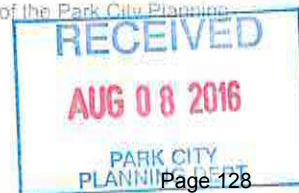
Describe existing feature:

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: _____ Illustration Numbers: _____

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.



Element/Feature: NA

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: _____

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.



Supplemental Sheets

Supplemental Page ____ of ____

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

N/A

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: _____

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.



N/A

Supplemental Page ____ of ____

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: _____

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 515-5060 or visit us online at www.parkcity.org. Updated 10/2014.



N/A

Supplemental Page ____ of ____

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: _____

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.



N/A

Supplemental Page ____ of ____

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: _____

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.



Exhibit E

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: Sock Monkeys LLC formerly Silverqueen Gunslinger LLC
ADDRESS: 336 Daly Ave
Park City, Utah 84060
TAX ID: CAN-1AM OR
SUBDIVISION: Lot A The Canyon Subdivision OR
SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: Sharon Stout Melville
PHONE #: (435) 901 - 3554 FAX #: () -
EMAIL: Sharonstout@me.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.



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: **Historic Garage**

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 scope of the project is to preserve the significant historic structure(garage) and move it to a location so as not to encroach on the property at 336 Daly Ave.

The new location is designated permanent open space, and has another historically significant structure/cabin on it. By moving the structure it will preserve it for future generations. While removing the encumbrance from the property owner enabling her to use her property as it was intended, a viable buildable lot in old town. The structure will be moved in such a manner to protect the integrity of it.

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: **Historic Garage foundation**

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

The structure is built directly on a dirt floor. In order to preserve the structure it is necessary for the new location to be graded and remove any existing vegetation. This is so the structure can have a level resting place so as not to stress it further. After grading base will then need to have a gravel bed to rest the structure on. This is a necessary modification needed to keep the wood from future rot by direct exposure to the earth. This is also in keeping closely with the original construction method. The original structure did not have a concrete foundation, and it would not be in keeping with the style or feel of the structure to do so.

It may be necessary to pour footings in conjunction with the gravel similar to those used to install a fence to keep the structure stable.



Roof

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

Element/Feature: **Roof**

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Add interior elements to secure the roof during transportation to keep the integrity of the building during the move.

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: **NA**

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:

Exterior Walls

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

Element/Feature: **Exterior Walls**

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Keep exterior walls as true to existing materials as possible by utilizing period materials (some of which are readily available on the property) on the interior to support the structure.

Element/Feature: **External Timbers buried in soil**

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:

Some of these may need to be replaced depending on the degree of rot from years underground. They will need to be replaced with similar materials



Element/Feature:

Garage Doors

This involves:

- ☒ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

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

The Garage doors will need to be repaired and re-hung on hinges, using period similar materials.

Element/Feature:

Shed door

This involves:

- ☒ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

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

The shed door will need to be repaired, rebuilt and re-hung on hinges, using period similar materials.



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: NA

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:

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: NA

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:

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: NA

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: Interior of Garage and Shed

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:

Removed all trash and materials from garage and shed. Save the materials that can be used to preserve the structure.



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: NA

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:



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: NA

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:

Additions

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

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

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



4. PROJECT TEAM

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

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

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

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

5. SITE HISTORY

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

6. FINANCIAL GUARANTEE

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

7. ACKNOWLEDGMENT OF RESPONSIBILITY

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

Signature of Applicant: _____

Date: _____

Name of Applicant: _____

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.



Exhibit F

Owners Name

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702

X %

Totals Totals

80 \$

Additions Additions

188

550

Heat—Stove ☒ H.A. ☐ FA ☐ HW ☐ STR ☐
Oil ☐ Gas ☐ Coal ☒ Pipeless ☐ Radiant ☐
Air Cond. — Full ☐ Zone ☐
Finish—Fir. ☒ Hd. Wd. ☐ Panel ☐
Floor—Fir. ☒ Hd. Wd. ☐ Other ☐
Cabinets ☐ Mantels. ☒
Tile—Walls ☐ Wainscot ☐ Floors ☐
Storm Sash—Wood D. ☐ S. ☐; Metal D. ☐ S. ☐
Awnings — Metal ☐ Fiberglass ☐

Total Additions 738
Year Built 1896 Avg. 1.1896 Replacement Cost 2818
Age 2. Obsolescence
Inf. by { Owner - Tenant - Adj. Bld. Value
Neighbor - Record - Est. Conv. Factor x.47
Replacement Cost—1940 Base
Depreciation Column ① 2 3 4 5 6
1940 Base Cost, Less Depreciation
Total Value from reverse side 97
Total Building Value \$
Appraised ① 11-5 1968 By 1333 NOV 26 1968
Appraised ② 19 By

PC 640
Serial Number

OF
Card Number

Owners Name _____

Location _____

Kind of Bldg. Res St. No. 332 Daly Ave

Class. 1-C Type 1 2 3 4 Cost \$ _____ X _____ %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	732		\$ 2080	\$
	x x				
	x x				

Att. Gar. — C.P. — x — Flr. — Walls — Cl. —

Description of Buildings Additions Additions

Foundation—Stone — Conc. — Sills ☒

Ext. Walls Brick/terrac

Roof Type Gable Mtl. CI

Dormers—Small — Med. — Large —

Bays—Small — Med — Large —

Porches—Front all 188 @ 100 188

Rear — @ —

Porch — @ —

Planters — @ —

Ext. Base. Entry — @ —

Cellar-Bsmt. — 1/4 1/2 3/4 Full — Floor —

Bsmt. Gar. —

Basement-Apt. — Rms. — Fin. Rms. —

Attic Rooms Fin. — Unfin. —

Plumbing { Class — Tub. — Trays —

Basin — Sink — Toilet —

Wtr. Sfr. — Shr. St. — O.T. —

Dishwasher — Garbage Disp. — 550

Heat—Stove ☒ H.A. — FA — HW — Stkr — Elec. —

Oil — Gas — Coal ☒ Pipeless — Radiant —

Air Cond. — Full — Zone —

Finish—Fir. ☒ Hd. Wd. — Panel —

Floor—Fir. ☒ Hd. Wd. — Other —

Cabinets — Mantels —

Tile—Walls — Wainscot — Floors —

Storm Sash—Wood D. — S. —; Metal D. — S. —

Awnings — Metal — Fiberglass —

Total Additions 738

Year Built 1896 Avg. 1.1996 Replacement Cost 2818

Age 2. Obsolescence

Inf. by { Owner - Tenant - Adj. Bld. Value

{ Neighbor - Record - Est. Conv. Factor x.47

Replacement Cost—1940 Base

Depreciation Column 0 2 3 4 5 6

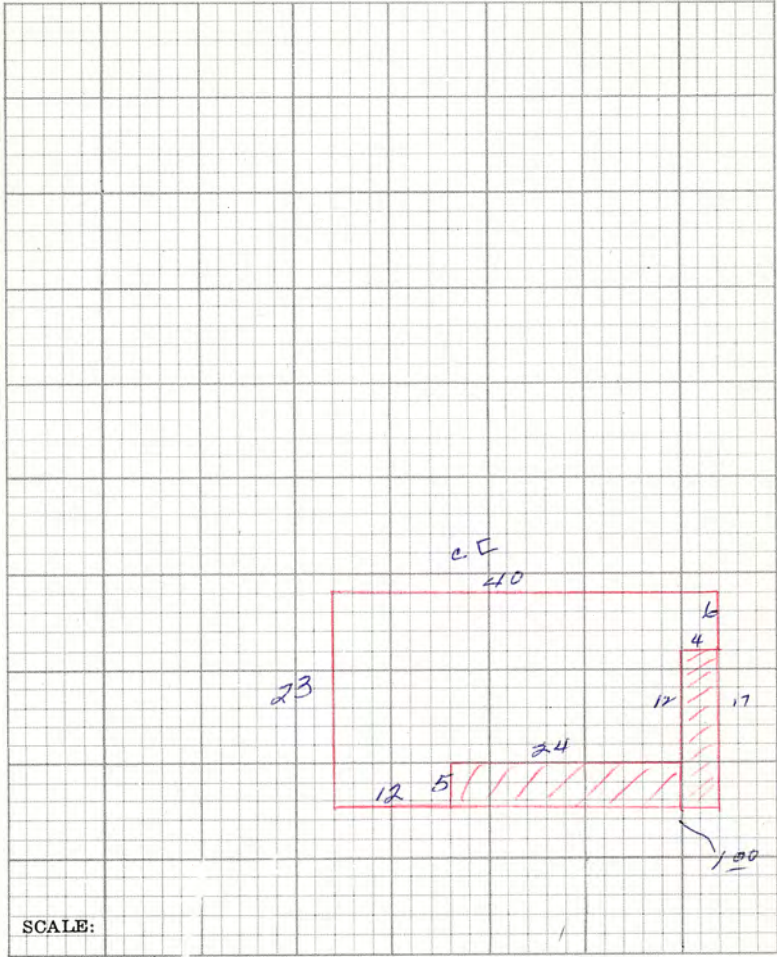
1940 Base Cost, Less Depreciation

Total Value from reverse side 97

Total Building Value \$

Appraised 11-5 1968 By 1333 NOV 26 1968

Appraised 0 19 — By —



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
2nd Sheds No Value		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class 1.00 Depr. 2% 6%

Cars 1 Floor 2nd Walls 4x4 CI Roof CI Doors 1

Size 17 x 19 Age 1926 Cost 323 x 47%

1940 Base Cost _____ x 30 % Depr. _____

Total 97

REMARKS _____

Owner's Name _____

Owner's Address _____

Location _____

Kind of Building RES Street No.

Schedule	Class	Type	1-2-3-4	Cost \$	X %
----------	-------	------	---------	---------	-----

No. of Rooms 4 Condition FAIR.

12	Est.	REPRODUCTION VALUE	\$ 1754
----	------	--------------------	---------

Age 22 Yrs. by Owner Depr. 1-2-3-4-5-6 66/34 % \$ 1
Tenant
Neighbors
Records Reproduction Val. Minus Depr. \$ 596

Remodeled _____ Est. Cost _____ | Remodeling Inc. _____ % \$ _____

Garage—S 8—C 1—Depr. 2% (3%)—Obsolescence—\$—

Cars 1 Walls SHT. Out Bldgs. _____ \$ _____

Roof SHG Size 13 x 18 Age 23 \$ 1

Floor DIRT Cost 120 1/3 Depreciated Value Garage \$ 40.

Remarks	AV. AGE RECORDED	Total Building Value	\$	637
---------	------------------	----------------------	----	-----

OLD CARD 45-45 (1941)

Appraised Oct. 1949 By Chas. H. H. J.

PC 640

COUNTY

SERIAL NO. # 76

OWNER'S ADDRESS Park City

LOCATION 37th House W. side of Empire Canyon.

A hand-drawn diagram of a rectangular field on a grid background. The field is outlined in red. The dimensions are labeled as follows:

- Top side: 180
- Right side: 17
- Bottom side: 28
- Left side: 22

Inside the field, there are several handwritten notes and markings:

- A large 'X' is drawn across the center.
- The number '121' is written in the upper left quadrant.
- The number '52.4' is written in the lower right quadrant.
- A small 'A' is written near the top right corner.
- A small 'B' is written near the bottom right corner.
- A small 'C' is written near the bottom left corner.

Below the field, there are handwritten notes:

- 21.1 P
- 100 CE

[illegible]

Serial No. PC 640

Location 37th House W side EMPIRE Canyon
 Kind of Bldg. RES St. No. Daily Ave
 Class 2 Type 1 2 3 4 Cost \$ 1542 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		132		\$ 1542
	x x				
	x x				

Gar.—Carport x Flr. Walls Cl. Cl.

Description of Buildings	Additions
Foundation—Stone <u>Conc.</u> None ☒	
Ext. Walls <u>Bricktex on Siding</u>	
Insulation—Floors <u>Walls</u> Clgs. <u>—</u>	
Roof Type <u>Gable</u> Mtl. <u>Tin</u>	
Dormers—Small <u>Med.</u> Large <u>—</u>	
Bays—Small <u>Med.</u> Large <u>—</u>	
Porches—Front <u>188</u> @ <u>60</u> 113	
Rear <u>—</u> @ <u>—</u>	
Porch <u>—</u> @ <u>—</u>	
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>	
Basement Entr. <u>—</u> @ <u>—</u>	
Planters <u>—</u> @ <u>—</u>	
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full <u>—</u> Floor <u>—</u>	
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Plumbing { Class <u>1</u> Tub <u>—</u> Trays <u>—</u>	90
Basin <u>—</u> Sink <u>1</u> Toilet <u>1</u>	
Wtr. Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u>	
Dishwasher <u>—</u> Garbage Disp. <u>—</u>	
Built-in-Appliances <u>—</u>	
Heat—Stove ☒ H.A. <u>—</u> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>—</u>	
Oil <u>—</u> Gas <u>—</u> Coal ☒ Pipeless <u>—</u> Radiant <u>—</u>	
Air Cond. <u>—</u>	
Finish—Fir ☒ Hd. Wd. <u>—</u>	
Floor—Fir ☒ Hd. Wd. <u>—</u> Other <u>—</u>	
Cabinets <u>Partly</u> Mantels <u>—</u>	
Tile—Walls <u>—</u> Wainseot <u>—</u> Floors <u>—</u>	
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>—</u> S. <u>—</u>	
Total Additions	203 203

Year Built <u>Average 1949-53</u>	Avg. Age <u>62</u>	Current Value	\$ 1745
Inf. by { Owner - Tenant - ☒	Neighbor - Record - Est.	Commission Adj.	%
		Bldg. Value	
		Depr. Col. 1 2 3 4 5 6 <u>30</u>	%
Remodel Year	Est. Cost	Current Value Minus Depr.	\$ 523
Garage—Class <u>1</u> Depr. 2% 3% <u>3%</u>	Carport—Factor <u>—</u>		
Cars <u>1</u> Floor <u>Dirt</u> Walls <u>Stk</u> Roof <u>Tin</u> Doors <u>1</u>			
Size <u>12</u> x <u>18</u> Age <u>1926</u> Cost <u>119</u> x <u>30</u> %			36
Other <u>—</u>			
	Total Building Value		\$

Appraised 5-12-58 19 58 By 1302

David L Newby
Box 287
Park City Utah
3 AMI577 Out
JQC100
PC 640

37th house W side Empire Canyon PC
#332 Empire Canyon

TC-541 (M-20) (URBAN LAND CARD)

[illegible]

REMARKS

SCALE:



KIND OF BUILDING	1958	1959	1960	1961	1962	19	19	19	19	19
GARAGE	36	36	36	36	36					
RESIDENCE	523	523	523	523	583					
TOTAL	559									
ASSESSED VALUE	225				225					

KIND OF BUILDING	19	19	19	19	19	19	19	19	19	19
GARAGE										
RESIDENCE										
TOTAL										
ASSESSED VALUE										

RECORD OF ASSESSMENT OF IMPROVEMENTS

Summit COUNTY SERIAL NO. pc. 640

Form TC-74-B Rev. 12-57 30M
State Tax Commission of Utah

KIND OF BUILDING	1958	1959	1960	1961	1962	19	19	19	19	19
GARAGE	36	36	36	36	36					
RESIDENCE	523	523	523	523	523					
TOTAL	559									
ASSESSED VALUE	225				225					
KIND OF BUILDING	19	19	19	19	19	19	19	19	19	19
GARAGE										
RESIDENCE										
TOTAL										
ASSESSED VALUE										

RECORD OF ASSESSMENT OF IMPROVEMENTS

Summit COUNTY SERIAL NO. pe. 640

Form TC-74-B Rev. 12-57 30M
State Tax Commission of Utah

RES. OR COMM.	1970	19	19	19	19	19	19	19	19	19	19
GARAGE											
RESIDENCE											
TOTAL											
EQUALIZATION FACTOR	X	.20	X	X	X	X	X	X	X	X	X
NET TOTAL											
ASSESSED VALUE		200									

AGRICULTURAL BLDGS.	19	19	19	19	19	19	19	19	19	19	19
TOTAL											
EQUALIZATION FACTOR	X	X	X	X	X	X	X	X	X	X	X
NET TOTAL											
ASSESSED VALUE											

Exhibit G

**PARK CITY PLANNING DEPARTMENT
STAFF REPORT**

TO: HISTORIC DISTRICT COMMISSION
FROM: PLANNING STAFF
DATE: MAY 20, 1996
RE: 332 DALY AVENUE - CERTIFICATE FOR APPROPRIATENESS FOR
DEMOLITION

On March 25, 1996, the Planning Department received an application for the demolition of the outbuilding at 332 Daly Avenue. The applicant, in an attached letter, has indicated the a one story residence existed on the property but was demolished in 1984. The garage was slated for demolish as well however the work was never completed.

Following an inspection by the Community Development Department, the structure was found to be in poor condition and structurally unsound. The Community Development Department determined the structure insignificant based upon the standards set forth in Section 4.13(a) of the Land Management Code. Therefore, this request is scheduled as an information item only. If the HDC agrees with the staff determination, the Community Development Department will issue a CAD. The staff's Findings, Conclusions of Law and Condition of Approval are outlined below:

FINDINGS

1. The structure is located within Park City's Historic District.
2. The Community Development Department conducted an inspection of the site and found the garage in a deteriorated condition.
3. The structure does not represent the work of a master.
4. Although outbuildings were common and document a specific process in the growth of Park City, the primary structure which the garage was associated with no longer exists.

CONCLUSIONS OF LAW

1. The garage is of minimal historic significance because of its condition.
2. The structure does not demonstrate a quality of mining significance in local and state history, architecture, and integrity of location, design, setting, and workmanship.

CONDITIONS OF APPROVAL

1. According to Section 4.17(d) of the Land Management Code, the CAD shall expire on May 20, 1997.

EXHIBITS

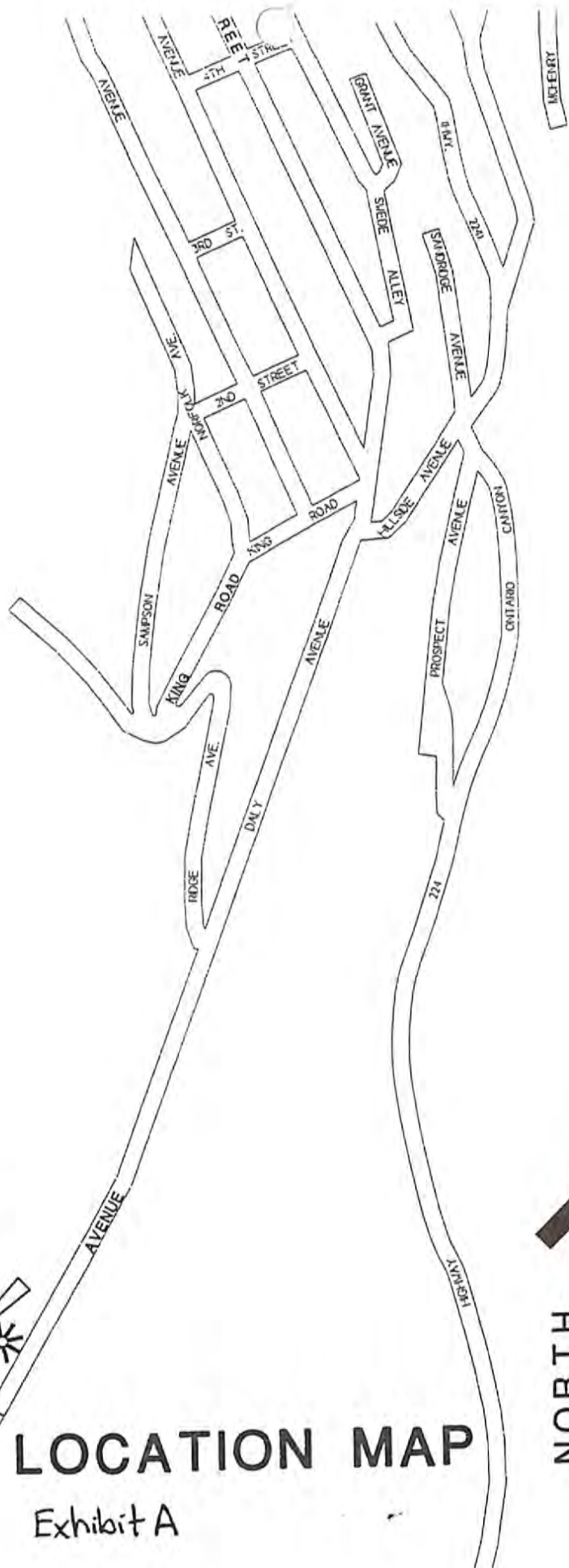
Exhibit A - Location Map
Exhibit B - Applicant's Letter
Exhibit C - Site Plan
Exhibit D - Photographs

332 DALY AVENUE



LOCATION MAP

Exhibit A



PC-630-D
332 Daly Avenue
Statement Attached to Demolition Permit Application
Historic Background

Applicant acquired the subject property (a portion of the Washington Millsite) from United Park City Mines Company by deed dated October 14, 1975. At the time of acquisition a one story residence existed on the property known as 332 Empire Canyon and was also described on Summit County tax plats as the 37th House on Daly Avenue. This house was also sometimes referred to as the old Dan Murphy house. The shed or garage that is the subject of this application was located south of the one story residence. The southerly line of the Washington Millsite bisected the shed or garage, that is, the shed straddled the property line between the Washington Millsite acquired by applicant and property to the south retained by United Park City Mines Company. At the time of acquisition of the land by applicant, the residence on the property was occupied by J. Brian and Marjorie Whitesides who had received a quit-claim deed to the improvements on the property dated April 16, 1970 from a Karen N. Wright. The shed was used by Whitesides as a garage. Applicant acquired the interest of Whitesides in the improvements on the property (the residence and shed) by quit-claim deed dated August 30, 1984. The residence was demolished at that time. Concurrent therewith Applicant entered into a Easement and Demolition Agreement with Whitesides dated August 30, 1984 permitting Whitesides the continued use of the shed or garage for a thirty month period at the end of which Whitesides were to demolish the shed. Whitesides subsequently discontinued use of the shed but did not demolish it. This application seeks to carry out the demolition.

The previously demolished residence and the subject shed were among numerous structures located on the Washington Millsite at the time of acquisition by Applicant. The original occupants of most if not all of these buildings were persons employed at various times by United Park City Mines Company. United Park allowed its employees to construct and occupy residences on the Millsite but did not transfer title to the land to the occupants. Applicant has no further records as to the age of the shed. Applicant has also inquired of United Park City Mines Company and United Park has indicated that it has no records either.

Exhibit B

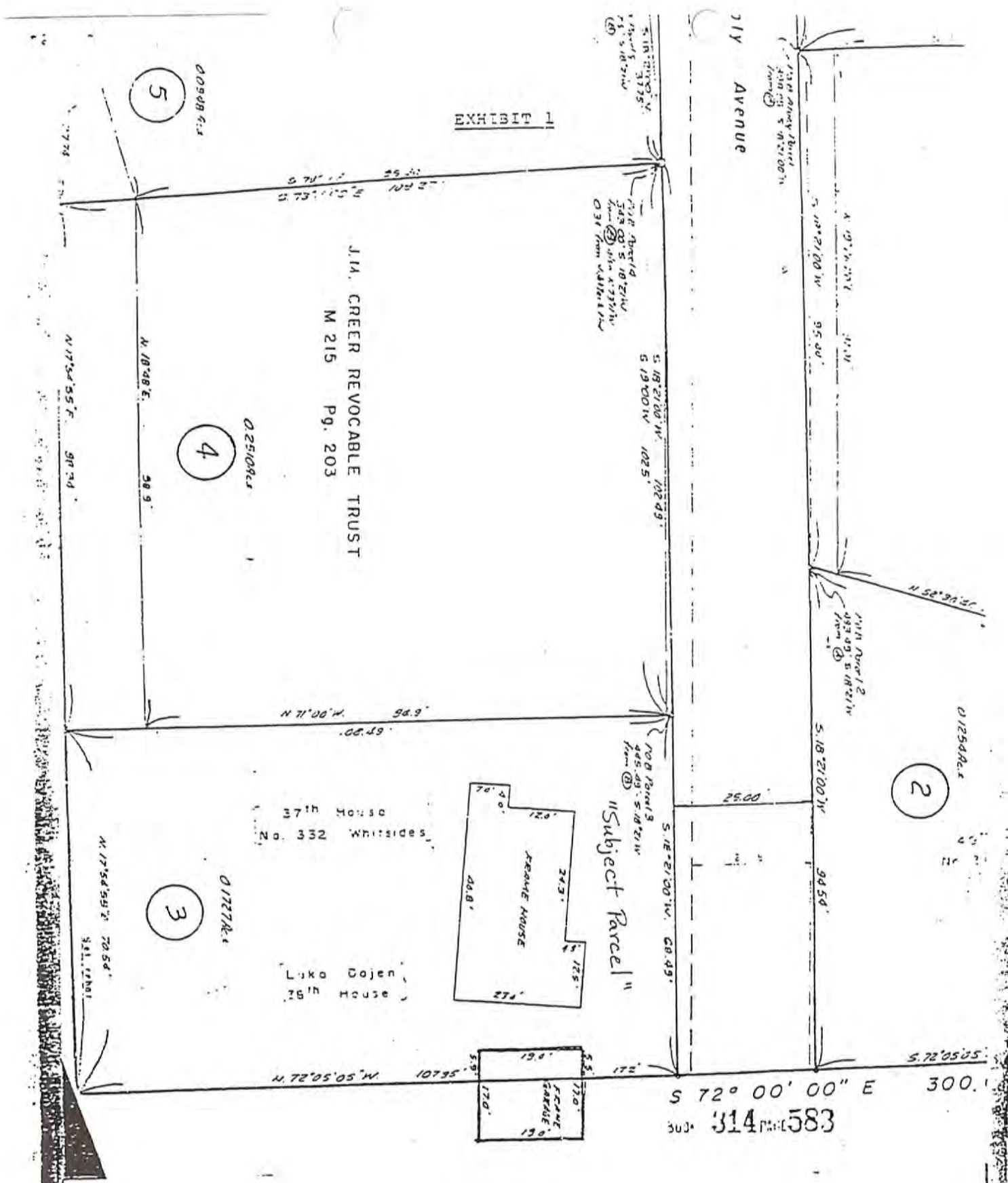


Exhibit C

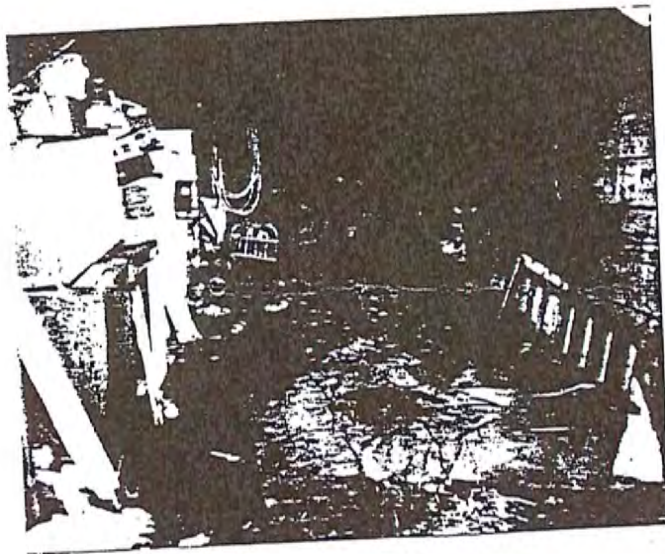
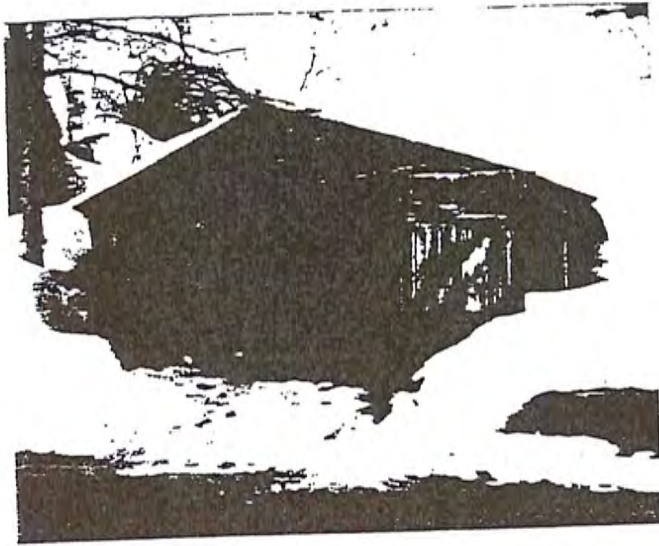


Exhibit D



HANK ROTHWELL
PRESIDENT

February 28, 1996

Park City Municipal Corporation
P.O. Box 1480
Park City, Utah 84060

Gentlemen,

United Park City Mines Company is the owner of property immediately to the south of a .17 acre parcel of land on Daly Avenue owned by Royal Street Land Company. There is an old shed that is located partially on the Royal Street Land Company property and partially on the United Park City Mines Company property. United Park City Mines Company has no objection to the application by Royal Street Land Company for a demolition permit for removal of the shed or to actual removal of the shed. Please advise if there are any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "Hank Rothwell", is written below the word "Sincerely,".

10/27/04 17:04 FAX 410667007

GAYLORD BROOKS

P.1/1

JUN 06 '96 09:20AM ROYAL STREET

DEER VALLEY RESORT COMPANY
REAL ESTATE DIVISION
7620 ROYAL STREET EAST, SUITE 205
P. O. BOX 1087
PARK CITY, UTAH 84060
TELEPHONE (801) 649-1261; FAX (801) 649-9848

DATE: June 6, 1996
TO: Chris Child - Bald Eagle Realty
At Fax #: 649-4232
FROM: Bob Wells
RE: .17 Acres - Daly Avenue
Pages incl cover: 1

Per our telephone discussion, I contacted Janice Lew regarding procedure on the demolition permit application for the shed on the subject property. She indicated that the City does not send out a form like they do on conditional-use applications. The demolition has been approved and the next step is to go in to the Building Department and pull the permit for demolition. The Planning Department will sign off on the permit prior to issuance. Janice indicated that they would prefer that the permit not be pulled until plans were submitted for construction on the property but such was not a condition of the approval. I actually submitted a demolition permit application with the package that got approved but my guess is that a new one would be required to be filled out in the process. Please let me know if any questions.

Bob Wells

6/10

Ey I Ship/Tom

Exhibit H























































HPB Bgekl 15.3.17

Steve Simonich Dies

Word was received yesterday that Steve Simonich, a well known resident of this city, had passed away at the home of his sister, in Buhl, Minnesota.

Mr. Simonich had lived here for a number of years, working in the various mines. He was a prominent member of Local 88, and was treasurer of the local lodge No. 630, S. N. P. J. Deceased was born in Yugoslavia in 1891 and came to the United States in 1907.

Park Record, 7/1/1943

5 More Families Leave Park City

We regret to report that Park City lost five families during the past week. They were:

Mr. and Mrs. E. W. Sexton, who moved their house onto a five acre farm in Midway. Mr. Sexton will work in Heber City.

Mr. and Mrs. Joe Lopez and family have closed their home in Empire Canyon and have gone to Wyoming where Mr. Lopez has been working for some time.

Mr. and Mrs. John T. Toren have gone to Salt Lake City, where he will be a custodian at a Salt Lake high school.

Junior Nell and family will make a home in Salt Lake City, nearer his work in Tooele.

Mr. and Mrs. Howard Chadwick and family have gone to Wyoming, where Mr. Chadwick will work in the uranium fields.

We are sorry to lose all these good citizens, even temporarily.

Park Record, 3/13/1958

Exhibit I



CE-16-00281

NOTICE AND ORDER TO REPAIR

08-29-2016

TO: United Park City Mine Company
Att. David Smith
PO Box 1450
Park City, Utah 84068

Other Interested Party's:

SOCK MONKEYS LLC
C/O Gary Melville
3002 Windsor LN
Bountiful, UT 84010

FROM: Chad Root, Building Official, Park City Municipal Corporation
PO Box 1480, 445 Marsac Ave, Park City, UT 84060

SUBJECT PROPERTY:

Street Address: South of property 336 Daly Ave. Park City, UT 84060
Tax Serial Number: Washington Millsite

Legal Description: POB could be referenced from the rebar and cap stamped at the corner of the Washington Millsite (basis of bearing N72°05'05"W, 191.92 feet). The South property line of 336 Daly does start from another corner pin for the Washington Millsite. The basis of bearing for this property line is N72°05'05"W, 107.95 feet.

Description of Violation: Please be advised that the undersigned Building Official of Park City, Utah, has found the building or structure located on the above described property to be dangerous. These buildings are uninhabitable/Ruin. Walls of the cabin

structure have vertical plank with a Gable roof form sheathed in wooden shingles and metal sheets, no windows, doors, but openings include square window openings and a doorway into the main cell and doorway into the shed addition. The structures retain its essential historical form, and are in severe disrepair. The garage structure consists of shingled gable roof, with the ridge oriented north-south, perpendicular to the street. The east end of the roof extends past the garage wall to enclose a shed below. The shed addition has a corrugated metal east wall, in contrast with the typical clapboard exterior walls of the rest of the garage. A simple unadorned wood door facing the street provided access to the shed addition. The main garage door consists of a swinging double-door constructed of flat wood boards centered beneath the main gabled end. The buildings are an early type in Utah and may have been constructed during the Settlement & Mining Boom Era. The site represents an important part of the history or architecture of the community. The existing accessory structure/house located on the Washington Millsite on Daly Avenue meets all of the criteria for a significant site as set forth in LMC Section 15-11-10 (A)(2), and accessory structure/garage currently straddles the property line between and the Washington Millsite and 336 Daly Avenue which is within the Historic Residential (HR-1) district.

1. Please be advised that the undersigned Building Official of Park City, Utah, has found the building or structure located on the above described property to be dangerous as defined in the 1997 Uniform Code for the Abatement of Dangerous Buildings, adopted by City Municipal Code 11-6-1. For the purpose of these codes any building or structure which has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building, provided that such conditions or defects exist to the extent that the life, health, property or safety of the public. In the 1997 Uniform code for the Abatement of Dangerous Buildings code that applies to the structures reads as follows:

SECTION 302 — DANGEROUS BUILDING

1. Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.
2. Whenever the walking surface of any aisle, stairway or other means of exit is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.
3. Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one half times the working stress or stresses allowed in the Building Code for new buildings of similar structure, purpose or location.
5. Whenever any portion or member or appurtenance thereof likely to fail, or to become detached or dislodged, or to collapse and hereby injure persons or damage property.
6. Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one half of that specified in the Building Code for new buildings of similar structure, purpose or location without exceeding the work stresses permitted in the Building Code for such buildings.

7. Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.
8. Whenever the building or structure, or any portion thereof, because of (i) dilapidation, deterioration or decay; (ii) faulty construction; (iii) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.
9. Whenever, for any reason, the building or structure, or portion thereof, is manifestly unsafe for the purpose for which it is being used.
10. Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.
11. Whenever the building or structure, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 percent damage or deterioration of its non-supporting members, enclosing or outside walls or coverings.
13. Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this jurisdiction, as specified in the Building Code or Housing Code, or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings.
14. Whenever any building or structure which, whether or not erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member or portion less than 50 percent, or in any supporting part, member or portion less than 66 percent of the (i) strength, (ii) fire-resisting qualities or characteristics, or (iii) weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location.
15. Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the health officer to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
16. Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire resistant construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard.
17. Whenever any building or structure is in such a condition as to constitute a public nuisance known to common law or in equity jurisprudence.
18. Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.

2. You are hereby required as a result of the above condition to take the following action:

(X) REPAIR:

(a) All required building permits shall be secured to repair the items listed in Paragraph 1, and a permit shall be pulled, within 30 calendar days of the date of this notice. Please note that as a standard submittal requirement, engineering calculations (with consideration for snow loads). Also the buildings must be weatherproof to prevent any further damage.

***** (b) All repairs in Paragraph 1 shall be completed within 180 calendar days thereafter permit.

3. No person to whom this order is directed shall fail, neglect or refuse to obey any such order. Any person who fails to comply with such order is guilty of a misdemeanor, and the property will be abated at the owner cost.
4. Any person having any record title or legal interest in the above listed building or structure may appeal from this Notice and Order or any action of the undersigned Building Official to the Board of Appeals. Appeals must be made with the Building Official within thirty (30) days from the date of the service of such order or action of the Building Official; provided, however that if the building or structure is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public or adjacent property and is posted in accordance with Section 404 of the 1997 Uniform Code for the Abatement of Dangerous Buildings, such appeal shall be filed within 10 days from the days of the service of the notice and order of the Building Official (see paragraph 2 above). Appeals must be in writing and contain the required information listed in Section 501.1 of the 1997 Uniform Code for Abatement of Dangerous Buildings which reads as follows:

501.1 Form of Appeal. Any person entitled to service under Section 401.3 may appeal from any notice and order or any action of the building official under this code by filing at the office of the building official a written appeal containing:

1. A heading in the words: "Before the board of appeals of the of"
2. A caption reading: "Appeal of", giving the names of all appellants participating in the appeal.
3. A brief statement setting forth the legal interest of each of the appellants in the building or the land involved in the notice and order.
4. A brief statement in ordinary and concise language of the specific order or action protested, together with any material facts claimed to support the contentions of the appellant.
5. A brief statement in ordinary and concise language of the relief sought and the reasons why it is claimed the protested order or action should be reversed, modified or otherwise set aside.
6. The signatures of all parties named as appellants and their official mailing addresses.

30 days for any action. Plans to fix.
→ (7) The verification (by declaration under penalty of perjury) of at least one appellant as to the truth of the matters stated in the appeal.

The appeal shall be filed within 30 days from the date of the service of such order or action of the building official; provided, however, that if the building or structure is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public or adjacent property and is ordered vacated

and is posted in accordance with Section 404, such appeal shall be filed within 10 days from the date of the service of the notice and order of the building official.

Failure to properly appeal will constitute a waiver of all rights to an administrative hearing, adjudication of the notice and order or any portion thereof or any determination of the matter.

Appeals should be sent to the following address:

Building Department
Park City Municipal Corporation
445 Marsac Avenue
P.O. Box 1480
Park City, UT 84060

5. This notice and order (and any amended or supplemental notice) has been served upon the record owner and posted on the property.

One copy thereof has been served on each of the following, if known to the building official or disclosed from official public records:

- (a) The holder of any mortgage or deed of trust or other lien or encumbrance of record;
- (b) The owner or holder of any lease of record; and
- (c) The holder of any other estate or legal interest of record in or to the building or the land on which it is located.

Service of this notice and order has been made upon all persons entitled thereto either personally or by mailing a copy of such notice and order by certified mail, postage prepaid, return receipt requested. Service by certified mail shall be effective on the date of mailing.

6. If compliance is not had with this order within the time specified above and no appeal has been properly and timely filed, thereof undersigned Building Official shall file in the Summit County recorder a certificate describing the property and certifying (i) that the building is a dangerous building and (ii) that the owner has been so notified.

Dated this 29 day of Aug, 2016.

Chadley Root, CBO/FIRE Official
Name, Title

Chad Root, Park City Building Official

STATE OF

Utah

COUNTY OF

Summit

Subscribed and sworn to me this 29 day of August 2016, in the
County of Summit, State of Utah.

My Commission Expires: 10/22/19

Residing at: 295 Countryside Cir. PC, Utah 84098

Elizabeth Catherine Bynan
NOTARY PUBLIC







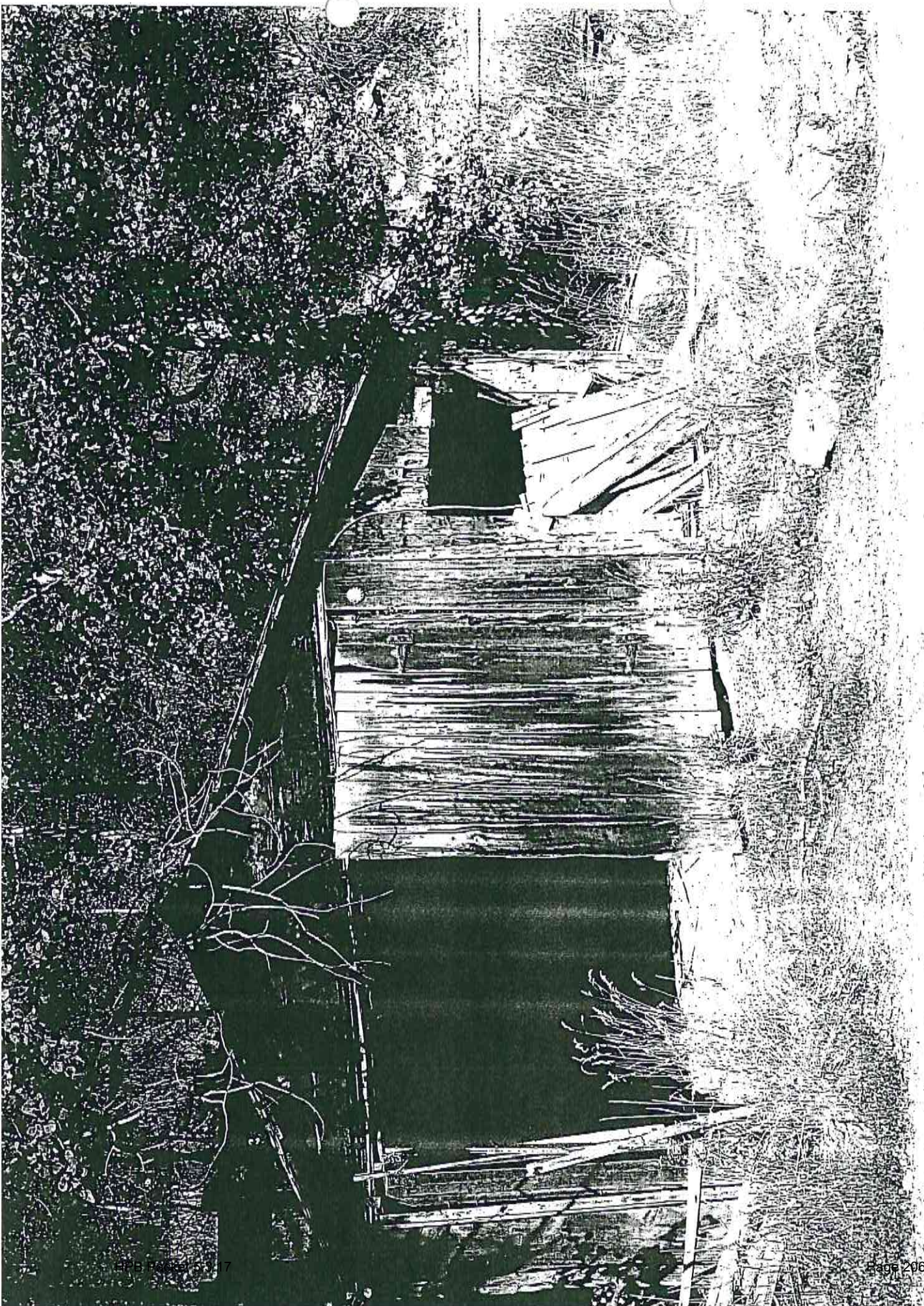


Exhibit J



Historic District Design Review Public Hearing
October 3, 2016 / 12:30 p.m.
Park City Planning Department, Marsac Municipal Building,
445 Marsac Avenue, Park City Utah 84060

Project Location: 336 Daly Avenue
Project Number: PL-16-03189
Applicant: Sharon (Stout) Melville
Project Description: Applicant requests to relocate a "Significant" Historic single-car garage.

Name: Kiersten Nofsinger + Gwen Dameron
Address: 367 + 345 Daly
E-mail address: kencw70@gmail.com

Comments:

- Which Aspens will need to be removed, & or replanted.
- If they move the garage which height will it be?



Historic Preservation Board Staff Report

Planning Department

Author: Anya Grahn, Historic Preservation Planner
Subject: Material Deconstruction and Reconstruction Review
Address: 243 Daly Avenue
Project Number: PL-16-03172
Date: May 3, 2017
Type of Item: Administrative – Material Deconstruction and Reconstruction

Summary Recommendation:

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve the material deconstruction of non-historic and non-contributory materials at 243 Daly Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval. This site is listed as Landmark on the City's Historic Sites Inventory (HSI).

Topic:

Address: 243 Daly Avenue
Designation: Landmark
Applicant: Alexander and Elizabeth Cohen (represented by Architect Chimso Onwuegbu)
Proposal: Material Deconstruction of c.1998 front yard landscaping consisting of gathered rocks and backyard retaining walls; shed-roof addition across the east (rear) elevation of the historic hall-parlor form and a poured concrete root cellar/mechanical room; post-1941 shed roof structure constructed on top of the original gable roof; original soffit and fascia; c.1996 porch railings, posts, and roofs; historic door opening on the west façade; historic and non-historic windows.

Background:

On January 12, 2017, the Planning Department received a Historic District Design Review (HDDR) application for the property at 243 Daly Avenue. The application was deemed complete on February 6, 2017 and we have been working through design issues and preservation methods to this point. The Historic District Design Review (HDDR) application has not yet been approved, as it is dependent on HPB's Review for Material Deconstruction approval.

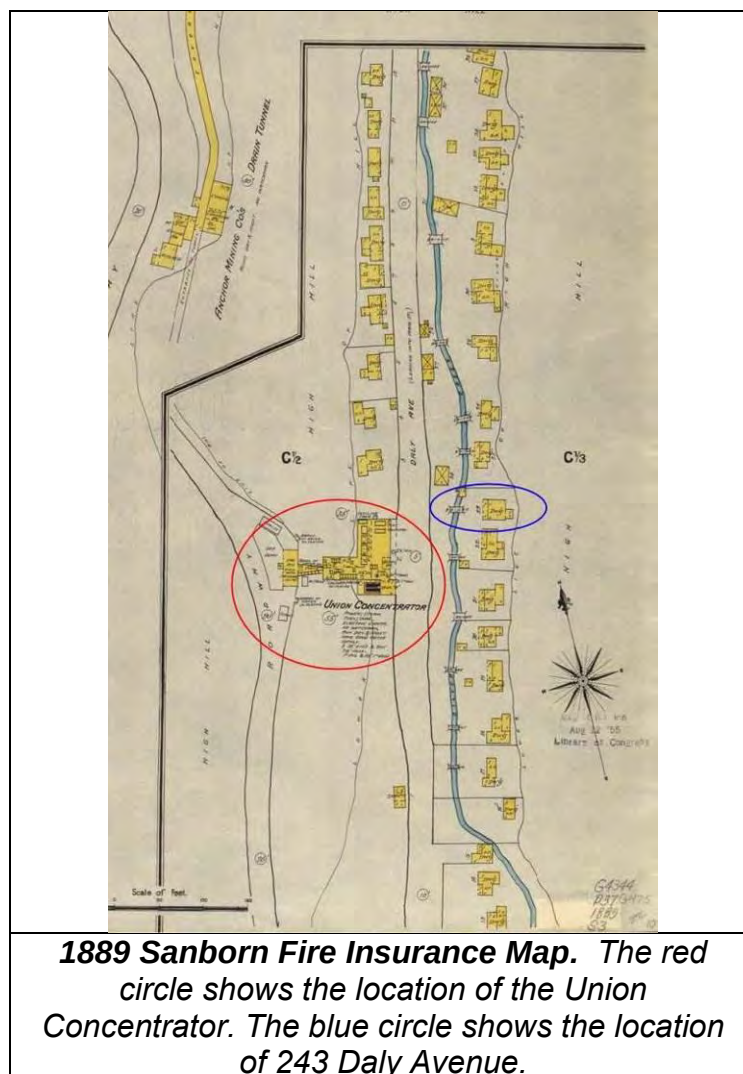
The property is located at 243 Daly Avenue on a developed lot. The site is designated as Landmark on the City's Historic Sites Inventory (HSI) (See [Historic Site Form](#)).

Both a Plat Amendment and a Steep Slope Conditional Use Permit (SS-CUP) are required prior to issuance of a building permit for this project. A plat amendment application was submitted on February 8, 2017, and has not yet been deemed

complete. The SS-CUP has not yet been submitted, but the applicant understands it is a requirement for moving forward with construction of an addition.

History of Development on this Site

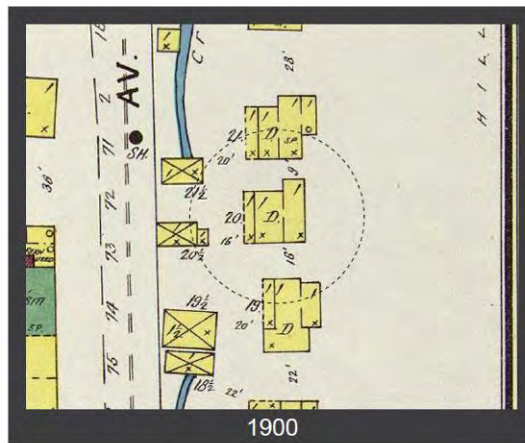
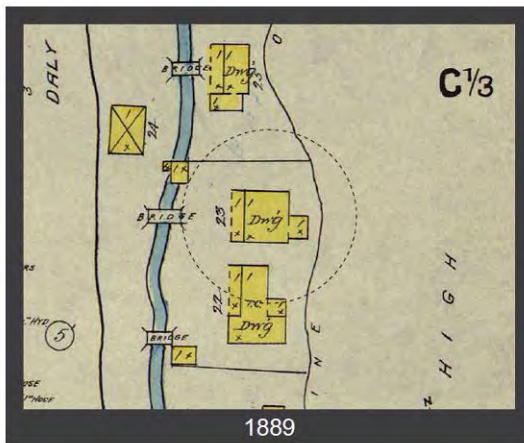
Early on, the Ontario Mining Company owned much of the property along Daly Avenue. In 1889, they constructed the Union Concentrator mill on the west side of Daly Avenue (See 1889 Sanborn Map). The concentrator processed some 100 tons of ore per day. By 1900, the Union Concentrator had become obsolete due to the number of concentrators that had been constructed in Park City and the concentrator was demolished. Nevertheless, the Ontario Mining Company continued to retain ownership of many of the parcels on Daly Avenue and rented out houses constructed on their property, including the house at 243 Daly Avenue.



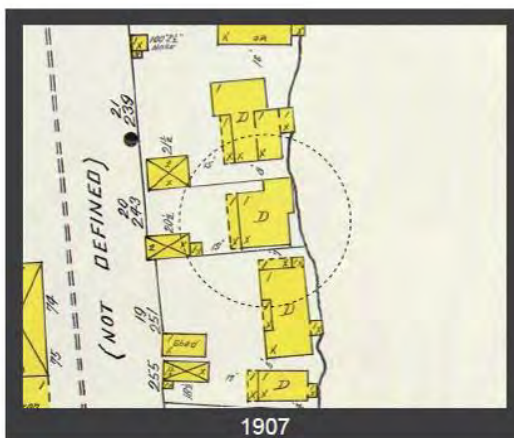
Residential areas, such as that in Daly Canyon, first developed closest to the mines and in areas adjacent to Main Street. The house at 243 Daly Avenue first appears in the

1889 Sanborn Fire Insurance Map as one-story wood frame hall-parlor structure with a full-width front porch and a square addition off the southeast (rear) corner of the building. Hall-parlors are generally rectangular in shape, yet the main form of the house in 1889 was squarer. Staff finds that the house likely had an earlier rear addition that already had expanded the original rectangle into a square.

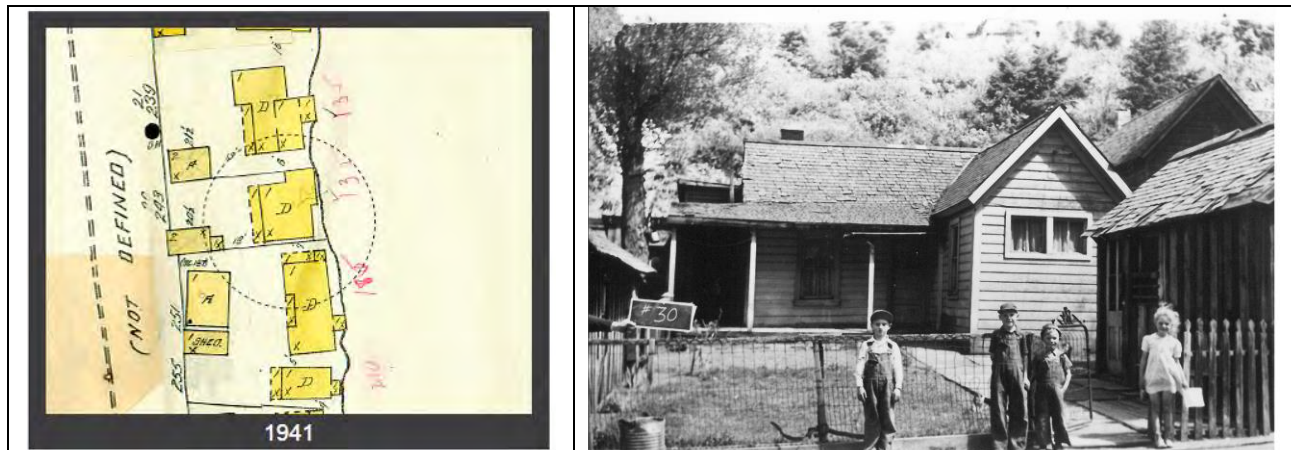
By 1900, the square addition had been removed and the rear half of the building was extended north. A portion of the creek had been covered and a one-story garage had been constructed with the address of 20 ½ Daly Avenue. It was not uncommon for cottage industries to operate out of Daly Avenue's garages at the height of the mining boom.



By 1907, the house had expanded again and the overall form remains the same on the 1941 Sanborn Fire Insurance Map. A second rear addition was constructed on the northeast (rear) corner of the house by 1907.



Staff finds that the 1941 Sanborn Fire Insurance map does not exactly match the c.1941 tax photograph. By the time of the photograph, the house had been modified again with a gable ell was added to the west façade in order to create a cross-wing.



The two-room rectangular cabin was the smallest of Park City's house types constructed during the settlement period. These structures usually consisted of roughly 370 to 650 square feet. Based on physical evidence, the original two-room cabin appears to have measured roughly 12 feet by 22 feet and contained about 264 square feet. It appears that early on this house was expanded into a four-room double-pile plan to increase the square footage, which likely also created a salt box shape.

T-shaped cottages became a predominant house form in the 1880s and 1890s. Because of their popularity, many existing single- and two-room cabins were expanded to create the T-shape. This trend to expand into a T-shape was popular, and, based on photographic evidence we know that a gabled stem-wing was added to 243 Daly Avenue before the c.1941 tax photograph. Typically, a stem-wing would be added to the side of the original hall-parlor to create the T-shaped cottage; however, at 243 Daly Avenue, the stem was actually added to the front of the house.

The first recorded resident of the house was documented by the 1930 census. Katie Rubick (sometimes "Rubich") was born in Yugoslavia in 1877. She married Nickolas Frkovich in 1904 and they immigrated to the U.S. in 1910. After his death in 1915, she married George Rubick in Park City in 1916. He died four years later. Widowed, Katie lived in this house for much of her life alone. She had four children. She died in Murray in 1975 at the age of 97.

The ownership of this house was first transferred to an individual in 1980 when the Royal Street Land Co. transferred it to John E. and Leola Fritch; John was Katie's son. In 1986, the property was transferred to Lucy Rubick, John's sister. Lucy owned and lived in the property until 1993.

Following 1993, the property changed hands several times. Lucy Rubick sold the property to George S. Malouf, Jr. in 1993. George sold the property to Michael G. Malouf in 1994. Ten years later, Michael G. Malouf sold the property to E. Mosher & J.R. Pettit. They sold the property to the current owners in 2013.

The following elevations follow the pattern of development of the house:



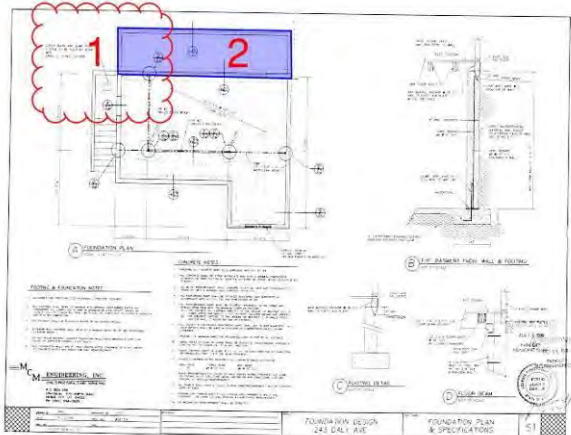
Progression of Development:

1. The lime green shaded areas show the original hall-parlor house constructed before 1889. These areas are historic.
2. The darker green shaded areas are the addition that created the cross-wing between 1927 and 1941. These areas are historic.
3. The orange shaded area is the shed addition to the northeast corner. The construction materials of this section are contemporary; however, the overall form and location of the shed addition is consistent with that seen in the historic photograph.
4. The red shaded areas show the improvements made after 1941: building a new sloped roof form over the original roof form of the façade, constructing an exterior staircase and extending the porch to the north side of the projecting ell, rear additions, new concrete basement foundation, etc.

Many of the modifications made to the property after 1941 occurred under the ownership of the Rubicks and subsequent owners. By 1968, Mrs. Rubick had replaced the original wood shingles seen in the tax photograph with a new metal roof. In 1995, Michael G. Malouf submitted a demolition permit for the garage. The following year, he

began work on a new concrete foundation. By 1998, the permit for the new foundation included an exterior staircase shielded by an extension of the original porch roof; this project was completed in 1999.

What is interesting about the basement foundation plans is that it does not show the rear shed addition that is seen in the c.1941 tax photograph. Based on physical evidence found on site, the architect believes the rear additions on the house are not historic as they are constructed of contemporary building materials. Based on the structural engineer's analysis and photographs of this addition, staff believes it may have been constructed after the c.1941 tax photograph and replaced an earlier rear addition as it mimics the same footprint seen in the Sanborn maps.

	
1998 Building Permit Plans 1. Shows the area where the side addition should appear. 2. Is the non-historic addition off the rear elevation that exists today.	2009 Photograph of the House. The area clouded as 1 is the rear addition. A similar shed addition appears in the c.1941 tax card, but it is unclear whether or not this is the same addition.

On January 12, 2017, the applicant submitted a Historic District Design Review (HDDR) application to renovate the existing house and construct a new rear addition. Prior to issuance of a building permit to construct the new addition, the applicant will need the Planning Commission to approve a Steep Slope Conditional Use Permit (SS-CUP) and record a plat amendment to create a legal lot of record.

Material Deconstruction

Staff has analyzed the specific scope of work for the material deconstruction below:

1. SITE DESIGN

Much of the existing site design was introduced in 1998 for the planned (and subsequently abandoned) remodel of the home. The existing front yard landscaping is limited to a small area of gathered rocks on the side of the property and the majority of the front yard is a gravel driveway. In 1998, twenty-two feet (22') of the

hillside was excavated behind the existing structure and re-graded in anticipation of the remodel. Much of the hillside has settled and is now being held back by the concrete addition on the back of the house and a non-historic railroad tie retaining wall.

The applicant is proposing to excavate this area further in order to construct a new addition to the historic house. The addition will require Planning Commission approval of a Steep Slope Conditional Use Permit (SS-CUP) due to the steepness of the grade directly behind the house.

There are minimal modifications to the yard. The driveway will be reduced to twelve feet (12') in width and paved in order to create a parking pad that complies with the Design Guidelines and the Land Management Code (LMC). New vegetation will be provided to landscape the site. Staff finds that the proposed scope of work is routine maintenance of the yard and does not require HPB review.

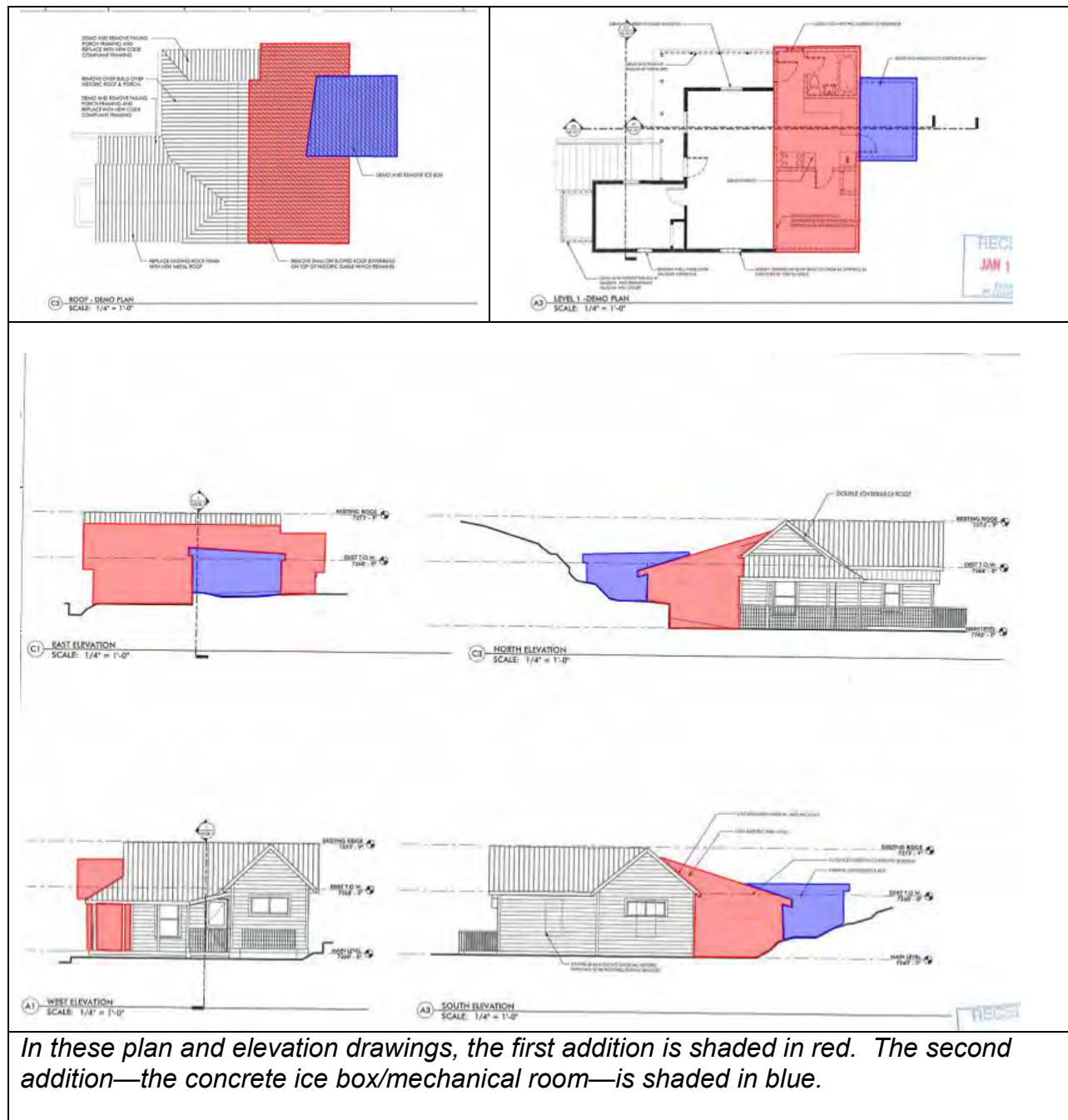
2. REMOVAL OF ADDITIONS

The applicants are proposing to remove the additions on the rear elevation of the historic house. These additions are described in more detail below:

Addition #1 (shaded in red) is largely a shed-roof addition across the width of the rear (east) elevation of the historic house. It is unclear whether this addition is historic or if it is a new addition that uses the footprint of an original, historic addition; however, based on the photographs provided by the applicant and the observations noted by the structural engineer, staff finds that this was probably a later addition constructed after 1941 and that perhaps replaced an earlier addition.

This addition has wood siding on the west (façade) and south (side) elevations; however, the back of the addition is clad in horizontal, corrugated metal panels. The hillside has settled and the wall is partially buried underground. The roof over this area has been built over, typical of Park City construction, indicating that there may have had a shallower roof pitch at one point and the new roof was constructed to eliminate two different roof pitches.

Addition #2 (shaded in blue) is a rough-poured concrete box that sits directly on a wood floor on the ground. This may have initially been constructed as an ice box and/or used as mechanical space. The shed roof ties into the first addition on the house. Staff finds that this addition was probably constructed before 1930 when root cellars were popular. In the past, the HPB has determined that root cellars are not historically significant.



The following photographs depict these additions and the multiple materials used to construct them.



This c.1941 historic photograph shows a shed-roof addition that extends from the rear (east) elevation of the house to the north. It appears in this photograph that the wrap-around porch terminates at this addition on the north side.



This photograph shows the location of Addition 1. On the west (façade) elevation, it is clad in wood siding and appears largely identical to the addition shown in the c.1941 tax photograph.



This photograph taken from the southeast corner of the site shows the rough-poured concrete root cellar/mechanical room (Addition #2). Also note the corrugated metal siding on the east (rear) wall of Addition #1.

	<i>This photograph of the south (side) elevation shows the transition from historic drop-novelty wood siding to plywood. The gable is original to the cross-wing house and the projecting ell is nearest to photographer. Note the plywood material on the shed addition to the rear.</i>
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HPB Discussion Requested.

The HPB may find that the additions to the Historic Building are non-contributory to the historic integrity or historical significance of the structure or site and may be removed. (This has been included as Finding of Fact #9 for the HPB's convenience.)

The HPB may also find that the additions to the Historic Building are historically significant and may not be removed. If that is the case, the HPB should condition this material deconstruction to require that the applicant maintain and reconstruct the shed-roof addition and/or concrete root cellar as necessary.

3. ROOF

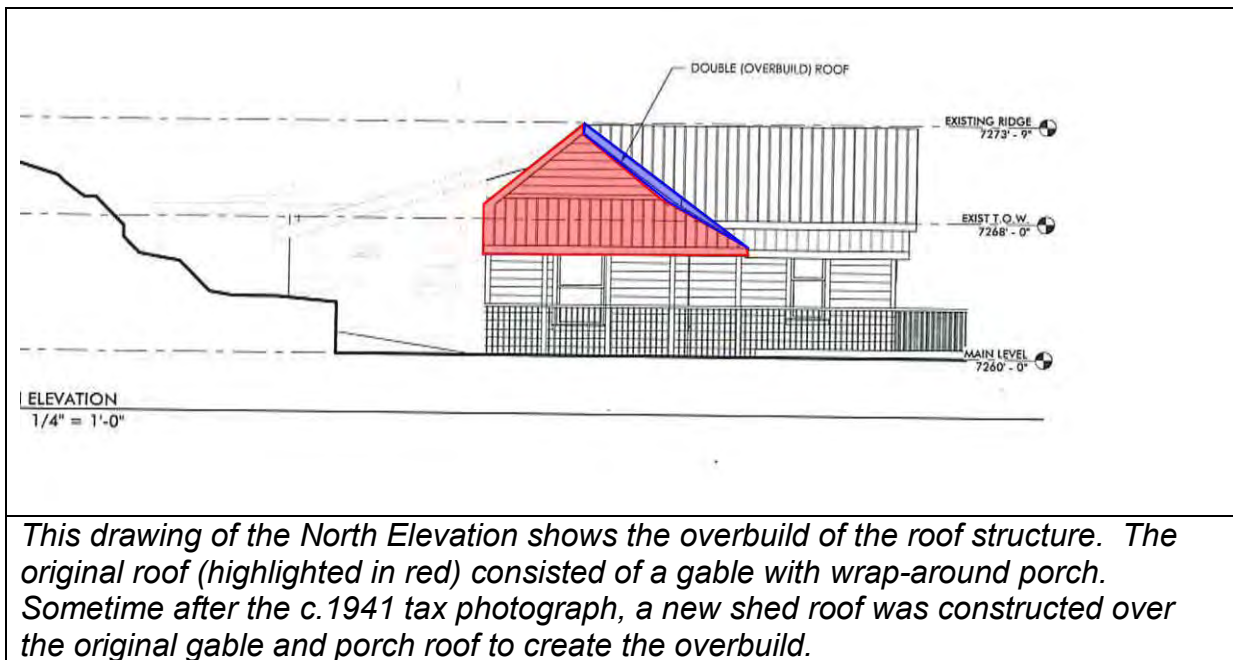
The roof structure consists of 2x4 trusses with 1x8 collar ties at 24" on center. There is an overbuild on the west side of the roof beginning at the ridge and continuing down to the edge of the porch which is not historic. This main roof form is undersized and will require additional stabilization to ensure it complies with current IBC requirements. The porch roof is failing due to the additional weight of the roof overbuild and will need to be reinforced.

During the c.1996 renovation, a second east-west porch roof was improperly constructed to cover the new exterior stairs to the basement. Because of its weak connection to the main roof form, it is now failing due to the stress of both the historic structure and the supporting columns. Snow and ice buildup have added weight to this structure and caused additional deterioration.

The roof structure has been covered with metal roofing in different profiles, including flat and corrugated metal sheeting as well as bent flashing. There are no gutters or

downspouts and the original soffits are exposed to the elements, which has caused further deterioration.

The applicant believes that the original roof structure is in place beneath the overbuild and is in good condition. The applicant finds that the original roof structure is structurally undersized and the main gables of the roof will require further structural upgrades. This has been confirmed by the structural engineer's report as well (Exhibit E).



Staff finds that the roof may be able to be reinforced from the interior once the additional strain of the overbuilds have been removed. This would preserve the original materials and prevent the entire roof form from having to be reconstructed; however, staff also recognizes that additional work may be required due to the poor condition of the original roof form. For that reason, staff has added the following Conditions of Approval:

#2. The applicant shall maintain the original gabled roof form including its original dimension, pitch, and height. Structural stabilization shall occur by adding new structural members to the interior of the roof.

#3. Should restructuring the roof from the interior not be possible due to the condition of the existing roof structure, the applicant shall schedule a site visit with the Chief Building Official and Planning Director to evaluate the condition of the roof structure. The applicant shall also submit a structural engineer's report to the Planning Director outlining the defects in the roof that prevent the new

structure from being added alongside the existing roof members. The Physical Conditions Report and Preservation Plan shall be amended to document the condition of these walls and provide an updated scope of work to the satisfaction of the Planning Department. Any changes, modifications, or deviations from the approved scope of work shall be reviewed and approved by the Planning Director in writing prior to construction.

The proposed material deconstruction is necessary to restore the original roof form.

4. EXTERIOR WALLS

Original L-shaped structure was stabilized and set on a new concrete foundation c.1996. It has 2x4 wood framed walls and a 2x8 framed floor set on the concrete walls. The walls are sided in 1x6 drop-novelty siding painted white. The siding is in fair shade though the reinstallation of the walls over the c.1996 foundation has left the exterior walls unlevelled in some locations.

The applicant is proposing to make minor repairs to the exterior walls. Maintenance is required to address damaged wood siding on the north and west walls. The south wall is in overall good shape. The east wall is currently an interior wall of the house. It will be returned to an exterior wall if the additions are removed and the exterior will be resided with wood siding milled to match the historic drop novelty siding.

The trim work on the exterior walls is largely in poor condition. The soffits and fascia are deficient and suffering from deterioration. Staff has added Condition of Approval 4 to address these issues:

4. Where the historic exterior materials cannot be repaired, they will be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to replacement, the applicant shall demonstrate to the Planning Director that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. The Planning Director shall approve the replacement in writing.

Staff finds that the proposed material deconstruction is necessary for the restoration of the historic house. The proposed scope of work mitigates any impact that will occur to the historical significance of the building as its intent is to restore the original woodwork.

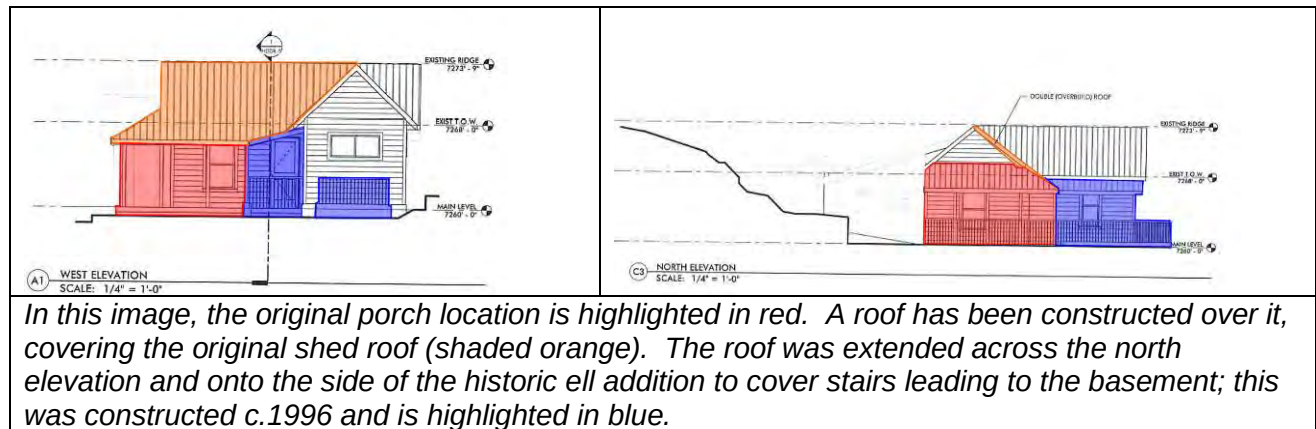
5. FOUNDATION

As previously discussed, a new foundation was added to this house in c.1996. There is no basement beneath the rear additions of the house. The applicant proposes only to remedy the water leaks that have occurred at the joints of the concrete walls and slab of the new foundation.

Staff finds that the proposed scope of work is routine maintenance and does not require HPB review.

6. PORCH

Existing porch floor is the new c.1996 concrete floor over the basement; it likely replaced an original wood deck. The porch posts are consistent in their location to those seen historically, however, overloading on the roof has caused them to be structurally unsound and require replacement. The porch railing consists of vertical 2x2 picket railing, but only around the non-historic c.1996 exterior basement stairs and north elevation of the wrap-around porch. The original porch roof has been modified; the original slope of the roof was built over with a new roof that extends from the top of the original ridgeline to the outside of the porch. The ceiling of the porch has been modified and covers the original open ceiling of the porch; these later additions have settled and are at varying slopes.



The roof structure will be reinforced and returned to its original form by removing overbuilt which exists over the original slope. The applicant proposes to remove structure added beneath the porch ceiling. The non-historic roof over the existing stairs will also be rebuilt to correctly tie into the reconstructed historic roof and correct drainage at the intersection with the historic porch. New railings will wrap the basement stairs. The historic porch will be reconstructed with new posts.

Staff finds that the proposed material deconstruction is required for the restoration of the original porch. Years of alterations have caused the materials to be replaced over time and settle at different rates. The introduction of an exterior basement stair in 1996 required an extension of the porch to protect the stairs from the elements. As the current owner is not proposing to modify the foundation, staff finds that reconstructing the porch roofs in a shed configuration is appropriate to maintaining the look and feel of the original porch structure.

Staff finds that the proposed material deconstruction is necessary for the restoration of the original porch.

7. DOORS

The applicant is proposing to remove the historic door on the front façade. The door is not a standard height and the frame has warped. The applicant has requested that they be able to expand the door opening to install a new IBC-compliant door. The original door opening is shaded in red below:



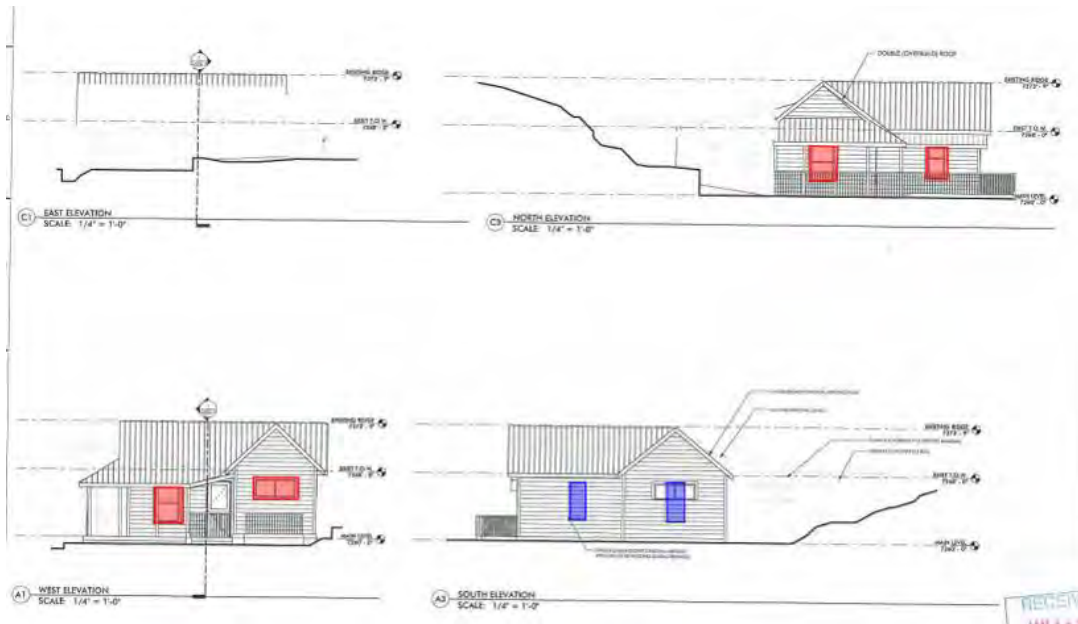
In the past, the HPB has been consistent about enforcing Specific Design Guideline B.4.1 which requires that historic door openings, doors, and door surrounds are maintained. Staff has added Condition of Approval #5 to address this issue:

#5. The applicant shall maintain the dimensions of the extant historic door openings. The new door shall be consistent with historic door styles.

Staff finds that the proposed exterior changes will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site.

8. WINDOWS

The existing windows are in poor condition and were added at multiple times. The frames are warped, the tracks don't allow for operation, the hardware is failing, and many were installed poorly to begin with. The applicant is proposing to replace the existing windows with new windows that match the historic window opening sizes. American Heritage Window Rebuilders has assessed the windows and found they are beyond repair (see Exhibit F). On the south elevation, windows have been covered and replaced with new sliding windows; the applicant is proposing to restore these original window openings. Staff has highlighted the original windows to be replaced in red and the original window openings to be restored in blue:



Staff finds that the proposed material deconstruction is necessary in order to restore and rehabilitate the house. Staff has added the following Conditions of Approval to ensure that the replacement windows will not detract from the architectural integrity of this structure:

#6. Historic window openings shall be maintained where existing and restored where they have been lost. The applicant shall replace the historic windows with new wood windows that match originals in all respects: size, dimensions, glazing pattern, depth, profile, and wood material. Special consideration shall be taken to ensure historic trim that has deteriorated beyond repair is accurately reconstructed around the new window units.

Staff finds that the proposed material deconstruction is necessary in order to restore the original window configuration and the proposed exterior change will not damage or destroy the exterior architectural features of the subject property that are compatible with the character of the historic site.

Recommendation:

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve the material deconstruction of non-historic and non-contributory materials at 243 Daly Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval. This site is listed as Landmark on the City's Historic Sites Inventory (HSI).

Finding of Fact:

1. The property is located at 243 Daly Avenue.
2. The site is designated as Landmark on the Historic Sites Inventory.

3. Based on Sanborn Fire Insurance maps and historic research analysis, the house was constructed prior to 1889 on land owned by the Ontario Mining Company. It was initially constructed as a one-story wood frame hall-parlor with a full-width front porch and rear additions, including a square addition off the back. By 1900, a rear addition was expanded north to create a bump out on the northeast corner of the house. This addition appears to have been extended to the east again by 1907.
4. By the time of the c.1941 tax photograph, a gabled stem-wing had been added to the front of the hall-parlor to create a T-shaped cross-wing house. The T-shaped cottages became a popular house form in the 1880s and 1890s and many hall-parlors were expanded by creating the cross-wing form.
5. The first recorded resident of this house was a Yugoslavian immigrant and widow named Katie Rubbick who lived in the house for much of her life alone. The ownership of the property first transferred from the Royal Street Land Co. To John E. Fritch in 1980; John was Katie Rubbick's son. Many of the improvements to the property occurred under the Rubbicks' ownership.
6. Between 1995 and 1998, Michael G. Malouf demolished the historic garage along Daly Avenue, constructed a foundation, and renovated the house for the first time.
7. On January 12, 2017, the Planning Department received a Historic District Design Review (HDDR) application for the renovation of the historic house and construction of a new addition at 243 Daly Avenue; the application was deemed complete on February 6, 2017. The HDDR application is still under review by the Planning Department.
8. The applicant proposes to remove existing front yard landscaping, likely constructed c.1998, and a non-historic railroad tie retaining wall. The applicant will also construct an LMC-compliant driveway in the front yard. The proposed work is routine maintenance and does not require HPB review.
9. The applicant proposes to remove a shed-roof addition that extends along the east (rear) wall of the original hall-parlor structure as well as a poured concrete root cellar/mechanical room on the east (rear) elevation of the house. These additions are clad in horizontal, corrugated metal panels and partially retain the hillside. The HPB finds that these additions do not contribute to the historic integrity or historical significance of the structure or site and may be removed.
10. The roof structure consists of 2x4 trusses with 1x8 collar ties at 24" on center. Sometime after 1941, the original gable of the house and hip roof of the porch were covered with a new shed roof that created an overbuild and changed the appearance of the original roof form. Additionally, the porch roof was extended on the north elevation of the stem-wing in order to cover exterior basement stairs that were constructed as part of the c.1996 renovation. The applicant is proposing to reinforce the roof structure from the interior and remove the non-historic overbuild that is causing structural deficiencies of the original roof form. The material deconstruction is necessary in order to restore the original roof form.
11. The historic walls were largely stabilized from the interior of the house during the c.1996 renovation. The new foundation has left the exterior walls unlevelled in some locations. The soffits and fascia are in poor condition. The applicant is proposing to make minor repairs. The proposed material deconstruction is necessary for the

restoration of the historic house. The proposed scope of work mitigates any impact that will occur to the historical significance of the building as its intent is to restore the original woodwork.

12. The foundation was constructed c.1996. The proposed scope of work to address any leaks at the joints of the concrete foundation is routine maintenance and does not require HPB review.
13. The original porch has largely been rebuilt over time. The existing porch floor is the new c.1996 concrete floor over the basement. The porch posts are consistent with what existed historically; however, overloading on the roof has caused them to be structurally unsound. The porch railing consists of 2x2 picket railing, but only exists on the non-historic c.1996 exterior basement stairs, a window well on the east façade and the north elevation of the wrap-around porch. The ceiling of the porch has been covered with new material that is settling at different rates. The roof structure will be reinforced and returned to its original form by removing the overbuilt which exists over its original slope. The applicant will also reconstruct the non-historic c.1996 porch roof on the north side of the stem-wing in order to correct structural deficiencies that have created an ice dam. The material deconstruction is necessary for the restoration of the original porch.
14. The applicant is proposing to remove the existing front door and replace it with a new historically compatible door. The proposed exterior changes will not damage or destroy the exterior architectural features of the subject property that are compatible with the character of the historic site.
15. The windows on the historic house are in poor condition. The majority are original but two windows have been covered and one replaced with a sliding window. The applicant is proposing to restore lost window openings and replace the existing windows with new wood windows. The proposed material deconstruction is necessary in order to restore the original window configuration and the proposed exterior change will not damage or destroy the exterior architectural features of the subject property that are compatible with the character of the historic site.

Conclusions of Law:

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

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on October 14, 2016. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
2. The applicant shall maintain the original gabled roof form including its original dimension, pitch, and height. Structural stabilization shall occur by adding new structural members to the interior of the roof.
3. Should restructuring the roof from the interior not be possible due to the condition of the existing roof structure, the applicant shall schedule a site visit with the Chief Building Official and Planning Director to evaluate the condition of the roof structure.

The applicant shall also submit a structural engineer's report to the Planning Director outlining the defects in the roof that prevent the new structure from being added alongside the existing roof members. The Physical Conditions Report and Preservation Plan shall be amended to document the condition of these walls and provide an updated scope of work to the satisfaction of the Planning Department. Any changes, modifications, or deviations from the approved scope of work shall be reviewed and approved by the Planning Director in writing prior to construction.

4. Where the historic exterior materials cannot be repaired, they will be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to replacement, the applicant shall demonstrate to the Planning Director that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. The Planning Director shall approve the replacement in writing.
5. The applicant shall maintain the dimensions of the extant historic door openings. The new door shall be consistent with historic door styles.
6. Historic window openings shall be maintained where existing and restored where they have been lost. The applicant shall replace the historic windows with new wood windows that match originals in all respects: size, dimensions, glazing pattern, depth, profile, and wood material. Special consideration shall be taken to ensure historic trim that has deteriorated beyond repair is accurately reconstructed around the new window units.

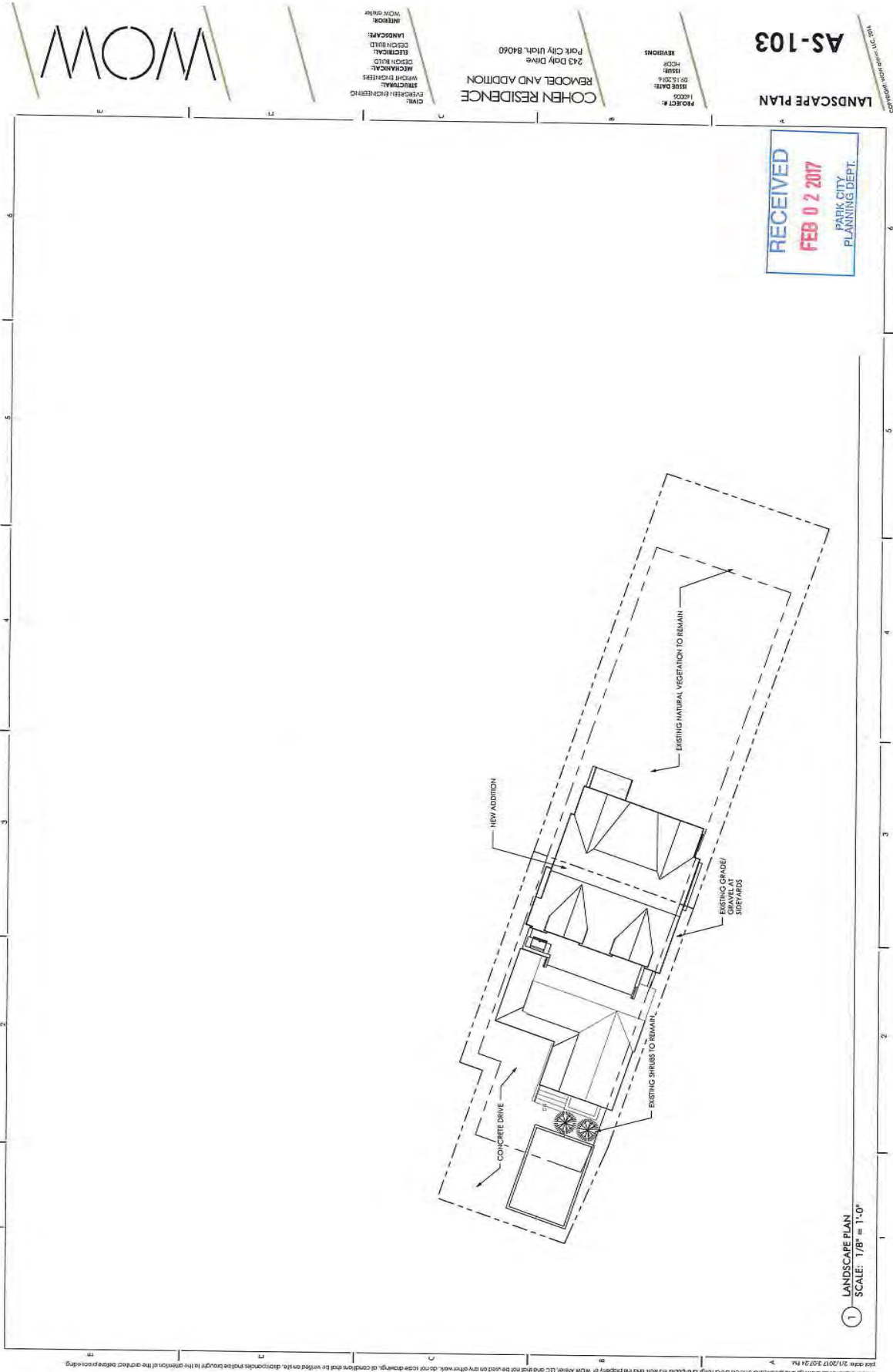
Exhibits:

- Exhibit A – HPB Checklist for Material Deconstruction
- Exhibit B – Plans
- Exhibit C – Physical Conditions Report
- Exhibit D – Historic Preservation Plan
- Exhibit E – Structural Engineering Report
- Exhibit F – Email from American Heritage Rebuilders

Exhibit A

Historic Preservation Board Material Deconstruction Review Checklist:

1. Routine Maintenance (including repair or replacement where there is no change in the design, materials, or general appearance of the elements of the structure or grounds) does not require Historic Preservation Board Review (HPBR).
2. The material deconstruction is required for the renovation, restoration, or rehabilitation of the building, structure, or object.
3. Proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.
4. The proposed scope of work mitigates any impacts that will occur to the visual character of the neighborhood where material deconstruction is proposed to occur; any impacts that will occur to the historical significance of the buildings, structures, or objects located on the property; any impact that will occur to the architectural integrity of the buildings, structures, or objects located on the property; and any impact that will compromise the structural stability of the historic building.
5. The proposed scope of work mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and on adjacent parcels.
6. Any addition to a Historic Building, Site, or Structure has been found to be non-contributory to the historic integrity or historical significance of the structure or site.



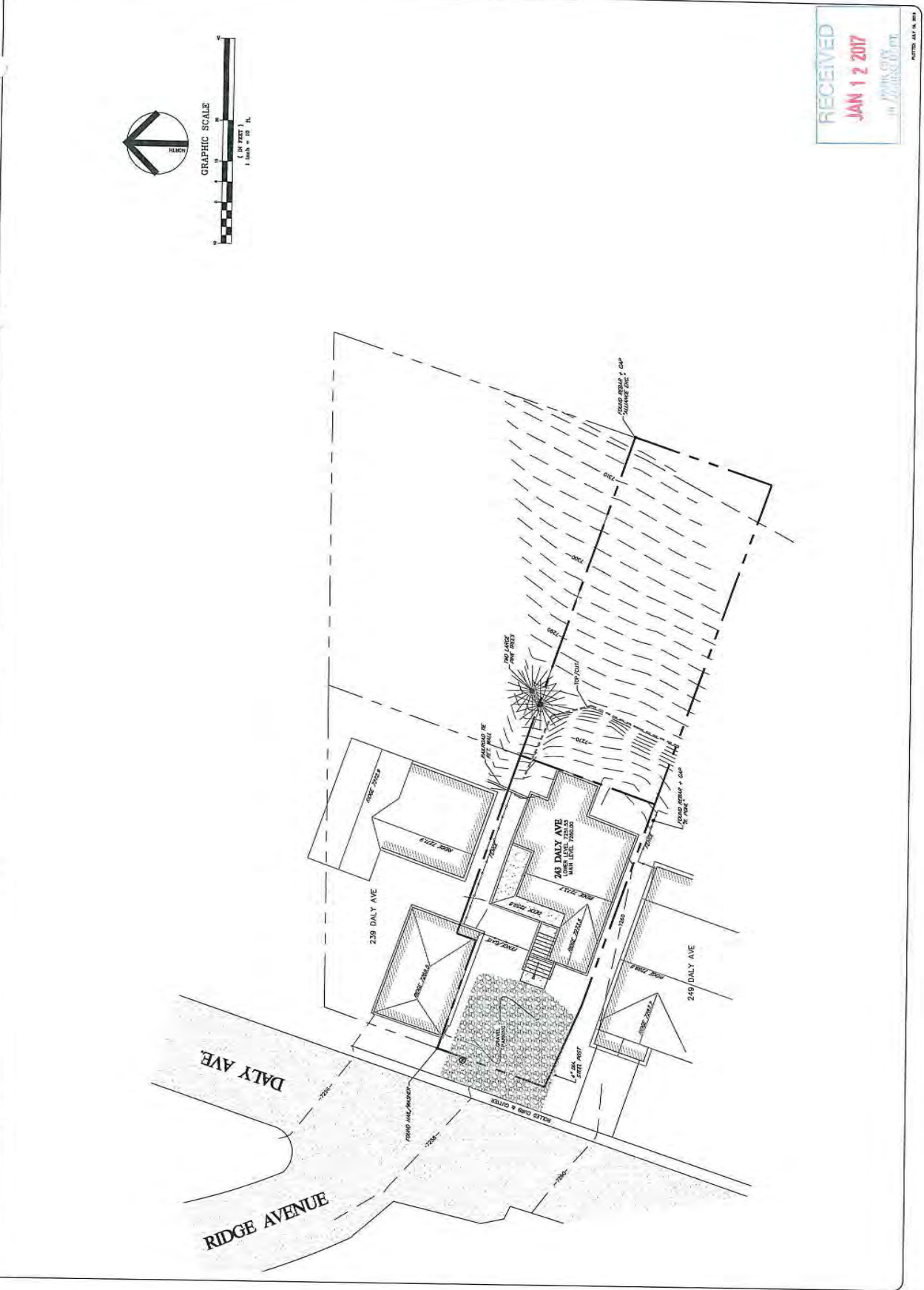
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PRELIMINARY TOPOGRAPHIC SURVEY

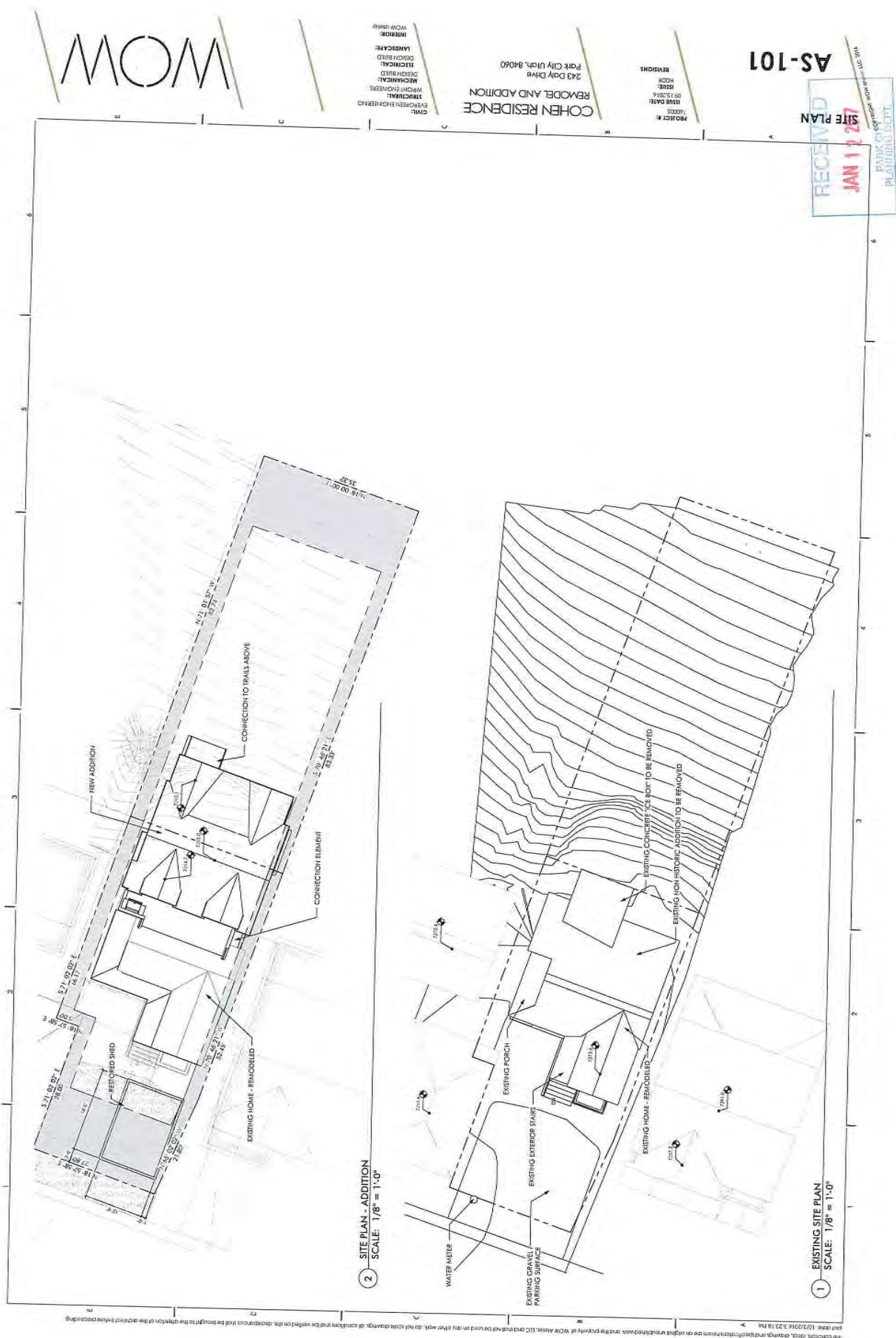
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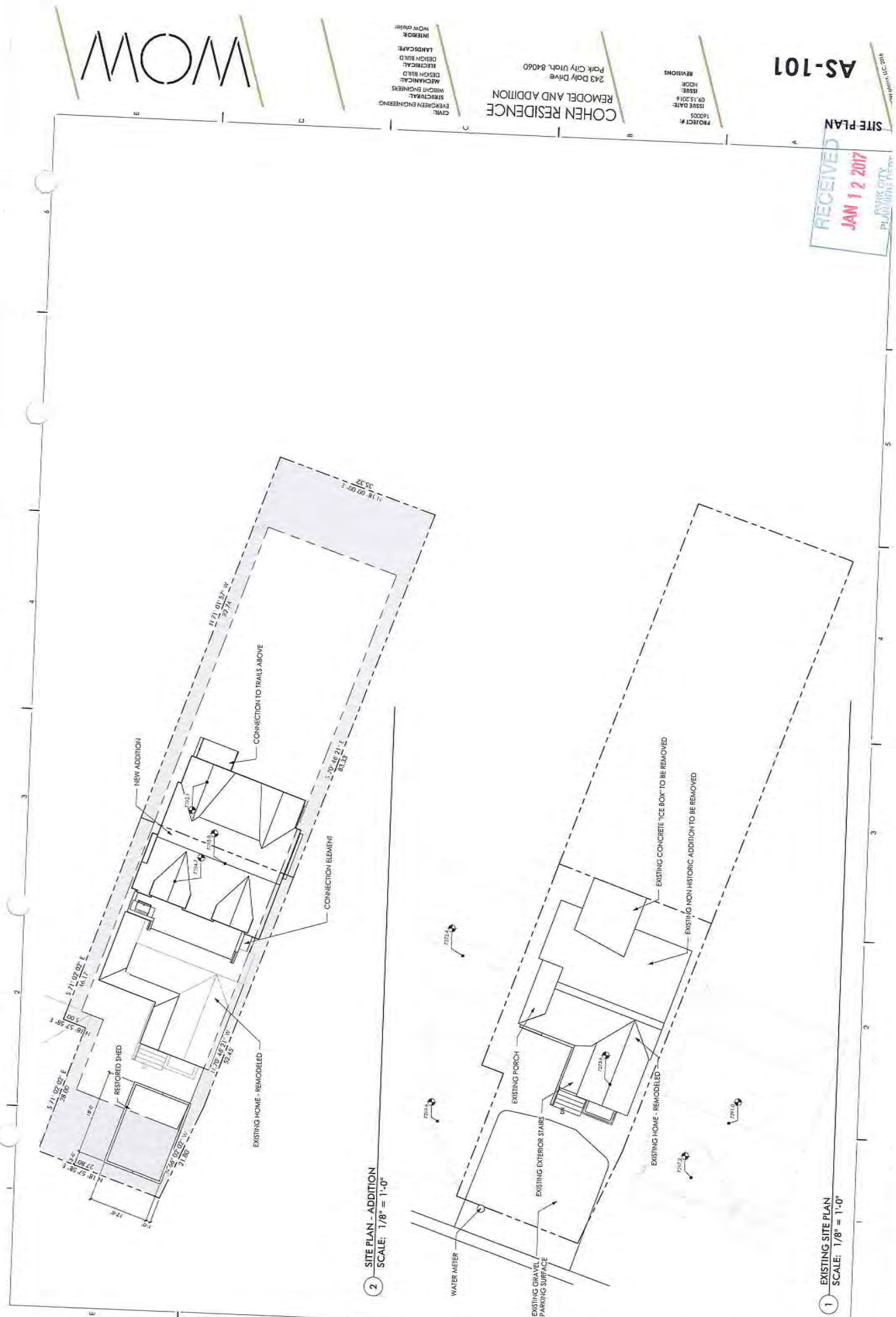
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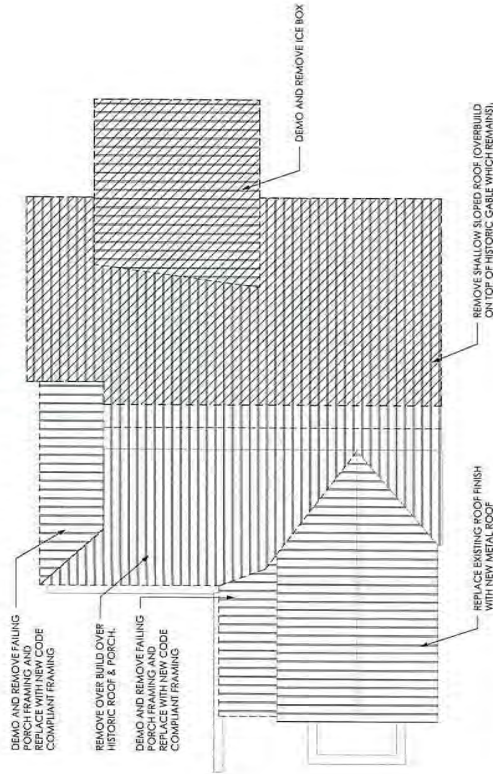
DATE	BY	COMMENTS



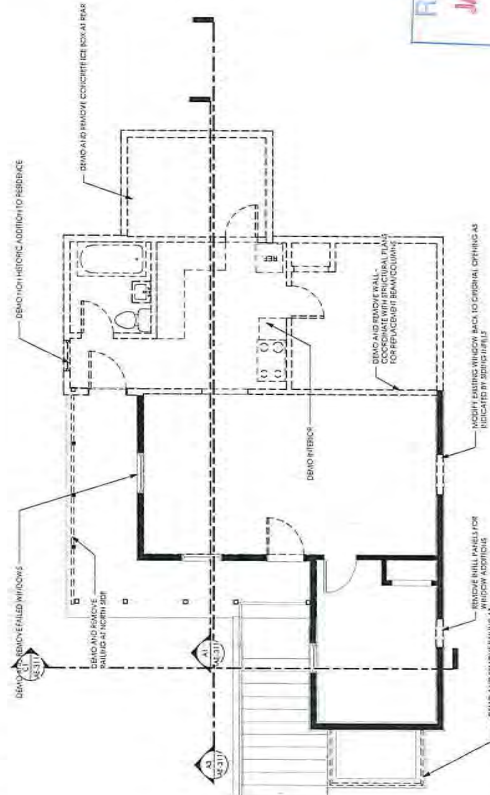


The consultant, its clients, and its staff shall not be held responsible for any errors or omissions in this plan. The consultant shall not be held responsible for any errors or omissions in this plan. The consultant shall not be held responsible for any errors or omissions in this plan.

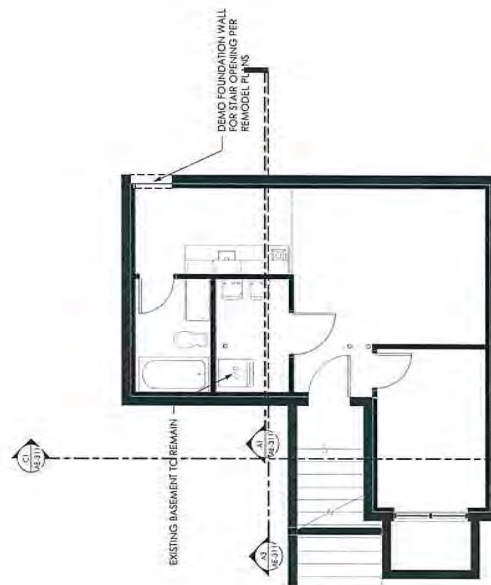




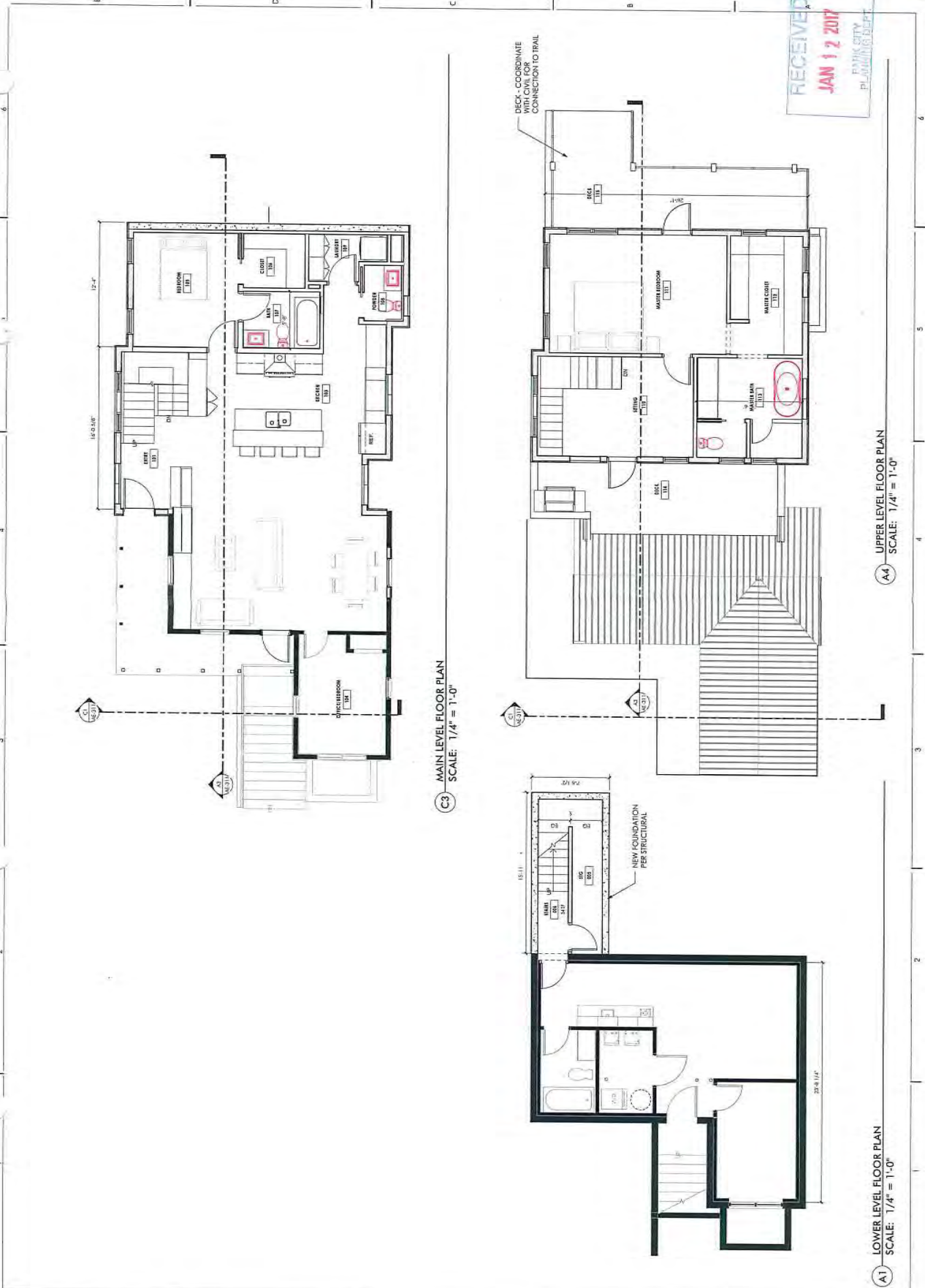
C3 ROOF - DEMO PLAN
SCALE: 1/4" = 1'-0"

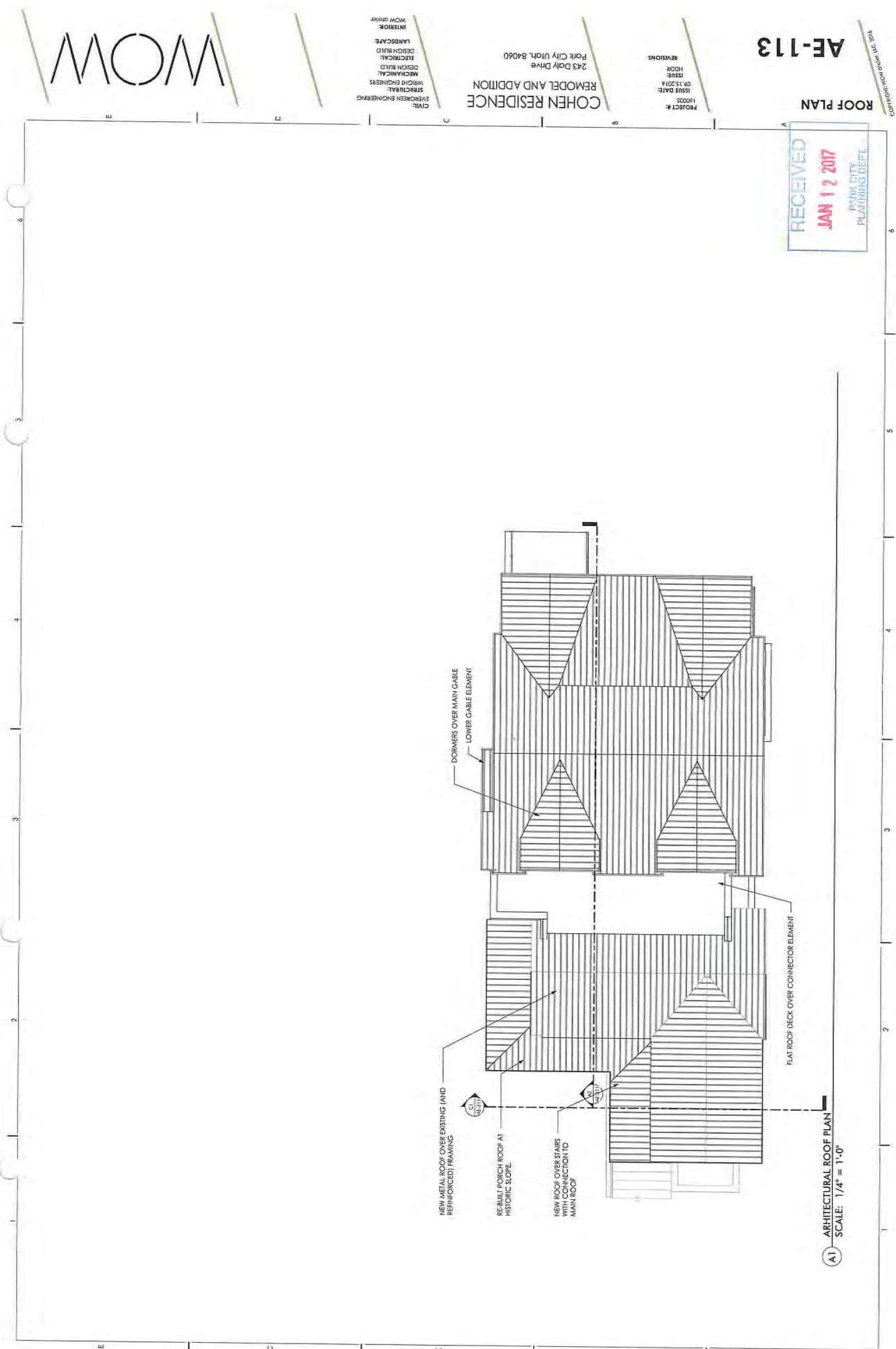


A3 LEVEL 1 - DEMO PLAN
SCALE: 1/4" = 1'-0"



A1 LOWER LEVEL - DEMO PLAN
SCALE: 1/4" = 1'-0"





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JAN 12 2017
PARK CITY
PLANNING DEPT.

ROOF PLAN

AE-113

PROJECT #:
16022
ISSUE DATE:
09.15.2014
REVISIONS:

COHEN RESIDENCE
REMODEL AND ADDITION
243 Dolly Drive
Park City Utah, 84060

CIVIL
STRUCTURAL
MECHANICAL
ELECTRICAL
LANDSCAPE
INTERIOR
WOW GROUP

WOW

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CIVIL
EYE/GREEN ENGINEERING
STRUCTURAL
MECHANICAL
DESIGN BUILD
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LANDSCAPE
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WOW GROUP

COHEN RESIDENCE
REMODEL AND ADDITION
243 Dady Drive
Park City Utah, 84060

PROJECT #:
150000
ISSUE DATE:
09.15.2016
REVISIONS
R001

EXISTING ELEVATIONS
AE-201

RECEIVED
JAN 12 2017
PARK CITY
PLANNING DEPT.

COURTESY: WOW GROUP, LLC 2016

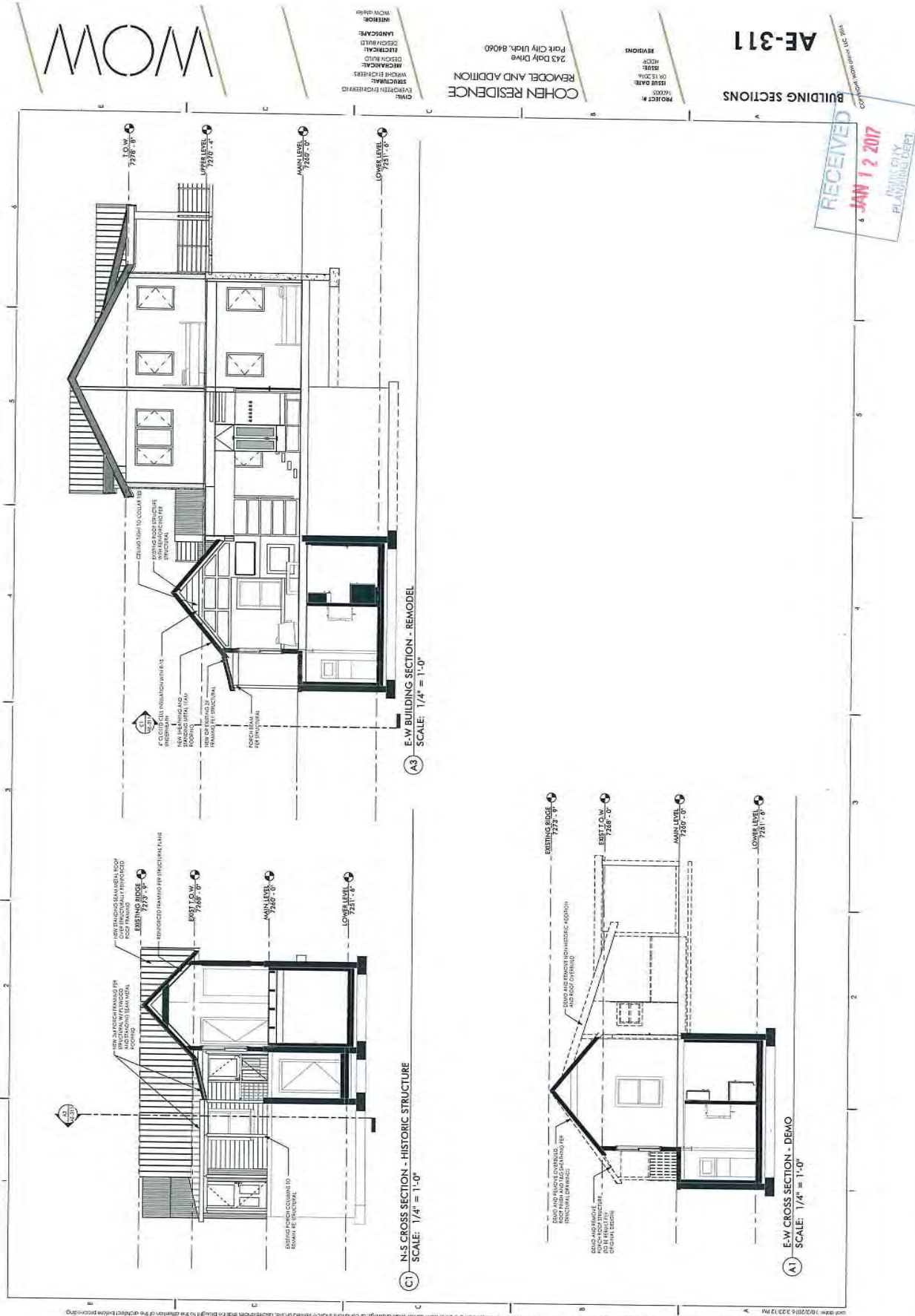
AE-211

MECHANICAL
ELECTRICAL
PLUMBING
PAINTING
WELDING
WOODWORK

- 27 HEIGHT LIMIT CHART AT NORTH FACE OF STRUCTURE



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JAN 12 2017
BANK CITY
PLANNING DEPT.



PARK CITY

1881

PHYSICAL CONDITIONS REPORTFor Use with the *Historic District Design Review (HDDR)* Application

For Official Use Only

PLANNER: _____ APPLICATION #: _____
DATE RECEIVED: _____**PROJECT INFORMATION**NAME: Alexander and Elizabeth Cohen
ADDRESS: 243 Daly Avenue
Park City, Utah 84060
TAX ID: PC-627-A OR
SUBDIVISION: _____ OR
SURVEY: _____ LOT #: _____ BLOCK #: _____
HISTORIC DESIGNATION: ☒ LANDMARK ☐ SIGNIFICANT ☐ NOT HISTORIC**APPLICANT INFORMATION**NAME: ALEXANDER AND ELIZABETH COHEN
MAILING: PO BOX 4272
ADDRESS: PARK CITY, UT 84060
PHONE #: (719) 216 - 6376 FAX #: () -
EMAIL: ALEXANDER.COHEN@USOC.ORG**APPLICANT'S REPRESENTATIVE INFORMATION**NAME: CHIMSO ONWUEGBU
PHONE #: (801) 712 - 4078
EMAIL: CHIMSO@BE-WOW.COMIf 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: _____
Name of Applicant: ALEXANDER COHEN
Mailing PO BOX 4272
Address: PARK CITY, UT 84060

Phone #: (719) 216 - 6376 Fax #: () -
Email: ALEXANDER.COHEN@USOC.ORG
Type of Application: HDDR 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: ALEXANDER COHEN
Mailing Address: PO BOX 4272
PARK CITY, UTAH 84060
Street Address/ Legal 243 DALY AVE, PARK CITY, UT 84060
Description of Subject Property: SINGLE FAMILY RESIDENCE

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 attach 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

JAN 12 2017

HPB Packet 5.3.17

PARK CITY
PLANNING DEPT.

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 (A)

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: Exterior Stairs

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

Estimated date of construction: 1994

Describe existing feature:

An existing set of concrete stairs provide access to a basement constructed in 1994.

Describe any deficiencies:

Existing Condition: ☒ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: 1, 14

Illustration Numbers: 1, 2

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



PHYSICAL CONDITIONS REPORT

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

1. Site Design (B)

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

Element/Feature: Front Yard Landscaping/ Non existent structure

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: _____

Describe existing feature:

The existing front yard landscaping is limited to a small area of gathered rocks on the south side of the property. The balance of the front yard is a gravel drive.

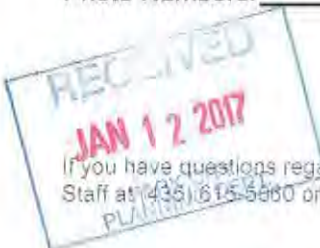
Historic photos show a small shed building typical to existing buildings along Daly Ave which is no longer standing

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

Photo Numbers: 1,2

Illustration Numbers: _____



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5800 or visit us online at www.parkcity.org Updated 10/2014.

PHYSICAL CONDITIONS REPORT

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

1. Site Design (C)

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: Rear Yard

This involves: ☐ An original part of the building

☐ A later addition

Estimated date of construction: _____

Describe existing feature:

The existing rear yard has been partially excavated for a planned (and abandoned) remodel of the home. The initial 22 feet of the site behind the existing structure has been severely cut and an addition 15' has been sloped up to the existing mountainside in anticipation of the remodel.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Photo Numbers: 9 Illustration Numbers: 2, 4

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



2. Structure (A)

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: Historic Structure

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

Estimated date of construction: c 1900

Describe existing feature:

In the early 1990's the original "L" shaped structure was stabilized and set on a new concrete foundation wall/ basement wall. It consists of 2x4 wood framed walls and a 2x8 framed floor set on the concrete walls. The roof structure consists of 2x4 trusses with 1x8 collar ties at 24" on center. Currently, there is an overbuild on the West side of the roof beginning at the ridge and continuing down to the edge of the porch which is not historic. there are also non historic soffit members. The original framed walls and historic framing are in good shape, however, the overbuilds and porch framing are failing and deteriorated.

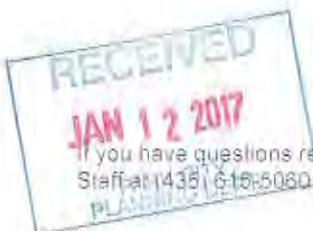
Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☒ Poor

The main roof structure is undersized and will required additional stabilization to bring it up to current codes. The porch roof structure is failing and will also need to be reinforced for safety.

Photo Numbers: 12, 13, 27 ,34

Illustration Numbers: 1, 2, 3, 5



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at 1435 616-5080 or visit us online at www.parkcity.org. Updated 10/2014.

2. Structure (B)

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: Basement Structure/ Deck

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: c 1994

Describe existing feature:

In 1994 a basement/ foundation was added under the original historic structure, along with exterior concrete stairs and a concrete deck was added in place of the historic porch.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

The concrete porch has a couple areas where water seeps through, which will need to be sealed to keep the basement dry. The roof over the stairs was improperly constructed and its connection to the main roofline is failing, causing undue stress to both the historic structure and the supporting columns due to excessive snow and ice build-up. This will need to be address during the initial re-roof phase.

Photo Numbers: 34,35, Illustration Numbers: 5



2. Structure (C)

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: Non historic/existing addition off the back

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

There is a plywood faced addition on the rear of the historic building, as well as a rough pour concrete ice box in the rear of the building which sit directly on a wood floor on the ground

Describe any deficiencies:

Existing Condition: ☐ Excellent

☐ Good

☐ Fair

☒ Poor

The entire addition is non historic and in poor shape.

Photo Numbers: 8,25

Illustration Numbers: 2, 3, 4



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

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: Existing Roof

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

Estimated date of construction: c1900 + Addition

Describe existing feature:

The original roof structure is in place and in good condition (though structurally undersized) with an overbuild addition on both slopes as well as a shed addition over the exterior stairs. The existing porch roof is not the original slope or configuration, as it is an overbuild from the ridge of the main roof. The roof is covered in a combination of different sheet metal profiles, including flat sheet metal, corrugated panels and bent flashing. There are not gutters or downspouts on the existing roof. The only current penetration is for an attic mounted furnace and a fascia mounted dryer exhaust. The soffits over the existing porch have been added in later years at a pitch different than the original structure, which are open to structure and painted.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☒ Poor

The flashing and drainage are major issues on this home. The additional roof over the stairs causes a damming issue at the valley, which is causing the porch columns and roof to fail. Additionally, the roof over the non historic addition is shallow and causes problems for the historic gable due to its overbuild construction.

The soffits are sagging, and not original and will need to be remedied.

Photo Numbers: 26, 27, 30

Illustration Numbers: 2, 4, 5



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: None

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

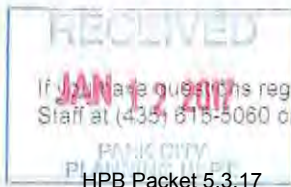
Estimated date of construction: _____

Describe existing feature:

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: _____ Illustration Numbers: _____



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

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: Historic Exterior Walls

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

Estimated date of construction: c 1900

Describe existing feature:

The original historic building has been raised and set on a concrete foundation with the exterior walls stabilized. The walls are sided in 1x6 shiplap siding painted white. The corner and top trim boards are 1x6 trim piece on each face. The fascia is a 1x6 board with a 2x2 cap piece. Window and door trims are 1x4 on the side casing with a 1x4 head casing and 1x2 crown. At the base is a 2x2 stool and 1x4 apron. The siding is in fairly good shape, though the reinstallation of the walls on the foundations left the exterior finish not level in some locations.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☒ Poor

The majority of the existing walls are in acceptable/good form, however, the soffits and fascias are deficient at all the areas of the porch as well as the connections to the earlier addition.

Photo Numbers: 1, 2, 4, 5, 6, 7, 11, 12, 13, 16

Illustration Numbers: 1, 2, 3, 4



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

Element/Feature: Porch and Porch Structure

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

Estimated date of construction: _____

Describe existing feature:

The existing porch is a concrete slab poured over the basement addition, and the structural posts for the porch roof sit on this slab. The porch railings are a vertical 2x2 picket railing which is also not historic.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

There are water leaks at the wall/slab joint which will need to be remedied.

Photo Numbers: 11, 12, 13, 31, 35 Illustration Numbers: 1, 4, 5



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.

Element/Feature: Rear Additions

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

Estimated date of construction: _____

Describe existing feature:

There is an existing addition to the original "L" structure which is clearly denoted by the change of materials. This addition sits on a wood floor without a foundation.

At the far east side, there is a rough formed concrete "ice box" which is also simply set on dirt with no historical relevance at all, and is used as a mechanical space.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

The walls of both addition sit on grade, and the roof is an overbuild on top of the historic home, covering the majority of the historic east gable. The roof of the ice box is a shed tied in to the first addition.

Photo Numbers: 7,8,9,25

Illustration Numbers: 2,3,4,5,



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: Basement Foundation/ Non historic addition foundation

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

Estimated date of construction: _____

Describe existing feature:

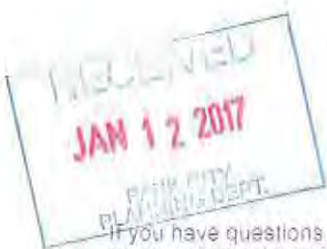
The historic structure sits on top of a new basement/foudnation, which is in good shape, however, the addition at the rear of the historic structure, has no foundation.

Describe any deficiencies:

Existing Condition: ☒ Excellent ☐ Good ☐ Fair ☐ Poor

The non existent foundation at the addition is not acceptable.

Photo Numbers: 34, 35 Illustration Numbers: 5



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

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

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

Estimated date of construction: _____

Describe existing feature:

The existing porch is a concrete slab poured over the basement addition, and the structural posts for the porch roof sit on this slab. The porch is located in the historic location of the original porch. Porch posts are 4x4 posts with a header connecting them. The porch railings are not historic, and consist of simple vertical 2x2 pickets with 2x4 top and bottom rails and 2x2 bracing rails top and bottom. The ceiling soffits of the porch are additions which were built underneath the original open ceiling, and at varying slopes. There is no ornamentation or brackets to speak of on the porch.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

The soffits have been repaired and reconstructed at various times, however, they are failing again due to insufficient roof structure. Additionally, the posts supporting the porch roof are failing (a number of them have been replaced already).

Photo Numbers: 11, 12, 13, 31

Illustration Numbers: 1,4,5



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: MEP and Utilities

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

The home is currently served by the following:

A 100A electrical system fed from an adjacent power pole to a meter located on the front wall of the house. It has a gas meter on the SW corner of the home, and the water meter is in the front yard.

It is heated by a furnace located in the attic with attic ductwork. No fire suppression exists. Plumbing is in place with a pump for the basement level.

Describe any deficiencies:

Existing Condition: ☐ Excellent

☐ Good

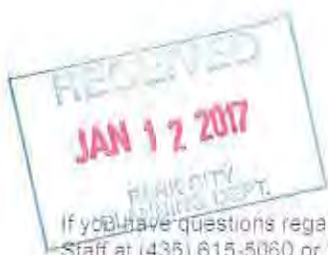
☒ Fair

☐ Poor

The locations of the power lines and electrical meters are not ideal, and a higher efficiency heating system should be installed.

Photo Numbers: 2, 7, 27

Illustration Numbers: 1,2



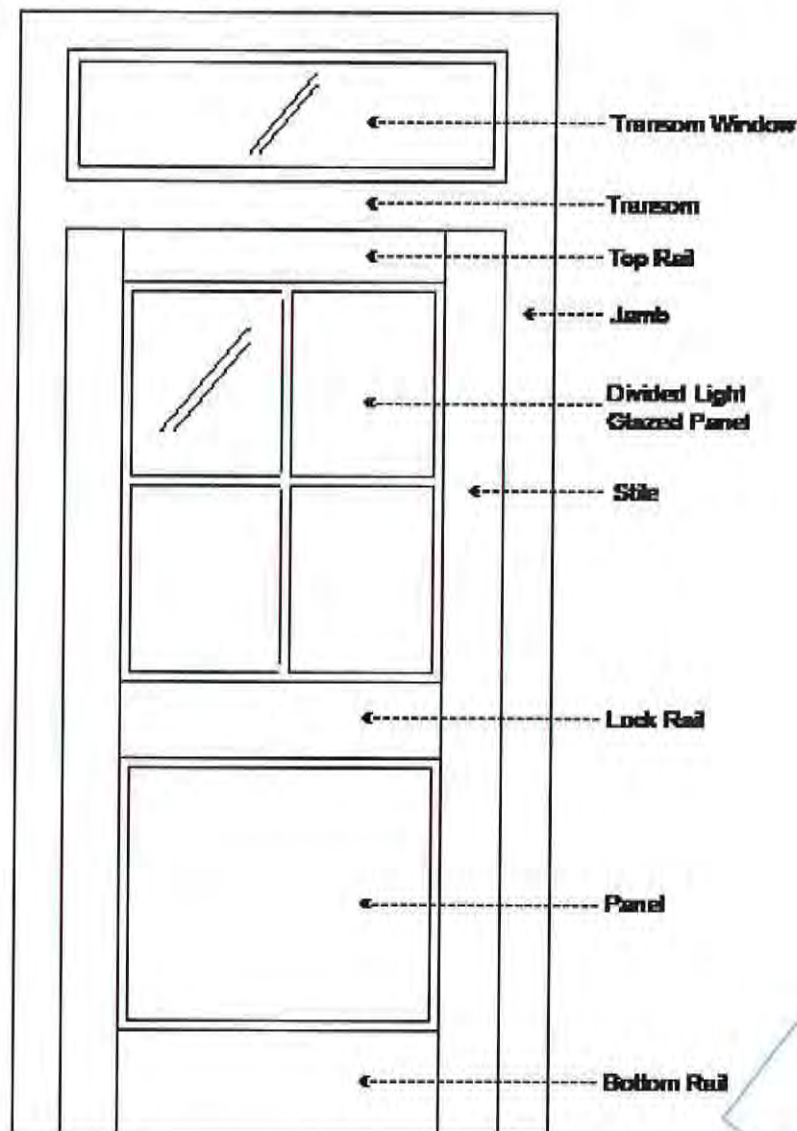
If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org Updated 10/2014.

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: 1

Number of existing replacement/non-historic doors: 1

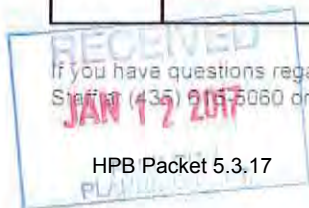
Number of doors completely missing: 0

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

Number of doors to be replaced: 2

Door #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
1	Poor	Not code compliant (not tall enough) and the frame is warped.	31	n
2	Fair	Not code compliant (not tall enough) and the frame is warped.	16	y
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

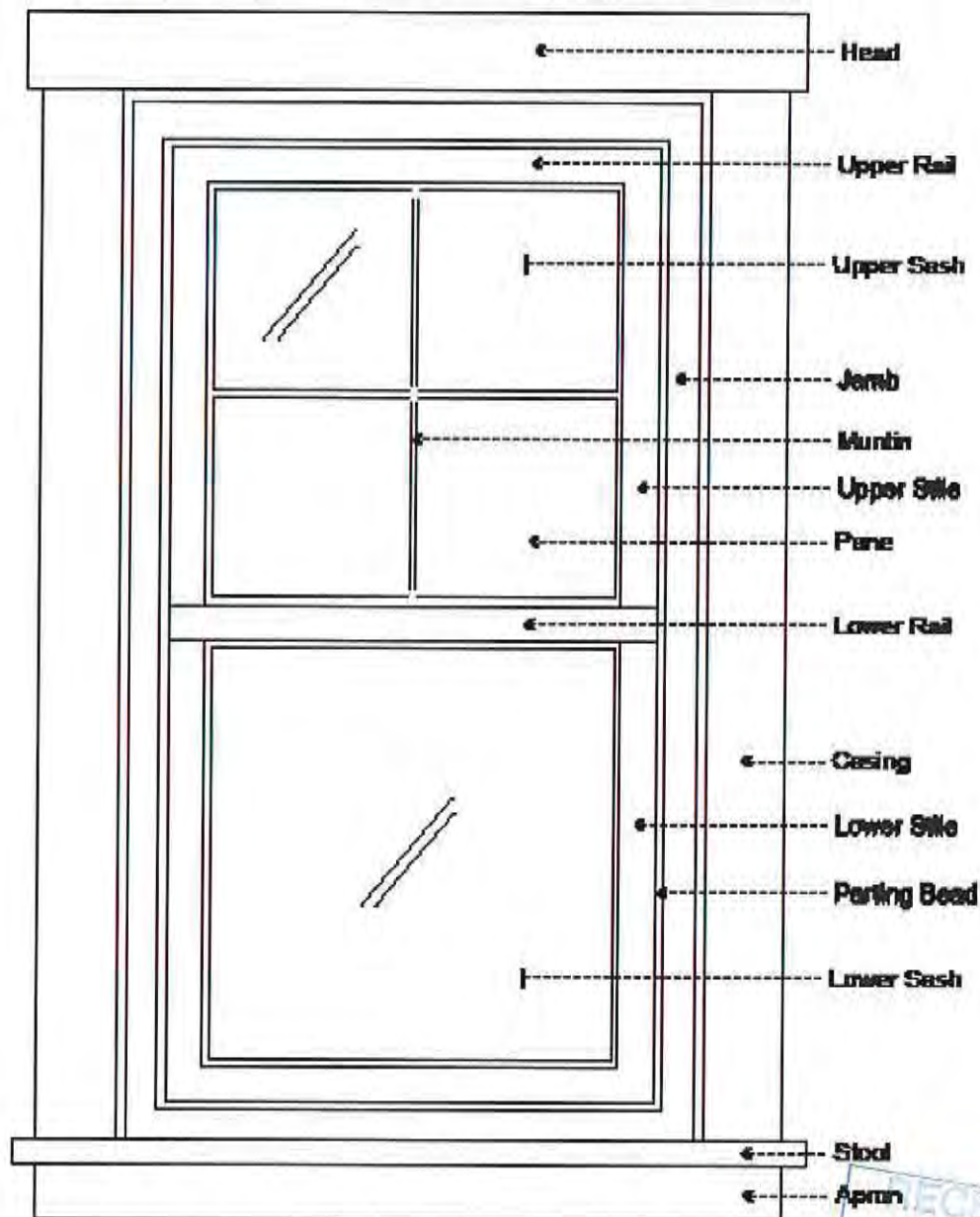
If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 933-5060 or visit us online at www.parkcity.org. Updated 10/2014.



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: 10

Number of historic windows on the structure: 3

Number of existing replacement/non-historic windows: 6

Number of windows completely missing: 1 (infill)

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

Number of windows to be replaced: 5 (includes 2 of different proportions than existing window/infill)

Window #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
1	Poor	Window frame is warped, track doesn't allow for operation, falling hardware and poor insulation	15	Y
2	Poor	Window frame is warped, track doesn't allow for operation, falling hardware and poor insulation, broken glass	36	Y
3	Poor	Window frame is warped, track doesn't allow for operation, falling hardware and poor insulation	37	Y
4	Poor	Window frame is warped, track doesn't allow for operation, falling hardware and poor insulation, rotting wood	40	Y
5	Poor	non existent - framed and filled in	6	Y
6	Poor	non historic window (original window size apparent by siding infill)	25	N
7	Poor	Window frame is warped, track doesn't allow for operation, falling hardware and poor insulation	8	N
8	Poor		10	N
9	Poor		10	N
10	Excellent		39	N
	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 435-701-5060 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: Historic Home Interior

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: c 1900

Describe existing feature:

The interior of the historic home is currently used as a bedroom and the living area. It is in relatively good condition, with the exception of some floor deflection.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

The floor structure may need to be stabilized.

Photo Numbers: 41, 42, 43, 44, 45, 46

Illustration Numbers: 6



Element/Feature: Basement

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

Estimated date of construction: c 1994

Describe existing feature:

The existing basement is an unfinished space with furring studs attached to the concrete foundation.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

There is some water infiltration issues due to the exterior grading and roof drainage issues.

Photo Numbers: 55, 56

Illustration Numbers: 7



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

Element/Feature: Additions

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

Estimated date of construction: _____

Describe existing feature:

The additons to the historic home currently house a bedroom as well as the kitchen and bath, along with a storage/mechanical room. The floors are simply wood framed over natural grade, and the walls weren't properly constructed or weatherproofed

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Lack of foundations
Insufficent structure
Inadequate waterproofing on the walls
Floor structure sits on grade

Photo Numbers: 47,48,49,50,51,52,53,54

Illustration Numbers: 6





PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #1: West Elevation



JAN 17 2017

Photo #2: West Elevation



PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #3: South Elevation



Photo #4: South Elevation



PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #5: South Elevation



Photo #6: Infilled Window



PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #7: South Elevation



Photo #8: Rear Addition



PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #9: Existing Excavated Rear Yard



Photo #10: Northern Roof

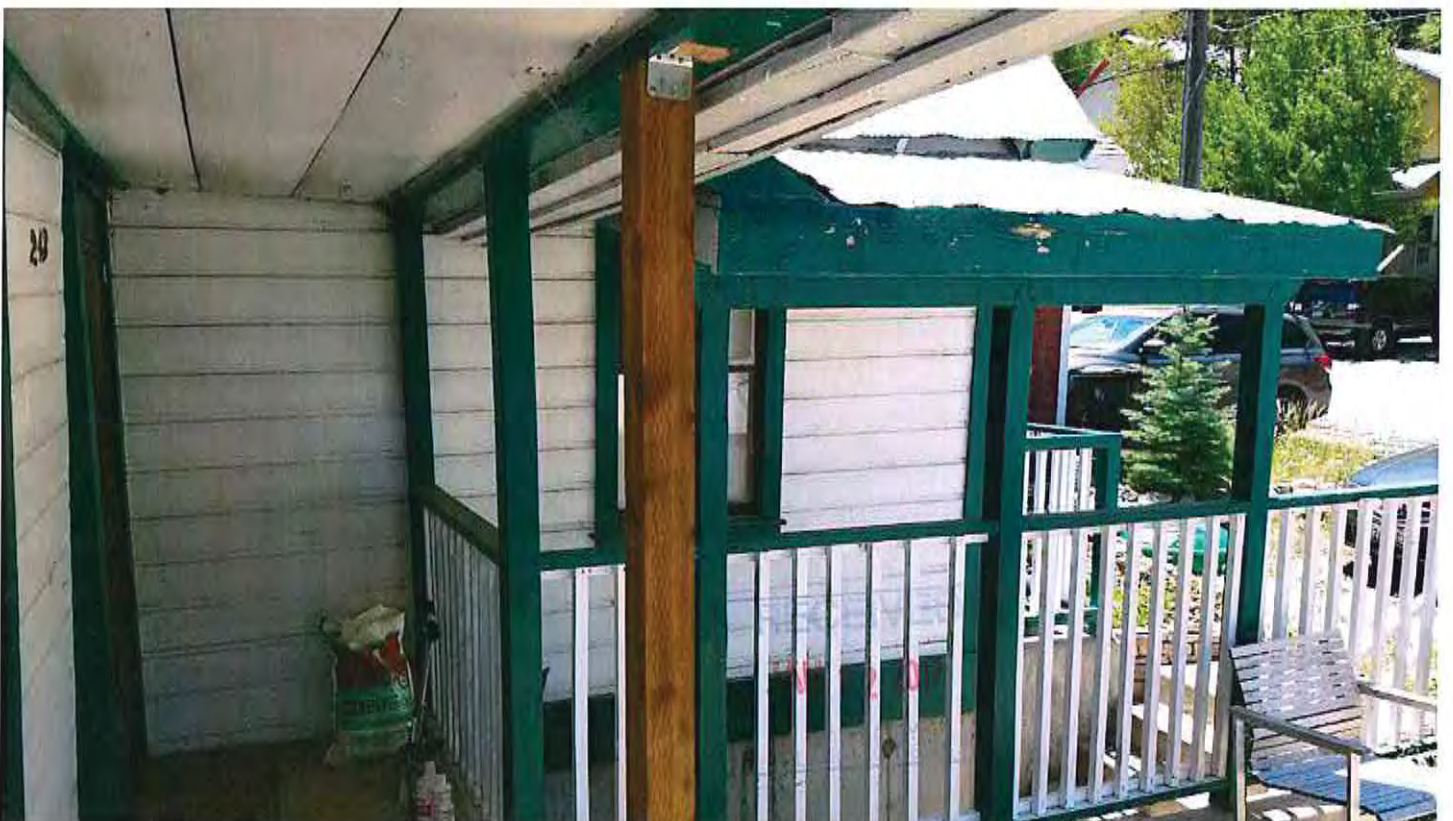


PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #11: Roof to Roof Connection



Photo #12: Roof Structure



PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #13: Roof Cricket

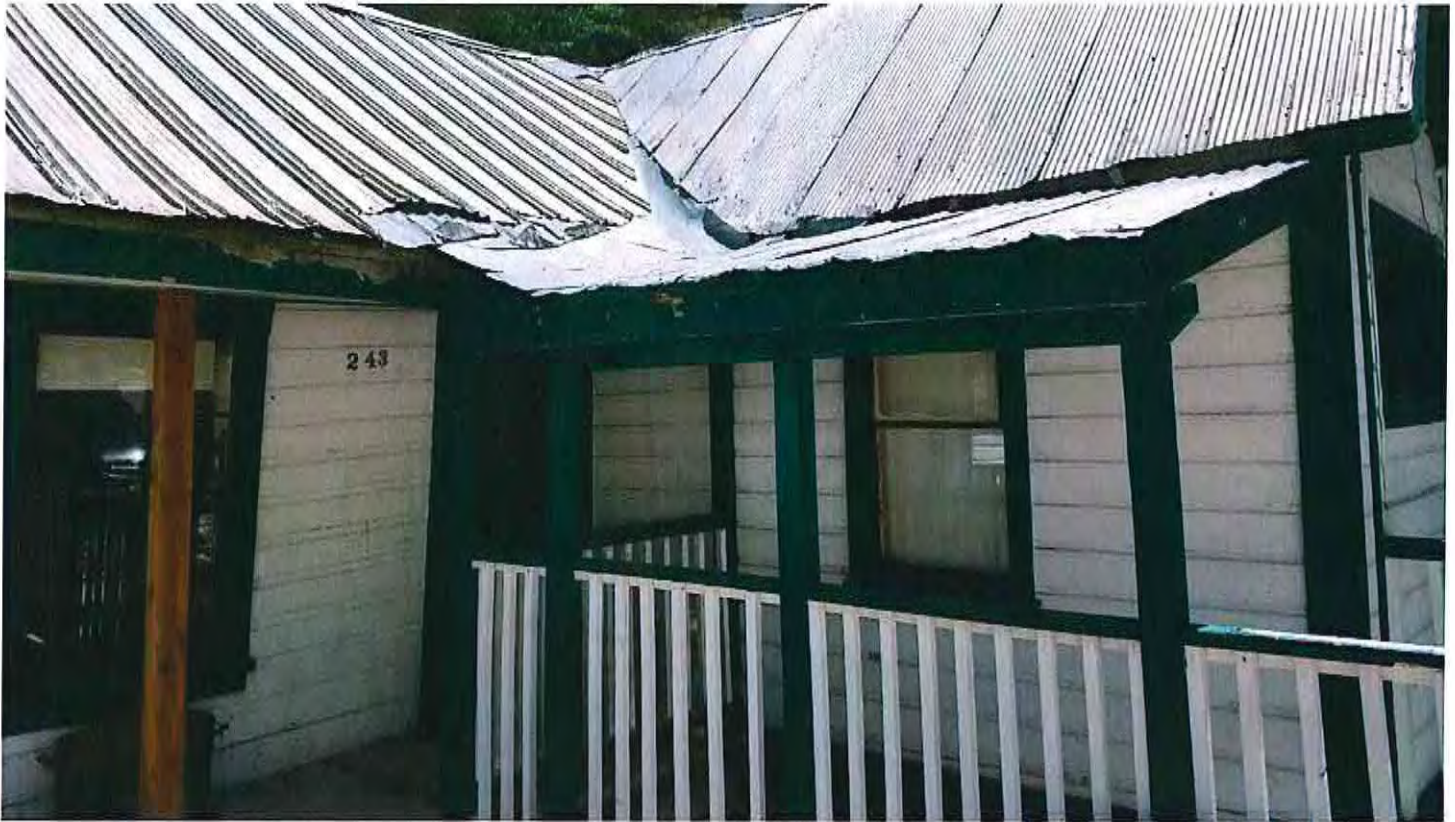


Photo #14: Basement Stairs



PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #15: Existing Window



Photo #16: Patio Roof Structure



PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #17: Roof Cricket



Photo #18: Existing Roof Flashing



RECEIVED

JAN 12 2017

HPB Packet 5.3.17

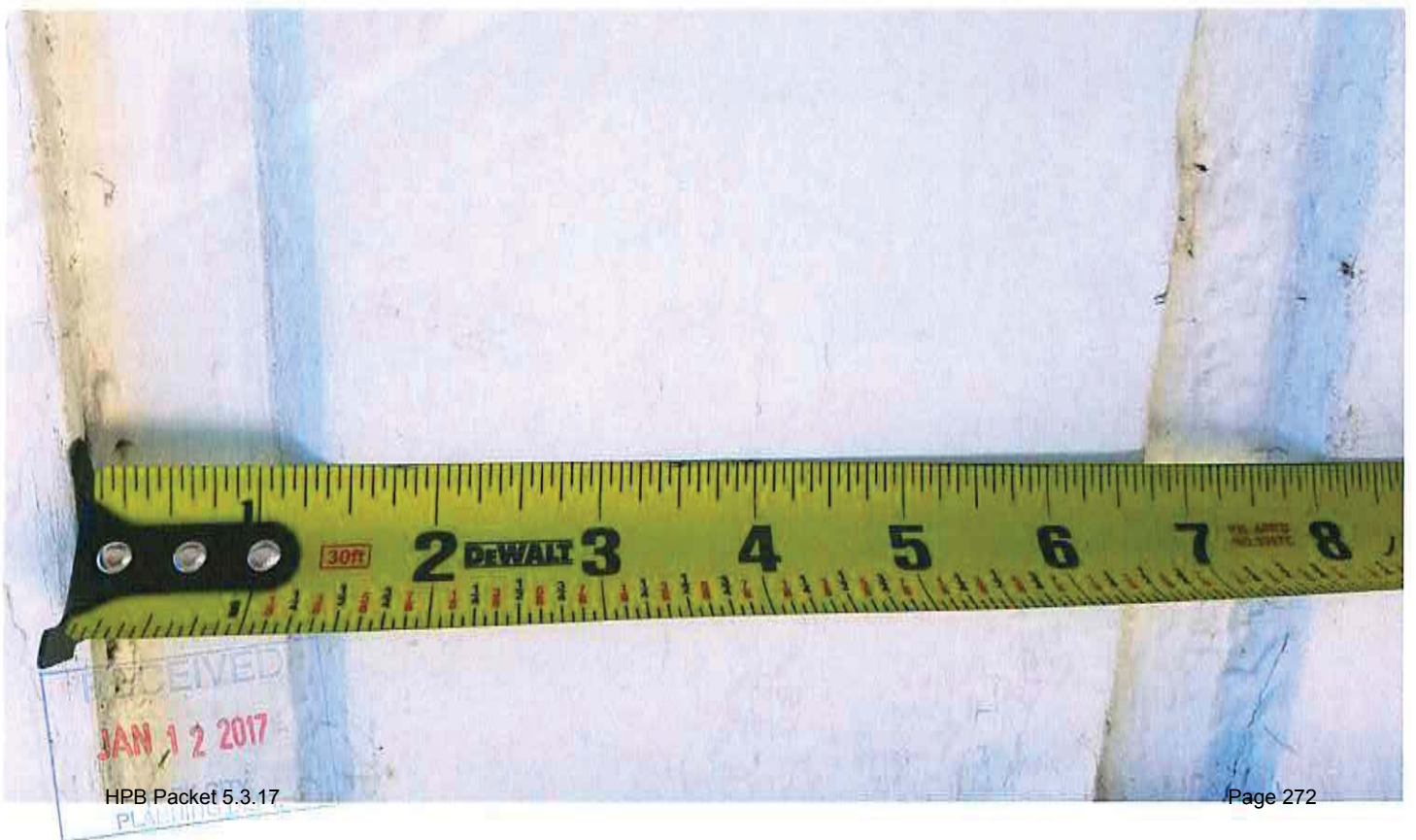
PARK CITY
PLANNING DEPT.

PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #19: Window Trim Measurement



Photo #20: West Elevation



PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #21: Roof Soffit Thickness



Photo #22: Window Trim Dimension



PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #23: Window Sill Dimension



Photo #24: Roof



PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #25: South Elevation



Photo #26: Roof Built Up



PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #27: Roof Structure



Photo #28: Roof Structure



PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #29: Window Sill



Photo #30: Roof Structure



PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #31: West Roof Elevation



Photo #32: Roof Flashing



PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #33: Roof Cricket



Photo #34: Basement Steel Beam to Foundation Connection



PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #35: Deck Slab from Basement Below



Photo #36: Roof to Roof Connection



PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #37: Roof to Roof Connection



Photo #38: Roof Above Basement Stairs



PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #39: Basement



Photo #40: Porch



PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #41: Interior



Photo #42: Interior



PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #43: Interior



Photo #44: Interior



PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #45: Interior



Photo #46: Interior



PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #47: Interior



Photo #48: Interior



Photo #49: Interior

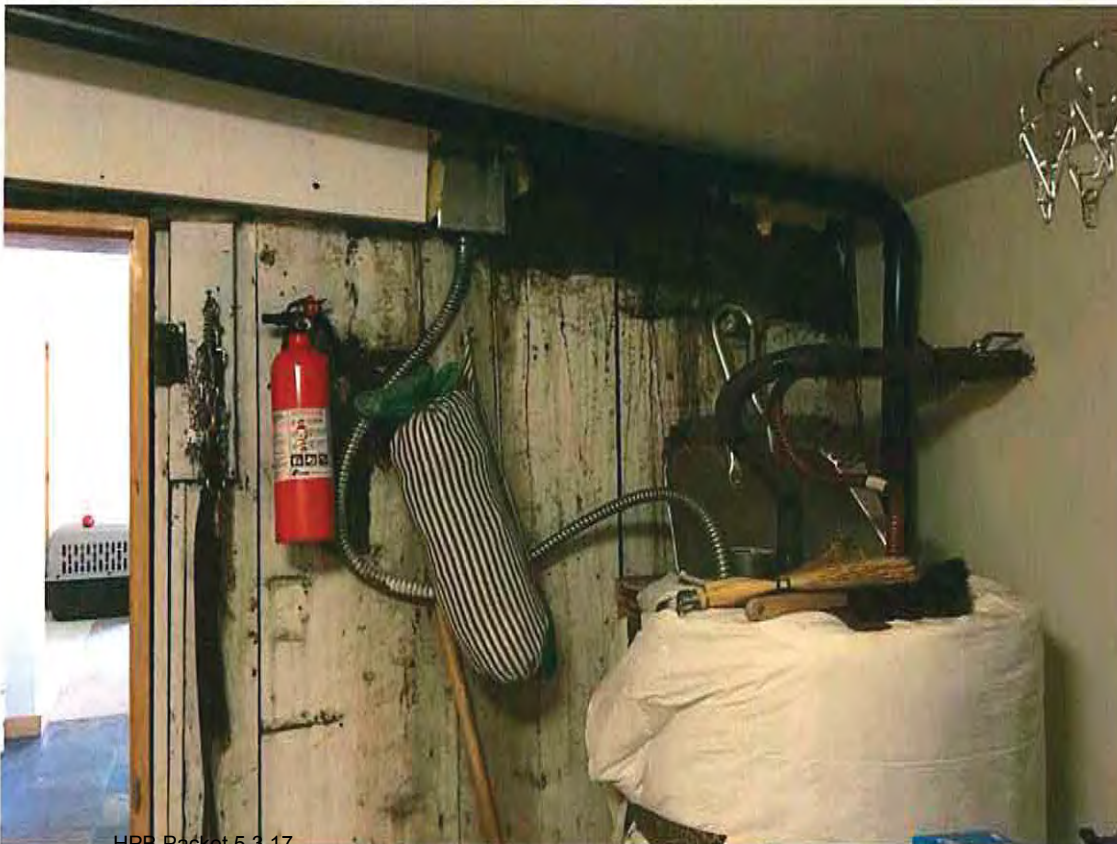


PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #50: Interior



Photo #51: Interior



PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #52: Interior



Photo #53: Interior



Photo #54: Interior



PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #55: Interior



Photo #56: Interior



PHYSICAL CONDITIONS REPORT - PHOTO DOCUMENTATION

Photo #57: Interior

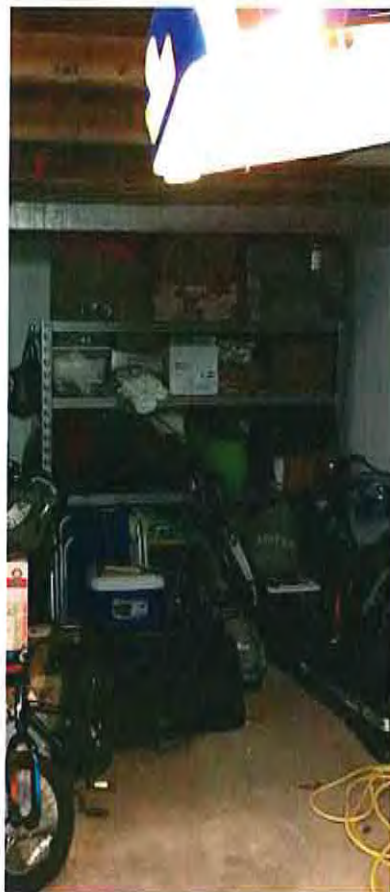


Photo #58: Interior





Exhibit D

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: 243 Daly
ADDRESS: 243 Daly Avenue
Park City, Utah 84060

TAX ID: PC-627-A _____ OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: ALEXANDER AND ELIZABETH COHEN
PHONE #: (719) 216 - 6376 FAX #: () -
EMAIL: alexander.cohen@usoc.org

Site Design

Use this section to 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: Historic Shed/ Front Landscaping

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 goal during the design and construction phase is to reconstruct the storage shed/garage located at the front of the property as well as beautify the landscaping in the front.

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: Historic Structure

This involves: ☒ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

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

The majority of the exterior wall structure appears to be intact and structurally sound because it was upgraded when the basement foundation was constructed. See below for roof scope of work.

The non historic additions at the rear of the building will be removed.



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: Roofs

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 main gable roofs will require some preservation work to bring the roofs up to current structural codes. The existing structure which exists under several layers of overbuilds will remain as is, and will be reinforced per structural engineer design. The porch roof structure will be restored to its original state by removing the overbuilds which currently create a single slope roof from ridge to eave, though historically, there was a slope change at the porch. The non historic roof over the exterior stairs will also be rebuilt to correctly tie into the rebuilt historic roof and provide proper drainage.

Non historic roof overbuilds at the East side will be removed.

Chimney

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

Element/Feature: Not Applicable

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

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: West 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:

West Wall - Only minor repairs will be required to the West wall.

Element/Feature: North 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:

North Wall - The original historic North wall will required only minor repairs, however, there will be demolition and removal of the additions to the original structure.



Element/Feature: East 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:

The East wall of the building is currently an interior wall within the house. A portion of the wall will be refinished to an exterior wall with siding to match the historic applied at the connection to the addition.

Element/Feature: South 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:

The majority of the South wall is in good shape, however, there is a non historic window which exists that will be removed and replaced with a new window to match the historic size. Additionally, another historic window which is now sided over will be cut back in to the wall. Both of the windows described above can clearly be seen on the wall as the siding transitions at clear cut lines.



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.

Foundation

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

Element/Feature: Foundation

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

The historic home has a new concrete basement/foundation below it, so no additional foundation work will be required other than as necessary to connect the new foundation for the addition into it, or repairs as discovered during construction.

Porches

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

Element/Feature: Porch

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

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

The existing porch floor is a new concrete floor over the basement, and will remain. The porch posts are consistent in their location to their historic location, however overloading has caused them to be structurally unsound, so they may be replaced with new 4x4 posts. The roof structure will be reinforced and returned to its original form by removing the overbuilds which exist over the original slope. There is additional structure which was added under the soffits to help with the inadequate main structure which will be removed, and the structure exposed. There are and never were brackets or other ornamentation. Additionally, the railing around the porch will be removed as it wasn't historic. The railing around the basement stair will remain for code compliance.

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: Door #1

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Door is not historic, and will be demo'd and removed prior to the construction of the new addition.

Element/Feature: Door #2

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

A new door will be re-built to meet the requirements of the code - style, and materials will match the existing.

JAN 12 2017

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: Window #1

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

A new all wood double hung window will be installed matching the existing window.

Element/Feature: Window #2

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

A new all wood double slider window will be installed matching the existing window.

JAN 12 2017

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: Window #3

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

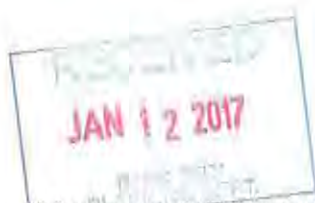
A new all wood double hung window will be installed matching the existing window.

Element/Feature: Window #4

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

A new all wood double slider window will be installed matching the existing window.



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.

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: Window #5

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

A new all wood double hung window will be installed matching the historic window proportions as noted by the cuts in the siding.

Element/Feature: Window #6

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

A new all wood double hung window will be installed matching the historic window proportions as noted by the cuts in the siding.



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.

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: Window #7

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:

Window will be removed during the demo phase of the project.

Element/Feature: Window #8

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:

Window will be removed during the demo phase of the project.



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.

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: Window #9

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:

Window will be removed during the demo phase of the project.

Element/Feature: Window #10

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:

Window will remain intact.



Mechanical System, Utility Systems, Service Equipment & Electrical

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

Element/Feature: Mechanical System, Utility Systems, Service Equipment & Electrical

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

All existing systems will be upgraded. Electrical will be run underground from the power pole to a new meter and panel. The gas meter will remain. Water will most likely be upsized in order to provide the required fire suppression systems. A new boiler will be added as the source of radiant heating for the historic home and the addition.

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: Rear Addition

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

The proposed is a two story addition at the rear (East) of the home. The main level addition is 700 square feet and will house the kitchen, bathroom, laundry and a bedroom. The upper level addition is a 566 square foot addition master suite. Additionally, there is a deck of the second level on the west side to partially serve as the transition between the historic home and the new addition. There will also be a deck off the rear.

4. PROJECT TEAM

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

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

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

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

5. SITE HISTORY

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

6. FINANCIAL GUARANTEE

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

7. ACKNOWLEDGMENT OF RESPONSIBILITY

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

Signature of Applicant: _____ Date: _____

Name of Applicant: _____



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:



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.

Exhibit E



April 13, 2017

WOW atelier
17 E 400 South
Salt Lake City, UT 84111
Attention: **Chimso Onwuegbu**

Subject: Cohen Residence Remodel
Re-Roof Existing Structure

Dear Chimso:

On Wednesday July 27, 2016, a representative from our office visited the residence located at 243 Daly Avenue in Park City, UT. The purpose of the visit was to observe the existing roof structure to determine the extent of required upgrades that would need to be included during a reroofing project that was to occur on the existing structure. The following is a description of what was observed in the existing roof structure that was accessible at the time of the visit.

The existing roof was constructed of 2x6 rafters with a maximum spacing of 24" on center. The rafters were tied together with a 1x8 collar tie, no ridge beam was observed in the structure's roof. The existing diaphragm consisted of an approximately 3/4" thick T&G system over the top of the existing 2x6 rafters. The ceiling joists were observed to be 2x6 boards at the same spacing of the existing rafters. Overall the existing roof structure appeared to be in good condition without any visible sign of decay or damage.

At the back of the house, a newer expansion to the existing house was constructed with a shed roof that was overbuilt on top of the existing 2x6 rafters. This was evident due to the fact that the original wood shingles were observed on the back side of the original sloped roof underneath the overbuilt shed roof.

Additionally, the entire roof was covered with a metal roofing material that was installed directly over the original wood shingles. This was observed in the attic space and also along the eaves where the rafter tails were exposed and the original wood shingles were visible, sandwiched between the metal roofing and T&G decking on top of the 2x6 rafters.

Las Vegas
Irvine
Phoenix
Salt Lake
Tucson

The existing porch framing could not be easily verified as the underside of the porch roof was covered by a solid wood board soffit. Without knowing the exact configuration and sizes of the framing members, a minimum size of framing members and porch roof layout was specified on the construction documents stamped and signed on August 24, 2016.

A reroof of the existing structure requires that all the existing metal roofing, original wood shingles and T&G decking be removed from the existing rafters. The existing rafters were permitted to remain in place, however, calculations provided with the construction documents, stamped and signed on August 24, 2016, showed that new 2x6 rafters and collar ties were required to be sistered to the existing rafters to reinforce the structure. Additionally, new 3/4" plywood per the framing plan notes and general structural notes contained in the construction documents is required to be installed.

Please contact our office should you have any further questions regarding this matter.

Best regards,

WRIGHT ENGINEERS

A handwritten signature in blue ink that reads "Kirk Winegar".

Kirk Winegar

9160 S. 300 W.
Suite 2
Sandy, UT 84070

801.352.2001

wrightengineers.com

Exhibit F

Anya Grah

From: Chimso Onwuegbu <chimso@be-wow.com>
Sent: Wednesday, April 19, 2017 7:31 PM
To: Anya Grah
Subject: Fwd: Window replication recommendation

See email below from American Heritage Windows regarding the Cohen Residence.

Thanks

chimso onwuegbu chimso@be-wow.com cell 801.712.4078



----- Forwarded message -----

From: Elizabeth Cohen <elizabeth.g.cohen@gmail.com>
Date: Wed, Apr 19, 2017 at 7:29 PM
Subject: Fwd: Window replication recommendation
To: Alexander Cohen <alexander.cohen@usoc.org>, Chimso Onwuegbu <chimso@be-wow.com>

Sent from my iPhone

Begin forwarded message:

From: Philip Kearns <philip@vintagewindows.com>
Date: April 19, 2017 at 5:26:03 PM MDT
To: "Elizabeth.G.Cohen@gmail.com" <Elizabeth.G.Cohen@gmail.com>
Subject: Window replication recommendation



Dear Elizabeth Cohen,

After having seen the windows on 243 Daly Ave. Park City, UT 84060, I have concluded that the windows have suffered far too much exposure without maintenance to be salvageable. Any repairs done to these windows would not withstand the test of time and would not be something that we would invest in. My recommendation is to have these windows replicated. Our

replication process is traditional in style and construction and has been approved by Landmark Compliance in Salt Lake City.

Thanks again,

Phil Kearns

American Heritage Window Rebuilders

46 E Herbert Ave

SLC, UT 84111

[801-359-6639](tel:801-359-6639)



Historic Preservation Board Staff Report

Planning Department

Author: Anya Grahn, Historic Preservation Planner
Subject: Material Deconstruction Review
Address: 911 Empire Avenue
Project Number: PL-17-03441
Date: May 3, 2017
Type of Item: Administrative – Material Deconstruction and Reconstruction

Summary Recommendation:

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve the material deconstruction of non-historic and non-contributory materials at 911 Empire Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval. This site is listed as Landmark on the City's Historic Sites Inventory (HSI) and was listed on the National Register of Historic Places on July 12, 1984, as part of the Mining Boom Era Residences Thematic District.

Topic:

Address: 911 Empire Avenue
Designation: Landmark
Applicant: Tom Peek, represented by architect Jonathan Degray
Proposal: Material Deconstruction of post-1983 railroad tie retaining wall, contemporary concrete block retaining wall, non-historic fence; demolition of post-1941 rear additions; non-historic porch railings on the front porch and post-1941 enclosed porch on the southwest corner; two (2) original front doors on the east and north facades and one (1) post-1941 door on enclosed porch; removal of 9'x9' section of lower level façade wall to construct an invisible garage door; thirteen (13) historic wood windows; non-historic asphalt shingle roofing; brick chimney.

Background:

On January 17, 2017, the Planning Department received a Historic District Design Review (HDDR) application for the property at 911 Empire Avenue. The application was deemed complete on January 19, 2017. The Historic District Design Review (HDDR) application has not yet been approved, as it is dependent on HPB's Review for Material Deconstruction approval.

The property is located at 911 Empire Avenue on a developed lot. The site is designated as Significant on the City's Historic Sites Inventory (HSI) (See [Historic Site Form](#)).

History of Development on this Site

In c.1895, Ernest Lynn Kimball took out a mortgage for \$300, likely to construct this house; Kimball had purchased the property three years earlier in 1892. The pyramid

roof house form was one of three (3) main house types built during Park City's mining era, but this house is a variant from the traditional pyramid roof form in that typically pyramid roof cottages had a symmetrical façade with a full or partial-width front porch. This house has a truncated hip roof with a projecting bay that differs slightly from the more traditional square or rectangular forms. It has an asymmetrical façade and the two front porches are recessed into sections of the façade.

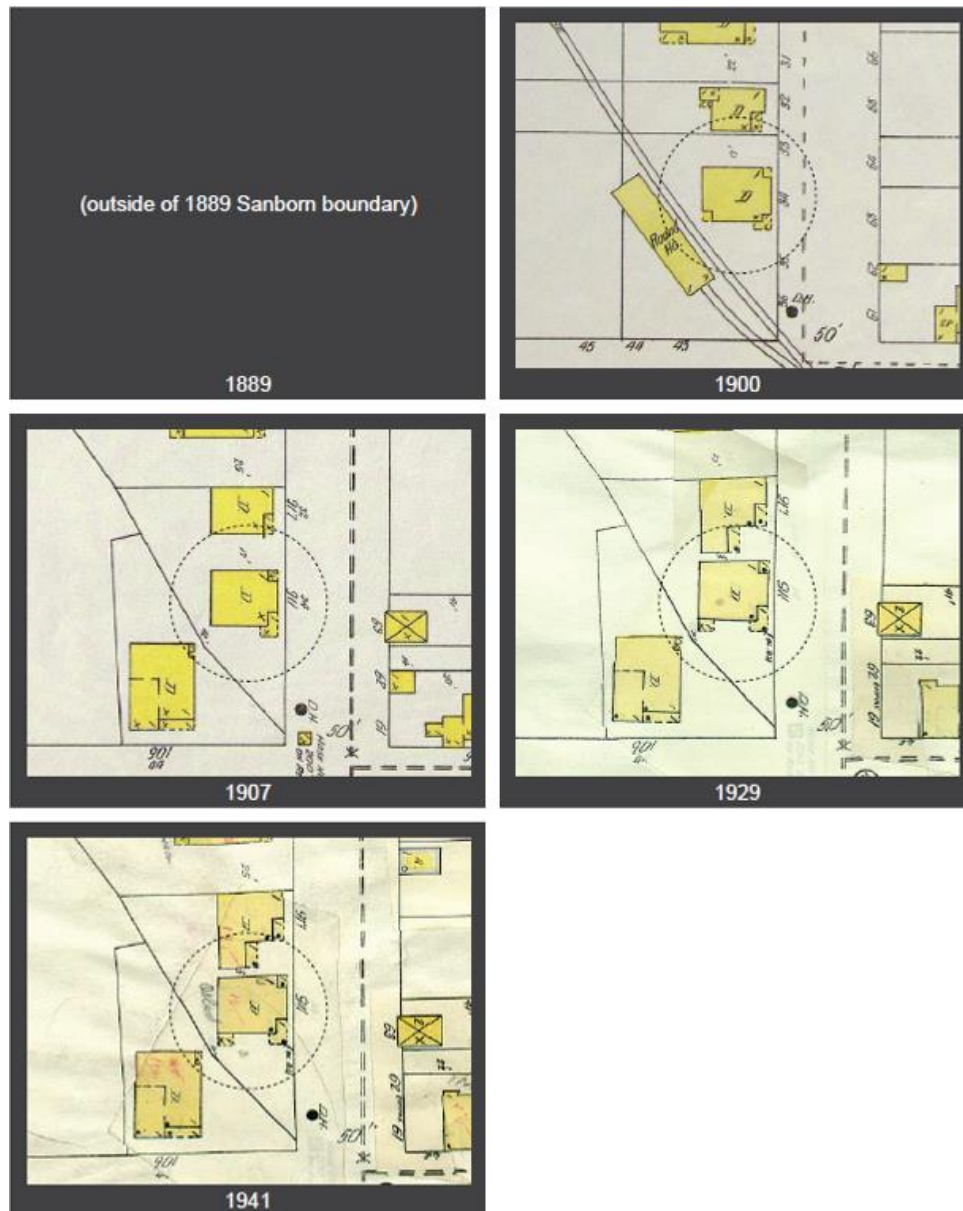
Kimball was born in Snyderville in 1866 and moved to Park City in 1886. He was engaged in mining activities early on, but he later operated the Dexter Livery Stable on Park and Heber Avenues (now the Kimball Art Center) with his brothers Robert and Lawrence—the largest in Park City. Kimball owned the house at 911 Empire Avenue through 1911, but it appears he rented it in 1910 to William L. Rice, a grocery salesman. Kimball moved to Los Angeles in 1916, four years after his wife Susie's death. He died there in 1950.

In 1911, Kimball sold the house to Edward D. Firmage who held on to the property until 1914.

Firmage then sold the house to Fred and Ida Nyholm. Per *Park Record* news articles, the Nyholms and their infant son Freddie split their time between Park City and a farm in Joyce, Washington, from 1917 through 1920. Eventually, the Nyholms sold the farm and moved back to Park City by 1920. Mrs. Ida Nyholm was a Park City native.

According to the *Park Record*, the Nyholms sold the house in 1917 to Zach and Eva Oblad. Zach Oblad (1890-1966) was born in Salt Lake City, but moved to Park City to work at Blyth Fargo Co. In 1925, Zach Oblad became bishop of the Park City LDS Ward and later became the patriarch of the South Summit LDS stake. He was co-owner of Oblad's store on Main Street. He married Eva Gertrude Ludlow (1892-1965) on April 25, 1911; they had two daughters, Bernice and Melva. Eva was also a Salt Lake City native. The Oblads are buried in the Salt Lake City Cemetery.

Throughout its history, the house has largely retained its original design. Based on the Sanborn Fire Insurance analysis, the house was initially constructed in front of the railroad roundhouse, which dictated the diagonal shape of its lot. By 1929, a porch was constructed on the southwest (rear) corner of the house. The c. 1941 tax photograph shows that this porch was enclosed.



The house was listed on the National Register of Historic Places in 1984 as part of the Mining Boom Era Residences Thematic District. The nomination found that the house reflected the Victorian tastes of the time as seen in its irregular form, irregular arrangement of window and door openings on the façade, lack of central focus, and the porches recessed into sections of the façade instead of the more typical full-width front porch seen on typical pyramid-roof cottages. Additionally, the nomination notes that “all of the openings are original” and the only modification to the house was the unobtrusive enclosure of the rear porch that occurred prior to the c.1941 tax photograph and the modification from geometric balusters to round balusters on the porch railings.



c.1941 Tax photograph (note the enclosed porch on the southwest (rear) corner of the house).



c. 2013 photograph of the house

Material Deconstruction

Staff has analyzed the specific scope of work for the material deconstruction below:

1. SITE DESIGN

The topography of the site slopes uphill from east to west along Empire Avenue; however, the steepest grades on the site are located in the rear yard. There is a two foot (2') tall railroad tie retaining wall that runs parallel with the street and that is located in the city's right-of-way; according to staff's photographic analysis, this retaining wall was likely constructed after 1983. There is also a four foot (4') tall concrete block retaining wall along the rear property line; the concrete blocks are contemporary in design and not historic. Additionally, there is a non-historic, contemporary fence that following the rear lot line and continues down the north side yard to the back of the house.

Staff has identified the fence and retaining walls in red below:





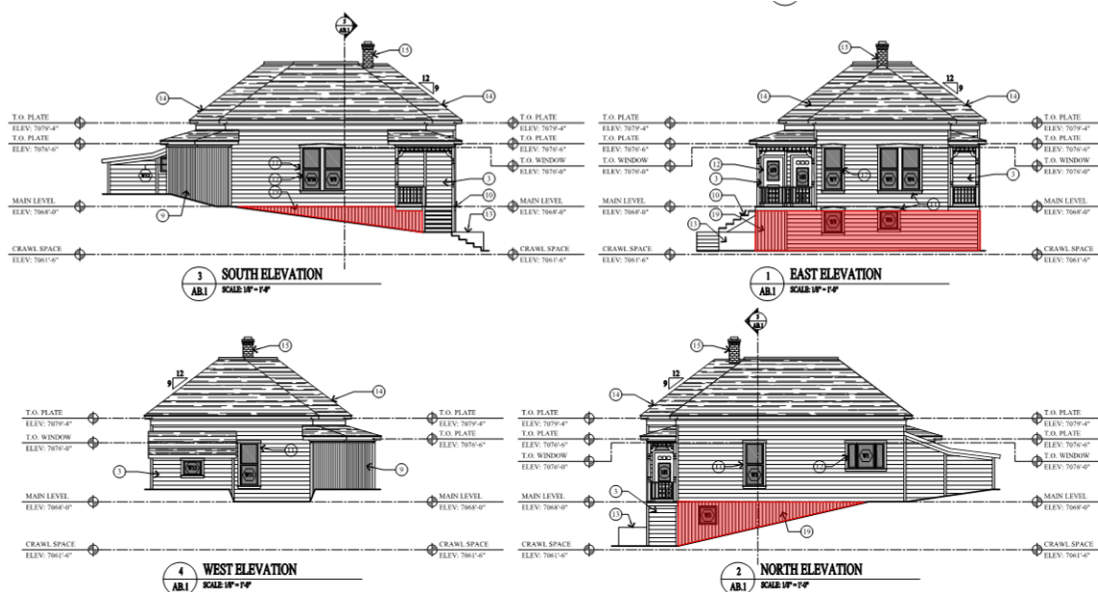
The applicant is proposing to remove these non-historic improvements. The front yard will be regraded and revegetated as a lawn. In the backyard, the applicant will be regrading and terracing the backyard with new stacked stone retaining walls, concrete planters, and vegetation in order to create an outdoor living space.

Staff finds that these improvements do not contribute to the historic integrity or historical significance of the site. The proposed exterior changes will not damage or destroy the exterior architectural features of the subject property that are compatible with the character of the historic site. Additionally, the majority of the proposed work is located in the rear yard and will not impact the visual character of the neighborhood.

2. Foundation

The house currently has no foundation. All of the posts and bearing walls sit directly on soil, which has led to portions of the original wood siding suffering from wood rot and deterioration. The applicant proposes to temporarily lift the structure in order to pour a new foundation.

Staff has shaded the areas to be (potentially) impacted by the construction of the foundation in red:



The applicant has not yet completed exploratory demolition. At this time, they are not proposing to remove the walls of the basement in order to temporarily lift the house and pour a new foundation; however, they anticipate that this may need to occur if the walls are in poor condition.

Staff finds that the proposed work to construct a new foundation is necessary in order to rehabilitate the historic house; however, staff finds that the extant historic walls of the foundation should be minimally impacted by this scope of work. Staff has added the following Condition of Approval to ensure the preservation of these walls:

#2. Following interior demolition, the applicant shall schedule a site visit with the Chief Building Official and Planning Director to evaluate the condition of the foundation level walls. Should these walls need to be removed due to their deteriorated state, they shall either be removed in the largest panels possible or reconstructed with materials that match the original in all respects: scale, dimension, texture, profile, material, and finish. The Physical Conditions Report and Preservation Plan shall be amended to document the condition of these walls and provide an updated scope of work to the satisfaction of the Planning Department. Any changes, modifications, or deviations from the approved scope of work shall be reviewed and approved by the Planning Director in writing prior to construction.

3. Exterior Walls

The exterior walls of the house consist of single-wall construction. The 1x12 horizontal and vertical wood planks of the interior are sided with 1x8 horizontal wood lap siding on the exterior. The applicant is proposing to remove all the contemporary materials from the interior of the house to determine the amount of surviving historic materials. The applicant proposes to rebuild the structure from the interior in order to meet the structural requirements of the International Building Code (IBC).

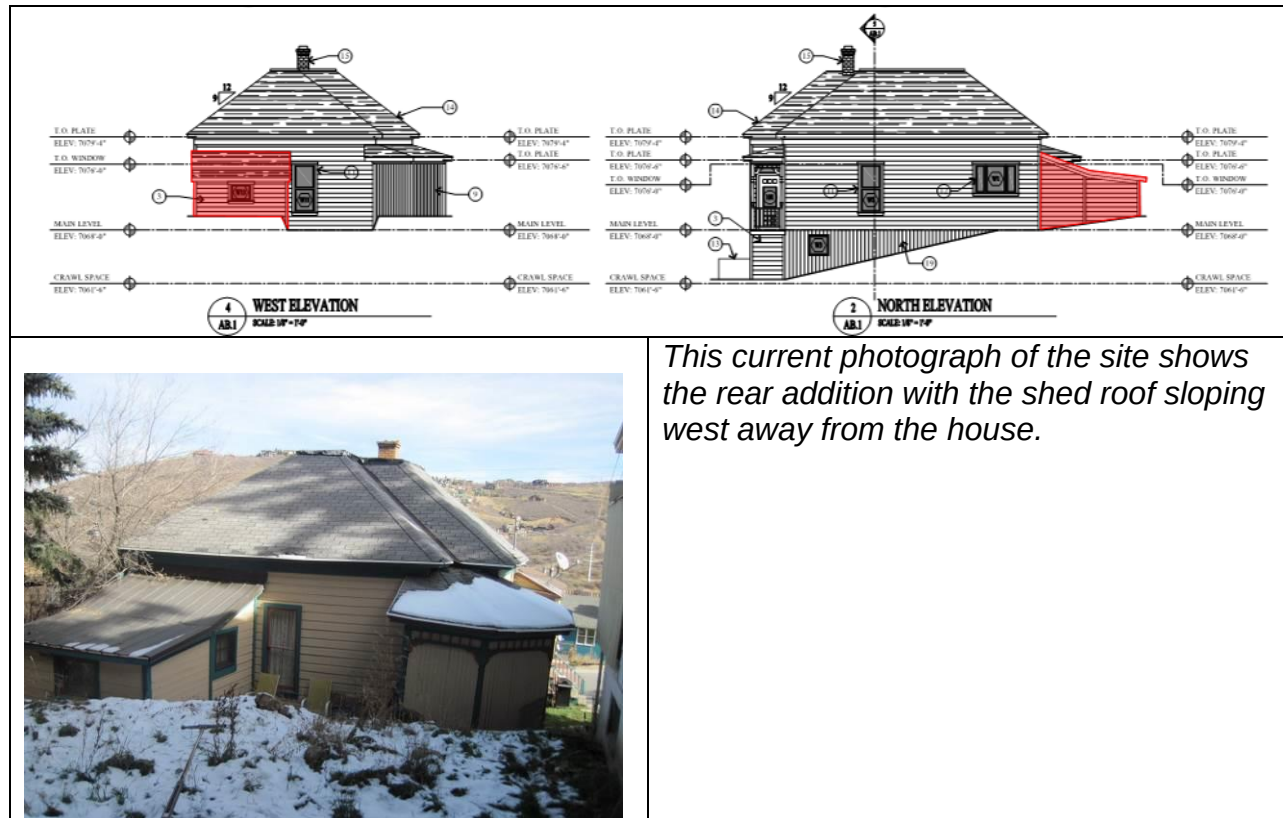
Staff finds that the proposed scope of work and any associated material deconstruction is necessary for the rehabilitation of the historic house. Staff anticipates that some siding on the house may be severely deteriorated and beyond repair. Staff has added the following Condition of Approval to address this:

#3. Where the historic exterior materials cannot be repaired, they will be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removal, the applicant shall demonstrate to the Planning Director that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. The Planning Director shall approve the replacement in writing. This incorporates all elements, including, but not limited to, original trim, overhangs and eaves, etc.

4. Addition

There are two existing additions on the back of the house. The first rear addition (shaded in red below) was likely constructed sometime after 1941, based on staff's analysis of the Sanborn Fire Insurance Maps and tax photographs. It features a 4.5:12 pitch and 3:12 pitch shed roof that slopes west away from the house; this change in roof pitch demonstrates that the rear addition was likely built in two phases. The addition is wood-framed and clad in horizontal lap siding.

Staff has shaded this addition in red below:



The applicant is proposing to remove this addition in order to construct a new addition to the west (rear) elevation of the house. Staff finds that this addition is not historic and does not contribute to the historic integrity or historical significance of the structure.

The second addition to the house is the enclosed porch, which will be discussed in the following section in further detail.

5. Porch

There are three (3) extant historic porches on this house—one on the north side, one on the south side, and an enclosed porch on the southwest corner of the historic house. While the overall form and dimensions of the porches have not been modified through its existence, there have been changes to the posts, railings, and stairs as seen in the photographs below:

		
<i>c.1941 Tax Photograph</i>	<i>1983 National Register photograph</i>	<i>2013 Photograph</i>

Porch 1:

The first porch on the northeast (front) corner of the house maintains its original location. No stairs lead away from this porch; it acts as a balcony. Sometime between 1941 and 1983, the wood railings were replaced with a simple wood railing. The decorative turned posts, ornamental brackets, and decorative cornice have survived. The porch has a 3.5:12 hipped roof covered with asphalt shingles.

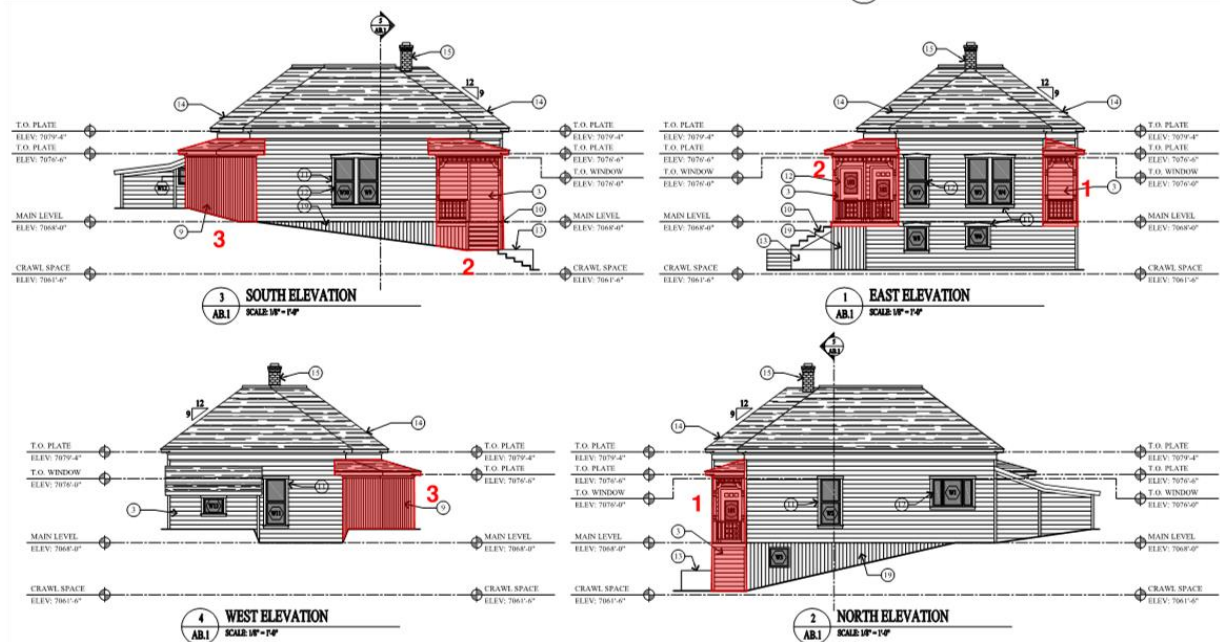
Porch 2:

The porch on the southeast corner of the house has retained its original location. The turned posts, ornamental brackets, and decorative cornice have survived; however, the railing was replaced between 1941 and 1983. The porch has a 3.5:12 hipped roof covered with asphalt shingles. The porch stairs have been rebuilt.

Porch 3:

The third porch is located on the southwest (rear) corner of the house. This porch first appears in the 1929 Sanborn Fire Insurance map and it was enclosed prior to the c.1941 tax photograph. The porch walls consist of 1x4 vertical tongue-and-groove wood siding over framed walls. The walls were built from the interior of the porch, leaving the original details intact.

Staff has shaded these three porches in red below:



The applicant believes that Porches 1 and 2 can be lifted with the house to pour the foundation. The applicant believes the historic materials will be able to be preserved. Contemporary additions to the porches, such as the wood railing, will be replaced with new materials. Staff finds that the material deconstruction is required for the restoration of the building.

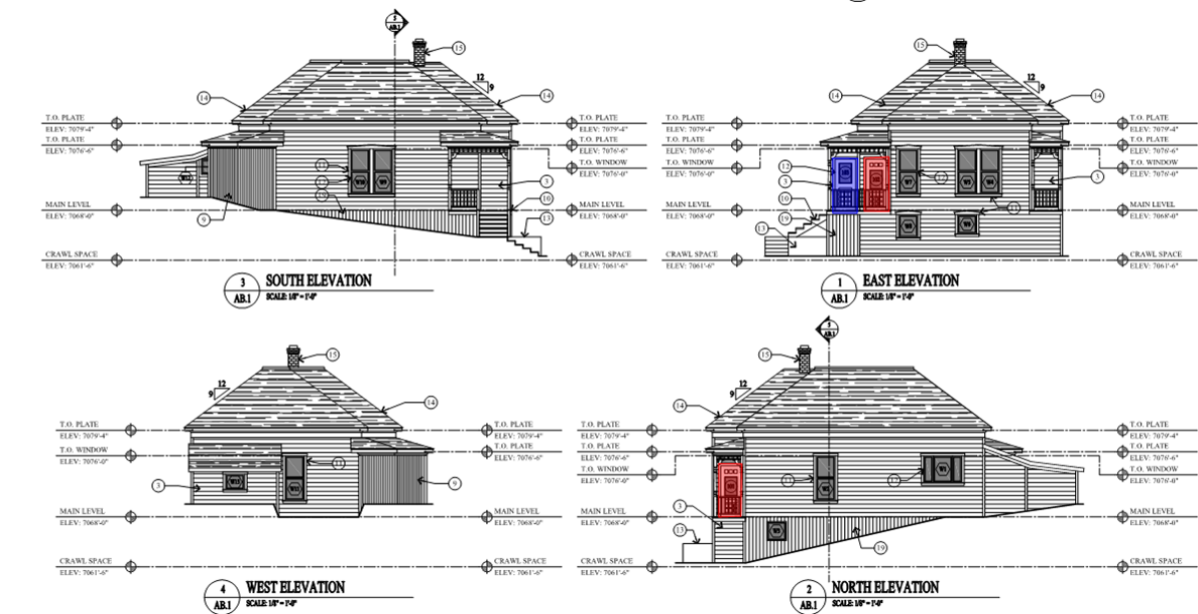
The applicant believes that Porch 3 on the southwest corner of the house will need to be demolished and reconstructed to facilitate the lift. They anticipate trying to salvage any historic materials they find on this porch to reuse in the reconstruction following construction of the foundation. Staff finds that the material deconstruction is required for the reconstruction of Porch 3 as an open porch.

6. Doors

There are three (3) historic doors on the exterior of the historic house. The applicant's physical conditions report finds that these doors are in fair condition. The doors on the front of the house may be restored or may require replacement. The door on the enclosed porch will be removed as part of the restoration of the original open porch design.

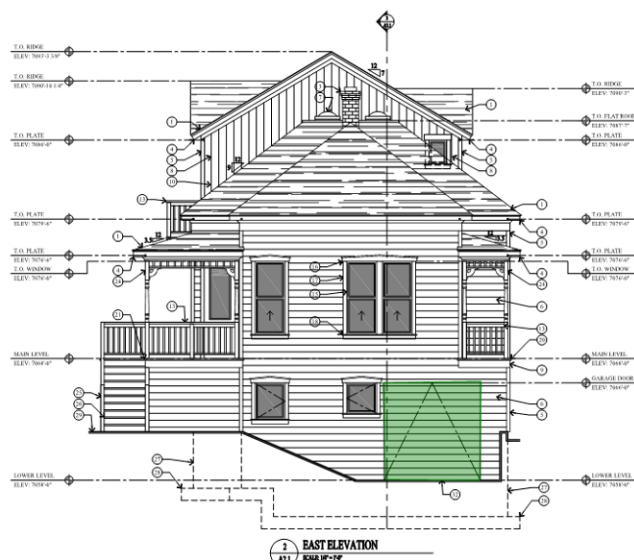
The applicant is proposing to review with staff the condition of the two (2) historic doors on the front of the house. Staff has added Condition of Approval #4 which states requires that the applicant shall coordinate with staff to determine if the two (2) historic doors on the front of the house can be restored or will require replacement. Should the doors need to be reconstructed due to their deteriorated state, they shall be replaced in-kind with new doors that match the original in all respects: scale, dimension, texture, profile, material, and finish. The replacement of the doors shall be approved by the Planning Director in writing prior to removal.

The two doors to be restored are shaded in red and the third door to be removed is shaded in blue below:



Staff finds that the material deconstruction on the two (2) historic front doors is required for the restoration of the house.

The applicant is also proposing to remove a section of the wall on the lower level of the façade in order to accommodate a new garage. Staff has shaded the location of the new garage door in green below:



The applicant is proposing to salvage the historic siding from this wall and install it over the new garage door so as to conceal its appearance. The photos below

show samples of projects outside of Park City that have utilized the invisible garage door:



Staff discussed this solution with our Preservation Consultant Anne Oliver from SWCA Environmental Consultants as well. The consensus was that this was a creative solution and far less disruptive than lifting the house to construct a new basement-level garage addition.

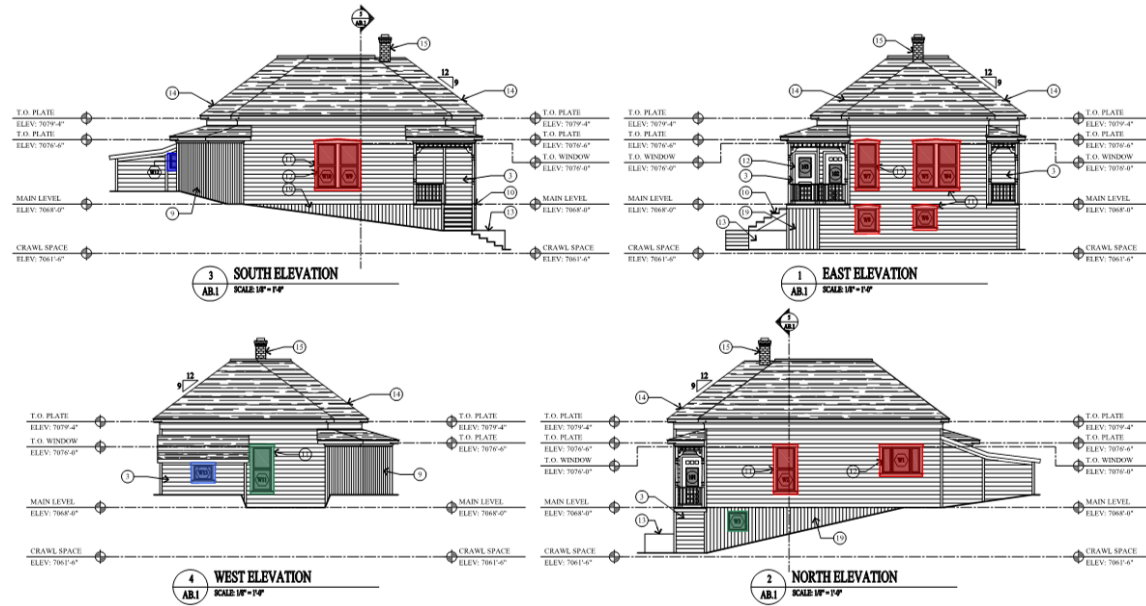
Staff finds that the proposed material deconstruction mitigates any impacts that would occur to the architectural integrity of the building. The proposed exterior change would not damage or destroy the exterior architectural features of the subject property that are compatible with the character of the historic site and are not included in the proposed scope of work.

HPB Discussion Requested.

7. Windows

There are thirteen original window openings on the house; eleven of these openings are located on the original pyramid-roof cottage and two (2) are located on the post-1941 rear addition.

Staff has shaded the historic window openings in red, non-historic openings in blue, and openings to be altered in green:



The applicant is proposing to remove the historic windows (shaded red) and replace them with new wood windows. The applicant has had a window assessment completed by American Heritage Window Rebuilders (Exhibit E), and they found that the windows were beyond restoration. They need to be replaced in-kind.

The non-historic windows (shaded blue) are on the rear addition and are proposed to be removed along with the addition.

There are two (2) historic windows to be altered (shaded green). On the west (rear) elevation, the historic window opening will be covered by the new addition. On the north (side) elevation, the applicant is proposing to remove and cover this historic window opening. Staff finds that the lower level window opening is not a character-defining feature. As a basement-level window, it was likely always concealed by vegetation in the side yard.

Staff finds that the proposed material deconstruction is required for the restoration of the windows and renovation of the structure. By replacing the wood windows in-kind, the proposed scope of work mitigates any impacts that will occur to the historical significance of the building and the architectural integrity of the building. The proposed modifications to the remaining window openings will not impact the historical significance or architectural integrity of the building.

8. Roof

The main roof is a pyramid-shape variant with a hip roof projecting east from the main form. It has a 9:12 pitch. The roof is covered with asphalt shingles over wood shank shingles. Typical of Park City construction, the wood shake shingles cover a 1x10 skip plank over 2x4 roof joists.

The asphalt shingles and flashing are in need of repair. The roof currently does not meet the code requirements for snow load. The applicant believes that the roof will likely need to be reconstructed in order to meet the structural requirements of the code and retain the historic form and appearance. Because no interior exploratory demolition has occurred, staff believes it may not be necessary to reconstruct the roof in its entirety. Staff has added the following Conditions of Approval to address this:

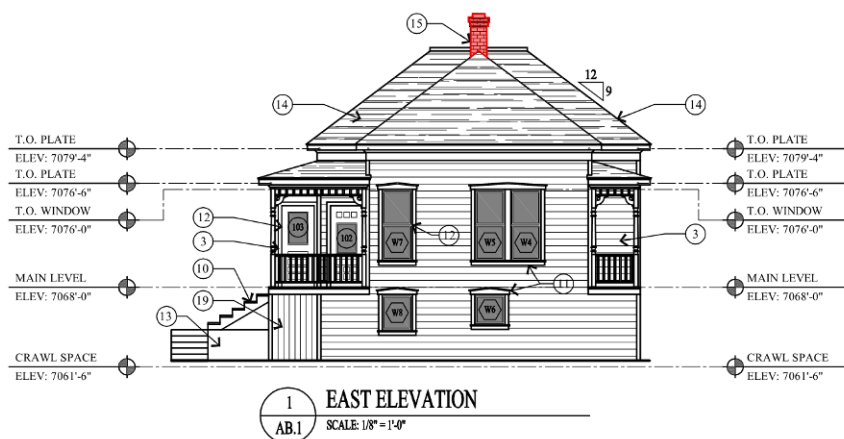
#6. The applicant shall maintain the original pyramid variant roof form. Structural stabilization shall occur by adding new structural members to the interior of the roof.

#7. Should restructuring the roof from the interior not be possible due to the condition of the existing roof structure, the applicant shall schedule a site visit with the Chief Building Official and Planning Director to evaluate the condition of the roof structure. The applicant shall also submit a structural engineer's report to the Planning Director outlining the defects in the roof that prevent the new structure from being added alongside the existing roof members. The Physical Conditions Report and Preservation Plan shall be amended to document the condition of these walls and provide an updated scope of work to the satisfaction of the Planning Department. Any changes, modifications, or deviations from the approved scope of work shall be reviewed and approved by the Planning Director in writing prior to construction.

Staff finds that the proposed structural upgrade to the roof is necessary for the renovation of the historic house.

9. Chimney

There is one (1) existing historic chimney on the front portion of the house that is original to the c.1895 structure. The chimney no longer functions as a smoke flue and has been modified on the main level. It is in need of repair. The chimney is highlighted in red below:



The applicant is proposing to deconstruct the existing brick chimney. He will salvage the existing bricks and reconstruct the historic chimney from the roof ridge. It will not be rebuilt on the interior.

Staff finds that the proposed material deconstruction is required for the restoration and reconstruction of the historic chimney. The proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.

Recommendation:

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve the material deconstruction of non-historic and non-contributory materials at 911 Empire Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval. This site is listed as Landmark on the City's Historic Sites Inventory (HSI) and was listed on the National Register of Historic Places on July 12, 1984, as part of the Mining Boom Era Residences Thematic District.

Finding of Fact:

1. The property is located at 911 Empire Avenue.
2. The site is designated as Landmark on the Historic Sites Inventory. It was listed on the National Register of Historic Places on July 12, 1984 as part of the Mining Boom Era Residences Thematic District.
3. Based on Sanborn Fire Insurance maps and historic research analysis, the house was likely constructed c.1895 by Ernest Lynn Kimball. The house has remained largely unchanged throughout its history, with the exception of the rear porch on the southwest corner of the house that was constructed by 1929 and enclosed by 1941 and the construction of a rear addition after 1941.
4. On January 17, 2017, the Planning Department received a Historic District Design Review (HDDR) application for the renovation of the historic house and construction of a new addition at 911 Empire Avenue; the application was deemed complete on January 19, 2017. The HDDR application is still under review by the Planning Department.
5. The applicant proposes to remove a two-foot (2') tall railroad tie retaining wall that was constructed after 1983, a four-foot (4') tall, contemporary concrete block retaining wall along the rear property line, and a non-historic, contemporary wood fence along the west and north property lines. These improvements do not contribute to the historic integrity or historical significance of the site. The proposed exterior changes will not damage or destroy the architectural features of the subject property that are compatible with the character of the historic site. The majority of the proposed work is located in the rear yard and will not impact the visual character of the neighborhood.
6. There currently is not a foundation beneath the historic house. All the posts and bearing walls sit directly on the soil which has caused the exterior walls to

deteriorate. The proposed work to construct a new foundation is necessary in order to rehabilitate the historic house.

7. The exterior walls of the house consist of single-wall construction. The applicant will be removing non-historic materials from the interior of the house in order to construct a new framed wall system from the interior.
8. The applicant does not propose to modify the historic siding on the exterior of the house. The proposed scope of work and any material deconstruction is necessary for the rehabilitation of the historic house.
9. There are two existing additions on the back of the house. The first rear addition was likely constructed sometime after 1941 and has a 4.5:12 roof pitch. A second addition was constructed off the west (rear) after the original and has a 3:12 roof pitch. The addition is not historic and does not contribute to the historic integrity or historical significance of the structure.
10. There are three porches on the historic house: one on the northeast (front) corner, one on the southeast corner (front), and an enclosed porch on the southwest (rear) corner of the house. Only the decorative turned posts, ornamental brackets, and decorative cornice have survived on the front porch. The third porch was enclosed by 1941. The applicant proposes to remove the non-historic railings and replace them with new wood railings on the front porches. The porch on the southwest corner of the house will need to be reconstructed as an open porch.
11. There are three (3) historic doors on the exterior of the historic house. Two of the doors are historic and may be able to be restored. The third door is on the enclosed porch and will be removed when it is restored. The material deconstruction of the two (2) historic front doors is required for the restoration of the house.
12. The applicant is proposing to remove a section of the wall on the lower level of the façade to accommodate a new garage door. The proposed scope of work mitigates any impacts that would occur to the architectural integrity of the building. The proposed exterior change would not damage or destroy the exterior architectural features of the subject property that are compatible with the character of the historic site and are not included in the proposed scope of work.
13. There are thirteen (13) original window openings on the house. Eleven (11) of these openings are located on the original pyramid-roof cottage and two (2) are located on the post-1941 rear addition. The applicant will be replacing the windows in-kind. The non-historic windows will be removed on the post-1941 addition. One window on the west (rear) elevation will be covered by the new addition and a second window on the north (side) elevation will be removed and covered. The proposed material deconstruction is required for the restoration of the windows and renovation of the structure. By replacing the wood windows in-kind, the proposed scope of work mitigates any impacts that will occur to the historic significance of the building and the architectural integrity of the building. The removal of the other windows will not impact the historical significance or architectural integrity of the building.
14. The historic wood shake roof is covered with new asphalt shingles. The applicant is proposing to structurally upgrade the roof from the interior. The proposed material deconstruction is necessary for the renovation of the historic house.
15. There is one (1) existing historic chimney on the front porch of the house that is original to the c.1895 structure. The chimney is in need of repair and will be reconstructed with salvaged bricks. The proposed material deconstruction is

required for the restoration and reconstruction of the historic chimney. The proposed exterior changes will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to the HR-M District and regarding historic structure deconstruction and reconstruction.
2. The proposal meets the criteria for relocation pursuant to LMC 15-11-14 Disassembly and Reassembly of the Historic Building(s) and/or Structure(s) on a Landmark or Significant Site.

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal submitted March 2, 2017. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
2. Following interior demolition, the applicant shall schedule a site visit with the Chief Building Official and Planning Director to evaluate the condition of the foundation level walls. Should these walls need to be removed due to their deteriorated state, they shall either be removed in the largest panels possible or reconstructed with materials that match the original in all respects: scale, dimension, texture, profile, material, and finish. The Physical Conditions Report and Preservation Plan shall be amended to document the condition of these walls and provide an updated scope of work to the satisfaction of the Planning Department.
3. Any changes, modifications, or deviations from the approved scope of work shall be reviewed and approved by the Planning Director in writing prior to construction. Where the historic exterior materials cannot be repaired, they will be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removal, the applicant shall demonstrate to the Planning Director that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. The Planning Director shall approve the replacement in writing. This incorporates all elements, including, but not limited to, original trim, overhangs and eaves, etc.
4. The applicant shall coordinate with staff to determine if the two (2) historic doors on the front of the house can be restored or will require replacement. Should the doors need to be reconstructed due to their deteriorated state, they shall be replaced in-kind with new doors that match the original in all respects: scale, dimension, texture, profile, material, and finish. The replacement of the doors shall be approved by the Planning Director in writing prior to removal.
5. The applicant shall maintain the original pyramid variant roof form. Structural stabilization shall occur by adding new structural members to the interior of the roof.
6. Should restructuring the roof from the interior not be possible due to the condition of the existing roof structure, the applicant shall schedule a site visit with the Chief Building Official and Planning Director to evaluate the condition of the roof structure. The applicant shall also submit a structural engineer's report to the Planning Director outlining the defects in the roof that prevent the new structure from being added

alongside the existing roof members. The Physical Conditions Report and Preservation Plan shall be amended to document the condition of these walls and provide an updated scope of work to the satisfaction of the Planning Department. Any changes, modifications, or deviations from the approved scope of work shall be reviewed and approved by the Planning Director in writing prior to construction.

Exhibits:

Exhibit A – HPB Checklist for Material Deconstruction

Exhibit B – Updated Plans

Exhibit C – Physical Conditions Report

Exhibit D – Historic Preservation Plan

Exhibit E – American Heritage Windows Restoration report

Exhibit A

Historic Preservation Board Material Deconstruction Review Checklist:

1. Routine Maintenance (including repair or replacement where there is no change in the design, materials, or general appearance of the elements of the structure or grounds) does not require Historic Preservation Board Review (HPBR).
2. The material deconstruction is required for the renovation, restoration, or rehabilitation of the building, structure, or object.
3. Proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.
4. The proposed scope of work mitigates any impacts that will occur to the visual character of the neighborhood where material deconstruction is proposed to occur; any impacts that will occur to the historical significance of the buildings, structures, or objects located on the property; any impact that will occur to the architectural integrity of the buildings, structures, or objects located on the property; and any impact that will compromise the structural stability of the historic building.
5. The proposed scope of work mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and on adjacent parcels.
6. Any addition to a Historic Building, Site, or Structure has been found to be non-contributory to the historic integrity or historical significance of the structure or site.

CONSULTANTS

	BRICK & STONE		OFFICE
	SLATE		100
	CONCRETE		1
	CONCRETE MASONRY UNIT		2
	FIBRE GLASS (WOLLS)		3
	FIBRE GLASS (WOLLS)		4
	RIGID INSULATION		5
	ROCK WOOL		6
	ALUMINIUM (LARGE ROLLS)		7
	GRAVEL		8
	FINGERED WOOD		9
	BAT OR BLOWN INSULATION		10
	PLASTER, SAND, GRIT, MORTAR		11
	STEEL (SMALL SCALE)		12
	STAINLESS STEEL		13
	BITUMINOUS PAVING		14
	PLYWOOD		15
	COPPER CLAD		16
	GLASS		17
	INTERIOR WALL RELIEF		18
	EXTERIOR WALL RELIEF		19
	WALL TYPE		20

[illegible][illegible][illegible]

7. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES PRIOR TO ANY COMMENCEMENT OF WORK. APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK. APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
8. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2011 IBC AND AMENDMENTS AS MAY HAVE BEEN ADOPTED BY THE JURISDICTION. ALL REQUIREMENTS SHALL BE SUBMITTED WITH THE DESIGN. THE DESIGN SHALL BE ACCOMMODATED BY THE DESIGN AND ANY CONSEQUENT CONSTRUCTION.
9. ALL 25 PSI GAS PER SYSTEM GAS SETS, PROVIDES PRIOR APPROVAL FROM KUSTAR GAS COMPANY, PROVIDES A LETTER FROM KUSTAR APPROVING SYSTEM.
10. ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IPC 106.11
11. THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE REPRODUCED, COPIED, REPRODUCED, OR REPRODUCED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.
12. THESE SHEETS - LISTED BY DRAWING NUMBER, ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP AND FINISHES, AND ALL NOTES SHALL BE READ AND UNDERSTOOD BY THE USER. THE USER SHALL BE RESPONSIBLE FOR THE COMPLETE AND READY FOR OCCUPANCY AND USE.
13. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE PRETREATMENT JURISDICTIONAL CODES, RESTRICTIONS, ORDINANCES, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
14. ANY AND ALL PROPOSED CHANGES, MODIFICATIONS AND/OR ADDITIONS TO THE DESIGN SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
15. IN THE EVENT OF A CONFLICT BETWEEN THE DESIGN DOCUMENTS AND THE PRETREATMENT JURISDICTIONAL CODES, RESTRICTIONS, ORDINANCES, AND/OR ORDINANCES, THE USER SHALL BE RESPONSIBLE FOR THE COMPLETE AND READY FOR OCCUPANCY AND USE.
16. ANY INSTALLATION, FINISH, OR COMPONENT INTERFERENCE TO PROVIDE ENCLOSURE, WEATHER ABILITY OR APPROPRIATE QUALITY SHALL BE REDUCED AS A REPRESENTATIVE SAMPLE PRIOR TO THE COMMENCEMENT OF WORK. THE USER SHALL BE RESPONSIBLE FOR THE COMPLETE AND READY FOR OCCUPANCY AND USE.
17. ANY AND ALL PROPOSED CHANGES, MODIFICATIONS AND/OR ADDITIONS TO THE DESIGN SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
18. A MINIMUM OF TWO (2) WORKING DAYS NOTICE

[illegible]

DATE
JANUARY 09, 2017
DIST NO. 1602 02

Aa

[illegible]

1. Purpose requested by: Mary Lou Tolly.
2. Purpose of survey: locate the topographic relief.
3. Basis of survey: found Street Monuments as shown. Block dimensions from the Amended Park City Monument Control Map by Bush & Guegli, Inc. Recorded as Entry No. 197765 in the office of the Summit County Recorder-Subdivision.
4. Block 29 from the Map of Park City by Caldwell & Richards Engineers, traced from the original map, July, 1927.
5. Date of survey: 1977.
6. Proper monument found as shown.
7. Located in the Northwest Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base & Meridian.
7. See the official plats of Snyder's Addition to the Park City Survey for other possible easements and restrictions.
8. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report.
9. See the previous boundary survey of the property on file in the office of the Summit County Recorder-Subdivision.
10. An elevation of 7063.61 feet, from the Park City Monument Control Map, was assigned to the top of the Street Monument at the intersection of Empire Ave. & 9th Street.

[illegible]

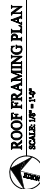
I, J.D. Galley, a Registered Land Surveyor as prescribed by the laws of the State of Utah and holding License No. 359005, do hereby certify that I have supervised a survey of the herein described property and that this plat is a true representation of said survey.

Nov. 30, '07
Date

J.D. Goheen 12/26/2015 3:59:05

Alpine Survey, Inc.
19 Prosper Drive
Park City, Utah 84060
(435) 655-8016

WALL TYPE

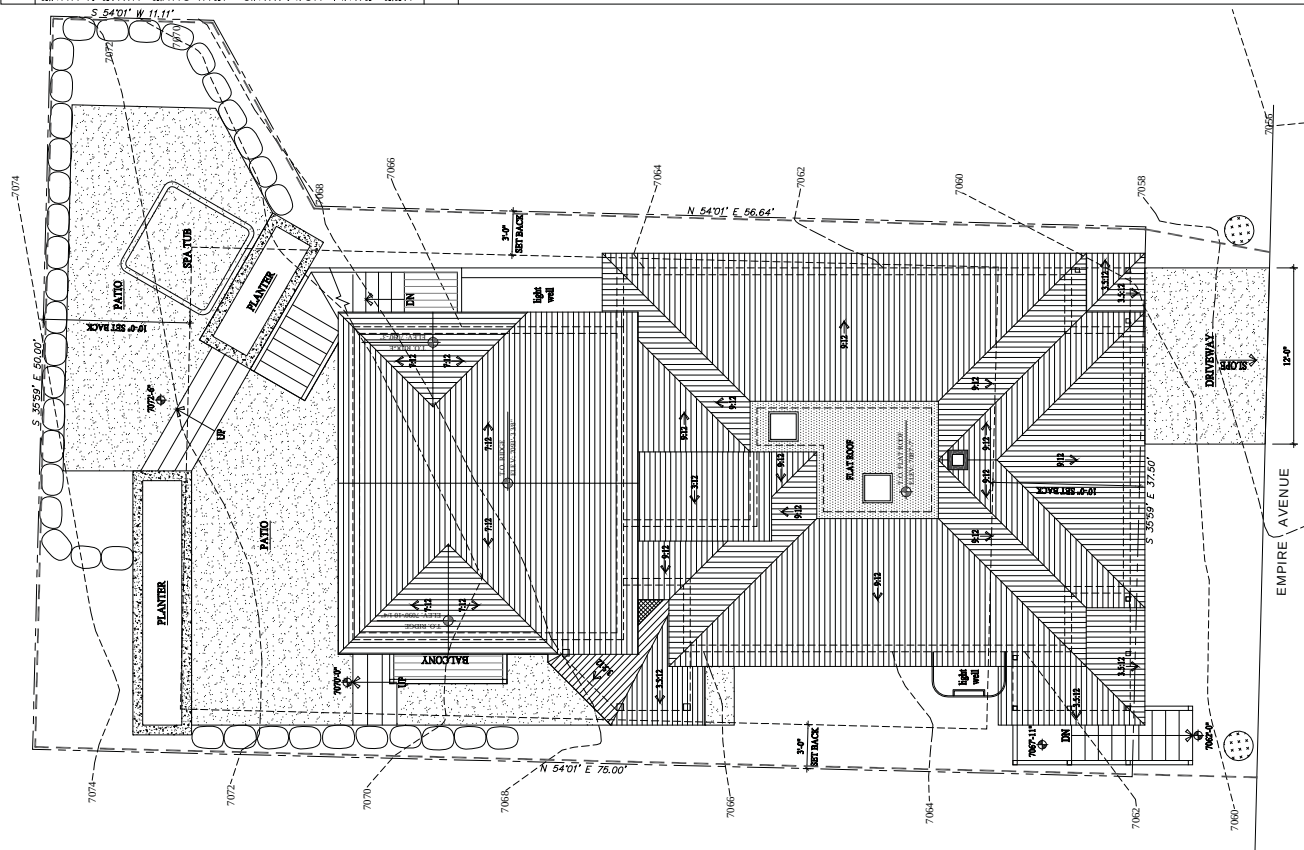


GENERAL NOTES

1. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE TO THE STREET OR TO AN APPROVED DRAINAGE COURSE BUT NOT ONTO THE UNDERGROUND PROPRIETARY. THE GRADE SHALL BE MAINTAINED AT LEAST 18" FROM THE FIRST 18" BERT - 18" BERT. THE GRADE SHALL BE MAINTAINED AT LEAST 18" FROM THE FIRST 18" BERT.
2. THE HOUSE SHALL BE MAINTAINED AT LEAST 18" FROM THE FIRST 18" BERT.
3. THE HOUSE SHALL BE MAINTAINED AT LEAST 18" FROM THE FIRST 18" BERT.
4. THE HOUSE SHALL BE MAINTAINED AT LEAST 18" FROM THE FIRST 18" BERT.
5. THE HOUSE SHALL BE MAINTAINED AT LEAST 18" FROM THE FIRST 18" BERT.
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9. THE HOUSE SHALL BE MAINTAINED AT LEAST 18" FROM THE FIRST 18" BERT.
10. THE HOUSE SHALL BE MAINTAINED AT LEAST 18" FROM THE FIRST 18" BERT.

LEGEND

- SEWER MANHOLE
GAS VALVE
WATER VALVE
WATER METER
POWER POLE
LOD PRINCE
SEWER DRAINAGE FLOW
EXISTING CONTOUR LINE
NEW CONTOUR LINE
WATER LATERAL LINE
SEWER LATERAL LINE
OVERHEAD UTILITY LINE

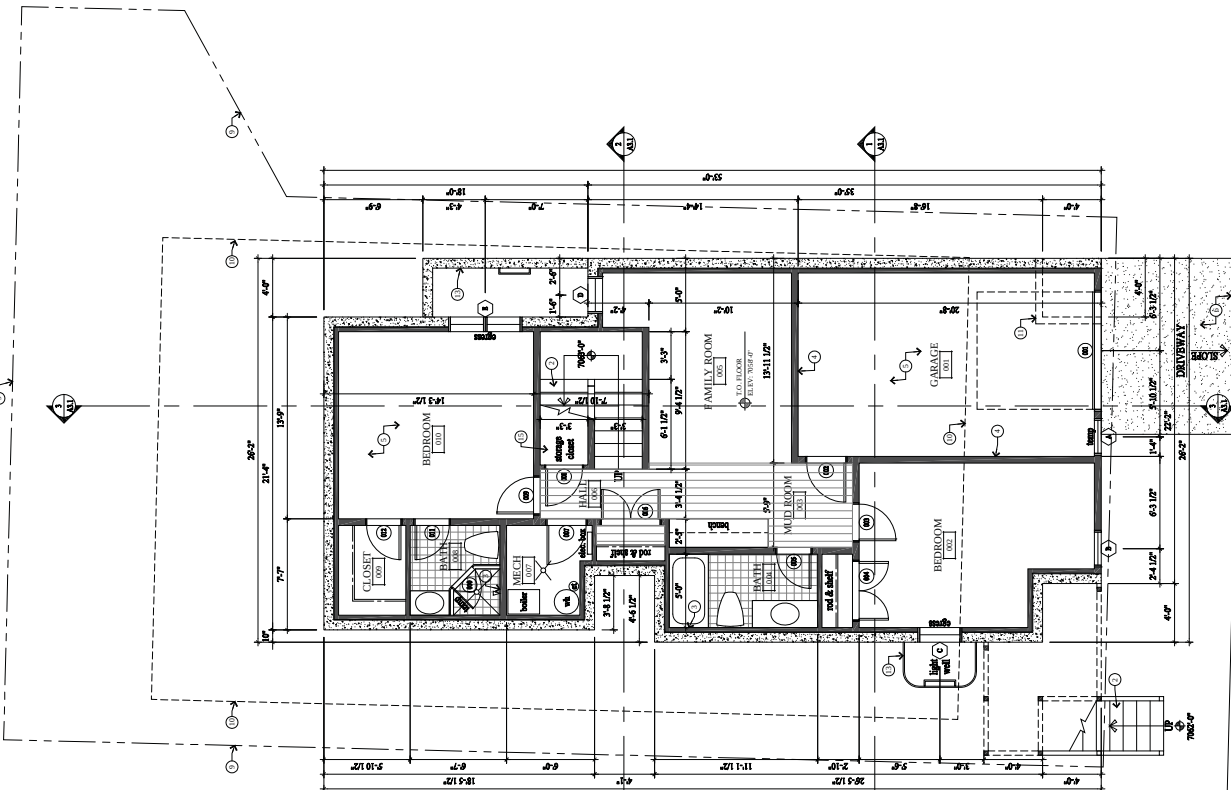


②

-

13.9°

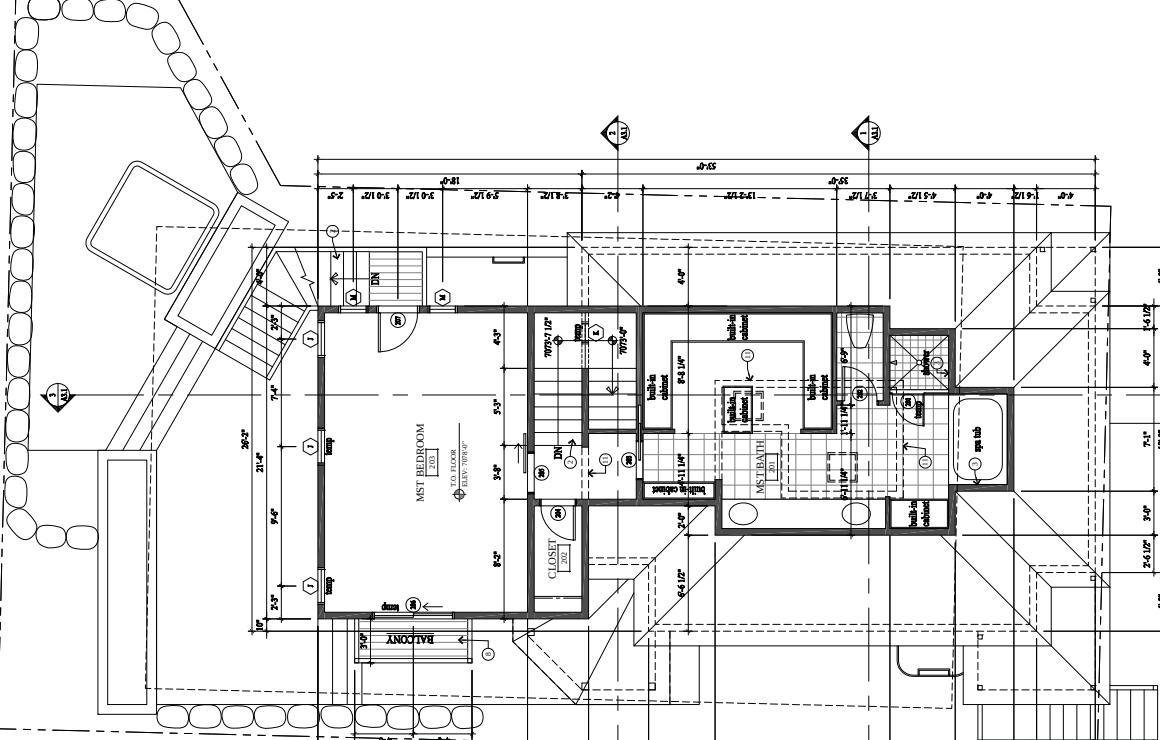
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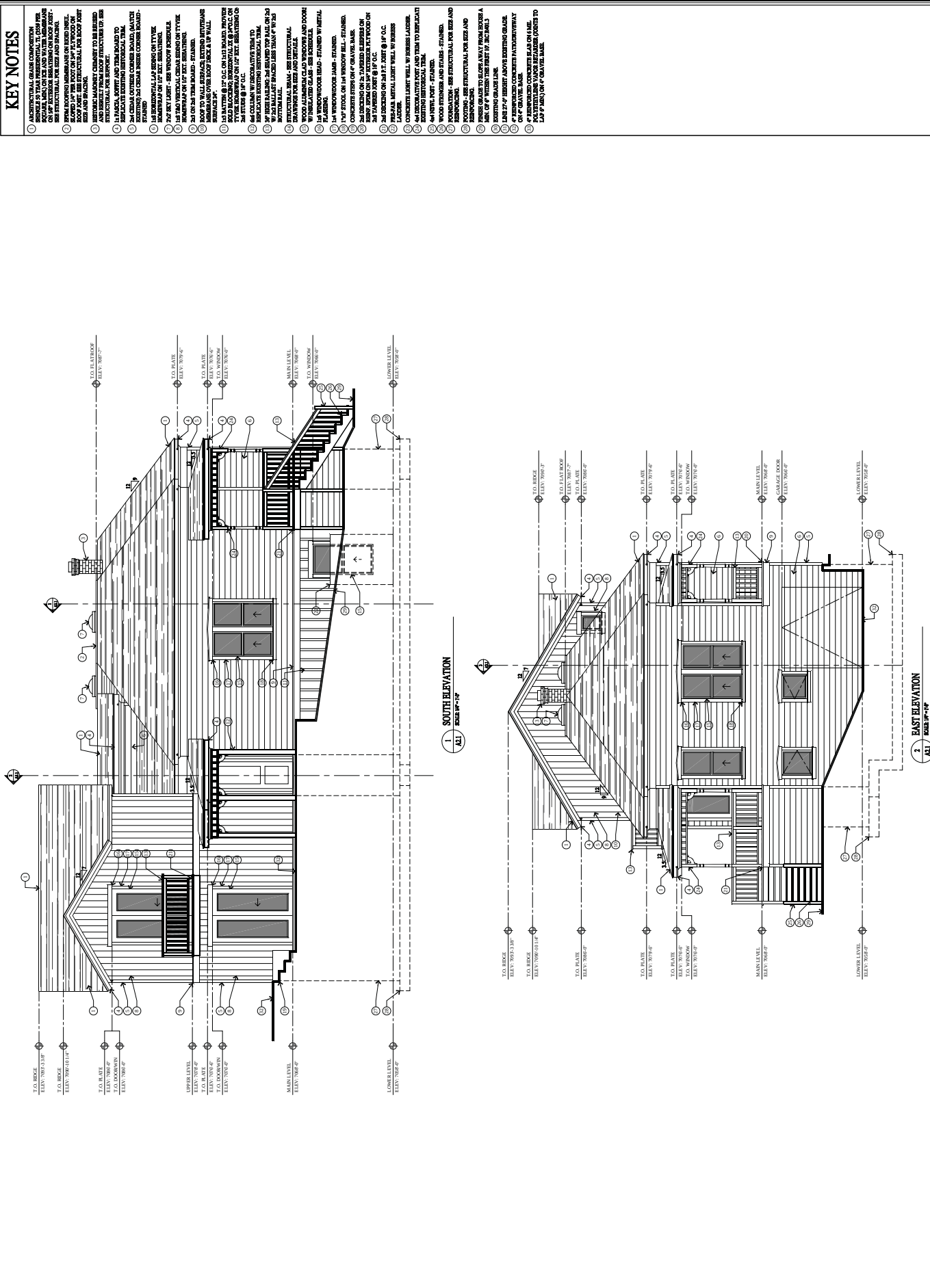


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Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel: 435-649-7263, E-mail: deggrayarch@questnet.net

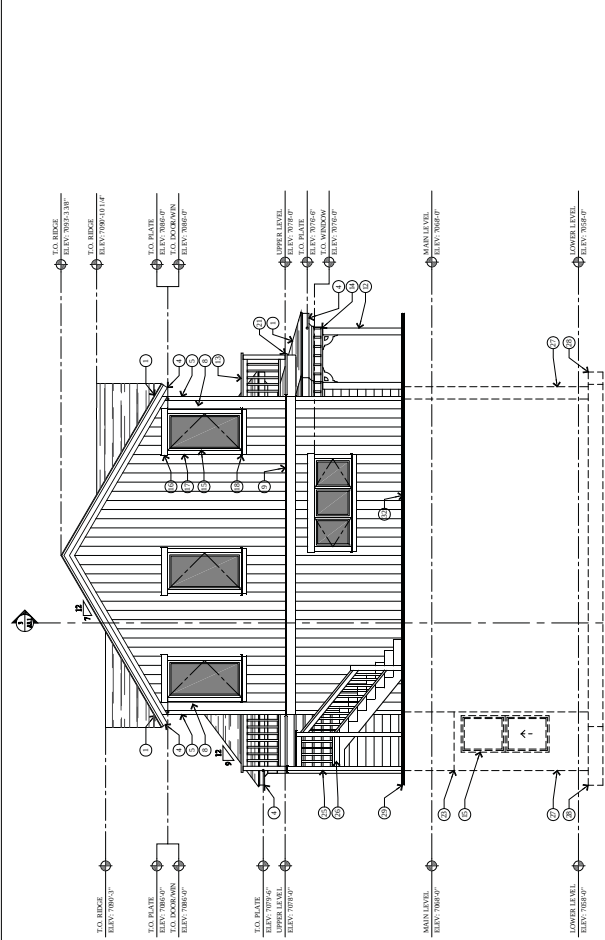
911 EMPIRE RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW SET
911 EMPIRE AVENUE
PARK CITY, UTAH 84060

WEST AND NORTH ELEVATIONS

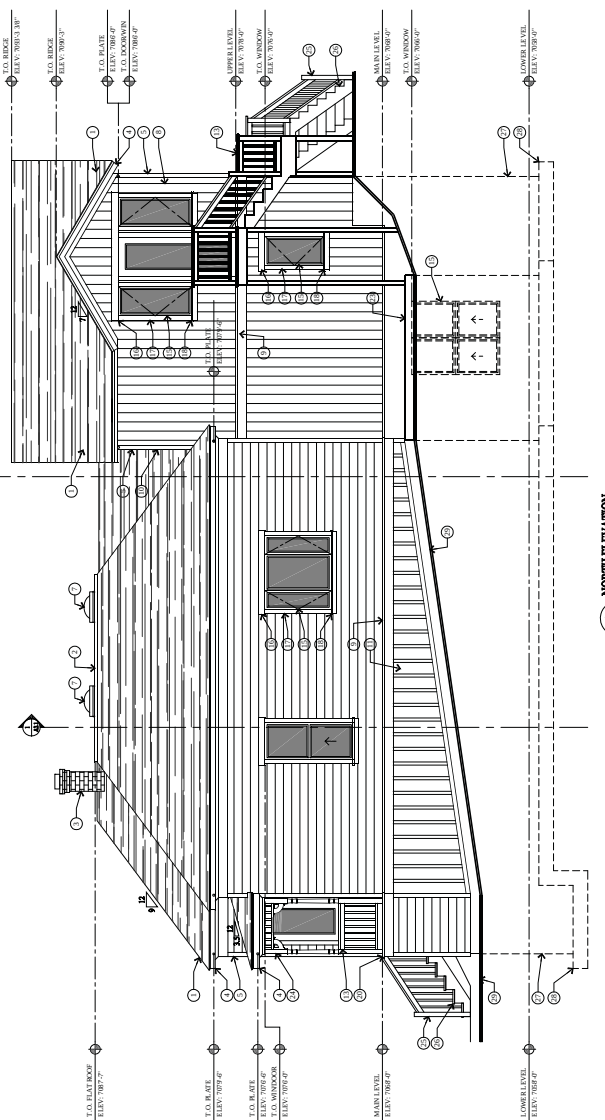
DATE: MARCH 02, 2017
PROJECT NUMBER: 105-02
SHEET NUMBER: A2.2

KEY NOTES

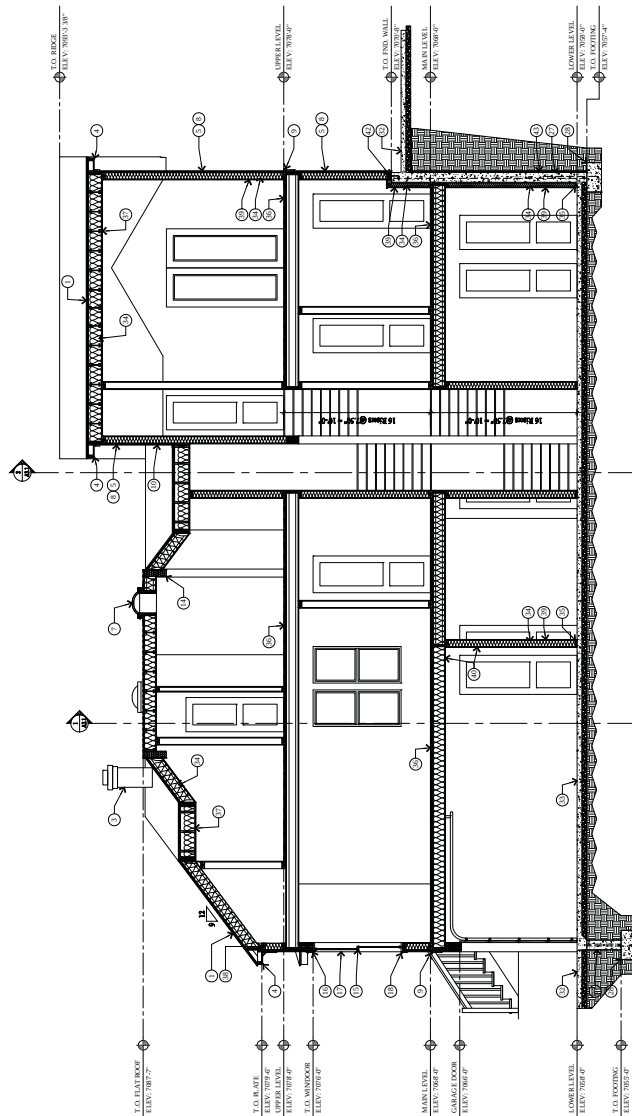
1. ALL MATERIALS TO BE USED CONFORM WITH THE HISTORIC DISTRICT DESIGN REVIEW SET.
2. ALL MATERIALS TO BE USED SHALL BE OF THE SAME QUALITY AND TYPE AS THE ORIGINAL MATERIALS.
3. ALL MATERIALS TO BE USED SHALL BE OF THE SAME COLOR AND FINISH AS THE ORIGINAL MATERIALS.
4. ALL MATERIALS TO BE USED SHALL BE OF THE SAME GRADE AND SPECIFICATION AS THE ORIGINAL MATERIALS.
5. ALL MATERIALS TO BE USED SHALL BE OF THE SAME MANUFACTURER AS THE ORIGINAL MATERIALS.
6. ALL MATERIALS TO BE USED SHALL BE OF THE SAME TYPE AND SIZE AS THE ORIGINAL MATERIALS.
7. ALL MATERIALS TO BE USED SHALL BE OF THE SAME WEIGHT AND DIMENSIONS AS THE ORIGINAL MATERIALS.
8. ALL MATERIALS TO BE USED SHALL BE OF THE SAME STRENGTH AND DURABILITY AS THE ORIGINAL MATERIALS.
9. ALL MATERIALS TO BE USED SHALL BE OF THE SAME RESISTANCE TO WEAR AND TEAR AS THE ORIGINAL MATERIALS.
10. ALL MATERIALS TO BE USED SHALL BE OF THE SAME RESISTANCE TO CORROSION AS THE ORIGINAL MATERIALS.
11. ALL MATERIALS TO BE USED SHALL BE OF THE SAME RESISTANCE TO INSECT DAMAGE AS THE ORIGINAL MATERIALS.
12. ALL MATERIALS TO BE USED SHALL BE OF THE SAME RESISTANCE TO FIRE AS THE ORIGINAL MATERIALS.
13. ALL MATERIALS TO BE USED SHALL BE OF THE SAME RESISTANCE TO THEFT AS THE ORIGINAL MATERIALS.
14. ALL MATERIALS TO BE USED SHALL BE OF THE SAME RESISTANCE TO VANDALISM AS THE ORIGINAL MATERIALS.
15. ALL MATERIALS TO BE USED SHALL BE OF THE SAME RESISTANCE TO OTHER CRIMINAL ACTS AS THE ORIGINAL MATERIALS.
16. ALL MATERIALS TO BE USED SHALL BE OF THE SAME RESISTANCE TO OTHER UNLAWFUL ACTS AS THE ORIGINAL MATERIALS.
17. ALL MATERIALS TO BE USED SHALL BE OF THE SAME RESISTANCE TO OTHER ILLEGAL ACTS AS THE ORIGINAL MATERIALS.
18. ALL MATERIALS TO BE USED SHALL BE OF THE SAME RESISTANCE TO OTHER UNLAWFUL ACTS AS THE ORIGINAL MATERIALS.
19. ALL MATERIALS TO BE USED SHALL BE OF THE SAME RESISTANCE TO OTHER ILLEGAL ACTS AS THE ORIGINAL MATERIALS.
20. ALL MATERIALS TO BE USED SHALL BE OF THE SAME RESISTANCE TO OTHER UNLAWFUL ACTS AS THE ORIGINAL MATERIALS.



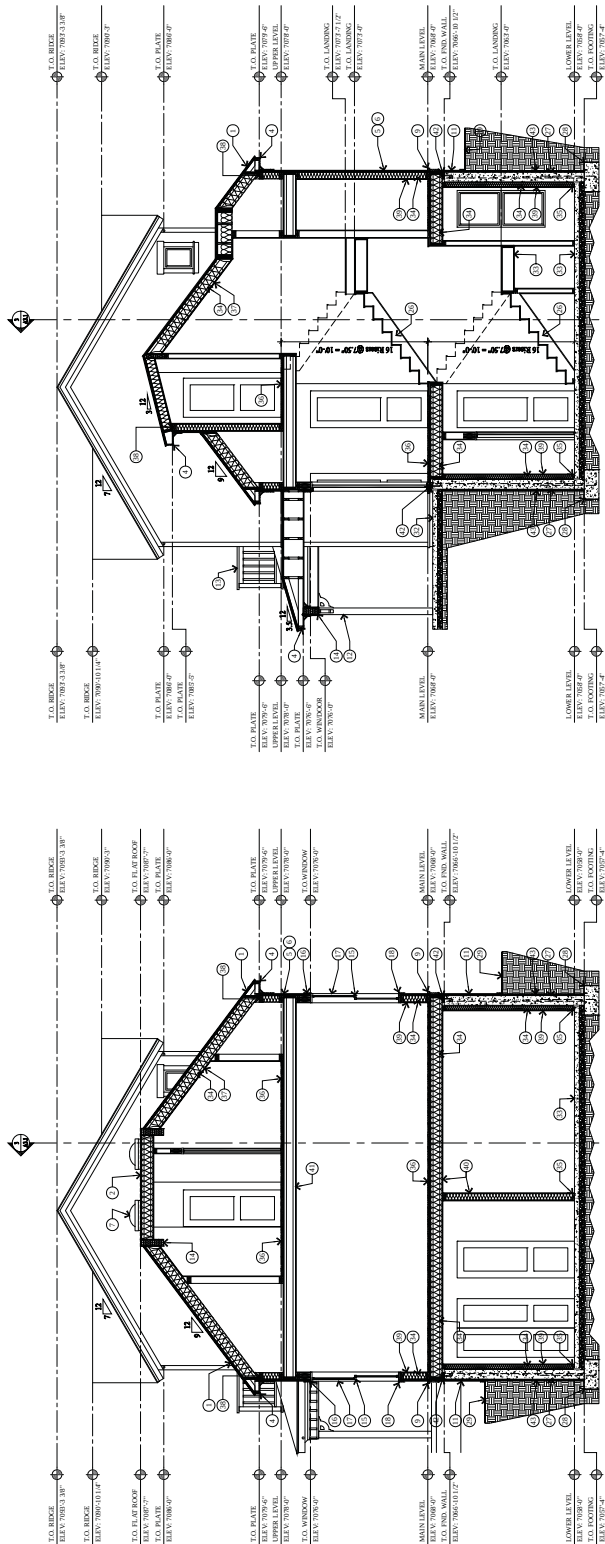
1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

$$\frac{3}{A3.1}$$


1 BUILDING SECTION
A11 SCALE: 1/8" = 1'-0"



2 BUILDING SECTION
121 SCALE 1/8" = 1'-0"

KEY NOTES

- [illegible]

BUILDING SECTIONS

DATE:	MARCH 02, 2017
PROJECT NUMBER:	1603 02

A3.1

911 EMPIRE RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW SET
911 EMPIRE AVENUE
PARK CITY, UTAH 84060

Jonathan Degray
A r c h i t e c t
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

WINDOW SCHEDULE

[illegible]

WINDOW NOTES

1. ALL WINDOWS/OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.
2. GLAZING IN HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL. IFC SECTIONS R308 AND R308.1.
3. ALL WINDOWS IN DAY ROOMS MUST BE TEMPERED GLASS
4. TEMPERED GLASS SHALL BE PROVIDED FOR FRAMELESS GLASS DOORS, GLASS INDOORS, GLASS WITHIN A 3" ARC OF DOORS, GLAZING LESS THAN 6" ABOVE A WALKING SURFACE, OR GLAZING IN EXISTING STAIRS, OR GLAZING ABOVE A WALKING SPACE OR POOL, OR CERTAIN FLEXED PANELS, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT. IFC R308
5. GLASS WINDOWS FINISH SLIP 4" MIN. FROM FLOOR MIN. CLEAR OPENING OF 57.5" MIN. MIN. CLEAR OPENING 20" WIDTH AND 24" HT.

ROOM FINISH SCHEDULE

[illegible]

DOOR SCHEDULE

MARK	TYPE	SIZE	WIDTH	HEIGHT	THICK.	DOOR MAT.	DOOR FRM.	TRANS MAT.	TRANS FRM.	EDGES TYPE	REMARKS
①											
CLOSET LEVEL											
41	GLASS	5'2"	5'2"	1'0"	WOOD	EDGAR VARNISH	WOOD	EDGAR VARNISH	GLASS	UPPER 20% SLATS	
42	PLY 3/4" B&L	5'2"	5'2"	1'0"	WOOD	EDGAR VARNISH	WOOD	EDGAR VARNISH	PLY 3/4" B&L	SLATS 80% LACING, 80% B&L, 20% B&L	
43	PLY 3/4" B&L	5'2"	5'2"	1'0"	WOOD	EDGAR VARNISH	WOOD	EDGAR VARNISH	PLY 3/4" B&L	SLATS 80% LACING, 80% B&L, 20% B&L	
44	PLY 3/4" B&L	5'2"	5'2"	1'0"	WOOD	EDGAR VARNISH	WOOD	EDGAR VARNISH	PLY 3/4" B&L	SLATS 80% LACING, 80% B&L, 20% B&L	
45	PLY 3/4" B&L	5'2"	5'2"	1'0"	WOOD	EDGAR VARNISH	WOOD	EDGAR VARNISH	PLY 3/4" B&L	SLATS 80% LACING, 80% B&L, 20% B&L	
46	PLY 3/4" B&L	5'2"	5'2"	1'0"	WOOD	EDGAR VARNISH	WOOD	EDGAR VARNISH	PLY 3/4" B&L	SLATS 80% LACING, 80% B&L, 20% B&L	
47	PLY 3/4" B&L	5'2"	5'2"	1'0"	WOOD	EDGAR VARNISH	WOOD	EDGAR VARNISH	PLY 3/4" B&L	SLATS 80% LACING, 80% B&L, 20% B&L	
48	WOOD	5'2"	5'2"	1'0"	GLASS	EDGAR VARNISH	WOOD	EDGAR VARNISH	WOOD	SLATS 80% LACING, 80% B&L, 20% B&L	
49	WOOD	5'2"	5'2"	1'0"	GLASS	EDGAR VARNISH	WOOD	EDGAR VARNISH	WOOD	SLATS 80% LACING, 80% B&L, 20% B&L	
50	PLY 3/4" B&L	5'2"	5'2"	1'0"	WOOD	EDGAR VARNISH	WOOD	EDGAR VARNISH	PLY 3/4" B&L	SLATS 80% LACING, 80% B&L, 20% B&L	
MAIN LEVEL											
51	FRMCK	5'2"	5'2"	1'0"	WOOD	EDGAR VARNISH	WOOD	EDGAR VARNISH	LACKE	SLATS 80% LACING, 80% B&L, 20% B&L	
52	FRMCK	5'2"	5'2"	1'0"	WOOD	EDGAR VARNISH	WOOD	EDGAR VARNISH	LACKE	SLATS 80% LACING, 80% B&L, 20% B&L	
53	FRMCK	5'2"	5'2"	1'0"	WOOD	EDGAR VARNISH	WOOD	EDGAR VARNISH	LACKE	SLATS 80% LACING, 80% B&L, 20% B&L	
54	PLY 3/4" B&L	5'2"	5'2"	1'0"	WOOD	EDGAR VARNISH	WOOD	EDGAR VARNISH	LACKE	SLATS 80% LACING, 80% B&L, 20% B&L	
55	PLY 3/4" B&L	5'2"	5'2"	1'0"	WOOD	EDGAR VARNISH	WOOD	EDGAR VARNISH	LACKE	SLATS 80% LACING, 80% B&L, 20% B&L	
56	PLY 3/4" B&L	5'2"	5'2"	1'0"	WOOD	EDGAR VARNISH	WOOD	EDGAR VARNISH	LACKE	SLATS 80% LACING, 80% B&L, 20% B&L	
57	PLY 3/4" B&L	5'2"	5'2"	1'0"	WOOD	EDGAR VARNISH	WOOD	EDGAR VARNISH	LACKE	SLATS 80% LACING, 80% B&L, 20% B&L	
58	PLY 3/4" B&L	5'2"	5'2"	1'0"	WOOD	EDGAR VARNISH	WOOD	EDGAR VARNISH	LACKE	SLATS 80% LACING, 80% B&L, 20% B&L	
59	PLY 3/4" B&L	5'2"	5'2"	1'0"	WOOD	EDGAR VARNISH	WOOD	EDGAR VARNISH	LACKE	SLATS 80% LACING, 80% B&L, 20% B&L	
60	PLY 3/4" B&L	5'2"	5'2"	1'0"	WOOD	EDGAR VARNISH	WOOD	EDGAR VARNISH	LACKE	SLATS 80% LACING, 80% B&L, 20% B&L	
61	WOOD	5'2"	5'2"	1'0"	WOOD	EDGAR VARNISH	WOOD	EDGAR VARNISH	LACKE	SLATS 80% LACING, 80% B&L, 20% B&L	
UPPER LEVEL											
62	WOOD	5'2"	5'2"	1'0"	GLASS	EDGAR VARNISH	WOOD	EDGAR VARNISH	WOOD	SLATS 80% LACING, 80% B&L, 20% B&L	
63	PLY 3/4" B&L	5'2"	5'2"	1'0"	WOOD	EDGAR VARNISH	WOOD	EDGAR VARNISH	WOOD	SLATS 80% LACING, 80% B&L, 20% B&L	
64	PLY 3/4" B&L	5'2"	5'2"	1'0"	WOOD	EDGAR VARNISH	WOOD	EDGAR VARNISH	WOOD	SLATS 80% LACING, 80% B&L, 20% B&L	
65	PLY 3/4" B&L	5'2"	5'2"	1'0"	WOOD	EDGAR VARNISH	WOOD	EDGAR VARNISH	WOOD	SLATS 80% LACING, 80% B&L, 20% B&L	
66	WOOD	5'2"	5'2"	1'0"	WOOD	EDGAR VARNISH	WOOD	EDGAR VARNISH	WOOD	SLATS 80% LACING, 80% B&L, 20% B&L	
67	WOOD	5'2"	5'2"	1'0"	WOOD	EDGAR VARNISH	WOOD	EDGAR VARNISH	WOOD	SLATS 80% LACING, 80% B&L, 20% B&L	
68	WOOD	5'2"	5'2"	1'0"	WOOD	EDGAR VARNISH	WOOD	EDGAR VARNISH	WOOD	SLATS 80% LACING, 80% B&L, 20% B&L	
69	WOOD	5'2"	5'2"	1'0"	WOOD	EDGAR VARNISH	WOOD	EDGAR VARNISH	WOOD	SLATS 80% LACING, 80% B&L, 20% B&L	
70	WOOD										

DOOR NOTES

1. ALL DOOR OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.
2. ALL DOORS TO BE 1 3/4" SOLID CORE UNLESS NOTED OTHERWISE.
3. ALL SHOWER DOORS AND GLASS SHOWER ENCLOSURES SHALL BE TEMPERED GLASS. IRC SECTION R308.3 AND E0604
4. FRENCH PATIO TERRACE DOORS TO BE SUPPLIED BY WINDOW MANUFACTURE TO HAVE A U-VALUE OF .31 MINIMUM.
5. AUTOMATIC GARAGE DOOR OPENERS SHALL BE TESTED IN ACCORDANCE WITH I.S. 1325, I.R.C. 709.4.

DOOR, WINDOW AND ROOM SCHEDULES	911 EMPIRE RESIDENCE HISTORIC DISTRICT DESIGN REVIEW SET 911 EMPIRE AVENUE PARK CITY, UTAH 84060	Jonathan DeGray Architect P.O. Box 1574, 614 Main Street, Suite 302, Park City, Utah 84060 Tel: 435-649-7263, E-mail: jongrayarch@qwestonline.net
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REPORT NUMBER:
A6.1

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.

Elements/Features: Property Description & Wood Tie Retaining Wall

This involves: ☐ An original part of the building
☐ A later addition Estimated date of construction: 1980

Describe existing feature:

The property slopes uphill from east to west off Empire Avenue. From front property line to back property line is 75 feet and slopes uphill approximately 14 feet, with the majority of the slope being in the rear yard (west). The front of the property off Empire Avenue has a 2 foot high wood tie retaining wall that runs parallel with the street and is in the city's R.O.W.
There is no significant vegetation on the property, it's all natural grasses.

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers: 1, 1A Illustration Numbers: 1 of 1, A0.1, A0.2

Photo #1: Wood tie retaining wall



Photo #1A: Wood tie retaining wall



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.

Elements/Features: Entry Stairs & Railing

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

Estimated date of construction: 1980

Describe existing feature:

The stairs and railing on the southeast entry porch are not original to the house and are in need of repair. The railing on the northeast porch is not original and needs repair.

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers: 2, 3 Illustration Numbers: AB.1

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.

Photo #2: Southeast entry stairs & railing



Photo #3: Northeast porch railing



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.

Elements/Features: Concrete Block Retaining Wall & Wood Fence

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: 1980

Describe existing feature:

The rear patio has a 4 foot high concrete block retaining wall. From the top of retaining wall to the rear property line, the grade slopes up about 6 feet. The wood fence runs across the rear property (north & south) and continues down the north side of the property (east & west) to the rear of the house.

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

Describe any deficiencies:

Photo Numbers: 4, 5 Illustration Numbers: _____

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.

Photo #4: Concrete block retaining wall



Photo #5: West & North wood fence



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.

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.

Elements/Features: Historic Form & Structure

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

Estimated date of construction: 1895

Describe existing feature:

The existing structure at 911 Empire Avenue was built in 1895 for Earnest Lynn Kimball. The house is a one story pyramid variant form. The two corner porches on the front façade are recessed into the structure. The stairs to entry porch on the south side are not original to the house. The enclosed porch on the southwest corner was built between 1908 –1929. The rear addition on the northwest was built sometime after 1941. The posts on the porches are lathe turned topped with decorative brackets with a spindle band between the posts. The existing structure has no foundation and all post and bearing walls sit on soil.

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers: 2, 3, 6, 7, 8, 9, 14, 15

Illustration Numbers: AB.1

Photo #6: Bearing walls and post on soil



Photo #7: Bearing walls and post on soil



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.

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.

Elements/Features: Roof Assembly

This involves: ☒ An original part of the building
☒ A later addition Estimated date of construction: 1895 - 1941

Describe existing feature:

The main roof form is a pyramid variant with a hip roof projecting east off the main form. The main pyramid/hip has a 9:12 pitch. The lower covered entry porches have a 3.5:12 hipped shed, built 1895. The enclosed porch on the southwest corner built between 1908 – 1929 has a 3.5:12 hipped shed. The rear northwest addition of the house has a simple 4.5:12 pitch and 3:12 pitched shed running west off the rear of the house, built after 1941. The roof material is asphalt shingles (non-historic) over wood shake shingles (historic) over 1x10 skip plank (historic) over 2x4 roof joist (historic) @ 24" o.c. The rear northwest addition has a metal roof. The flashing on the flat roof is in need of repair. All drip metal, fascia and soffit needs repair. The asphalt shingles are coming off and needs repair.

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

Photo Numbers: 8, 9

Illustration Numbers: AB.1

Photo #8: West elevation



Photo #9: South elevation



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

4. 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.

Elements/Features: Masonry Chimney

This involves: ☒ An original part of the building
☐ A later addition Estimated date of construction: 1895

Describe existing feature:

The masonry chimney is original to the historic 1895 structure. The chimney no longer functions as a smoke flue. The masonry chimney has been modified on the main floor and needs repair.

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers: 8, 9

Illustration Numbers: AB.1

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.

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.

Elements/Features: Exterior Wall Assembly

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

Estimated date of construction: 1895 - 1941

Describe existing feature:

The 1895 historic structure wall assembly: 1x8 horizontal lap siding on 1x12 horizontal and vertical plank on 2x4 studs @ 24" o.c.

The enclosed porch on the southwest corner built between 1908 –1929 wall assembly: 1x4 vertical T&G wood siding on 2x4 studs @ 24" o.c. on 1x4 vertical T&G wood siding.

The rear addition built after 1941 wall assembly: 1x8 horizontal lap siding on 1x12 horizontal and vertical plank on 2x4 studs @ 24" o.c.

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers: 1, 2, 3, 8, 9

Illustration Numbers: AB.1

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.

Elements/Features: The existing structure has no foundation and all post and bearing walls sit on soil. See 2. Structure.

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.

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.

Elements/Features: See 1. Site Design and 3. Roof.

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.

Elements/Features: Mechanical and Electrical system

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: After 1941

Describe existing feature:

The mechanical system and electrical system is dated and not code compliant.

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers: 10,11, 12, 13

Illustration Numbers: _____

Photo #10: Electrical and Plumbing @ crawl space



Photo #11: Electrical and Plumbing @ crawl space



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.

Photo #12: Electrical, Plumbing and Mechanical



Photo #13: Electrical, Plumbing and Mechanical



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.

9. Door Survey

Total number of door openings on the exterior of the structure: 4

Number of historic doors on the structure: 4

Number of existing replacement/non-historic doors: 7

Number of doors completely missing: 0

Number of doors to be replaced: 11

<i>Door #:</i>	<i>Existing Condition (Excellent, Good, Fair, Poor):</i>	<i>Describe any deficiencies:</i>	<i>Photo #:</i>	<i>Historic (50 years or older):</i>
101	Fair	Single pane glass	3	Historic
102	Fair	Single pane glass	14	Historic
103	Poor	Single pane glass	15	Historic
104	Poor			
105	Fair	Single pane glass		Historic
106	Good		19	
107	Good		21	
108	Good		21	
109	Good		17	
110	Good		21	
111	Good		17, 18	

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

Total number of window openings on the exterior of the structure: 13

Number of historic windows on the structure: 13

Number of existing replacement/non-historic windows: 0

Number of windows completely missing: 0

Number of windows to be replaced: 13

<i>Door #:</i>	<i>Existing Condition (Excellent, Good, Fair, Poor):</i>	<i>Describe any deficiencies:</i>	<i>Photo #:</i>	<i>Historic (50 years or older):</i>
W1	Poor	Single pane glass, non-operable	3, 24	Historic
W2	Poor	Single pane glass, non-operable	3, 24	Historic
W3	Poor	Single pane glass, non-operable	3, 24	Historic
W4	Poor	Single pane glass, non-operable	3, 9, 14	Historic
W5	Poor	Single pane glass, non-operable	3, 9, 14	Historic
W6	Poor	Single pane glass, non-operable	1, 9, 14	Historic
W7	Poor	Single pane glass, non-operable	9, 14	Historic
W8	Poor	Single pane glass, non-operable	1, 9, 14	Historic
W9	Poor	Single pane glass, non-operable	9,14,15,23	Historic
W10	Poor	Single pane glass, non-operable	9,14,15,23	Historic
W11	Poor	Single pane glass, non-operable	8	Historic
W12	Poor	Single pane glass, non-operable	8	Historic
W13	Poor	Single pane glass, non-operable	8	Historic

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.)

Elements/Features: Interior elevations

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.

Photo #14: Southeast front entrance



Photo #15: South elevation



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.

Photo #16: Rear entry



Photo #17: Living room looking northwest



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.

Phot #18: Living room looking east



Photo #19: Bathroom looking northwest



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.

Photo #20: Bathroom sink



Photo #21: Bedroom #1 looking east



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.

Photo #22: Kitchen cabinets



Photo #23: South elevation, windows W9 and W10



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.

Photo #24: North elevation



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.

Exhibit D

1. Site Design

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

Element/Feature: Site Design

This involves: ☒ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

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

The property slopes uphill from east to west off Empire Avenue. From front property line to back property line is 75 feet and slopes uphill approximately 14 feet, with the majority of the slope being in the rear yard (west). The front of the property off Empire Avenue has a 2 foot high wood tie retaining wall that runs parallel with the street and is in the city's R.O.W. There is no significant vegetation on the property, it's all natural grasses.

2. Structural

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

Element/Feature: Structure

This involves: ☒ Preservation ☒ Restoration
☒ Reconstruction ☐ Rehabilitation

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

It is our intention to strip the existing historic structure down, removing all the contemporary material and then see what we have. We would propose to proceed as follows:

- 1. Stabilize the historic wood structure and lift it up enough to construct a new foundation.**
- 2. Re-install the historic structure to the new foundation.**
- 3. Re-build the historic structure from the inside to meet the structural requirements of the code.**

3. Roof

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

Element/Feature: Roof

This involves: ☐ Preservation ☒ Restoration
☒ Reconstruction ☐ Rehabilitation

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

The roof will be rebuilt to meet the structural requirements of code and retain the historic form and appearance.

4. 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: Masonry Chimney

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 masonry chimney is original to the historic 1895 structure. The chimney no longer functions as a smoke flue. The masonry chimney will be reused and rebuilt from the roof structure up.

5. Exterior Walls

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

Element/Feature: Exterior walls

This involves: ☐ Preservation ☒ Restoration
☒ Reconstruction ☐ Rehabilitation

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

It is our intention to strip the existing historic structure down, removing all the contemporary material and then re-build the historic structure from the inside to meet the structural requirements of the code.

6. Foundation

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

Element/Feature: Foundation

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

A new foundation will be built that is code compliant.

7. Porches

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

Element/Feature: Porch

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

It is our intention to strip the existing historic structure down, removing all the contemporary material and then repair as needed.

8. Doors

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

Element/Feature: Doors

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

All historic doors will be evaluated case by case by the planning staff to determine if the doors will re-built or replaced.

9. Windows

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

Element/Feature: Windows

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

All historic windows will be evaluated case by case by the planning staff to determine if they will re-built or replaced.

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

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

Element/Feature: Mechanical & Electrical systems

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

All Mechanical and Electrical systems will be new and code compliant.

11. Additions

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

Element/Feature: Addition

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

The new addition will be built on the rear of the historic form and be distinctive from the existing home.

12. PROJECT TEAM

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

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

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

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

- 1. Architect: Jonathan DeGray Architect, 435-649-7263, degrayarch@qwestoffice.net.**
- 2. Structural Engineer: Shen Engineers, Henry Shen, 801-466-2625, sheneng@msn.com**
- 3. Contractor: None chosen at this phase in the project.**

13. 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.

See Historic Site Inventory

14. 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.

Owner will place a lien on the property in favor of the city.

15. ACKNOWLEDGMENT OF RESPONSIBILITY

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

Signature of Applicant: _____ Date: _____

Name of Applicant: _____

Exhibit E



American Heritage™
Window Rebuilders
Innovative Restoration and Thermal Upgrading

46 East Herbert Avenue • Salt Lake City, Utah 84111

3/8/17

Tom Peek,

After having inspected the windows on 911 Empire Ave., we have concluded that due to the age the damage is severe. These windows have unfortunately fallen into decay and repairing them will be very costly. If you choose to repair these windows, the finished work will not be something that will last or withstand the test of time. We recommend replication of these windows, this will ensure that the money spent on the improvement of these windows will be a sound investment.

Phil Kearns

philip@vintagewindows.com

801-359-6639

American Heritage Window Rebuilders
46 E Herbert Ave
SLC, UT 84111