

**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
CITY COUNCIL CHAMBERS
April 18, 2018**



AGENDA

MEETING CALLED TO ORDER AT 5:00 PM

ROLL CALL

ADOPTION OF MINUTES OF April 4, 2018

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

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

CONTINUATIONS

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

1011 Empire Avenue –Historic District Design Review – Material Deconstruction on Significant Site. The applicant is proposing to impact the following: stacked stone retaining walls, picket fence, and at-grade steps dating post-1981; demolition of additions on the west and south elevations built between 1941-1981, addition to the north elevation built c.1981, and basement expansion addition made in 1995; removal of portions of the c.1900 roof form; removal of portion of the west elevation; demolition of foundation dating from c.1900, c.1981, and c.1995; demolition of c.1995 deck; removal of non-historic and contemporary windows and doors; demolition of post-1960s garage.
Public Hearing & Possible Action

PL-17-03519 17
Planner Grahn

158 Main Street –Historic District Design Review – Material Deconstruction on Significant Site. The applicant is proposing to impact the following: non-historic sidewalk, non-historic concrete block retaining wall, c. 1997 driveway, contemporary stone retaining wall, non-historic wood-steel fence, contemporary wood patio, c.1948 concrete block foundation, portions of c.1997 concrete foundation, c.1997 roofing materials, c.1997 additions to the rear elevation, c.1997 front porch, c.1997 doors and windows.
Public Hearing & Possible Action

PL-17-03464 103
Planner Grahn

ADJOURN

***Parking validations will be provided for Historic Preservation Board meeting attendees that park in the China Bridge parking structure.**

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF APRIL 4, 2018

BOARD MEMBERS IN ATTENDANCE: Douglas Stephens, Puggy Holmgren,
John Hutchings, Randy Scott

EX OFFICIO: Bruce Erickson, Anya Grahm, Hannah Tyler, Polly Samuels
McLean, Liz Jackson

ROLL CALL

Chair Stephens called the meeting to order at 5:00 p.m. and noted that all Board Members were present except Lola Beatlebrox, Jack Hodgkins, and Alex Weiner

ADOPTION OF MINUTES

March 7, 2018

Board Member Scott referred to page 19, third paragraph, the first sentence, "Board Member Scott stated his agreement with Board Member Hodgkins and Hutchings that reorientation would enhance the preservation character". He corrected the sentence to read "...would **not** enhance the preservation character". Board Member Hutchings stated that he had planned to make the same correction.

MOTION: Board Member Hutchings moved to APPROVE the minutes of March 7, 2018 as corrected. Board Member Scott seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Planner Anya Grahm reported that the Historic Preservation Board would have another meeting on Wednesday, April 18th. Several HDDR applications are in process and the Staff wanted to start bringing them forward so the HPB is not over-burdened all at once.

Planner Grahm reported that Marianne Cone was the artist selected for the Annual Historic Preservation Award. Planner Grahm would work with Ms. Cone, the HPB and the City Council to schedule a date to unveil the artwork. She anticipated sometime in May during Historic Preservation Month.

Planner Grahn provided a brief summary of the award ceremony for David White. She had attended the Heritage Awards Dinner put on by Preservation Utah. They give awards for different categories, and David White was honored for his years of service and his commitment to preservation in the Park City community. Mr. White was humbled and excited about his award. Preservation Utah also convinced Mr. White to join their Board of Directors.

Chair Stephens was pleased that Mr. White was recognized for his long-time service in Park City and his commitment to preservation. Board Member Holmgren noted that she had seen Mr. White at the post office and he was enjoying his retirement.

WORK SESSION – Code Enforcement Update – Presentation by Deputy Chief Building Official and Planning Director regarding current Coded Enforcement policies, Notice and Order Process, and Excavation Procedures for Historic Houses.

Mary McClaugherty, a Service Inspector with Code Enforcement, introduced Dave Thacker, the Chief Building Official; Michelle Downard, the Deputy Building Official; and Service Inspectors Gabe Jaramillo and Shelly Hatch. Ms. McClaugherty noted that Code Enforcement was under the umbrella of the Building Department.

Shelley Hatch stated that she does most of the Notice and Orders on Historic Home preservation projects. She handed out an example copy of a Notice and Order. Ms. Hatch pointed out that 90% of the Notice and Orders on historic homes are to repair. They try to preserve the homes as much as possible and discourage anything related to demolition. However, in some cases saving the home is not feasible due to hazards and other conditions.

Ms. Hatch explained that a Notice and Order is issued because of safety and health issues. They review the Criteria in Section 301 of the Uniform Code - Abatement of Dangerous Buildings. They review the criteria to see what has deteriorated on the structure and what needs to be fixed. The property has to meet all of the criteria. Once the owner is aware of the items that need to be fixed, they are given a timeline to accomplish the work. They are typically given 30 days, but if progress is being made an extension can be given as long as the work moves forward. If the owner stops the work or is not willing to work with the Building Department, the next procedure is to notify the owner that penalties will be imposed or the City will make the repairs and assess the homeowner in some way.

Ms. Hatch stated that she sends the Notice and Order to all the interested parties by certified mail, email, and a visible Notice on the home itself. She also works closely with the Planning Department throughout the process.

Chair Stephens asked if the City has ever had to step in to do the work and place a lien on the property. Ms. Hatch answered yes and commented on a situation where the City recently took over the property.

Chair Stephens asked if there was a consistent reason why these homes go into a state of disrepair. Ms. Hatch stated that the ones she has dealt with were clearly not livable or habitable. It is expensive to preserve a historic home, and often times the primary issue is financial. A second issue is that some owners do not make it a priority. Planner Grahn agreed. Most of the ones they see are a result of years of deferred maintenance.

Director Erickson stated that in the normal course of events a Notice and Order is not the first step. The Preservation Planners and Code Enforcement observe the buildings over time before they reach the Notice and Order process. They know every house and which ones are deteriorating. Director Erickson understood that it also applies to mine structures. Planner Grahn noted that a few years ago the Planning, Building and Engineering Departments spent a Friday afternoon documenting all the mine structures and took photographs. Last summer, Code Enforcement, the Building Inspectors, and the Planning Department started to create a list of buildings to watch because they either had health and safety issues or deferred maintenance that would only get worse. Planner Grahn stated that more recently, many of the projects the HPB has reviewed have been Notice and Order projects.

Chair Stephens asked if the goal of historic preservation and the goal of public safety were in sync. Planner Grahn thought they were. She and Director Erickson have talked about looking into a demolition by neglect ordinance. Ogden and other places in Utah have been successful with that approach. However, Planner Grahn believed the current system in place with Code Enforcement was working well. Code Enforcement and the Planners look at things together to make sure they are not giving a Notice and Order to demolition. In the past, some homeowners thought a Notice and Order was permission to demolition. They have worked together to make the process as clean as possible so whoever is served with the Notice and Order understands the obligations for preservation.

Chair Stephens assumed that in Historic Park City they would eventually run out of inventory that was being neglected. Planner Grahn replied that they continue to find new structures. Ms. Hatch stated that her goal is to make sure that she works closely with the Planning Department to make sure they share the same thought process on fixing these homes.

Chair Stephens asked if there were issues with people breaking into these homes to live in. Ms. Hatch replied that it was a problem in the past, but they have not seen it recently.

Director Erickson pointed out that the Notice and Order process and the process that the Code Enforcement team goes through with the Preservation Planners is more proactive than the Strategic Code enforcement on the other sections of the LMC. In this case, they actually go out and look for a certain type of house and keep track of them. However, with the Strategic Code Enforcement, one portion is proactive activity and another portion is complaint based. Director Erickson pointed out that the Code Enforcement team is also responsible for the entire City; not just the Historic District.

Chair Stephens noted that when an applicant comes to the HPB to make the case that their plan should be approved because the structure has been neglected, the owner is already obligated through other parts of the LMC to make sure that house is maintained. The HPB should not consider that as part of their decision process.

Ms. Hatch remarked that it was wonderful to work hand in hand with the Planning Department to try to preserve the historic value of these homes. Sometimes a Notice and Order is the push a property owner needs to take care of the structure.

Planner Grahn stated that excavation is another issue regarding historic buildings. There are a number of historic houses on cribbing, and when driving around town they noticed that the cribbing was not always being installed per the requirements of the structural engineer. Soils are eroding and there are drainage issues. Planner Grahn noted that the Planning Department has been working closely with the Building Department because many times the HDDR or the Steep Slope CUP is the first step in the process before it moves on to the Building Department. The Staff has tried to create conditions of approval that are as succinct as possible to put owners on notice that once they reach the building permit stage they will have to meet certain requirements and obligations.

Chief Building Official David Thacker stated that they have been working extensively with conditions of approval based on lessons learned through some of the historic home lifts. Mr. Thacker remarked that some of the conditions directly relate to the excavation and how it can be done. In order to excavate underneath the home, they need to be able to lift it in place. They require the cribbing to be engineered by a structural engineer. The plans are reviewed and approved by the Building Department. They also require that the structural engineer who did the design inspect the cribbing itself to insure that it was built per the design. Inspection by the structural engineer is in addition to the

inspection performed by the Building Department. That inspection needs to be done within five days of the cribbing being installed and supporting the structure. Mr. Thacker stated that they have also been looking closely at the soils beneath those homes. They look at soil samples and make sure the cribbing is not only set on good soil, but that the footings are dug appropriately. Recently, in some cases they found expansive soils, which requires more excavation, and that creates challenges related to how far away it needs to be from the cribbing they do not compromise the soil the cribbing is sitting on. Mr. Thacker pointed out that it requires coordination between the contractor, the Building Department, and the Planning Department; and it also requires a geo-tech engineer to evaluate the soils. Mr. Thacker stated that soil concerns can lead to temporary shoring, concerns because in Old Town the lot lines are close to the homes and they have experienced sloughing and collapsing walls. Temporary shoring companies are brought in to coordinate with the geo-tech and the structural engineer to ensure that all of these items are being put into place appropriately and inspected. Mr. Thacker pointed out that it is a laborious process for the Building Department to follow through on all the pieces of the process, but it is worth it to make sure they have a safe and properly installed cribbing and engineered product.

Mr. Thacker stated that per the HDDR, they require that the homes only be lifted for a maximum of 45 days; unless an extension approval is obtained from the Planning Director. The process is extensive and challenging but they were encouraged by the steps taken and the processes in place. Mr. Thacker remarked that the process has created better coordination between the Planning and Building Departments, and Code Enforcement has been a great help as well. Mr. Thacker believed the process and the requirements provide a better outline for the product they were requiring from contractors, architects, and engineers.

Chair Stephens asked if procedures were in place when excavation occurs to protect the historic homes on either side of the property. He wanted to know at what point shoring becomes an issue. Mr. Thacker explained that generally when they do the plan review for the original building itself, they look at what that excavation will be. Most of the time they are looking at a 2:1 slope and those specifications will be in the geo-tech report or the soils report. As soon as they are unable to maintain the 2:1 slope they get the geo-tech involved and require that temporary shoring be put in place. He explained the process for the temporary shoring.

Board Member Scott asked if the 2:1 ratio was part of the math behind the fact that historic homes can only be raised 2 to 2-1/2 feet. Planner Grahn stated that 2' has more to do with the historic integrity in an effort to keep the structure as close to its original grade as possible.

Board Member Hutchings commented on the home on lower Park Avenue that was dropped in the hole. He wanted to know what happens when a house is dropped. Mr. Thacker stated that lessons are learned, and those situations drive some of the regulations. He stated that once the house is ready to be lifted, it is important to make sure the house is not up longer than 45 days. Another issue is how the house is structurally contained on the cribbing wall while it is in the air.

Chair Stephens asked if the structural integrity of the historic home being lifted comes into play before the house is lifted. Mr. Thacker replied that it is an element they look at in determining whether or not it is salvageable. In addition, they definitely have to make sure that the house is liftable and will stay intact.

Planner Grahn stated that a condition was added to the Steep Slope CUP that prohibits excavation from occurring between October 15th and April 15th. The slopes over 30% and significant excavation is required, which adds traffic and congestion to streets that could not handle it during the winter.

Gabe Jaramillo commented on construction mitigation plans. He explained that a construction mitigation plan is a document that is provided to the contractor when a permit is issued. The mitigation plan outlines all of the conditions that the contractor must adhere to. It can also have the conditions of approval from the Planning Commission. The construction mitigation plan basically covers containment of the site. There is a rule in Old Town that requires a six-foot chain link fence. It also requires appropriate erosion control measures to keep soil on site; posting of company signs with contact information; a porta-potty on site; and a dumpster or dumpster trailer on site. Mr. Jaramillo stated that before a permit can be issued for anywhere in town, there needs to be a limits of disturbance inspection by Code Enforcement to make sure the fencing is on their property and that they have erosion control, the sign, the dumpster and the porta-potty. Once they pass the inspection a permit is issued and the contractor has to adhere to the rules on the construction mitigation plan.

Director Erickson noted that the construction mitigation plan is posted on-site with the permit. Mr. Jaramillo explained that when the permit is issued the contractor also receives a yellow card in the packet that has sign offs on it; and the mitigation plan goes into that same sleeve.

Mr. Thacker stated that construction mitigation is as much for the neighboring properties as it is for the construction site itself. It mitigates impacts that the neighbors might feel related to noise, traffic, etc. Chair Stephens believed that parking and deliveries were missing bullet points.

Director Erickson noted that this presentation was also given to the Planning Commission and the City Council. The Planning Commission wanted to make sure there was a better way of communicating the construction mitigation plan to

the public. They wanted to find opportunities to make the construction mitigation plan more visible to the public so the neighbors would understand what was going on. The Commissioners also wanted a way to let the neighborhood know how many projects would be happening in any one location. Director Erickson stated that they were working to accomplish those goals. The new permitting system would go in mid-summer, which would allow all the permits to be seen online, including the construction mitigation plan. Director Erickson stated that based on responses from the City Council, at this time they prefer that the public contact either the Planning Department or Code Enforcement rather than go to the contractor directly. If the City is not made aware of the problem, they cannot track the problem or the solution.

Board Member Hutchings referred to the language, “protecting historic materials” and asked if that comes out of the HDDR process and conditions set by the HPB. Planner Grahn answered yes. Sometimes the conditions are what the HPB set and other times what the Staff sets. Occasionally, it relates to the Steep Slope CUP. All of the conditions added were done with the intent of protecting the historic building.

REGULAR AGENDA – Discussion, Public Hearing and Possible Action

1. 424 Woodside Avenue – HDDR Review for Reorientation - Reorientation (rotation) of a “Significant” Structure towards Woodside Avenue and lifting of the Historic Structure 7 feet 7 ¾ inches. The primary façade of the Significant Structure is currently oriented towards Main Street and the applicant is proposing to rotate the structure 180 degrees so that the primary façade is oriented towards Woodside Avenue. Upon reorientation, the Historic Structure would be lifted 7 feet 7 ¾ inches.
(Application PL-16-03379)

The HPB held a site visit at 424 Woodside Avenue prior to the meeting.

Planner Hannah Tyler reported that the HPB discussed this item at length at the March meeting. At that time the applicant requested that the Board continue the item to facilitate a site visit. Planner Tyler noted that after the action to continue was taken, the applicant asked her in the hallway if it could be continued to a date in May due to reasons with the applicant and with their legal counsel.

Planner Tyler stated that the applicant was requesting that the HPB continue the item this evening. She explained that a Section in the Code, which was included in the Staff report, gives the Board the discretion to decide whether or not to continue the item again. To date, the applicant has requested three continuations, and at there was no discussion at those meetings. Two other meetings took place with significant discussion and the HPB continued the item.

Planner Tyler suggested that the Board discuss what they saw on the site, and then determine whether or not to continue.

Board Member Holmgren stated that she was already familiar with the site and found nothing different when she visited the site today. Board Member Hutchings felt the same way. Board Member Scott thought it was helpful to walk around the site. Chair Stephens stated that he had been to the site several times but never down on to the property. This was the first time he had seen the addition without snow next to it.

Director Erickson clarified that four members of the Historic Preservation Board visited the site with the project architect. They walked on to the site using the stairway on the north property line. They took the opportunity to look at the east façade of the historic building and the addition. They generally identified where the previous historic door was located. They went back on the street and looked at the distance from the street and the condition of the curb and gutter and retaining walls.

Board Member Scott clarified that looking at the west side, which is the road facing side, there is an enclosed porch. He asked if the porch was done in a historic period and whether it was considered a historic renovation. Planner Tyler stated that in the historic period they kept adding on to that rear. At one point they added on a screened porch, and during that same period the screened porch was then enclosed with full walls.

Chair Stephens asked if the siding and the finish on the west side on the screened porch that is now finished off as a room was done when the remodel was done in the 1990s. Jonathan DeGray, representing the applicant, stated that the siding appears to be the same as the side of the house. The older siding could be seen inside the porch.

Chair Stephens requested feedback from the Board regarding a continuation to May 2nd. Mr. DeGray clarified that the applicant was requesting a continuance because neither the owners nor their legal representative, Joe Tesch, were able to attend this evening. Chair Stephens pointed out that the Staff report contained letters from the applicant and from Joe Tesch with that explanation.

Board Member Holmgren was uncomfortable making a decision this evening considering that three Board members were absent.

Board Member Scott was comfortable with his ability to make a decision this evening based on the assumption that there would be no new information. However, he thought Ms. Holmgren made a good point about the absent Board members.

Board Member Hutchings stated that from reading the letters he derived three reasons for a continuance. One was that the applicants were not present. Second was that at least two other Board members were not present. Third, that an engineering study was being done. He asked about the study. Mr. DeGray explained that Alliance Engineering was looking at the drain issue that was raised at the last meeting.

Board Member Hutchings stated that he was inclined to grant a continuance because the applicant was not present. However, he struggled with the idea of waiting for the Board members who were absent because often times Board members miss a meeting for various reasons. Mr. Hutchings stated that if they were only talking about rotating the house, he was curious as to how the engineering study would provide additional information to help them make a decision. Mr. DeGray stated that the applicant was contesting the unique conditions of the site that were determined by the Chief Building Official and the Planning Director. In order to do that, they sought the opinion of a qualified civil engineer to strengthen their argument that the conditions are unique.

Mr. Hutchings stated that if the applicant was contesting the determination and seeking new information, that was a reason to continue to May 7th. They should have all the information before making a decision.

Chair Stephens questioned whether they would get much new information, but he would like the applicant to be personally involved in the process even if the outcome is the same. Chair Stephens informed Mr. DeGray that the applicant should expect a decision on May 2nd and that there would not be another continuation.

MOTION: Board Member Holmgren moved to CONTINUE 424 Woodside Avenue to May 2, 2018. Board member Hutchings seconded the motion.

VOTE: The motion passed unanimously.

2. Design Guideline Revisions – Staff recommends that the Historic Preservation Board take public comment on the proposed changes to the Design Guidelines for New Commercial Infill Construction in Park City's Historic Districts: Specific Design Guidelines for Sustainability and Sidebars: Landscaping and Vegetation. The Guidelines are incorporated into the Land Management Code in 15-13-2. (Application PL-17-03730)

Planner Grahn requested that the Board review the revisions to the Design Guidelines before they go to the Planning Commission. The Staff had been working with the Sustainability Department to amend the LMC to reflect solar and

other sustainability measures. Planner Grahn noted that the Design Guidelines currently have a section about sustainability and the Staff was proposing to address eco-friendly materials, windows and daylighting. There is also a guideline for green roofs, but they need to make sure it does not affect the visual character of the Historic District.

Planner Grahn reported that on April 25th the Planning Commission will be discussing ways to regulate solar panels in the LMC outside of the Design Guidelines.

Chair Stephens asked if recycled plastic and/or Trex could be considered eco-friendly materials. Planner Grahn stated that eco-friendly material is encouraged as long as it appears similar in scale, texture and finish to the materials on historic structures. She thought that would be sufficient for new construction. For historic construction she suggested that they add language "and is found not to detract from the historic building". For example, Trex on the front porch of a historic structure would not be acceptable, but it might be used on a back porch or a new addition. Director Erickson stated that they would align this more with the prohibition of vinyl in other locations. They would also require greater than 50% of the material to be of post-consumer recycled materials.

Director Erickson assured the Board that there was very little consensus for bending the regulations. However, they were trying to achieve the sustainability goals set by the City Council while insuring protection of the Historic District.

Chair Stephens remarked that this was also about construction techniques. A properly constructed and installed straight grain flooring material on an exterior deck will last longer than a Trex deck. Director Erickson noted that there have been problems with Trex deck because they heat faster and retain heat longer, which contributes to the urban heat island. However, Trex off-gases less than virgin vinyl. People are sensitive to the off-gasing of the polyvinyl chlorides. The Staff did the research and tried to figure out how to make this work without having those issues raised.

Planner Grahn noted that the Planning Department was seeing less over-the-counter requests for Trex in the Historic Districts. She was told by many contractors that the sunlight in Old Town causes the glue in the Trex to disintegrate and the material breaks down. Chair Stephens thought the cost of Trex could also be a factor.

Director Erickson noted that the Preservation Planners had visited Portland to review how solar panels are installed in a historic district. Planner Grahn stated that and Planner Tyler went to Portland to learn about post-war housing styles. While there they met with representatives from Restore Oregon, which is the state-wide historic preservation non-profit; as well as people in the Portland City

Planning Department. They talked about solar, wind, and other sustainability efforts they were putting into the Historic District. She pointed out that downtown Portland has taller buildings, which makes it easier to hide elements on the rooftops and not visible from the rights-of-way. As they walked through the neighborhoods they could not see the sustainability elements because they were on the backs of houses or accessory buildings. Chair Stephens remarked that it would be difficult to do in Park City's historic neighborhoods. Planner Gran thought it would be difficult but not impossible. There are ways to accomplish it.

Chair Stephens asked if there was flexibility within the regulations. Director Erickson answered yes. He stated that if they go on Google earth and look at the Historic District they would be surprised at how many houses have solar panels that are inconspicuous. The new way of handling it above the first level and having criteria would continue to protect the Historic District; and at the same time, increase the sustainability goals. Planner Grahn commented on the number of agencies and cities they researched to make sure they were balancing the demands for more sustainable energy systems, and to make sure they maintain the integrity of the District. Planner Grahn acknowledged that the Guidelines were slightly looser, but the Land Management Code amendments will provide more regulations.

Planner Tyler pointed out that no one knows what the Tesla solar shingles will look like. Until they know what that product looks like, it could be a great alternative for some of the structure in Old Town. Chair Stephens agreed that technology was changing and as new items come along it is important for the Planning Department to have the necessary tools and criteria to judge them against.

Board Member Scott remarked that the climate in Portland is different than Park City and he questioned whether green roofs were realistic in the Historic District. Director Erickson replied that green roofs are realistic, but it requires having faith in people. Maintaining the green roof above KPCW is labor intensive. He was not aware of the results of the green roofs on Echo Spur. The question is whether they can rely on owners not to rip out the green roof after a few years and install a hot tub. Director Erickson pointed out that green roofs in the Historic District are not big enough to affect storm water runoff, which is a main purpose for having them on large industrial buildings. He liked the way green roofs were handled in the new LMC amendments, and he believed it would be effective in maintaining district integrity.

Board Member Hutchings pointed to the wood turbine bullet point and questioned whether if it was strong enough. He thought the first bullet point that relates to solar panels was stronger in terms of making sure they are not visible from the public right-of-way. If that is the same goal for turbines, he suggested that they modify the language. Planner Grahn thought it was a good point. They have not

had a request for wind turbines, but the intent is to be prepared if they do. Mr. Hutchings asked if the goal is keep wind turbines from being visible from the street. Director Erickson replied that the Staff would prefer not to think about turbines in the traditional sense in the historic district. However, a small home vertical access turbine could be done on a small scale. The results of the wind studies in the late 2000s determined that Park City does not have enough wind to consistently make a difference. Board Member Hutchings favored strengthening the language for wind turbines.

Planner Grahm commented on ADA compliance. In this section the language was cleaned up to match the other sections in terms of changing “should” to “shall”. They also added a few requirements to make sure that on historic buildings the ramps do not detract from the historic building.

Board Member Holmgren noted that the City has made Swede Alley and Main Street more ADA friendly but those areas are never kept clean. Planner Grahm offered to pass on that information.

Chair Stephens understood that most of the ADA implications would apply to commercial buildings on Main Street. He expected to see more requests in the future as the economic dynamics of Main Street change. Planner Grahm noted that they have seen an uptick in ADA requests for residential development for historic homes, or people designing ADA friendly houses on steeper areas in town.

Planner Grahm thought exterior lighting was self-explanatory. They offered warm tones instead of cool tones because LEDs have a blue hue that does not compliment the Historic District. Regarding seismic upgrades, the Staff had looked at the guidelines in other communities doing seismic. Nothing had changed, other than to be more clear that seismic elements are discouraged, especially on historic buildings.

Board Member Hutchings asked for an example of a seismic upgrade. Director Erickson used the Kimball building as an example of seismic upgrades. New concrete shear wall was placed inside the brick rather than on the outside. Planner Grahm explained the seismic upgrade that was done on the silos at the Barn. Chair Stephens noted that the seismic upgrades on the Marsac building were done on the interior as well. He commented on other methods to keep the seismic upgrading hidden.

Planner Grahm commented on request to bring back the fruit trees and some of the more traditional plantings back to Old Town, but they were unsure how to regulate it. They met with Director Erickson and the City landscaper and compiled a list that could be used as a reference that encourages people to plant some of the varieties outlined in the Staff report. They were assured by Maria,

the City Landscape Gardner, that these plants would grow in Park City and help to preserve the greener look of Old Town. Board Member Holmgren noted that Cinnamon Ferns also grow well in shade.

Chair Stephens asked if the City still looks at landscape plans for projects. Director Erickson stated that they look closer at landscape plans now than they have in the last five years. He has instituted new regulations and new policy for landscape plans. Director Erickson noted that they had recently completed an entirely upgraded drought tolerant plant list that would be incorporated as part of the Land Management Code changes. There is an approved list of plant materials, and anything not on the list has to be approved by Director Erickson.

Chair Stephens asked if they were looking at ratios of landscape to hardscape. Director Erickson replied that they will start allowing a small area of gravel in close proximity to the home, particularly areas affected by wildland fire interface zones and underneath decks. It would be somewhere around 5% and most likely not in the front yard. Director Erickson stated that there will be new regulations for artificial turf, consistent with other things they are looking at for the Historic Districts. A limitation is already in place regarding the area of irrigation of the lot. He could not recall if the Historic District was exempt from that limitation.

Director Erickson was pleased with the new plant list and the selections. They would add Cinnamon Fern to the list. Chair Stephens favored the idea of being able to have plantings down the side and in the front yards to reduce the hardscape. The Staff spends a lot of time making sure the architecture is historically compatible, but then it gets lost in the hardscape and softscape in the front yards and down the sides.

Chair Stephens opened the public hearing.

Ruth Meintsma, a resident at 305 Woodside, referred to ADA compliance for historic structures and asked if the listed criteria were only for ADA structures. She was specifically talking about "Historic doors that do not conform to building and/or accessibility codes should be rehabilitated to conform". She asked if that was specific to an ADA compliant structure.

Planner Grahn replied that this comes into play a lot when trying to upgrade the historic structure to be ADA. It was carried over from the previous design guidelines; and in her time with the City she has never seen a situation where a historic door needed to be upgraded to be ADA compliant. They can usually find a way to put it in the back of the house. She did not believe there were any historic doors left on Main Street.

Chair Stephens noted that ADA compliant is not optional. He asked when it would ever be required for residential. Director Erickson replied that apartment

and condo units must be ADA compliant in terms of handrails, a specific size door, and specific dimensions of hallways. He did not believe it applies to private residential homes. He thought the Chief Building Official has regulatory discretion inside historic buildings for ADA compliance. It has to be fair but it does not necessarily have to be the same.

Chair Stephens clarified that the regulations are for ADA commercial aspects and not private residential homes. Planner Grahn thought it applied to both residential and commercial, but she would change it to only the commercial side. Chair Stephens thought the ADA compliant portion needed to remain because it defines what Director Erickson had mentioned. Planner Tyler thought it should be left in the residential piece because people have come in requesting ADA access for family members. Chair Stephens suggested that they modify the language for clarification, but keep it for both commercial and private residential.

Director Erickson thought the National Trust has publications that the Staff could review and bring it back at the next meeting for informational purposes only. Chair Stephens thought they should be pre-emptive on Main Street and historic commercial buildings, and how those might be affected by the ADA Act. Planner Grahn offered to work with the Building Department to address the issue.

Chair Stephens closed the public hearing.

MOTION: Board Member Hutchings moved to forward a POSITIVE recommendation to the Planning Commission and City Council for the Design Guideline revisions as discussed this evening. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

The Meeting adjourned at 6:24 p.m.

Approved by _____
Stephen Douglas, Chair
Historic Preservation Board



Historic Preservation Board Staff Report

Planning Department

Author: Anya Grahn, Historic Preservation Planner
Subject: Material Deconstruction and Reconstruction Review
Address: 1011 Empire Avenue
Project Number: PL-17-03519
Date: April 18, 2018
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 1011 Empire Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval. This site is listed as Significant on the City's Historic Sites Inventory (HSI).

Topic:

Address: 1011 Empire Avenue
Designation: Significant
Applicant: 1011 Empire Avenue, LLC (Gavin Steinberg), represented by Bill Van Sickle
Proposal: Material Deconstruction of stacked stone retaining walls, picket fence, and at-grade steps dating post-1981; demolition of additions on the west and south elevations built between 1941-1981, addition to the north elevation built c.1981, and basement expansion addition made in 1995; removal of portions of the c.1900 roof form; removal of 26 linear feet of the west elevation; demolition of foundation dating from c.1900, c.1981, and c.1995; demolition of c.1995 deck; removal of non-historic and contemporary windows and doors; demolition of post-1960s garage.

Background:

On November 28, 2017, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1011 Empire Avenue. The application was deemed complete on January 31, 2018; however, staff has been working with the applicant to comply with the Land Management Code and Design Guidelines. The Historic District Design Review (HDDR) application has not yet been approved, as it is dependent on HPB's Review for Material Deconstruction approval and the request for demolition of the non-historic garage and non-historic addition to the house.

This property has had limited land use applications in the past. In 1991, a Conditional Use Permit (CUP) was approved by Planning Commission for a Bed and Breakfast (B&B). As part of the approval, the Planning Commission waived the requirement for two (2) parking spaces. In 1999, the applicant requested a CUP to create a four (4)-room inn, increasing the occupancy of the B&B. According to the January 27, 2000,

City Council report, the B&B added two (2) additional rooms (four [4] bedrooms total) and the applicant requested that the City waive two (2) more parking spaces required by a four-room B&B. City Council reviewed alternatives for parking to prevent the B&B parking from consuming parking in the public right-of-way in front of the applicant's property. Previously, the Planning Commission had found that —on-site parking is possible and all alternatives for proximate parking have been explored and exhausted.” The expansion of the B&B was approved and parking for the use limited to the street.

On July 26, 2017, the applicant submitted a subdivision application to subdivide the existing four (4) lots of record into three (3) lots. The historic house will be located on one (1) of the three (3) proposed lots. The application was deemed complete on August 14, 2017. The applicant has since revised his plans, removing one (1) existing platted, Standard Lot from the plat amendment proposal; a Historic District Design Review (HDDR) application to construct a new single family house on that site was approved on January 26, 2018. The plat amendment for the remainder of the site has been on hold as it is contingent on the HPB's approval to demolish the non-historic garage and addition to the house.

The current HDDR application is for the renovation of the historic house and reconstruction of the garage at 1011 Empire Avenue.

History of Development on this Site

This house was likely constructed ca.1900 by Roderick W. MacDonald. At the time of its construction, MacDonald was probably squatting on the land; however, in 1903, the death of D.C. McLaughlin of the Townsite Company led the courts to disperse a significant amount of the company's land to people who had been living on the land, making improvements, and paying taxes. The land was then transferred to MacDonald in 1903.

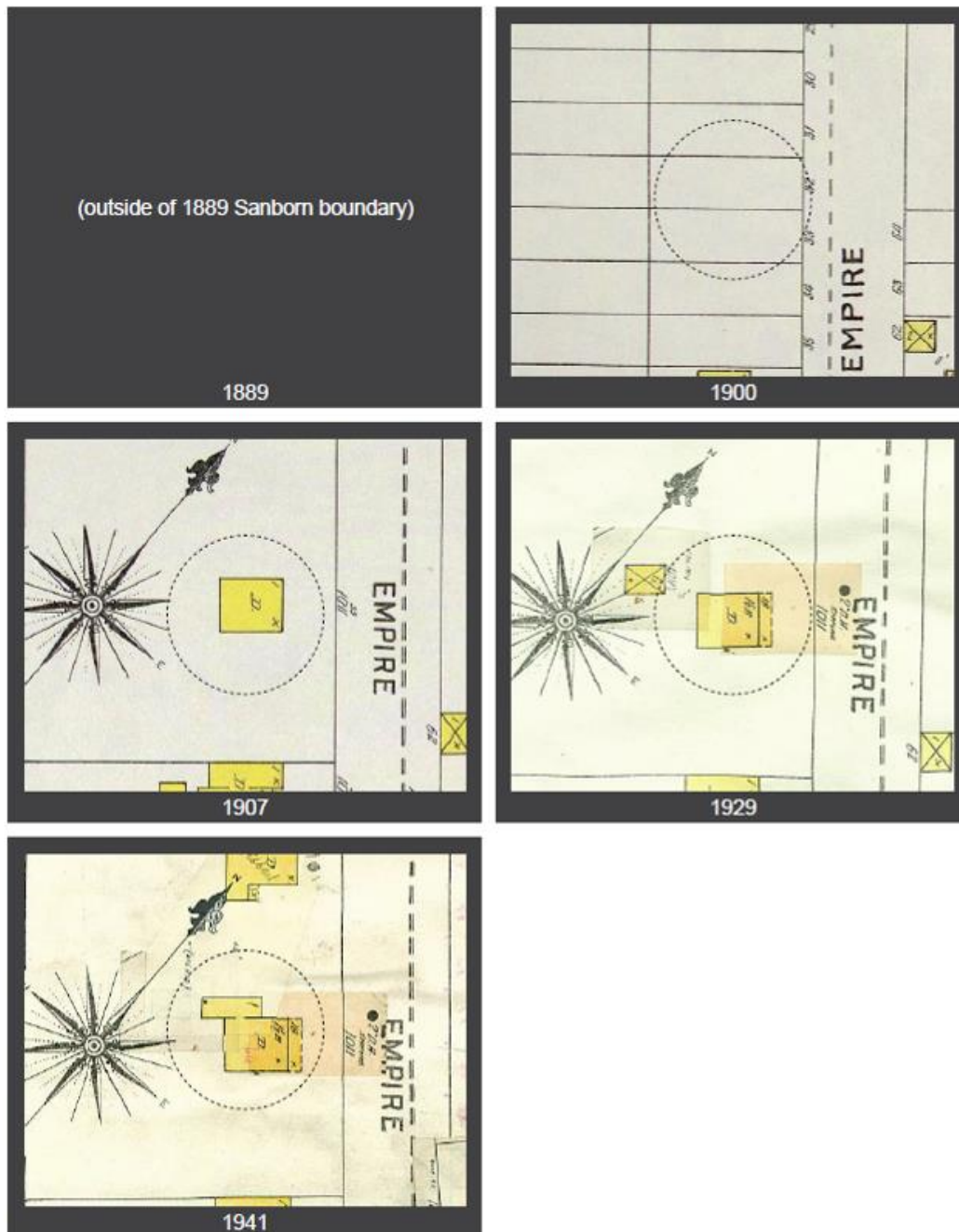
A native of Nova Scotia, MacDonald eventually became a contractor and partnered with Clyde Paul. The two are credited with constructing many of the early twentieth century



buildings in Park City. MacDonald also served as Park City's mayor in 1924. He and his Canadian-born wife Mary Elizabeth Ormiston lived in the house for over 45 years. Following Roderick's death at this house in 1945, Mary sold the house to her daughter and son-in-law Frances and James Henderson in 1947. It was presumably used as a rental property as they lived in Salt Lake City. They, in turn, transferred the property to their daughter Phyllis Marie Henderson and her

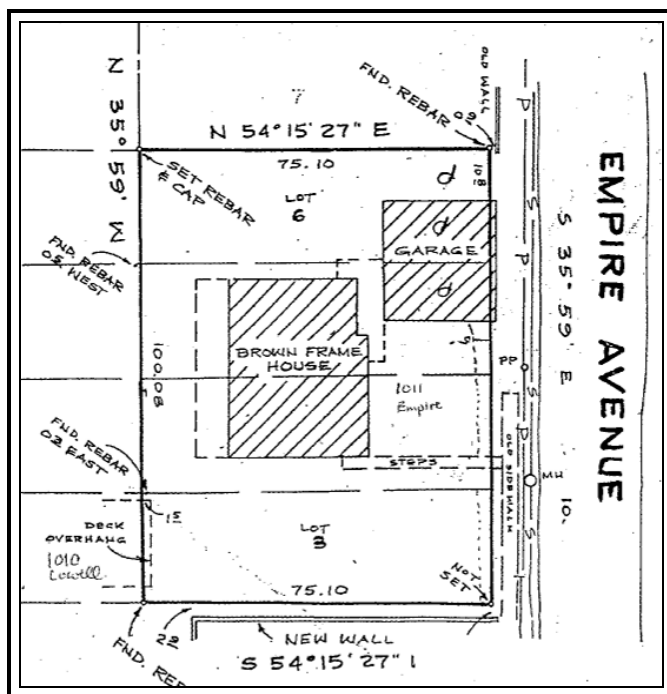
husband David Prudence in 1957.

During the MacDonald's and their heirs' ownership of the property, a number of changes occurred to the site. The house first appears in the 1907 Sanborn Fire Insurance map. By 1929, a full-width front porch was constructed across the façade and an accessory building appears in the backyard. By the 1941 Sanborn Fire Insurance map, the accessory building has been demolished; however, a new shed wing has been constructed on the north side of the house.



The house was sold outside of the family to Roy T. Dye in 1983. He then sold it to John Hughes and Debbie Lovci who ran the Old Town Guest House Bed and Breakfast at this location.

A number of improvements occurred between the 1941 Sanborn Fire Insurance map and 1991. Sometime between the 1941 Sanborn and 1991, a two-car garage was constructed on the northeast corner of the property. By the November 1981 photo, the original lattice porch skirt had been replaced with new horizontal aluminum siding, the porch railings replaced, decorative shutters added to the exterior, and a lien-to addition constructed to the south side of the house. This lien-to addition appears by the time of the 1991 site plan, shown below; however, the north side addition is shown in the site plan.

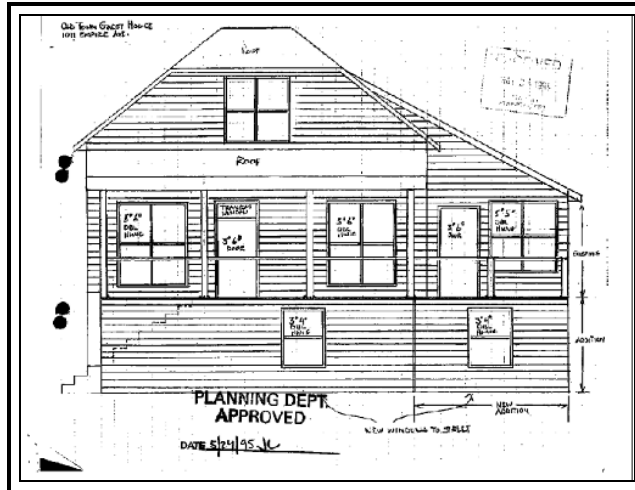


1991 Site Plan



November 1981 Photograph

In 1991, additional modifications were made to the front deck and stair, and the north side addition was remodeled. At this time, the basement was expanded beneath the porch of the addition of 1995 and gave the house the appearance it has today with windows beneath the porches.



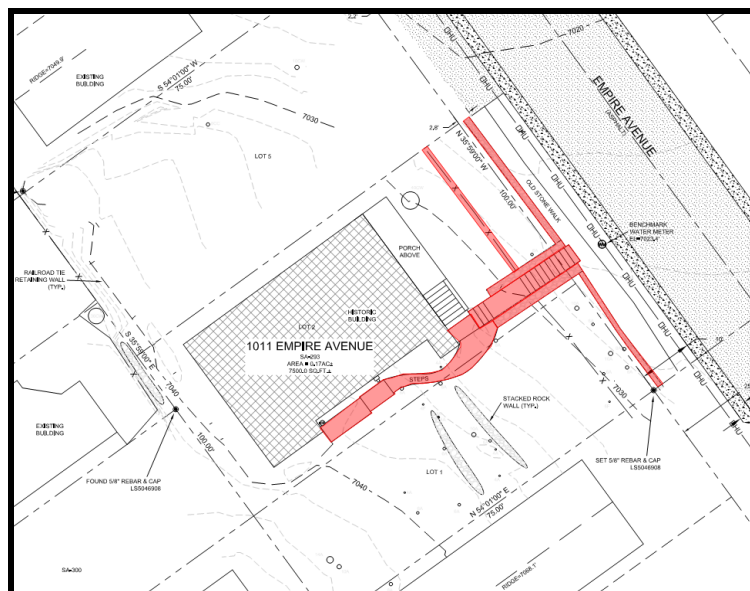
1995 Building Permit approval for basement expansion

The property was then sold to the current owner, 1011 Empire LLC in 2017.

Material Deconstruction

This house has had significant alterations since the end of the Mature Mining Era (1894-1930). The 2009 Historic Sites Inventory (HSI) form notes that the gable siding was modified from wood siding to shingles, and the HSI form was unable to determine whether the existing drop novelty siding was historic or replaced in-kind. The porch balustrade has also been simplified, and living space was added beneath the porch by 1995. Staff has analyzed the specific scope of work for the material deconstruction below:

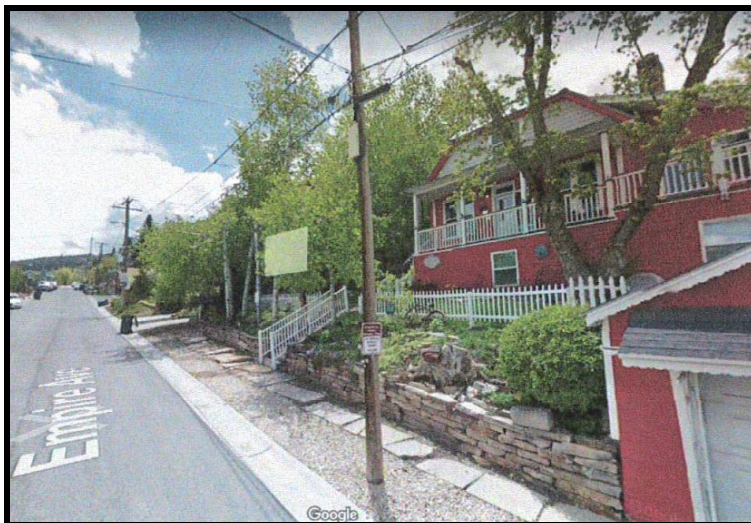
1. SITE DESIGN



There are a number of existing site features that were constructed after the c.1941 tax photograph were taken including a picket fence, stacked stone wall and

landscape steps to the historic house. The white picket fence is not historic; however, the applicant proposes to maintain it and it does not detract from the character of the site or neighborhood. The concrete paths that exist are proposed to be removed and a new landscape plan will be introduced as part of this renovation.

Staff is unsure when the existing stacked stone wall was constructed, but, based on its construction method, it may have been built when the non-historic garage was added to the northeast corner of the site. The retaining wall extends across the front of the historic lot as well as the lot to the south. The 1941 tax photograph shows a rubble wall constructed of rounded, rubble stones; the wall that exists today is more of a dry-stacked wall with square and rectangular stones. Staff believes the existing stone wall is not historic as it was constructed between 1941 and 1995. The applicant intends to preserve the existing wall, where feasible; a portion will be removed to accommodate a new driveway.



This photograph shows the existing stacked stone wall as it exists today. Note that the rubble wall of the c.1941 tax photograph has been replaced with a dry-stacked stone wall comprised of square and rectangular stones.

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 and are not included in the proposed scope of work.

2. NON-HISTORIC ADDITIONS

Several additions were made to the historic house after the 1941 tax photograph and Sanborn Fire Insurance Map. The earliest additions are likely the one-story shed-roof addition across the west elevation and the covered entry on the south façade as these are more traditional in design and reflect the Park City vernacular. Staff believes these were likely added between 1941 and 1981 as they first appear in the 1981 reconnaissance level survey photograph.

The next addition was a shed addition to the north elevation, constructed closer to c.1981 as it is visible in the reconnaissance level survey photograph. This addition includes a wide chimney on the north elevation, wrap-around deck that extends from the historic porch, and large picture windows all consistent with 1970s-1980s architecture.

In 1995, the basement was expanded to beneath the front porch and new windows were added.

These additions are highlighted in red below.



The applicant is proposing to remove these later additions to restore the original rectangular form and appearance of the clipped-roof bungalow that was constructed c.1900. The material deconstruction is required for this restoration; however, these additions have also been found to be non-contributing to the historic integrity and historical significance of the structure.

3. STRUCTURE

The roof and floor structures are comprised of historic and non-historic structural members. The floors are sagging due to broken structural members. The applicant is proposing to maintain the existing roof and floor structures and repair them by sistering the historic roof and floor joists with new materials.

Staff finds that the proposed work is routine maintenance, including repair or replacement where there is no change in the design or general appearance of the elements of the structure. This work does not require Historic Preservation Board Review (HPBR).

4. ROOF

The applicant believes the roof is in good condition. There will be some work necessary to restructure and rebuild the historic roof form where the non-historic addition is proposed to be removed. These areas of the roof will be replaced as needed with matching metal roofing material.

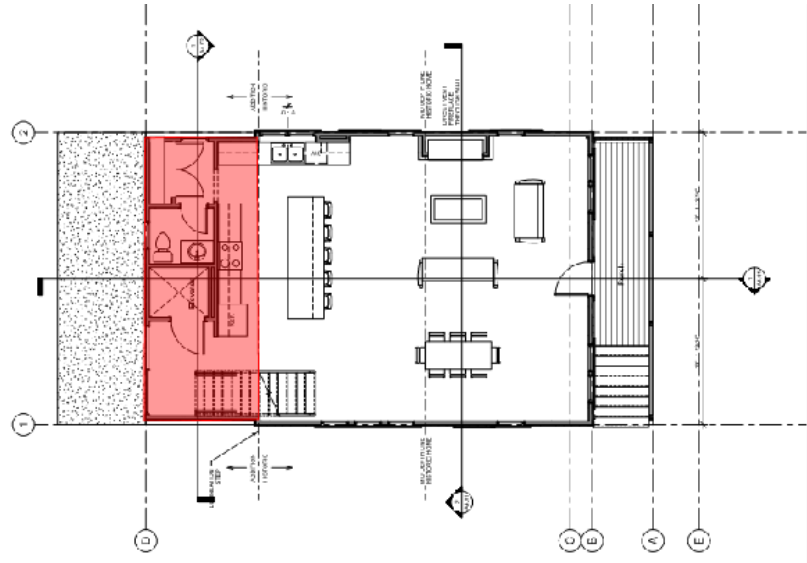
Staff finds that the proposed work to the roof is required for the restoration of the building's original form.

The applicant is also proposing to construct two (2) new shed dormers on the north and south sides of the historic roof form—one on each side of the historic roof form. These dormers are proposed beyond the midpoint of the historic building. Staff finds that these exterior changes will not damage or destroy the exterior architectural features of the subject property as the dormers will be placed beyond the midpoint of the historic structure. These proposed dormers will not damage or destroy any features that are compatible with the character of the historic site.

5. EXTERIOR WALLS

The exterior walls are in good condition overall. The applicant is proposing to repair areas as needed and repaint the siding. Where the non-historic additions on the north and south will be removed, the applicant will re-mill new siding to match the historic and rebuild the north wall of the historic house.

The applicant is also proposing to construct a small, two-story addition to the back of the house on the west side. The addition will replace an existing one-story addition that extends across the entire elevation of the west façade. The proposed addition will be built up to the Rear Yard Setback line and be subordinate to the historic house in height and width. Staff continues to work with the applicants to ensure that it does not appear as an in-line addition by differentiating it through changes in the siding materials. The addition will impact about 26 linear feet of the historic wall plane on the west side and has been highlighted in red below.

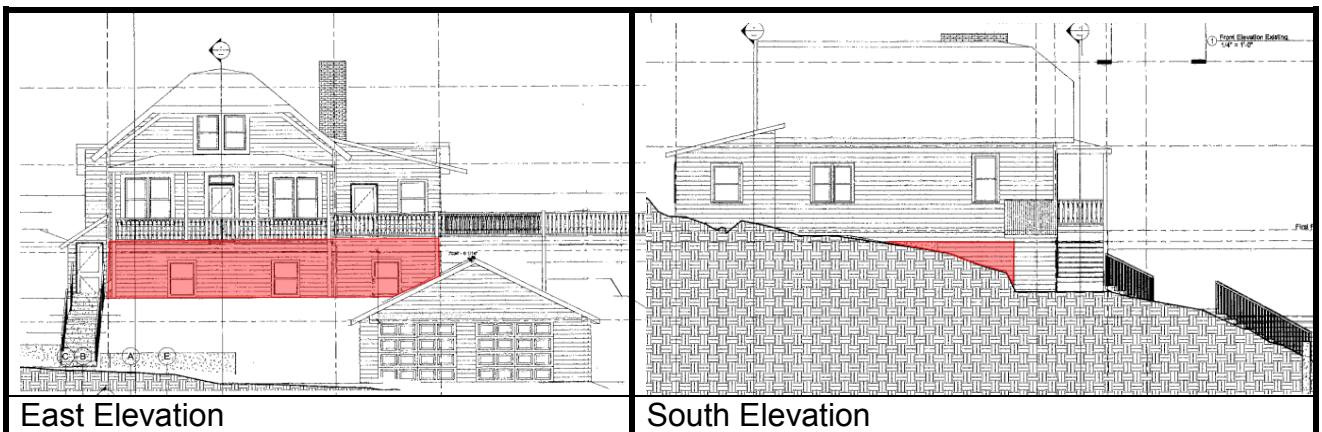


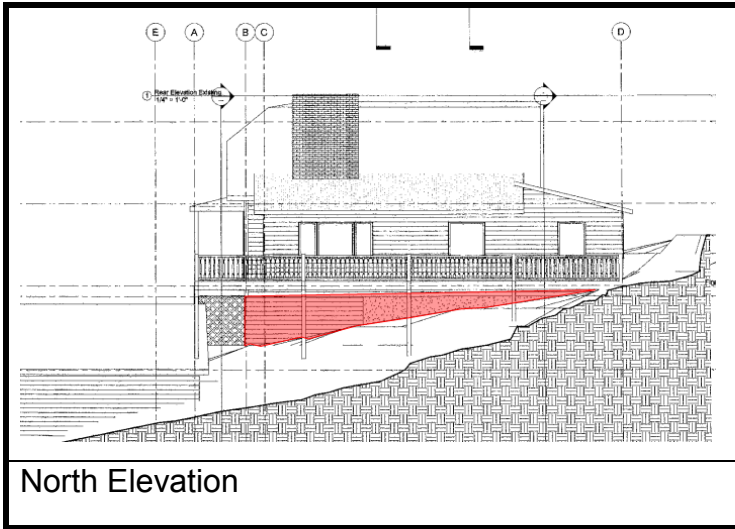
Staff finds that the proposed work on the exterior walls is routine maintenance and does not require Historic Preservation Board Review (HBPR). The proposed impacts of the addition to the west elevation mitigates any impacts that will occur to the historical significance of the building as the addition is to the back of the building and will not be largely visible from the primary right-of-way.

6. FOUNDATION

There is an existing foundation beneath the historic house. Parts of this foundation are original; however, the foundation was extended beneath the north foundation prior to 1981 and then expanded again beneath the front porch in 1995.

The applicant is proposing to demolish the existing foundation and pour a new foundation as part of this renovation. Below grade, the new basement will extend to create a garage entrance two stories beneath the house. The garage entrance will be constructed into the hillside and be visually separated from the historic house. It will have a green roof to help preserve the hillside associated with the house.



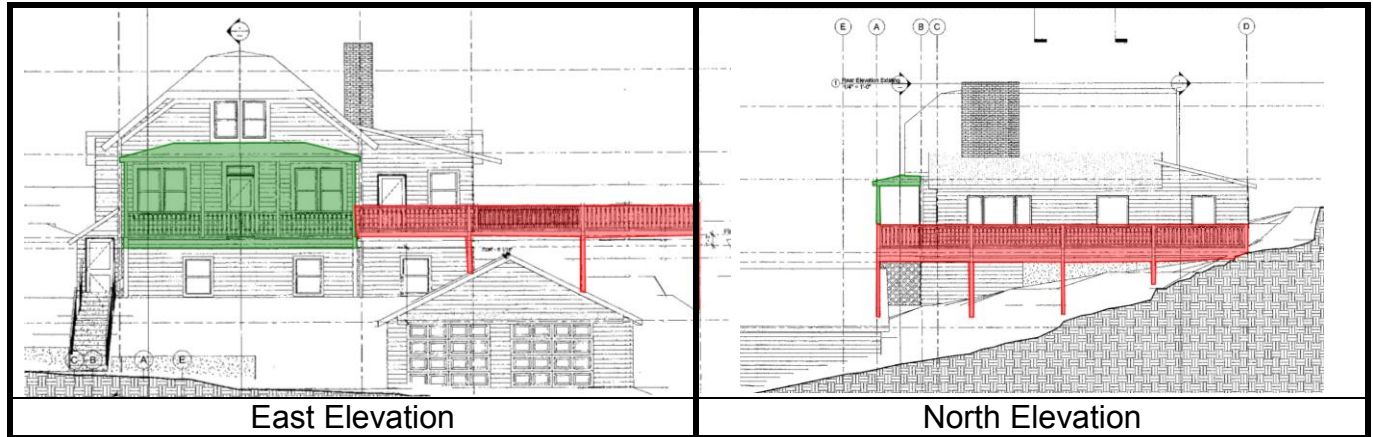


Staff finds that the proposed exterior changes will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.

7. PORCH

The original full-width porch on the façade of the historic house is original, and likely was constructed between 1907 and 1929, per Sanborn Fire Insurance Map analysis. The existing railings and posts were replaced several times, and staff believes the existing railings and posts were likely introduced after 1995 to reflect historic examples. The existing porch stairs may have been reconstructed at this time as they are not historic. The applicant is proposing to construct new porch stairs, but all other elements will remain. A new lattice porch skirt based on the historic tax photograph will be added over the new concrete foundation.

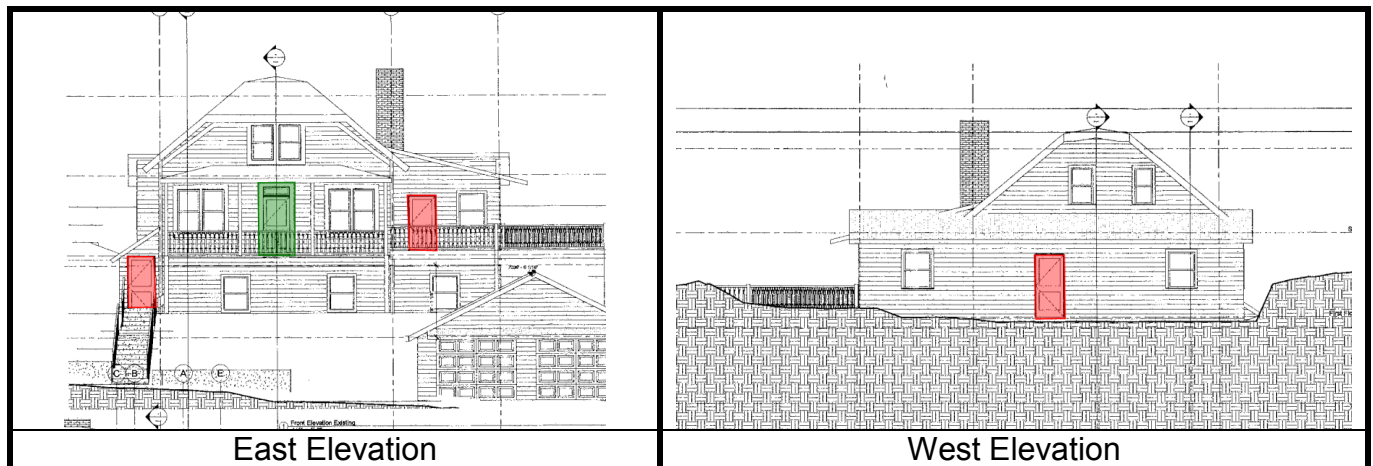
The porch was extended into a deck that wraps around the north side addition. The decking material is poured concrete and the railing is constructed of wood. This addition was likely built between 1995 and 2007 based on photographs; no building permit files exist for the deck expansion. The applicant is proposing to remove this non-historic addition including the wrap-around deck as part of the restoration of the historic house.



Staff finds that the proposed material deconstruction on the historic front porch is required for the restoration of the building. The deck wrapping around the north addition has been found to be non-contributory to the historic integrity or historical significance of the structure and site.

8. DOORS

There are no historic doors on this building. The historic front door opening with transom window is original; however, the door has since been replaced. The applicant is proposing to remove the front door temporarily in order to repair it and repaint it; this door is highlighted in green below. The other doors on the building are located on non-historic additions and are proposed to be removed; these doors are highlighted in red below.



Staff finds that the proposed work on the front door (highlighted in green) is routine maintenance and does not require HPB review. The other doors are located on non-historic additions; these additions have been found to be non-contributing to the historic integrity of the house.

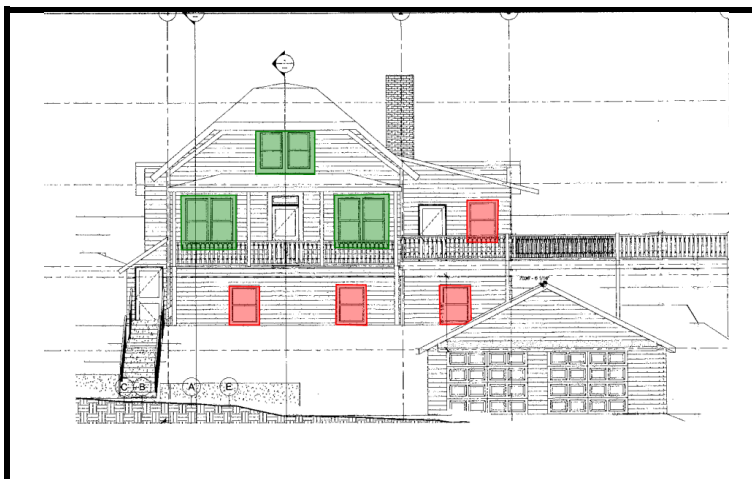
9. WINDOWS

There are existing historic windows on the east façade and south elevation of the historic house that are in good condition. These wood windows were restored in the past. The applicant plans to temporarily remove these windows for minor repairs and painting before re-installing them. These windows are highlighted in green. The windows on the basement level of the east façade are not historic and will be removed when the basement is rebuilt; these windows are highlighted in red.

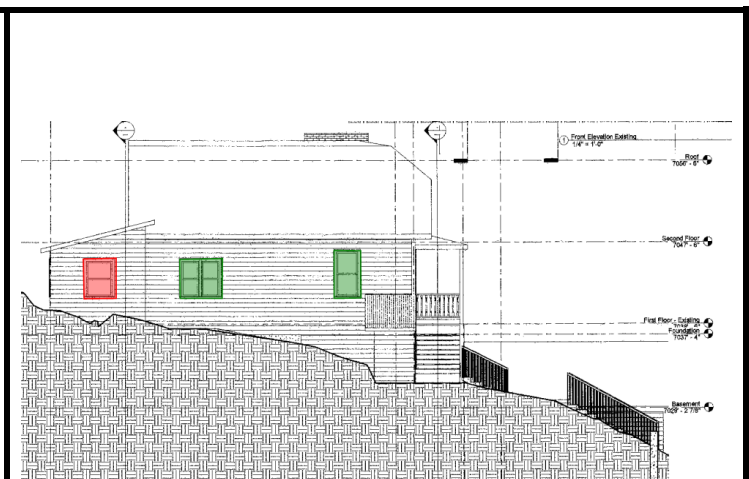
On the north side, the applicant will install new wood windows consistent in design and placement to what may have existed historically. Because this wall was rebuilt and altered when the north addition was constructed, the applicant believes there is no evidence of original window openings.

On the west side, the windows on the first floor will be removed as part of the demolition of the non-historic addition. The windows on the second floor will be removed to accommodate the construction of the new addition. These windows have been highlighted in red.

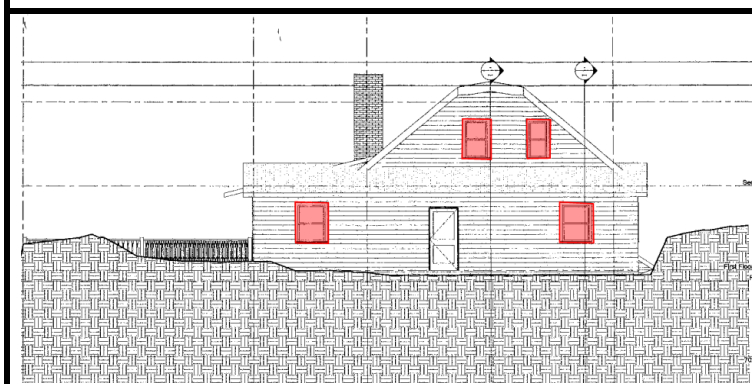
The other existing windows on this house are located on non-historic additions that are proposed to be removed. Staff has highlighted in these windows in red.



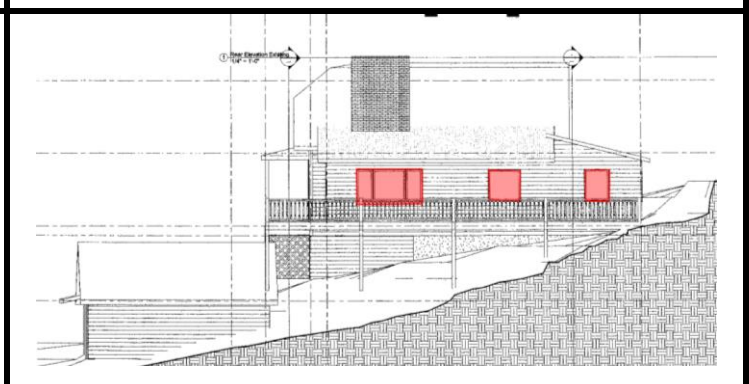
East Facade



South Elevation



West Elevation



North Elevation

Staff finds that the proposed work on the existing wood windows of the historic house is routine maintenance and does not require HPB review. The removal of the basement-level windows on the east façade is required for the restoration of the historic house. The proposed scope of work to remove the windows on the second level of the west elevation to accommodate the new addition mitigates any impacts that will occur to the historical significance of the building. The remaining windows are located on additions that have been found to be non-contributing to the historic integrity or historical significance of the structure.

10. Garage

As described previously, the garage was constructed before 1991 based on photographs as well as Building Permit analysis. Based on the construction methods and demands for automobiles, staff finds that the garage was likely constructed after the 1960s when most American families could afford two cars and two-car garages became popular.

Staff finds that this addition to the site does not contribute to the historical integrity or historical significance of the 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 1011 Empire Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval. This site is listed as Significant on the City's Historic Sites Inventory (HSI).

Finding of Fact:

1. The property is located at 1011 Empire Avenue.
2. The site is designated as Significant on the Historic Sites Inventory.
3. On November 28, 2017, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1011 Empire Avenue; it was deemed complete January 31, 2018. The HDDR application has not yet been approved as it is dependent on the HPB's Review for Material Deconstruction approval.
4. The house was likely constructed ca.1900 by Roderick W. MacDonald who did not own the land until 1903 when the Townsite Company transferred it to MacDonald.
5. The house first appears on the 1907 Sanborn Fire Insurance map. By 1929, the full-width front porch was constructed across the façade.
6. Sometime between 1960 and 1991, a new two-car garage was constructed at the front of the lot.
7. By the 1981 historic resource survey, the original lattice porch skirt had been replaced with new horizontal aluminum siding, the porch railings replaced, decorative wood shutters added to the exterior, and a lien-to addition constructed to the south side of the house.
8. In 1991, additional modifications were made to the front deck and stair and the north side addition was remodeled. The basement addition was expanded beneath the historic front porch in 1995, introducing windows on the porch skirt.

9. A number of existing site features were constructed after 1941, including a picket fence, stacked stone wall, and landscape steps to the house. The applicant proposes to retain the non-historic picket fence as it does not detract from the character of the site or neighborhood. The concrete landscape steps will be reconstructed. The existing stacked stone wall differs from the one depicted in the ca.1941 tax photograph as it is a rectangular stacked stone wall and not a rubble stone wall; the applicant will maintain this wall, where feasible, but remove a portion of it to accommodate a new driveway. The proposed exterior changes will not damage or destroy the exterior architectural features of the property that are compatible with the character of the historic site and are not included in the proposed scope of work.
10. There are several additions to the historic house. The earliest of these, constructed sometime after 1941, are the addition across the west side of the house and a shed-roof enclosure on the south side of the house. Another addition was constructed across the north elevation, prior to 1981, and included a wrap-around deck that extends from the historic porch and around this later addition. This addition includes a large rectangular chimney. Finally, in 1995, the basement was expanded beneath the front porch and new windows were added. The applicant is proposing to remove these additions to restore the original rectangular form and appearance of the house. The material deconstruction is required for this restoration; however, these additions have also been found to be non-contributing to the historic integrity and historical significance of the structure.
11. The applicant proposes to improve the structural stability of the roof and floor structures by sistering the existing historic members with new materials. The work will be completed from the interior of the structure. The proposed work is routine maintenance and will not change the design or general appearance of the elements of the structure. The work does not require Historic Preservation Board Review (HPBR).
12. The roof is in overall good condition; however, a portion of the roof on the north side will need to be reconstructed in order to restore the original house form when the north addition is removed; the proposed scope of work is necessary to restore the original house form. The applicant is also proposing to construct one new shed dormer on both the north and south sides of the historic roof form, beyond the midpoint of the historic building. These exterior changes will not damage or destroy the exterior architectural features of the subject property as the dormers will be placed beyond the midpoint of the historic structure and will not damage or destroy any features that are compatible with the character of the historic site.
13. The exterior walls are in good condition. The applicant is proposing to repair the walls as needed and repaint. The proposed work is routine maintenance and does not require HPBR.
14. The applicant is proposing to construct a small, two-story addition to the back of the historic house on the west side. The addition will impact about 26 linear feet of the historic wall plane on the west side. The proposed work mitigates any impact that will occur to the historical significance of the building as the addition is to the back of the building and will not be largely visible from the primary right-of-way.
15. The basement has been expanded at least twice to accommodate the addition along the north side of the building, prior to 1981, and then again beneath the

historic porch in 1995. The applicant is proposing to remove the existing foundation and pour a new foundation. 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.

16. The original full-width porch on the façade of the historic house is original and likely constructed between 1907 and 1929. The porch posts and railings have been replaced several times, and were likely built to their current appearance in 1995 when the basement was expanded beneath the porch skirt. The applicant proposes to maintain the porch, but the porch skirt will be rebuilt with the new basement and clad in lattice, similar to that seen in historic photographs of this building. The proposed material deconstruction on the historic front porch is required for the restoration of the building.
17. The porch was extended into a deck that wraps around the north side addition likely between 1995 and 2007. The applicant is proposing to remove this non-historic addition that includes the wrap-around deck. This addition has been found to be non-contributory to the historic integrity or historical significance of the structure and site.
18. There are no historic doors on this building. The historic front door opening is original, but the door is new. The applicant is proposing to remove this door, make repairs, and replace it. The other doors on the building are located on non-historic additions that are proposed to be removed. The proposed work on the front door is routine maintenance and does not require HPBR. The other doors are on additions that have been found to be non-contributing to the historic integrity of the house.
19. There are existing historic windows on the east and south elevations of the historic house that are in good condition. The applicant proposes to remove these temporarily for repairs and then re-install them. The proposed scope of work is routine maintenance and does not require HPBR.
20. The existing windows on the basement-level of the east elevation are from 1995 and other picture and double-hung windows are located on non-historic additions on the west and north elevations. The removal of these windows is necessary for the restoration of the historic house. The other windows are on additions that have been found to be non-contributing to the historic integrity or historical significance of the structure.
21. On the west elevation, two second story windows will be removed to accommodate the construction of a new addition. The proposed scope of windows mitigates any impacts that will occur to the historical significance of the building.
22. The garage was likely constructed between 1960 and 1991, when two-car garages became popular as American families could afford two automobiles. The applicant is proposing to demolish the garage. This addition does not contribute to the historic integrity or historical significance of the 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.
2. The proposal meets the criteria for relocation pursuant to LMC **15-11-12.5 Historic Preservation Board Review for Material Deconstruction.**

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. 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. Should the applicant uncover historic window and door openings that were not documented at the time of the Historic Preservation Board's review, the applicant shall schedule a site visit with the Planning Department and determine if the window or door opening should be restored. Any physical evidence of lost historic window and door openings shall be documented to the satisfaction of the Preservation Planner, regardless of plans for restoration.
4. The Preservation Plan must include a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.
5. An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
6. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
7. Within five (5) days of installation of the cribbing and shoring, the structural engineer will inspect and approve the cribbing and shoring as constructed.
8. Historic buildings which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.
9. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, he determines that it is necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties.
10. The applicant is responsible for notifying the Building Department if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during the construction of the foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to re-inspect and approve the cribbing and/or shoring alterations within five (5) days of any relocation or alteration to the cribbing and/or shoring.
11. The applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the financial guarantee for historic preservation or ACE could take place.

Exhibits:

Exhibit A – HPB Checklist for Material Deconstruction

Exhibit B – [Historic Sites Inventory Form](#)

Exhibit C – Updated Plans, dated April 4, 2018

Exhibit D – Physical Conditions Report + Historic Preservation Plan

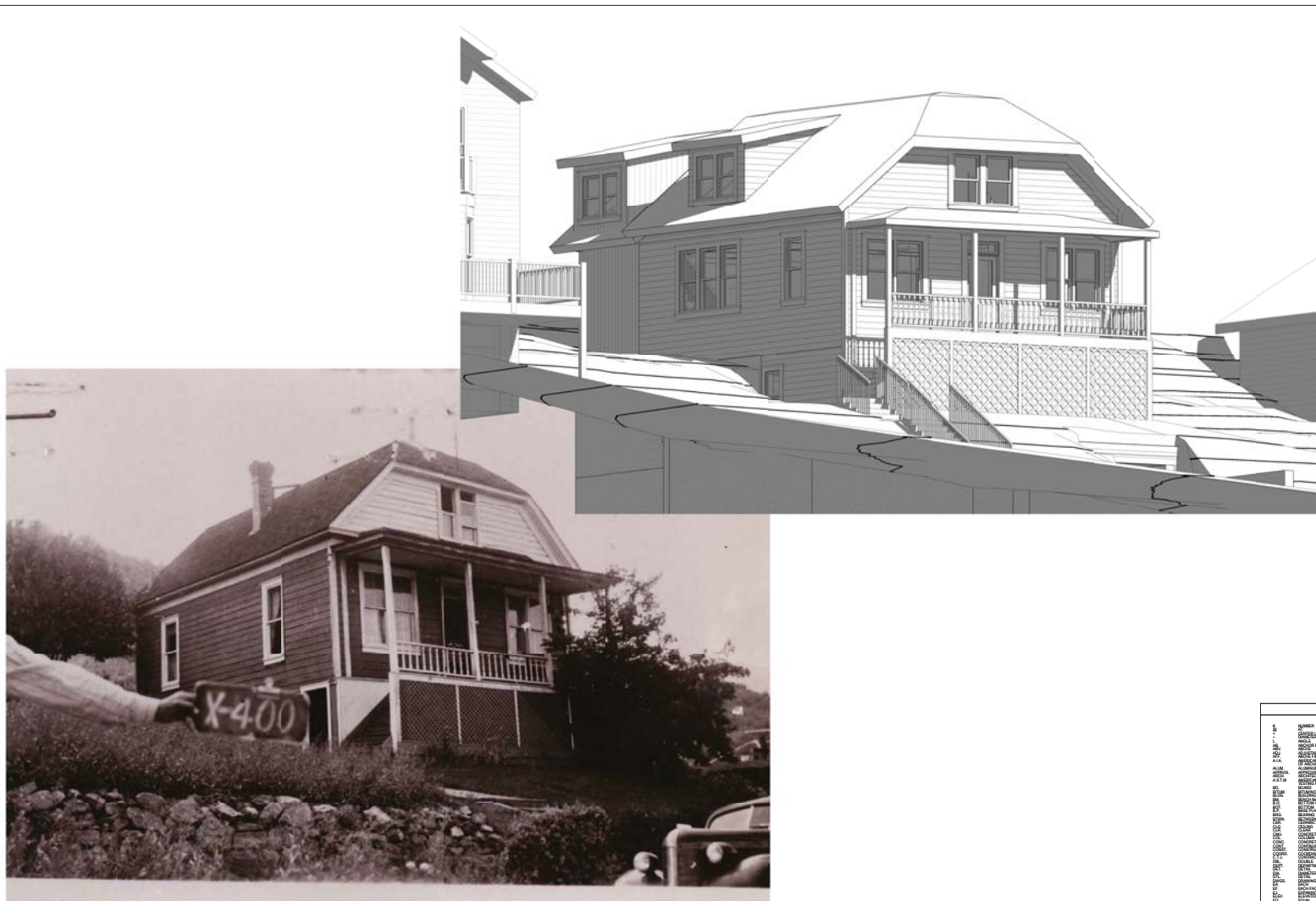
Exhibit A

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.

Historic Residence Restoration

1011 Empire Ave
Park City, Utah 84098

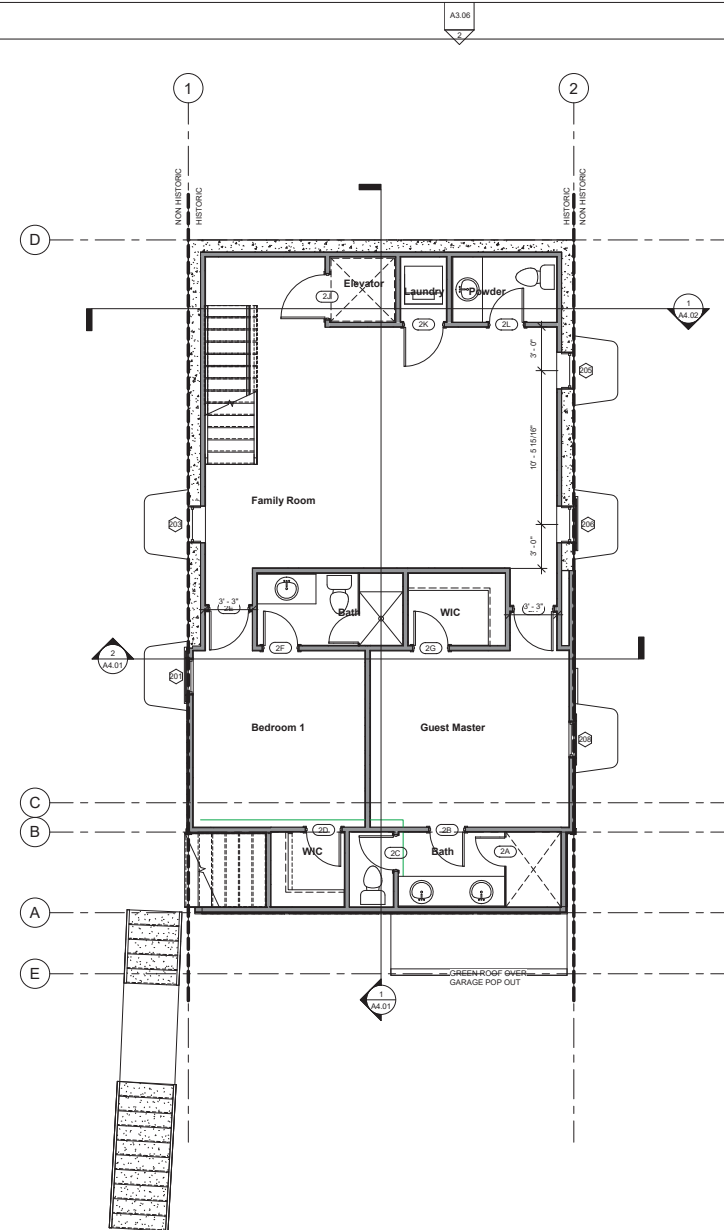


Sheet List	
Sheet Number	Sheet Name
A1.01	Cover Sheet
A1.02	General Notes
A1.03	Site Plan - Existing
A1.04	Site Plan - Proposed
A1.05	Landscape Plan
A2.01	Garage Level - Proposed
A2.02	Basement Plan - Existing
A2.03	Basement - Proposed
A2.04	First Floor - Existing
A2.05	First Floor - Proposed
A2.06	Upper Level Existing
A2.07	Upper Level Proposed
A2.08	Roof Plan Existing
A2.09	Roof Plan Proposed
A3.01	Perspective Elevations Existing
A3.02	Perspective Elevations Proposed
A3.03	Elevations - Existing
A3.04	Elevations - Existing
A3.05	Elevations Proposed
A3.06	Elevations Proposed
A3.07	Streetscape Elevation
A4.01	Building Sections
A4.02	Building Sections
A4.03	Wall Sections
A4.04	Fireplace & Stair Sections
A4.05	Details
A5.01	Reflected Ceiling Plans
A5.02	Reflected Ceiling Plans
A6.01	Interior Elevations
A6.02	Interior Elevations
E1.01	Electrical Plans
E1.02	Electrical Plans
S1.02	Foundation Plan
S2.01	Floor Framing Plans
S2.02	Floor Framing Plans
S2.04	Roof Framing Plan

Area Schedule (Gross Building)	
Name	Area
Area	1205 SF
Area	296 SF
Area	1146 SF
Area	635 SF
Area	471 SF

ABBREVIATION LEGEND			
1	NUMBER	53	DOCK HOSE
2	AMPHIBIAN	54	DOCK HOSE
3	AMPHIBIAN	55	DOCK HOSE
4	AMPHIBIAN	56	DOCK HOSE
5	AMPHIBIAN	57	DOCK HOSE
6	AMPHIBIAN	58	DOCK HOSE
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330	AMPHIBIAN		

A3.05 2



① Basement - Proposed
1/4" = 1'-0"

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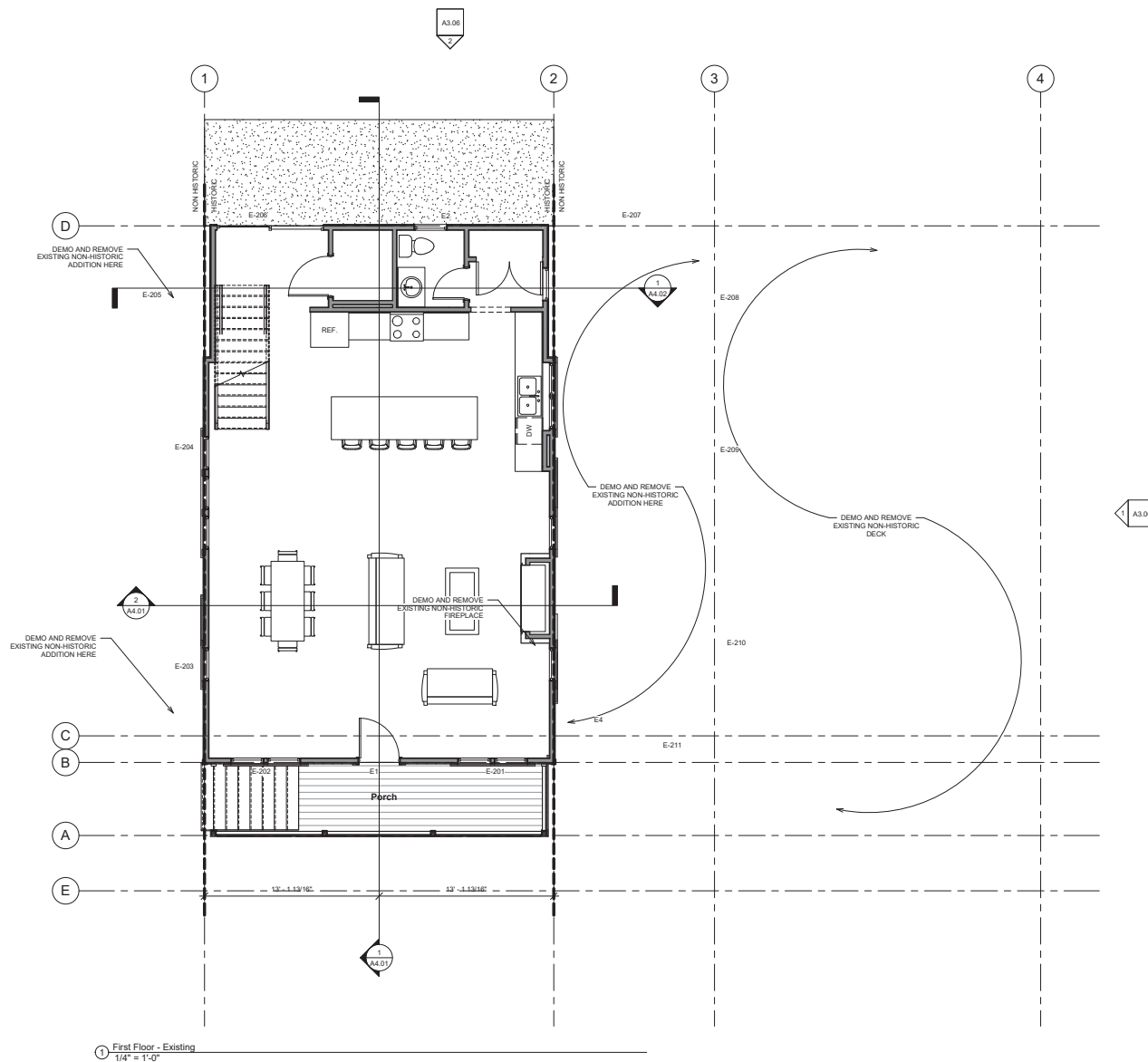
Historic Res.
Remodel
1011 Empire Ave
Park City, Utah 84098

Basement
-
Proposed
SCALE:
1/4" = 1'-0"

DATE
4/3/2018
9:00:56 AM

SHEET
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A3.05



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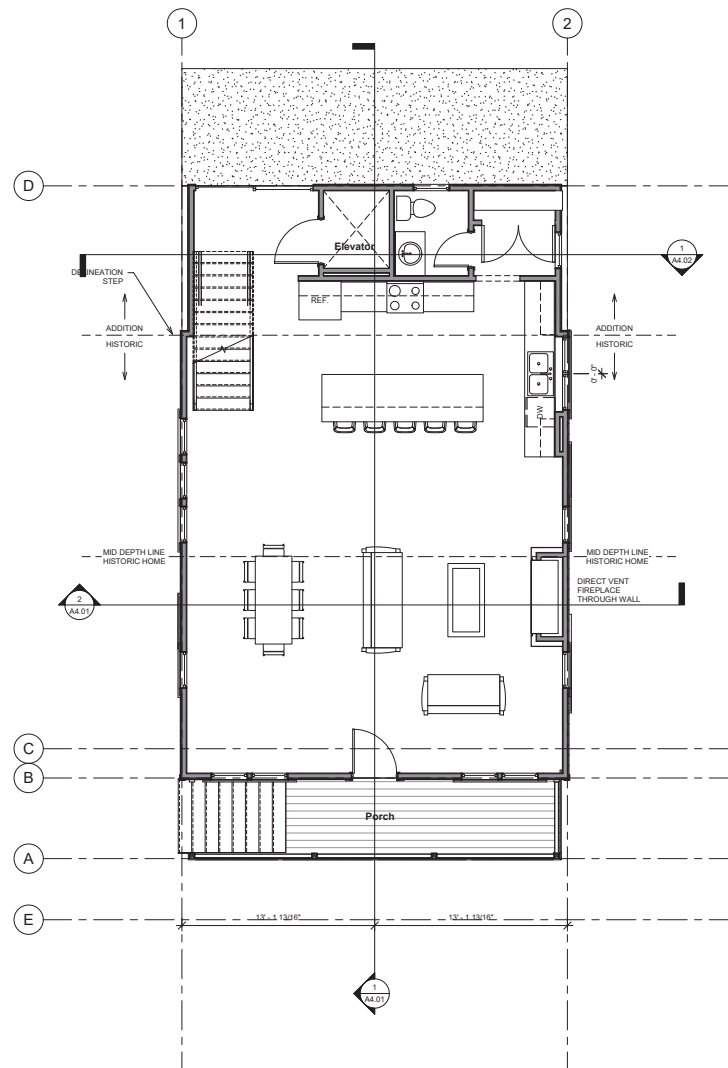
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First
Floor -
Existing
SCALE:
1/4" = 1'-0"

DATE
4/3/2018
9:00:57 AM

SHEET
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① First Floor - Proposed
1/4" = 1'-0"

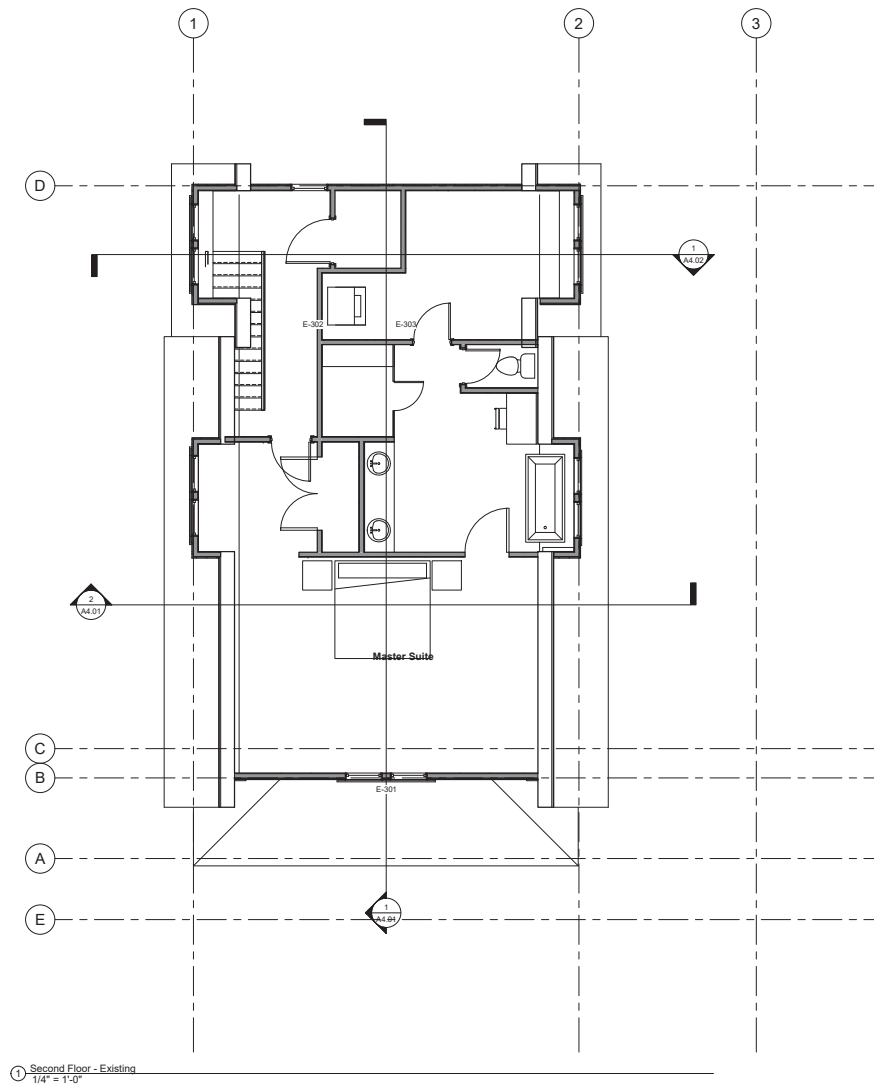
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First Floor - Proposed
SCALE:
1/4" = 1'-0"

DATE
4/3/2018
9:00:57 AM

SHEET
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① Second Floor - Existing
1/4" = 1'-0"

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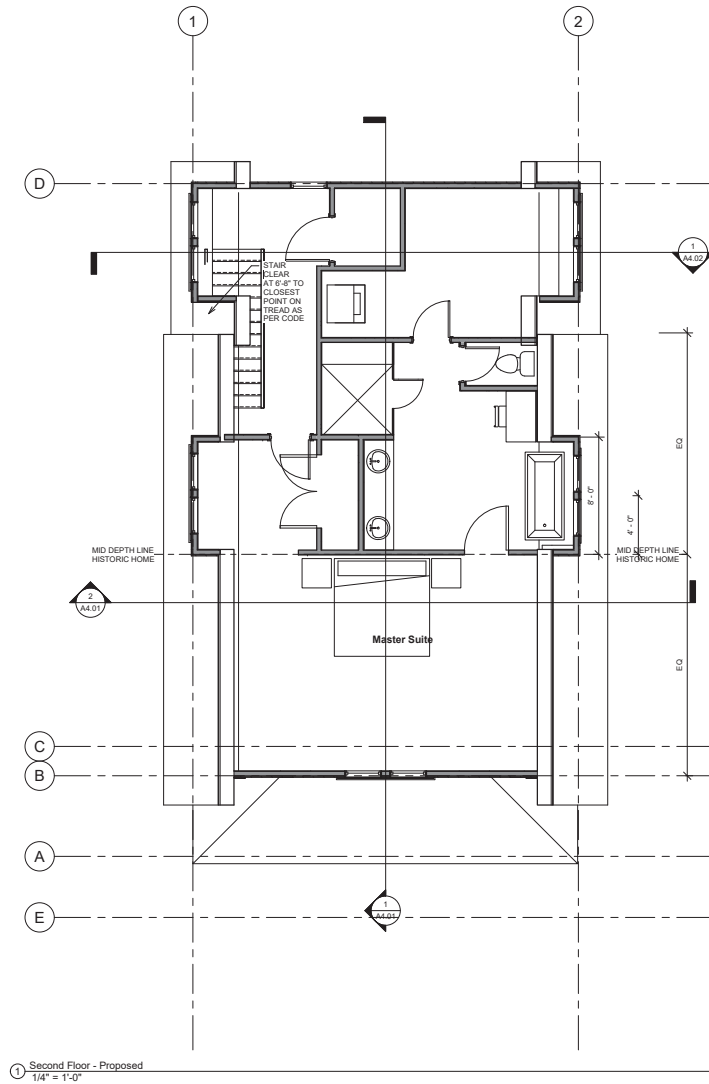


Historic Res.
Remodel
1011 Empire Ave
Park City, Utah 84098

Upper
Level
Existing
SCALE:
1/4" = 1'-0"

DATE
4/3/2018
9:00:58 AM

SHEET
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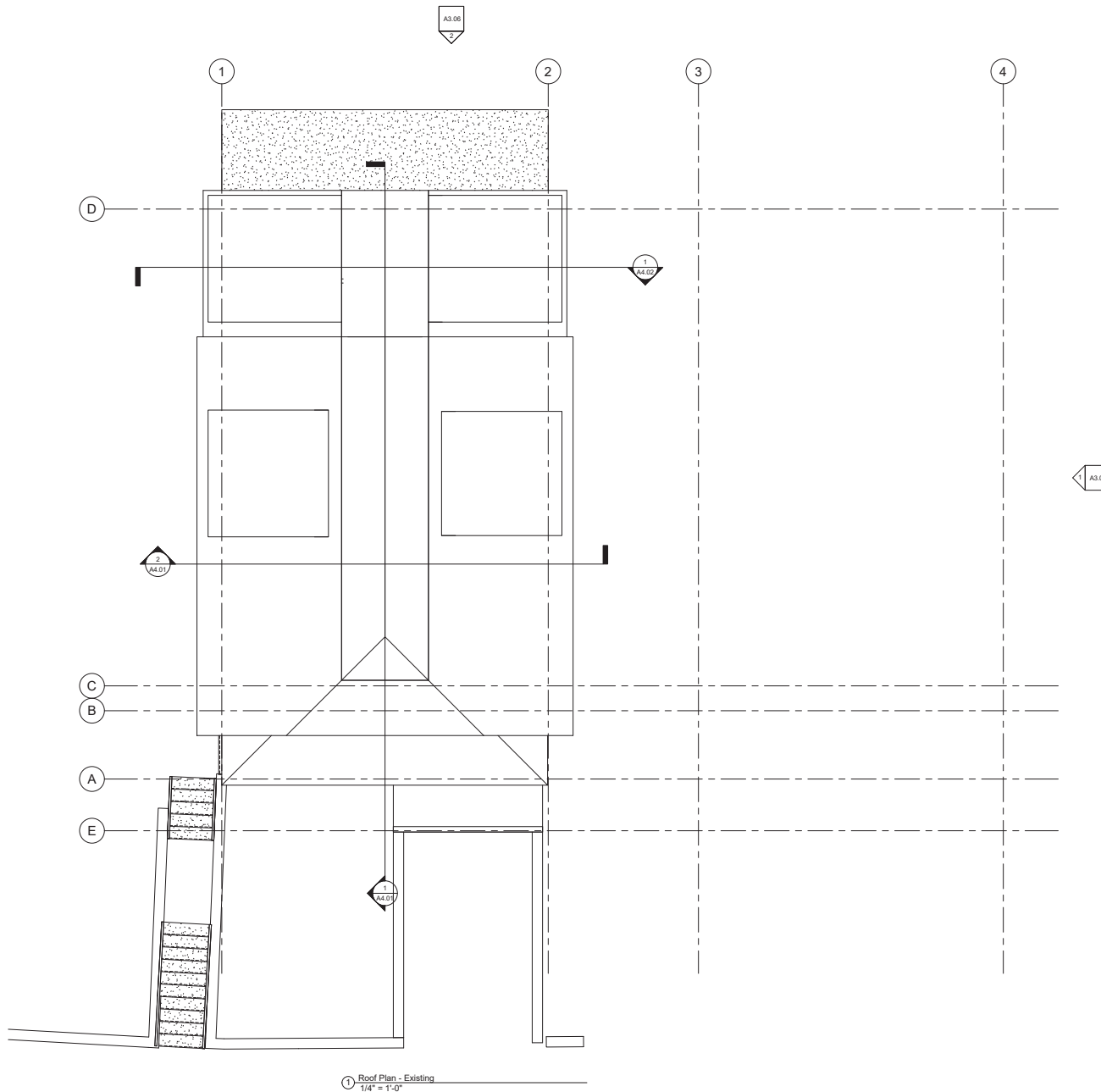
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Historic Res.
Remodel
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Park City, Utah 84098

Upper
Level
Proposed
SCALE:
1/4" = 1'-0"

DATE
4/3/2018
9:00:59 AM

SHEET
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Roof Plan Existing
SCALE:
1/4" = 1'-0"

DATE
4/3/2018
9:00:59 AM

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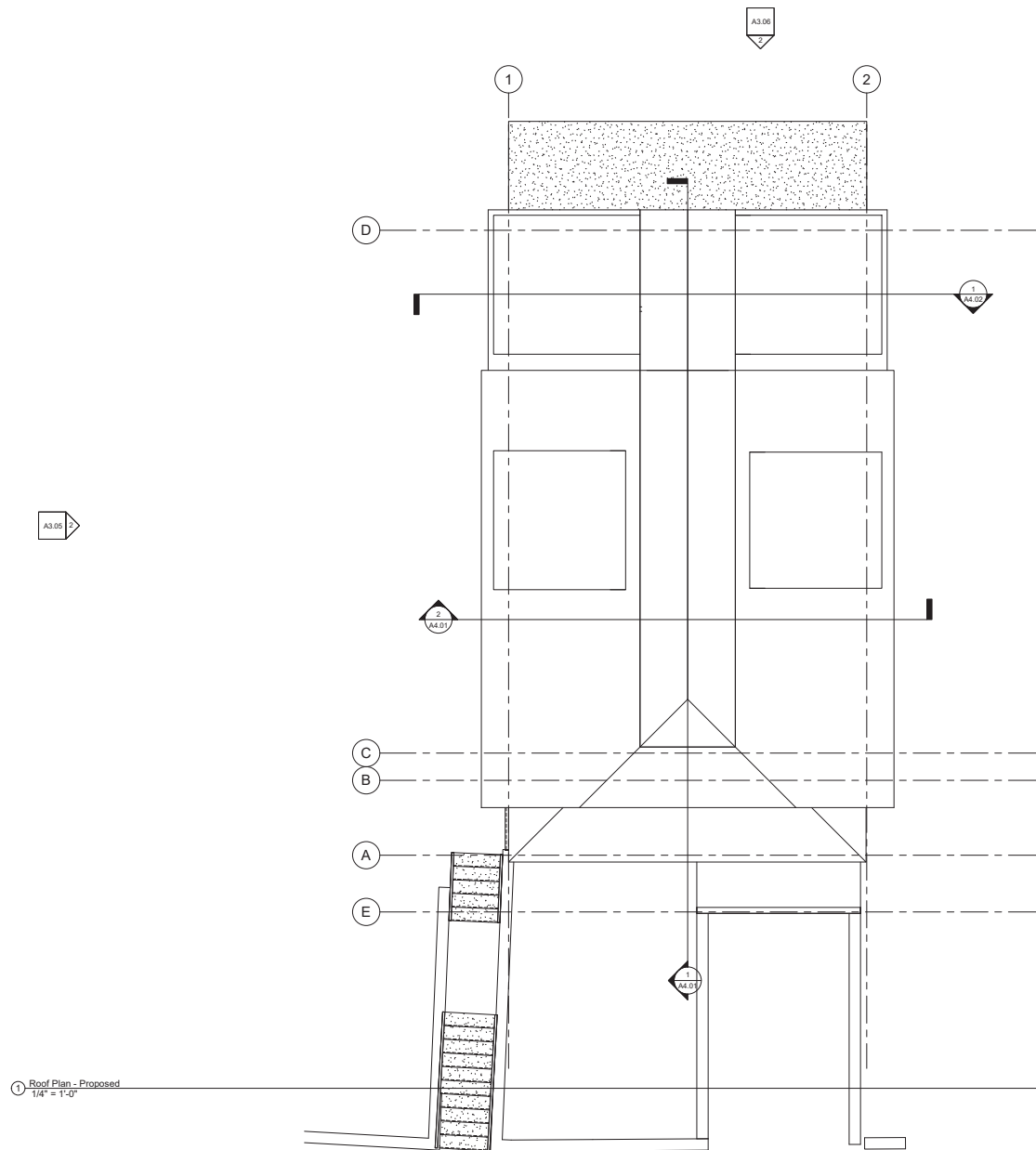
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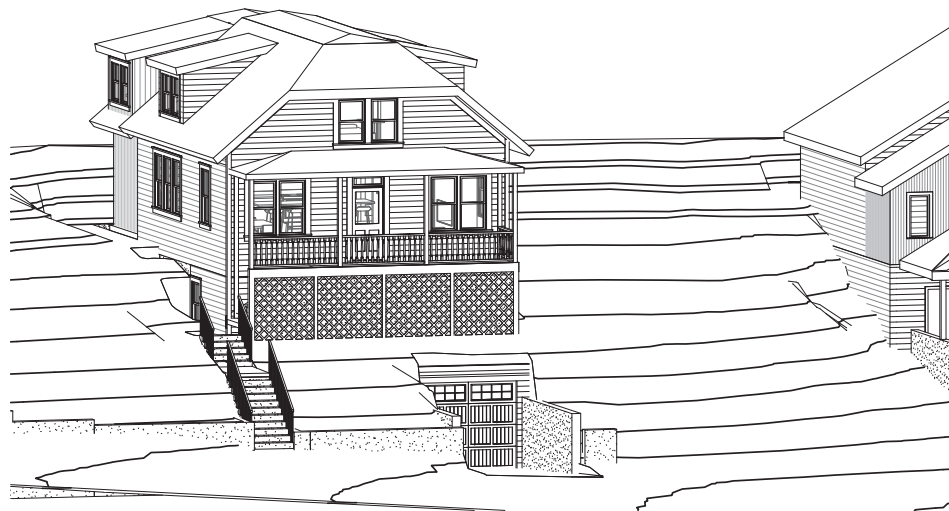
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Remodel
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**Roof Plan
Proposed**
SCALE:
1/4" = 1'-0"

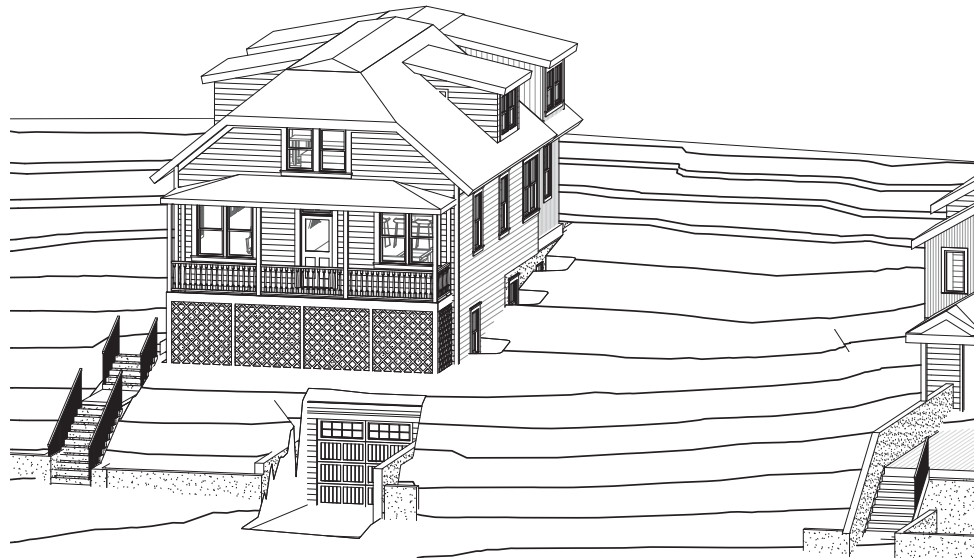
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SHEET
A2.09





① Front Left - Existing



② Front Right - Existing

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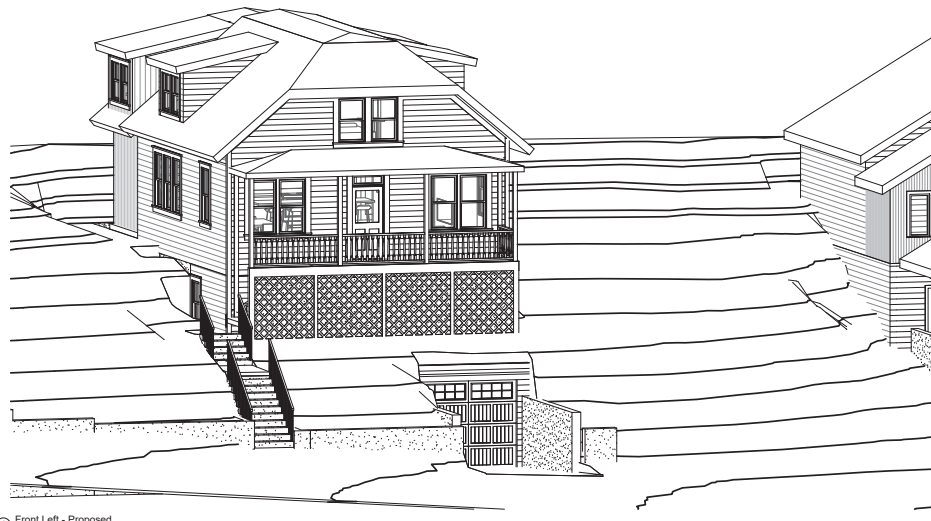
Historic Res.
Remodel
1011 Empire Ave
Park City, Utah 84098

Perspective
Elevations
Existing
SCALE:

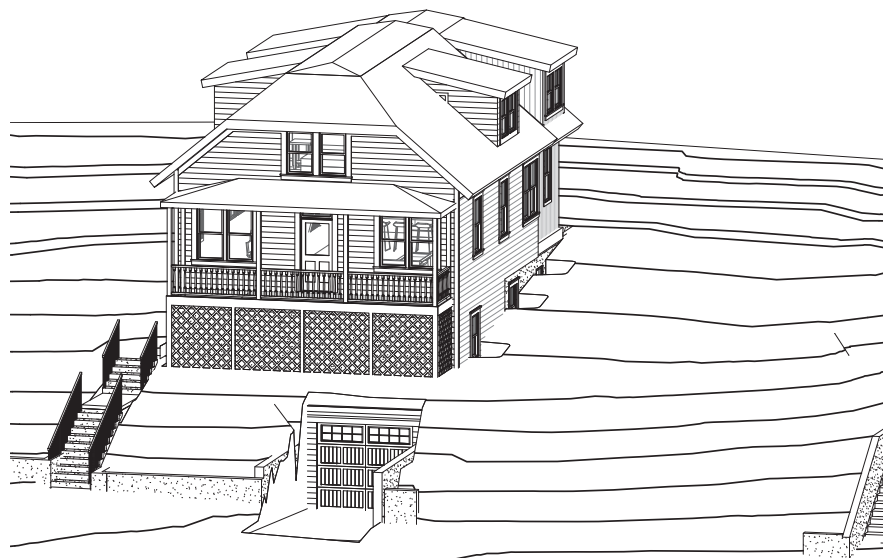
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① Front Left - Proposed



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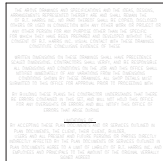
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Perspective
Elevations
Proposed
SCALE:

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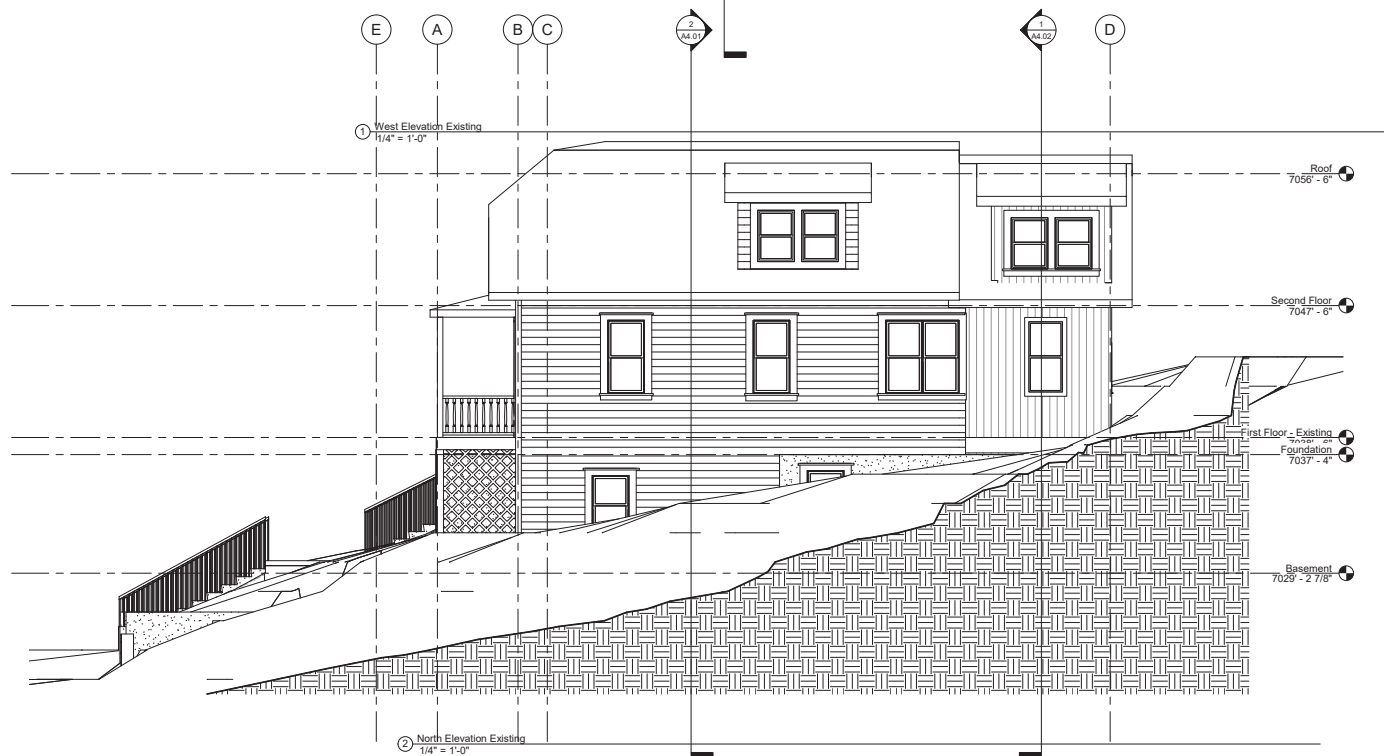
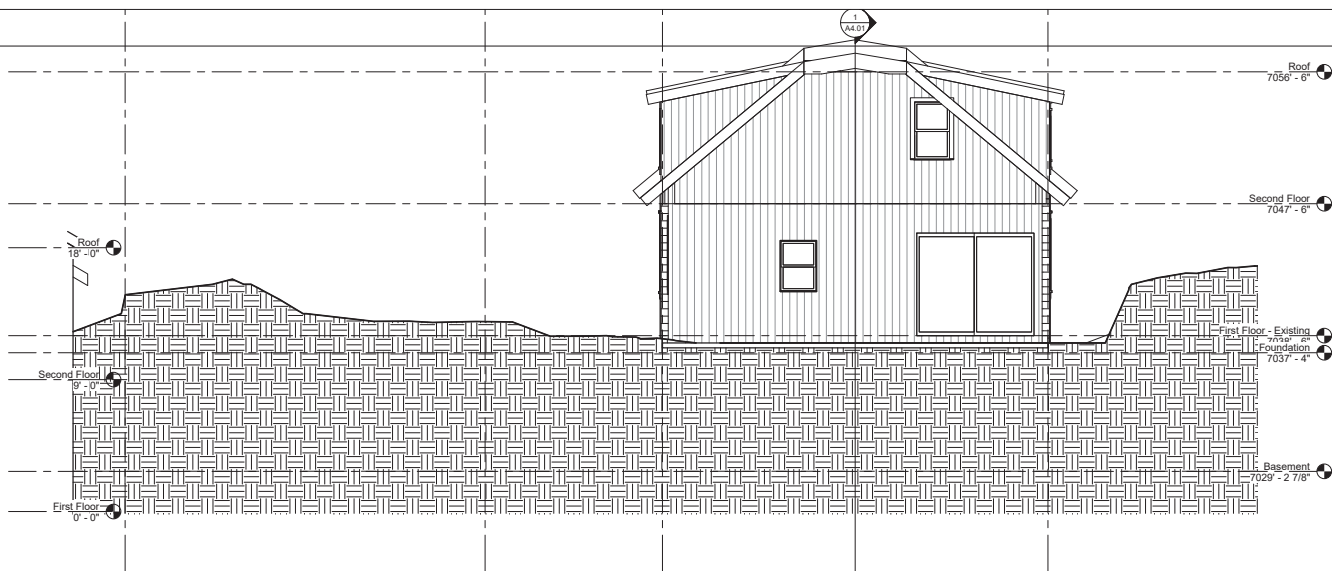
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Elevations
-
Existing
SCALE:
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1011 Empire Ave
Park City, Utah 84098

Elevations
-
Existing
SCALE:
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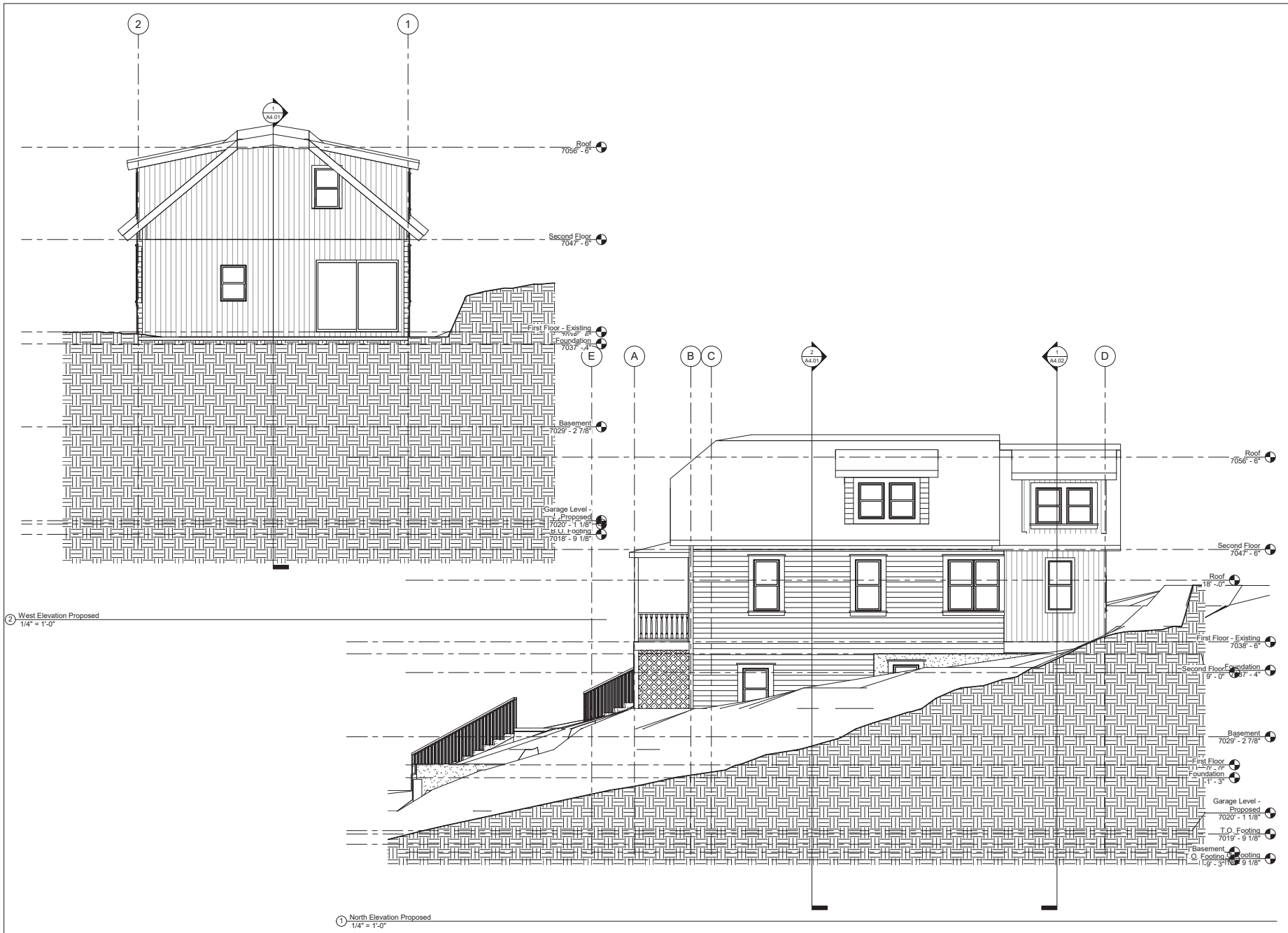
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Elevations Proposed

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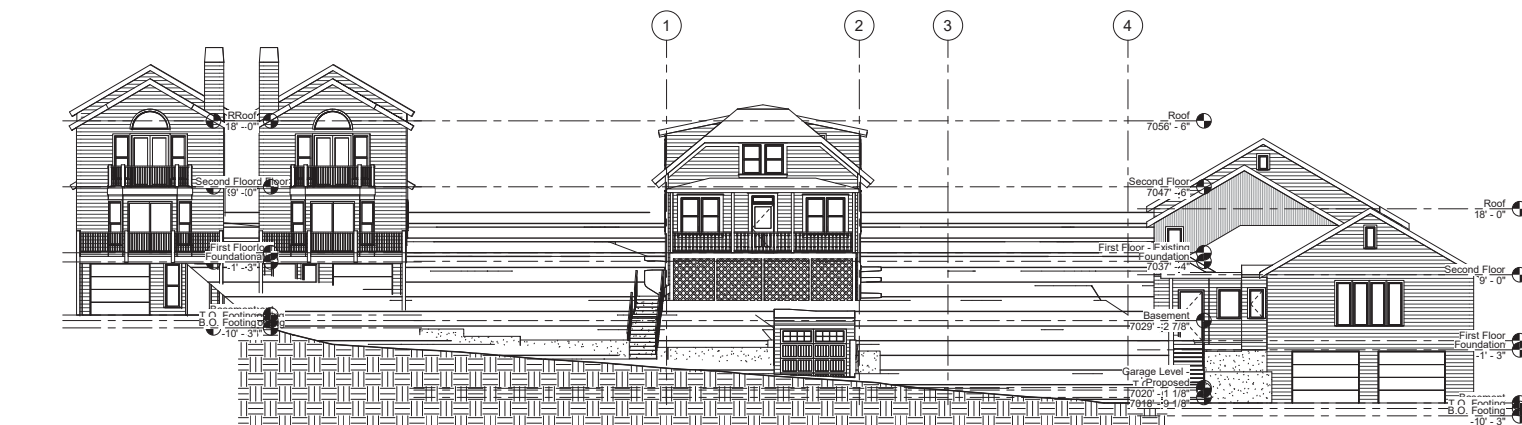
Streetscape Elevation

SCALE:
 1/8" = 1'-0"

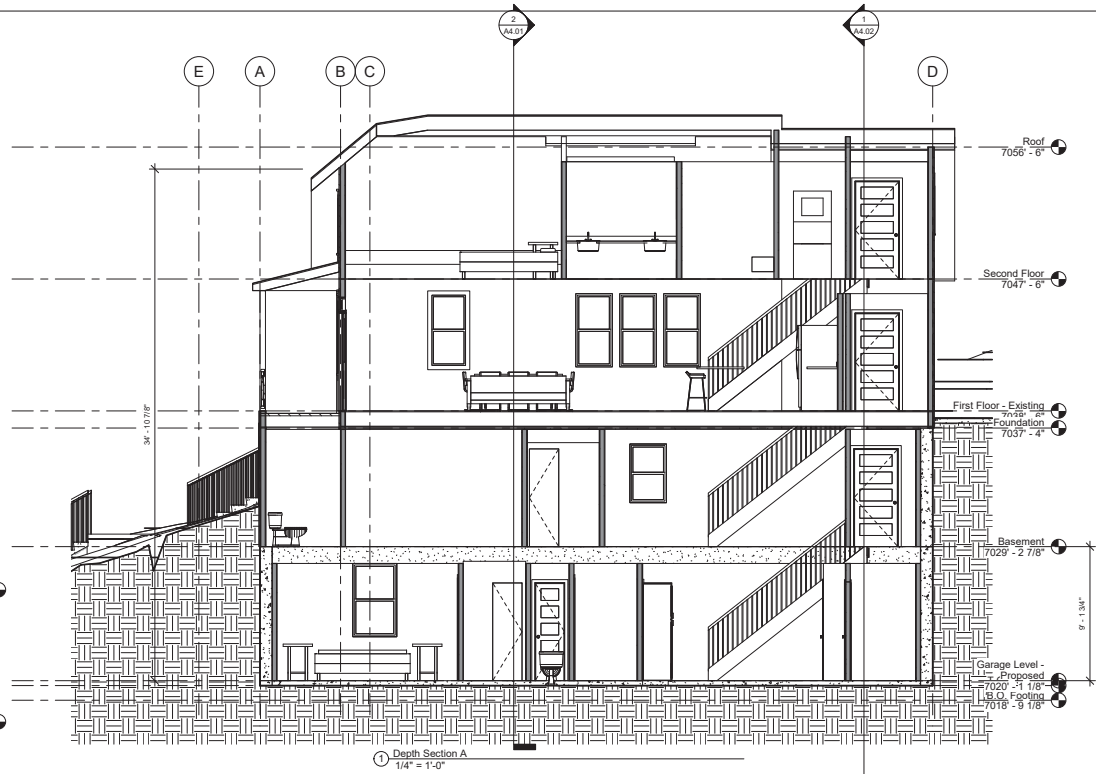
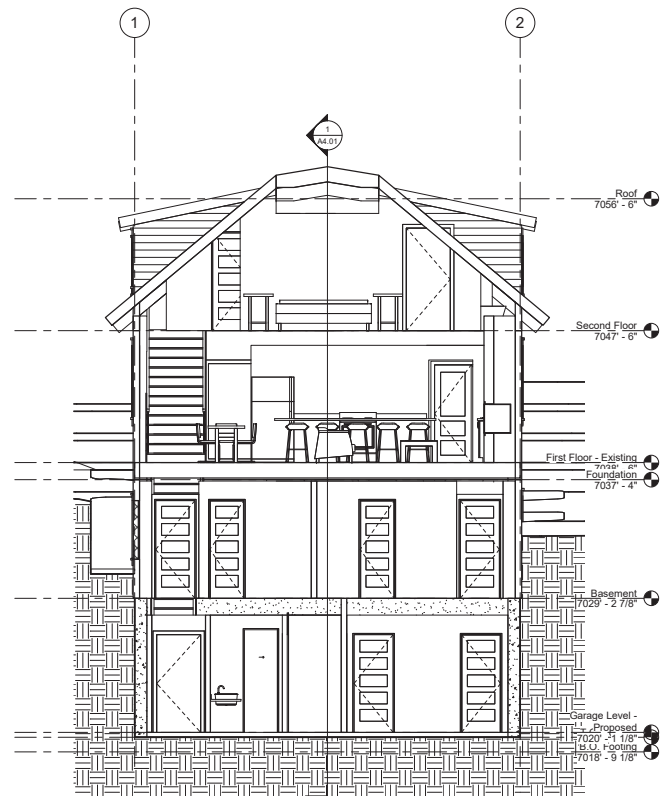
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① Street View Elevation
 1/8" = 1'-0"



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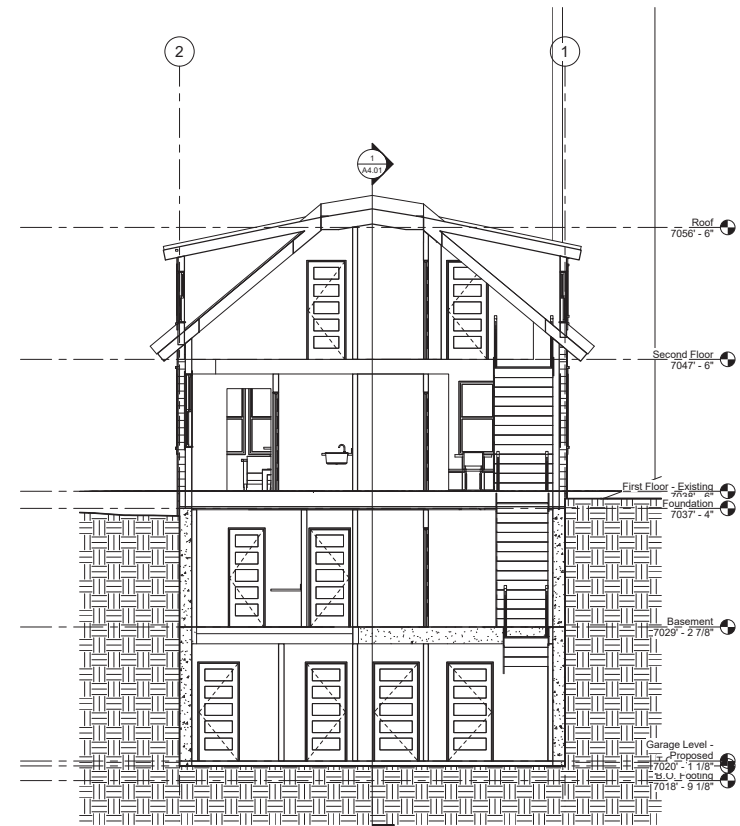
Building Sections

SCALE:
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① Addition Width Section
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Building Sections

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PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____
DATE RECEIVED: _____

PROJECT INFORMATION

NAME: 1011 Empire Avenue LLC
ADDRESS: 1011 Empire Avenue
Park City, Utah 84098
TAX ID: SA-293 OR
SUBDIVISION: Snyders Addition to Park City OR
SURVEY: _____ LOT #: 3-6 BLOCK #: 28
HISTORIC DESIGNATION: ☐ LANDMARK ☒ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: 1011 Empire Avenue LLC
MAILING ADDRESS: 12 East 49th Street Suite 1202, New York, NY 10017
ADDRESS: 1011 Empire Avenue
Park City, Utah 84098
PHONE #: (917) 838-6042 FAX #: _____

EMAIL: gavin.steinberg@gmail.com

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Bill Van Sickle / Van Sickle Design & Drafting
PHONE #: (804) 604-0602

EMAIL: bill.draftmaster@gmail.com

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5000 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:

1011 Empire Avenue LLC

Mailing

12 East 49th Street Suite 1202, New York, NY 10017

Address:

1011 Empire Avenue

Park City, Utah 84098

Phone #:

(917) 838 - 6042

Fax #: ()

Email:

gavin.steinberg@gmail.com

Type of Application:

Existing Conditions and Historic Preservation Plan

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:

1011 Empire Avenue LLC

Mailing Address:

Street Address/ Legal

1011 Empire Avenue, Park City, Utah 84098

Description of Subject Property:

Existing Historic Single Family Residential

Signature: 

Date:

10/2/17

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.
4. If a Home Owner's Association is the applicant then the representative/president must 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.

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.

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: **Fencing and Stone Walkway**

This involves:

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

Estimated date of construction: _____

Describe existing feature:

FENCING IS IN FAIR SHAPE AND WILL BE PRESERVED,
STONE WALKWAY WILL BE RE-BUILT IN SAME MATERIAL
ANY BROUGHT UP TO CURRENT CODE REQUIREMENTS

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

STAIRS MADE OF STONE DO NOT MEET CURRENT CODE
AND ARE HAZARDOUS TO NEGOTIATE

Photo Numbers: Number 1 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.

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: ROOF JOISTS AND FLOOR JOISTS

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

Estimated date of construction: _____

Describe existing feature:

ROOF AND FLOOR JOISTS SUPPORTING EXISTING HOME HISTORIC AND NON-HISTORIC ARE SAGGING AND BROKEN AND WILL REQUIRE REBUILD OR NEW JOISTS SISTERED TO THE OLD TO SUPPORT EXISTING

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

SAGGING & CRACKING OF EXISTING JOISTS

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) 615-5000 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: STAMPING SEAM

This involves:

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

Estimated date of construction: _____

Describe existing feature:

ROOF APPEARS TO BE IN GOOD SHAPE. SOME ADDITIONAL WORK WILL BE REQUIRED TO CLEAN UP REMOVAL OF EXISTING ADDITION (NON-HISTORIC) TO MAKE SURE ROOF OVER HISTORIC ADDITION IS IN GOOD CONDITION WITH NO LEAKS AND NO DRAINAGE ISSUES

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) 615-5000 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: CHIMNEY

This involves:

☐ An original part of the building

☒ A later addition

Estimated date of construction: LATE 1970-1980

Describe existing feature:

A NEW CHIMNEY WAS BUILT WITH THE NON HISTORIC ADDITION. THIS WILL BE DEMOLISHED AND REBUILT AS PROPOSED TO MEET CURRENT CODE

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) 615-5000 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: Siding

This involves:

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

Estimated date of construction: _____

Describe existing feature:

SIDING IS IN GOOD CONDITION AND WILL BE PRESERVED AND POSSIBLY REPAINTED. NEW ADDITION WILL BE PAINTED TO MATCH EXISTING. MATERIAL SHAPE AND SIZE WILL MATCH EXISTING AS WELL

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: RAIL

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

Estimated date of construction: _____

Describe existing feature:

EXISTING RAILING WILL BE PRESERVED

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.

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: NONE

Number of doors completely missing: NONE

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	THE FRONT DOOR IS IN FAIR CONDITION AND WILL BE PRESERVED. HINGES WILL BE REPAIRED AND LOCKSET		
	Good			
2	Fair	THIS REAR DOOR IS AN ADDITION AND WILL BE REMOVED & REPLACED WITH PROPOSED NEW PLAN		
	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) 615-5050 or visit us online at www.parkcity.org. Updated 10/2014.

Window Inventory

Total number of window openings on the exterior of the structure: 7

Number of historic windows on the structure: 5

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			

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5050 or visit us online at www.parkcity.org. Updated 10/2014.

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: Front 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:

WE WILL BE REMOVING 1 PAINTED, PRESERVING OR RECONDITIONAL HINGES
AND REINSTALL THEM. THE DOOR ITSELF IS IN GOOD CONDITION
AND WILL REMAIN.

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.

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: ALL WINDOWS

This involves: ☒ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

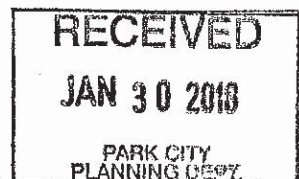
Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

ALL WINDOWS HAVE BEEN REMOVED WITH THE NON-HISTORIC
ADDITION, WE WILL NEED TO REPAIR THEM SO THE EXISTING
WINDOWS WILL BE REMOVED, CLEANED & PAINTED AND REINSTALLED
ALL AROUND HOME

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.

Total number of door openings on the exterior of the structure: 6

Number of historic doors on the structure: 1

Number of existing replacement/non-historic doors: 4

Number of doors completely missing: 0

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

Number of doors to be replaced: 1

Door #	Existing Condition (Excellent, Good, Fair, Poor)	Describe any deficiencies:	Photo #	Historic (50 years or older)
	Fair			
E1	Good	NEEDS REPAINTED & HINGES NEED REHABILITATED	9	NO
E2	Fair Good	WILL BE DEMOLISHED & REPLACED w/ NEW ADDITION	15	NO
E3	Fair Poor	WILL BE DEMOLISHED & NOT REPLACED	16	NO
E4	Fair Good	NOW FUNCTIONAL DOOR TO BE REMOVED WITH DEMO	-	NO
	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.



Window Survey Form

Total number of window openings on the exterior of the structure: 21
 Number of historic windows on the structure: 7
 Number of existing replacement/non-historic windows: 14
 Number of windows completely missing: 0

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

Number of windows to be replaced: 0

NOTE: ALL WINDOWS IN FAIR TO GOOD CONDITION WILL BE REMOVED & REINSTALLED

Window #	Existing Condition (Excellent, Good, Fair, Poor)	Describe any deficiencies:	Photo #	Historic (50 years or older)
E-101	Fair	NON HISTORIC WINDOWS BELOW ARCH TO BE REMOVED	30	NO
E-102	Fair	NON - HISTORIC WINDOW BELOW ARCH TO BE REMOVED	30	NO
E-103	Fair	NON - HISTORIC WINDOW BELOW ARCH TO BE REMOVED	30	YES
E-201	Fair	NEEDS PAINTED WILL BE PAINTED & REINSTALLED	19	YES
E-202	Fair	NEEDS PAINTED WILL BE PAINTED & REINSTALLED	18	YES
E-203	Fair	NEEDS PAINTED WILL BE PAINTED & REINSTALLED	27	YES
E-204	Fair	REMOVE & REPLACE WITH SAME WINDOW STYLE & ADD (1) MORE	26	YES
E-205	Fair	NON HISTORIC WINDOW WILL BE DEMOLISHED	25	NO
E-206	Fair	NON HISTORIC WILL BE DEMOLISHED & REPLACED	24	NO
E-207	Fair	NON HISTORIC WILL BE DEMOLISHED & REPLACED	25	NO
E-208	Fair	NON HISTORIC WILL BE DEMOLISHED SEE NEW PLAN	22	NO
E-209	Fair	NON HISTORIC WILL BE DEMOLISHED - SEE NEW PLAN	23	NO
E-210	Fair	NON HISTORIC WILL BE DEMOLISHED - SEE NEW PLAN	21	NO

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 610-5060 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: ✓
 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: 0

Window #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
E211	Fair	NON HISTORIC WINDOW WILL BE DEMOLISHED	21	NO
E301	Fair	HISTORIC WILL BE REPAIRED PAINTED & REINSTALLED	17	YES
E302	Fair	DEMOLISH WINDOW PANES NO PRESERVE INTEGRITY	—	YES
E303	Fair	DEMOLISH WINDOW PANES NO PRESERVE INTEGRITY	—	YES
	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) 616-5060 or visit us online at www.parkcity.org. Updated 10/2014.

Dec 19, 2017

Park City Planning Department
445 Marsac Ave
Park City, UT 84060

1011 Empire Avenue

Photo 1 Exterior Street View

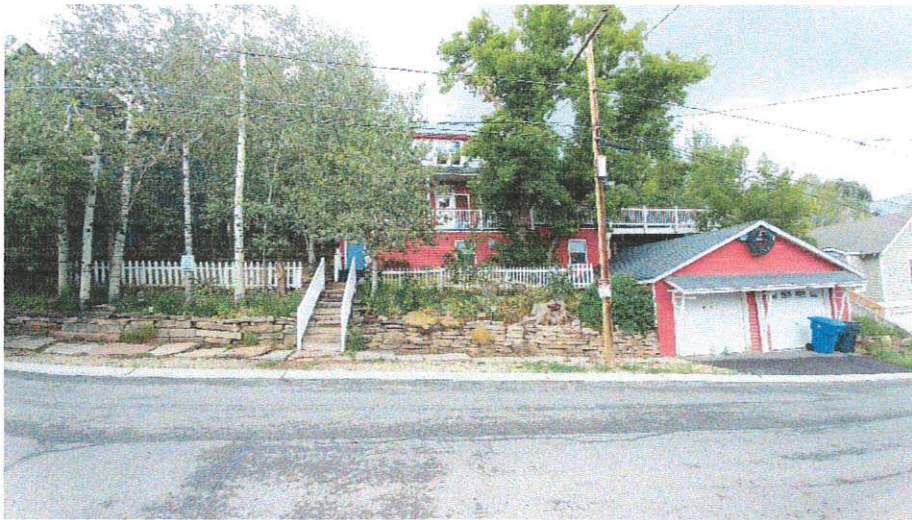


Photo 2: Rear View (From Street Above)



801.694.9683

2065 Sidewinder Drive Suite 200

Park City, Utah 84060

Photo 3: Left Side View (South to North)



Photo 4: Right Side View (North to South)

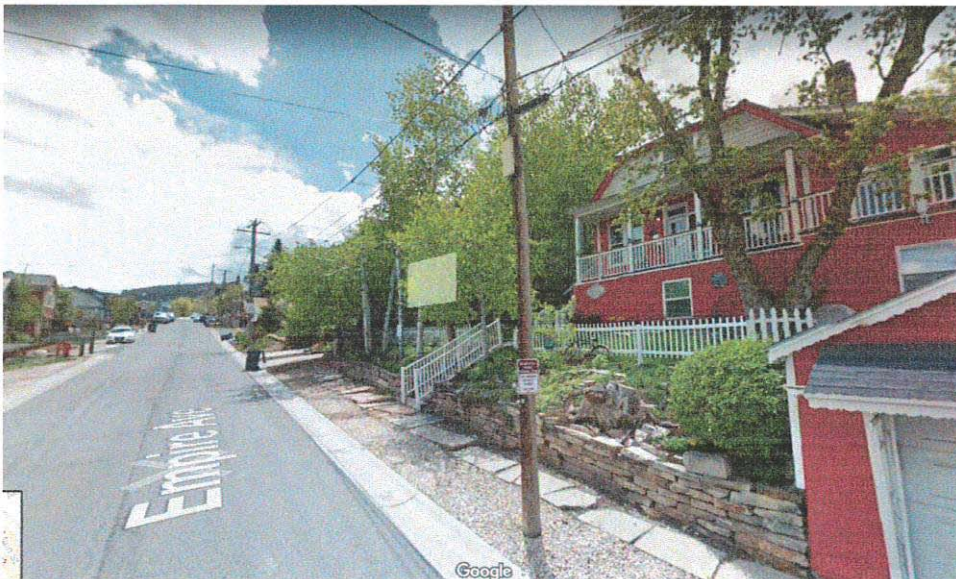


Photo 5: Right Side Non-Historic Side and Rear Additions and Deck



Photo 6: Rear View of Existing Home Non-Historic Addition





VAN SICKLE

DESIGN & DRAFTING

Photo 7: Left Side Existing View

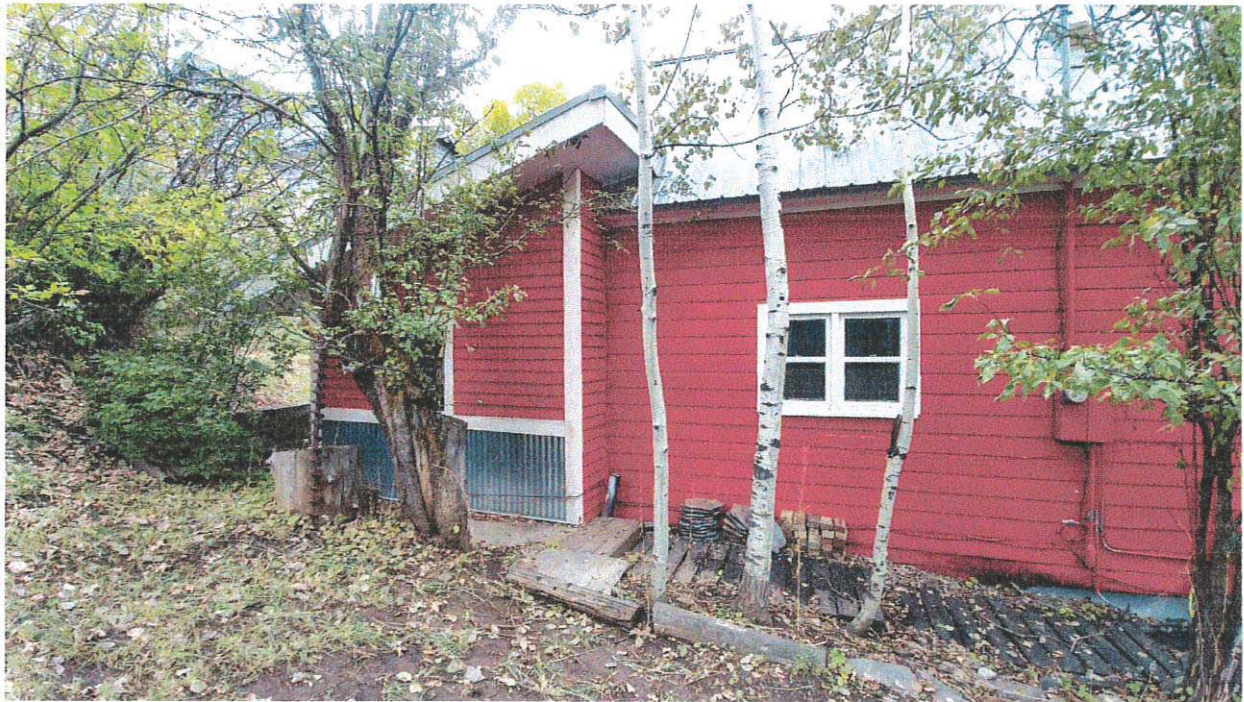


Photo 8: Cross Canyon View



Photo 9: Front Door and Details (Door E1) Historic Original)



Photo 10: Front Railing Detail and Attachment

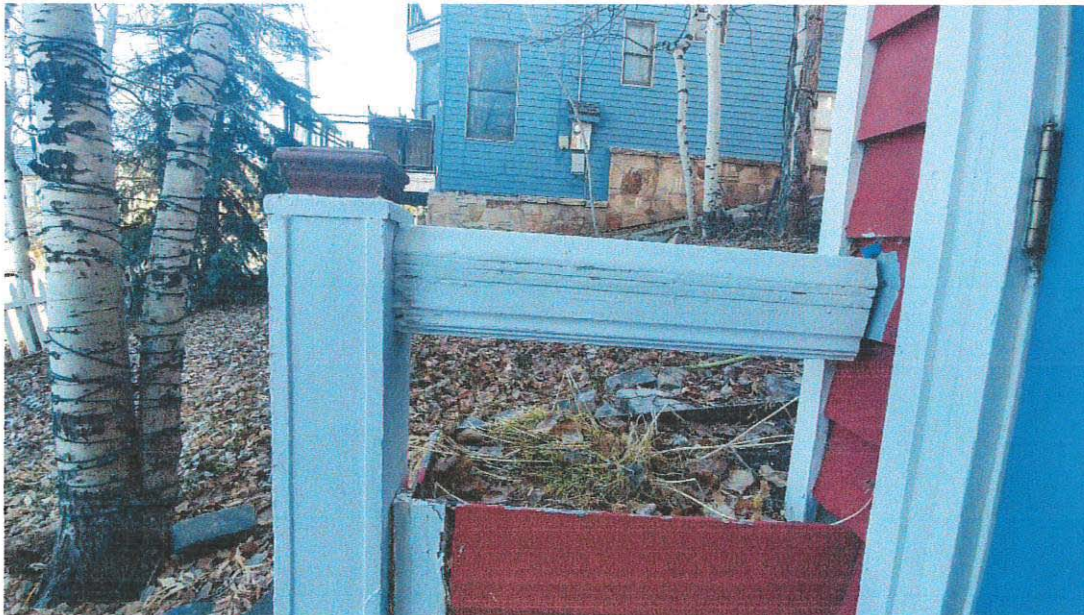


Photo 11: Front Railing Steps



Photo 12: Railing Detail



Photo 13: Railing to Front Porch



Photo 14: Front Porch Railing



Photo 15: Back Door (Door E2) Non-Historic Addition on the rear



Photo 16: Basement Entrance Door (Door E3) Non-Historic Addition

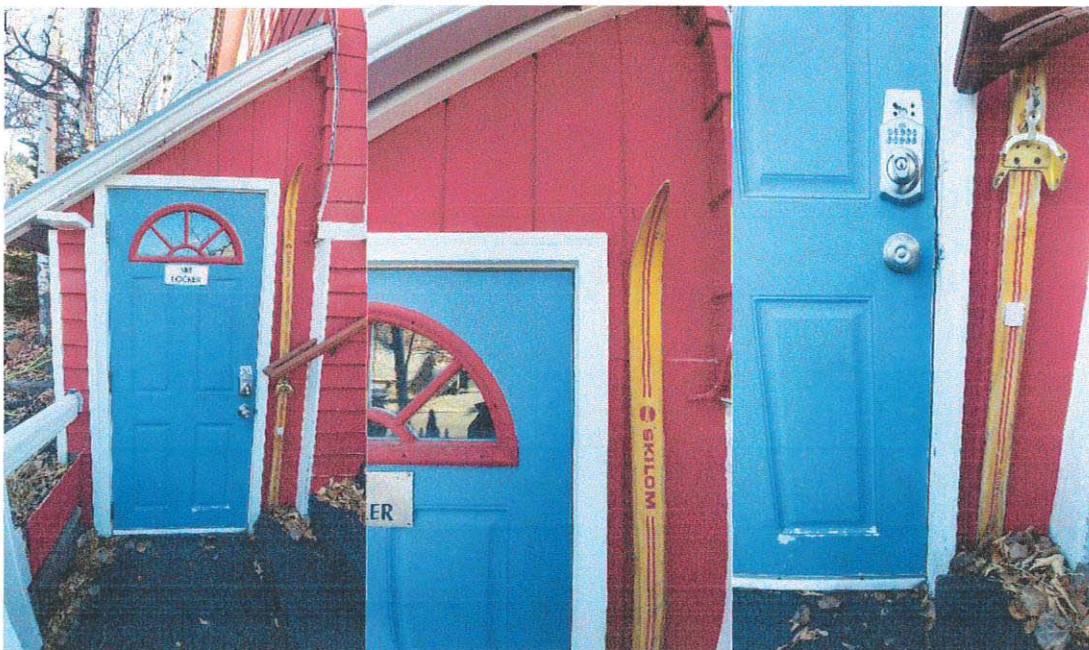
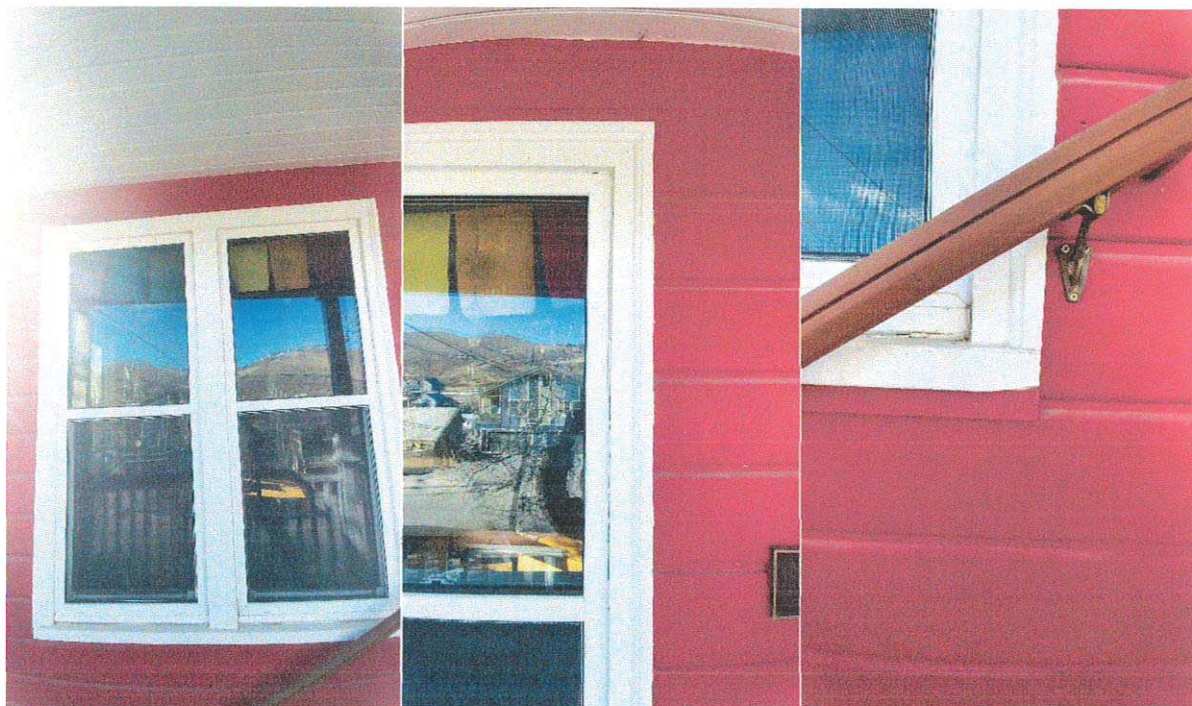


Photo 17: Upper Front Windows (Window E-301) Historic Original



Photo 18: Front Porch Left Windows (Window E-202) Historic Original





VAN SICKLE DESIGN & DRAFTING

Photo 19: Front Porch Right Windows (Window E-201) Historic Original



Photo 20: Front Porch Right Window (Window E-210) Non-Historic Addition



Photo 21: Deck Right Side (Window E-211) Non-Historic Addition



Photo 22: Deck Right Side Rear (Window E-208) Non-Historic Addition



Photo 23: Rear (Window E-207) Non-Historic Addition



Photo 24: Rear (Window E-206) Non-Historic Addition

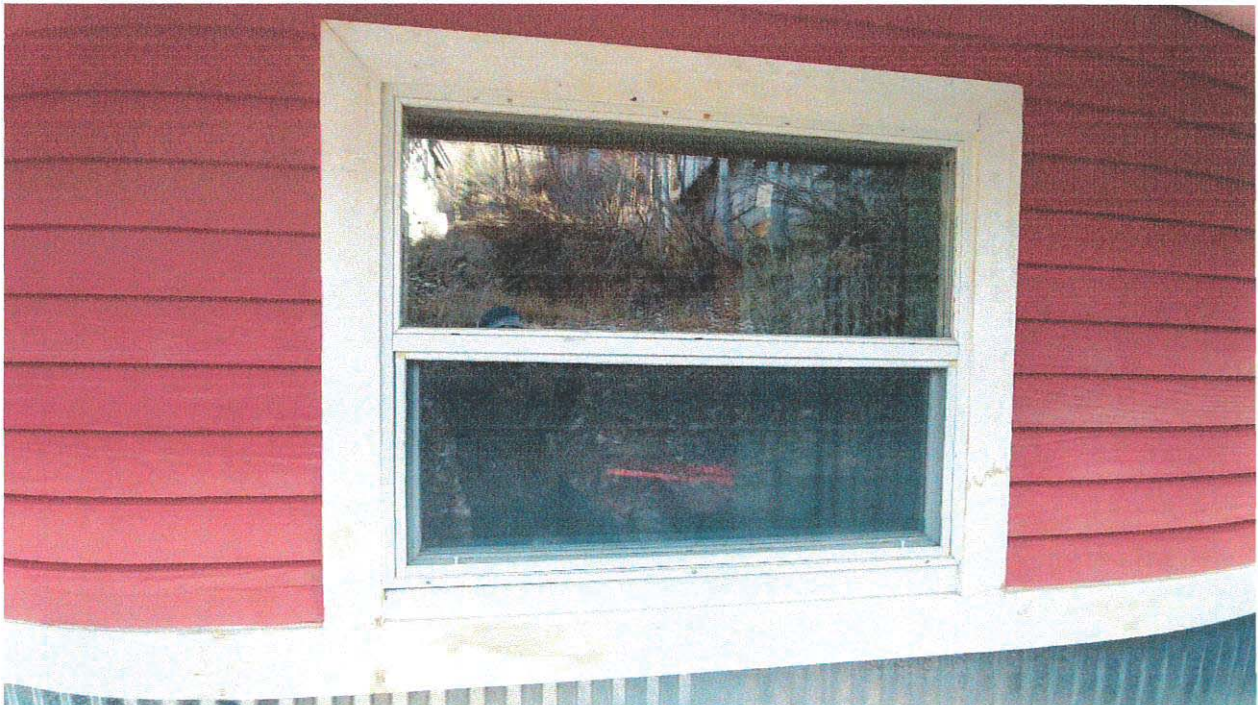


Photo 25: Left Side Rear (Window E-205) Non Historic Addition

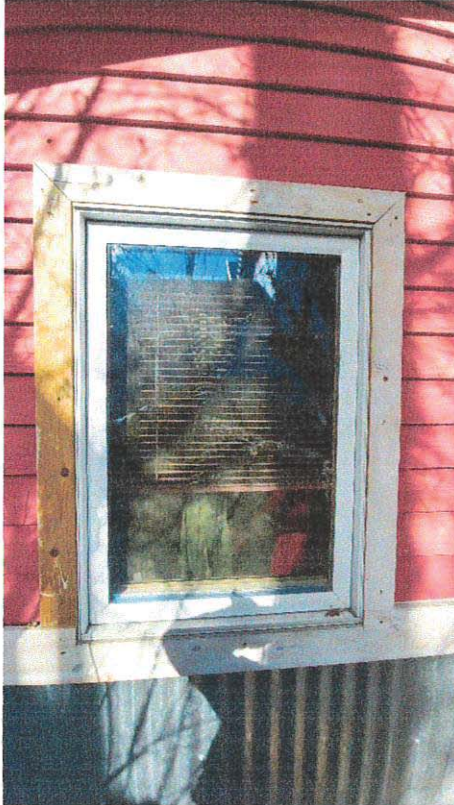


Photo 26: Left Side Middle (Window E-204) Historic Original



Photo 27: Left Side Front (Window E-203) Historic Original



Photo 29: left Side Front Window (Window E-210) Non Historic Addition



Photo 28: Non Historic Access to Basement to be removed. Siding to be repaired.



Photo 31: Front Porch Door Non Functioning. (Door E4)



VAN SICKLE DESIGN & DRAFTING

Photo 29: Detached Garage Non-Historic to be demolished



Photo 30: Close up of home showing deck on right side and partial of garage shown in photo 29



Nov 28, 2017

Park City Planning Department
445 Marsac Ave
Park City, UT 84060

1011 Empire Avenue

Photo 1 Exterior Street View



Photo 2: Rear View (From Street Above)



Photo 3: Left Side View (South to North)



Photo 4: Right Side View (North to South)

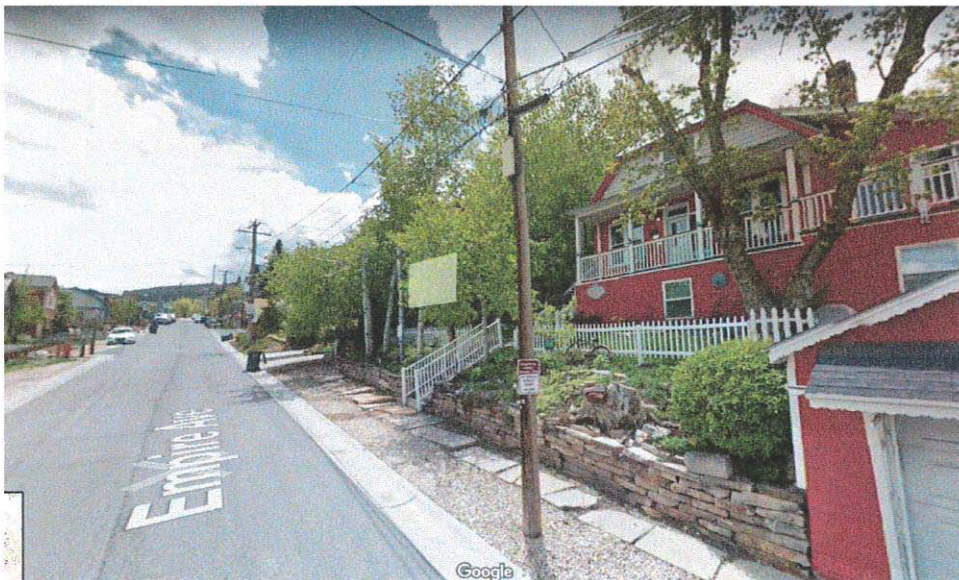


Photo 5: Siding and Window Trim



Photo 6: Front Porch



Photo 7: Roof and Non Historic Addition

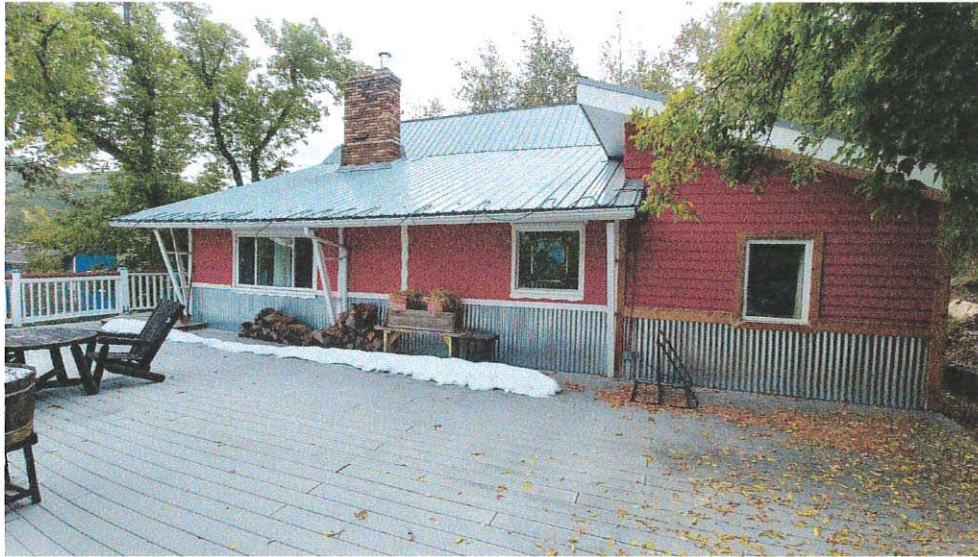


Photo 8: Soffit and Fascia



Photo 9: Non Historic Door in Addition

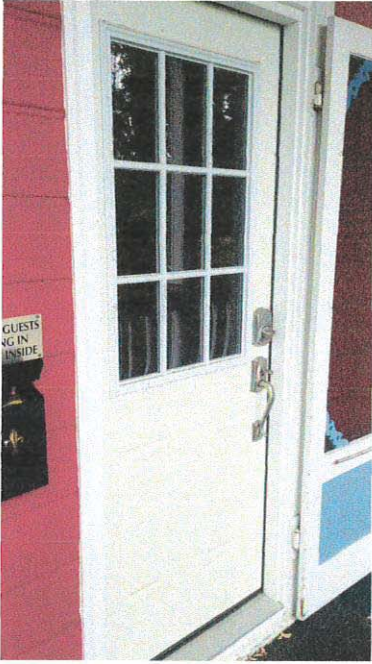


Photo 10: Exterior Stairs and Railing



Photo 11: Front Porch Stairs (Carpet to be Removed)



Photo 12: Left Side View



Photo 13: Rear View of Non Historic Addition



Photo 14: Front Door



801.694.9683

2065 Sidewinder Drive Suite 200

Park City, Utah 84060

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

PROJECT INFORMATION

☐ LANDMARK

☒ SIGNIFICANT

DISTRICT: HR-1

NAME: 1011 EMPIRE AVENUE, LLC

ADDRESS: 1011 EMPIRE AVENUE, Historic House

TAX ID: SA293 OR

SUBDIVISION: SPYOGES ADDITION TO PAR CITY OR

SURVEY: SA-293 LOT #: 415 BLOCK #: 28

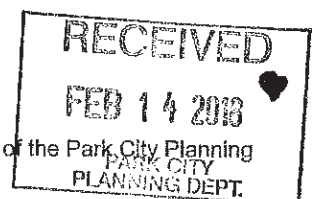
APPLICANT INFORMATION

NAME: 1011 EMPIRE AVENUE, LLC

PHONE #: (917) 838-6042 FAX #: () -

EMAIL: gavin.stemberg@gmail.com

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



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: FENCE, ROCK WALLS, EXISTING VEGETATION

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:

THERE IS AN EXISTING FENCE ON SITE. WE WOULD PRESERVE THE WHITE PICKET FENCE THAT IS THERE. THERE IS ALSO AN EXISTING RETAINING WALL ON SITE THAT WE WOULD NEED TO REBUILD AND WE CUT IN THRU THE NEW DRIVEWAY PROCESS, PRESERVE AND PROTECT ANY EXISTING VEGETATION

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: STRUCTURAL WALLS, FLOOR, & CEILING

This involves: ☒ Preservation ☒ Restoration
☒ Reconstruction ☐ Rehabilitation

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

-THE EXISTING EXTERIOR WALLS WILL BE PRESERVED, THE SIDING MATERIAL IS IN GOOD SHAPE AND MAY BE REPAINTED BUT WILL ALSO BE PRESERVED.
-THE FLOOR FLOOR IS IN NEED OF RECONSTRUCTION. WE WILL BE SISTERING NEW JOISTS TO THE OLD IN THE FLOOR & ROOF SYSTEM TO FIX THE SAGGING & CRACKING THAT EXISTS.
-THE NEW HUSBAND ADDITION AND DECK WILL BE DEMOLISHED AND THE UNFINISHED SIDE OF HOME SIDED TO MATCH EXISTING.

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: STANDARD SEAM

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 ROOF IS METAL, AREAS OF THE ROOF WILL BE
REPAIRED AS NEEDED WITH IDENTICAL MATERIAL. THE NEW PROPOSED
AREAS WILL MATCH EXISTING

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: N/A

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

-THE EXISTING CHIMNEY IS NEW-HISTORIC AND WILL BE
DEMOLISHED

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: SIDING & TRIM

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:

SIDING & TRIM WILL BE PRESERVED, AREAS THAT NEED IT WILL BE REPAINTED. AREA OF DEMO OF NON HISTORIC WALLS WILL BE SIDED TO MATCH EXISTING

Element/Feature: WINDOWS AND 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:

WINDOWS AND DOORS NEED PAINTED BUT WILL OTHERWISE REMAIN THE SAME AND BE PRESERVED AS DESIGNATED

Element/Feature: EXTERNAL ROCK STAIRS

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 EXTERNAL STAIRS DO NOT CURRENTLY MEET CODE
BUT WILL BE REBUILT TO MATCH EXISTING BUT WILL
MEET CODE

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Foundation

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

Element/Feature: FOUNDATION 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:

-THE EXISTING FOUNDATION WILL BE DEMOLISHED. A NEW FOUNDATION WILL BE POURED IN ITS PLACE

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: _____

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

EXISTING HISTORIC TRAIL ARCH TO REMAIN UNCHANGED

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: _____

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:

REPAIR AS NEEDED

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Windows

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

Element/Feature: _____

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:

REPAWT AS NEEDED

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: _____

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:

NEW MECHANICAL, ELECTRICAL, PLUMBING TO BE
INSTALLED

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:

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, UMC 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: 10/2/17

Name of Applicant: _____

1011 Empire Avenue LLC



Historic Preservation Board Staff Report

Planning Department

Author: Anya Grahn, Historic Preservation Planner
Subject: Material Deconstruction and Reconstruction Review
Address: 158 Main Street
Project Number: PL-17-03464
Date: April 18, 2018
Type of Item: Administrative – Material Deconstruction

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 158 Main Street pursuant to the following findings of fact, conclusions of law, and conditions of approval. This site is listed as Significant on the City's Historic Sites Inventory (HSI).

Topic:

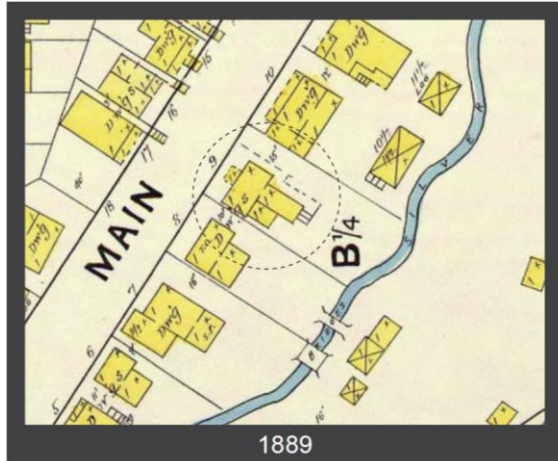
Address: 158 Main Street
Designation: Significant
Applicant: Ed Godycki & Helen Walker Godycki (Architect Kevin Horn)
Proposal: Material Deconstruction of non-historic sidewalk, concrete block retaining wall, driveway, contemporary stone retaining wall, non-historic wood-steel fence, wood patio, c.1948 concrete block foundation, portions of c.1997 concrete foundation, c.1997 roofing materials, c.1997 additions to the rear elevation, c.1997 front porch, c.1997 doors and windows.

Background:

On July 25, 2017, the Planning Department received a Historic District Design Review (HDDR) application for the property at 158 Main Street. The application was deemed complete on August 1, 2017. Staff has been working closely with the applicant ever since to bring the plans into compliance with the Design Guidelines and Land Management Code (LMC). The Historic District Design Review (HDDR) application has not yet been approved, as it is dependent on HPB's Review for Material Deconstruction approval.

History of Development on this Site

This house was constructed c.1886 by Joseph Webber (1853-1895), a native of Cornwall, England. Webber was a respected member of the community, belonging to the Uintah Lodge of Masons. As is indicated in the 1889 Sanborn Fire Insurance Map, the house was initially constructed as a hall-parlor with centered front entry porch. There were two small additions on the back of the house in 1889. Webber died in 1895 of miner's consumption.



The house was sold in 1890 to Annie and William Reynolds. By 1900, the Reynolds had constructed a third addition to the back of the house. In 1901, they relocated to Juneau Territory, Alaska, selling the house to the Garvins for \$600.



The Lucy and George Garvin owned the house from 1901 to 1926. George Garvin was killed one year after buying this house by poisonous gas that spread through the Ontario Mine during the Daly-West Mine explosion. A total of 34 miners were killed in this accident, and George's body was the first to be found. By the 1907 Sanborn Fire Insurance Map, a wraparound porch had been added across the front (west) and side (north) of the house. An accessory building labeled "A" for "Automobile" had also been constructed and was addressed as 158 1/2 Main Street. Lucy continued to reside in this house with her son Charles Elwood; she then sold the house in 1926 for \$1,000.

The next residents of the house were M.N. —~~Nimmo~~ and Mae Matheson, natives of Fox Harbor, Nova Scotia. They lived there with

their son, Arthur, in 1890. Nimmo had been a foreman during the Daly-West mine explosion. Following the death of Nimmo, Arthur contracted tuberculosis and moved his mother, wife, and son to California to recover in 1917. By 1920, he was well enough to run for Summit County Sheriff on the Democratic ticket. One month after losing the election, Arthur died at the age of 35 from unknown causes. His wife Margaret worked at the Welsch, Driscoll, & Bucks Store and also served two terms as Park City treasurer.

His mother Mae followed him in death in 1926. Mae had accumulated a small fortune estimated at over \$22,000 that included the houses at 133, 166, and 158 Main Street, as well as 245 Woodside Avenue. She also left 144 shares in the Park Utah Consolidated Mining Company and 4,000 shares in ZCMI. When she died, however, she did not leave the majority of her fortune to Margaret, but her grandchildren. This left Margaret unable to care for her children and keep up with taxes on the homes. She contested Mae's will to the courts and was awarded access to her children's inheritance.

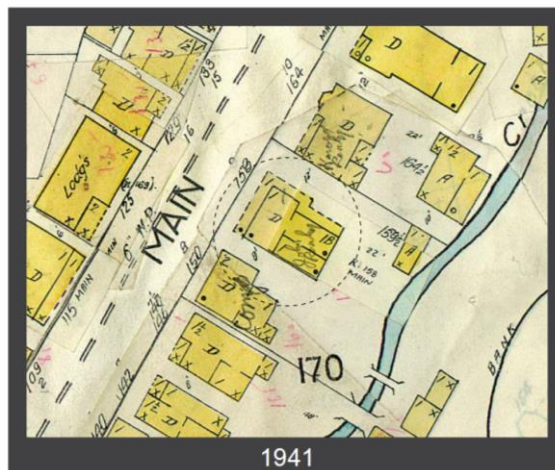
Nevertheless, by 1931, the declining silver prices had caused tensions in the community as many mining families left, workers were laid-off, and labor strikes were common. Margaret was unable to rent or sell the houses, and she began to accumulate a considerable amount of debt with Park City businesses. This debt was not paid in full

until her death at the age of 47 in 1935. Four years later, Margaret's daughter Charlotte Barber then sold the property and moved to Salt Lake City.

During the Mathesons' ownership of the property, the house remained largely unchanged, likely due to the financial hardships the Mathesons suffered. At the same time, the Sanborn Maps become more detailed. The dots on the roof show composite roofing and it appears that the rear addition may have been covered by an expansive gable roof. These conditions are further documented by the c.1941 tax photograph.



John M. and Margaret C. Leahy owned the house from 1939 to 1975. In 1941, the house remained largely in the form that had emerged in 1907.



The Sanborn Fire Insurance Map above and the c.1941 tax photograph are reflective of the house's appearance during the historic period and prior to the 1948 renovation completed by the Leahy's. Photo Courtesy of Park City Historical Society & Museum.

The first major remodel is outlined in the 1949 tax card. It notes that the house has been upgraded with shake shingle siding, a patterned shingle roof, and an eyebrow porch roof over the front entrance. Interestingly, the tax card also notes that the house had a full dirt basement and a 20 foot by 18 foot garage, also with a dirt floor. The wraparound porch was likely removed at this time to provide driveway access to the

garage along the north side of the property. Based on staff's Sanborn Fire Insurance Map analysis, staff believes the northeast side of the wraparound porch may have been filled in at this time as well.

The emergence of Minimal Traditional (ca.1935-1950) and Ranch (1935-1975) house forms to fill post-war housing needs led to new buildings that were similar in size to historic miners' shacks. Trends set by these new styles of architecture were frequently adopted into Park City's architecture as houses were remodeled after the end of the Mature Mining Era (1894-1930). Architectural details such as divided light picture windows, lap horizontal siding or cedar shakes, small entry porches, and minimal ornamentation were prevalent. The mass manufacturing of housing and construction materials led to the creation of new materials such as aluminum siding and windows, linoleum, Formica, and other materials that could be mass produced; these materials were often promoted for their durability and longevity as well. The changes made during this 1948 remodel largely reflect the post-war housing styles that emerged during this period.

The next significant change to the house occurs by the time of the 1968 tax card and photograph. This photograph reflects many of the changes made during the 1948 remodel, including the wide siding profiles and large divided light picture windows on the façade. The tax card also notes that a rear porch, likely a covered stoop, had been constructed.



1968 Tax Photograph. Photo courtesy of the Park City Museum & Historical Society.

In 1982, Ellen Beasley conducted a reconnaissance level survey to determine eligibility for the National Register of Historic Places (NRHP). At that time, she found that the site was —no-contributing” likely due to the changes that had occurred in the 1940s through 1960s.



1982 NRHP Reconnaissance Survey Photograph

In 1997, then-owner Jerry Saldarini submitted a plat amendment application in order to construct an addition to the historic house; the Saldarini Replat was recorded on September 30, 1997.

At the same time, Saldarini proposed a new 505 square foot addition to the back of the 954 square foot historic house. The addition was one-story in height and included a bedroom, bathroom, and attached 1 car garage. Jonathan Degray served as architect, and Peek Construction carried out the renovation. At the time of the application, there was an existing two-car non-historic garage that did not comply with setbacks that was approved to be demolished. The Historic District Commission (HDC) approved the design review in July 1997.

In 1998, Saldarini received a \$10,000 Historic District Grant from the City (\$1,250 for painting the house and \$8,750 for other repairs). The grant proposal approved replacing the roof sheathing and material, mechanical upgrades, window replacement, water supply line replacement, as well as drain repair. No preservation easement was required in exchange for this grant.

Staff has found photographs of this remodel (Exhibit E), and found that the renovation was significant. Only the walls of the historic house were preserved and braced in-place. The roof was entirely rebuilt to accommodate structural upgrades and new roofing materials. The walls were framed from the interior of the wall panels, and new electrical was installed. The aluminum windows that existed were replaced with wood double-hung windows, likely using the same picture window openings from 1948. The original screen door was restored and the exterior painted. New water supply lines and corroded drain lines were installed as well.

The Park City Council approved the Saldarini Replat of this property on June 29, 2017 through [Ordinance No. 2017-33](#). The re-plat included the existing 1997 Saldarini parcel as well as a remnant parcel of Lot 6, Block 20 of the Park City Survey which was dedicated to the owner after the 1997 plat amendment. The plat has not yet been recorded at the Summit County Recorder's Office.

Material Deconstruction

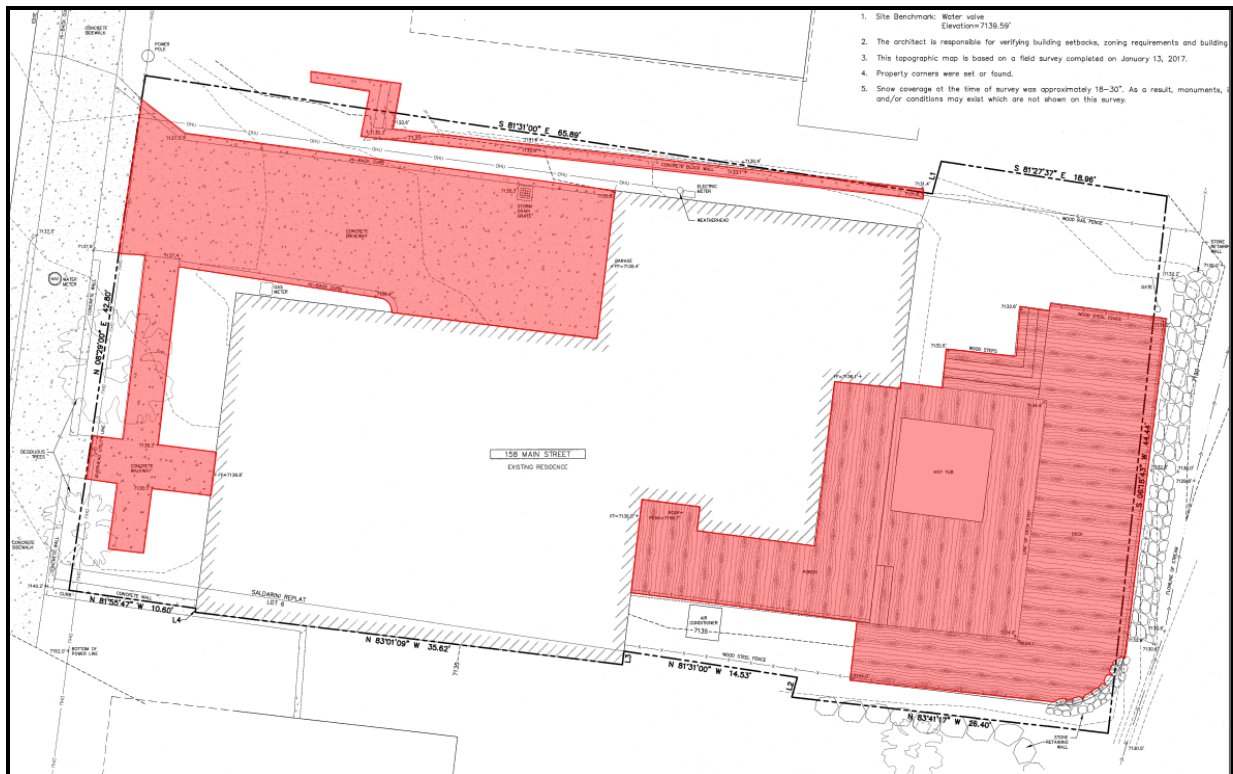
This house has had significant alterations since the end of the Mature Mining Era (1894-1930). The 2009 Historic Sites Inventory (HSI) form notes that the gable siding was modified from siding to shingles, and the HSI form was unable to determine whether the existing drop novelty siding was historic or replaced in-kind. Staff has analyzed the specific scope of work for the material deconstruction below:

1. SITE DESIGN

There are non-historic site improvements on this property. In the front yard, there is an existing sidewalk to the front entrance and a driveway. There is also a concrete block wall that runs across the north property line and encroaches onto the neighboring property at 166 Main Street. The driveway is also in the north side yard and the applicant intends to rebuild it with a steeper slope in order to access the new basement-level garage. Because of the house's proximity to the street, there are drainage issues in the front yard.

In the backyard, the site descends to Poison Creek. A stone retaining wall and wood-steel fence have been constructed over a wood patio. The fence, a portion of the patio, and a portion of the stone retaining wall are outside of the property lines and encroach onto the City's property along the creek; the plat amendment cannot be recorded until these non-historic improvements have been removed.

The applicant is proposing to remove or alter the images highlighted in red below:



The applicant is proposing to re-grade the front yard to solve the drainage problems. The driveway will be replaced with a new, steeper driveway in the same location. The sidewalk to the front entry will be rebuilt. On the north side of the property, the applicant will remove the concrete wall that encroaches into the neighbor's property. In the rear yard, the non-historic wood deck, retaining wall, and wood-steel fence will be removed.

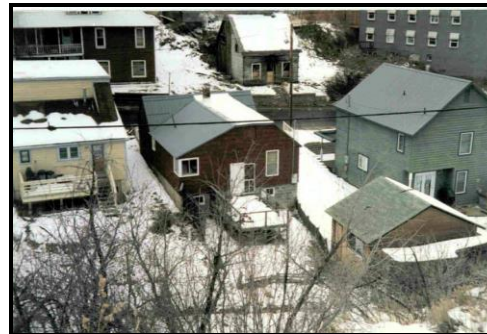
Staff finds that the proposed work mitigates any impacts that will occur to the visual character of the neighborhood. These later additions to the site are non-historic and do not contribute to the historic integrity or historical significance of the structure or site.

2. NON-HISTORIC ADDITIONS

In 1948, the first alteration outside of the Mining Era — the Settlement and Mining Boom (1868-1893) and the Mature Mining (1894-1930) Eras—occurred. The 1949 tax card depicts a rectangular structure that measures approximately 26.5 feet wide and 35.5 feet deep. Staff finds that during the 1948 remodel of the house, a portion of the wraparound porch was enclosed to create an in-line addition on the north elevation. A concrete block foundation was likely also installed at this time. An expansive truncated gable covered both this addition and previous additions made between 1907 and 1941. The gable perpendicularly intersected the side-gable of the original hall-parlor.



Northwest oblique, ca.1997
(prior to 1997-1998 remodel)



East elevation, ca. 1997
(prior to 1997-1998 remodel)

During the 1997 remodel, the entire house was gutted and only the walls and floor remained in place, based on the photographs staff has found in the Planning Department files. A new one-story addition was constructed on the back of the house. The current architect, Kevin Horn, has hatched these areas in the plans (Exhibit B).

The applicant is proposing to maintain but significantly alter this 1997-1998 addition in the following ways:

- The garage is legal non-complying and was constructed with a full foundation; however, this foundation was filled in below the garage. The applicant will excavate out the fill and use this space as a new basement level garage.

New living space will be added above this garage to create a main and second level.

- The rear addition will be altered from a one-story addition to a three-story addition. The lower level will be excavated to create a walkout basement and a new second story will be constructed.

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. The additions were constructed during the 1997-1998 remodel and do not contribute to the historic integrity or historical significance of the structure.

3. STRUCTURE

The existing house was gutted during the 1997-1998 remodel and new wood framed walls were constructed at that time. The applicant is not proposing to modify these at all. Any changes to the structure shall be routine maintenance and do not require Historic Preservation Board Review for Material Deconstruction.

4. ROOF

The c.1941 tax photograph shows that this house had a tin roof on both the house and wraparound porch. On the back of the house, a truncated gable roof was constructed over additions built between 1907 and 1941, per staff's Sanborn Fire Insurance Analysis. Additionally, the northeast portion of the wraparound porch was enclosed during the 1948 remodel to create an in-line addition.

The applicant proposes to remove the attic structure from the interior to create a vaulted ceiling on the interior. Any structural upgrades to accommodate this will be made from the interior. The exterior of the historic roof form will be covered with new metal roofing to mimic the original tin roof. Staff finds that this material deconstruction mitigates any impacts that will occur to the architectural integrity of the building and any impact that would compromise the structural stability of the historic house.

The applicant is proposing to maintain the original roof form. The truncated (flat) section of the roof needs to be structurally upgraded; the applicant is proposing to utilize this flat portion of the roof to create a rooftop deck. The applicant is proposing to add railings above this truncated section (see section below). **HPB Discussion Requested.**

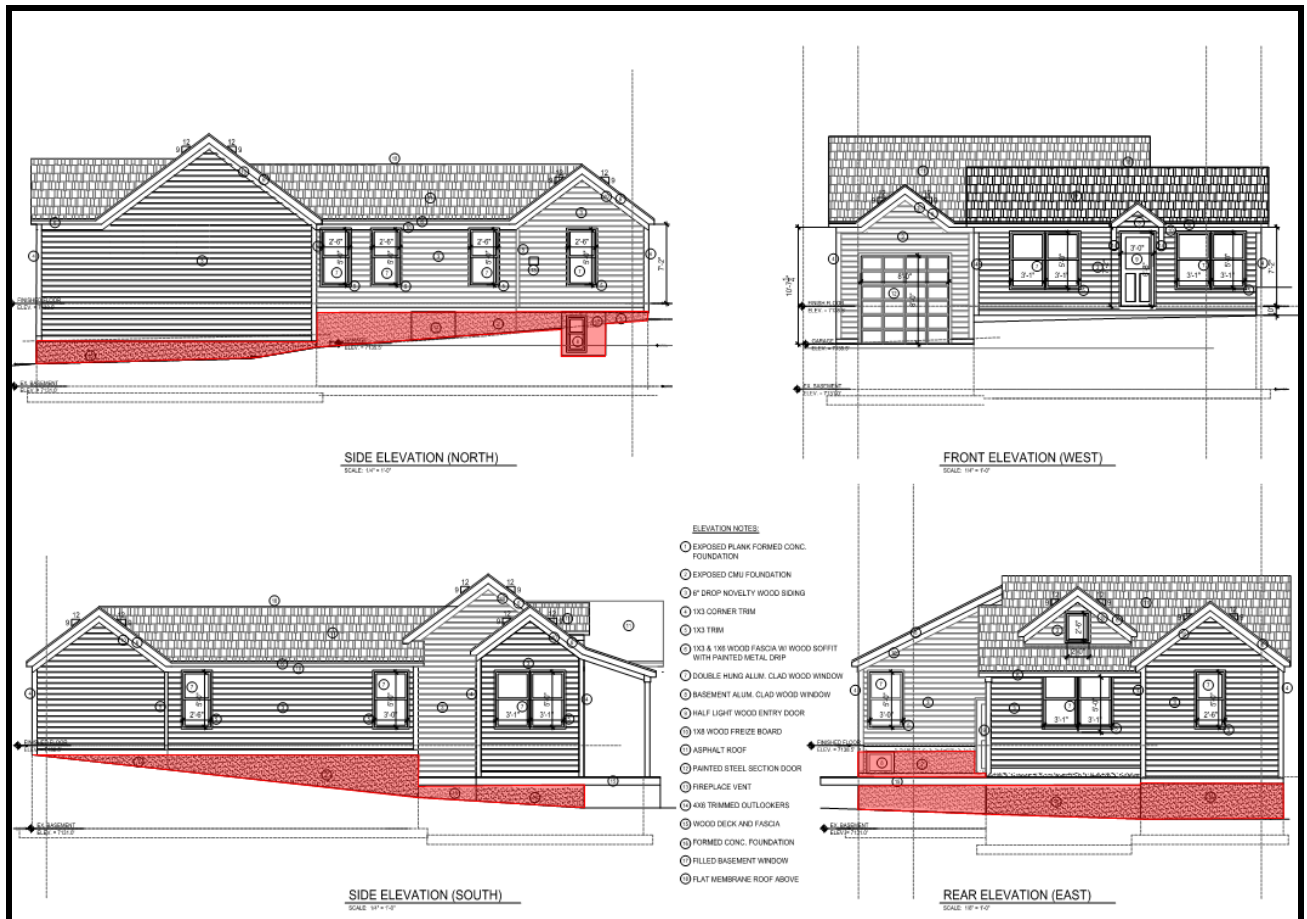
Should the HPB find that this material deconstruction is acceptable, the proposed scope of work must mitigate any impacts that will occur to the visual character of the neighborhood where material deconstruction is proposed to occur; the impact will not change the historical significance of the building, and the impact will not detract from the architectural integrity of the building, or compromise the structural stability of the historic building.

5. EXTERIOR WALLS

The existing walls were salvaged during the 1997 remodel. The original single-wall construction was framed from the interior at that time. Some of the boards have rotted and been replaced over time due to rot and much of the siding may not be original. The applicant will be completing only routine maintenance to the existing siding, filling in areas where windows and doors are replaced and where the boards have deteriorated. Staff finds that these repairs are routine maintenance and do not require HPB review.

6. FOUNDATION

The foundation was largely repaired and replaced during the 1997 remodel, and it does not appear that the house changed elevation with the new basement. At that time, a new basement was constructed. The foundation has 8 to 10 foot ceilings. The tall foundation was filled beneath the garage floor.



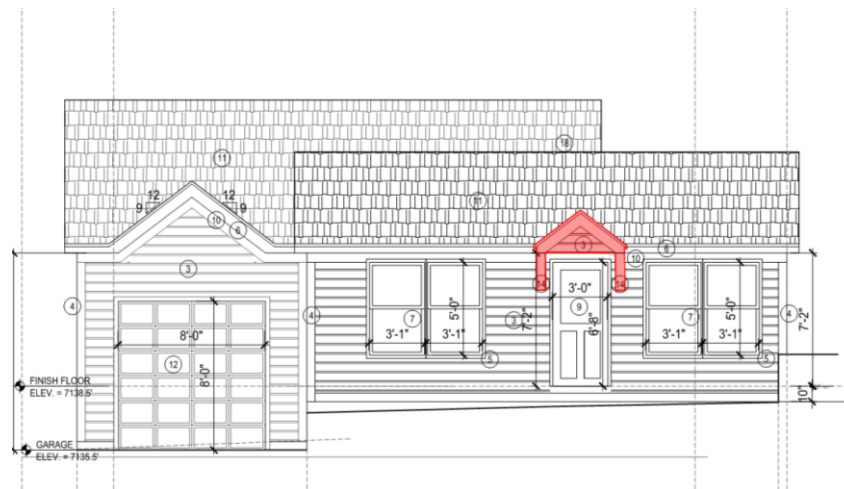
The applicant is proposing to raise the house 2 feet in order to mitigate drainage issues. Areas of the foundation are already in need of replacement and repair, and the applicant proposes to address this as part of their foundation work. In order to access the area beneath the garage floor, the applicant is proposing to dig out the fill and use this space as a new basement-level garage. (This will convert the existing garage level to living space.) Foundation level windows already exist close to the

driveway, and the applicant is proposing to expand these to meet egress requirements.

Staff finds that the proposed foundation work mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and on adjacent parcels. Further, 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. Staff has added Conditions of Approval #4-11 to ensure the safety of the historic house while the foundation is altered.

7. PORCH

Historically, this house had a wraparound porch that extended across the full-width of the façade and along the north side of the house. The porch was removed early on, likely in an effort to make room for a driveway leading to the two-car garage that was constructed before 1949. The existing porch appears to have been built during the 1997 remodel and is very simple in form; it is small in scale and not reflective of historic front porch styles. The structure is cantilevered on the wall and can be problematic in heavy snow loads.



Existing Plan

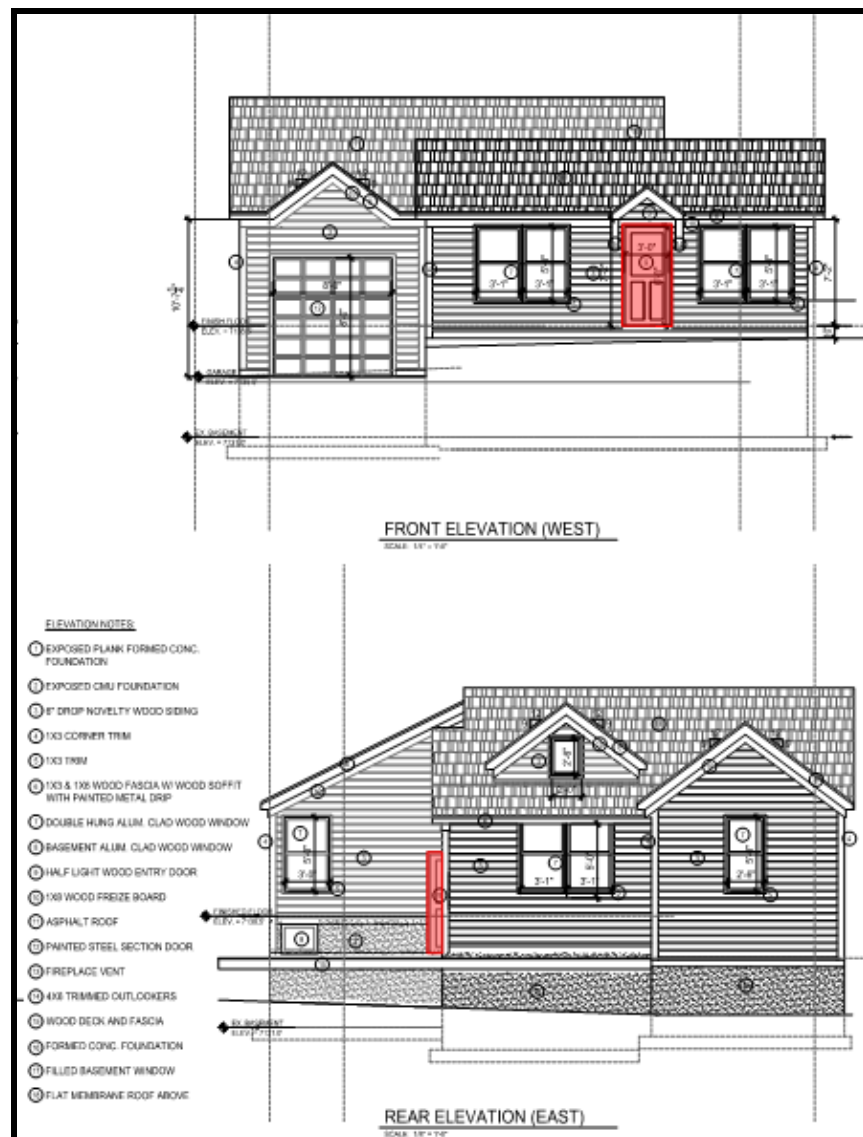
The applicant proposes to expand the existing porch and construct a partial-width, centered hip roof porch over the front door. Staff has encouraged the applicant to seek a Conditional Use Permit per [Land Management Code \(LMC\) 15-2.3-5](#) for reduced front and side yard setbacks in order to construct a full-width porch that is closer in appearance to the original; however, the applicant has not yet submitted this application and intends to in the future.

Staff finds that the existing porch is not historic. 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, and will not impact the architectural integrity of the building.

8. DOORS

There are no existing historic doors on the house; they have all been replaced. These doors are in good condition, per the applicant's Physical Conditions Report; however, they are not historic or original to the house and the doors are inefficient.

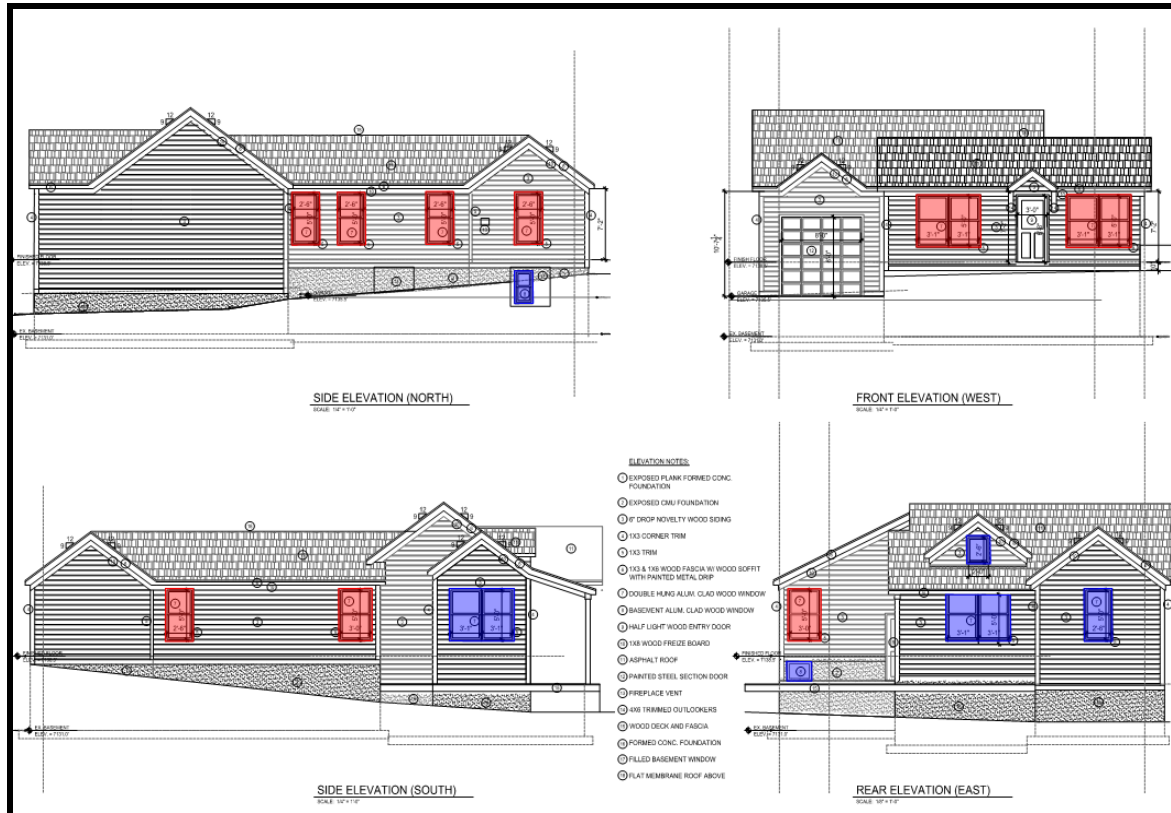
The applicant is proposing to replace these doors with new doors that comply with the Design Guidelines. The proposed exterior changes will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.



9. WINDOWS

The existing windows on the house are in good condition, per the applicant's Physical Conditions Report; however, these windows are all replacement windows. There are no historic windows on the house. Further, the windows on the façade have been altered from the original dimensions, but mimic the dimensions of the picture windows installed during the 1948 remodel.

Staff has highlighted the windows on the historic portions of the house in red and those on the newer additions in blue:



The applicant is proposing to restore the original window openings on the façade and replace these windows with new casement windows. This will allow the applicant to install screens on the interior of the windows so they no longer detract from the exterior appearance of the historic windows. Staff has added the following Condition of Approval to ensure that the new windows appear like a double hung window:

#12. Replacement windows on the façade shall exactly match the historic windows in size, dimensions, glazing pattern, depth, profile, and material.

On the north elevation, new windows will be added to the basement level foundation. The existing window on this level will be expanded to meet minimum egress requirements and a second foundation-level window will be constructed to the east. This window is beyond the midpoint. Staff finds that 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.

On the south elevation, the two windows behind the original hall-parlor will be removed. These windows are behind the midpoint of the structure and are not visible from the primary right-of-way. 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.

On the east (rear) elevation, the window on the historic house as well as those on the new additions will be removed as it will be blocked by a new addition. The window on the back of the garage gable is proposed to be removed as well. Again, staff finds 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.

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 158 Main Street pursuant to the following findings of fact, conclusions of law, and conditions of approval. This site is listed as Significant on the City's Historic Sites Inventory (HSI).

Finding of Fact:

1. The property is located at 158 Main Street.
2. The site is designated as Significant on the Historic Sites Inventory.
3. On July 25, 2017, the Planning Department received a Historic District Design Review (HDDR) application for the property at 158 Main Street; it was deemed complete on August 1, 2017. The HDDR application has not yet been approved as it is dependent on the HPB's Review for Material Deconstruction approval.
4. The house was likely constructed ca. 1886 by Joseph Webber.
5. The house first appears on the 1889 Sanborn Fire Insurance map as a hall-parlor with centered front entry porch. There were two small additions on the back of the house in 1889.
6. Under the ownership of Annie and William Reynolds, a third rear addition was constructed to the back of the house, as indicated by the 1900 Sanborn Fire Insurance Map.
7. By the time of the 1907 Sanborn Fire Insurance Map, a wraparound porch had been added across the front (west) and side (north) of the house. An accessory building labeled "A" for "Automobile" had also been constructed in the backyard and was identified by the address 158 ½ Main Street.
8. Then, under the ownership of M.N. —Mmo" and Mae Matheson, the addition on the southeast corner of the house was extended and a new gable roof was constructed over the entire rear addition. This is evident in the 1929 Sanborn Fire Insurance map.

9. From 1939 to 1975, the house was owned by John M. and Margaret C. Leahy. The 1941 Sanborn Fire Insurance map and the c.1941 tax photograph reflect the house changes that were made to the house by 1929.
10. The first major remodel to the house was made in 1949. The house was upgraded with shake shingle siding, a patterned shingle roof, and an eyebrow porch roof over the front entrance. The 1949 tax card also shows a 20 foot by 18 foot garage, with a dirt floor. Staff finds that the wraparound porch was likely removed at this time in order to make room for a driveway along the north side of the property. The changes made to the house during the 1948 remodel reflect Postwar housing styles.
11. The 1968 tax photo shows the wide siding profile, large divided light picture windows on the façade, and a new gabled roof overhang above the front door.
12. In 1982, Ellen Beasley conducted a reconnaissance level survey to determine eligibility for the National Register of Historic Places (NRHP) and found that the house was —no-contributing” likely due to the changes that had occurred between 1948 and 1968.
13. On September 30, 1997, the Sardarini Replat was recorded with the Summit County Recorder’s Office.
14. Between 1997 and 1998, a new 505 square foot addition was made to the back of the 954 square foot historic house. The addition was one story in height and included a bedroom, bathroom, and attached one-car garage. At the time of the application, a two-car garage in the backyard was approved to be demolished. This was approved by the Historic District Commission in July 1997.
15. In 1998, the site received a \$10,000 (\$1,250 for painting the house and \$8,750 for other repairs) Historic District Grant from the City to cover the costs of replacing the roof sheathing and material, mechanical upgrades, window replacement, water supply line replacement, as well as drain repair.
16. During the 1997-1998 remodel, only the walls of the historic house were preserved and braced in-place. The roof was entirely rebuilt to accommodate structural upgrades and new roofing materials. The walls were framed from the interior of the wall planes. The aluminum windows on the façade were replaced with wood double-hung windows, using the same picture window openings from 1948.
17. The applicant is proposing to remove a concrete block wall that runs across the north property line; the driveway; as well as a stone retaining wall, wood-steel fence, and wood patio in the backyard. The proposed work mitigates any impacts that will occur to the visual character of the neighborhood. These additions to the site are not historic and do not contribute to the historic integrity or historical significance of the structure/site.
18. The applicant is proposing to alter the rear addition that was constructed during the 1997-1998 renovation that includes living space and a one-car garage. 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. These additions do not contribute to the historic integrity or historical significance of the structure.
19. The applicant is not proposing to modify the wood frame structure that was built during the 1997-1998 remodel. Any changes to the structure are routine maintenance and do not require Historic Preservation Board Review for Material Deconstruction.

20. The applicant proposes to remove the attic structure from the interior to create a vaulted ceiling on the interior. Any structural upgrades to accommodate this will be made from the interior. This material deconstruction mitigates any impacts that will occur to the architectural integrity of the building and any impact that would compromise the structural stability of the historic house.
21. The applicant is proposing to maintain the original roof form but utilize the flat portion of the historic truncated roof as a rooftop deck. The proposed work mitigates any impact that will occur to the visual character of the neighborhood where material deconstruction is proposed to occur; the impact will not change the historical significance of the building, and the impact will not detract from the architectural integrity of the building, or compromise the structural stability of the historic building.
22. The exterior walls were repaired and maintained during the 1997-1998 remodel. Some of the boards have rotted and have been replaced over time due to rot. Much of the siding is not original, but likely milled to match the original during the 1997-1998 remodel. These repairs are routine maintenance and do not require HPB review.
23. The foundation was largely replaced during the 1997-1998 remodel but maintained the existing elevation of the house. The applicant is proposing to raise the house 2 feet in order to mitigate drainage issues. The applicant will remove the fill from the footing level of the foundation to create a basement-level garage. New foundation level windows already exist close to the driveway and the applicant will expand these to meet egress requirements. The proposed foundation work mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and on adjacent parcels. 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.
24. Historically, this house had a wraparound porch that extended across the full-width of the façade and along the north side of the house. The porch was removed early on, likely in an effort to make room on the site for a driveway leading to the two-car garage that was constructed before 1949. The existing porch appears to have been built during the 1997 remodel and is very simple in form; it is small in scale and not reflective of historic porch styles. Applicant proposes to expand the existing porch and construct a partial-width, centered hip roof porch over the front door. 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, and will not impact the architectural integrity of the building.
25. There are no existing historic doors on the house. The existing non-historic doors are in good condition, but they are inefficient. The applicant is proposing to replace these doors with new doors that comply with the Design Guidelines. 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.
26. The existing windows on the house are in good condition, per the applicant's Physical Conditions Report; however, these windows are all replacement windows. There are no historic windows on the house.

27. The windows on the façade have been altered from the original dimensions, but mimic the dimensions of the picture windows installed during the 1948 remodel. The applicant is proposing to restore the original window openings on the façade and replace these windows with new casement windows. 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.
28. On the north elevation, new windows will be added to the basement level foundation. The existing window on this level will be expanded to meet egress and a second foundation-level window will be constructed to the east. 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.
29. On the south elevation, the two windows behind the original hall-parlor will be removed. These windows are behind the midpoint of the structure and are not visible from the primary right-of-way. 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.
30. On the east (rear) elevation, the only window on the historic house as well as those on the new additions will be removed as it will be blocked by a new addition. The window on the back of the garage gable is proposed to be removed as well. Again, staff finds 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.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to the HR-2 District and regarding historic structure deconstruction and reconstruction.
2. The proposal meets the criteria for relocation pursuant to **LMC 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.**

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on March 28, 2018. Any changes, modifications, or deviations from the 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. Should the applicant uncover historic window and door openings that were not documented at the time of the Historic Preservation Board's review, the applicant shall schedule a site visit with the Planning Department and determine if the window or door opening should be restored. Any physical evidence of lost historic window and door openings shall be documented to the satisfaction of the Preservation Planner, regardless of plans for restoration.
4. The Preservation Plan must include a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural

engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.

5. An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
6. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
7. Within five (5) days of installation of the cribbing and shoring, the structural engineer will inspect and approve the cribbing and shoring as constructed.
8. Historic buildings which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.
9. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, he determines that it is necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties.
10. The applicant is responsible for notifying the Building Department if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during the construction of the foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to re-inspect and approve the cribbing and/or shoring alterations within five (5) days of any relocation or alteration to the cribbing and/or shoring.
11. The applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the financial guarantee for historic preservation or ACE could take place.
12. Replacement windows on the façade shall exactly match the historic windows in size, dimensions, glazing pattern, depth, profile, and material.

Exhibits:

Exhibit A – HPB Checklist for Material Deconstruction

Exhibit B – [Updated Plans, dated March 28, 2018](#)

Exhibit C – [Physical Conditions Report + Historic Preservation Plan](#)

Exhibit D – Sanborn Map Analysis

Exhibit E – Photographs from 1997-1998 remodel

Exhibit F – Public comment in support of Material Deconstruction 4.13.18

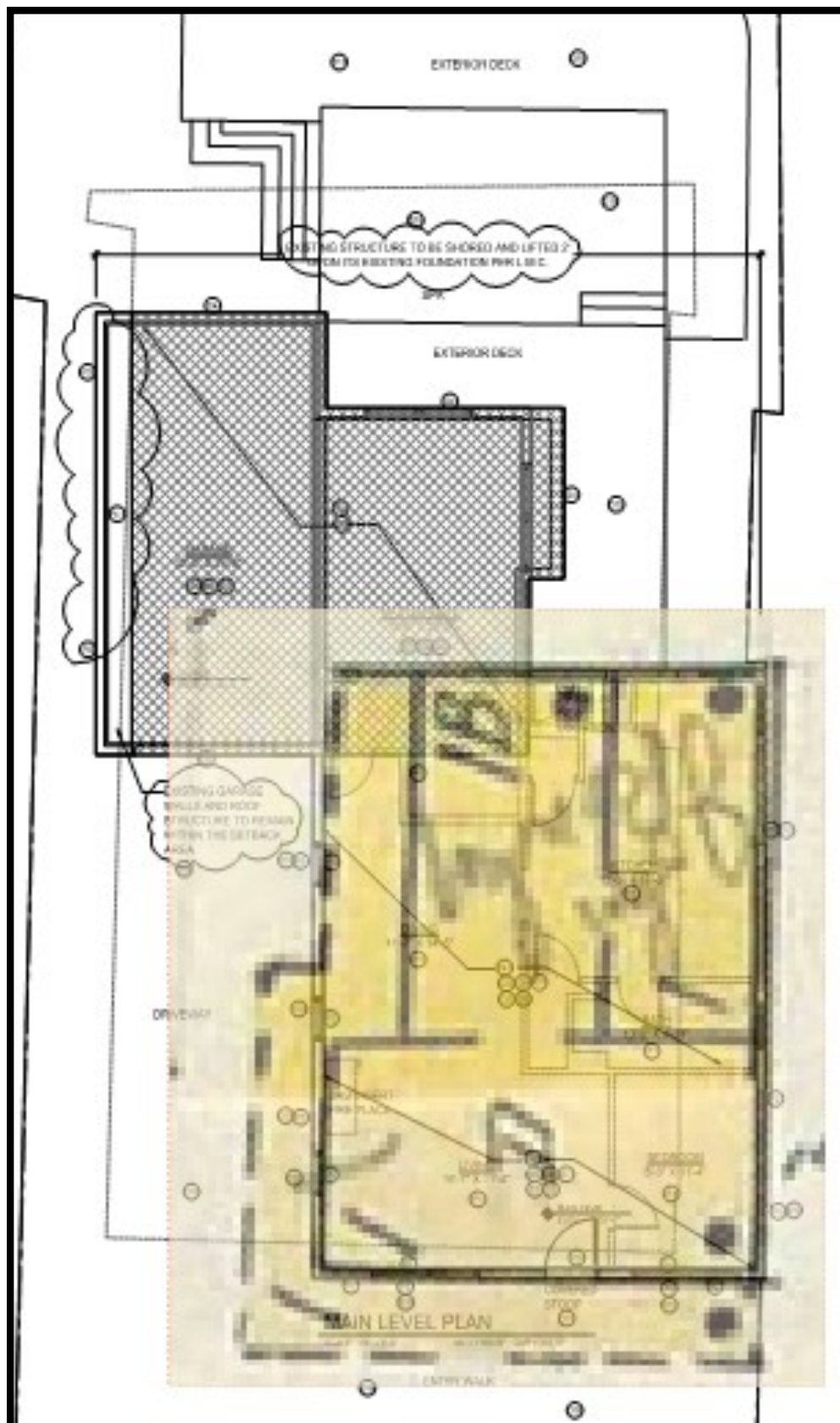
Exhibit G – [Historic Site Form](#)

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.

EXHIBIT D—SANBORN MAP ANALYSIS

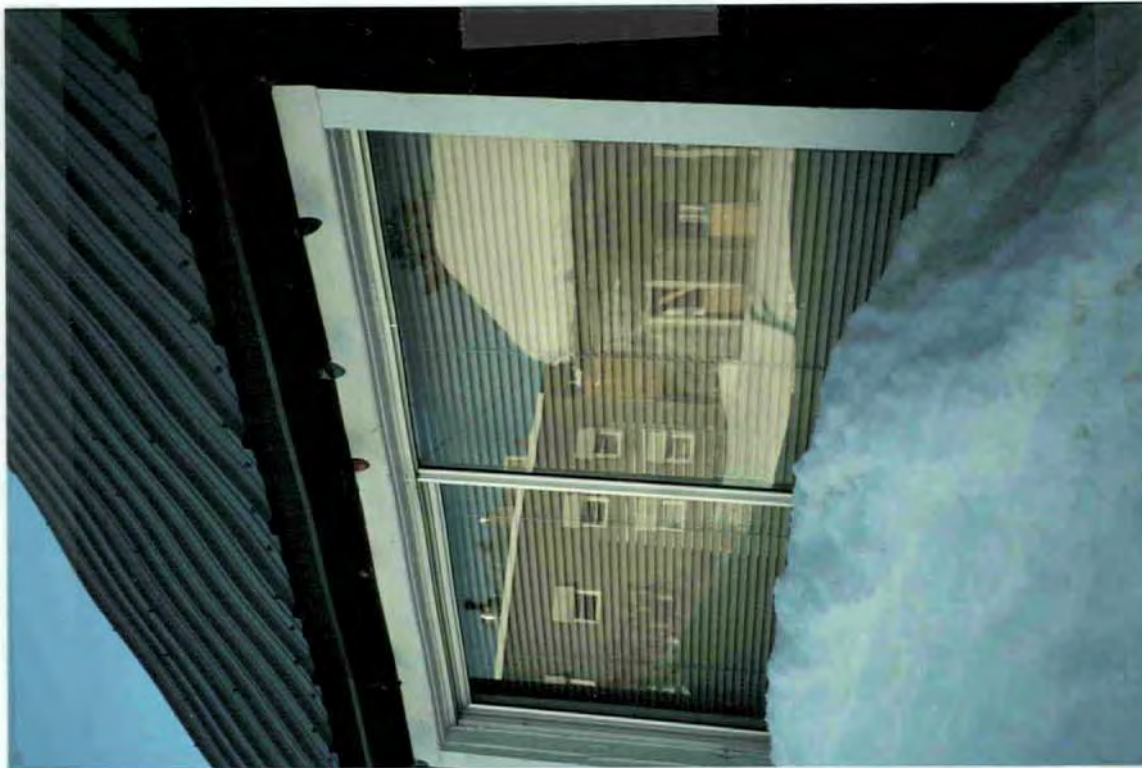




158 MAIN SOUTH VIEW



158 MAIN EAST VIEW



158 MAIN WEST WINDOW DETAIL

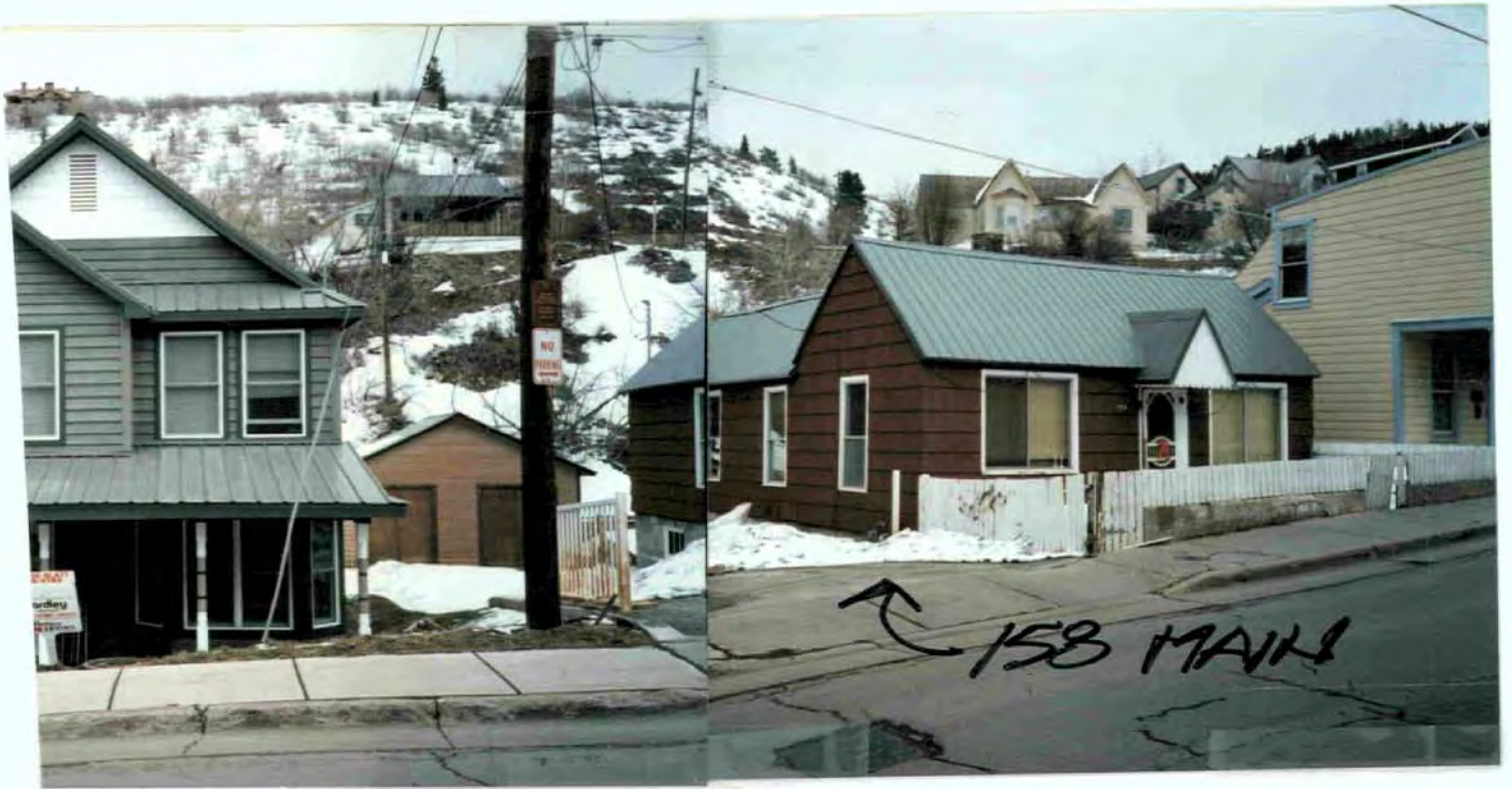


158 MAIN WEST WINDOW DETAIL



158 MAIN ELECTRICAL OUTLET DETAIL







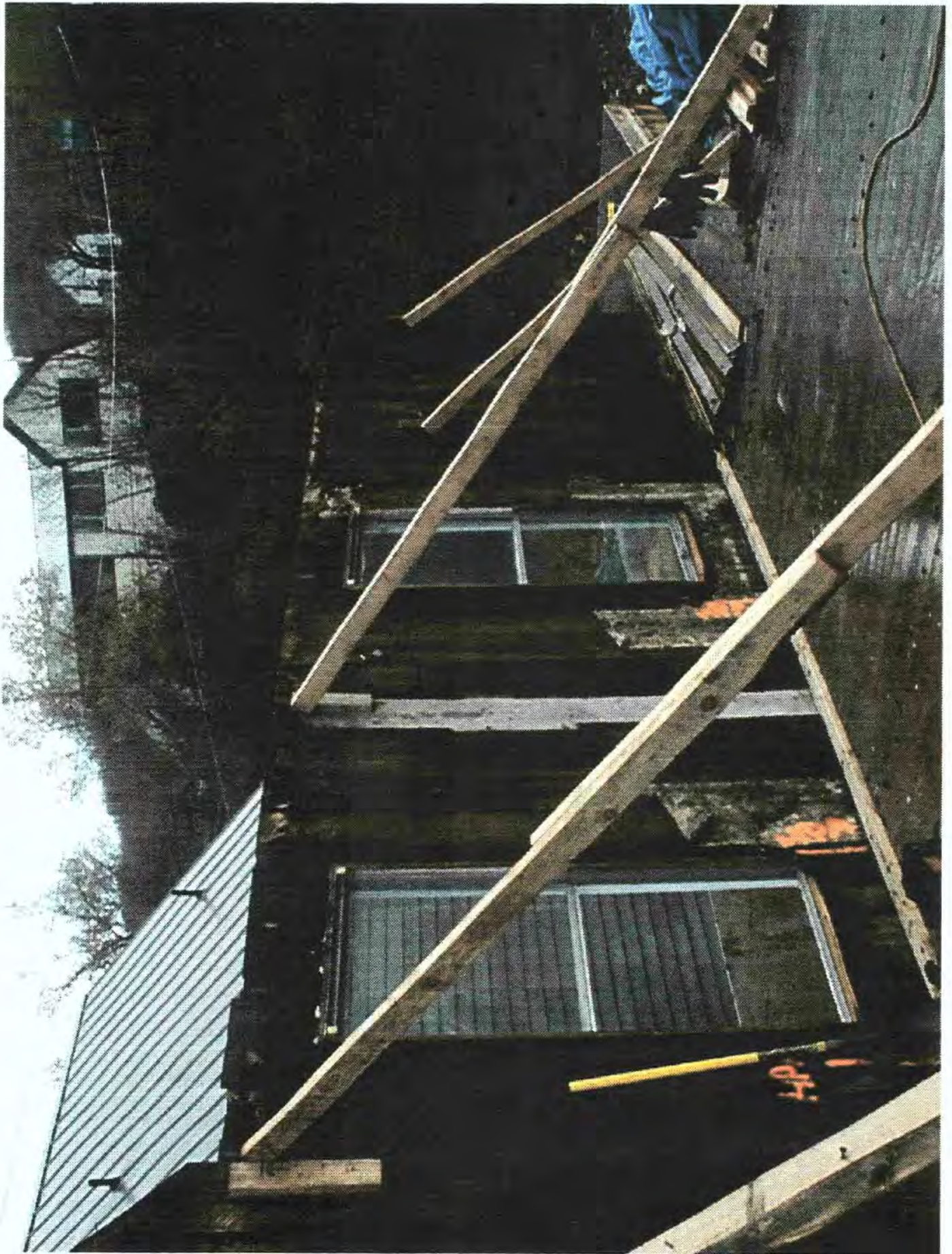














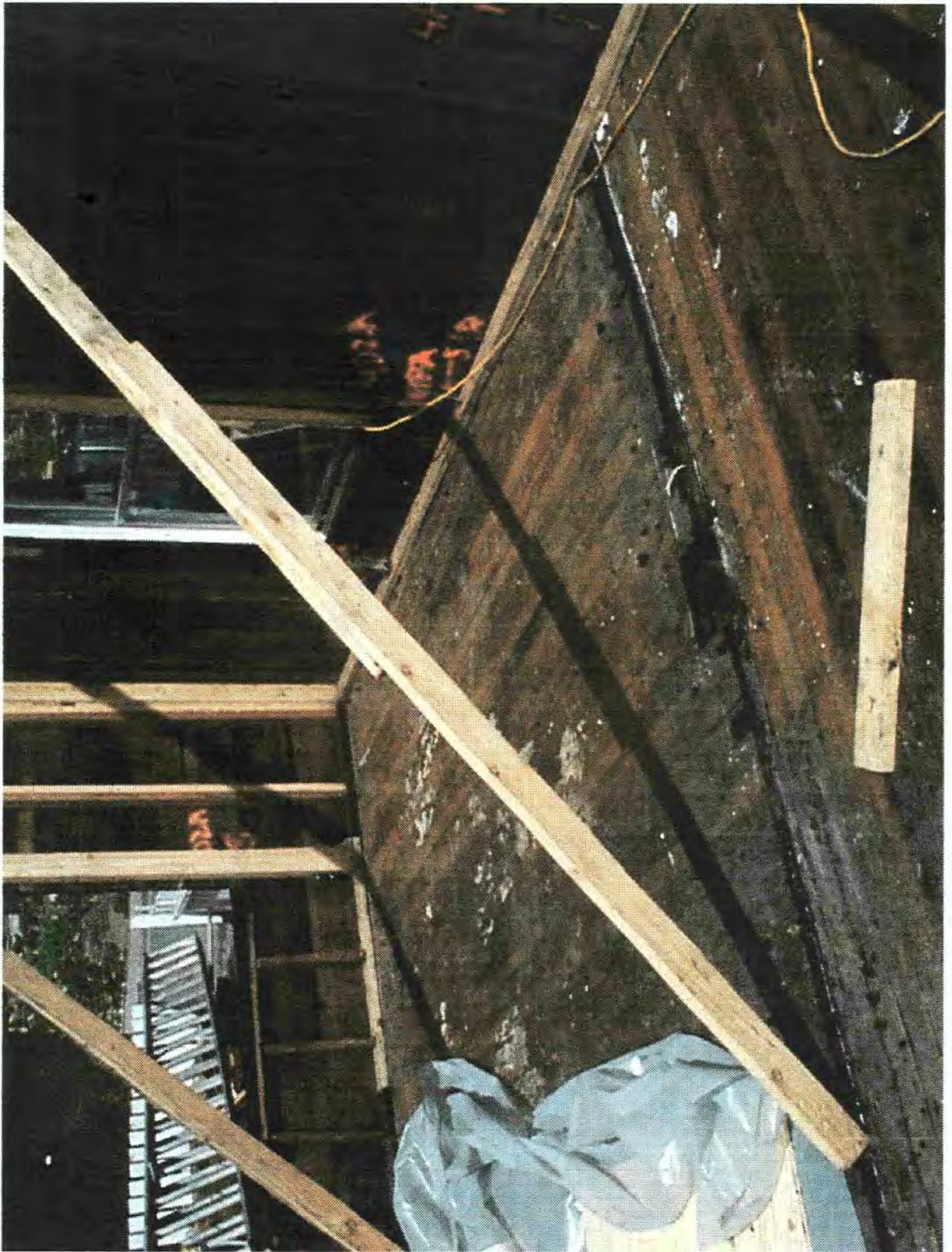


Exhibit F

Anya Grahn

From: Jeff Creveling <hjc@sisna.com>
Sent: Friday, April 13, 2018 11:49 AM
To: Anya Grahn
Subject: 158 Main, PL-17-03464

Anya,

Helen & Ed Godycki are proposing to improve their property at 158 Main, Park City - directly across the street from my property. I support them.

Their request of removing non-historic elements earns my approval. I believe everyone needs to have an updated house, even in Old Town Park City. And while they are removing items of non-significance, it results in an open artist's palette with which to create something more 'period' of Historic Park City. Which I know they will.

Thank you.

Jeff Creveling
129 Main
Park City, UT 84060
435.647.0000
hjc@sisna.com