



**PARK CITY HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
April 7, 2021**

PUBLIC NOTICE IS HEREBY GIVEN that the HISTORIC PRESERVATION BOARD of Park City, Utah will hold its Historic Preservation Board Meeting at the City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 for the purposes and at the times as described below on Wednesday, April 7, 2021.

NOTICE OF ELECTRONIC MEETING AND HOW TO COMMENT VIRTUALLY:

This meeting will be an electronic meeting without an anchor location as permitted by Utah Code Open and Public Meetings Act section 52-4-207(4) as amended June 18, 2020, and Park City Resolution 18-2020, adopted March 19, 2020. The written determination of a substantial health and safety risk, required by Utah Code section 52-4-207(4) is attached as Exhibit A. Historic Preservation Board members will connect electronically. Public comments will be accepted virtually as described below.

To comment virtually, raise your hand on Zoom. Written comments submitted before or during the meeting will be entered into the public record, but not read aloud. For more information on participating virtually and to listen live, please go to www.parkcity.org/public-meetings.

Exhibit A: Determination of Substantial Health and Safety Risk

The Board Chair has determined that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. Utah Code section 52-4-207(4) requires this determination and the facts upon which it is based, which include:

- Statewide COVID cases and hospitalizations remain high;
- Based on metrics established by the statewide COVID-9 Transmission Index, Summit County moved to the High Risk designation on October 22, 2020; and
- Park City is a resort community continually hosting visitors from areas which may be experiencing rapid COVID-19 spread.

This determination is valid for 30 days, and is set to expire on May 7, 2021.

Dated: April 7, 2021

MEETING CALLED TO ORDER AT 5:00 PM.

1.ROLL CALL

2.MINUTES APPROVAL

- 2.A. Consideration to Approve the Historic Preservation Board Meeting Minutes from February 3, 2021.

3.PUBLIC COMMUNICATIONS

4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5.WORK SESSION

- 5.A. Small Wireless Facilities in the Historic Districts – Review, Public Input, and Recommendation to City Council on the Small Wireless Facilities in City Right-of-Way Design Standards for Installations in the Historic Districts.
[Staff Report](#)
[Exhibit A: Draft Design Standards](#)
- 5.B. Historic Preservation Grants and Awards Work Session – Staff Will Provide an Overview of the Status of the Historic Preservation Grants Program and Awards and Seek Board Feedback.
[Staff Report](#)
[Exhibit A: 2019 Historic District Grant Packet, Information Guide, and Application](#)

6.REGULAR AGENDA

- 6.A. Land Management Code Amendment – Affordable Master Planned Developments (AMPDs) were Established to Incentivize Private Development and Public-Private Partnerships to Develop Affordable Units. AMPDs Allow for Market-Rate and Affordable Units and may Include Mixed-Uses. Setbacks and Open Space Requirements are Reduced. Building Height for AMPDs may be up to Forty-Five Feet and Parking Requirements may be Reduced with Certain Mitigations. AMPDs are Allowed in the Residential Development, Residential Development Medium, Residential Medium, Recreation Commercial, General Commercial, Light Industrial, and Community Transition Zoning Districts. The City Council Recommended Evaluating AMPDs in Non-Residential Historic Districts and the Proposed Amendments Establish AMPDs in the Historic Recreation Commercial and Historic Commercial Business Zoning Districts. Please Visit www.parkcity.org/housing-lmc for More Information.
- (A) Public Hearing; (B) Possible Recommendation for the Planning Commission's Consideration on April 14, 2021 and to City Council on April 29, 2021
- [Staff Report](#)
[Exhibit A: Draft Ordinance and Land Management Code Redlines](#)
[Exhibit B: Affordable Master Planned Development Background](#)
- 6.B. 1057 Woodside Avenue – Modification of Approval - Amendment to Reconstruction/Relocation of Historic Structure Approval Dated June 13, 2019-- Applicant Requests Modification of Approval to Amend Previous Approval PL-19-04208 Requiring the Reconstruction of a Single Car Garage in Order to Remove, or Relocate and Reorient the Single Car Garage Structure Behind the Historic House.
(A) Public Hearing; (B) Action

Staff Report
Exhibit A: 2014 SWCA Memo
Exhibit B: 2021 SWCA Memo
Exhibit C: Patterson 2014 Plans
Exhibit D: Building Official Determination
Exhibit E: 2016 Staff Reports
Exhibit F: 2016 Action Letters
Exhibit G: 2016 Meeting Minutes
Exhibit H: Notice and Order to Repair
Exhibit I: 2019 Staff Report and Meeting Minutes
Exhibit J: Streetscape and Aerial View
Exhibit K: 2019 Garage Plans, Historic Preservation Plan, Physical Conditions Report

7.ADJOURN

A majority of HISTORIC PRESERVATION BOARD members may meet socially after the meeting. If so, the location will be announced by the HISTORIC PRESERVATION BOARD Chair Person. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or planning@parkcity.org at least 24 hours prior to the meeting. Wireless internet service is available in the Marsac Building on Wednesdays and Thursdays from 4:00 p.m. to 9:00 p.m. Posted: See: www.parkcity.org

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

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF MARCH 3, 2021

BOARD MEMBERS IN ATTENDANCE: Chair Randy Scott, Lola Beatlebrox, Puggy Holmgren, John Hutchings, Douglas Stephens, Tana Toly

EX OFFICIO: Gretchen Milliken, Planning Director; Laura Kuhrmeyer, Mark Harrington, Jessica Nelson

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

Determination of the Health and Safety Risk under the OPMA

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

The meeting will be an electronic meeting without an anchor location as permitted by Utah Code Open and Public Meetings Act Section 52-4-207(4) as amended June 18, 2020, and Park City Resolution 18-2020 adopted March 19, 2020. The written determination of a substantial health and safety risk, required by Utah Code section 52-4-207(4), is attached as Exhibit A.

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Exhibit A, Determination of Substantial Health and Safety Risk.

The Board Chair has determined that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. Utah Code Section 52-4-207(4) requires this determination and the facts upon which it is based, which include:

- Statewide COVID cases and hospitalizations remain high;
- Based on metrics established by the statewide COVID-19 Transmission Index, Summit County moved to the High-Risk designation on October 22, 2020; and
- Park City is a resort community continually hosting visitors from areas which may be experiencing rapid COVID-19 spread.

This determination is valid for 30 days and is set to expire on April 5, 2021.

Dated March 3, 2021.

ROLL CALL

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

ADOPTION OF MINUTES

Board Member Beatlebrox referred to page 3 of the Minutes and changed devasted to correctly read **devastated**.

Board Member Beatlebrox noted that she was referred to as Mr. Beatlebrox in several places throughout the Minutes and asked that they be changed to correctly read **Ms. Beatlebrox**.

Board Member Beatlebrox referred to page 19 and noted that she had made additional comments that were not reflected in the record and she wanted them added. She added - **Ms. Beatlebrox pointed out that the tax records for the house across the street from 1128 Park Avenue were more complete and contained more information than the records for 1128 Park Avenue. She made the observation that perhaps the record showing the exact date the A-line frame part of the building was erected and standing alone without a shed on it was missing.**

MOTION: Board Member Holmgren moved to APPROVE the Minutes of February 3, 2021 as corrected. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

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

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Chair Scott referred to HB98 and asked if there were additional progress updates beyond what Director Milliken sent to the Board members on February 24th.

City Attorney Mark Harrington reported that progress was made in the past week in getting additional amendments to the bill. However, the bill was still pending. Mr. Harrington reported that they were successful in getting a third line added to qualify a local historic designation in addition to the National and State designation, which helps Park City preserve its design review, the Historic HSI, and Districts. He noted that they have been trying to retain additional design review in the City in general, and two sections aided in the ability to accomplish

that. One is a residential carve out for pre-existing subdivisions substantially built before a date certain that have existing design review criteria codified. It also applies to a third carve out for historic districts, and those must be in existence as of January 2021. Mr. Harrington believed these changes provide additional area to retain their current authority, however, they will likely lose some design review authority in some portions of the City primarily outside of the Historic Districts.

City Attorney Harrington reported that another party was able to include mountain planning language as a further exemption. It appears to be tied to more Mountain Accord type planning districts, but Park City may have some ability to utilize that language. A carve out for resort cities that qualify for the Resort City Sales Tax was co-lobbied by Park City, Moab, and Brian Head, but it did not make it onto the list as a blanket exemption.

City Attorney Harrington emphasized that what was accomplished is good news for the historic districts; however, Chapter 9 in the Land Management Code will need to be substantially modified.

Board Member Beatlebrox asked when HB98 would be voted on. City Attorney Harrington replied that a vote would probably take place today or tomorrow. Ms. Beatlebrox noted that she had called her legislator and reiterated her concerns. She asked if she could do anything else. Mr. Harrington thought it was good that she had contacted her legislator. At this time there was nothing else to do. He believed they had made all the progress they could on the historic end and benefitted from several allies in the lobbying effort. He would continue to monitor the House Bill until the end.

REGULAR AGENDA

- 5.A. 909 Woodside Avenue – Historic District Review
Historic Preservation Board Review for Material Deconstruction of
Significant Historic Site – The Applicant is proposing Material
Deconstruction for the Significant Historic Site consisting of removal of a
portion of the rear wall to accommodate a new addition.

Planner Laura Kuhrmeyer reviewed the application for a material deconstruction for 909 Woodside Avenue, which is a Significant historic site.

The Staff recommended that the Historic Preservation Board review the proposal, conduct a public hearing, and approve the proposed material deconstruction based on the findings of fact, conclusions of law, and conditions of approval as found in the Exhibit A draft final action letter.

Planner Kuhrmeyer reported that the applicant was proposing material deconstruction that consists of removing the historic foundation for the

construction of a new foundation with basement garage addition, and removal of the historic rear wall for the construction of an addition. She presented a slide showing the section of the rear wall that would be removed, which is approximately 16' wide. The applicant was also removing a non-historic addition that was approved by Staff.

Planner Kuhrmeyer showed the proposed remodel and addition at the back of the house. She also presented photos from the 1890s and from 1968 and the Sanborn maps. Planner Kuhrmeyer noted that from the photos it looks like the front part juts out; however, it is actually the roof overhang that creates an optical illusion. She clarified that the front does not project out.

Board Member Beatlebrox stated that she was very confused when she saw the photos and Planner Kuhrmeyer was very helpful in helping her understand that the front did not jut out and that it was an optical illusion.

Board Member Holmgren thought the Staff report was well-done. However, she thought the color choice was marginal. Planner Kuhrmeyer thought the color would probably change in the design.

Chair Scott asked if there was historic material under the aluminum siding in the front. Planner Kuhrmeyer stated that she needed to look at her Design Review Team meeting notes. The VPN was not currently working, and she could not access those notes. However, she recalled that the aluminum siding would be removed and replaced with wood siding.

Chair Scott indicated the roof between the existing and the new portion. He pointed out that on the new portion the roof is flat; however, historically it always had a pitch. He thought they should try to keep the look of the historic roofline. Planner Kuhrmeyer recalled talking about it in Design Review, but she could not recall what was concluded. She assumed the existing porch is not historic which is why the applicant is able to remove it, but she needed to access her notes to be certain. Planner Kuhrmeyer offered to point it out to the applicant. Chair Scott remarked that even the latest Sanborn map in 1941 shows the roof all the way across.

Board Member Beatlebrox noted that it is a shed that was attached to a shotgun house. She understood that the porch that sticks out is not historic and the applicant can do whatever he wants.

John DeGray, the project architect, stated that the rendering is incorrect, and it was being fixed with the revisions he was making to the addition. Mr. DeGray noted that the east elevation shows the correct appearance. He stated that the intent is to keep the porch intact. The columns would be changed to something

more historically accurate because the existing columns are decorative wrought iron.

Chair Scott opened the public hearing.

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

Chair Scott closed the public hearing.

Board Member Hutchings thought this project was a good example of how these projects should be done. It shows the historic house well and also accommodates the addition well. He thought it was well-done.

Board Member Beatlebrox noted that it is down the street from 901 Woodside, and she had toured it today. The elevated foundation with the garage underneath is quite prevalent on that street. Ms. Beatlebrox remarked that 901 Woodside is more elegant than the house at 909 Woodside, but she assumed having a garage would be fine.

Chair Scott commented on the slim space between 905 and 909 Woodside. He asked if setbacks become an issue when the house is raised or whether it will be raised in its own space. Planner Kuhrmeyer replied that it will be raised in the same location. The applicant would need a relocation request to move it. Planner Kuhrmeyer explained that the applicant will need a conditional use permit because it is within the setbacks. That application has not yet been submitted because the applicant wanted to make sure they could do the material deconstruction before submitting plans.

Chair Scott agreed that this was a good project. The applicant was keeping the structure and preserving the structure, and the addition compliments the historic house.

MOTION: Board Member Holmgren moved to APPROVE the proposed material deconstruction for 909 Woodside based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft action letter. Board Member Hutchings seconded the motion.

VOTE: The motion passed unanimously.

Planner Kuhrmeyer wanted the HPB to be aware that the stairs will be moved from going straight down into the street and instead they will turn and be buried behind the wall to be more consistent with what was there historically. Chair Scott was pleased with the change. The Board members concurred.

Findings of Fact – 909 Woodside Avenue

1. The property is located at 909 Woodside Avenue in the Historic Residential (HR-1) zoning District.
2. The Site is designated as Significant on the Historic Sites Inventory.
3. The legal description of the property is Lots 3 & 4 Block 10 Snyder's Addition to Park City. SA-100-101.
4. On January 26, 2021, the Planning Department received a complete Historic District Design Review (HDDR) application for the property at 909 Woodside Avenue.
5. Development on this property began in the Mature Mining Era (1894-1930).
6. Built prior to 1889, the Structure located at 909 Woodside Avenue is a one and a half story frame side passage type house.
7. The original structure located at 909 Woodside was likely a shotgun house, built circ. 1883 when David C. McLaughlin purchased the lot, with the shed roof addition and rear additions/ modifications having taken place prior to the first 1889 Sanborn map.
8. As seen in the 1889 Sanborn Fire Insurance Map and circ. 1890s photograph, the front porch was centered beneath the gable with a low-pitched roof and four (4) columns.
9. The 1900 Sanborn map shows the porch was extended to full width at that time and remained as such until the latest 1941 Sanborn map.
10. The porch has since been shortened to the low-pitched hipped roof, as seen in the 1968 tax photo which still exists today.
11. Additionally, there are window modifications including the window in the attic/ gable modified to the current size, the addition of a large picture window beneath the primary gable, and windows added along the secondary (side) and tertiary (rear) facades.
12. The rear pitched-roof addition that currently contains a bathroom and mechanical room have been modified outside of what can be confirmed with the Sanborn map which notates a circ. 1900 brick cellar in that rear area of the home and do not retain historic integrity.
13. The proposed Material Deconstruction of the Significant Historic Structure has been reviewed for compliance with LMC § 15-13-2 Design Guidelines for Historic Residential Sites, including the following applicable Design Guidelines:

A. Universal Guidelines:

1. A site should be used as it was Historically or be given a new use that requires minimal change to the distinctive materials and features.
 - Complies; the site will continue to be used as a single-family dwelling and the distinctive features are not proposed to be altered.
2. Changes to a site or building that have acquired Historic significance in their own right should be retained and preserved.
 - Complies; there are no known Historic additions proposed to be removed.
3. The Historic exterior features of a building should be retained and preserved.

- Complies; the Historic exterior features are proposed to be rehabilitated.
4. Distinctive materials, components, finishes, and examples of craftsmanship should be retained and preserved.
- Complies; the applicant is not proposing removal of any distinctive materials, components, finishes or examples of craftsmanship.
5. Deteriorated or damaged Historic features and elements should be repaired rather than replaced.
- Complies; per the submitted Historic Preservation Plan, the applicant proposes to repair rather than replace all deteriorated or damaged Historic features and elements.
6. Features that do not contribute to the significance of the site or building and exist prior to the adoption of these guidelines, such as incompatible windows, aluminum soffits, or iron porch supports or railings, may be maintained; however, if it is proposed they be changed, those features must be brought into compliance with these guidelines.
- Complies; the proposed rehabilitation includes restoring incompatible windows to those that would have been seen Historically.
7. Each site should be recognized as a physical record of its time, place and use. Owners are discouraged from introducing architectural elements or details that visually modify or alter the original building design when no evidence of such elements or details exists.
- Complies; the applicant has not proposed to introduce architectural elements or details.
8. Chemical or physical treatments, if appropriate, should be undertaken using recognized preservation methods. Treatments that cause damage to Historic materials should not be used. Treatments that sustain and protect, but do not alter appearance, are encouraged.
- Complies; the applicant is not proposing to use any treatments that cause known damage to Historic materials.
9. New construction such as new additions, exterior alterations, repairs, upgrades, etc., should not destroy Historic materials, features, and spatial relationships that characterize the Historic site or Historic building. New construction should be differentiated from the Historic structure while also maintaining compatibility with the Historic structure in materials, features, size, scale and proportion, and massing to protect the integrity of the Historic structure, the Historic site, and its environment.
- Complies; the proposed exterior alterations will not damage the Historic Structure.
10. New additions and related new construction should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the Historic property and its environment could be restored.
- Complies; the essential form and integrity of the Historic property and its environment could be restored if the proposed new construction were to be removed in the future.

B. Specific Guidelines:

2. Primary Structures

a. Exterior Walls

(2) Preserve and maintain Historic exterior materials including wood siding (drop siding, clapboard, board and batten), frieze boards, cornices, moldings, shingles, etc., as well as stone and masonry. Repair deteriorated or damaged Historic exterior materials using recognized preservation methods appropriate to the specific material.

- Complies; the applicant proposes to preserve, maintain, and repair the Historic exterior materials.

4. Additions to Primary Structures – The Administrative Staff Review of the Historic District Design Review will confirm compliance with this Design Guideline.

a. Protection for Historic Structures and Sites

(2) Additions to Historic structures shall be considered with caution and shall be considered only on non-character defining facades, usually tertiary and occasionally secondary facades. Additions shall not compromise the architectural character of Historic structures. Additions to the primary façades of Historic structures are inappropriate.

- Complies; the addition is proposed to be located on the tertiary façade.

(5) Additions to Historic structures shall not contribute significantly to the removal or loss of Historic material.

- Complies; the proposed material deconstruction is for the rehabilitation of the Historic structure and the construction of a new addition.

b. Transitional Elements

The Administrative Staff Review of the Historic District Design Review will confirm compliance with this section of the Design Guidelines.

Conclusions of Law – 909 Woodside Avenue

1. The proposal complies with the Land Management Code requirements pursuant to LMC § 15-2.2 Historic Residential (HR-1) District.
2. The proposal complies with the Land Management Code requirements pursuant to LMC § 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.

Conditions of Approval – 909 Woodside Avenue

1. Final building plans and construction details shall reflect substantial compliance with the plans approved by the Historic Preservation Board March 3, 2021 for the Material Deconstruction of a portion of the rear wall for the construction of a new addition. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.

2. The applicant is responsible for notifying the Building Department prior to making any changes to the approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or his/her designee prior to construction.
4. Where the Historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing Historic materials, the applicant shall demonstrate to the Planning Director and Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No Historic materials may be disposed of prior to advance approval by the Planning Director and Historic Preservation Planner.
5. The applicant shall submit 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.
6. An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
7. 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.
8. Within five (5) days of installation of the cribbing and shoring, the structural engineer will inspect and approve the cribbing and shoring as constructed.
9. Historic Structures which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.
10. 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/she 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. 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 Historic Preservation Financial Guarantee or ACE could take place.

12. Prior to removal of any Historic material which is required to be reused, the applicant shall document their location and condition.

13. The Historic site shall be returned to original grade following construction of a foundation. When the original grade cannot be achieved, generally no more than six inches (6") of the new foundation shall be visible above final grade on the primary and secondary facades. The site shall be re-graded so that all water drains away from the structure and does not enter the foundation. A plinth, or trim board at the base of the historic structure, shall be added to visually anchor the historic structure to the new foundation.

14. The applicant shall provide physical evidence to support the size and location of the proposed window restoration(s) on the primary façade.

15. Per LMC 15-11-9 Preservation Policy, 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.

5.B. Land Management Code (LMC) Amendment – Proposal to amend the LMC to address Shared Driveways and Common Parking Structures within the Historic Residential Medium Density Zoning District, amending LMC Chapter 15-2.4, LMC Section 15-13-2, LMC Section 15-13-8, and LMC Chapter 15-15. APPLICATION WITHDRAWN

Planner Kuhrmeyer reported that this application was withdrawn and would not be moving forward. The Planning Department was exploring other options for the application that was driving this amendment. The Staff will come back at some point to amend that section of the Code, but it is on hold at this time.

Board Member Stephens noted that the last meeting went longer than expected and the last item on the agenda regarding the Grant Program was continued to this meeting; however, it was not on the agenda this evening.

Planner Kuhrmeyer stated that this would be leaving the City on March 12th and Brendan Conboy would be taking over the historic district matters for the Planning Department. She had not yet reviewed the Grant Program with Planner Conboy; however, applications for the program should be opening within the next week or two. The time period will be approximately 30 days from the opening date. Planner Kuhrmeyer recalled that before leaving the Planning Department, Caitlyn Barhorst had recommended requiring a grant proposal outlining why the grant money is being requested and how it will be used.

The Board Members wished Planner Kuhrmeyer well in her new job.

Historic Preservation Board Meeting
March 3, 2021

The Historic Preservation Board Meeting adjourned at 5:35 p.m.

Approved by _____
Randy Scott, Chair
Historic Preservation Board

PENDING APPROVAL

Historic Preservation Board Staff Report



Subject: Small Wireless Facilities in Historic Districts
Authors: Rebecca Ward, Land Use Policy Analyst
John Robertson, City Engineer
Date: April 7, 2021
Type of Item: Work Session

Recommendation

(1) Review the proposed *Small Wireless Facilities in City Right-of-Way Design Standards* for Historic Districts; (2) review public input; and (3) consider forwarding a positive recommendation for City Council's consideration.

Acronyms

HPB	Historic Preservation Board
LMC	Land Management Code
SWF	Small Wireless Facility

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

Background

In 2018, the Federal Communications Commission adopted regulations to streamline local deployment of Small Wireless Facilities (SWFs) to support 5G technology.¹ Federal regulations cap local fees, establish timelines for local permit reviews, and limit local control over certain aesthetic and undergrounding requirements.

Also in 2018, the Utah Legislature adopted [S.B. 189](#), which is codified at Utah Code [§ 54-21-101](#) et seq., the Small Wireless Facilities Deployment Act ("the Act"). This Utah law allows SWFs to be installed in public rights-of-way; establishes expedited review and permitting timelines; and caps local rates and fees.

Utah Code defines SWFs as a wireless facility with an antenna that fits in an enclosure that is no more than six cubic feet in volume, with wireless equipment that is cumulatively no more than 28 cubic feet in volume.² Because of the reduced SWF size, they have a shorter range and must be installed in closer proximity than larger cell towers.

The Act allows municipalities to regulate certain aesthetics and location standards for ADA compliance and public safety. Utah Code [§ 54-21-208](#) enables municipalities to require reasonable, technically feasible, non-discriminatory design or concealment measures for SWFs in Historic Districts. Additionally, SWF providers must obtain advanced City approval before placing a SWF in a Historic District.

¹ [Federal Communications Commission September 26, 2018 Press Release](#)

² Utah Code [§ 54-21-1\(25\)](#).

Historic Districts include a building, property, or site listed in the National Register of Historic Places, like the Park City Main Street Historic District, and Historic Districts created by the City Council pursuant to Utah Code [§10-9a-503](#), including the Historic Residential Low-Density, Historic Residential – 1, Historic Residential – 2, Historic Residential Medium-Density, Historic Recreation Commercial, and Historic Commercial Business Zoning Districts.³

The purpose of this work session is to provide an opportunity for the Historic Preservation Board to review and provide input on the SWF Design Standards in Historic Districts, described below.

Analysis

The Historic Preservation Board (HPB) preserves the City’s unique Historic character and encourages compatible design and construction through the creation of Design Guidelines.⁴ The HPB also provides input to staff, the Planning Commission, and City Council towards safeguarding the heritage of the City in protecting Historic Sites, Buildings, and Structures.⁵

The [Design Guidelines For Historic Districts And Historic Sites](#) establish standards for residential and commercial sites—both Historic and non-Historic—located within a Historic Zoning District. However, these Design Guidelines are specific to Sites, Buildings, and Structures.⁶ SWFs will be located in public rights-of-way, regulated by the City Engineer. The Engineering Department’s [2021 Supplemental Standard Plans & Specifications](#) outline requirements ranging from roads to storm drains, but they do not address SWFs.

To fill this gap, the City Engineer created the *Small Wireless Facilities in City Right-of-Way Design Standards* (“Design Standards”) (Exhibit A). The Design Standards outline required design, location, and material features. SWFs must:

- Be located between property lines,
- Not exceed 50 feet in height, or 10 feet in height above the tallest light pole within a 300-foot radius, whichever is shorter (with additional restrictions in Historic Districts),
- Contain equipment inside the pole when possible, or be flush with the pole within size limitations,
- Be collocated on existing poles when possible, and
- Comply with technical specifications.

Section 2.7 of the Design Standards includes specific requirements for SWFs in the Park City Main Street Historic District, in the City’s Historic Zoning Districts, and for locations in rights-of-way that are within 250 feet of a Historic Site on the National

³ Utah Code [§ 54-21-101\(19\)](#).

⁴ LMC [§ 15-11-5\(A\)](#).

⁵ LMC [§ 15-11-5\(C\)](#).

⁶ LMC [Chapter 15-13](#).

Register of Historic Places and/or a Significant or Landmark Site listed on the Park City Historic Sites Inventory. Section 2.7 is outlined below:

To maintain and protect the character of:

- (1) The Park City Main Street Historic District and Mining Boom Era Residences Thematic District listed in the National Register of Historic Places,
- (2) The Historic Districts created by City Council pursuant to Utah Code § 10-9a-503 and designated Historic Zoning Districts in Land Management Code Chapters 15-2.1 through 15-2.6, and
- (3) Sites, buildings, and structures listed in the National Register of Historic Places and/or designated Landmark or Significant on the Park City Historic Sites Inventory outlined in Land Management Code § 15-11-10,

Wireless Facilities proposed to be located within Historic Districts or within 250 feet of Historic Districts or Historic Sites are subject to these Design Standards and this Section 2.7, and to review and approval by Historic Preservation staff and the Planning Director prior to the execution of the Master License Agreement.

Applications submitted for the placement of Wireless Facilities within 250 feet of districts, sites, buildings, structures, or objects significant in American history, architecture, archeology, engineering, or culture that are listed or are eligible for listing in the National Register of Historic Places, are required to obtain approval pursuant to Section 106 of the National Historic Preservation Act prior to the execution of the Master License Agreement.

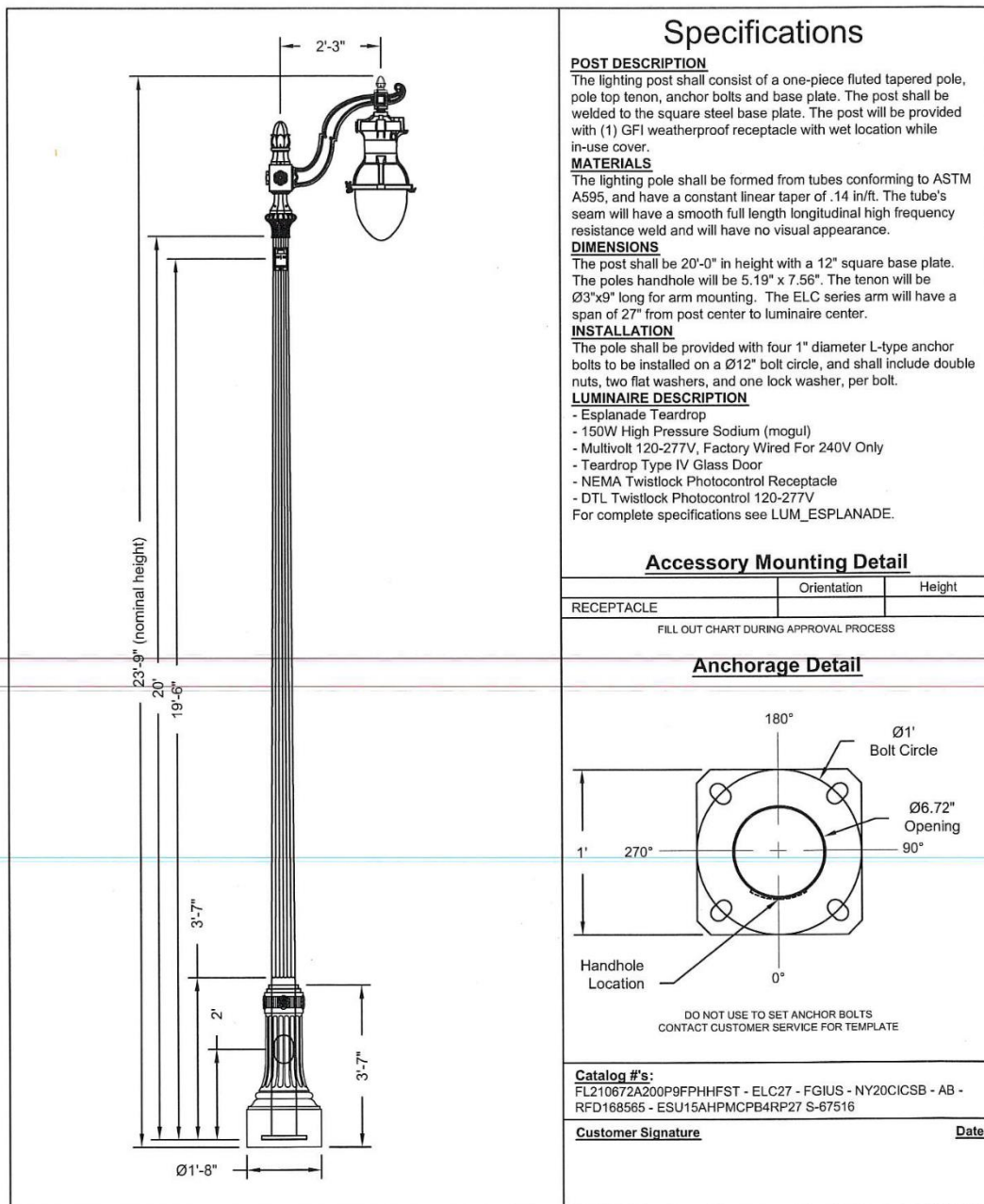
SWFs proposed to be located within Historic Districts or within 250 feet of a Historic District or Historic Site are subject to the following:

- Wireless Providers shall submit a Small Wireless Facility Historic District Design Review Pre-Application for review by the Planning Department.
 - There is no Pre-Application fee.
 - The Pre-Application shall include the materials submitted to the Engineering Department for the SMALL WIRELESS FACILITY WITHIN PUBLIC RIGHTS-OF-WAY AND ENCROACHMENT PERMIT APPLICATION & AGREEMENT, as well as four panoramic photographs showing the area of the proposed Structure from 90 degree compass intervals, one aerial photograph placing the Structure in a neighborhood context, and a streetscape elevation including 100 feet on both sides of the proposed Structure

location to indicate accurate height and width of the Structure in relation to existing surrounding and adjacent buildings drawn at 1/8 inch scale.

- Historic Preservation staff and the Planning Director shall review a complete Pre-Application within ten business days and shall notify the applicant regarding approval, conditions of approval, or denial by the end of the tenth business day.
- Wireless Facilities must employ screening, concealment, camouflage, and stealth techniques to minimize visual impacts.
- If a Wireless Provider impacts a Main Street Decorative Light to collocate a SWF, the Structure must reasonably conform to the design aesthetic and height of the impacted Main Street Decorative Light. See Attachments A & B.
- Wireless Facilities shall not be installed along the primary façade or lot frontage of a site, building, or structure listed on the National Register of Historic Places and/or designated Landmark or Significant on the Park City Historic Sites Inventory.
- The design of Wireless Facilities shall be integrated with existing Structures, including height, color, style, placement, design, and shape.
- A Wireless Provider shall not install a new Structure in City ROW adjacent to the Historic Residential Low – Density, Historic Residential – 1, Historic Residential – 2, and Historic Residential Medium Zoning Districts if the curb-to-curb measurement of the ROW is 60 feet wide or less as depicted on the official plat or other measurement provided with the Application.
- Ground mounted utility boxes shall be undergrounded when possible. If ground mounted utility boxes cannot be undergrounded as determined by the City Engineer, ground mounted utility boxes shall be shielded by landscaping, pursuant to Land Management Code Chapter 15-13, and § 15-5-5(N).

A third-party consultant developed specifications to preserve Main Street Lights. These specifications are exhibits to the Design Standards and outline existing lights and SWF collocations. The image below shows existing lights:



Park City Main Street

ORDER #: 2172-12-10126-4	TYPE:	DRAWING #:
REVISION:	REVISION DATE:	TSG 008243
DRAWN: KRW	ORIGIN DATE: 4/21/14	PAGE: 1 of 1

THIS DRAWING, WHEN APPROVED, SHALL BECOME THE COMPLETE SPECIFICATION FOR THE MATERIAL TO BE FURNISHED BY HOLOPHANE ON THE ORDER NOTED ABOVE. A UNIT OF SIMILAR DESIGN MAY BE SUPPLIED, BUT ONLY AFTER APPROVAL BY THE CUSTOMER IN WRITING. ON POLE ORDERS AN ANCHOR BOLT TEMPLATE PRINT WILL BE SUPPLIED WITH EACH ANCHOR BOLT ORDER TO MATCH THE POLE PROVIDED. THIS PRINT IS THE PROPERTY OF HOLOPHANE AND IS LOANED SUBJECT TO RETURN UPON DEMAND AND UPON EXPRESS CONDITION THAT IT WILL NOT BE USED DIRECTLY OR INDIRECTLY IN ANY WAY DETRIMENTAL TO OUR INTERESTS, AND ONLY IN CONNECTION WITH MATERIAL FURNISHED BY HOLOPHANE.

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Exhibit A: *Small Wireless Facilities in City Right-of-Way Design Standards*



SMALL WIRELESS FACILITIES IN CITY RIGHT-OF-WAY



DESIGN STANDARDS

Adopted XXXXX 2021

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1.0 BACKGROUND AND PURPOSE

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

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

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

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

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

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

1.1 DEFINITIONS

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

- **ANTENNA:** As defined in Utah Code § 54-21-101.
- **APPLICABLE CODES:** Municipal Code of Park City (MCPC); The International Building Code (IBC); the International Fire Code; the National Electrical Code (NEC); National Electric Safety Code (NESC); as adopted and amended under the State Construction and Fire Codes Act, Utah Code § 15A-1-101 et seq., as amended.
- **APPLICABLE STANDARDS:** The structural standards for Antenna supporting structures and Antennas, known as ANSI/TIA-222, from the American National Standards Institute and the Telecommunications Industry Association.
- **APPLICANT:** As defined in Utah Code § 54-21-101.
- **APPLICATION:** As defined in Utah Code § 54-21-101.
- **CITY:** Park City or Park City Municipal Corporation (PCMC).
- **COLLOCATE:** As defined in Utah Code § 54-21-101.
- **DECORATIVE POLE:** As defined in Utah Code § 54-21-101.
- **DESIGN STANDARDS:** These *Small Wireless Facilities in City Right-of-Way Design Standards* adopted by the City Council.
- **FCC:** Federal Communications Commission.
- **HISTORIC DISTRICT OR HISTORIC BUILDING, STRUCTURE, SITE OR OBJECT:** As defined in Land Management Code § 15-15-1.
- **MPE:** Maximum permissible exposure as defined by the FCC.
- **PERMIT:** As defined in Utah Code § 54-21-101.
- **RIGHT-OF WAY (ROW):** As defined in Utah Code § 54-21-101.
- **RMP:** Rocky Mountain Power or its successor.
- **RF:** Radio frequency.
- **RADIO FREQUENCY CERTIFICATION REPORT:** A report to be prepared by and signed by a qualified professional RF Emissions Engineer to accurately record information about each SWF. The report consists of a RF Emission Certification Template and a RF Location Certification. See Section 8 of the Design Standards.
- **STRUCTURE:** Means a Traffic Signal Pole, Standalone Pole, Utility Pole, Wireless Facility, Wireless Support Structure, or Street Light Pole. The term Structure includes any and all forms of existing power supply, conduit, or other form of infrastructure fixtures or equipment

for the delivery of power or communication services to such Structure. The term Structure includes the following:

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

2.0 GENERAL STANDARDS

2.1 GENERAL REQUIREMENTS

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

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

2.2 LOCATION PREFERENCES:

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

2.3 SMALL WIRELESS FACILITY EQUIPMENT

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

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

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

ELECTRICAL SERVICE - Requirements per RMP.

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

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

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

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

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

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

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

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

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

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

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

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

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

2.4 NEW AND REPLACEMENT METAL POLES

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

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

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

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

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

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

2.5 SMALL WIRELESS FACILITY COLLOCATED ON A POLE

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

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

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

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

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

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

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

2.6 POWER AND GROUND MOUNTED UTILITY BOXES

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

2.7 STANDARDS FOR SWFs NEAR PROPERTIES LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES AND/OR WITHIN HISTORIC ZONING DISTRICTS (HRL, HR-1, HR-2, HRM, HRC, HCB) AND/OR ADJACENT TO A SIGNIFICANT OR LANDMARK SITE LISTED ON THE PARK CITY HISTORIC SITES INVENTORY (LMC § 15-11-10)

To maintain and protect the character of:

(1) The Park City Main Street Historic District and Mining Boom Era Residences Thematic District listed in the National Register of Historic Places,

(2) The Historic Districts created by City Council pursuant to Utah Code § 10-9a-503 and designated Historic Zoning Districts in Land Management Code Chapters 15-2.1 through 15-2.6, and

(3) Sites, buildings, and structures listed in the National Register of Historic Places and/or designated Landmark or Significant on the Park City Historic Sites Inventory outlined in Land Management Code § 15-11-10,

Wireless Facilities proposed to be located within Historic Districts or within 250 feet of Historic Districts or Historic Sites are subject to these Design Standards and this Section 2.7, and to review and approval by Historic Preservation staff and the Planning Director prior to the execution of the Master License Agreement.

Applications submitted for the placement of Wireless Facilities within 250 feet of districts, sites, buildings, structures, or objects significant in American history, architecture, archeology, engineering, or culture that are listed or are eligible for listing in the National Register of Historic Places, are required to obtain approval pursuant to Section 106 of the National Historic Preservation Act prior to the execution of the Master License Agreement.

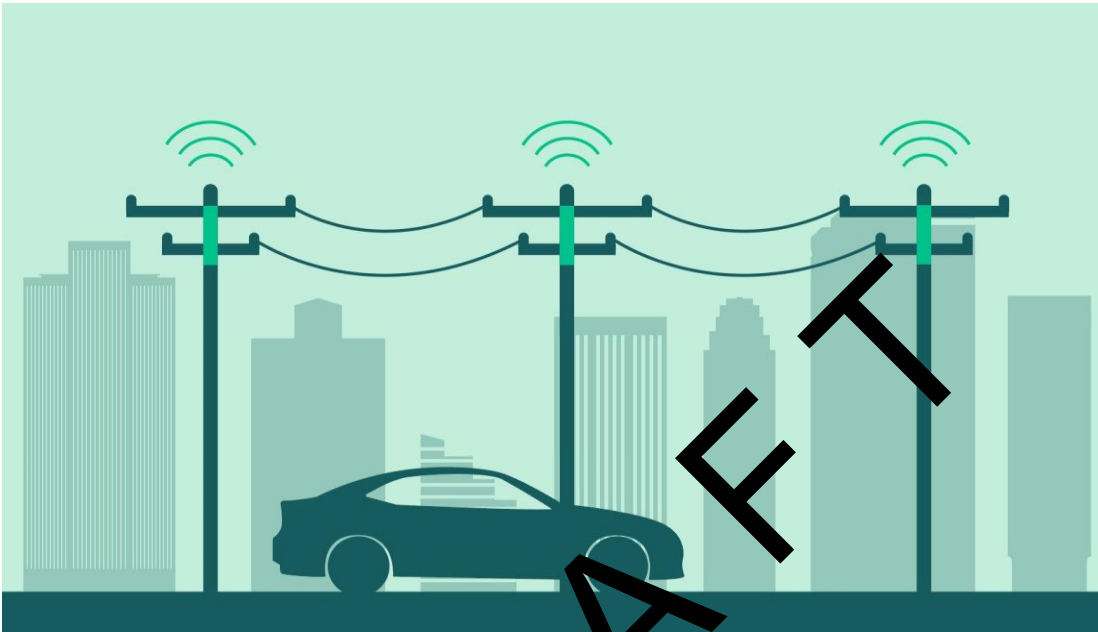
SWFs proposed to be located within Historic Districts or within 250 feet of a Historic District or Historic Site are subject to the following:

- Wireless Providers shall submit a Small Wireless Facility Historic District Design Review Pre-Application for review by the Planning Department.
 - There is no Pre-Application fee.
 - The Pre-Application shall include the materials submitted to the Engineering Department for the SMALL WIRELESS FACILITY WITHIN PUBLIC RIGHTS-OF-WAY AND ENCROACHMENT PERMIT APPLICATION & AGREEMENT, as well as four panoramic photographs showing the area of the proposed Structure from 90 degree compass intervals, one aerial photograph placing the Structure in a neighborhood context, and a streetscape elevation including 100 feet on both sides of the proposed Structure location to indicate accurate height and width of the Structure in relation to existing surrounding and adjacent buildings drawn at 1/8 inch scale.

- The Planning Director, Design Review Team, and Historic Preservation staff shall review a complete Pre-Application within ten business days and shall notify the applicant regarding approval, conditions or approval, or denial by the end of the tenth business day.
- Wireless Facilities must employ screening, concealment, camouflage, and stealth techniques to minimize visual impacts.
- If a Wireless Provider impacts a Main Street Light to collocate a SWF, the Structure must reasonably conform to the design aesthetic and height of the impacted Main Street Decorative Light. See Attachments A & B.
- Wireless Facilities shall not be installed along the primary façade or lot frontage of a site, building, or structure listed on the National Register of Historic Places and/or designated Landmark or Significant on the Park City Historic Sites Inventory.
- The design of Wireless Facilities shall be integrated with existing structures, including height, color, style, placement, design, and shape.
- A Wireless Provider shall not install a new Structure in City ROW adjacent to the Historic Residential Low – Density, Historic Residential – 1, Historic Residential – 2, and Historic Residential Medium Zoning District if the curb-to-curb measurement of the ROW is 60 feet wide or less as depicted on the official plat or other measurement provided with the Application.
- Ground mounted utility boxes shall be undergrounded when possible. If ground mounted utility boxes cannot be undergrounded as determined by the City Engineer, ground mounted utility boxes shall be shielded by landscaping, pursuant to Land Management Code Chapter 15-13, and § 15-5-5(N).

3.0 ATTACHMENTS TO UTILITY POLE (includes Park City & Third Party

poles)



3.1 PURPOSE

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

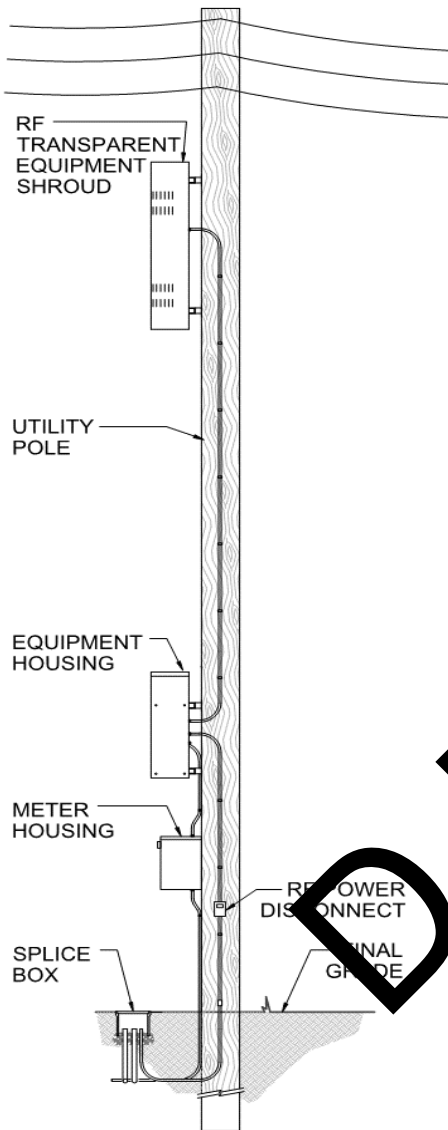
3.2 STANDARDS

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

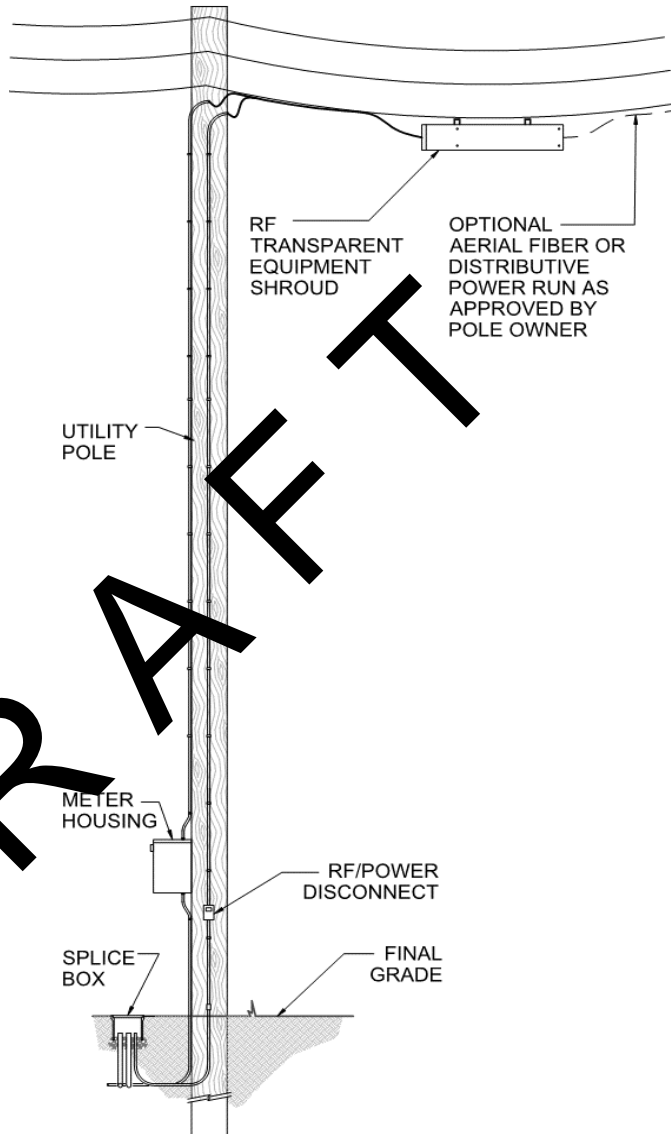
See Figure 3.1 for typical connections. Refer to the utility company for specific requirements and approvals.

Figure 3.1 Attachments To Utility Poles

Type A – Utility Mounted Pole

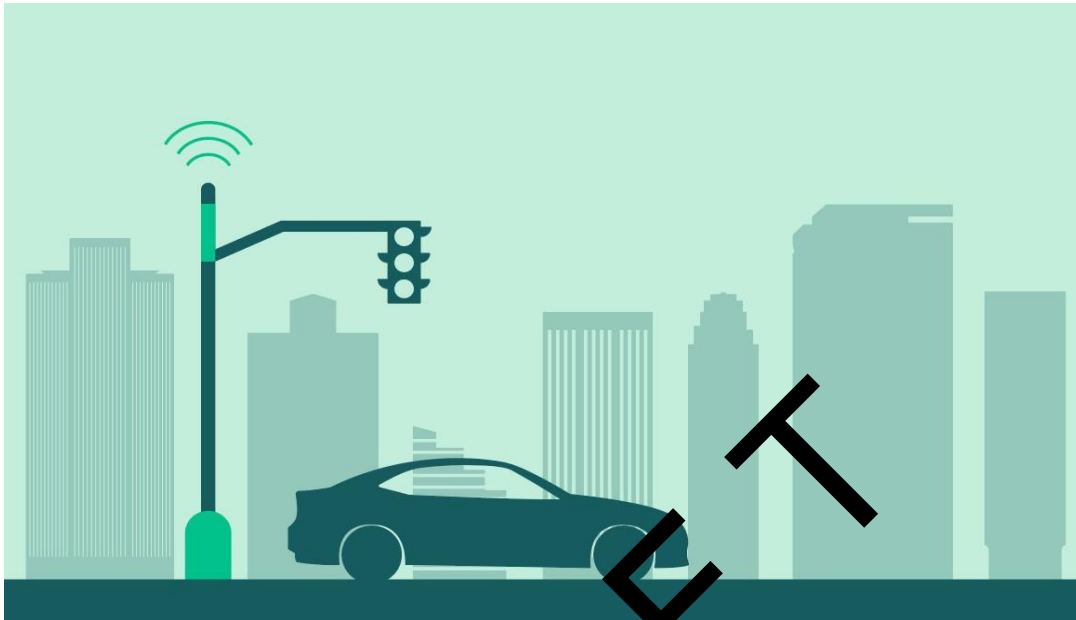


Type B – Strand Mounted



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

4.0 ATTACHMENTS TO TRAFFIC SIGNAL POLES



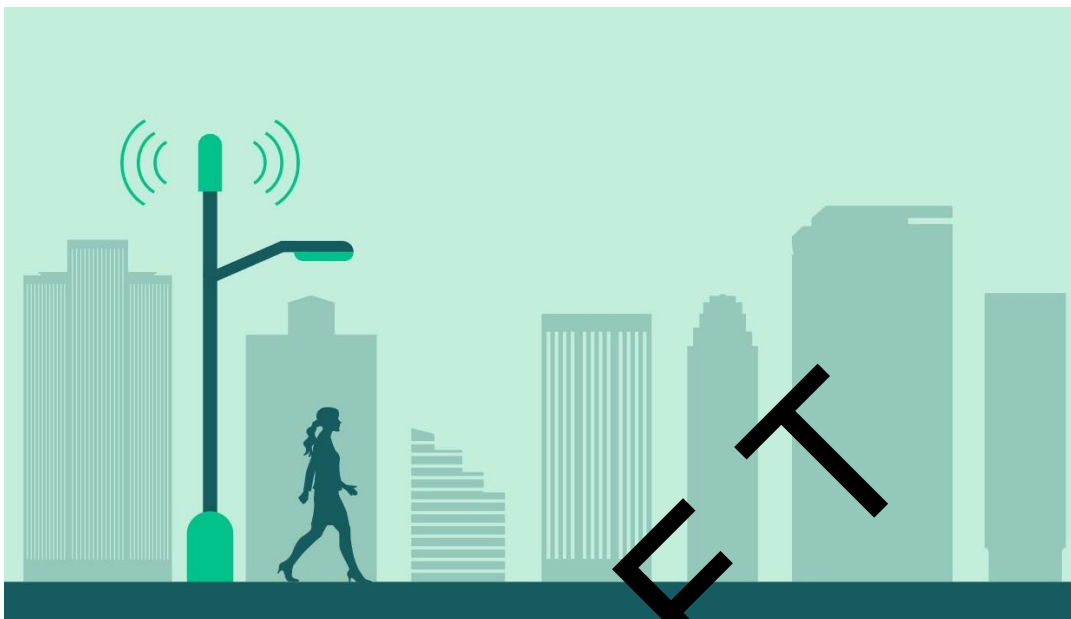
4.1 PURPOSE

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

4.2 REQUIREMENTS

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

5.0 ATTACHMENTS TO STREET LIGHTS



5.1 PURPOSE

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

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

5.2 STANDARDS

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

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

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

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

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

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

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

Equipment should be oriented to face away from traffic.

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

Equipment may not block visibility of streetlight banners.

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

Figure 5-1: Unacceptable



Figure 5-2: Acceptable



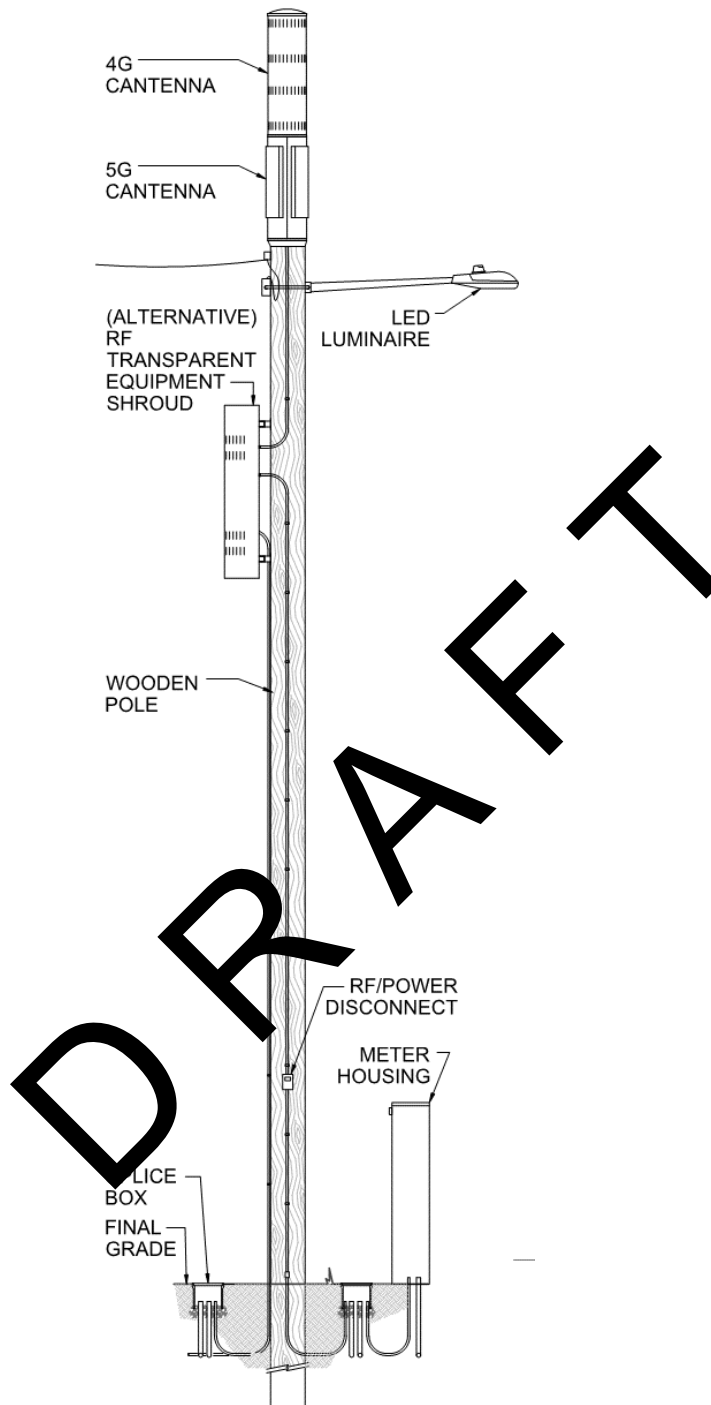
- Conduit, mounting bracket, and other hardware must be hidden from view.
- Cantenna must include a smooth transition between upper pole and cantenna attachment.
- Upper pole shall be smooth and straight, with 1.5-inch (max.) of flat surface where mounted to the equipment cabinet.
- Equipment cabinet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

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

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

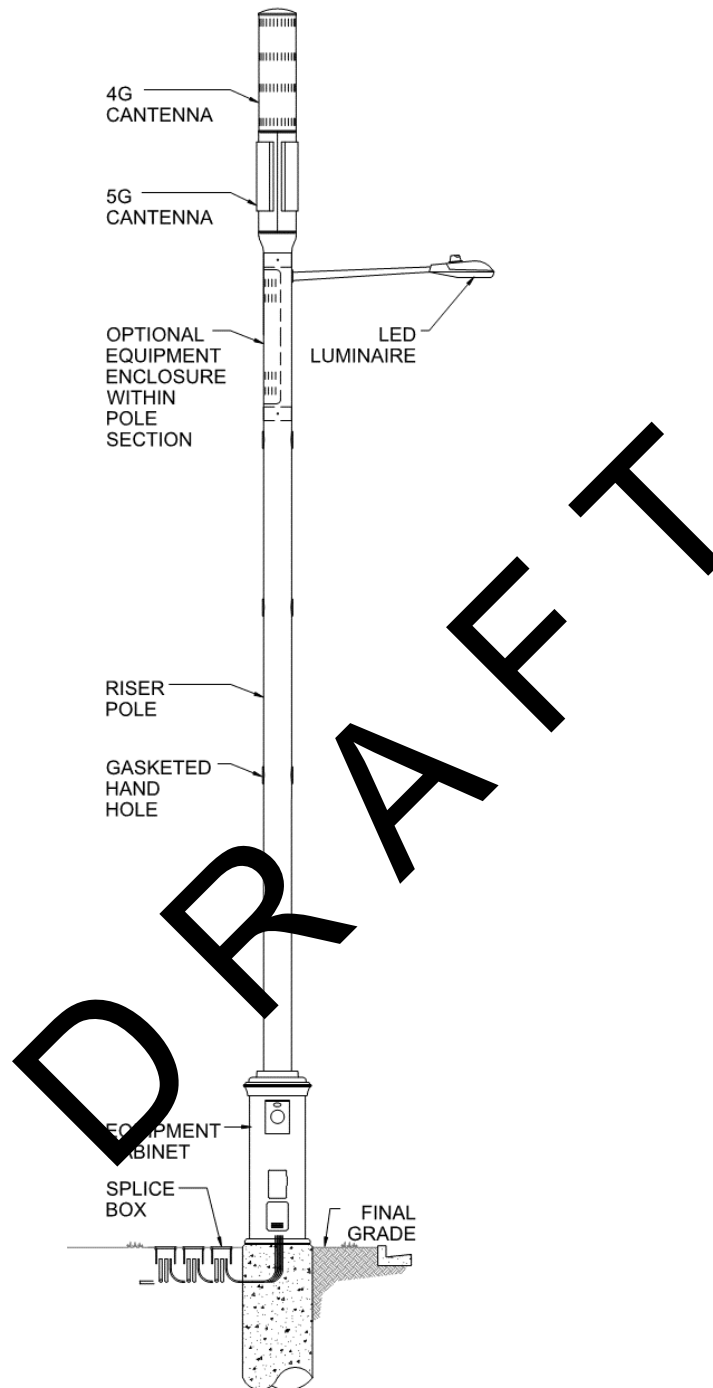
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Figure 5-3: Existing Wooden Street Light Pole



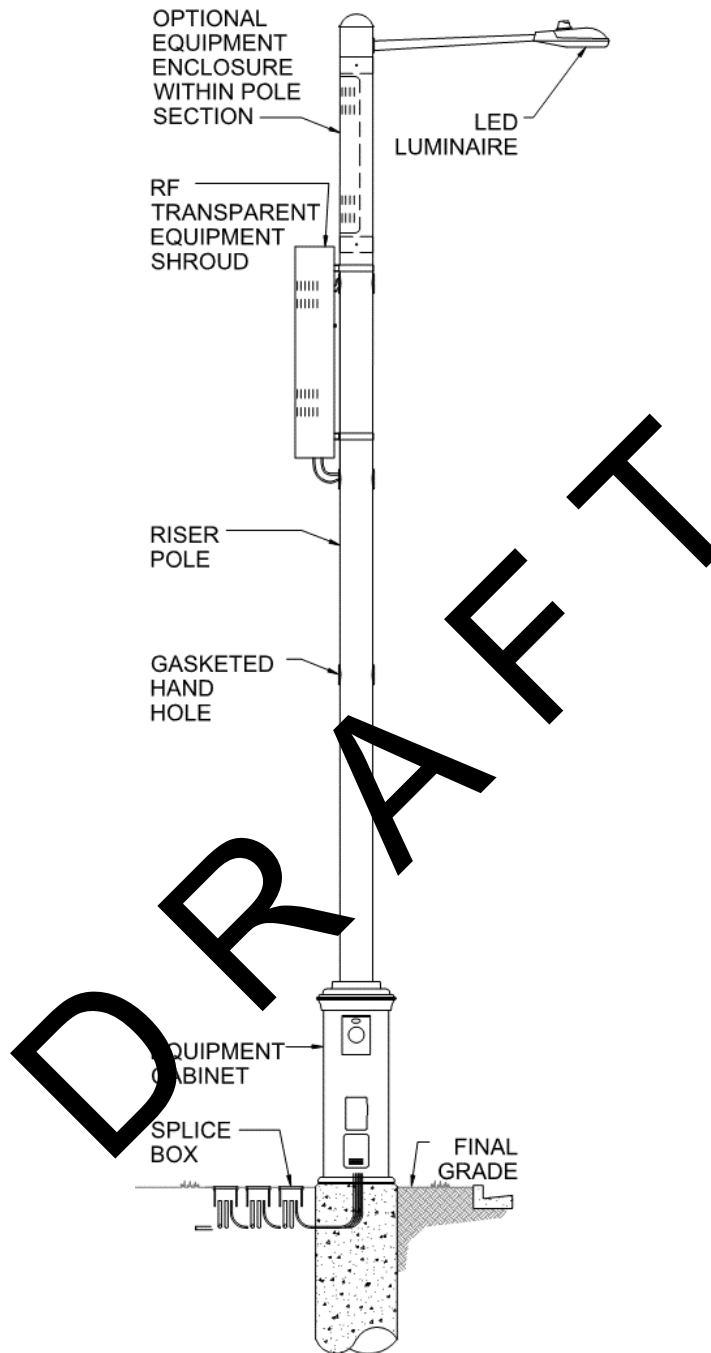
*This equipment will be attached to existing wooden streetlight poles that do not require structural modifications.

Figure 5-4: Combination Street Light Pole - Antenna



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

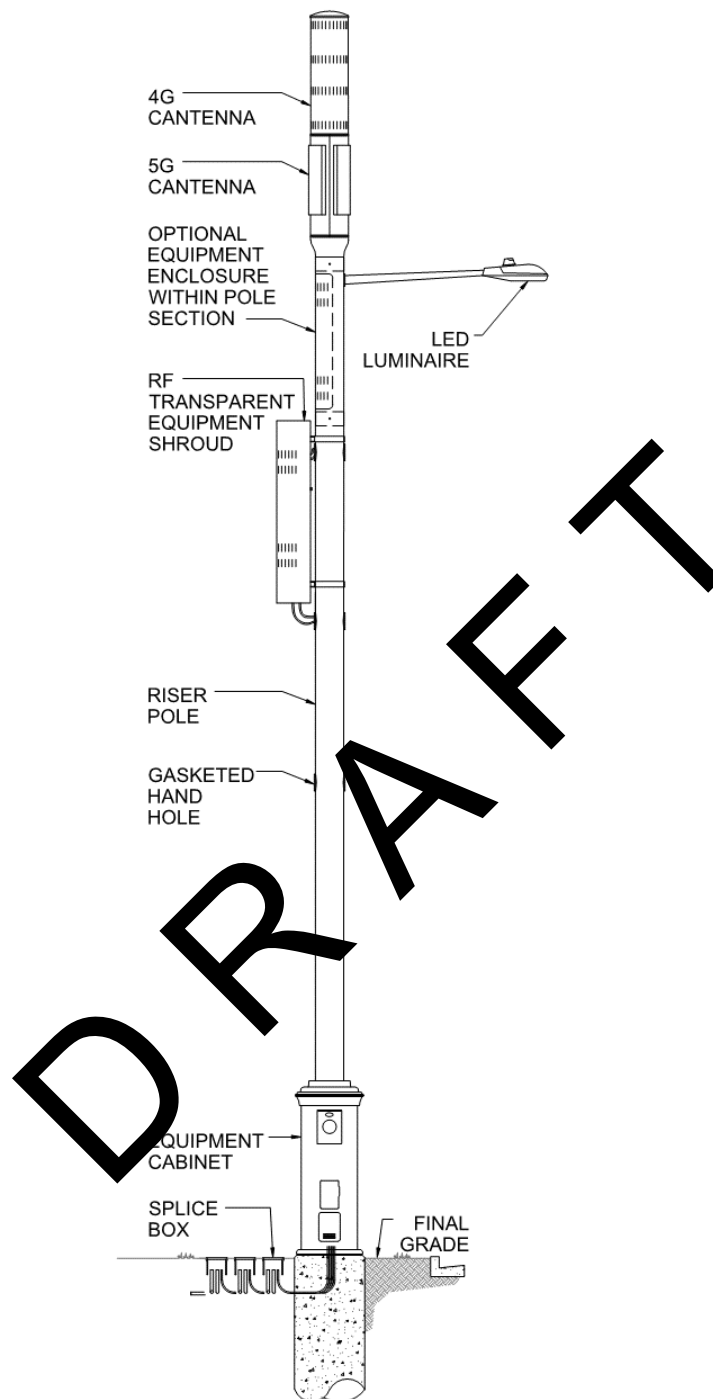
Figure 5-5: Combination Street Light Pole - External Shroud



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

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

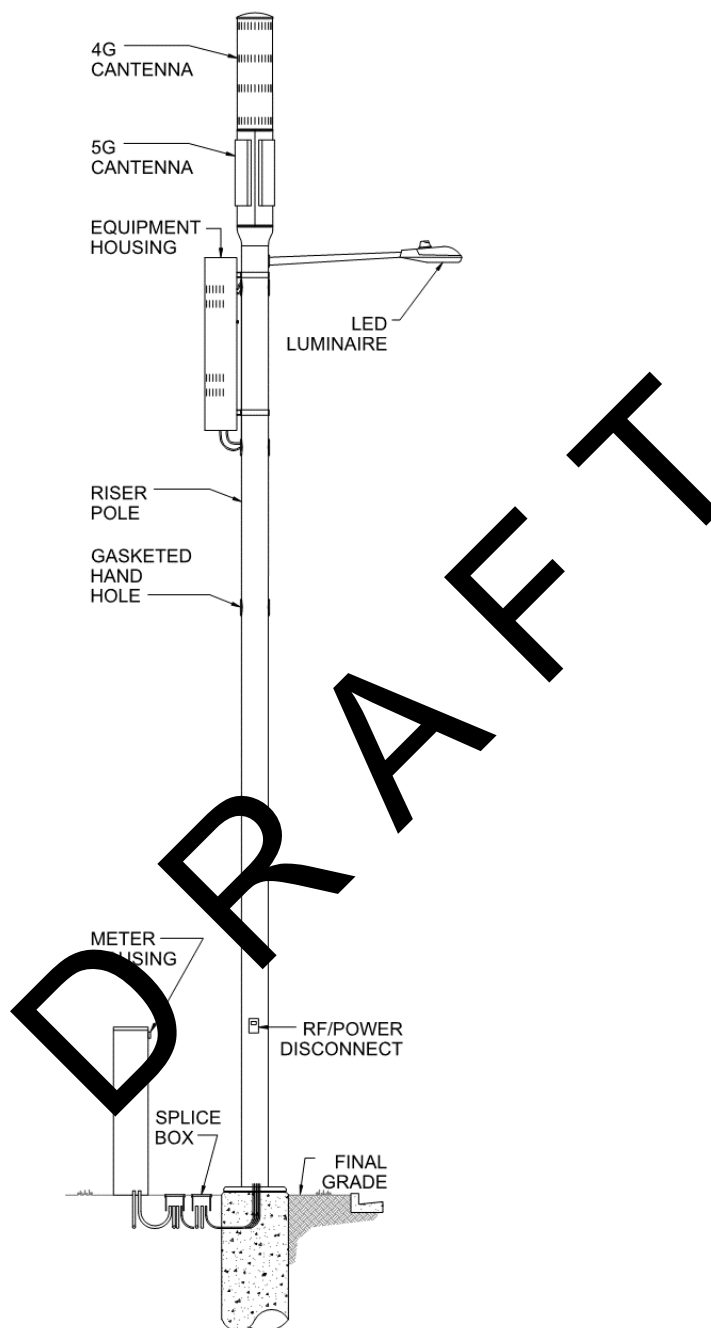
Figure 5-6: Combination Street Light Pole - Cantenna and External Shroud



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

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

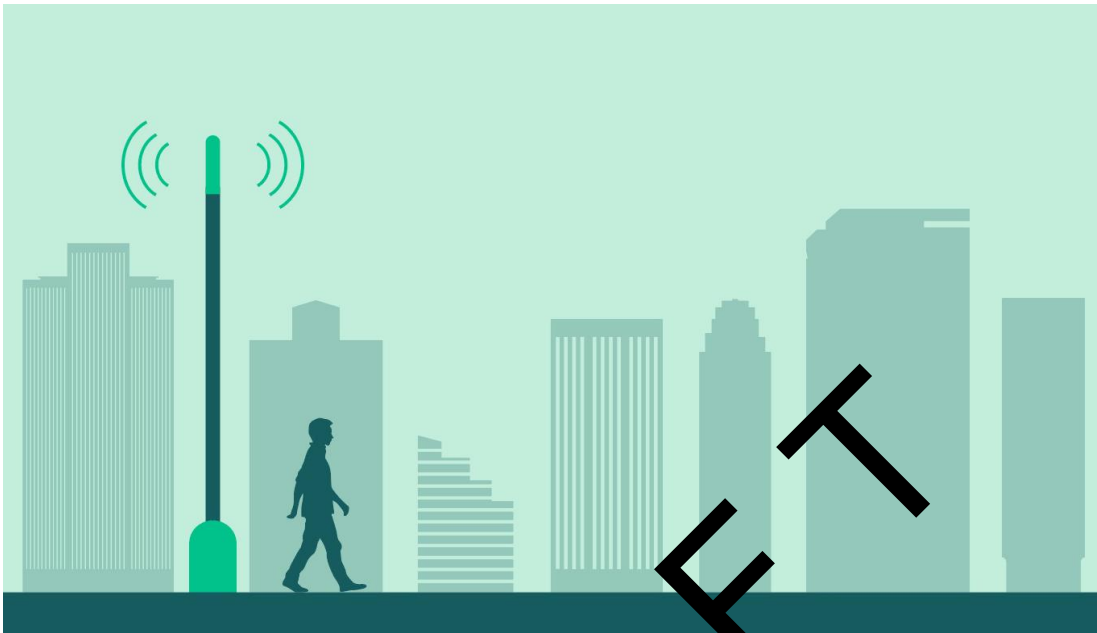
Figure 5-7: Combo Street Light Pole - Distributive Power w/ Antenna and External Shroud



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

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

6.0 INSTALLATION OF STANDALONE POLES



6.1 PURPOSE

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

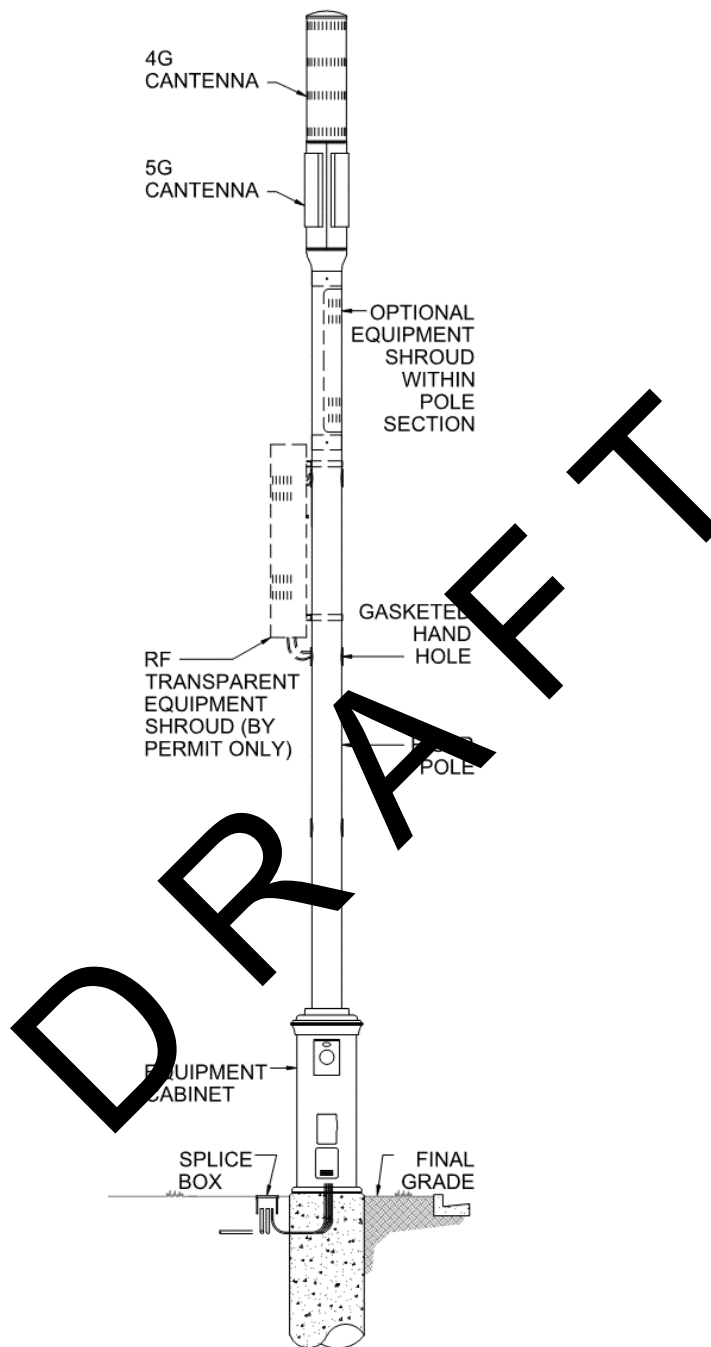
6.2 STANDARDS

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

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

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

Figure 6-1: Standalone Pole Small Wireless Facility



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

6.3 PLACEMENT REQUIREMENTS

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

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

or within a distance that is equivalent to the width of the right-of-way in which the new wireless support structure is proposed, whichever is greater; and

- The operator shall use the alternate location if it has the right to do so on reasonable terms and conditions and the alternative location provides a comparably equivalent technological solution or additional costs.

- **Waiver to City directed alternate wireless support structure location or undergrounding requirements.** Small wireless operators may seek a waiver of the undergrounding or alternative location requirements for the placement of a new wireless support structure if the operator is unable to achieve its service objective using a small wireless facility under the following circumstances:

- From a location in the right-of-way where the prohibition does not apply;
- In a utility easement within the right-of-way the operator has the right to access; or
- In or on other suitable locations or structures made available by the City at reasonable rates, fees, and terms.

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

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

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

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

Figure 6-2: Freestanding SWF spacing radius

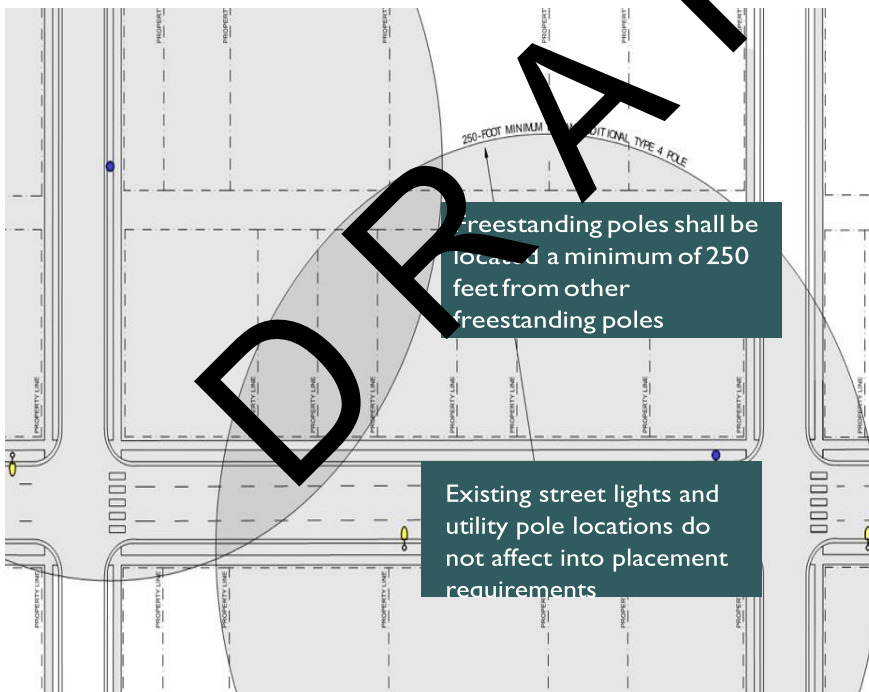
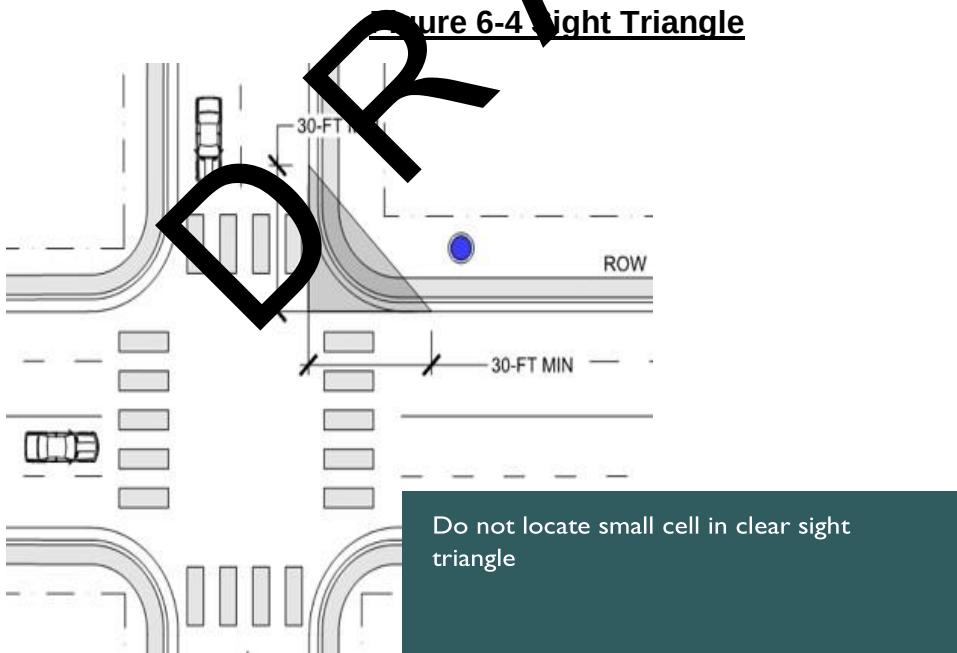


Figure 6-3: Freestanding Pole SWF in City ROW



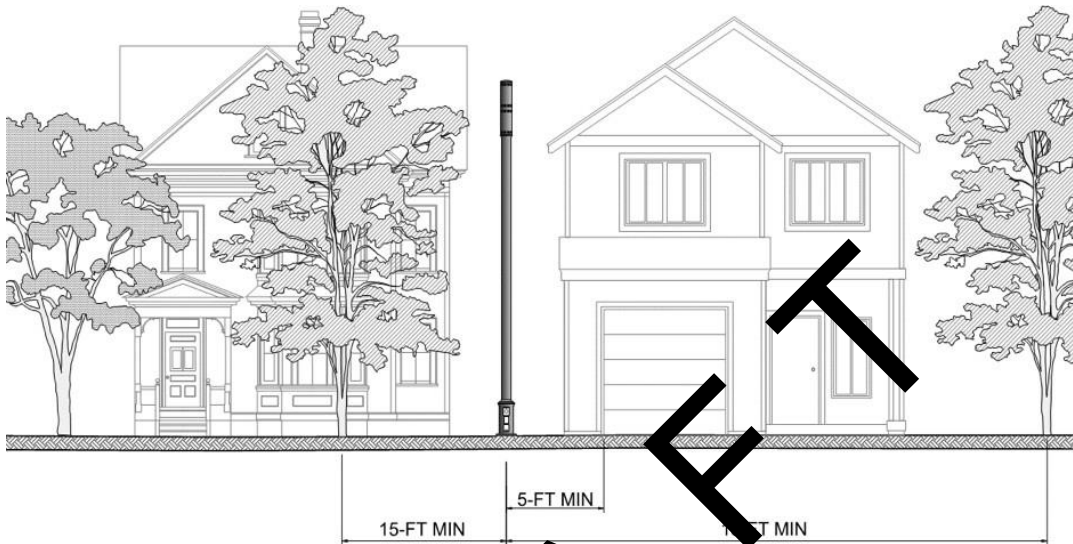
Freestanding SWF shall be located such that they in no way impede, obstruct, or hinder the usual pedestrian or vehicular travel, affect public safety, obstruct the legal access to or use of the City ROW, violate applicable law, violate or conflict with City ROW, Design Standards, specifications, or design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

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



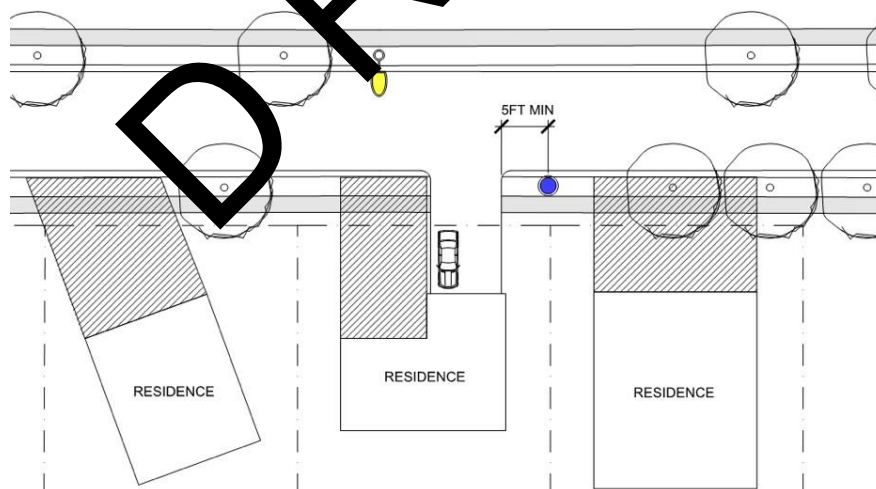
Freestanding SWFs shall be located at intersecting property lines as much as possible. Whenever possible, the freestanding SWFs shall be located on the secondary street. SWFs shall also be located a minimum of 15 feet away from trees to prevent disturbance within the critical root zone of any tree, as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

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



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

Figure 6-6: Freestanding SWF Between Property Lines



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

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

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

Figure 6-7: SWFs In Commercial Area



7.0 OTHER ATTACHMENTS (Kiosks, Bins, Etc.)



7.1 PURPOSE

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

7.2 STANDARDS

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

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

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

7.3 BASIS OF DESIGN

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

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

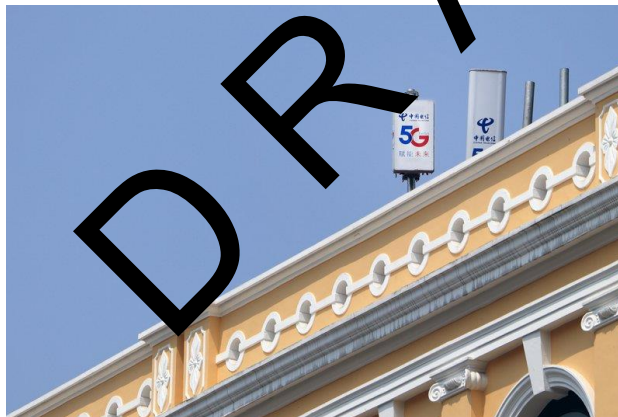
DESIGN STANDARDS FOR KIOSKS, BINS, Etc.

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

DESIGN STANDARDS FOR SIGNS

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

7.4 EXAMPLES OF OTHER ATTACHMENTS:



8.0 RADIO FREQUENCY CERTIFICATION REPORT

Park City requires that all new small wireless infrastructure proposed to be placed within Park City limits submit a Radio Frequency (RF) Certification Report to allow for responsible recordkeeping of wireless programs. The RF Report will contain an affirmation that the proposed installation will be FCC compliant, in that it will not cause members of the general public to be exposed to RF levels that exceed the MPE levels deemed safe by the FCC. Specialized worker exposure will not be considered an acceptable level of exposure for the general public. During the life of any approved Permit the City reserves the right to randomly test the operating RF levels of each site to confirm compliance with the FCC guidelines.

The goal of the RF Certification Report is to allow the City to accurately record information about each deployment while minimizing repetitive submittals. This is accomplished by requiring each Applicant to file templates for typical equipment deployment types.

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

8.1 RF EMISSIONS CERTIFICATION TEMPLATE

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

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

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

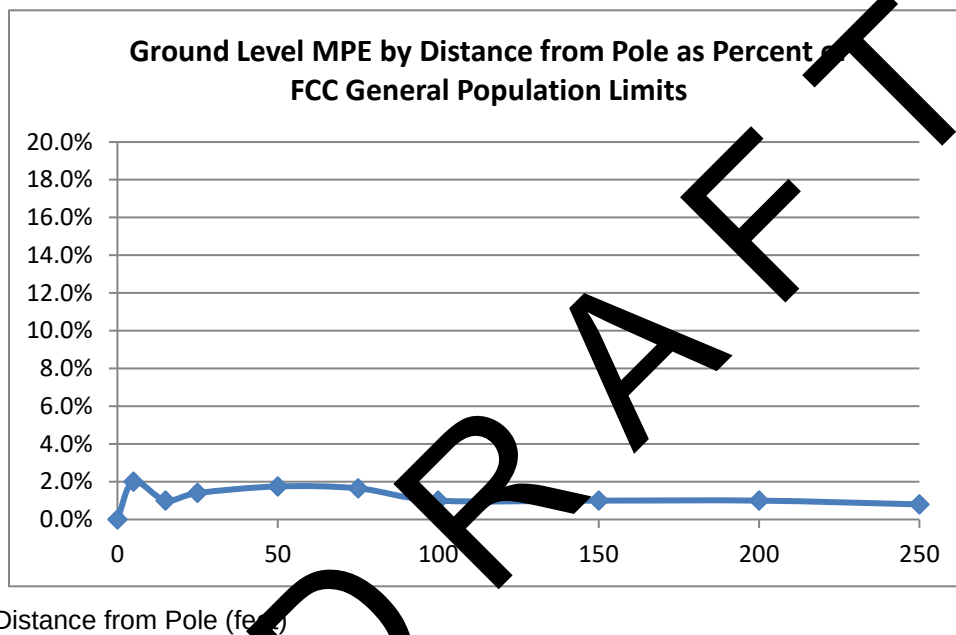
Table 8-1 (Example of) Permissible Exposure Limits*

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

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

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

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



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

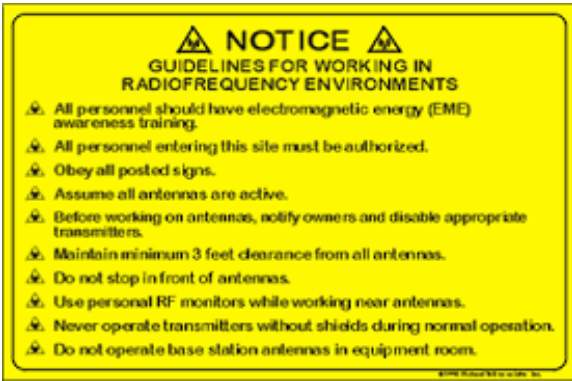
8.1.1 Typical Notification Signage

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

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

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

Figure 8-2: (Example of) Typical Notification Signage



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



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



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



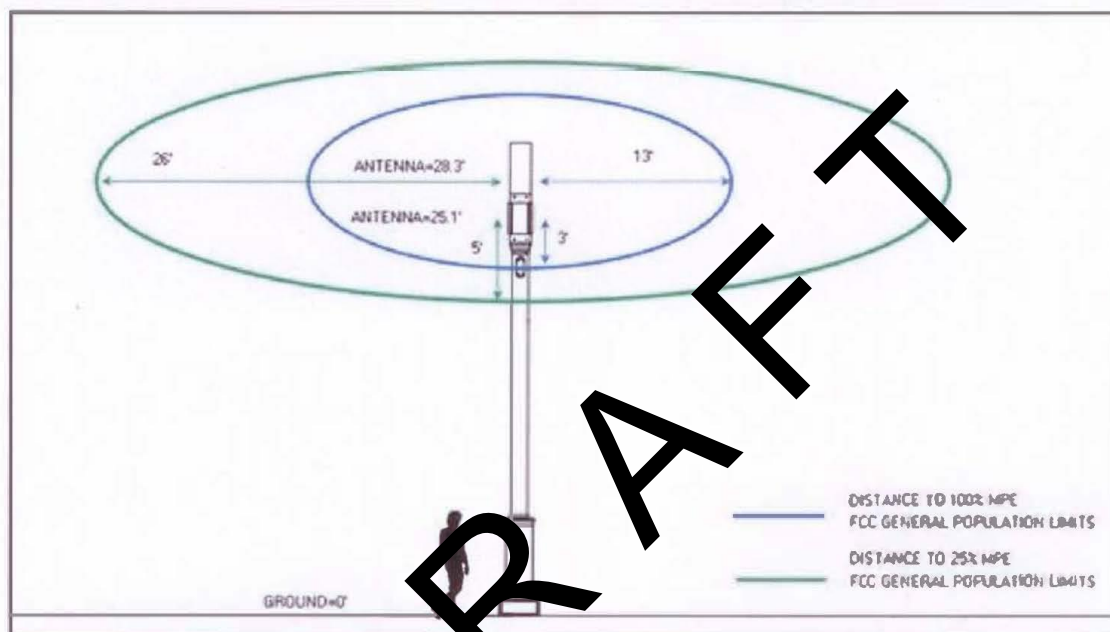
(Yellow) Caution:
Indicates that, beyond the sign, RF exposure levels may exceed the General Population and Occupational MPE limits.



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

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

Figure 8-3: (Example of) Elevation Depiction of the Proposed Equipment Emissions



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

RF Location Certification

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

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

the equipment proposed would have any portion of the nearest structure within the 100% General Population MPE limits, then the wireless equipment for that location must be “powered down”. A revised signed and sealed report from a Professional RF Emissions Engineer will be required to replace the template for that specific location.

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

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9.0 TECHNICAL SPECIFICATIONS

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

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

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

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

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

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

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

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

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

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

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

necessary for a complete installation.

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

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

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

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

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

GENERAL:

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

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

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

working unit or system.

CONCRETE FOUNDATION PADS AND SMALL CELL STANDARD FOUNDATIONS:

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

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

All small cell standard foundations shall be as detailed.

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

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

Concrete shall be Class B.

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

ALL POLES AND CANTENNA STANDARDS:

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

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

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

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

All steel poles, mast arms and base flanges shall be hot-dip galvanized in accordance with ASTM

A 123. Units on which the spelter coating has been damaged shall be repaired as provided in AASHTO M 36, or other approved method.

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

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

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

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

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

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

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

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

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

- Epoxy Primer Gray- B107989EA80K-A
- Impact Resistance Direct 100 IN/LBS @ 2.0-3.0 Mils (ASTM D2794)
- Impact Resistance Indirect- 100 IN/LBS @ 2.0-3.0 Mils (ASTM D2794)

- Cross- Hatch Adhesion 5B (ASTM D3359)
- Conical Mandrel 1/8" (ASTM D522)
- Pencil Hardness 2H (ASTM D3363)
- Specific Gravity 1.58 +/- 0.05 G/ML
- Theoretical Coverage 121.63 ft²/LB @ 1.0 Mil
- 60 percent gloss 75-85 (ASTM D523)

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

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

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

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

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

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

CONDUIT:

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

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

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

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

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

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

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

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

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

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

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

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

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

Placement and setback of the junction boxes shall be coordinated with Park City. Unless otherwise shown on the plans or directed by Park City, junction boxes shall be installed so that

the covers are level with the sidewalk grade. Covers shall be flush with the surrounding finished ground when no grade is established.

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

WIRING:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Butt splices within the bases are not acceptable.

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

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

FUSES

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

Fuses shall be of the breakaway type. The contractor shall provide sufficient excess conductor length to allow withdrawal of the connected fuse holder. The grounding wires shall not be fused. Fuses and fuse holders shall be "UL" listed and shall be installed in such a manner that the fuse stays with the load side when holder is separated. In addition, the contractor shall form loops in

the leads on each side of the fuse holders and so position the fuse holders so that they may be easily removed or inserted through the opening at top of pull box.

SECONDARY SERVICE PEDESTALS

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

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

AS-BUILT DRAWINGS:

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

DRAFT

ATTACHMENT A: MAIN STREET DECORATIVE LIGHTS

DRAFT

Specifications

POST DESCRIPTION

The lighting post shall consist of a one-piece fluted tapered pole, pole top tenon, anchor bolts and base plate. The post shall be welded to the square steel base plate. The post will be provided with (1) GFI weatherproof receptacle with wet location while in-use cover.

MATERIALS

The lighting pole shall be formed from tubes conforming to ASTM A595, and have a constant linear taper of .14 in/ft. The tube's seam will have a smooth full length longitudinal high frequency resistance weld and will have no visual appearance.

DIMENSIONS

The post shall be 20'-0" in height with a 12" square base plate. The poles handhole will be 5.19" x 7.56". The tenon will be Ø3"x9" long for arm mounting. The ELC series arm will have a span of 27" from post center to luminaire center.

INSTALLATION

The pole shall be provided with four 1" diameter L-type anchor bolts to be installed on a Ø12" bolt circle, and shall include double nuts, two flat washers, and one lock washer, per bolt.

LUMINAIRE DESCRIPTION

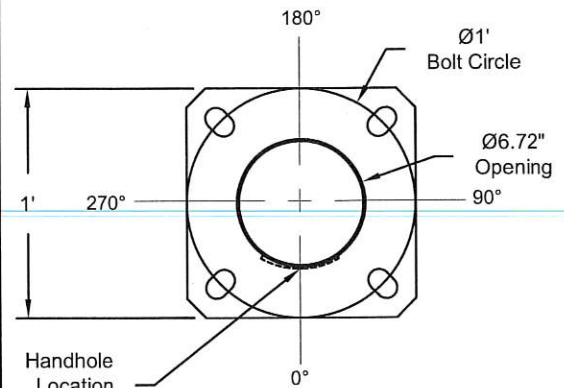
- Esplanade Teardrop
 - 150W High Pressure Sodium (mogul)
 - Multivolt 120-277V, Factory Wired For 240V Only
 - Teardrop Type IV Glass Door
 - NEMA Type 1 Lock Photocontrol Receptacle
 - DTL Teardrop Photocontrol 120-277V
- For complete specifications see LUM_ESPLANADE.

Accessory Mounting Detail

	Orientation	Height
RECEPTACLE		

FILL OUT CHART DURING APPROVAL PROCESS

Anchorage Detail



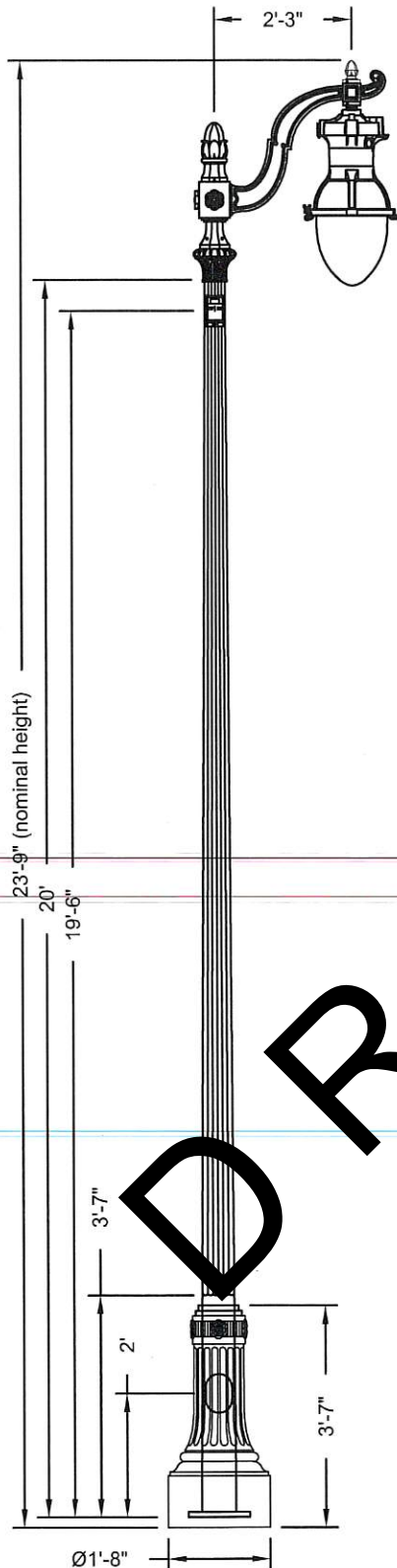
DO NOT USE TO SET ANCHOR BOLTS
CONTACT CUSTOMER SERVICE FOR TEMPLATE

Catalog #'s:

FL210672A200P9FPHHFST - ELC27 - FGIUS - NY20CICSB - AB -
RFD168565 - ESU15AHPMCPB4RP27 S-67516

Customer Signature

Date



Park City Main Street

ORDER #: 2172-12-10126-4

TYPE:

DRAWING #:

REVISION:

REVISION DATE:

TSG 008243

DRAWN: KRW

ORIGIN DATE: 4/21/14

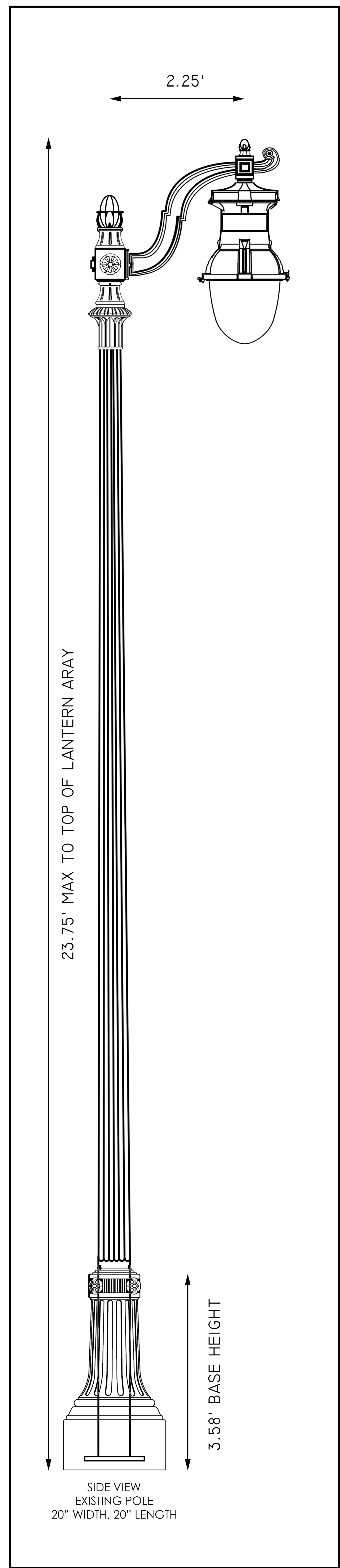
PAGE: 1 of 1

THIS DRAWING, WHEN APPROVED, SHALL BECOME THE COMPLETE SPECIFICATION FOR THE MATERIAL TO BE FURNISHED BY HOLOPHANE ON THE ORDER NOTED ABOVE. A UNIT OF SIMILAR DESIGN MAY BE SUPPLIED, BUT ONLY AFTER APPROVAL BY THE CUSTOMER IN WRITING. ON POLE ORDERS AN ANCHOR BOLT TEMPLATE PRINT WILL BE SUPPLIED WITH EACH ANCHOR BOLT ORDER TO MATCH THE POLE PROVIDED. THIS PRINT IS THE PROPERTY OF HOLOPHANE AND IS LOANED SUBJECT TO RETURN UPON DEMAND AND UPON EXPRESS CONDITION THAT IT WILL NOT BE USED DIRECTLY OR INDIRECTLY IN ANY WAY DETRIMENTAL TO OUR INTERESTS, AND ONLY IN CONNECTION WITH MATERIAL FURNISHED BY HOLOPHANE.

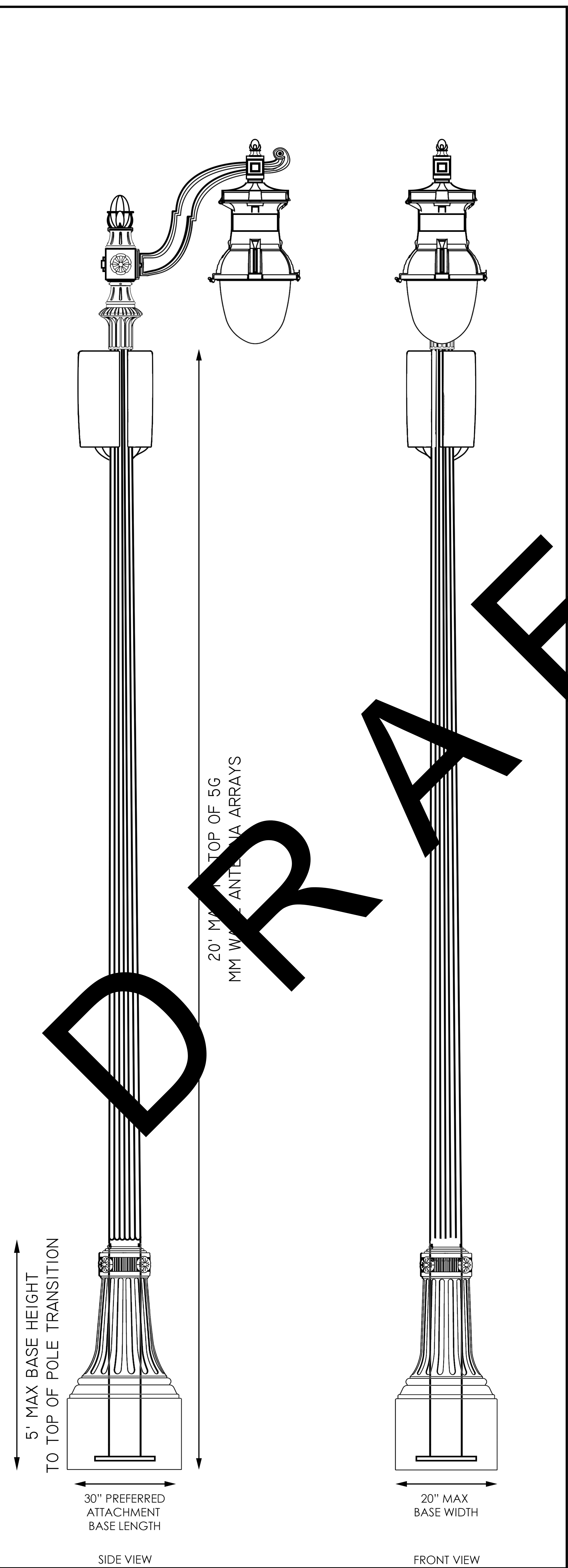
ATTACHMENT B: MAIN STREET DECORATIVE LIGHTS 4G & 5G OPTIONS

DRAFT

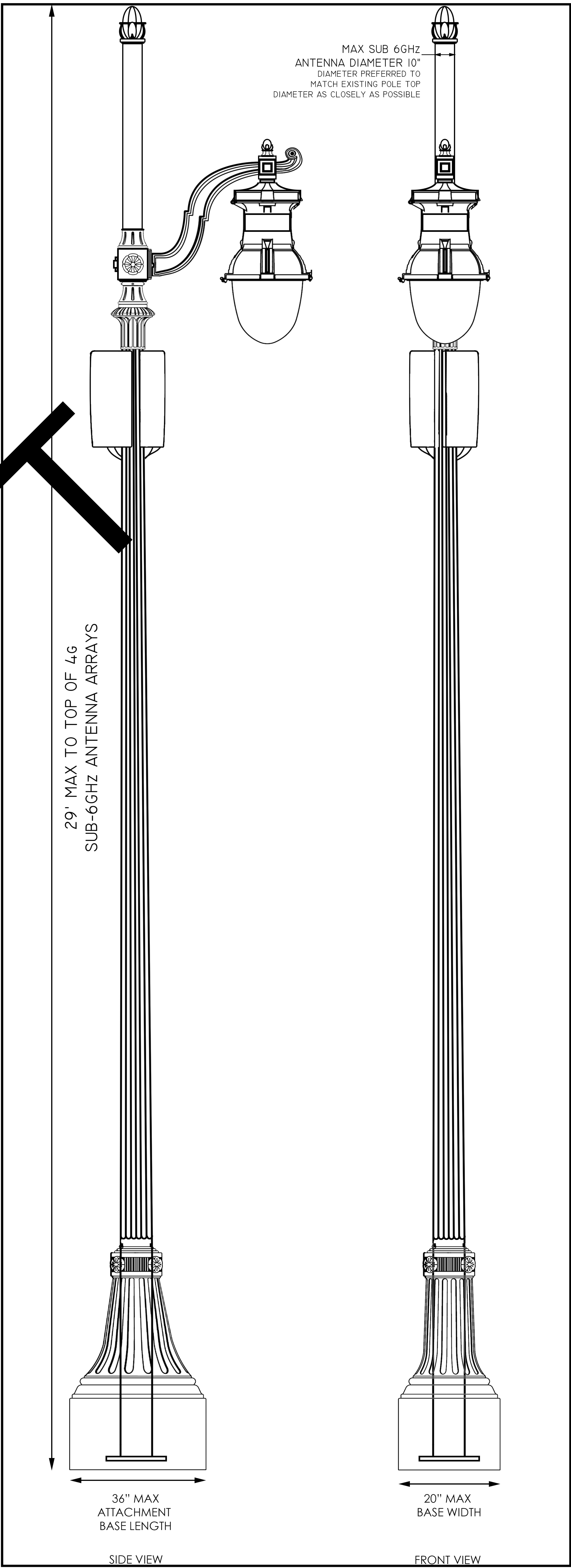
EXISTING LIGHT POLE



5G ONLY ATTACHMENT PROPOSAL



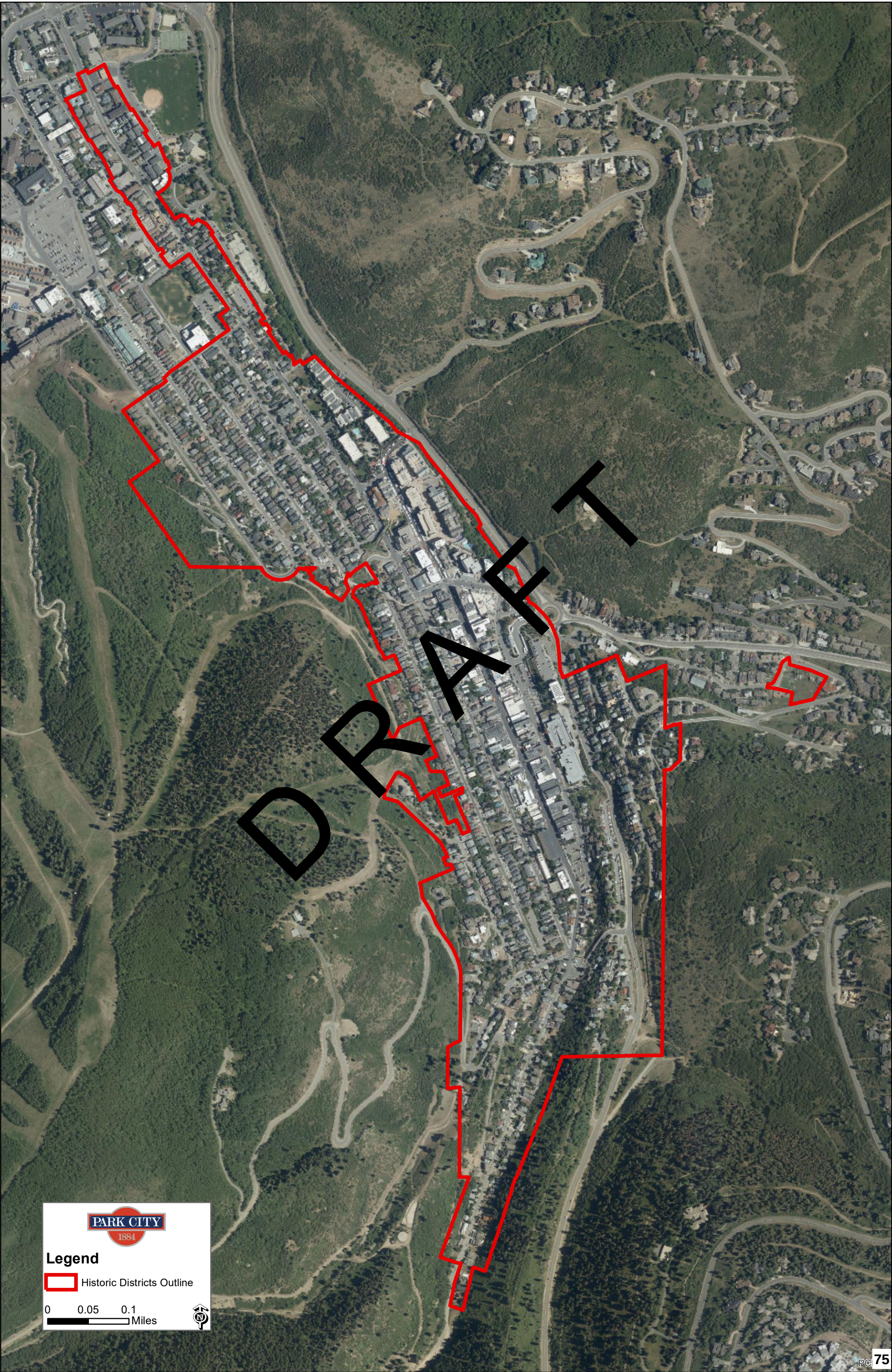
4G+5G ATTACHMENT PROPOSAL



ATTACHMENT C: PARK CITY HISTORIC DISTRICT BOUNDARIES

DRAFT

Historic Districts





Historic Preservation Board Staff Report

Planning Department

Author: Aiden Lillie, Planner I
Subject: Historic Preservation Grant and Awards
Date: April 7, 2021
Type of Item: Work Session

Summary Recommendation

Staff recommends the Historic Preservation Board review the Historic Preservation Grant Program and discuss possible themes for the 2022 Fiscal Year announcement. In addition, Staff would like the Historic Preservation Board to review the Historic Preservation Awards Program.

Background

Historic Preservation Grant Program

In 1987, the Park City Historic District Commission and City Council recognized the preservation of Park City's historic resources as one of their highest priorities. The **Historic Preservation Grant Program** was founded that year with the full support of the Historic Preservation Board (HPB) and City Council.

The Historic Preservation Grant Program's mission statement is as follows:

"Park City is committed to creating an affordable, socially equitable, and complete community that honors its past by preserving and maintaining its Historic Structures and Sites by encouraging their adaptive reuse, rehabilitation, and preservation. The Historic District Grant program seeks to make a meaningful contribution to building community identity, improving public awareness of local history, and supporting local residents and businesses by financially incentivizing the preservation, rehabilitation, restoration, emergency repair, and maintenance of Historic Structures and Sites designated on the City's Historic Sites Inventory."

The Historic Preservation Grants are available for Historic residential or commercial Structures and Sites listed on the Park City Historic Site Inventory (HSI).¹ The purpose of the grant is to assist in offsetting the cost required to preserve the Historic Integrity of a Structure or Site. In 2019, the program was restarted after years of being on pause. It was decided that the funds were to be distributed in two categories: Emergency Grant Funds and Competitive Grant Funds. The staff reports and meeting minutes for these discussions are outlined below.

¹ Land Management Code [§ 15-11-10](#).

On January 30, 2020, the City Council conducted a study session on the grant program ([Staff Report](#); [Minutes](#), p. 2).

On February 5, 2020, the Historic Preservation Board conducted a work session on the grant program ([Staff Report](#); [Minutes](#), p. 7).

On March 5, 2020, the City Council adopted [Ordinance No. 2020-16](#) to update the Fiscal Year 2020 Adjusted Budget Policies for the Historic District Grant Program to reflect funding sources of Main Street RDA, Lower Park RDA, and the General Fund ([Staff Report](#), [Minutes](#), p. 11).

Emergency Grant Funds can be applied for by a property owner for up to \$5,000 for eligible work. Emergency Repair/Maintenance Work is defined as work requiring prompt approval, due to the immediate threat to the safety and the welfare of the public, Structure, or Site. The HPB reviews the Emergency Grant Fund applications. The HPB will award grant funds on a first come, first serve basis.

Competitive Grant Funds can be applied for by a property owner for up to fifty percent of total eligible construction costs. There are two sub-categories for the Competitive Grant Fund: (1) improvements of historic architectural features; and (2) projects that improve the Historic character of a Structure and/or Site that could elevate it from Significant to Landmark designation on the City's Historic Sites Inventory. The Competitive Grant Fund applications are reviewed by the HPB within a month of the application due date. The HPB then forwards their recommendation to City Council. City Council takes final action. The process takes about 2.5 months.

Funds from the General Fund can be given to any property. However, funds from Lower Park can only go to properties within the Lower Park RDA Boundary. Likewise, funds from Main Street can only go to properties within the Main Street RDA Boundary.

However, when the Covid-19 Pandemic hit in March 2020, the Historic Preservation Grant Program was placed into a "Rush Cycle" opposed to the normal cycle described above. The review process for the applications looked different from the normal cycle as well. Three planners, using an Evaluation Criteria Form, reviewed the applications and provided input on who should or should not receive a grant. Additionally, two HPB Board members reviewed the determinations once the three planners had come to an agreement.

Staff provided the following Staff Communications Report updates during the pandemic:

Historic Preservation Board – July 1, 2020 ([Staff Report](#); [Minutes](#), p. 4).

City Council – July 16, 2020 ([Staff Report](#); [Minutes](#), p. 6).

Staff recommends that the review and approval process followed in 2019 be re-instated for grants distributed in 2021. If the HPB is in support, staff will:

- Update the Historic District Grant Packet, Information Guide, and Application (Exhibit A),
- Conduct community outreach to let property owners of Historic Structures and Sites know about the upcoming grants program deadline, which is proposed to be scheduled for June 1, 2021,
- Update the Historic Preservation Grants website.

This will shift the grant review back to the HPB, with City Council making the final determination on Competitive Grants.

Staff also recommends the HPB consider the 2021 theme for the Competitive Grant Awards.

Historic Preservation Awards

The Historic Preservation Awards are designed to honor excellence in preservation in Park City annually. They are determined by the HPB and highlight the *Design Guidelines for Historic Districts*.

The Park City HPB introduced the Historic Preservation Award in 2011 to highlight the historic preservation projects occurring in Park City's Historic Districts and on other Historic Sites. The HPB awards an exemplary historic preservation project that complied with the City's Historic Design Guidelines.

Awards are selected based on the following categories:

- Adaptive Reuse
- Infill Development
- Excellence in Restoration
- Sustainable Preservation
- Embodiment of Historical Context
- Connectivity of Site

Additionally, the HPB commissions a piece of art that memorializes the project undertaken by the annual award winner(s). The art depicts Park City's Historic Buildings and Structures and is displayed in the hallways of the City Hall.

Exhibits

Exhibit A: 2019 Historic District Grant Packet and Information Guide and Application

HISTORIC DISTRICT GRANT PACKET

INFORMATION GUIDE AND APPLICATION

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.

HISTORIC DISTRICT GRANT INFORMATION GUIDE

In 1987, the Park City Historic District Commission and City Council identified the preservation of Park City's historic resources as one of their highest priorities. The Grant Program has operated continuously since that time with the full support of subsequent City Councils and Historic Preservation Boards.

What is the mission of the Historic District Grant Program?

Park City is committed to creating an affordable, socially equitable, and complete community that honors its past by preserving and maintaining its Historic Structures and Sites by encouraging their adaptive reuse, rehabilitation, and preservation. The Historic District Grant program seeks to make a meaningful contribution to building community identity, improving public awareness of local history, and supporting local residents and businesses by financially incentivizing the preservation, rehabilitation, restoration, emergency repair, and maintenance of Historic Structures and Sites designated on the City's Historic Sites Inventory.

How does the Grant Program work?

Grants are available for Historic residential or commercial Structures and Sites listed on the Park City Historic Site Inventory (HSI). The purpose of the grant is to assist in offsetting the costs of work.

Applications may be submitted to the Planning Department starting August 1st of each year and accepted until December 31st. Applications will be reviewed by the Historic Preservation Board (HPB) and approved by City Council.

A Final Action Letter from the Historic Preservation Board and/or Historic District Design Review will be **required** when submitting the grant application. No application will be accepted unless a Final Action Letter is submitted with the rest of the forms.

Grants will be available in two categories:

A. Protection of Historic Structures and/or Sites (Emergency Grant Funds)

Property owners may apply for emergency grant funds up to \$5,000 for eligible work. Emergency Repair/ Maintenance Work is defined as work requiring prompt approval because of an immediate threat to the safety or welfare of the public or to the structure or site. The scope of the approval for emergency repair work shall only be to the extent related to stabilizing or repairing the emergency situation.

a. Examples of Eligible Repair and/ or Maintenance Work

- Re-roof (can include structural repair)
- Chimney Repair
- Foundation Repairs, i.e. construction of a new foundation (does not include: basement additions, changes to existing floor elevation (USGS), habitable space)
- Historic Site Features (retaining walls, stairs, etc.)
- Etc.

b. Examples of Ineligible 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.

- Removing or Replacing Non-Historic Features or materials (windows, doors, siding, trim, ornamentation, etc.)
- Construction that does not improve the Historic Character of the Structure or does not fix emergency structural/ repair issues.

B. Competitive Grant Funds

Property owners may also apply for Competitive Historic District Grant Funds up to fifty percent (50%) of total eligible construction costs.

The categories for Competitive Grant Funds are as follows:

1. Improvements of Historic Architectural Features:
 - Historic Wood Features that have deteriorated and are in need of repair or replacement (with proper documentation and preservation methods) such as:
 - Ornamental/ structural details (porch posts, decorative elements, etc.)
 - Historic Doors and Windows
 - Repairing Historic siding (can include replacement in-kind)
 - Etc.
2. Projects that improve the Historic character of a Structure and/ or Site that could elevate it from Significant to Landmark designation on the city's Historic Sites Inventory:
 - Removal of non-historic siding and replacing with historically accurate materials;
 - Removal of non-historic windows and replacing with wood windows;
 - Removal of non-historic elements on the site to improve the integrity of the site;
 - Reconstruction of a historic porch;
 - Etc.

Applicants that are awarded Competitive Grant Funds will be required to describe their project in terms of one or multiple of the following treatments to their Historic property. In order of preference, the terms are as follows:

1. **Preservation:** Defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project. However, new exterior additions are not within the scope of this treatment. The Standards for Preservation require retention of the greatest amount of historic fabric along with the building's historic form.
2. **Restoration:** Defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the

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restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project. The Restoration Standards allow for the depiction of a building at a particular time in its history by preserving materials, features, finishes, and spaces from its period of significance and removing those from other periods.

3. **Rehabilitation:** is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.
4. **Reconstruction:** is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location. The Reconstruction Standards establish a limited framework for recreating a vanished or non-surviving building with new materials, primarily for interpretive purposes.

When does the review process take place?

The Historic Preservation Board (HPB) will review Emergency Grant Fund applications and will award grant funds on a "first come, first serve" basis.

For Competitive Grant Funds, the HPB will review the grant applications within a month of the application due date. They will then forward a recommendation to City Council. City Council will take final action. The process will take about 2.5 months.

What must be included in the application?

Completed Historic District Grant Application.
Written Scope of Work & Specifications
Breakdown of estimated cost of the scope of work
Drawings as they apply to specific work
Color photographs of existing conditions
Brief history of the structure

Are there special terms to the Grant program?

1. Emergency Grant Funds

Applicants that are awarded emergency grant funds will be required to enter into a 5-year lien. Should the property be sold within the 5 years, the applicant will be responsible for paying the City a prorated portion of the lien amount.

2. Competitive Grant Funds

For all grant disbursements of \$10,000 or less, the City will require a 5-year lien. Should the property be sold within 5 years, the applicant will be responsible for a prorated portion of the lien amount.

For grant disbursements of \$10,000.01 or more, the City will require a preservation easement. Staff will continue to work with the Legal Department to amend the preservation easement agreement that will be recorded in perpetuity on the property.

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.

What items are eligible for grant funds?

See the eligibility chart listed on the following page that outlines examples of eligible and non-eligible improvements.

SUBMITTAL REQUIREMENTS

1. Completed **Historic District Grant Application** form.
2. Written **Project Description** describing the proposed scope of work and specifications. Include a detailed scope of work, as well as the anticipated start date and completion date.
3. Submittal of a **Cost Estimate** for the proposed work.
4. **Breakdown of Estimated Costs** of the proposed eligible improvements (pages 7).
5. Schematic, conceptual **Drawings** as they apply to the proposed project. This will include site plans, elevations, and floor plans

NOTE: Your project will require design review and approval by the Park City Planning Department. At the time of application for the building permit, detailed construction plans prepared by a licensed architect, engineer and/or building contractor will be required.

6. **Color Photographs** of existing conditions. Include a general view of the building and setting; the front; perspective view showing front façade and one side, and rear façade and one side; detailed view of affected work area.
7. **Brief History** of the structure including, but not limited to, prior owners or occupants.

APPLICATION PROCESS

Listed below is a brief description of the grant application process:

1. Prepare grant application (the Planning Staff can advise you during this step so that you submit a thorough application).
2. Submit grant application to the Planning Department.
3. The HPB will review the application and may:
 - a) Forward a positive or negative recommendation to City Council;
 - b) approve the project subject to conditions that will be enforced by the Planning Staff; or
 - c) remand the application to the applicant for further details or revisions.
4. The City Council will then review the HPB's recommendations and take final action.
5. Finalize work with the Planning Department Staff and submit plans for a building permit;
6. Obtain a building permit and arrange for inspections by the building inspectors as the project progresses;
7. Upon completion of work and final inspections, submit **proof of payment** to the Planning Department for disbursement of funds. You must provide proof that your contractor(s) have been paid in full. *This*

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is a matching funds grant and provides **reimbursement** to you.

8. Sign the Historic Grant Program Agreement and Historic Preservation Easement that is tied to the affected property.

SAMPLE—BREAKDOWN OF ESTIMATED COSTS

This **sample** is included to assist you in completing the breakdown of estimated costs on page 6 of this application.

SCOPE OF WORK	OWNER PORTION	GRANT PORTION	ESTIMATED TOTAL COST
Eligible Improvements			
Foundation Work (repair)			
Excavation	\$1,000	\$1,000	\$2,000
House Lifting	\$2,000	\$2,000	\$4,000
Bracing the House	\$3,000	\$3,000	\$6,000
Doors (Exterior)			
Materials	\$425	\$425	\$850
Labor	\$100	\$100	\$200
Historic Wood Windows			
Conditions Report by Window Preservationist	\$1,000	\$1,000	\$2,000
Materials	\$500	\$500	\$1,000
Labor	\$500	\$500	\$1,000
Siding			
Asbestos Removal	\$2,250	\$2,250	\$5,000
Wood Siding Restoration	\$1,000	\$1,000	\$1,000
New Materials	\$500	\$500	\$1,000
Paint	\$500	\$500	\$1,000
Total Cost	\$12,525	\$12,525	\$25,050
Non-Eligible Improvements			
Construction of New Basement Foundation	\$15,000	\$0	\$15,000
Total (no breakdown required)			\$15,000
TOTAL COST	\$27,525	\$12,525	\$40,050

If you have questions about the eligibility of your proposed work, please contact the Planning Department at 435-615-5060.

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.

ELIGIBILITY GUIDE: EMERGENCY HISTORIC DISTRICT GRANT FUNDS

To qualify for Emergency Historic District Grant Funds:

- The building/structure must be identified on the City's Historic Sites Inventory (HSI).
- Work must commence no more than 120 days from the execution of the grant and must be completed before April 1st of the following year.

What is Emergency Repair Work?

Emergency Repair Work is work requiring prompt approval because of an imminent threat to the safety or welfare of the public or to the structure or site. The scope of the approval for emergency repair work shall only be to the extent related to stabilizing or repairing the emergency situation.

It is not:

- Routine Maintenance. Simple, small-scale activities made for the regular upkeep of properties including recurring, preventative and on-going maintenance necessary to delay or prevent the failure of critical and non-critical building systems. Examples include painting, re-roofing, and upgrades of building components.
- Deferred Maintenance. Repair or replacement of all, or a part of, an existing property that was not required or replaced at the appropriate time because of lack of funds or inaction.

Eligible improvements include:

- | | |
|--|--|
| • Cladding repair | • Porch repair/restoration |
| • Siding | • Balcony repair/restoration |
| • Masonry repairs and repointing | • Foundation repair/restoration |
| • Cornice repair | • Structural stabilization |
| • Architectural ornamentation | • Abatement of hazardous materials |
| restoration/repair | • Stabilization/preservation of industrial mine structures |
| • Exterior trim repair | • Storefront rehabilitation |
| • Restoration of historic retaining walls | • Gutters and downspouts, as part of a larger roof reconstruction. |
| • Restoration/repair of historic windows and doors | |

Non-eligible improvements include:

- | | |
|--|-----------------------------------|
| • Acquisition costs | • Interior paint |
| • Exterior lighting | • New signs |
| • Routine maintenance that is not part of an eligible façade improvement project | • HVAC/Mechanical system upgrades |
| • Security systems | • Additions |
| | • Landscaping/concrete flatwork |

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.

- Skylights
- Solar panels
- Restoration/repair of historic awnings
- Weatherization of windows and doors
- Interior remodeling
- Repair of non-historic features
- Relocating and/or moving historic structures to a new site or location on the existing site
- Any restoration work covered by insurance
- Physical Conditions Report/ Historic Preservation Plan

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.

ELIGIBILITY GUIDE: COMPETITIVE HISTORIC DISTRICT GRANT FUNDS

To qualify for Emergency Historic District Grant Funds:

- The building/structure must be identified on the City's Historic Sites Inventory (HSI).
- Work must commence no more than 120 days from the execution of the grant and must be completed before May 1st of the following year.

Competitive Grant Applications will be scored based on the criteria found in the score card.

Eligible improvements include:

- Cladding repair
- Siding
- Masonry repairs and repointing
- Cornice repair
- Architectural ornamentation restoration/repair
- Exterior trim repair
- Restoration of historic retaining walls
- Restoration/repair of historic windows and doors
- Weatherization of historic windows and doors
- Porch repair/restoration
- Balcony repair/restoration
- Foundation repair/restoration (new foundations)
- Abatement of hazardous materials
- Stabilization/preservation of industrial mine structures
- Restoration/repair of historic awnings
- Storefront rehabilitation
- Historic signs
- Removal of non-historic alterations/improvements
- Gutters and downspouts, as part of a larger roof reconstruction.
- Historic Preservation Plan and Physical Conditions Report

Non-eligible improvements include:

- Acquisition costs
- Exterior lighting
- Routine maintenance that is not part of an eligible façade improvement project
- Security systems
- Skylights
- Solar panels
- Interior remodeling
- Repair of non-historic features
- Interior paint
- New signs
- HVAC/Mechanical system upgrades
- Additions
- Landscaping/concrete flatwork
- Relocating and/or moving historic structures to a new site or location on the existing site
- Any restoration work covered/funded by insurance

Maintenance items are the responsibility of the homeowner but may be considered under specific circumstances such as:

Painting:

- Is essential to protect the existing wood siding and ensure a longer lifespan for the structure;
- Is part of a comprehensive siding restoration or replacement proposal;
- Will significantly enhance the character of

Roofing:

- Currently has inappropriate material;
- Has historic material that is exposed and/or is in obvious disrepair;
- Is significantly visible from the public right-of-way;
- Is a significant design element for the

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the structure.

historic structure

COMPETITIVE HISTORIC DISTRICT GRANT FUNDS: SCORE CARD			
Prerequisites:			
1. Project is located on a site that has been designated as Historic on the Historic Sites Inventory as either a Landmark or Significant site. 2. Project complies with the Land Management Code as well as the Design Guidelines for Historic Residential or Commercial Buildings. 3. All projects \$10,000 or less will require entering into a 5-year lien with the City; should the property be sold within that 5 year period, the applicant is responsible for repaying the City a prorated amount of the total grant disbursement. 4. For projects \$10,000.01 or more, the applicant will be required to donate a façade easement to the City that will be recorded on the property.			
Criteria Evaluation	Points	Scoring Values	Final Score
Target Outcomes:			
1. Promotes Park City’s story and authentic sense of place through its historic sites and structures. 2. Commits to an affordable, complete community and to social equity. 3. Makes a positive and proactive difference in the lives of residents or businesses. 4. Generates enhanced outcomes that may not happen but for the investment.	5	0: None are true 1: one is true 2: two are true 3: three are true 4: all are true 5: all are true and exceed minimum expectations	
Impact:			
1. Key, highly visible character-defining historic elements of the structure and/or site will be preserved and/or restored.	4	0: Non-visible historic elements will be preserved or restored 1: Few visible historic elements will be preserved or restored 2: Several visible historic elements will be	

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		preserved or restored 3: Majority of visible historic elements will be preserved or restored 4: All visible historic elements will be preserved or restored	
2. Historic structure, historic elements, and/or site has high visibility due to its location (prominent intersection, larger than surrounding properties, well-traveled trail, etc.)	2	0: Minimal visibility 1: Moderate visibility 2: Prominent	
3. Proposed improvements to the structure and/or site will positively impact the vitality of the historic context of the neighborhood.	2	0: Minimal positive impact 1: General positive impact 2: Significant positive impact	
4. Proposed improvements will redress or improve the structural stability of the historic structure.	2	0: No structural stabilization 1: Some structural stabilization 2: Extensive structural stabilization	
5. Project addresses a building and/or structure that has an active Notice and Order	5	0: Does not have an active Notice and Order 5: Project addresses an active Notice and Order	
Design:			
1. Proposed design and scope of work is consistent with the purpose of the Design Guidelines.	1	0: Does not comply 1: Complies	
2. Proposed design and scope of work uses best practices for the treatment of historic materials.	4	0: None 1: Insufficient 2: Average 3: Above Average 4: Exceeds expectations	
3. The historic features and elements of the structure and/or site will be	2	0: Minimally enhanced 1: Generally enhance	

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enhanced by the proposed work.		2: Exceeds expectations	
4. Proposed work facilitates reversal of non-historic elements or alterations.	2	0: None 1: Some 2: Exceeds expectations	
5. Proposed work promotes restoration of lost or re-exposure of hidden historic elements.	2	0: None 1: Some 2: Exceeds expectations	
6. Project encourages pedestrian-oriented development, minimizing the visual impacts of automobiles and parking on historic structures, sites and Streetscapes.	4	0: None 1: Insufficient 2: Somewhat 3: Above Average 4: Exceeds expectations	
7. New additions proposed as part of a renovation are compatible to the historic neighborhood context. (New additions and construction are not covered by the Historic District Grant Program.)	4	0: Addition is not compatible and subordinate 1: Addition is insufficiently compatible and subordinate 2: Addition is somewhat compatible and subordinate beyond expectation 3: Addition is compatible and subordinate 4: Addition exceeds expectations in its compatible and subordinate design	
8. New additions proposed as part of a renovation are subordinate to the existing historic structure. (New additions and construction are not covered by the Historic District Grant Program.)	4	0: Addition is not compatible and subordinate 1: Addition is insufficiently compatible and subordinate	

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		2: Addition is somewhat compatible and subordinate beyond expectation 3: Addition is compatible and subordinate 4: Addition exceeds expectations in its compatible and subordinate design	
9. Historic site features, such as retaining walls, will be stabilized and preserved or restored.	2	0: None 1: Somewhat 2: Exceeds expectations	
10. When panelization or reconstruction of a structure is considered, project utilizes best preservation techniques to avoid panelization and/or reconstruction.	5	0: Does not avoid panelization and/or reconstruction 1: Largely does not minimize panelization and/or reconstruction 2: Somewhat minimizes 3: Minimizes 4: Above Average 5: Exceeds expectations	
Sustainability/Permanence:			
1. Proposed improvements, more than cosmetic finishes, enhance the liveability, improve the physical integrity, and add to the longevity of the historic structure.	5	0: Does not enhance, improve, and add to the longevity 1: Minimally enhances 2: Generally enhances 3: More than generally enhances 4: Enhances 5: Exceed expectations	
2. Priority is given to restoration and	4	0: No priority given	

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treatment of historic materials, rather than replacing historic materials and features in-kind.		1: Minimum priority given 2: Some priority given 3: General priority given 4: Exceeds expectations	
3. Project has taken steps to increase the energy efficiency of the structure. Steps include, but are not limited to, weatherizing historic windows and doors; retaining the inherit energy-conserving features of the historic structure and/or site; improving the thermal efficiency of the historic building and/or structure; and incorporating sources of renewable energy.	2	0: None 1: Somewhat 2: Exceeds expectations	
Community Contributions:			
1. Applicant will be providing affordable and/or attainable housing as part of this rehabilitation project.	2	0: Not applicable 1: Somewhat applicable 2: Exceeds expectations	
2. Property will be used to house a primary resident either through primary homeownership or through long-term rentals.	2	0: No 2: Yes	
3. Project will be a rehabilitation and/or adaptive reuse of an existing Main Street commercial building.	2	0: Not applicable 1: Somewhat applicable 2: Exceeds expectations	
4. Applicant commits to enter into an agreement with the City restricting nightly rental of the property. (Applicable only to residential uses.)	2	0: No 2: Yes	
5. Project seeks to stabilize and preserve a historic mine structure.	1	0: No 1: Yes	
6. Project meets Historic Preservation Board's goals for a target area or targeted result. This grant cycle's targeted result is _____. (To be updated each grant cycle.)	4	0: Does not meet goals 1: Minimally meets goals 2: Generally meets goals 3: More than generally meets goals	

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



HISTORIC DISTRICT GRANT APPLICATION

For Office Use Only

HISTORIC PRESERVATION BOARD	PROJECT PLANNER	APPLICATION #	_____
APPROVED	_____	DATE RECEIVED	_____
AMOUNT	_____	EXPIRATION	_____
DENIED	_____	BLDG PERMIT	_____

PROJECT INFORMATION

NAME: _____

ADDRESS: _____

TAX ID: _____ OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: _____

MAILING ADDRESS: _____

PHONE #: () - FAX #: () -

EMAIL: _____

APPLICANT REPRESENTATIVE INFORMATION

NAME: _____

PHONE #: () -

EMAIL: _____

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.

Application#:	Applicant Name:	Property Address:
_____	_____	_____

BREAKDOWN OF ESTIMATED COSTS

SCOPE OF WORK	OWNER'S PORTION	CITY'S PORTION	ESTMATED TOTAL COST
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
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_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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.

ACKNOWLEDGEMENT OF RESPONSIBILITY

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

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

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

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

Signature of Applicant: _____

Name of Applicant: _____

PRINTED

Mailing Address: _____

Phone: _____ Fax: _____

Email: _____

Type of Application: _____

AFFIRMATION OF SUFFICIENT INTEREST

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

Name of Owner: _____

PRINTED

Mailing Address: _____

Street Address/ Legal Description of Subject Property: _____

Signature: _____ Date: _____

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

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

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

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Historic Preservation Board Staff Report



Subject: Affordable Master Planned Developments
Application: PL-21-04777
Author: Rebecca Ward, Land Use Policy Analyst
Date: April 7, 2021
Type of Item: Legislative – Land Management Code Amendments

PLANNING DEPARTMENT

Recommendation

(1) Review the proposed Land Management Code amendments to establish Affordable Master Planned Developments in the Historic Commercial Business and Historic Recreation Commercial Zoning Districts; (2) conduct a public hearing; and (3) consider forwarding a positive recommendation for the Planning Commission's consideration on April 14, 2021, and the City Council's consideration on April 29, 2021.

Acronyms

AMPD	Affordable Master Planned Development
FAR	Floor Area Ratio
HCB	Historic Commercial Business
HPB	Historic Preservation Board
HR-1	Historic Residential – 1
HRC	Historic Recreation Commercial
LMC	Land Management Code

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

Description

Applicant:	Planning Department
Zoning Districts:	Historic Commercial Business Historic Recreation Commercial
Land Management Code Amendments:	§ 15-6.1-3, <i>Zoning Districts And Uses</i> § 15-6.1-6, <i>Density</i> § 15-6.1-7, <i>Setbacks</i> § 15-6.1-8, <i>Building Height And Facades</i> § 15-6.1-9, <i>Parking</i>
Reason for Review:	The Historic Preservation Board preserves the City's unique Historic character and encourages compatible design and construction and identifies and resolves conflicts between the preservation of cultural resources and alternative land uses. ¹

¹ LMC [§15-11-5](#)

Background

In 2016, the City Council passed [Resolution HA 01-2016](#), establishing a goal to create 800 new affordable units in Park City by 2026. This goal was established to promote quality housing opportunities for all economic levels, to meet the socioeconomic needs of the workforce, and to maintain affordable housing for 15% of the workforce within City limits.

While the City has made strides toward the goal of 800 units, there is still a long way to go. Public-private partnerships will be important in developing the remaining 263 units in the next five years, and beyond.



Since 1984, the Land Management Code provided a 20-unit density bonus to incentivize Master Planned Developments that were 100% affordable. However, in 36 years, no such development was ever constructed using the density bonus. In early 2018, the City Council directed Planning and Housing staff to evaluate whether the density bonus went far enough to incentive the development of affordable housing.

The City Council also directed staff to hire a third-party consultant to conduct an audit of the existing code to investigate what incentives would be required to make affordable housing developments financially feasible.

The City hired third-party consultant, Cascadia Partners, and they produced two reports:

[*Affordable Master Planned Development Code Audit Report*](#)

[*Height and Parking Best Practices Research*](#)

Based on these reports, staff drafted Land Management Code amendments for a new Affordable Master Planned Development (AMPD) code. In 2020, the Planning Commission conducted three work sessions on the AMPD code to evaluate increased Height, Density, reduced Parking, mixed-use development, and approval processes. In 2021, the Planning Commission conducted two public hearings on the proposed code and then unanimously forwarded a positive recommendation to City Council. (Please see Exhibit B for more background information, staff reports, and meeting minutes.)

On February 25, 2021, the City Council unanimously adopted [Ordinance No. 2021-10](#), which enacted Affordable Master Planned Developments (AMPDs) to incentivize private development and public-private partnerships in the development of affordable units, codified in LMC [Chapter 15-6.1](#) ([Staff Report](#); [Minutes](#), p. 18).

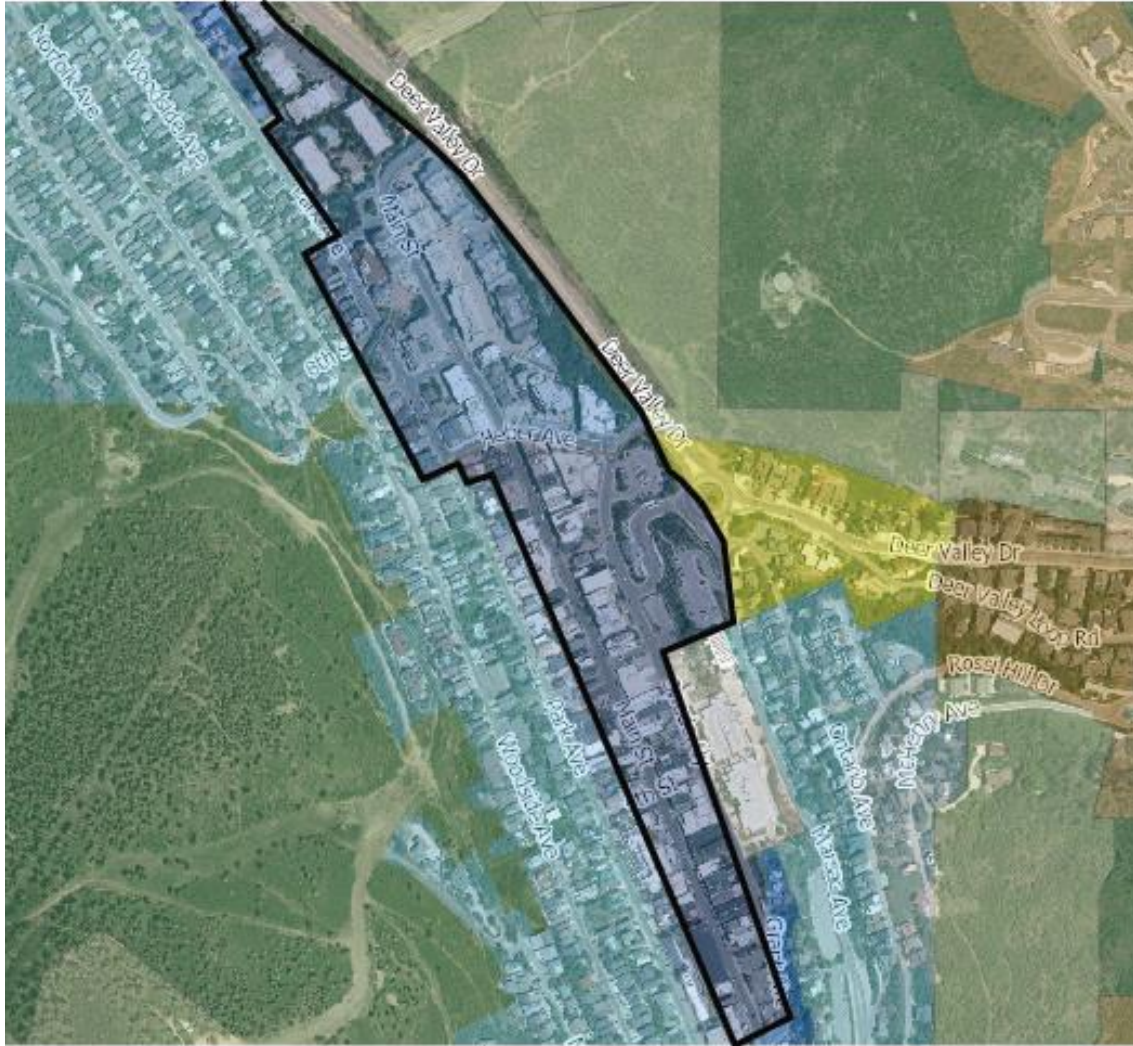
The AMPD code adds cost effective design standards to facilitate financially feasible affordable housing projects, whether public or private or both, to increase incentives for the development of affordable units. These incentives include a reduction in Open Space from 60% to 20%, a reduction in Setbacks from a 25-foot perimeter Setback to Zoning District Setbacks, an increase in Height up to 45 feet with a required 10-foot stepback, and potential reductions in parking. Up to 10,000 square feet of the project can include retail, office, commercial, or public or quasi-public uses.

At least half of the Residential Unit Equivalents in an AMPD must be affordable units, which means deed restrictions are required to be recorded to establish a maximum sales or rental price so that the units are affordable to residents who earn 80% of the Area Median Income or less.

AMPDs are currently allowed in non-Historic Zoning Districts where Multi-Unit Dwellings are allowed, including the Residential Development, Residential Development Medium, Residential Medium, Recreation Commercial, General Commercial, Light Industrial, and Community Transition Zoning Districts.

On February 25, 2021, the City Council directed staff to evaluate AMPDs in non-residential Historic Zoning Districts. This staff report proposes LMC amendments to establish AMPDs in the Historic Commercial Business and Historic Recreation Commercial Zoning Districts.

The Historic Commercial Business and Historic Recreation Commercial Zoning Districts are outlined in black in the Zoning Map excerpt below. These Zoning Districts extend from 11th Street to the southern end of Main Street, encompassing properties primarily along Main Street, Heber Avenue, and Swede Alley:



These areas are nearly built-out. However, amending the LMC to establish AMPDs in the Historic Commercial Business and Historic Recreation Commercial Zoning Districts opens opportunities for redevelopment that includes affordable units. AMPDs along Historic Main Street could provide affordable housing for the workforce in Old Town. Please note that residential units are not allowed in Storefront Properties in these Zoning Districts, so market-rate and affordable units in AMPDs would be on upper levels, preserving commercial uses on the vibrant streetscape.

Analysis

The Land Management Code (LMC) implements the goals and policies of the Park City General Plan and to “allow Development in a manner that encourages the preservation of . . . Historic Structures, the integrity of Historic Districts, and the unique urban scale of original Park City.”² One of the core values of the Park City General Plan is to preserve the City’s Historic Character. Goal 15 is to “[p]reserve the integrity, mass, scale,

² LMC [§ 15-1-2](#).

compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations.” Objective 15B is to “[m]aintain character, context, and scale of local Historic Districts with compatible infill development and additions,” and Objective 15E is to “[e]ncourage adaptive reuse of historic resources.”

Goal 16 is to “[m]aintain the Historic Main Street District as the heart of the City for residents and encourage tourism in the district for visitors.” Objective 16A is to “[s]upport adaptive re-use of buildings along Main Street through incentives to property owners and businesses.”³

The purposes of the Historic Commercial Business District include:

- Preserving the cultural heritage of the City’s original Business, governmental, and residential center,
- Allowing the Use of land for retail, commercial, residential, recreational, and institutional purposes to enhance and foster the economic and cultural vitality of the City,
- Minimizing the visual impacts of cars and parking on Historic Buildings, Structures, and Streetscapes,
- Maintaining and enhancing the long-term viability of the downtown core as a destination for residents and tourists by ensuring a Business mix that encourages a high level of vitality, public Access, vibrancy, activity, and public/resort-related attractions.⁴

The purposes of the Historic Recreation Commercial District include:

- Encouraging pedestrian-oriented, pedestrian-scale development,
- Minimizing visual impacts of cars and parking,
- Transitioning in scale and land uses between the Historic Commercial Business District and Historic Residential – 1 District,
- Providing density at the Town Lift base,
- Allowing for limited retail and commercial uses consistent with resort base and needs of the local community,
- Maintaining and enhancing the long-term viability of the downtown core as a destination for residents and tourists by ensuring a business mix that encourages vitality, public access, vibrancy, activity, and public/resort-related attractions.

Allowing mixed-use AMPDs that include market-rate units, affordable units, and commercial uses is aligned with these purposes. The creation of residential units in these Zoning Districts may provide housing for the Old Town workforce and supports a vibrant year-round community, allowing people to live in proximity to where they work, reducing the need for people to commute to the area.

However, additional amendments to the AMPD code are recommended for the Historic Commercial Business (HCB) and Historic Recreation Commercial (HRC) Zoning

³ <https://www.parkcity.org/departments/planning/general-plan>

⁴ LMC [§ 15-2.6-1](#).

Districts to protect Storefront Property vibrancy, to calculate density, to regulate height, to mitigate impacts of cars and parking in the area to protect the Historic Districts, and to protect primarily residential neighborhoods within these Zoning Districts.

The General Plan outlines the following principles, which staff considered in the drafting of the proposed code:

What is Compatibility in Historic Park City?	
It is...	It is not...
In scale with the neighborhood	Obtrusive
Aesthetically unique	Generic
Quaint and charming	Cold or hostile
Respectful of historic building's heights	Too tall
Deferential	Disrespectful
In context with surrounding structures	An outlier in the neighborhood
Approachable	Overwhelming
Sustainable	Energy consumptive
Inter-connected	Out of place
Small-scale	Overbearing
Subordinate	Massive/Large-scale
Colorful	Gaudy
Harmonious	Incongruous
Complementary to existing buildings	Distracting to the existing fabric

AMPDs will Require Preservation of Historic Buildings

AMPD applicants must submit a map and inventory of all Historic Structures within the project with a Historic Structures report prepared by a qualified Historic Preservation Professional.⁵ A Development Agreement is required for approved AMPDs, outlining Historic preservation obligations.⁶ These provisions ensure AMPD renovations to Historic Buildings will be required to comply with the Historic District Design Guidelines and other Land Management Code requirements as part of the AMPD review.

⁵ LMC [§ 15-6.1-11\(O\)](#).

⁶ LMC [§ 15-6.1-5\(A\)\(12\)](#).

AMPDs in the HCB and HRC Zoning Districts Must Comply with the Storefront Property Regulations

The General Plan recommends restricting ground-level buildings along Main Street to retail and restaurant uses. In 2016, the City Council adopted [Ordinance No. 16-02](#) to protect vibrant commercial storefronts in the HCB and HRC Zoning Districts, prohibiting office and residential uses at the street level.

The AMPD code allows up to 10,000 square feet of commercial, retail, office, public, and quasi-public uses in addition to the market-rate and affordable units. However, LMC [§ 15-6.1-3\(B\)](#) states that AMPDs can only contain Uses that are Allowed or Conditional in the Zoning District in which it is located. As a result, AMPDs in the HCB and HRC Zoning Districts must comply with the commercial Storefront Property requirements outlined in LMC [§ 15-2.5-2](#) and [§ 15-2.6-2](#) within these Historic Zoning Districts.

AMPD Density, Building Height, and Setbacks in the HCB Zoning District Shall Comply with HCB Building Volume and Height, Floor Area Ratio, Restrictions for Properties that Extend from Main to Swede Alley, and Setbacks

AMPD density is volume-based for non-Historic Zoning Districts, meaning the AMPD can be built to the density allowed on site within the constraints of Setbacks, Open Space, and Building Height.

However, this may not lead to AMPDs that are compatible with existing development in the HCB Zoning District. Density in the HCB Zoning Districts is based on maximum Building Volume and Height, Floor Area Ratio (FAR), which is the total floor area divided by lot area, and special requirements for properties that extend from Main Street to Swede Alley. As a result, staff recommends amending LMC [§ 15-6.1-6](#), *Density*, so that AMPDs are subject to the same Density as all other projects within the HCB Zoning District:

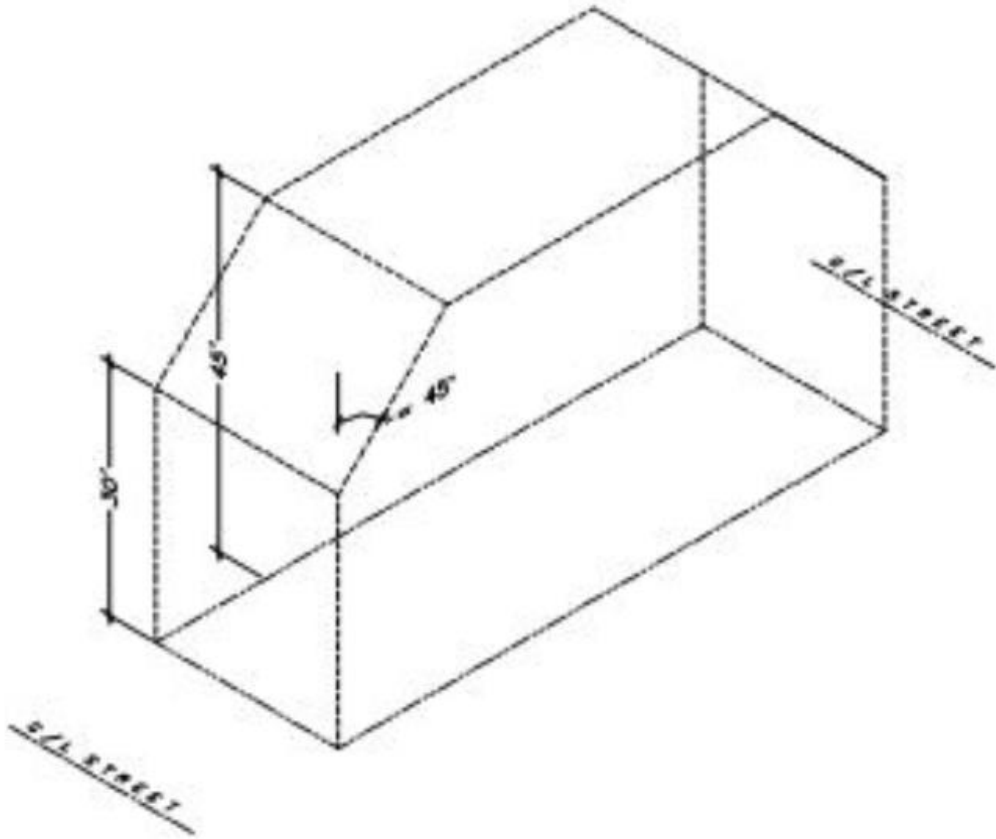
- A. Density for Affordable Master Planned Developments is not determined by the underlying Zoning District, except for the Historic Commercial Business Zoning District (see Subsection B). Rather, Density for Affordable Master Planned Developments is volume based and is determined by the requirements outlined in this Affordable Master Planned Development Chapter. Setbacks shall comply with Section 15-6.1-7, Building Height and Facades shall comply with Section 15-

6.1-8, parking shall comply with Section 15-6.1-9, Open Space shall comply with Section 15-6.1-10, and Site planning shall comply with Section 15-6.1-11.

- B. Affordable Master Planned Developments in the Historic Commercial Business Zoning District shall comply with Sections 15-2.3-8, 15-2.6-5, 15-2.6-6, and 15-2.6-7.

These requirements include specifications on Building Height that is tapered to diminish height when viewed from the street, but still allows Buildings to achieve a 45-foot Height. LMC [§ 15-2.6-7](#) further requires stepbacks for Structures abutting Swede Alley as follows: “Structures must step down toward Swede Alley at an angle of 45 degrees to a maximum height of 24 feet at the edge of the Swede Alley Right-of-Way.”

The image illustrating HCB Density below is from LMC [§ 15-2.6-5\(A\)](#):



Additionally, there are no Setback requirements in the HCB Zoning Districts. Staff recommends that AMPDs within this Zoning District also be exempt from Setback requirements to retain the scale of Historic Main Street. LMC [§ 15-6.1-7](#), *Setbacks*, is proposed to be amended as follows:

- F. There are no minimum required Setbacks for Affordable Master Planned Developments in the Historic Commercial Business Zoning District. Building and Fire Code separation regulations apply.

Lastly, LMC [§ 15-2.3-8](#) outlines regulations for developments that extend from Main Street in the HCB Zoning District to Park Avenue in the Historic Residential – 2 Zoning

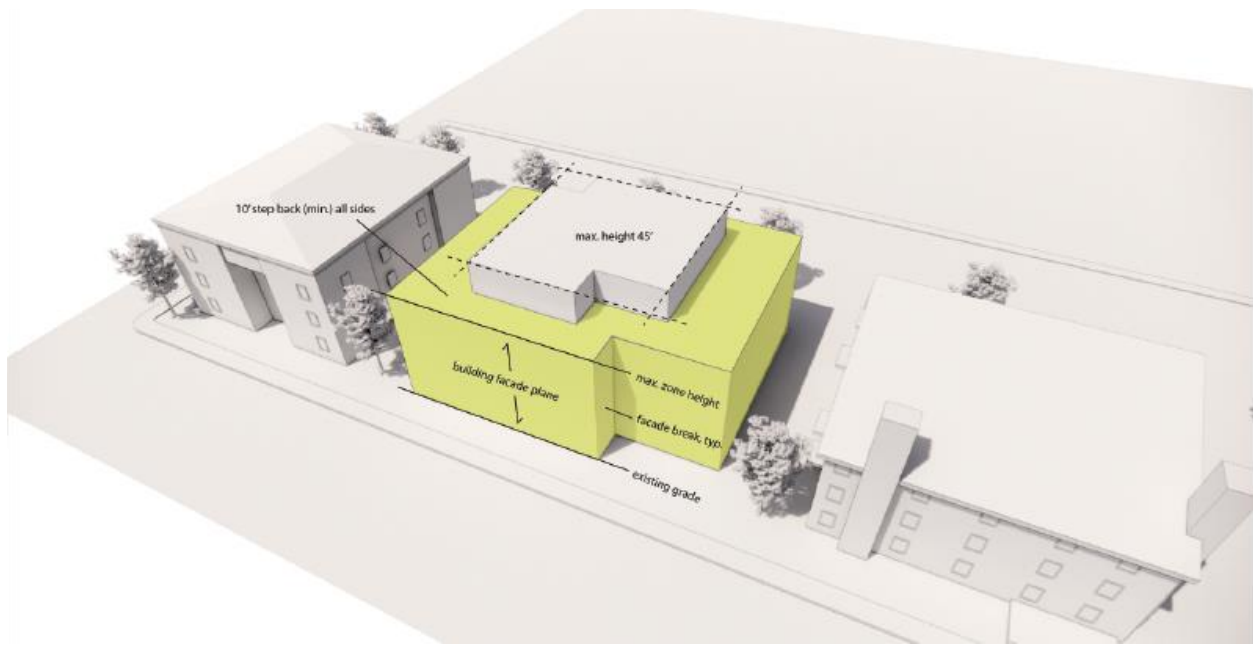
District Sub-Zone A, a transition zone between a primarily commercial area to a residential area.

Density in the HRC Zoning District Shall Comply with AMPD Density

Staff recommends applying the volume-based Density for AMPDs in the HRC Zoning District. The table below compares the HRC Setbacks and Building Height requirements with those in the AMPD code:

	Historic Recreation Commercial	AMPD Code
Setbacks	Front & Rear – 10 feet Side – 5 feet	A 25-foot perimeter Setback on lots greater than two acres Zone-required Setbacks for properties less than two acres The Planning Commission may further reduce Setbacks within the AMPD to match abutting zone-required Setbacks, provided the AMPD maintains the general character of the surrounding neighborhood
Building Height	32 feet, with an additional 5 feet of pitched roofs, antennas, chimneys, and similar structures	The perimeter Building Façade planes shall comply with the 32-foot Building Height, but may reach 45-feet with a 10-foot stepback

Like the tapered Height in the HCB Zoning District, the AMPD code allows Buildings to achieve a 45-foot Height, but only with a ten-foot stepback to reduce visibility from the street and the impact to neighboring properties.



Open Space

AMPDs are required to reserve 20% of the site as Open Space. However, “[t]he Planning Commission may decrease the required Open Space for projects located within 300 feet of a Public Use, including but not limited to a public park, Recreation Open Space, public trail, public school, or Public Recreation Facility.”⁷

Public parks in the HCB Zoning District on Historic Main Street include 9th Street & Park Avenue Park/North Trolley Turnaround, Crescent Tram Trail, Rodney Schreurs Walkway, Bear Bench Walkway, Washington School Inn Walkway, Raddon Walkway, Miners Park, 3rd Street Right-of-Way Walkway, 2nd Street Right-of-Way Walkway, and Old Town Park. A public trail in the HRC includes the Poison Creek Trail. As a result, the Planning Commission will have discretion to reduce the Open Space requirements for AMPDs in HCBs and HRCs and no additional amendments are proposed.

Parking

The AMPD code allows applicants to request that the Planning Commission reduce parking obligations when the applicant demonstrates parking reductions materially increases the feasibility of the AMPD, the applicant funds and submits a parking and traffic study completed by a third party selected by the City, and the applicant demonstrates that the AMPD sufficiently addresses the parking demand for the project.

Factors the Planning Commission may consider in a parking reduction include a clear and irrevocable agreement authorizes AMPD tenants to park in an off-Site Parking Area

⁷ LMC [§ 15-6.1-10](#).

or Parking Structure that is located within 1,000 feet of the AMPD perimeter boundary,⁸ the AMPD is located within ¼-mile from a bus stop, or the AMPD provides dedicated parking spaces for resident carshare vehicles.⁹

However, LMC [§ 15-2.6-12\(D\)](#) establishes parking exceptions in the HCB Zoning District for lots that were current in the Main Street Parking Special Improvement District assessment as of January 1, 1984. Most properties within the HCB Zoning District paid into this assessment. Staff recommends amending LMC [§ 15-6.1-9](#) to address this:

H. See Section 15-2.6-12 for Affordable Master Planned Development Parking in the Historic Commercial Business Zoning District.

AMPDs Are Prohibited in the HRC Zoning District Adjacent to the Historic Residential – 1 Zoning District

There are a few outlier properties located within the HRC Zoning District west of Park Avenue that are adjacent to Historic Residential – 1 (HR-1) Zoning District properties. The HR-1 Zoning District prohibits Multi-Unit Dwellings and has a Building Height of 27 feet (with a total of 35 feet possible when measured from the lowest finished floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters).¹⁰

To protect the transition between the HRC and HR-1 Zoning Districts, staff recommends amending LMC [§ 15-6.1-3](#) as follows:

A. **ZONING DISTRICTS.** Affordable Master Planned Developments are Allowed in

the following Zoning Districts:

1. Residential Development
2. Residential Development Medium
3. Residential Medium
4. Recreation Commercial
5. General Commercial
6. Light Industrial

⁸ The China Bridge Parking Garage is within 1,000 feet of nearly all of the HCB Zoning District.

⁹ LMC [§ 15-6.1-9](#).

¹⁰ LMC [§ 15-2.2-5](#).

7. Community Transition
8. Historic Commercial Business
9. Historic Recreation Commercial, east of Park Avenue

AMPDs will not be allowed in the area circled in black below on the Zoning Map excerpt:



Next Steps:

Additional opportunities to incentivize affordable housing in the HCB and HRC Zoning Districts may include allowing Accessory Affordable Employee Units for non-residential Uses. Summit County is exploring this concept. For example, the property owner of a Building with a Restaurant Use could apply to convert a portion of the Restaurant into an Accessory Affordable Employee Unit to provide housing for staff. This code could be drafted in a way that protects existing Historic Structures.

Department Review

The Planning, Engineering, and Legal Departments reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website on March 23, 2021. Staff mailed courtesy notice to property owners within 300 feet on March 23, 2021. The *Park Record* published notice on March 24, 2021.¹¹

¹¹ LMC [§ 15-1-21](#).

Public Input

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

Alternatives

- The Historic Preservation Board may forward a positive recommendation to the Planning Commission and City Council;
- The Historic Preservation Board may forward a negative recommendation to the Planning Commission and City Council; or
- The Historic Preservation Board may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Ordinance and Land Management Code Redlines

Exhibit B: Affordable Master Planned Development Background

DRAFT ORDINANCE 2021-XX

AN ORDINANCE AMENDING LAND MANAGEMENT CODE § 15-6.1, *ZONING DISTRICTS AND USES*; § 15-6.1-6, *DENSITY*; § 15-6.1-7, *SETBACKS*; § 15-6.1-8, *BUILDING HEIGHT AND FACADES*; § 15-6.1-9, *PARKING*

WHEREAS, the Park City General Plan establishes goals, objectives, and community planning strategies to create a diversity of primary housing opportunities to address changing needs of residents; to increase diversity of housing stock to fill voids within housing inventory to create a variety of context sensitive housing opportunities, to increase density that might allow for affordable housing, to increase affordable housing opportunities and associated services for the workforce of Park City, and to provide increased housing opportunities that are affordable to a wide range of income levels;

WHEREAS, the Park City General Plan recommends updating incentives for density bonuses for affordable housing developments to include moderate and mixed-income housing, to evaluate the Land Management Code to remove unnecessary barriers to affordable housing, and to review the affordable housing Master Planned Development requirements and amend according to existing economics;

WHEREAS, the Park City General Plan Housing Toolbox recommends decreased parking requirements, a density bonus, and increased height for affordable developments;

WHEREAS, the Park City 2020 and 2021 Housing Assessment and Plan establishes goals to build affordable and attainable units on City-owned property through public-private partnerships, to implement zoning incentives for Affordable Units in new developments, to reduce parking for certain affordable housing and amend the Land Management Code to incentivize affordable housing development, and to encourage affordable housing near transit;

WHEREAS, Goal 15 of the Park City General Plan is to preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations;

WHEREAS, Goal 16 is to maintain the Historic Main Street District as the heart of the City for residents and encourage tourism in the district for visitors;

WHEREAS, the Land Management Code implements the goals, objectives, and policies of the Park City General Plan to maintain the quality of life and experiences for City residents and visitors;

WHEREAS, the Land Management Code was adopted by the City Council of Park City, Utah, to promote the health, safety, and welfare of the residents, visitors, and property owners of Park City;

WHEREAS, the Historic Preservation Board duly noticed and conducted a public hearing on April 7, 2021, and forwarded a _____ recommendation;

WHEREAS, the Planning Commission duly noticed and conducted a public hearing on April 14, 2021, and forwarded a _____ recommendation to City Council,

WHEREAS, the City Council duly noticed and conducted a public hearing on April 29, 2021.

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

SECTION 1. AMENDMENT: MUNICIPAL CODE OF PARK CITY, LAND MANAGEMENT CODE TITLE 15. The recitals above are incorporated herein as findings of fact. Municipal Code of Park City § 15-6.1-6, *Density*; § 15-6.1-7, *Setbacks*; § 15-6.1-8, *Building Height And Facades*; § 15-6.1-9, *Parking*, are hereby amended as outlined in Attachment 1.

SECTION 2. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

PASSED AND ADOPTED this 29th day of April, 2021

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, Mayor

Attest:

City Recorder

Approved as to form:

Mark Harrington, City Attorney

15-6.1 Affordable Master Planned Developments

15-6.1-3 Zoning Districts And Uses

A. ZONING DISTRICTS. Affordable Master Planned Developments are Allowed in the following Zoning Districts:

1. Residential Development
2. Residential Development Medium
3. Residential Medium
4. Recreation Commercial
5. General Commercial
6. Light Industrial
7. Community Transition
8. Historic Commercial Business
9. Historic Recreation Commercial, east of Park Avenue

B. USES. An Affordable Master Planned Development can only contain Uses that are Allowed or Conditional in the Zoning District in which it is located.

C. COMMERCIAL USES. An Affordable Master Planned Development may include up to 10,000 square feet of Commercial, Retail, Office, Public, and Quasi-public Uses.

HISTORY

Adopted by Ord. [2021-10](#) on 2/25/2021

15-6.1-6 Density

A. Density for Affordable Master Planned Developments is not determined by the underlying Zoning District, except for the Historic Commercial Business Zoning

District (see Subsection B). Rather, Density for Affordable Master Planned Developments is volume based and is determined by the requirements outlined in this Affordable Master Planned Development Chapter. Setbacks shall comply with Section 15-6.1-7, Building Height and Facades shall comply with Section 15-6.1-8, parking shall comply with Section 15-6.1-9, Open Space shall comply with Section 15-6.1-10, and Site planning shall comply with Section 15-6.1-11.

- B. Affordable Master Planned Developments in the Historic Commercial Business Zoning District shall comply with Sections 15-2.3-8, 15-2.6-5, 15-2.6-6, and 15-2.6-7.

HISTORY

Adopted by Ord. [2021-10](#) on 2/25/2021

15-6.1-7 Setbacks

- A. The minimum Setback around the exterior boundary of an Affordable Master Planned Development is twenty-five feet (25') for Property greater than two (2) acres.

1. The Planning Commission may decrease the required perimeter Setback from twenty-five feet (25') for Affordable Master Planned Developments greater than two (2) acres to the zone-required Setback to provide architectural interest and variation.

- B. For Property two (2) acres or less, the minimum Setback around the exterior boundary of an Affordable Master Planned Development shall be the zone-required Setback.

- C. For perimeter Setbacks or Setbacks within the Affordable Master Planned Development, the Planning Commission may increase Setbacks to retain existing Significant Vegetation or natural features, to create an adequate buffer to adjacent Uses, or to meet Historic Compatibility requirements.
- D. The Planning Commission may reduce Setbacks within the project boundary, but not perimeter Setbacks, from those otherwise required in the Zoning District to match an abutting zone-required Setback, provided the project meets minimum International Building Code and Fire Code requirements, maintains the general character of the surrounding neighborhood in terms of mass, scale, and spacing between Structures, and meets Open Space criteria.
- E. Final Setback approvals shall be specified as a Finding of Fact in the Affordable Master Planned Development approval, in the Development Agreement, and on each plat within the Affordable Master Planned Development.
- F. There are no minimum required Setbacks for Affordable Master Planned Developments in the Historic Commercial Business Zoning District. Building and Fire Code separation regulations apply.

HISTORY

Adopted by Ord. [2021-10](#) on 2/25/2021

15-6.1-8 Building Height And Facades

- A. **BUILDING HEIGHT.** With the exception of the Historic Commercial Business Zoning District, Affordable Master Planned Development Building Height shall comply with the underlying Zoning District Building Height for the perimeter

Building Façade planes. Building Height is forty-five feet (45') from Existing Grade when the following criteria are met:

1. The Building includes a ten-foot (10') stepback on all perimeter Building Façade planes from the underlying Zoning District Building Height to the forty-five foot (45') Building Height;
2. Infrastructure is in place or can be updated to meet the increased demand; and
3. The Building complies with Building Façade variation requirements.

B. EXCEPTIONS. The following may exceed the Building Height:

1. Antennas, chimneys, flues, vents, and similar Structures may extend up to five feet (5') above the highest point of the Building to comply with International Building Code requirements;
2. Water towers, mechanical equipment, and Solar Energy Systems, when enclosed or Screened, may extend up to five feet (5') above the forty-five foot (45') Building Height; and
3. Elevator Penthouses may extend up to eight feet (8') above the forty-five foot (45') Building Height.

C. STEPBACK EXCEPTIONS.

1. Chimneys not more than five feet (5') wide and projecting not more than two feet (2') into the stepback.
2. Roof overhangs or eaves projecting not more than two feet (2') into the stepback.

3. Window sills, belt courses, trim, exterior siding, cornices, or other ornamental features projecting not more than six inches (6") beyond the main Structure to which they are attached.
4. Rooftop Decks projecting not more than six feet (6') into the stepback.
5. Solar Energy Systems.
6. Green Roofs.
7. Rooftop gardens projecting not more than six feet (6') into the stepback.
8. Screened mechanical equipment, hot tubs, or similar Structures projecting not more than six feet (6') into the stepback.

D. FAÇADE VARIATION.

1. Buildings greater than sixty feet (60') but less than one-hundred-twenty feet (120') in length must exhibit a prominent shift in the Façade of the Building so that no greater than seventy-five percent (75%) of the length of the Building Façade appears unbroken. Each shift shall be in the form of either a ten foot (10') change in Building Façade alignment or a ten foot (10') change in the Building Height, or a combined change in Building Façade and Building Height totaling ten feet (10').
2. Structures that exceed one-hundred-twenty feet (120') in length on any Façade shall provide a prominent shift in the mass of the Building at each one-hundred-twenty-foot (120') interval, or less, reflecting a change in function or scale. The shift shall be in the form of either a fifteen foot (15') change in Building Façade alignment or a fifteen foot (15') change in the Building Height. A combination of both the Building Height and Building

Façade change is encouraged and to that end, if the combined change occurs at the same location in the Building plan, a fifteen foot (15') total change will be considered as full compliance.

3. The Façade length and variation requirements apply to all sides of a Building.

- E. Building Height in the Historic Commercial Business Zoning District shall comply with Section 15-2.6-5.

HISTORY

Adopted by Ord. [2021-10](#) on 2/25/2021

15-6.1-9 Parking

- A. Affordable Master Planned Developments shall comply with Chapter 15-3, Off-Street Parking.

- B. The Applicant may request that the Planning Commission reduce the parking required by Section 15-3-6, Parking Ratio Requirements For Specific Land Use Categories. To request a parking reduction, the Applicant must:

1. Demonstrate that parking reductions materially increase the feasibility of the proposed Affordable Master Planned Development;
2. Fund and submit a parking and traffic study completed by a third party selected by the City; and
3. Demonstrate that the proposed Affordable Master Planned Development sufficiently addresses the parking demand for the project.

- C. If the Planning Commission approves a reduction in the parking requirements, the Applicant shall submit a parking management plan for Planning Commission

review and approval prior to the issuance of a Certificate of Occupancy for any portion of the Affordable Master Planned Development.

1. The Planning Commission may amend the parking management plan at any time to address changing circumstances.

D. The Planning Commission may reduce the parking required by Section 15-3-6, Parking Ratio Requirements For Specific Land Use Categories, for Affordable Master Planned Developments according to one or more of the criteria outlined below:

1. On sites that are one acre or less by deducting 5,000 square feet per 15,000 square feet of Gross Floor Area for each floor from the sum of total floor area that is used to calculate parking requirements;
2. Parking in the Right-of-Way along the perimeter of the Affordable Master Planned Development Site is available;
3. A clear and irrevocable agreement authorizes Affordable Master Planned Development residents to park in an off-Site Parking Area or Parking Structure that is located within 1,000 feet of the Affordable Master Planned Development perimeter boundary;
4. The Affordable Master Planned Development is within ¼-mile from a bus stop that includes a waiting shelter consistent with City standards;
5. On-Site parking is provided for motorcycles and/or scooters;
6. Bicycle parking exceeds the requirements of Section 15-3-9;
7. The Affordable Master Planned Development provides dedicated parking spaces for resident carshare vehicles.

E. The Planning Commission may not reduce Affordable Master Planned Development parking requirements below the ratio outlined in Table 1:

Table 1

Unit Size	Market-Rate Units	Affordable Units
<600 SF	0.5 spaces per unit	None
600-1,000 SF	1 space per unit	0.5 spaces per unit
1,000-2,000 SF	1.5 spaces per unit	1 space per unit
>2,000 SF	2 spaces per unit	1.5 spaces per unit

F.

G. In mixed-use Affordable Master Planned Developments, the Commercial, Retail, Office, Public, and/or Quasi-public Uses shall meet the parking requirements outlined in Chapter 15-3.

H. See Section 15-2.6-12 for Affordable Master Planned Development Parking in the Historic Commercial Business Zoning District.

HISTORY

Adopted by Ord. [2021-10](#) on 2/25/2021

In 2018, staff proposed AMPD amendments to:

- (I) Reduce the requirement from 100% to 50% affordable or attainable housing;
- (II) Create a sliding scale for Density Bonuses based on the total percentage of Affordable units and the Area Median Income served – the more affordable units and the lower AMI served, the greater Density Bonus;
- (III) Reduce Off-Street Parking to match general MPD parking requirements; and
- (IV) Exempt micro-units 500 square feet or less from parking requirements.

The Planning Commission forwarded a positive recommendation to City Council but requested continued work on Height, micro-unit limitations, and clarification with respect to market-rate units and the density bonus, parking restrictions, and rental units ([Staff Report](#), p. 52; [Minutes](#), p. 11).

When staff presented the proposed AMPD amendments, the City Council requested further study to demonstrate whether the proposed AMPD amendments went far enough to incentivize public-private partnerships. The Council directed staff to hire a consultant. The City hired Cascadia Partners to audit the proposed AMPD code (City Council [Staff Report](#); [Minutes](#), p. 12 - 13).

On November 25, 2019, Cascadia Partners submitted the [*Affordable Master Planned Development Code Audit Report: Identifying Zoning and Housing Development Barriers*](#). Cascadia concluded that the proposed AMPD code did not sufficiently mitigate the funding gap and could not be accommodated on certain sites. Cascadia recommended additional incentives through:

- Reduced Setbacks
- Reduced Open Space
- Increased Floor Area Ratio (allow more Height)
- Increased Lot Coverage
- Reduced Parking

On December 5, 2019, the City Council reviewed Cascadia's Audit Report and directed staff to amend the AMPD code in two phases: Phase I to reduce Setbacks, Open Space, and Parking, and Phase II to increase Height and further reduce parking.

On January 30, 2020, the City Council adopted [Ordinance 2020-09](#), enacting Phase I to reduce MPD Setbacks for Lots less than two acres to the Zone-Required Setbacks, to reduce AMPD Open Space from 50% to 20%, and to reduce AMPD Parking requirements to match general MPD requirements.

To implement Phase II, staff hired Cascadia Partners to evaluate land use codes that incentivize Affordable Housing through reduced parking and increased Height.

Cascadia submitted [Best Practice Research on Height and Parking Code Standards for AMPD Update](#). The Planning Commission conducted three work sessions and provided input below.

Parking Reductions

On October 28, 2020, the Planning Commission considered parking reductions and provided the following direction ([Staff Report](#); [Minutes](#), p. 3):

- Reduce parking for Affordable Units and require parking mitigations based on transit access, available carshares, motorcycle/scooter parking, and bicycle parking.

Current Requirement		Recommended Requirements		
Dwelling Size	All units	Dwelling Size	Market-Rate Units	Affordable Units
<1,000 SF	1 space per unit	<600 SF	0.5 spaces per unit	None
1,000 – 2,000 SF	1.5 spaces per unit	600 SF – 1,000 SF	1 space per unit	0.5 spaces per unit
>2,000 SF	2 spaces per unit	1,000 – 2,000 SF	1.5 spaces per unit	1 space per unit
		>2,000 SF	2 spaces per unit	1.5 spaces per unit

- Provide additional parking reductions for AMPDs on small sites: for every 15,000 square feet per floor, reduce the parking requirement for 5,000 square feet.
- Reduce Off-Street Parking Requirements for projects on Lots with an area less than 5,000 square feet if sufficient parking demand reductions can be implemented.
- Allow credit for on-street parking along the site frontage.
- Allow credit for off-site parking spaces within 800 to 1,000 feet from the AMPD that are dedicated to AMPD parking.

Increased Height

On November 11, 2020, the Planning Commission provided input on the following ([Staff Report](#); [Audio](#)):

- Allow Height up to 45 feet in:
 - Predominantly Residential Zoning Districts (RD, E, SF)
 - Mixed Residential and Resort-Oriented Zoning Districts (RDM, R-1, RM)
 - Resort-Oriented and Commercial Zoning Districts (RC, LI, GC)
 - Highway 40 Entry Corridor Zoning District (CT)
- Require Height stepdowns from the edge of Buildings to mitigate the impact.
- Apply a maximum building length and façade articulation standard.

AMPD Affordable/Market-Rate Requirements

On December 9, 2020, the Planning Commission provided input on the final phase in the amended AMPD code, including an update to the percentage of affordable versus market-rate units ([Staff Report](#); [Minutes](#), p. 14). Based on amendments to the Housing Resolution and lessons learned through City development of Affordable Housing, the proposed code implements the following:

- (I) Separates AMPDs from MPDs and Housing Resolution obligations;
- (II) Requires at least 50% Affordable Units;
- (III) Allows only Affordable Units – not Attainable Units;
- (IV) Bases the Density Bonus on an envelope encompassing reduced Setbacks, Open Space, and increased Height rather than on base-zoning Density;
- (V) Prohibits Nightly Rentals and Timeshares in both affordable and market-rate AMPDs;
- (VI) Allows commercial development if the total is less than 10,000 square feet.

The Planning Commission then conducted two public hearings on January 27, 2021 ([Staff Report](#); [Minutes](#), p. 17) and February 10, 2021 ([Staff Report](#); [Audio](#)), and forwarded a positive recommendation to City Council.

On February 25, 2021, the City Council unanimously adopted [Ordinance No. 2021-10](#), which enacted Affordable Master Planned Developments (AMPDs) to incentivize private development and public-private partnerships in the development of affordable units, codified in LMC [Chapter 15-6.1](#) ([Staff Report](#); [Minutes](#), p. 18).



Historic Preservation Board Staff Report

Planning Department

Author: Brendan Conboy
Subject: Demolition or Relocation and Reconstruction (Single-Car Garage)
Address: 1057 Woodside Avenue
Project Number: PL-21-04789
Date: April 7, 2021
Type of Item: Administrative – Modification of Approval - Demolition or Relocation/Reconstruction

Summary Recommendation:

Staff recommends the Historic Preservation Board (HPB) review the applicant's requests, conduct a public hearing, and consider modifying approval of item PL-19-04208 requiring the Reconstruction of the single-car garage to instead allow the Demolition or Relocation and Reconstruction of the Historic single-car garage on the Landmark Site. Staff also recommends HPB reaffirm the 2016 approval for Material Deconstruction of a non-Period-of-Significance north portico 'shed' addition attached to the historic single-family dwelling at 1057 Woodside Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Topic:

Address: 1057 Woodside Avenue
Designation: Landmark
Applicant: Natalie Fine-Cregger and William Cregger
Proposal: Demolition or Relocation and Reconstruction of the Historic Single-Car Garage on the Landmark Site.

The application was compiled by staff on behalf of the applicant in early March, 2021 as a result of misinformation unintentionally provided to the applicant by former Planning Department staff regarding the ability to remove the garage and portico addition. Staff noticed the item on March 19th, 2021, in the Park Record and sent mailed notice to adjacent landowners and posted the property on March 23rd, 2021.

Applicant's Request:

The applicant is requesting a Modification of Approval to the existing approved Material Deconstruction and Reconstruction of the ca. 1939 single-car garage located on Lot 16 of the 1057 Woodside Avenue site. The applicant is also requesting re-approval of material deconstruction of a 1936 north portico 'shed' addition to the single-family dwelling which was approved in 2016 under a previous applicant and has since expired. An associated Historic District Design Review (HDDR) application to develop Lot 16 has not yet been approved, as it is dependent on the Historic Preservation Board's review of the requested modification of approval to item PL-19-04208: Reconstruction of the ca. 1939 Single-Car Garage on the Landmark Site and re-approval of the Material Deconstruction of the north portico 'shed' addition.

The staff report and Final Action letter for item PL-19-04208 Findings of Fact clearly indicate that the ca. 1939 single-car garage was approved for Material Deconstruction and Reconstruction in its original location. The garage structure, or rather what salvageable remnants the applicant was able to protect as the garage was in a dilapidated shape, has been panelized and is being stored on site by the applicant. Per the applicant, a significant portion of the garage structure (90%) was unsalvageable. The LMC requires reconstruction and rehabilitation of historic structures wherever feasible as opposed to complete Demolition which is a much higher bar to meet.

The applicant now requests to Demolish (remove) the ca. 1939 single-car garage from Lot 16 entirely, however, they are willing to Relocate and Reorient the single-car garage to the rear of the historic house on Lot 15 if so required by the Historic Preservation Board. Based upon feedback from the City's Historic Preservation Consultant, Anne Oliver, staff has identified two possible options for the Relocation and Reconstruction of the garage behind the historic house should the Historic Preservation Board be amenable to the request to reconstruct the garage elsewhere on site outside of its historic footprint (see Analysis section).

In addition, the applicant is requesting the Historic Preservation Board reaffirm the expired 2016 approval for Material Deconstruction for Demolition of the north portico addition to the historic single-family dwelling in anticipation of new construction on Lot 16. The portico addition is detailed in figures below in the Analysis section.

Background

The subject property is located in the Historic Residential (HR-1) Zoning District and legally described as Lots 15 and 16, Block 9, Snyder's Addition to Park City. While the subject site appears to be one Lot, and is portrayed as such on the Summit County Parcel Viewer, it is actually two legal Lots of Record with the primary structure occupying Lot 15, and Lot 16 being vacant, save for the ca. 1939 single-car garage that has since been panelized and removed from its original location pending reconstruction.

In June of 2014, the then owners of 1057 Woodside Avenue, Ryan and Katie Patterson (Pattersons), submitted a Historic District Design Review Pre-Application with a site plan indicating the building envelope for a possible addition to the rear of the historic structure that would cross Lot 15 and 16 to the north and into the area where the single-car garage was located (See Exhibit C). Though the record of communication is unclear from this point forward, it can be inferred that there was a discussion about the feasibility of relocating the garage as the then property owners obtained Planning Director and Building Official determination that the structure could be moved, however the letter noted that a full Historic District Design Review application would need to be submitted and approved first (See Exhibit D)

On February 23, 2015, the Pattersons submitted a complete application for Historic District Design Review for the property located at 1057 Woodside Avenue, however the application was delayed pending required approvals from the Historic Preservation

Board for Material Deconstruction of the north portico addition of the main house and Reconstruction and Relocation of the single-car garage. On April 14, 2016, the Pattersons applied for approval of Material Deconstruction of the 1936 north portico addition, Disassembly and Reassembly of the ca. 1939 single-car garage, and Relocation of the single-car garage (See Exhibit E, 2016 Staff Report). All items were filed under item PL-14-0238.

The Pattersons planned to restore the historic single-family dwelling to its Period of Significance bungalow form which involved removing the 1930's additions to the house, and returning the structure's original form of the north roof and original horizontal siding of 1918. The Pattersons also requested to panelize, reconstruct, and **relocate** the ca. 1939 single-car garage closer to Woodside Avenue, approximately 20 feet east of its original location, in keeping with minimum front and side setbacks.

On July 20, 2016, The Historic Preservation Board approved the Material Deconstruction and Demolition of the 1936 north portico addition, approved the Disassembly and Reassembly of the ca. 1939 single-car garage, and **denied the Relocation of the single-car garage** (See Exhibit F, 2016 Denial and Approval Letters). The Historic Preservation Board's meeting minutes from July 20, 2016 (Exhibit G, 2016 Meeting Minutes) discusses the reasoning behind the Historic Preservation Board's denial, which staff has highlighted excerpts from below:

- *Staff does not find unique conditions that would warrant relocation. The single-car garage and the associated house are an excellent example of how our properties evolved in Park City, and it also characterizes this specific area of Park City. No alterations have occurred to the site since the late 1930s, giving the site a high degree of historic integrity and its Landmark designation.*
- *Planner Turpen remarked that the current orientation of the structures on the property convey a clear development pattern. Altering this relationship will alter the context of the site. The Staff recommended denial for the relocation portion of this proposal.*
- *Mr. Stephens pointed out it would be more difficult for current or future homeowners to have flexibility with the properties. Planner Turpen emphasized that development is possible in its current location.*
- *Vice-Chair Stephens understood that if the HPB makes a determination, the decision pertains to this owner or any future applicants. Planner Turpen replied that it is only a 12-month approval. If the new owner does not do the work without requesting an extension, this approval would expire and they would have to go through the process again. Assistant City Attorney McLean clarified that if someone came in years from now and the Code had not changed, it would be difficult to defend a change of decision if the circumstances had not changed because they would be applying the same criteria.*
- *Mr. Stephens was more concerned about the unintended consequence. There are very few of these garages left and they are past the era where homes are being demolished by neglect. He questioned whether they were going down a path where these garages collapse through neglect. Planner Turpen stated that if the garage falls over due to neglect, the City would make the owner rebuild it.*

- *Board Member Hewett moved to DENY movement of the garage at 1057 Woodside per the Staff recommendation and in accordance with the Findings of Fact and Conclusions of Law found in the Staff report. Board Member Holmgren seconded the motion. The motion passed unanimously.*

Following the June 20, 2016 hearing in a follow up email to the applicants, former Planner Hannah Tyler (née Turpen) advised the Pattersons that following the HDDR hearing they would need to submit a new site plan showing the ca. 1939 single-car garage in its original location. In September of 2016 the Planning Department received a HDDR Pre-Application request from a prospective buyer of the property focused primarily on Lot 16 and what options were available for removal or relocation of the single-car garage given the HPB's recent denial of the Pattersons' request. A memo in the file says that that applicant decided not to purchase the property, so research into his questions on relocating the garage was never completed. An email correspondence from former Planner Anya Grahn instructed the prospective buyer to, "Please be aware that any application to relocate the historic structure would have to be very different from the HPB's review of the Patterson's application." In May of 2017, the Pattersons sold the property to the current applicants, Bill and Natalie Cregger, and the approvals for Material Deconstruction and Disassembly & Reassembly later expired. Planner Tyler later provided the same information in an email to the Cregger's, advising them to submit a GRAMA request for the past approvals and denial and to be sure any request was materially different from the Pattersons'.

A memo in the file from former Planning Department staff in July of 2019 notes that the applicant was last corresponded with in April of 2018 and that a new file would be opened. On April 4, 2019, the applicant received a Notice and Order to Repair for the single-car garage (Exhibit H). On May 10, 2019, the applicant submitted a Historic District Design Review application, item PL-19-04208 for the Material Deconstruction and Reconstruction of the single-car garage.

On June 5, 2019, the Historic Preservation Board unanimously approved the applicant's request for Material Deconstruction and Reconstruction of the ca. 1939 single-car garage. The staff report for this item failed to mention the past applications associated with this property concerning the garage. The Historic Preservation Plan included in the applicant's submitted materials for this item notes that up to 90% of the garage was unsalvageable. Though it was specified in the approval that the Planning Department would inspect the Material Deconstruction materials on site, it is not clear that former Planning Director, Bruce Erickson ever completed this task to verify the 90% unsalvageable material claim, though the Building Official's determination regarding the structural soundness of the garage and the pictures of the garage when standing attest to its dilapidated condition. **Per the historic encumbrance preservation guarantee, the applicant is required to reconstruct the garage within two-years of Material Deconstruction/Disassembly which would be this coming summer.**

The Historic Preservation Board made the following relevant findings of fact,

1. *Development on this property has spanned across three (3) of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930), and the Mining Decline and Emergence of Recreation Industry Era (1931-1962).*

14. *The proposal complies with LMC 15-11-15(A)(3) as the applicant has worked with staff to develop a Historically accurate set of plans for the Reconstruction. **The Building(s) and/or Structure(s) will be reassembled in their original form, location, placement, and orientation.***

Following HPB's approval, in early October 2020, the applicant submitted plans for Historic District Design Review Pre-Application on Lot 16 where the single-car garage formerly stood. Later, in January and early February of 2021 the applicant submitted additional materials for a full Historic District Design Review for Lot 16. Included in the materials was a document titled Historic Preservation Plan – Main House (Exhibit K) which stated the intention of the applicant to now relocate the garage structure behind the historic house and to remove the previously approved Material Deconstruction of the north portico addition. Revised proposed site plans show the ca. 1939 single-car garage removed from Lot 16 and relocated to Lot 15 behind the historical primary residence and roughly in the location identified on Sanborn maps where an accessory outbuilding once stood (See detail below in Analysis).

In February, 2021, in discussions with the applicant, former Planning Department staff pivoted and explored whether a revision in the Land Management Code Sec. [LMC\) 15-11-12.5\(A\)b](#), 'Removing or Replacing Non-Historic Features' would allow the Planning Director or their designee to administratively approve the removal of non-historic material from Landmark and Significant sites. They reasoned that because the north portico addition and the ca. 1939 single-car garage had been constructed outside of the Mature Mining Era (1894-1930), and instead within the Mining Decline and Emergence of Recreation Industry Era (1931-1962), that these items were both 'non-historic' and could be removed via administrative approval, without fully vetting the specifics of the last HPB findings and approval.

Upon application by the owners following that discussion, current staff determined this was a misinterpretation of the code, exceeded staff authority to counter a standing decision of the HPB, and further called into question why the 1930s north portico was approved for Material Deconstruction, yet the garage was not permitted to be Relocated.

Although the Historic Preservation Board had approved the Material Deconstruction of this addition in 2016 as part of a previous application by former property owners, the approval had since expired. Moreover, the Demolition of the north portico addition to the historic house was not a component of the current applicant's previous request and appearance before the Historic Preservation Board for the reconstruction of the single-car garage. Because the Demolition of this material is necessary to accommodate new construction on Lot 16, it is staff's opinion that it is subject to the Historic Preservation Board's review and should therefore be included in this request.

Upon further discussion, and in consultation with the City Attorney, it was determined that in order to remove or relocate the single-car garage elsewhere on site, the applicant would first need to re-appear before the Historic Preservation Board to modify their existing approval which requires the reconstruction of the garage in its original location, as indicated by the finding of fact #14 above.

In researching the site for the Historic District Design Review application submitted in February, the City's Historic Preservation Consultant, Anne Oliver, provided a memo (Exhibit B, 2021 SWCA Memo) outlining the means by which the consultant could support the relocation of the single-car garage. The consultant's memo which supported the relocation of the single-car garage was based on the premise that if the garage were to be separated on its own legal Lot of Record it would likely not be conferred the same level of protection as the Landmark primary structure should the Lot be sold, and therefore relocating the structure to the rear of the property is the next best course of action for preservation to deter demolition. At the time, the consultant was under the impression that the applicant would be applying for, and would likely obtain approval of a Subdivision Plat to split the Lot as this is what the former Planning Department staffer working on the project had advised her. This assumption is incorrect, the site has always been two legal Lots of Record as the lots were never officially combined. The applicant would merely need to obtain a new Tax ID for Lot 16 to develop the Lot if it were not for the prior HPB determinations regarding the garage.

The consultant's concern for the level of protection afforded the garage on Lot 16 is therefore unresolved as the property has always been two Lots of Record and is discussed as such in prior applications. Seemingly the only protection conferred upon the ca. 1939 single-car garage has been its association with the Landmark site as a contributory historical outbuilding representative of the Mining Decline and Emergence of Recreation Industry Era (1931-1962), and the associated prior decisions regarding Material Deconstruction, Disassembly & Reassembly, Reconstruction, and Relocation of the garage by the Historic Preservation Board. **To ensure everyone is on the same page, if the HPB denies the request to relocate the structure, staff recommends an additional condition of approval confirming the historic status of the single-car garage regardless of whether Lot 16 is sold to a second party, or is proposed to be developed, as is the case, by the current applicant.** Please see still-to-be-determined by the Historic Preservation Board Condition of Approval #4.

1057 Woodside Avenue Developmental History:

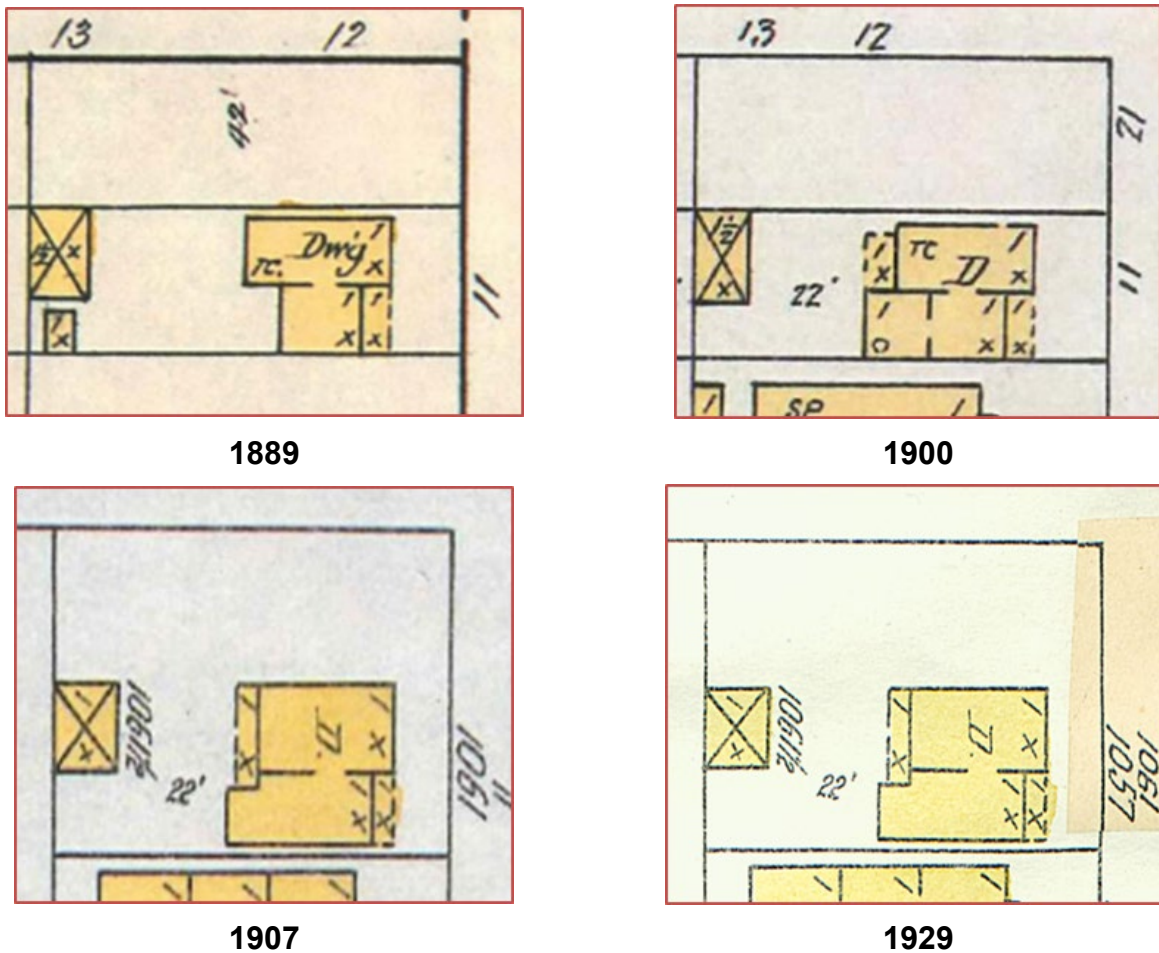
The 1057 Woodside Avenue property is designated as a Landmark Site on the Park City Historic Sites Inventory (HSI). Development on this property has spanned across three (3) of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930), and the Mining Decline and Emergence of Recreation Industry Era (1931-1962).

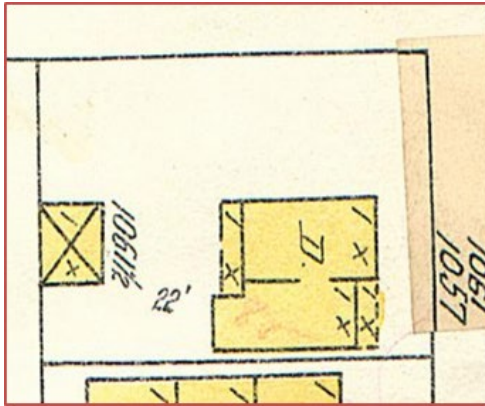
Park City's Historic Preservation consultant, Anne Oliver of SWCA, has provided a detailed chronology of the development of 1057 Woodside Avenue in Exhibit D. Staff has summarized the developmental history in this section of the report by highlighting

the major alterations and evidence that exists today as it relates to the proposed Material Deconstruction (Deconstruction and Reconstruction) and site context.

As can be seen in Exhibit B and Exhibit C, the single-family dwelling was constructed in circ.1889 and has undergone a series of alterations since. Figure 1 shows the developmental history of the site as documented in the Sanborn Fire Insurance Maps (Sanborn Maps).

Figure 1: Sanborn Fire Insurance Maps document the developmental history of 1057 Woodside Avenue.





1941

Martin and Mary McGrath, officially purchased the property in 1890 and appear to have constructed the single-family dwelling and outbuildings before their formal purchase. The single-family dwelling and outbuildings first appear on the 1889 Sanborn Map.

As can be seen in the 1889 and 1900 Sanborn Maps in Figure 1, a one and one-half story, wood-framed and wood-sided stable (marked by a large X) with a wood-shingled roof was located in the rear yard. A smaller, one-story wood building (possibly an outhouse), located to the south of the stable was only present in the 1889 Sanborn Map.

The 1900 Sanborn Map indicates that the smaller outbuilding had been removed but the rectangular stable remained in the northwest corner of the property.

The 1907 Sanborn Map documents no changes to the single-family dwelling, but it does indicate that the two (2) original lots were now recognized as one (1) single lot. It also documents that the original stable had been replaced by a new stable that was squarer in plan and built in line with the north wall of the house.

In 1911, the property was seized by Summit County in a tax sale. In May 1918, Summit County sold the property to Charles A. Workman, a blacksmith in the mining industry, and his wife, Florence Reddon Workman. The Workmans completed major alterations to the single-family dwelling at about this time (circ. 1918).

The Workmans sold the property in 1924 and it changed ownership multiple times until 1936. In 1936, Robert J. Birkbeck, a shop foreman for a mining company, and his wife Lillian P. Langford Birkbeck purchased the property. The Birkbecks made a series of changes to the site including, the construction of the north addition to the single-family dwelling, as well as construction of the single-car garage and the storage shed. The development of an automobile garage documents the shift from horse and pedestrian travel to the need to accommodate private automobiles, accessible to all classes.

The first known image of the property at 1057 Woodside Avenue is a tax assessment photograph taken in circ. 1940 (Figure 2). The circ. 1940 tax photograph of 1057

Woodside Avenue documents the changes to the single-family dwelling. At the far right edge of the photograph, the corner of an outbuilding is visible; the front (east end) of this building is roughly aligned with the east face of the addition. In the background stands a large, rectangular outbuilding with a wood-shingled roof.

The circ. 1940 tax photograph of 1103 Woodside Avenue, which is the property on the north side of Crescent Street, provides a better view of the two (2) outbuildings (Figure 3). The white-painted, board and batten building with a wood-shingled roof is clearly the single-car garage in the same location on the property today.

Figure 2: 1057 Woodside Avenue circ. 1940 tax photograph. Visible in this photograph are the circ. 1918 alterations, the circ. 1936 north portico 'shed' addition (highlighted in red), and the corner of the outbuildings.

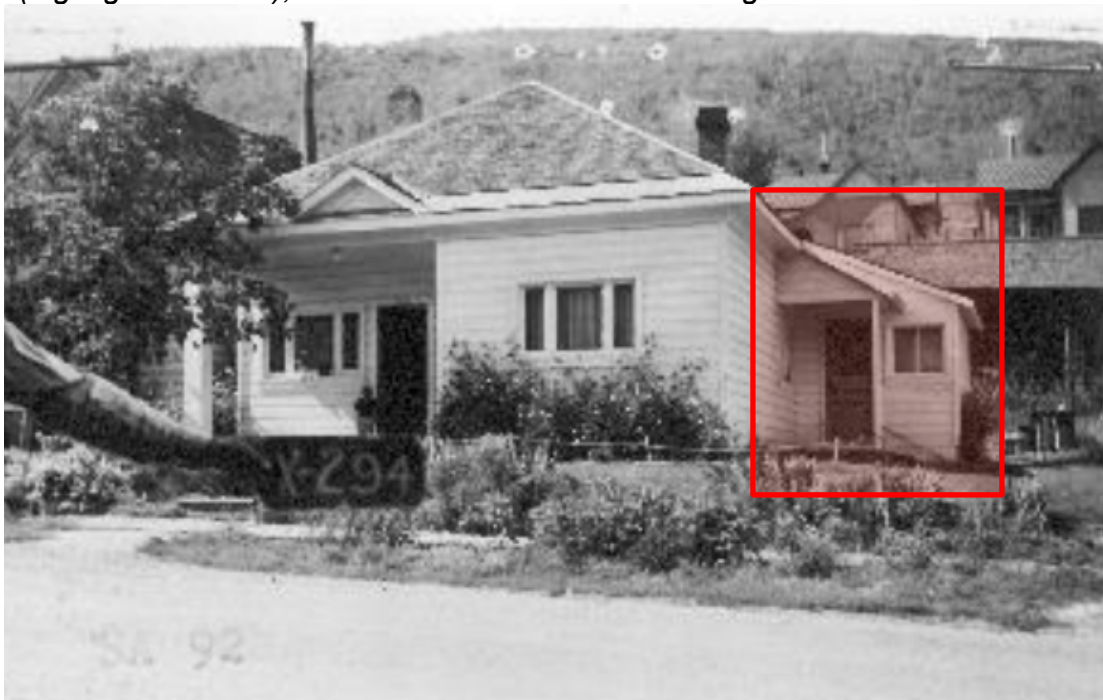


Figure 3: 1103 Woodside Avenue circ. 1940 tax photograph. Visible in this photograph is the single-car garage with its white-painted, board and batten siding and wood-shingled roof.



According to Preservation Consultant Anne Oliver (Exhibit A):

"In the following years [after circ. 1918], the old stable in the rear yard, which wasn't large enough to house an automobile, was replaced with a single-car garage that was built toward the front of the property and oriented toward the street for better access, and the garage was accompanied by a new shed to provide additional storage space. The single-family dwelling and its associated garage and storage shed are an excellent example of how older historic properties in Park City were remodeled and updated to accommodate changing needs, tastes, and technologies in the middle years of the 20th century. No significant exterior changes have been made to any of the buildings since the early 1940s, giving them a high degree of integrity and justifying the property's designation as a Landmark Site.

In summary, major alterations were made to the 1057 Woodside house in about 1918, updating it from what would have been perceived as an old-fashioned, Victorian-style cross-wing house to a hipped-roofed, bungalow-style house that was highly popular after World War I. Alterations between 1918 and the early 1940s included new window openings, new windows, a new roof shape, and an addition. It is unclear when the circ. 1907 square stable was removed, but the single-car garage was built in the late 1930s by the Birkbecks. The storage shed, which is nearly identical with the garage in construction methods, materials, and apparent age, was almost certainly built at the same time but located elsewhere on the property – if it had been built in its present."

Previous Analysis for Reconstruction from PL-19-02408 – Approved by HPB in 2019:

Analysis: Reconstruction of the Historic Single-Car Garage on the Landmark Site. *Proposals for Reconstruction are subject to Land Management Code (LMC) 15-11-15 RECONSTRUCTION OF AN EXISTING HISTORIC BUILDING OR HISTORIC STRUCTURE. Staff has determined compliance with LMC 15-11-15 based on the following (LMC language is in **bold** and staff analysis is in italics):*

LMC 15-11-15 RECONSTRUCTION OF AN EXISTING HISTORIC BUILDING OF HISTORIC STRUCTURE *It is the intent of this section to preserve the Historic and architectural resources of Park City through limitations on the Reconstruction of Historic Buildings, Structures, and Sites.*

A. CRITERIA FOR RECONSTRUCTION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON A LANDMARK SITE OR A SIGNIFICANT SITE. *In approving an Application for Reconstruction of the Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site, the Historic Preservation Board shall find the project complies with the following criteria:*

- 1. The Historic Building(s) and/or Structure(s) are found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code; and***

Complies. *The representative of the Chief Building Official (CBO) made a site visit on April 4, 2019. At that time, the representative of the CBO observed the conditions of the structures to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code. The structure was posted “Do Not Enter- Unsafe to Occupy” due to its general dilapidated and unsafe state on April 4, 2019. The property was noticed and posted on April 11, 2019. The hazardous or dangerous conditions observed included:*

- The Historic Garage structure has buckled from the weight of the snow.*
- This structure has been determined to be dangerous and uninhabitable.*

Due to the instability and collapse of the garage’s roof structure system, the extent of the deterioration of the original materials, as well as the health concerns, the safest approach is to Reconstruct the Historic single-car garage.

The Chief Building Official’s Notice and Order to Repair Letter has been included as Exhibit J. Staff has included the photographs in Figure 4 that detail the conditions of the Historic Single-Car Garage. These photographs were submitted by the applicant as a part of the Physical Conditions Report (Exhibit D) and supplemental submittals.

Figure: Detailed conditions of the Historic One-Car Garage.



Front Elevation



Back Elevation



Back Elevation



Inside of Garage showing roof collapse

- 2. The Historic Building(s) and/or Structure(s) cannot be made safe and/or serviceable through repair; and**

Complies. Because of the findings of the representative of the Chief Building Official, staff finds it apparent that there are unique conditions, specifically, the structural conditions, physical conditions of the existing materials, and the additional submitted reports by the applicant supporting the dangerous building finding. The Historic Building(s) cannot be safe and/or serviceable through repair.

The Planning Director and Chief Building Official have found unique conditions of safety (outlined below) that warrant the proposed Reconstruction of the Historic single-car garage.

1. Safety conditions:

- a. The owners have reported pests infesting the structure.
- b. The structure is adjacent to a platted public Right-of-Way.

- 3. The form, features, detailing, placement, orientation and location of the Historic Building(s) and/or Structure(s) will be accurately depicted, by means of new construction, based on as-built measured drawings, historical records, and/or current or Historic photographs.**

Complies. The applicant has worked with staff to develop a Historically accurate set of plans for the Reconstruction. The Building(s) and/or Structure(s) will be reassembled in their original form, location, placement, and orientation.

B. PROCEDURE FOR THE RECONSTRUCTION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON A LANDMARK SITE OR A SIGNIFICANT SITE. All Applications for the Reconstruction of any Historic Building and/or Structure on a Landmark Site or a Significant Site within the City shall be reviewed by the Historic Preservation Board pursuant to Section 15-11-12 of this Code.

If an Application involving the Reconstruction of Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site also includes relocation and/or reorientation of the Reconstructed Historic Building(s) and/or Structure(s) on the original Site or another Site, the Application must also comply with Section 15-11-13 of this Code.

Complies. On May 10, 2019, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1057 Woodside Avenue. The application was deemed complete on May 16, 2019. Approval of the HDDR application is dependent on the Historic Preservation Board's approval of the Reconstruction.

Overall, Staff finds that the proposal for Reconstruction complies with LMC 15-11-15 RECONSTRUCTION OF AN EXISTING HISTORIC BUILDING OR HISTORIC STRUCTURE.

**Previous Analysis for Material Deconstruction of North Portico from PL-14-02408
– Approved by HPB in 2016:**

Analysis: Material Deconstruction of North Portico

The following Material Deconstruction work is proposed for the single-family dwelling at 1057 Woodside Avenue:

- *Removal of the ca. 1936 north addition (with partial chimney) of the single-family dwelling to restore the ca. 1918 Period of Significance and Historic Form.*

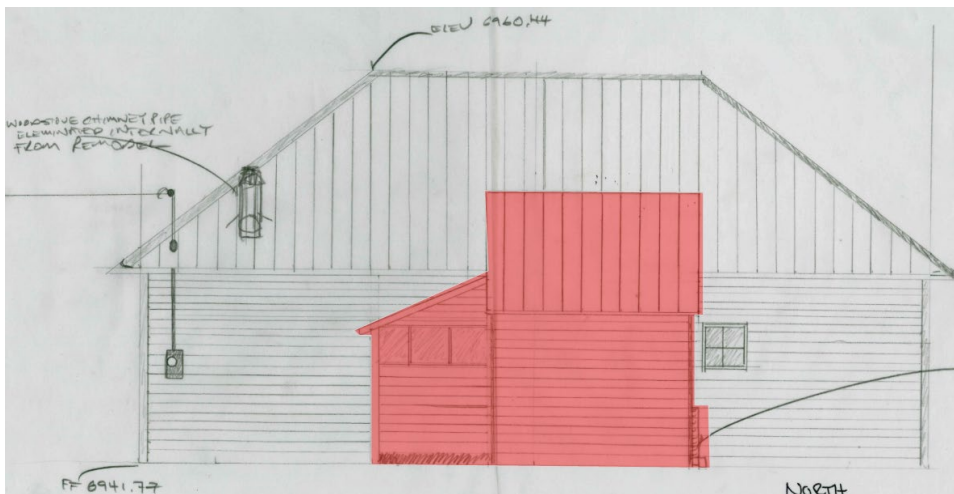
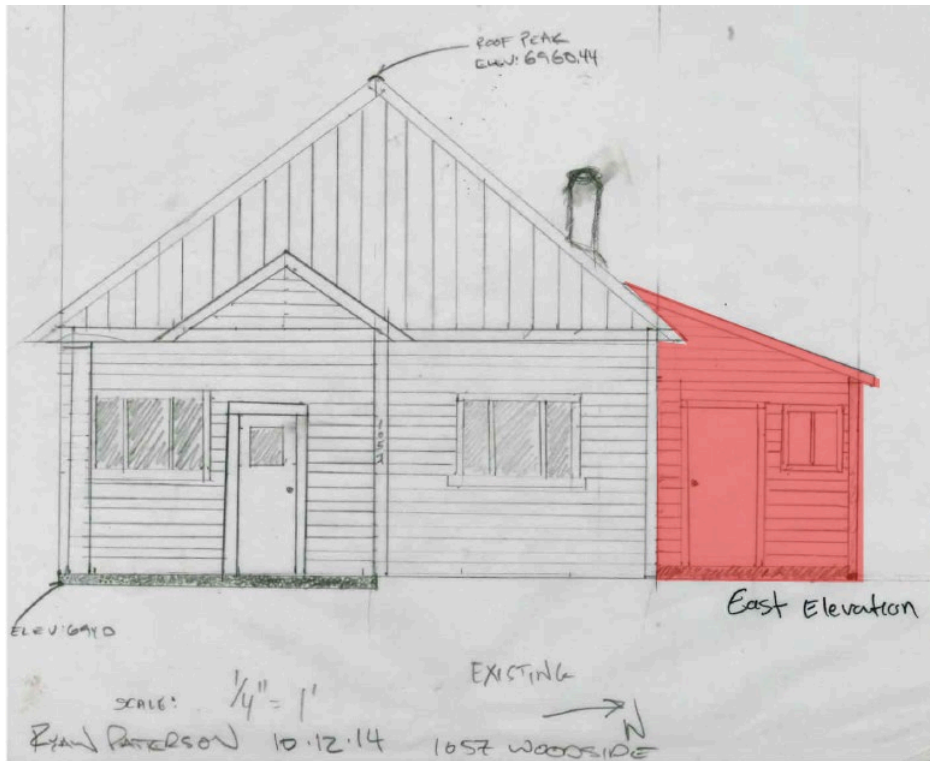
As is detailed in the 1057 Woodside Avenue Developmental History section above, Figure 2, and Exhibit C, extensive alterations occurred to the single-family dwelling ca. 1918. The applicant is requesting to remove the ca. 1936 north addition (with partial chimney) in order to restore the single-family dwelling to its ca. 1918 Historic Form.

Staff finds that the removal of the ca. 1936 north addition and partial chimney would restore the single-family dwelling to its ca. 1918 Historic Form, specifically the original bungalow-style form. Staff finds that the removal of the ca. 1936 addition would allow for the restoration of the following:

- *North roof to its ca. 1918 form*
- *Exterior horizontal siding of the north elevation to its ca. 1918 appearance.*

The applicant will reuse the siding on the north addition on the exterior wall of the single-family dwelling after removal of the north addition. The applicant will also repair the roof where the north addition is currently attached and is to be removed.

Figures below identify the areas that are to be removed (red shaded areas) of the north elevation of the single-family dwelling.



Previous Analysis for Relocation and/or Reorientation of a Historic Building or Historic Structures from PL-14-02408 – Denied by HPB in 2016:

Analysis: Relocation of the Historic Single-Car Garage on the Landmark Site.

Relocation of the Historic Single-Car Garage on the Landmark Site.

The applicant proposes to relocate the existing historic single-car garage approximately 20 feet east on the property. The applicant claims that the historic context of the site

and neighborhood has been lost and that moving the single-car garage closer to the single-family dwelling will recover the site context.

The relocation will comply with the required ten foot (10') front yard setback and three foot (3') side yard setback, as dictated by the Historic Residential (HR-1) zoning district, described in Land Management Code (LMC) 15-2.2-3.

The Design Guidelines for Historic Sites provide guidance on the Relocation and/or Reorientation of Intact Buildings (pages 36-37). The guidelines recommend that the relocation of historic buildings only be considered after it has been determined by the Design Review Team that the integrity and significance of the historic building will not be diminished by such action. The Design Review Team finds that relocating the historic building on its existing lot will significantly change the context of the site, as described below. As stated previously, the applicant will be making structural upgrades to the single-car garage which would allow for the structure to survive the relocation (if approved).

Additionally, any relocation of a historic building or historic structure must comply with LMC 15-11-13. This section of the LMC was recently amended and shifted the review authority from the Planning Director and Chief Building Official to the Historic Preservation Board (HPB). The HPB shall review staff's analysis and find that the project complies with the following criteria in order for the relocation to occur:

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

(A) CRITERIA FOR THE RELOCATION AND/OR REORIENTATION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON A LANDMARK SITE OR A SIGNIFICANT SITE. *In approving a Historic District or Historic Site design review Application involving relocation and/or reorientation of the Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site, the Historic Preservation Board shall find the project complies with the following criteria:*

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

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

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

The structure is not threatened by demolition. While the Chief Building Official did determine that hazardous conditions exist, panelization in place is feasible.

- (3) *The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation on the existing Site, which include but are not limited to:*
- (i) The historic context of the building has been so radically altered that the present setting does not appropriately convey its history and the proposed relocation may be considered to enhance the ability to interpret the historic character of the building and the district; or*
 - (ii) The new site shall convey a character similar to that of the historic site, in terms of scale of neighboring buildings, materials, site relationships, geography, and age; or*
 - (iii) The integrity and significance of the historic building will not be diminished by relocation and/or reorientation; or **Does Not Comply.***

Staff, including the Chief Building Official and Planning Director, find that there are no unique conditions that warrant the proposed relocation of the historic structure on the existing site. This finding has been outlined below.

The single-family dwelling and its associated single-car garage are an excellent example of how historic properties in Park City were remodeled and updated to accommodate changing needs, tastes, and technologies in the middle years of the 20th century. No major alterations have occurred to the site since the late 1930s, giving them a high degree of integrity and justifying the property's designation as a Landmark Site. The single-car garage is a contributing feature of the Landmark Site.

As seen in Exhibit K, the Sanborn Fire Insurance maps show that historically, the neighborhood was characterized by some lots larger than 25' x 75', single-family homes, outbuildings (first stables, then single-car or double-car garages), larger yard spaces, and increased setbacks between structures. Staff has conducted a visual and historical analysis of the neighborhood (Exhibit K) and found that the context of this portion of Woodside Avenue still remains.

Within the peripheral block on Woodside Avenue extending from 12th Street to 10th Street there are 22 properties listed on the Historic Sites Inventory (including 1057 Woodside Avenue). There are a total of 30 structures (dwellings) on the entire two (2) block section of Woodside Avenue; a total of 73% of the properties within this section of Woodside Avenue have been designated to the Historic Sites Inventory. Of the list of 22 designated historic properties, 9 properties are listed as Landmark and 13 properties are listed as Significant. In comparison to other sections of Old Town, this area has an abundance of locally-designated historic properties within one (1) block on either side of the subject property.

While some of the peripheral historic properties are densely packed together (like 1103 and 1107 Woodside Avenue), others share similar development patterns to 1057 Woodside Avenue in that there are either outbuildings, lots larger than 25' x 75', larger yard spaces, or increased setbacks between structures (like 1162, 1158, 1060, and 1053 Woodside Avenue). In addition, 1057 Woodside Avenue is not the only property with a single-car garage (outbuilding) still remaining; in fact, 1053 Woodside Avenue, located just south of 1057 Woodside Avenue, has a historic single-car garage in use located near the rear of the property. Also, a rear garage abuts Woodside Avenue for the property located at 1141 Park Avenue.

The relocation of the structure 20 feet to the east will alter the character of the site in terms of the relationship between the outbuildings and the single-family dwelling. Currently, the single-car garage and the single-family dwelling are separated on the property. It is clear that historically, the intention was to locate the single-car garage away from the single-family dwelling. Today, it is not uncommon for new construction to incorporate garages into the actual dwelling unit; however, historically in Park City, development often separated the single-car garage from the dwelling unit. By moving the historic single-car garage closer to the single-family dwelling, this common development pattern will be lost.

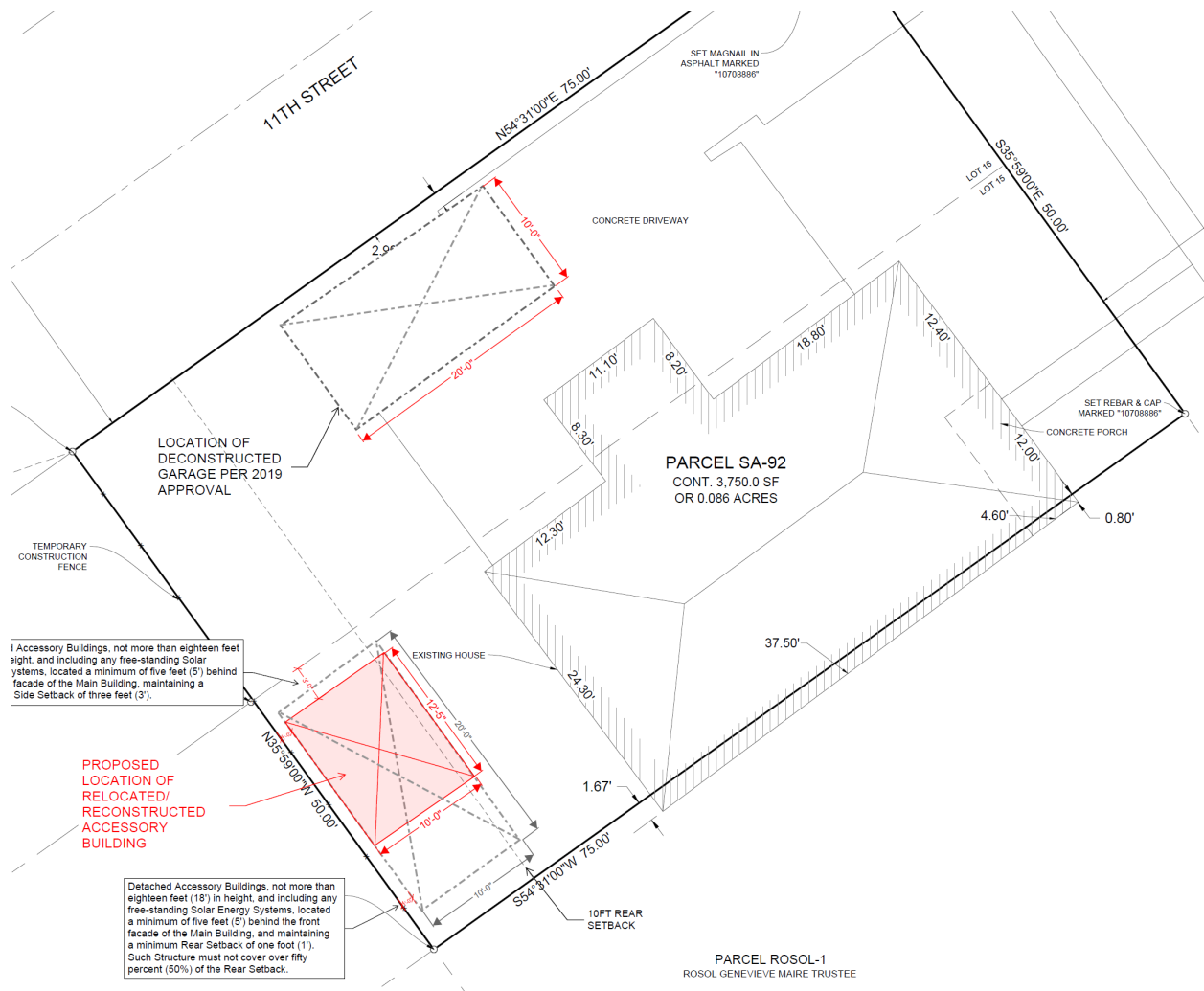
Overall, the historic context of the single-car garage on its own site, and in the context of the neighborhood still remains.

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

Staff finds that relocation is not necessary as the structure is not threatened by demolition, development is possible in its current location, and the historic context of the site will be altered by the relocation.

Update March, 2021:

The current applicant's request is to demolish the garage or if required relocate the garage behind the historic house on Lot 15, like so:



The applicant is proposing to reconstruct the garage in the smaller dimensions of 12'-5" x 10'-0" as opposed to the historical dimensions of 10'-0" x 20'-0" in order to meet accessory structure setback and lot coverage requirements for the HR-1 zone. These requirements are a 1' rear setback, a 3' side setback, and no more than 50% of the rear setback may be covered by the structure. In a memo that was being prepared for the HDDR materials, the City's Historic Preservation Consultant suggested that the applicants could apply for a Variance to Reconstruct the Historic garage in its original dimensions (Exhibit B) However, unless it is determined that the reconstruction is exempt from setbacks and lot coverage, meeting the required findings for a Variance may be difficult as the applicant has already obtained approval to Reconstruct the garage in its original location and the previous denial by the HPB to Relocate the garage found no special circumstances associated with the site that would justify relocation.

Since the Lot 15 project is clarified to restoration to the pre-1936 historic period, staff now affirmatively recommends reconsideration of the relocation of the ca. 1939 garage to behind the existing historic building on Lot 15. In addition, staff recognizes that development of Lot 16 as a separate residential lot from Lot 15 where the primary

historic structure is located, would be impossible were the single-car garage to be reconstructed in the original location. That being said, staff is unaware of any new information with this current applicant's request that would contradict the findings of fact made by the Historic Preservation Board in their original denial of the Pattersons request to Relocate the garage.

Analysis: Request to Demolish Single Car Garage

15-11-16 Demolition Of Historic Buildings, Structures, And Sites

1. **DEMOLITION, RECONSTRUCTION, OR REPAIR OF HAZARDOUS BUILDINGS.** If, upon review, the Chief Building Official determines the subject Building, Structure or Site to be structurally unsound, and a hazardous or dangerous Building, pursuant to Section 116.1 of the International Building Code, the Chief Building Official may order its Demolition, Reconstruction, or repair.

Does Not Comply. While the Chief Building Official has determined that the subject Structure is structurally unsound, he did not approve its Demolition. Instead he issued a Notice and Order of Reconstruction.

2. **REQUIREMENT FOR STAY OF DEMOLITION.** In the absence of a finding of public hazard, the Application for Demolition shall be stayed for 180 days.

Not Applicable.

15-11-17 Certificate Of Appropriateness For Demolition (CAD)

With the exception of any Building or Structure falling under the purview of Section 116.1 of the International Building Code or undergoing complete renovation/reconstruction in compliance with this Chapter, no Building, other Structure or Site deemed to be Historic, pursuant to the standards of review set forth in Section 15-11-10(A)(1) or 15-11-10(A)(2) herein, may be Demolished without the issuance of a Certificate of Appropriateness for Demolition (CAD) by an independent CAD Hearing Board appointed by the City. Application for a CAD shall be made on forms prescribed by the City and shall be submitted to the Planning Department.

Does not Comply. No Certificate of Appropriateness for Demolition has been issued by the city for the single-car garage.

Process:

The HPB will hear testimony from the applicant and the public and will review the Application for compliance with the following sections of the Land Management Code (LMC):

[15-11-12.5 Historic Preservation Board Review For Material Deconstruction](#)

[15-11-13 Relocation And/Or Reorientation Of A Historic Building Or Historic Structure](#)

[15-11-14 Disassembly And Reassembly Of A Historic Building Or Historic Structure](#)

[15-11-15 Reconstruction Of An Existing Historic Building Or Historic Structure](#)

[15-11-16 Demolition Of Historic Buildings, Structures, And Sites](#)

The HPB shall forward a copy of its written findings to the Owner and/or Applicant.

The Applicant or any party participating in the hearing may appeal the Historic Preservation Board decision to the Board of Adjustment or City Council. Appeal requests shall be submitted to the Planning Department within thirty (30) days of the Historic Preservation Board decision. The appellant has the burden of proving that the land use authority erred. The appeal authority shall review factual matters de novo, without deference to the land use authority's determination of factual matters. The appeal authority shall determine the correctness of the land use authority's interpretation and application of the plain meaning of the land use regulations, and interpret and apply a land use regulation to favor a land use application unless the land use regulation plainly restricts the land use application.

Alternatives:

The Historic Preservation Board may:

- Approve the applicant's requests to Demolish the single-car garage *and* approve/deny the Material Deconstruction of the north portico addition; *or*
- Reaffirm the Historic Preservation Board's previous determinations regarding Relocation of the single-car garage requiring that it be Reconstructed in its original location and approve/deny the Material Deconstruction of the north portico addition; *or*
- Approve the Relocation of the single-car garage to the rear of Lot 15 Reconstructed to smaller dimensions to comply with setback requirements *and* approve/deny the Material Deconstruction of the north portico addition; *or*
- Approve the Relocation of the single-car garage to the rear of Lot 15 Reconstructed to its original 10' x 20' dimensions subject to approval of a Variance or other relief from the LMC *and* approve/deny the Material Deconstruction of the north portico addition; *or*
- Request more information from staff or the applicant and continue the item to a date certain.

Notice:

Staff noticed the item on March 19th, 2021, in the Park Record and sent mailed notice to adjacent landowners and posted the property on March 23rd, 2021.

Recommendation:

Staff recommends the Historic Preservation Board review and discuss the Demolition or Relocation and Reconstruction of the Historic single-car garage and Material Deconstruction of the 1936 north portico addition to the main Historic house on the Landmark Site, conduct a public hearing, and choose from one of the alternatives provided by staff pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Finding of Fact:

1. The property is located at 1057 Woodside Avenue. The property consists of Lot 15 and Lot 16, Block 9, Snyder's Addition to Park City.
2. The historic site is listed as Landmark on the Historic Sites Inventory and currently includes the historic house and its outbuildings.

3. The house was originally constructed c. 1889, per the Historic Site Inventory (HSI) Form, and has undergone a series of alterations since.
4. Development on this property has spanned across three (3) of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930), and the Mining Decline and Emergence of Recreation Industry Era (1931-1962).
5. In 1936, Robert J. Birkbeck, a shop foreman for a mining company, and his wife Lillian P. Langford Birkbeck purchased the property. The Birkbecks made a series of changes to the site including, the construction of the north addition to the single-family dwelling, the single-car garage and the storage shed.
6. The circ. 1940 tax photograph of 1057 Woodside Avenue documents the changes to the single-family dwelling. At the far right edge of the photograph, the corner of an outbuilding is visible; the front (east end) of this building is roughly aligned with the east face of the addition. In the background stands a large, rectangular outbuilding with a wood-shingled roof.
7. The ca. 1940 tax photograph of 1103 Woodside Avenue, which is the property on the north side of Crescent Street, provides a better view of the two (2) outbuildings. The white-painted, board and batten building with a wood-shingled roof is clearly the single-car garage in the same location on the property today.
8. In 2017, then Senior Planner, Hannah Tyler, informed the current applicant that, "You will need to make sure that any 'ask' for relocating the single-car garage is substantially different than what was Denied by the Historic Preservation Board."
9. On May 10, 2019, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1057 Woodside Avenue. After working with the applicant on the materials of their submittal, the application was deemed complete on May 16, 2019.
10. On June 5, 2019, the Historic Preservation Board unanimously approved the applicant's request to Materially Deconstruct and Reconstruct the historic single-car garage.
11. Following HPB's approval, in early October 2020, the applicant submitted plans for Historic District Design Review Pre-Application on Lot 16 where the single-car garage once stood. Later, in January and early February of 2021 the applicant submitted additional materials which stated the intention of the applicant to now relocate the garage structure behind the historic house and to demolish and remove the attached north portico addition on the north-side of the house.
12. In February, 2021, in discussions with the applicant, former Planning Department staff pivoted and explored whether a revision in the Land Management Code (LMC) 15-11-12.5(A)b, 'Removing or Replacing Non-Historic Features' would allow the Planning Director or their designee to administratively approve the removal of non-historic material from Landmark and Significant sites. They reasoned that because the north portico addition and the ca. 1939 single-car garage had been constructed outside of the Mature Mining Era (1894-1930), and instead within the Mining Decline and

- Emergence of Recreation Industry Era (1931-1962), that these items were both 'non-historic' and could be removed via administrative approval, without fully vetting the specifics of the last HPB findings and approval. Without a response from the City Attorney, the former Planning Department staff mistakenly informed the applicant via an email that the ca. 1936 single-car garage and the north portico 'shed' addition could be permanently removed per an incorrect interpretation of the LMC.
13. Staff, in consultation with the City Attorney, determined that in order to Demolish or Relocate the single-car garage and Materially Deconstruct the north portico addition, the applicant would need to appear before the Historic Preservation Board to amend their prior approval, Item PL-19-02408.
 14. The applicant is proposing to Demolish *or* Reconstruct and Relocate the Historic Single-Car Garage on the Landmark site at 1057 Woodside Avenue behind the historic house on Lot 15 and to Materially Deconstruct the north portico addition to the main Historic house.
 15. The existing condition of the single-car garage was poor. The structural members of the single-car garage are compromised, the roof has buckled from the weight of the snow, the exterior siding material is deteriorating, and the building is leaning significantly to the South.
 16. The applicant has since Deconstructed and panelized the storage shed.
 17. The applicant is required to reconstruct the garage in its original location within two years of Material Deconstruction per the approval of PL-19-02408.
 18. The approved plan for Reconstruction complies with LMC 15-11-15(A)(1) as the representative of The Chief Building Official made a site visit on April 4, 2019. At that time, the representative of the Chief Building Official observed the conditions of the structures to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code. The site was posted "Do Not Enter- Unsafe to Occupy" due to its general dilapidated and unsafe state on April 4, 2019. The hazardous or dangerous conditions observed included: The Historic Garage structure has buckled from the weight of the snow and this structure has been determined to be dangerous and uninhabitable.
 19. In 2019, the Building Official found that, due to the instability and collapse of the garage's roof structure system, the extent of the deterioration of the original materials, as well as the health concerns, the safest approach is to Reconstruct the Historic single-car garage.
 20. In 2019, the Chief Building Official found the building to be dangerous. Staff found it apparent that there were unique conditions, specifically, the structural conditions, physical conditions of the existing materials, and the additional submitted reports by the applicant supporting the dangerous building finding. The Historic Building(s) cannot be safe and/or serviceable through repair. The Planning Director and Chief Building Official have found unique conditions of safety (outlined below) that warrant the proposed Reconstruction of the Historic single-car garage.
 - Safety conditions:
 - a. The owners have reported pests infesting the structure.
 - b. The structure is adjacent to a platted Right-of-Way.

Conclusions of Law:

1. The applicant is entitled to request modification of a previous approval and new approvals subject to the Land Management Code requirements and the HR-1 District regarding historic structure Demolition, Deconstruction and Reconstruction, and Relocation and Reorientation.

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal if approved. 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 shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing historic materials, the applicant shall demonstrate to the Planning Director and Project Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No historic materials may be disposed of prior to advance approval by the Planning Director and Project Planner.
3. The applicant shall salvage and reuse any and all serviceable Historic Materials. The applicant shall demonstrate the severity of deterioration or existence of defects by showing the Planning Department that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition prior to disposal.
4. The Historic Preservation Board hereby determines the status of the single-car garage to be:

Exhibits:

Exhibit A – 2014 Anne Oliver (SWCA) 1057 Woodside Avenue Memorandum
Exhibit B – 2021 Anne Oliver (SWCA) 1057 Woodside Avenue Memorandum
Exhibit C – Patterson 2014 Plans
Exhibit D – Building Official Determination
Exhibit E – 2016 Staff Reports
Exhibit F – 2016 Action Letters
Exhibit G – 2016 Meeting Minutes
Exhibit H – Notice and Order to Repair
Exhibit I – 2019 Staff Report and Meeting Minutes
Exhibit J – Woodside Avenue Streetscape Analysis and Aerial Photograph
Exhibit K – Plans for Shed Reconstruction 2019, Historic Preservation Plan, Physical Conditions

Memorandum

To: Planning Department, Park City Municipal Corporation, Utah
From: Anne Oliver, Principal Investigator, SWCA Environmental Consultants
Date: September 4, 2014
Re: Assessment of Outbuildings at 1057 Woodside Avenue

Introduction

The property at 1057 Woodside Avenue in Park City, Utah, is listed on the Park City Municipal Corporation (PCMC) Historic Sites Inventory as a Landmark Site. The buildings on the property comprise a historic residence and two outbuildings: a garage and a storage shed. The property owners propose to make changes to the outbuildings, which appear to be in fair to poor condition. Prior to providing guidance regarding these changes and to ensure compliance with PCMC historic preservation ordinances, the PCMC Planning Department has requested a formal assessment of the history of the outbuildings and a determination of whether or not they were built within the period of historic significance for the property and are therefore a contributing feature to the landmark site.

Garage and Storage Shed Descriptions

The front-gabled garage is north of the residence and faces Woodside Avenue to the east; it is set back from the street and aligns with the east face of the addition on the north side of the house (Figures 1-4). The building has no visible foundation, although channeled iron bars have been used to create a sill for the doorway in the east end of the south wall. The walls are of wood-framed, single-wall construction, with posts measuring 4" x 5" and lighter framing members and roof joists measuring 1¾" x 3½" (Figure 5). These are true dimensions that predate industry standards for dimensional lumber enacted in 1963.¹ The framing is finished on the exterior side with vertical boards and battens, measuring about 11¾" and 3¾" wide respectively, which have been painted white several times. The original vehicle entrance was located on the east façade, and extant hardware indicates that it was fitted with a pair of side-hinged doors. This opening has recently been infilled with wood-veneer panels fitted with a modern paneled door. The opening at the east end of the south wall was for a person door, but the door has been removed. The wood-shingled roof has open eaves with exposed rafter tails, and is finished by a metal ridge with spherical end caps.

¹ L.W. Smith and L.W. Wood, "History of Yard Lumber Size Standards," Forest Products Laboratory, Forest Service, U. S. Department of Agriculture, 1964. After 1963, a nominal 2x4 measured 1½" x 3½", in contrast to the older and thicker nominal 2 x 4s used in the garage, which measure 1¾" x 3½".

On the interior, the floor is finished with bricks at the west end and with heavy planks elsewhere (Figure 6). The walls and ceiling are unfinished. Knob and tube electrical wiring is surface-mounted on the interior and exterior walls, and early or original light fixtures and switches are present on the exterior (Figure 7).

The front-gabled, board and batten storage shed is west of the garage and utility pole, in the northwest corner of the lot, and faces south into the rear yard of the property (Figures 8 and 9). On the exterior, it is nearly identical in construction to the garage and retains the same early or original light fixture above the single door on the south side. In contrast to the garage, the roof is finished with sheet metal. The interior of the shed was not accessed and its original use is unclear, although it was likely built to store gardening and yard equipment. The PCMC Historic Site Form doesn't note the presence of the shed in 2008 because the rear of property was not accessed at that time.²

History

The Historic Site Form for 1057 Woodside Avenue (also known as 1061 Woodside Avenue until at least 1907 according to Sanborn Fire Insurance Co. maps) states that the single-family dwelling was built in ca. 1900. However, the house had already been built by 1889 when it appears on a Sanborn map, separated by an empty lot from Crescent Avenue (later renamed 11th Street) to the north (Figure 10). At that time it was a one-story, wood-framed and wood-sided dwelling (marked by the yellow color and the letters Dwg.) with a T-shaped plan and a front porch (marked by a dashed line) facing onto Woodside; it had a wood-shingled roof (marked by a small x) and a terra cotta brick chimney (marked by the letters TC). Physical evidence indicates that the east façade of the crosswing originally had two tall, double-hung windows and the other windows on the house would have matched these (see Figure 2). The house would have had a cross-gabled roof rather than the hip roof present today. In the rear yard were a one and one-half story, wood-framed and wood-sided stable (marked by a large X) with a wood-shingled roof, and a smaller, one-story wood building to the south that may have been an outhouse.

The buildings were carefully sited on a standard lot with respect for lot lines, in contrast to some of the neighboring dwellings that were built in the middle of the street, presumably prior to the platting of the area. The Park City Survey of 1880 established the original town plat just to the south, while the subject property is located in Snyder's Addition, which was platted in about 1883, dating the house to the mid- or late 1880s.

The first recorded transaction involving the property at 1057 Woodside is in 1883 (Attachment A).³ George C. Snyder sold all of Block 9, including Lots 1 through 32, to David C. McLaughlin, who was likely acting as a representative of the Park City Townsite Company (John Ewanowski, personal

² Dina Blaes, Historic Site Form – Historic Sites Inventory for 1057 Woodside Avenue, 2008. On file with Park City Municipal Corporation and available online at: <http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=1240>.

³ Many thanks to John Ewanowski of CRSA Architects, who completed the property's chain of title for this memorandum on short notice.

communication). In 1890, Martin McGrath purchased Lots 15 and 16 from McLaughlin, on which it appears he had already built his house and outbuildings. Martin and his wife Mary owned the property until about 1911, when it was seized by Summit County in a tax sale.

The 1900 Sanborn map indicates that an addition and rear porch had been built on the west side of the house, making it rectangular in plan (Figure 11). Based on common practice at the time, the new porch and addition would have had shed roofs sloping down toward the rear yard, and these were roofed with wood shingles and tin (marked by an open circle on the map), respectively. The smaller outbuilding had been removed but the rectangular stable remained in the northwest corner of the property, extending further than the north wall of the house to abut the north lot line.

The 1907 Sanborn map documents no changes to the dwelling, but it does indicate that the original lot had been legally combined with the lot to the north, abutting Crescent Street (Figure 12). It also documents that the original stable had been replaced with a single-story, wood-framed and wood-sided stable with a wood-shingled roof that had its own street address (1061½ Woodside); this stable was more square in plan and built in line with the north wall of the house. Based on the known dimensions of the house, the outbuilding measured approximately 11' x 12'. It is unclear why the outbuilding was given a separate street number – it was not marked with a “D”, which indicates use as a dwelling. Possibly it was used for commercial purposes by the McGraths.

In May 1918, the county sold the property, along with Lots 17 and 18 to the west, to Charles A. Workman, a blacksmith in the mining industry, and his wife, Florence Reddon Workman.⁴ Workman was born in Connecticut in about 1880 but was living in Park City on Norfolk Avenue with his mother and stepfather in 1900.⁵ The Workmans apparently contracted for repair work to the property, which was likely in poor condition given the inability of the McGraths to pay their taxes and its subsequent years as a county holding. In November 1918, the Park City Lumber Co. claimed a lien on Lots 15 and 16 and the buildings thereon because of non-payment for building materials that were “actually used in the repair and construction of the said buildings.” Ed L. Guild and his wife Mabel were named as “the owner or reputed owner;” the Guilds may have been renting and renovating the property or working directly for the Workmans. The list of materials includes over two hundred cedar posts [for fencing?], lumber of varying dimensions, sacks of plaster and cement, shingles, and nails (Attachment B).

A visual assessment of architectural style and materials confirms that major alterations were made to the house at about this time (discussed below). The work was perhaps protracted: two years later, the 1920 U.S. Census, which includes street addresses for Park City, does not list anyone living at 1057/1061 Woodside but does note that the Workmans and their three children were living at 1125 Park Avenue. The Woodside house may have been vacant or the residents weren't home.

⁴ United States of America, Bureau of the Census, *Fourteenth Census of the United States, 1920* (Washington DC: National Archives and Records Administration, 1920).

⁵ United States of America, Bureau of the Census, *Twelfth Census of the United States, 1900* (Washington DC: National Archives and Records Administration, 1900).

After the Workmans sold the property in 1924, it changed owners several times until 1936, when it was purchased by Robert J. Birkbeck, a shop foreman for a mining company, and his wife Lillian P. Langford Birkbeck (see Attachment A).⁶ Based on evidence discussed below, the Birkbecks were certainly the builders of the garage and storage shed. They were living in the house with their two daughters, ages 8 and 5, when the 1940 census was conducted.

The 1941 Sanborn map documents no changes to the property or the buildings since 1907, but the company's later maps may be less accurate than the early maps (Figure 13). Beginning in about the 1920s, the Sanborn Company typically just updated its maps, making corrections directly onto earlier versions by hand. Also, improved firefighting capabilities and the diminishing risk of fires meant that the precise documentation of building locations and materials became less critical. Both of these factors may mean that less care was taken to ensure accuracy as fire insurance maps became increasingly obsolete.

The first known image of the property at 1057 Woodside is a tax assessment photograph taken in the early 1940s, with what is probably the younger Birkbeck daughter standing on the front porch (Figure 14). The photograph is undated, but a comprehensive series of tax assessment photos was taken in Park City at about this time. A preliminary review of the Utah State Historic Preservation Office (SHPO) files indicates that most of the tax photos for other Park City properties date to 1940 and 1941 (Cory Jensen, personal communication). Undated tax photos of several properties on Main Street using the same type of sign (and sometimes featuring the same assessor's office employee holding it) can be definitively dated to 1940 and 1941 based on documented changes in ownership, use, and signage on commercial properties (John Ewanowski, personal communication).

The early 1940s tax photo of 1057 Woodside documents that the original tall window openings on the east façade have been replaced by oblong, three-part wood windows comprising a fixed center pane flanked by two casement windows. The original cross-gabled roof has been replaced with a hipped roof of pyramidal shape, although the original chimney and stove pipe remain in place. Windows and roofs of this type were commonly used on bungalows built from about 1915 through the 1920s, when they were a highly popular house type.⁷ The shingles and the metal edge along the eaves appear newer because of their light color and excellent condition. A shed-roofed addition with a door, window, and covered stoop has been made to the north side of the house. The rear porch was likely enclosed by this time. At the far right edge of the picture, the corner of an outbuilding is visible; the front (east end) of this building is roughly aligned with the east face of the addition. In the background stands a large, rectangular outbuilding with a wood-shingled roof.

⁶ United States of America, Bureau of the Census, *Sixteenth Census of the United States, 1940* (Washington DC: National Archives and Records Administration, 1940).

⁷ Pyramid cottages were a popular house type in Park City from about the late 1890s through the early years of the 20th century. Post World War I-pyramid bungalows, which are similar in style, typically have a greater horizontal emphasis, with lower-pitched hipped roofs and horizontally oriented window openings like those at 1057 Woodside.

The early 1940s tax photo of 1103 Woodside Avenue, which is the property on the north side of Crescent, provides a better view of these two outbuildings (Figure 15).⁸ The white-painted, board and batten building with a wood-shingled roof is clearly the single-car garage in the same location on the property today. Again, the light color of the shingles indicates that the roof, and most likely the building, is of recent construction. This is supported by the style and materials of the garage. Given the year, one might expect the garage to be of the cheaper and more common balloon-frame construction, with exposed stud walls on the interior, but single wall construction had a long tradition in Park City.

Based on the location of the wood utility pole, which remains in the same location today, the dark, board and batten outbuilding behind it is located on the lot to the west, which was a part of the property at the time. The dark walls and roof shingles indicate that the building is relatively old, and the fact that it does not appear on the 1941 Sanborn casts further doubt on the accuracy of that map.

In summary, major alterations were made to the 1057 Woodside house in about 1918, updating it from what would have been perceived as an old-fashioned, Victorian-style crosswing house to a hipped-roofed, bungalow-style house that was highly popular after World War I. Alterations between 1918 and the early 1940s included new window openings, new windows, a new roof shape, and an addition. It is unclear when the ca. 1907 square stable was removed, but the single-car garage was built in the late 1930s by the Birkbecks (see discussion below). The storage shed, which is nearly identical with the garage in construction methods, materials, and apparent age, was almost certainly built at the same time but located elsewhere on the property – if it had been built in its present location, it would be visible just west of the utility pole in the 1103 Woodside photograph.

The next documentary evidence is provided by a 1949 tax appraisal card for the property (see Historic Site Form). The card notes the presence of a Class 2, single-car garage measuring 10' x 20' with a dirt floor, walls of "Bat. Sht." [battened sheet] and a shingle roof.⁹ The age of the garage, which was typically provided by the property owner, was given as ten years, dating it to 1939. A sketch plan of the house indicates that both the north and west additions are present and that the rear porch is enclosed; no outbuildings are drawn. The storage shed is not itemized, likely because it was not of sufficient value to be included in the appraisal. Of note, the "average age" of the house is given as 28 years. This is not its true age, but was derived by taking the original year of construction and then factoring in improvements and additions to provide a more accurate number for reproduction or replacement value. If the assessor derived the age from the most recent major improvements, that would date them to 1921, strengthening the argument that the Workmans made the major alterations to the house.

⁸ See also Dina Blaes, Historic Site Form – Historic Sites Inventory for 1103 Woodside Avenue, 2008. On file with Park City Municipal Corporation and available online at:

<http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=1244>

⁹ The Historic Site Form erroneously states that the tax cards note a two-car garage when in fact they note a "Class 2" garage that houses a single car.

The 1958 and 1968 tax appraisal cards describe the same 10' x 20' garage, although by 1958 it had the wood floor that is present today (see Historic Site Form). The age of the garage on both cards is given as 1929; whether this is the average age or the estimated year of construction is unclear.

When the property was re-photographed in 1995 during a reconnaissance survey of Park City's historic buildings, the wood-shingled roof had been covered with a ridged metal roof and both the chimney and the original stovepipe had been removed (see Historic Site Form). The wood building at the right edge of the photograph is the house at 1103 Woodside; the garage is not visible because of the angle of the photograph. Although the house has since been painted red, it appears that no significant changes have been made to the house or its outbuildings since that time.

Conclusion

Park City's historic preservation ordinances are contained in Chapter 11 of the Land Management Code, and define the criteria for designating sites to the Park City Historic Sites inventory. Of relevance in this instance, any building (main, attached, detached, or public), accessory building, and/or structures may be designated a Landmark Site if it is at least 50 years old; retains integrity of location, design, setting, materials, workmanship, feeling, and association; and is significant in local history or architecture associated with an era that has made a significant contribution to the broad patterns of our history.

Park City's Historic Site Forms state that a property "must represent an important part of the history or architecture of the community" and that it must be significant under one (or more) of three historic eras: the Settlement and Mining Boom Era (1868-1893); the Mature Mining Era (1894-1930); and/or the Mining Decline and Emergence of Recreation Industry Era (1931-1962). The Historic Site Form for 1057 Woodside states that the property is significant under the Mature Mining Era. However, the expanded analysis conducted for this memorandum reveals that the property was actually constructed in the preceding Mining Boom Era with outbuildings significant under the Mining Decline Era, a good example of the cumulative nature of history in Park City. Between about 1918 and 1921, the ca. 1889 house was greatly altered and updated to suit modern tastes and needs with new window locations, shapes, and styles, and an entirely new roof form. In the following years, the old stable in the rear yard, which wasn't large enough to house an automobile, was replaced with a single-car garage that was built toward the front of the property and oriented toward the street for better access, and the garage was accompanied by a new shed to provide additional storage space. The house and its associated garage and storage shed are an excellent example of how older historic properties in Park City were remodeled and updated to accommodate changing needs, tastes, and technologies in the middle years of the 20th century. No significant exterior changes have been made to any of the buildings since the early 1940s, giving them a high degree of integrity and justifying the property's designation as a Landmark Site.

Recommendations

The garage and storage shed are considered contributing features to a landmark property. As such, all efforts should be made to preserve them. A formal condition assessment was not conducted, but the shed appears to be in fair condition while the garage appears to be in poor condition; the latter may be difficult to repair without partially or fully reconstructing it. It is recommended that a formal Condition

Assessment and Preservation Plan be developed for both outbuildings to document their deficiencies and develop appropriate plans for their repair and/or replacement.



Figure 1. General view of house and garage at 1057 Woodside Avenue, facing west.



Figure 2. Detail of east façade of house, with original window locations visible in siding.



Figure 3. General view of garage, facing northwest.



Figure 4. General view of garage, facing southwest.



Figure 5. General view of garage interior, facing west.



Figure 6. Garage floor, showing brickwork at west end and wood planks covering remainder of floor, facing west.



Figure 7. Light fixture and electrical switches on south side of garage, facing north.



Figure 8. General view of storage shed, facing northwest.



Figure 9. View of east side of storage shed in relation to utility pole and fenced property line, facing southwest.

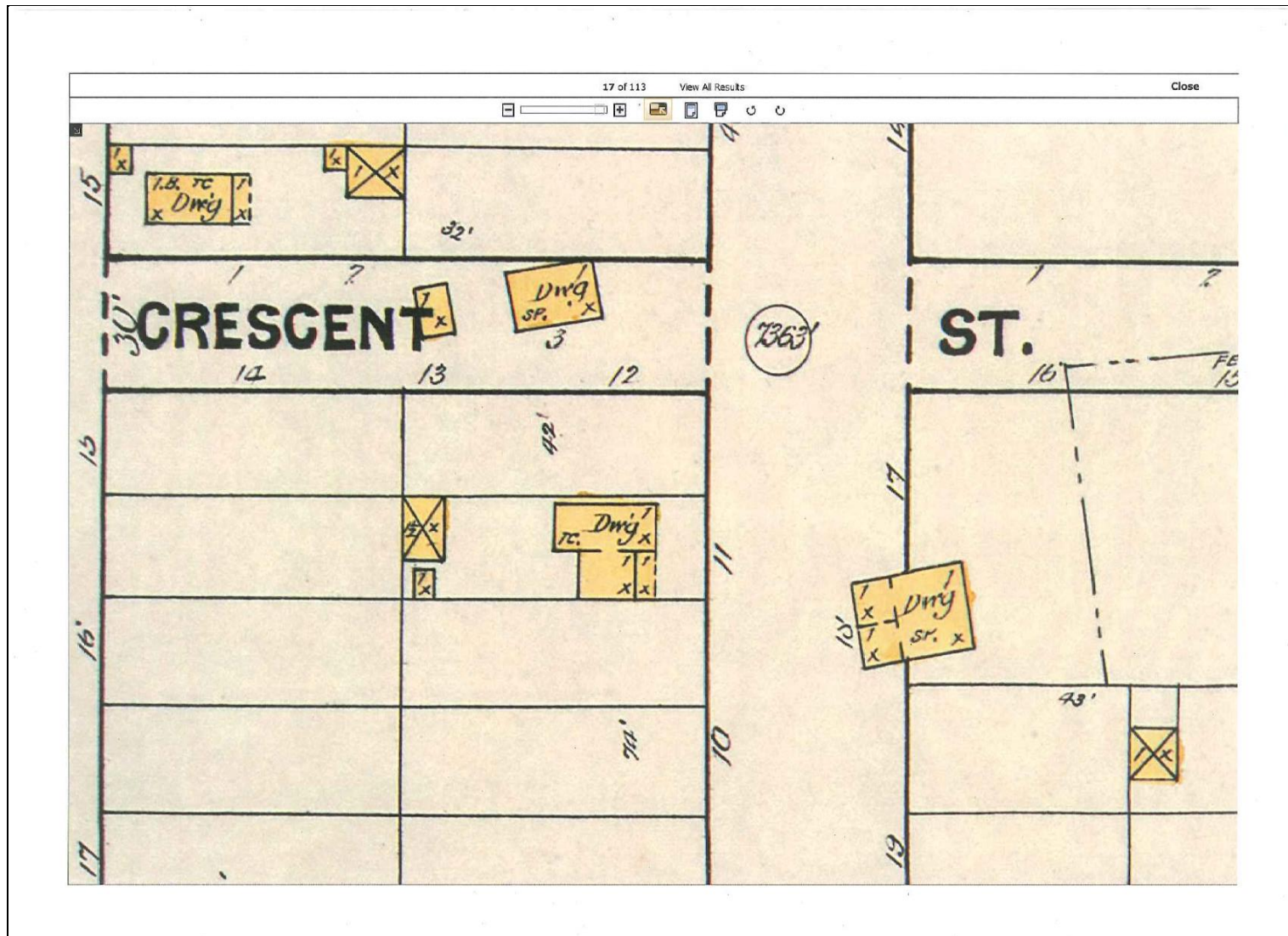


Figure 10. Sanborn Fire Insurance Co. map from 1889 showing original house and outbuildings at 1057/1061 Woodside Ave (at center of map, adjacent to the number 11). Courtesy Western American Division, Special Collections, J. Willard Marriott Library, University of Utah.

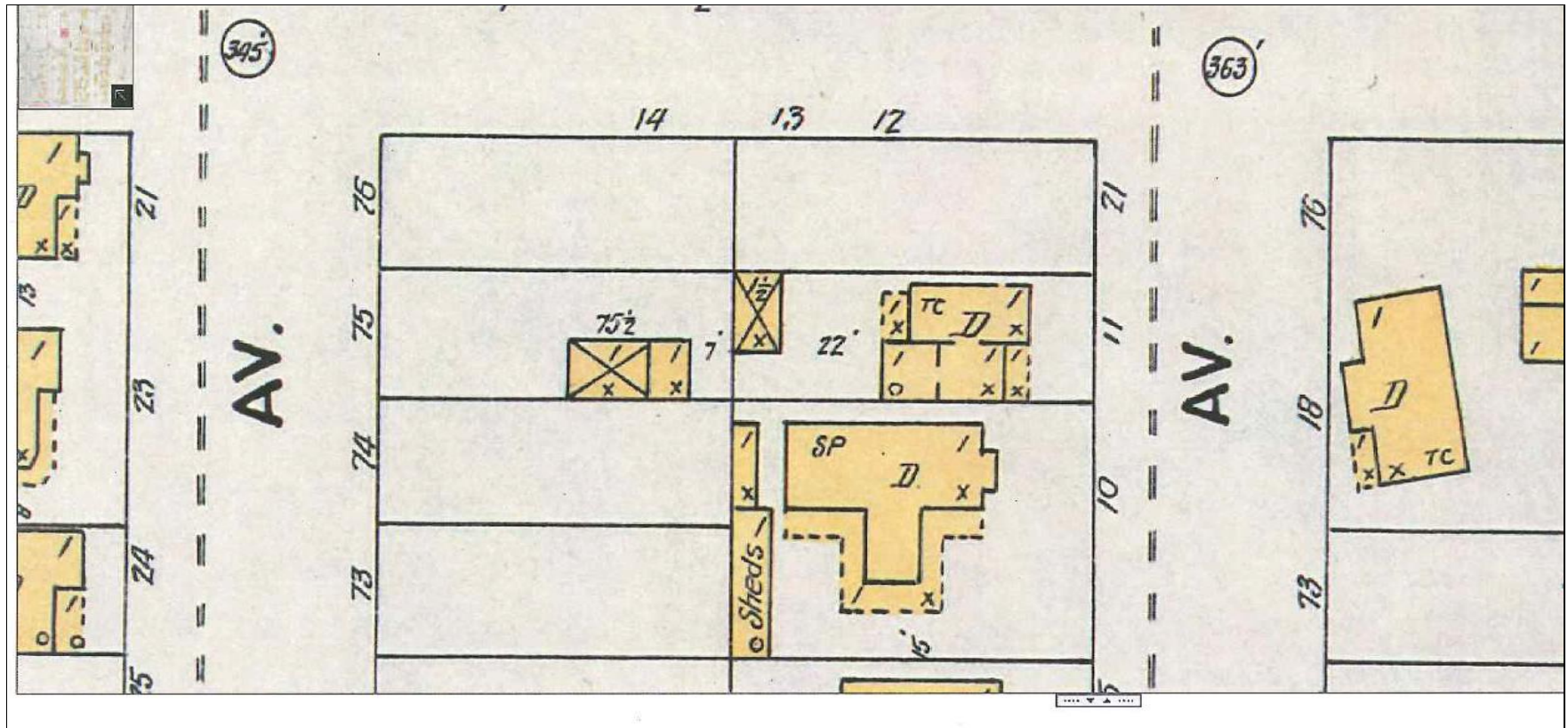


Figure 11. Sanborn Fire Insurance Co. map from 1900 showing original house and outbuildings at 1057/1061 Woodside Ave (at center of map, adjacent to the number 11). Courtesy Western American Division, Special Collections, J. Willard Marriott Library, University of Utah.

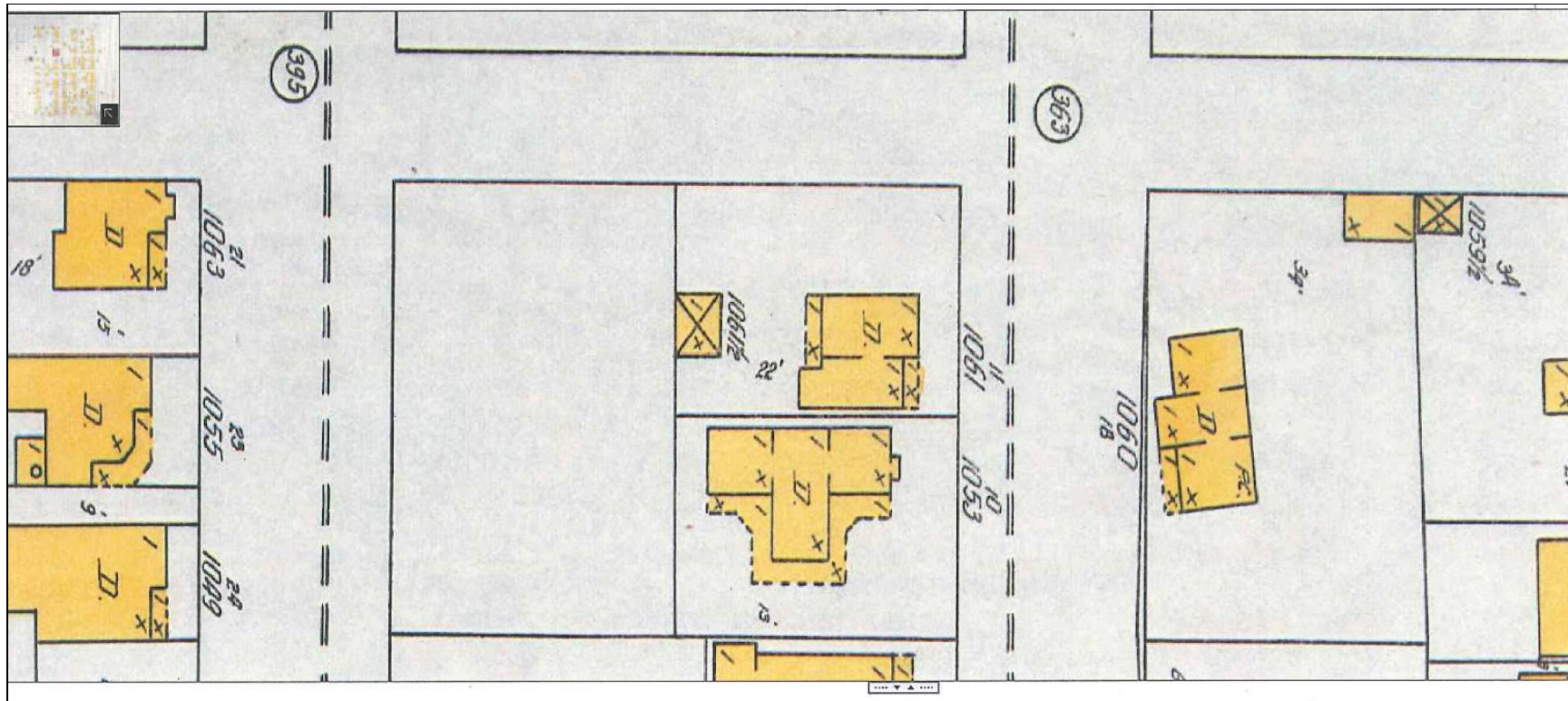


Figure 12. Sanborn Fire Insurance Co. map from 1907 showing original house and outbuildings at 1057/1061 Woodside Ave (at center of map). Courtesy Western American Division, Special Collections, J. Willard Marriott Library, University of Utah.

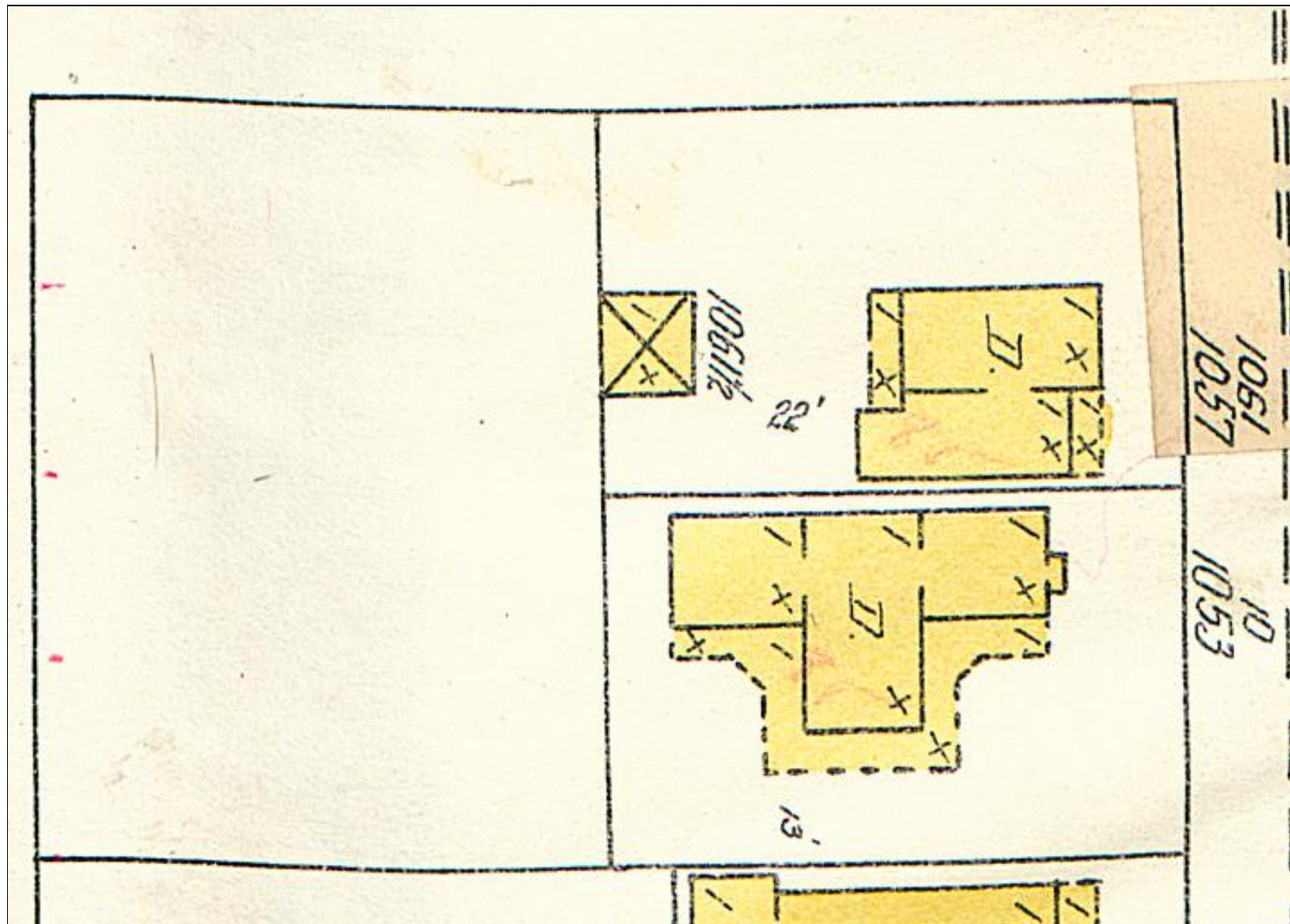


Figure 13. Sanborn Fire Insurance Co. map from 1941 showing original house and outbuildings at 1057/1061 Woodside Ave.



Figure 14. Tax assessment photograph of 1057 Woodside Ave, ca. 1940-41 (from Park City Municipal Corporation Historic Site Form).



Figure 15. Tax assessment photograph of 1103 Woodside Ave, ca. 1940-41 (from Park City Municipal Corporation Historic Site Form).



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TECHNICAL MEMORANDUM

To: Brendan Conboy, Senior Planner
Planning Department, Park City Municipal Corporation
445 Marsac Avenue
Park City, Utah 84060

From: Anne Oliver, PCMC Preservation Consultant, and Megan Daniels, Architectural Historian

Date: February 23, 2021

Re: **Assessment of Proposed Relocation / Reorientation of Contributing Outbuilding to the Landmark Site at 1057 Woodside Avenue**

Introduction

The property at 1057 Woodside Avenue in Park City, Utah, is listed on the Park City Municipal Corporation (PCMC) Historic Sites Inventory (HSI) as a Landmark Site. Buildings on the property have included a house (circa 1889), a stable behind (west of) the house (circa 1889), a single-car garage north of the house and toward the front of the lot (circa 1939), and a shed behind (northwest of) the house (circa 1939). At some point after 1941, the stable was demolished.

An analysis of the property conducted in 2014 determined that the garage and shed, as well as the alterations to the house, represent a broad historical pattern of the early to mid-twentieth century to accommodate changing needs, tastes, and technologies. The garage and shed were determined to have been built within the period of significance for the property and were therefore considered contributing features to the landmark site. Subsequently, the shed was permanently removed.

In 2019, the owners of 1057 Woodside Avenue (the applicants) submitted a request to temporarily deconstruct and then reconstruct the circa 1939 garage at 1057 Woodside Avenue. At the regular meeting on June 5, 2019, the Historic Preservation Board conditionally approved the applicants' request. The HPB found that the proposed temporary removal and permanent reconstruction of the single-car garage at 1057 Woodside Avenue would have no negative impact on the historic character of the Historic Site, surrounding neighborhood, or the Historic District. The garage has since been deconstructed and stored off-site.

Currently the applicants propose to separate the double lot into two legal parcels (the original Lots 15 and 16 on Block 9 of Snyder's Addition). If reconstructed in its original location, the garage would be on the north parcel (Lot 16) and no longer legally associated with the house on the south parcel (Lot 15). The size of Lot 15 is such that the garage could only be feasibly reconstructed behind (west of) the house. The applicants therefore propose to reconstruct the circa 1939 single-car garage in the rear yard of Lot 15 near the site of the former stable. Relocation of the garage from the front of Lot 16 to the rear of Lot 15 also allows for the construction of a new residence on Lot 16, one with a front setback compatible with adjacent historic buildings.

Commented [MD1]: Our analysis is contingent upon the separation of the Lots. Is there any approval process that could prohibit the applicants from separating the double lot?

The original orientation of the garage was along an east-west axis with the garage door facing east toward Woodside Avenue. The house is approximately 20 feet from the west lot line behind the house. If the garage was reconstructed in its original orientation in the rear yard, it would abut the house and prohibit access into the gable end garage door. The applicants therefore propose to reorient the garage with a north-south axis.

The applicants propose relocating the circa 1939 garage on Lot 15 near the site of the former stable where there is historic precedent for an accessory building. Per LMC 15-2.1-3(H), detached accessory buildings maintaining a minimum rear setback of one foot must not cover more than fifty percent of the rear setback. The original garage dimensions were 10 feet wide by 20 feet deep, which would cover more than fifty percent of the rear setback if placed at a north-south orientation. The applicants therefore propose to reconstruct the garage as 10 feet wide by 12 feet 5 inches deep, 3 feet from the west lot line.

Significance and Integrity of 1057 Woodside Avenue

The property at 1057 Woodside Avenue is a Landmark Site as noted on the Park City Municipal Corporation Historic Sites Form (10-08). The property qualifies for all the criteria designating a Landmark Site to the Park City Historic Sites inventory as follows:

- a) *It is at least fifty (50) years old or if the Site is of exceptional importance to the community; and*

The principal building, the house, and its remaining accessory building, which is the currently deconstructed garage, are over 50 years old.

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

The house retains integrity of location, design (from the Mature Mining era), setting, workmanship, feeling, and association. The house does retain some integrity of materials in its wood-drop siding; however, the windows have been replaced. Just prior to deconstruction, the garage also retained integrity of location, design, setting, workmanship, feeling, and association, therefore contributing to the integrity of the site as a whole.

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

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

The house is individually associated with the Settlement and Mining Boom Era (1868-1893) and the Mature Mining Era (1894-1930). The property, consisting of the main house and the accessory garage, represents these as well as the Mining Decline and Emergence of Recreation Industry Era (1931–1962). With or without the accessory garage, the property would meet the criteria for a Landmark Site per LMC 15-11-10(A).

Application of Land Management Code and Historic District Design Guidelines

Park City's historic preservation ordinances are contained in Chapter 15-11 of the Land Management Code (LMC); the criteria for relocating and/or reorienting historic buildings on existing Landmark and

Commented [MD2]: Is there a minimum distance between the main house and a detached accessory building that would preclude the applicants for constructing the garage closer to the house and therefore outside the rear setback. If so, could we recommend that the applicants apply for a variance to that setback to allow for reconstruction at the garage at its original dimensions.

Significant Sites are contained in Section 13. Pertinent sections of Chapter 15-11-13 are excerpted here (in italics) and discussed in relation to the property at 1057 Woodside (in regular font).

15-11-13 Relocation And/Or Reorientation Of A Historic Building Or Historic Structure

It is the intent of this section to preserve the Historic and architectural resources of Park City through limitations on the relocation and/or orientation of Historic Buildings, Structures, and Sites.

- A. **CRITERIA FOR THE RELOCATION AND/OR REORIENTATION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON ITS EXISTING LANDMARK OR SIGNIFICANT SITE.** *In approving a Historic District or Historic Site design review Application involving relocation and/or reorientation of the Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site, the Historic Preservation Board shall find the project complies with the following criteria.*

1. *For either a Landmark or Significant Site all the following shall be met:*

- a. *A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) can successfully be relocated and the applicant has demonstrated that a professional building mover will move the building and protect it while being stored; and*

In 2019, the HPB conditionally approved the applicant's request to reconstruct the garage because the Chief Building Official observed conditions of the structure to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code. It has since been deconstructed.

- b. *The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;*

In 2019, the HPB conditionally approved the applicant's request to deconstruct and then reconstruct the garage. The proposed relocation would not have a detrimental effect on the structural soundness of the reconstructed garage.

2. *Landmark structures shall only be permitted to be relocated on its existing site if:*

- a. *The relocation will abate demolition; or*

If Lots 15 and 16 are divided into two legal parcels and the garage is reconstructed in its original location toward the front of Lot 16, it will no longer be legally associated with the house on Lot 15. Because the garage does not constitute a Landmark Site independent of the house, it would lose its Landmark status. It could also be argued that without the house, the garage would not qualify as a Significant Site either. Without the protections afforded by Landmark or Significant status under the LMC, the garage would be at high risk for demolition to make way for a new residence on Lot 16.

- b. *The Planning Director and Chief Building Official find that the relocation will abate a hazardous condition at the present setting and enhance the preservation of the structure.*

As discussed above, a hazardous condition that threatens the preservation of the garage will be imposed if Lots 15 and 16 are separated and the garage is no longer legally associated with the house of the Landmark Site on Lot 15. Relocating the garage to the rear of Lot 15, behind the house, will ensure its continued association with the Landmark Site and enhance its preservation.

Precedent exists for an accessory building in this location in the form of the stable, since demolished. Additionally, the garage will effectively preclude the construction of any sizable addition on the rear of the house, having the indirect effect of preserving its Landmark status as well.

Park City's Design Guidelines for Historic District and Historic Sites are contained in Chapter 15-13 of the Land Management Code (LMC). Section 15-13-4 provides guidance for the relocation and/or reorientation of Intact Buildings or Structures. Pertinent guidelines in Section 15-13-4 are excerpted here (in italics) and discussed in relation to the property at 1057 Woodside (in regular font).

15-13-4 Guidelines For Relocation And/or Reorientation Of Intact Buildings Or Structures

Whenever possible, a historic structure should be rehabilitated in its original location for the following reasons:

- *The historic integrity of the site, or Streetscape, or character area will be altered by the relocation and/or reorientation of the structure.*

Relocation and reorientation of the garage would not alter the integrity of the site such that it would lose its Landmark status, as previously noted.

- *The relocation and/or reorientation may threaten the historical significance of the structure or site.*

Relocation and reorientation of the garage would not threaten the historical significance of the Landmark Site as previously noted.

- *Relocation of any structure designated as historic on the City's Historic Sites Inventory may endanger its historic designation as defined by LMC 15-11-10(A), therefore, all applications for the relocation and/or reorientation of historic structures must be reviewed and approved by the Historic Preservation Board. No historic structure shall be relocated and/or reoriented when its preservation will be adversely affected.*

Relocation and reorientation of the garage would not endanger the historic designation of 1057 Woodside Avenue or its status as a Landmark site. The house would retain integrity and remain significant at the local level for its association with the Mining Boom and Mature Mining eras, and the retention of the garage on the same legal parcel allows the site to retain its association with the Mining Decline era as well.

- *When a structure is permitted to be relocated and/or reoriented, every effort shall be made to reestablish its historic orientation, setting, and relationship to the environment.*

A. Protection for the Historic Building and Site

1. *Relocation and/or reorientation of a historic building shall be considered only after it has been determined by the Historic Preservation Board that the integrity and significance of the historic building will not be diminished by such action.*

Relocation and reorientation of the garage would to a limited degree diminish the integrity of the Landmark Site in the aspect of setting; however, as the lots will be separated, it is important to relocate the garage onto the same legal parcel as the house to retain association with the Landmark Site. As previously noted, relocation and reorientation of the garage, which is an

accessory building, would not alter the integrity of the site such that it would lose its Landmark status.

7. *Relocating and/or reorienting a historic building of which the location contributes to the character of the Historic District shall be avoided.*

Because the garage was originally located near the street and was highly visible, altering the character of the district through its relocating and reorienting cannot be avoided.

10. *The setting for a relocated historic building shall be selected for compatibility with the character of the structure and with the character of the original site.*

The setting for the relocated and reoriented garage would remain largely the same. It would be relocated a short distance on the same legal parcel that it is historically associated with.

11. *A relocated/reoriented historic building shall be sited in a position similar to its historic orientation. The relocated/reoriented historic building shall maintain its relationship with the street and shall have a relatively similar setback. Relocating a historic structure to the rear of a parcel to accommodate a new building in front of it is not appropriate.*

The relocation and reorientation of the garage does not meet this guideline; the relationship with the street and original setback will not be retained. However, relocation the garage on the same legal parcel as the house will retain its association with the principal building of the Landmark Site. As previously noted, a single lot (Lot 15) does not have sufficient square footage to reconstruct the garage in its original orientation and in a location similar to the original.

12. *When a historic building is relocated to a new site, the building shall be placed on the new lot with the same orientation and (if consistent to the District) with the same setbacks to the street as the placement on the original site.*

As previously noted, a single lot (Lot 15) does not have sufficient square footage to reconstruct the garage in its original orientation and in a location similar to the original.

C. Reconstruction

- d. *Reconstruction shall include recreating the documented design of exterior features such as roof shape, architectural detailing, windows, entrances and porches, steps and doors, and the historic spatial relationships.*

The historic spatial relationship between the garage and the house will be altered by moving the garage from the side of the house near the street to the rear yard behind the house. However, the association between the house and the garage will be preserved if the garage is relocated to the same legal parcel as the house. To a degree the historic spatial relationship will remain as the garage will be detached from the house and reconstructed at a similar distance.

- g. *A reconstructed building shall duplicate the historic building, and shall reconstruct the setting, placement, and orientation of the original structure.*

As proposed, the relocation, reorientation, and reduction in size of the garage will not comply with this guideline.

- h. A reconstruction shall re-establish the historic relationship between the building or buildings and historic site features.*

Relocation and reorientation of the garage behind the house and reducing the size of the garage would re-establish the historic spatial relationship that existed between the stable and the house.

- i. A building may not be reconstructed on a location other than the original site, unless approved by the Historic Preservation Board pursuant to LMC 15-11-13.*

Relocation and reorientation of the garage would be permissible if approved by the HPB.

Conclusions and Recommendations

The LMC does not distinguish between principal and accessory buildings on a historic site. However, the relocation and reorientation of the reconstructed garage will not have a significant effect on the integrity of the Landmark Site as a whole; it would not change the designation of the property from a Landmark Site to a Significant Site as defined in LMC 15-11-10.

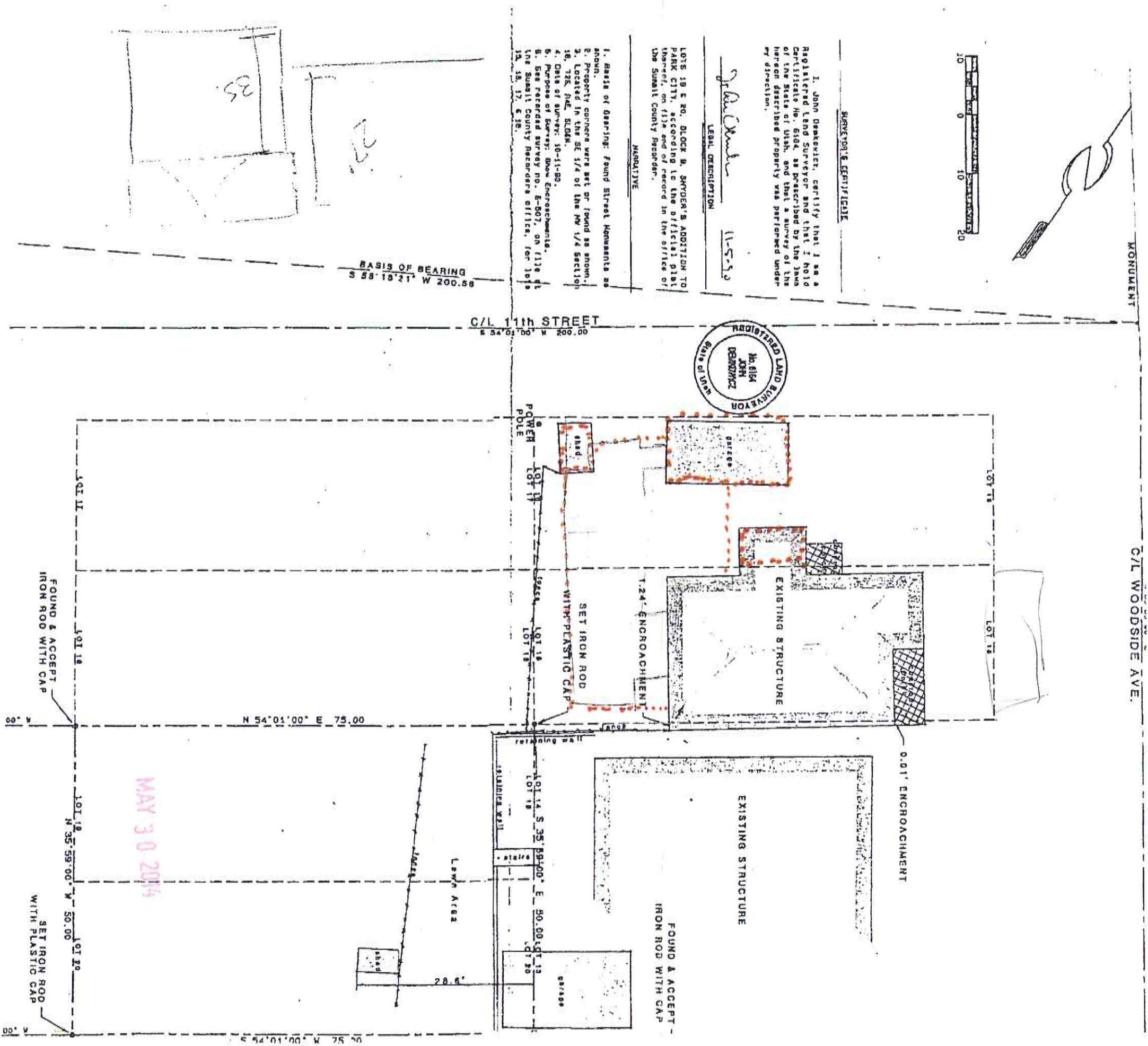
The house, which is the principal building on the Landmark Site, would remain in its existing location and orientation. Having been constructed circa 1889 and altered circa 1918, the house is significant under the Settlement and Mining Boom Era and the Mature Mining Era and individually qualifies as a Landmark Site according to the LMC and the Park City Historic Site Form.

Additional conclusions are as follows:

1. The garage is a contributing accessory building on the Landmark Site that is significant under the Mining Decline Era and contributes to the site's ability to convey its association with a broad pattern in housing during the early twentieth century. However, the alterations to the house, including the hipped roof and oblong windows, would remain to reflect this pattern.
2. The location and orientation of the circa 1889 stable that formerly stood behind the house has set a precedent for an accessory building in with proposed location, orientation, and dimensions.
3. The relocation, reorientation, and reduction in size of the 1939 garage does not meet the design guidelines in several ways:
 - Relocation and reorientation alter the historic spatial relationship between the garage and the house.
 - Relocation and reorientation alter the historic spatial relationship between and the garage and the street and the original setbacks.
 - Relocation from a prominent position on the lot alters the character of the historic district.
 - The reconstructed garage would not duplicate the original building because it has been reduced in size.
4. However, the proposed relocation and reorientation do meet the broader intent of other guidelines, contingent upon legally separating the double lot, including:

- The overall integrity of the Landmark Site would not be diminished such that it would lose its Landmark status or threaten the historical significance of the Landmark Site,
- Retaining the garage on the same legal parcel as the house allows the site to retain its association with the Mining Decline era in addition to the Mining Boom and Mature Mining eras

Retaining the garage on the same legal parcel as the house would retain its association with the Landmark Site thereby abating demolition, preventing a hazardous condition that may threaten the preservation of the garage, and enhancing its preservation. The reduction in size of the garage is more problematic and alternatives should be explored to allow the garage to be constructed in its original dimensions on Lot 15.



PARK CITY — BLOCKS 4, 9, 55, SECTION 16, T2S R4E, S.L.B.8.M.
SNYDERS ADDITION

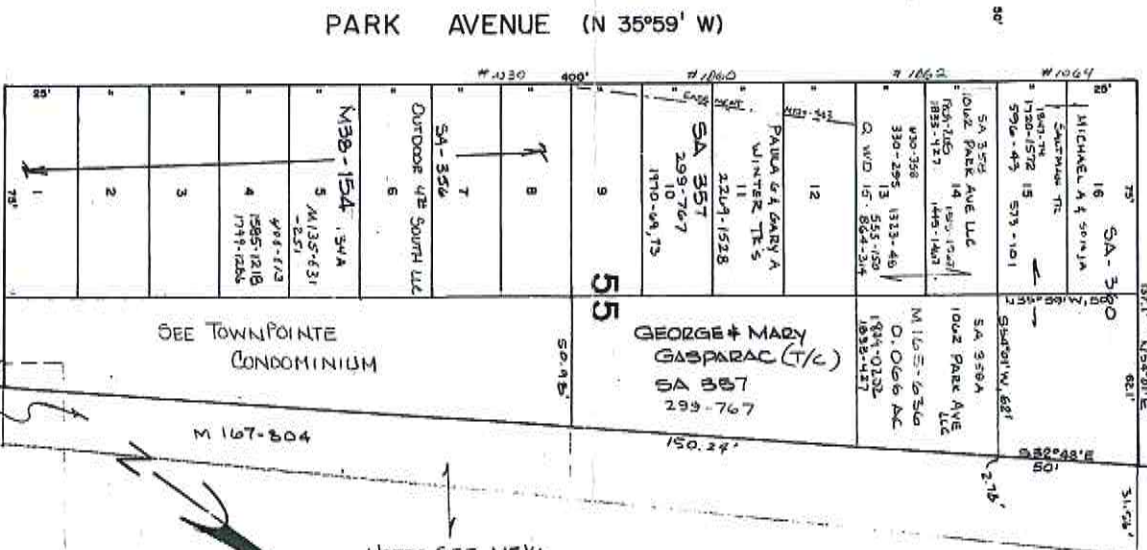
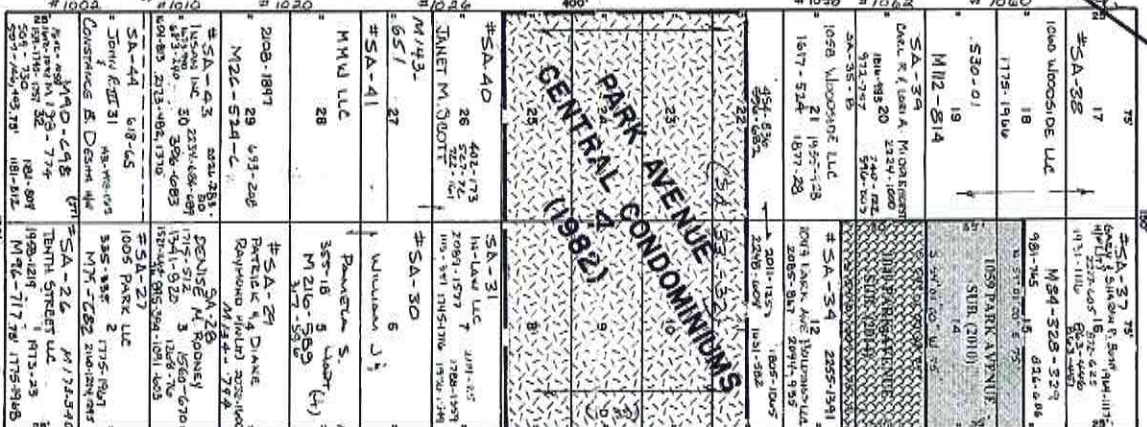
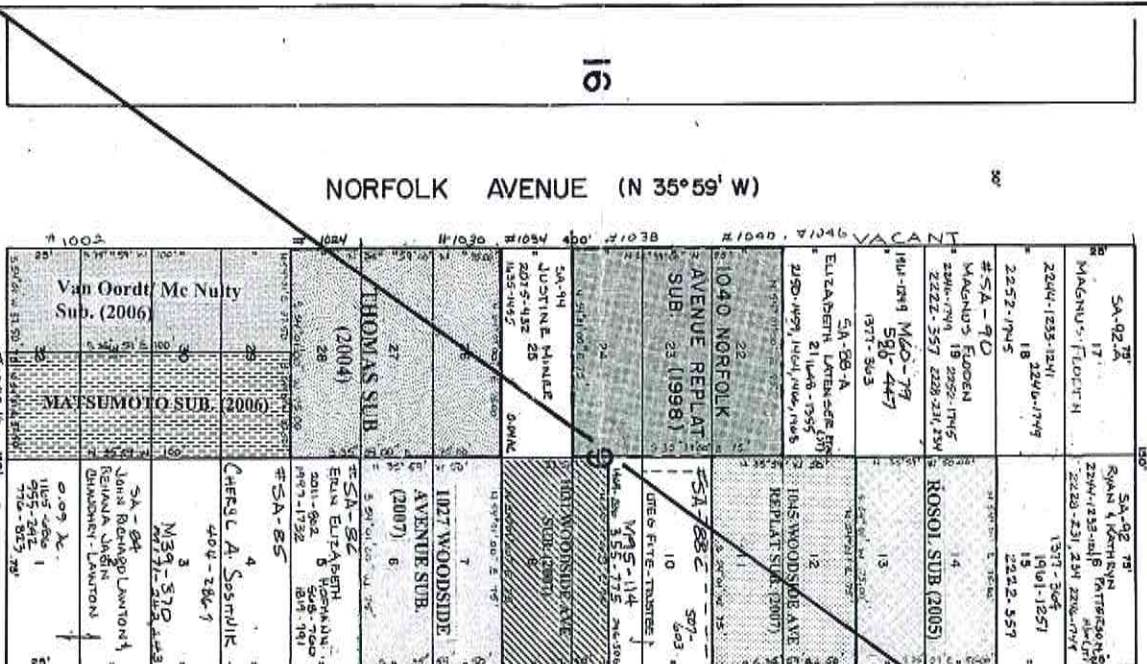
NOTE: REFERENCE TO
SHEET REQUIRED

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Approved	REVISIONS - DATE AND INITIAL (In Pencil)	SCALE
Utah State Bar Comm		ONE INCH = 40 FEET
Engineering Associates Inc.		BOOK PAGE

15	17	16
18	10	15

17	16	
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NOTE: SEE NE1/4
SEC. 16, T. 2 S., R. 4 E.

NOTE: SEE M171-453
FOR A PARKING
EASEMENT

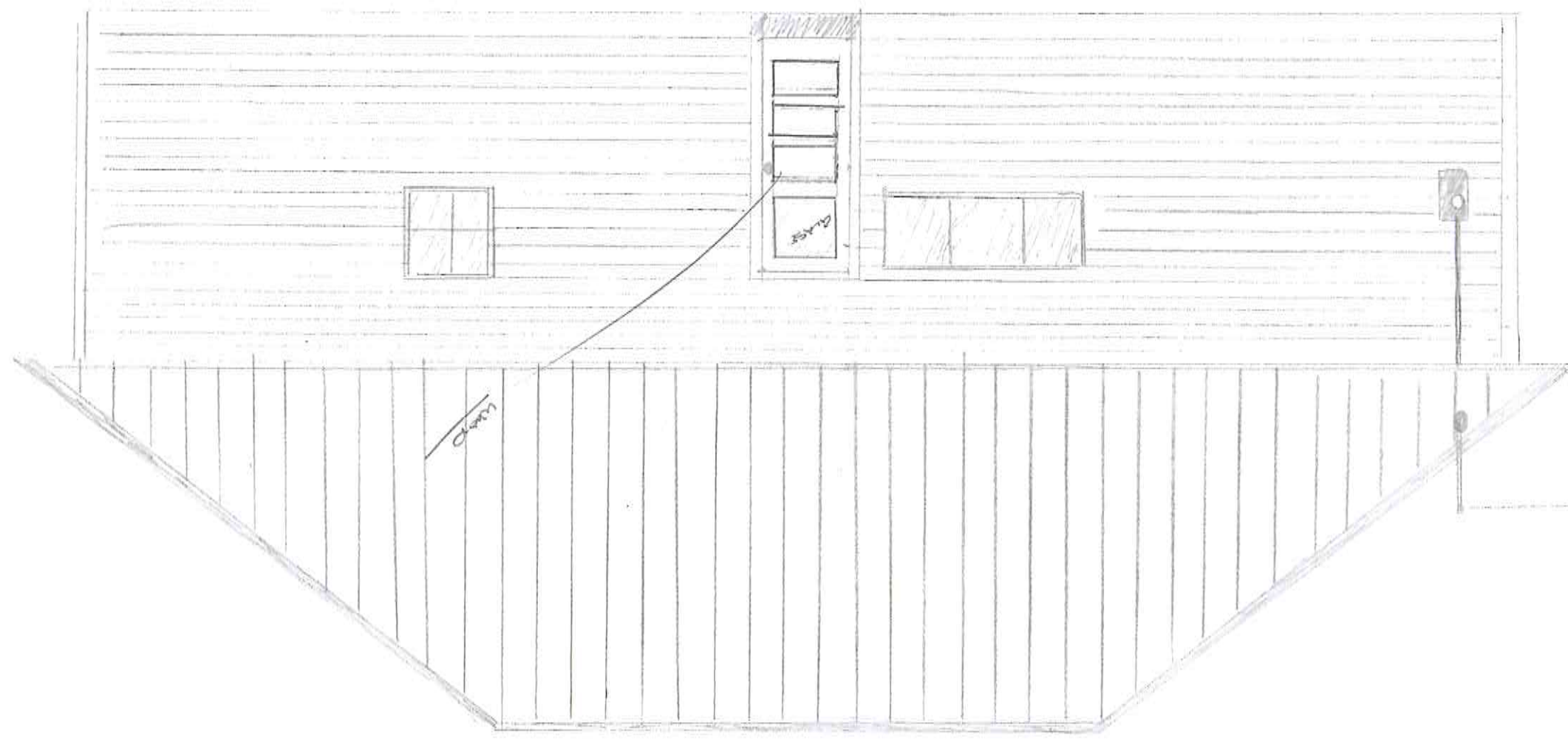
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Ray Patterson

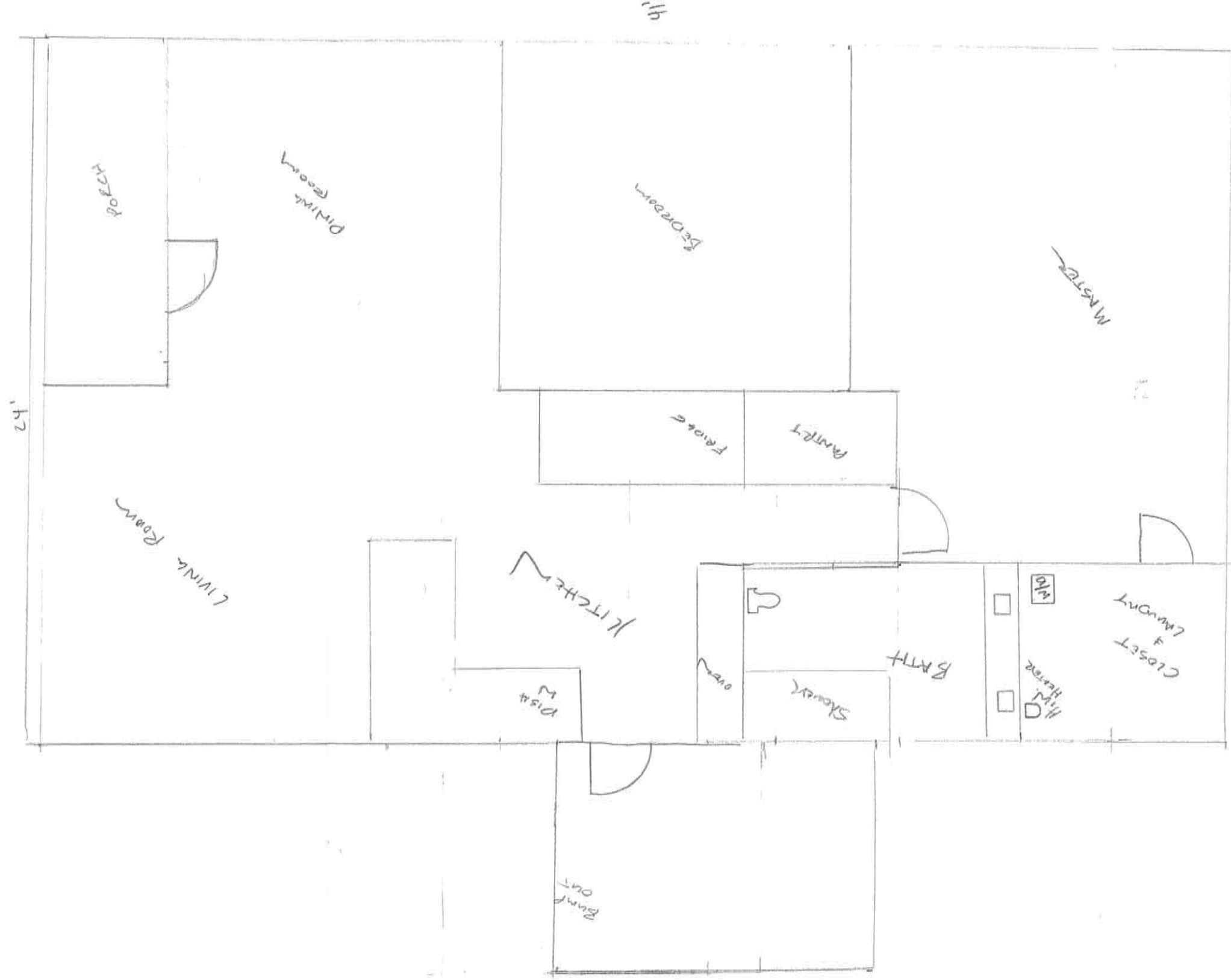
1052 WOODSIDE PROPOSED ELEVATION
NORTH FACIN

Without Addition

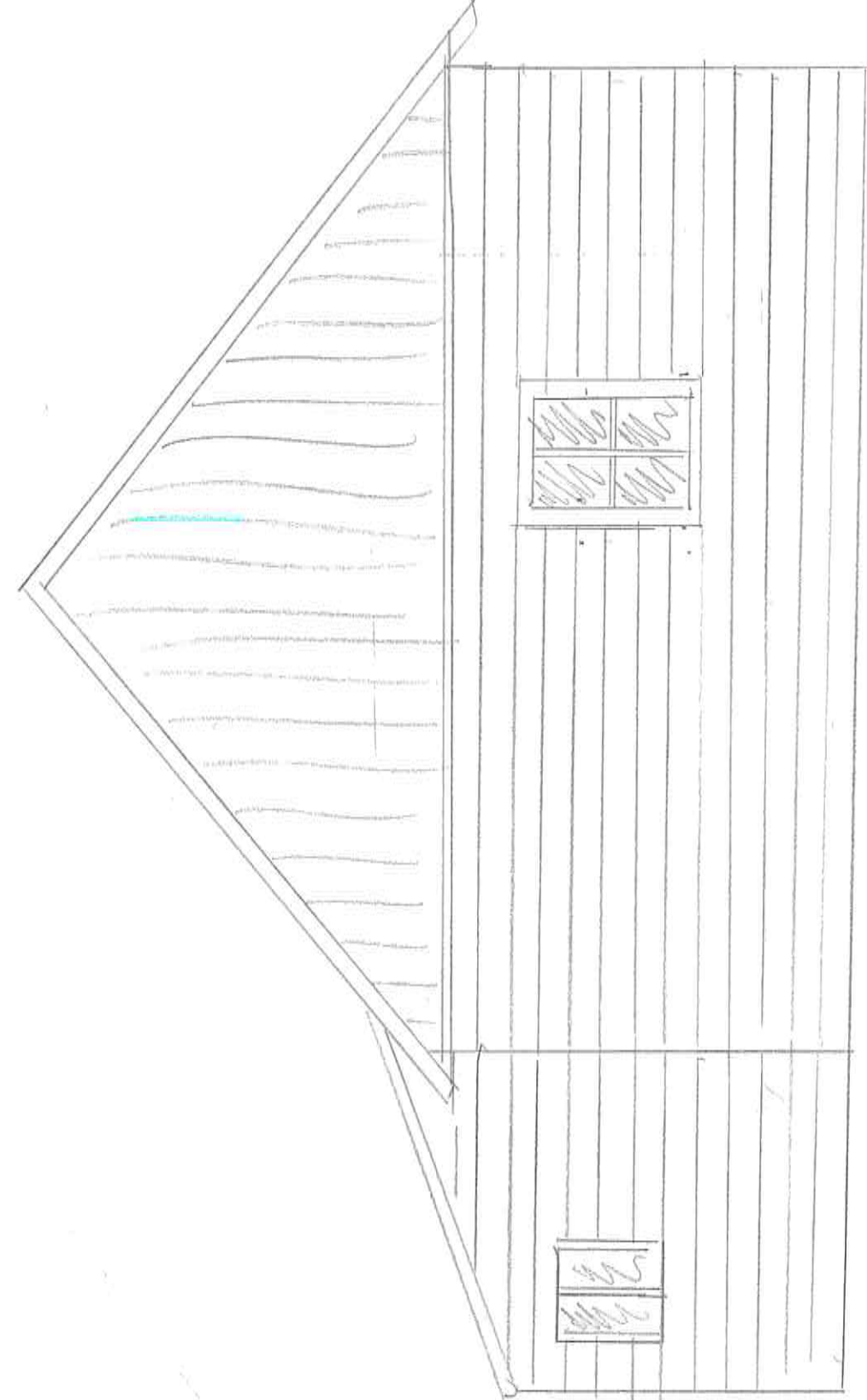
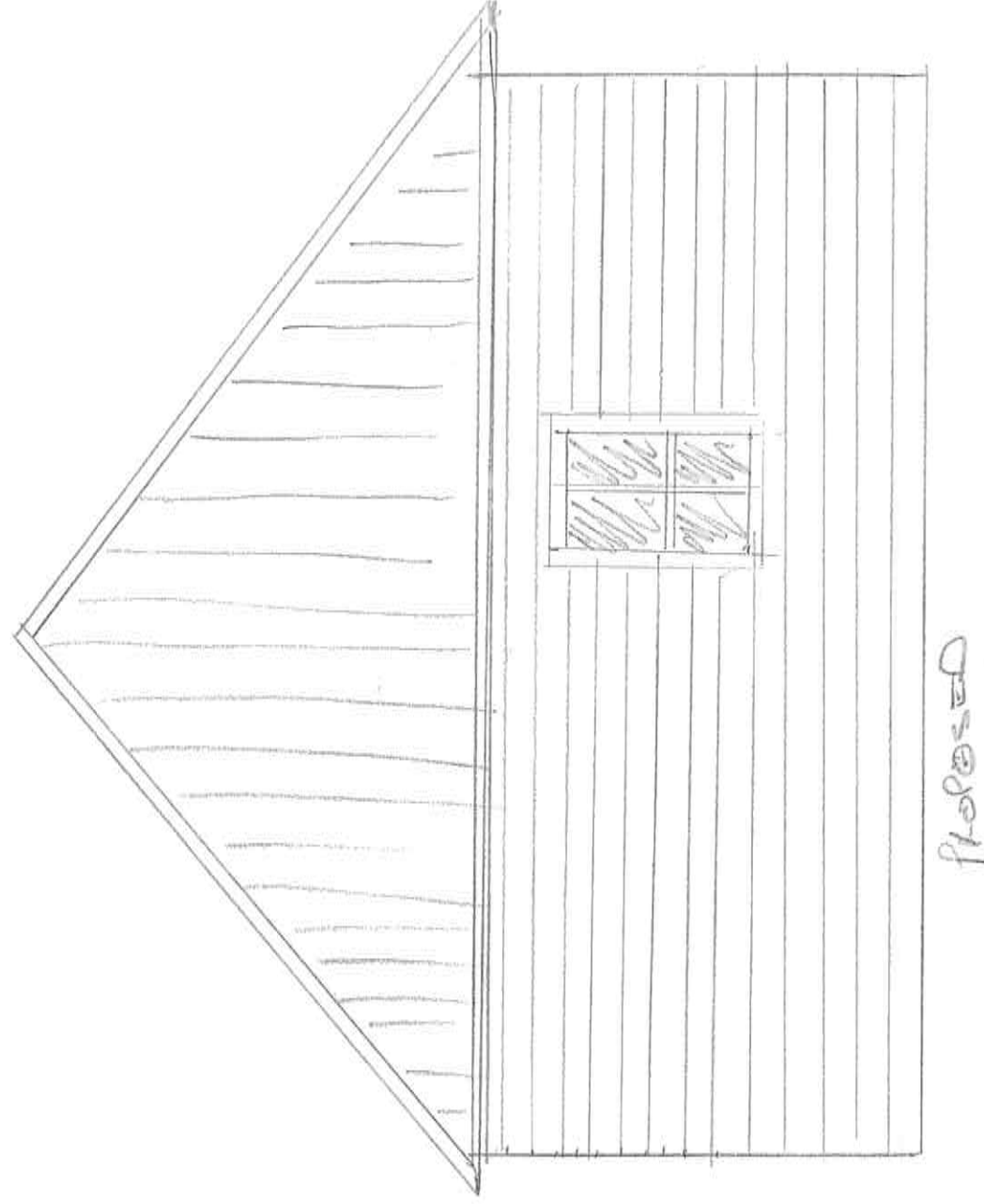
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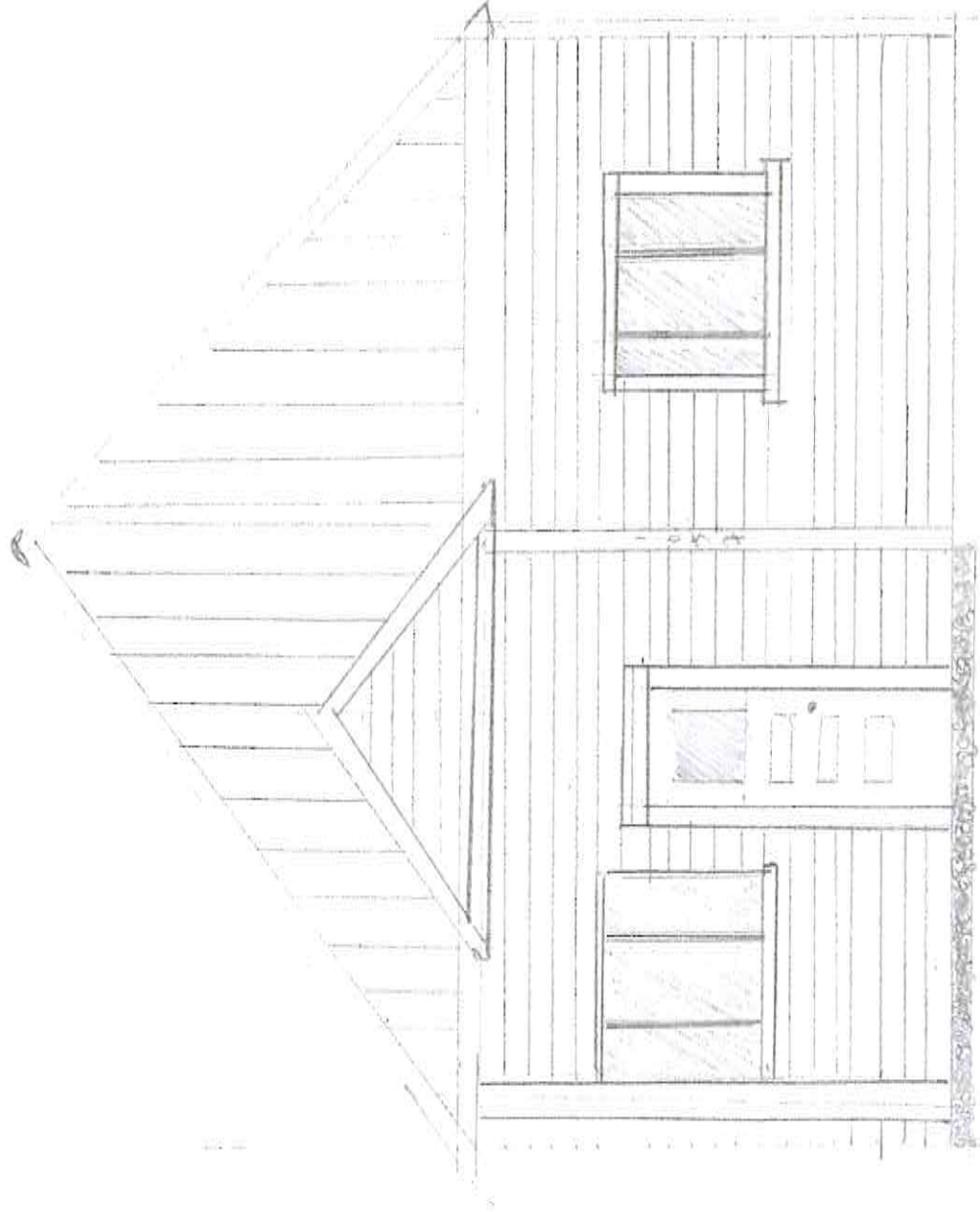
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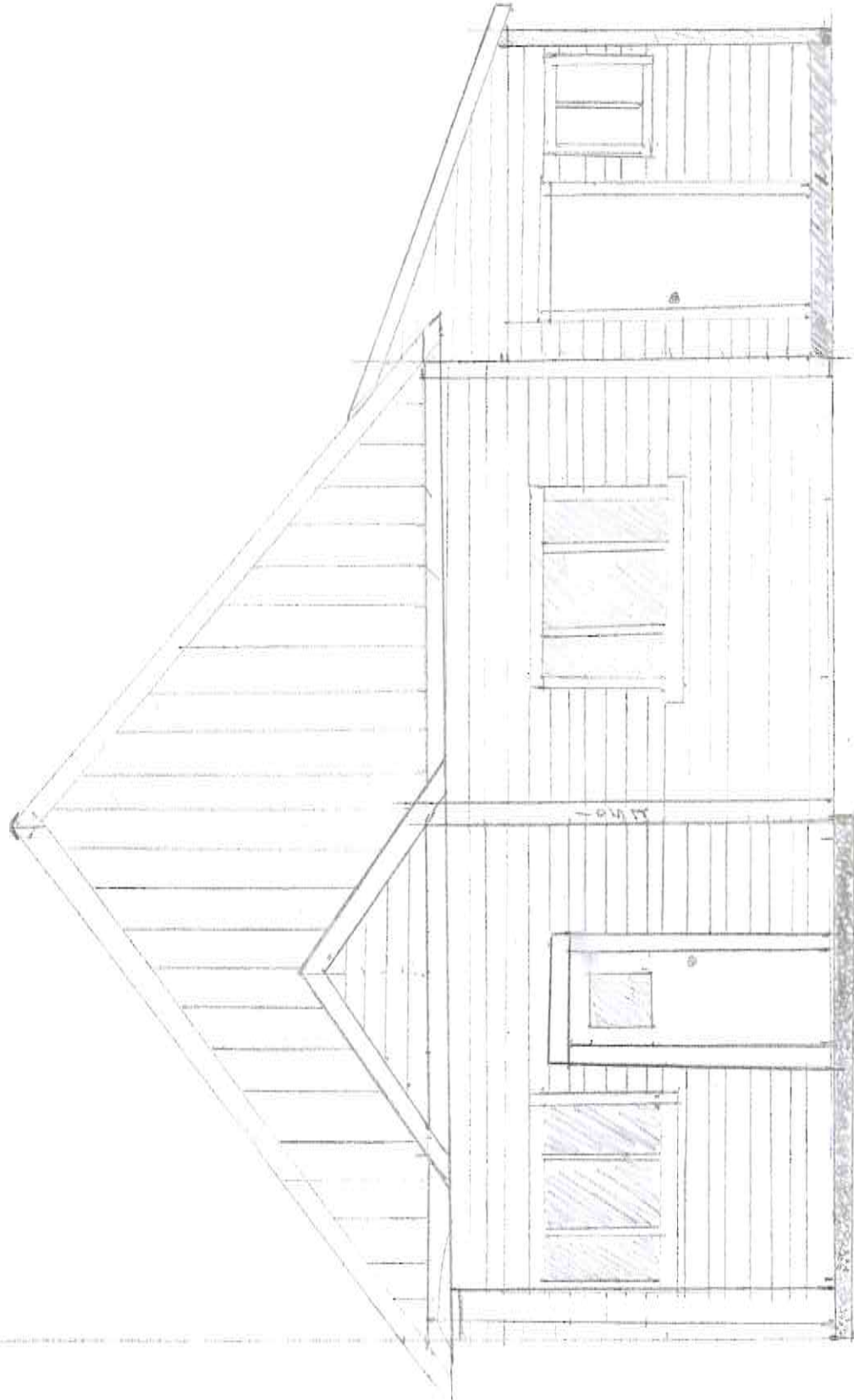
1057 WOODSIDE AVE
WEST ELEV

FEB 23 2015

FEB 23 2012



Proposed



Existing

SCALE: 1/4" = 1'
Ryan Patterson 10.12.14
1057 WOODSIDE





June 18, 2014

Katy Patterson
5133 Cove Canyon Dr. #201
Park City, UT 84060

**NOTICE OF PLANNING DIRECTOR & CHIEF BUILDING OFFICIAL
DETERMINATION**

Project Address: 1057 Woodside Avenue
Project Description: Planning Director & Chief Building Determination for
moving the one-car garage on Lot 16
Project Number: PL-14-02387
Date of Action: June 18, 2014

Action Taken by Planning Director and Chief Building Official:

The Planning Director has determined that the existing garage located at 1057 Woodside Avenue, Lot 16, may be moved on the lot as long as it conforms to setbacks on a corner lot, according to Land Management Code Section 15-2.2-7(H), and does not deter from or damage the historical integrity of the Landmark structure located on adjacent Lot 17. Prior to moving the garage however, a Historic District Design Review (HDDR) application must be submitted to the Planning Department and is subject to approval from the Planning Director.

If you have any questions regarding this determination, please don't hesitate to contact the Planning Department at 435-615-5060.

Sincerely,

A handwritten signature in black ink, appearing to read "Th. Eddington Jr.", followed by a period.

Thomas E. Eddington Jr., AICP, PLA
Planning Director

Chad Root,
Chief Building Official

CC: Ryan Wassum, Planner



Historic Preservation Board Staff Report

Planning Department

Author: Hannah Turpen, Planner
Subject: Material Deconstruction Review (Single-Family Dwelling)
Address: 1057 Woodside Avenue
Project Number: PL-14-02387
Date: July 20, 2016
Type of Item: Administrative – Material Deconstruction

Summary Recommendation:

Staff recommends the Historic Preservation Board review and discuss the material deconstruction of the Historic north addition to the Landmark single-family dwelling, conduct a public hearing, and approve the material deconstruction of the Historic north addition to the Landmark single-family dwelling at 1057 Woodside Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Topic:

Address: 1057 Woodside Avenue
Designation: Landmark
Applicant: Ryan and Katy Patterson
Proposal: Material Deconstruction of the Historic north addition and partial chimney of the Landmark Single-Family Dwelling to restore the ca. 1918 Period of Significance and Historic Form.

Background:

On February 23, 2015, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1057 Woodside Avenue. After working with the applicant on the materials of their submittal, the application was deemed complete on May 4, 2016. The Historic District Design Review (HDDR) application has not yet been approved, as it is dependent on HPB's Review for Material Deconstruction of the North Addition of the Single-Family Dwelling and the request for Disassembly and Reassembly of the Single-Car Garage (see separate Staff Report), and Relocation of the Single-Car Garage on the Landmark Site (see separate Staff Report).

1057 Woodside Avenue Developmental History:

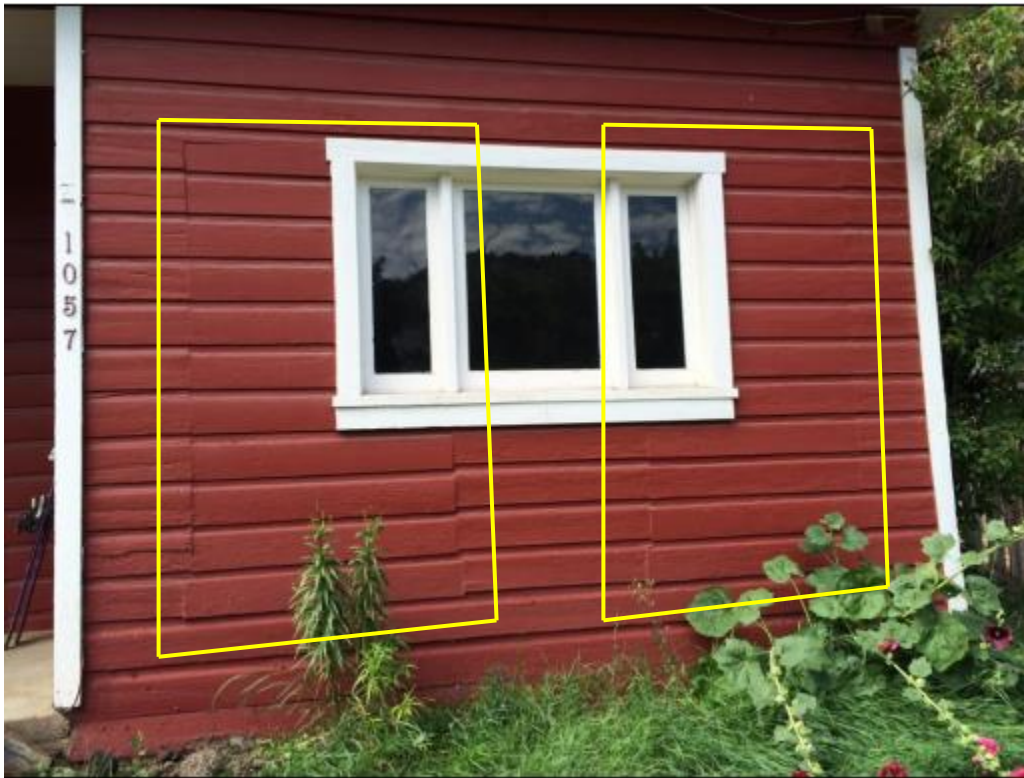
The 1057 Woodside Avenue property is designated as a Landmark Site on the Park City Historic Sites Inventory (HSI). Development on this property has spanned across three of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930), and the Mining Decline and Emergence of Recreation Industry Era (1931-1962).

Park City's Historic Preservation consultant, Anne Oliver of SWCA, has provided a detailed chronology of 1057 Woodside Avenue in Exhibit C. Staff has summarized the developmental history in this section of the report by highlighting the major alterations and evidence that exists today as it relates to the proposed material deconstruction.

As can be seen in Exhibit B and Exhibit C the single-family dwelling was constructed in ca.1889 and has undergone a series of alterations.

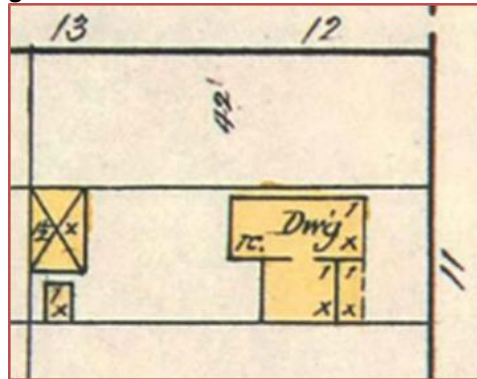
In 1889, the single-family dwelling was a one-story, wood-framed, and wood-sided dwelling with a T-shaped plan and a front porch. Physical evidence (ghost lines) indicates that the east façade of the cross wing originally had two tall, double-hung windows (see Figure 1 and Exhibit C). It is highly likely that the other original window openings of the house would have also matched the ghost line windows on the east façade.

Figure 1: Yellow outlines identify evidence (ghost lines) in the siding of historic window openings which were most likely double-hung and associated with the Victorian-style crosswing. The existing windows are likely a result of the ca. 1918 alterations by Charles A. and Florence Workman (property owners). Photo Courtesy of Anne Oliver, SWCA.



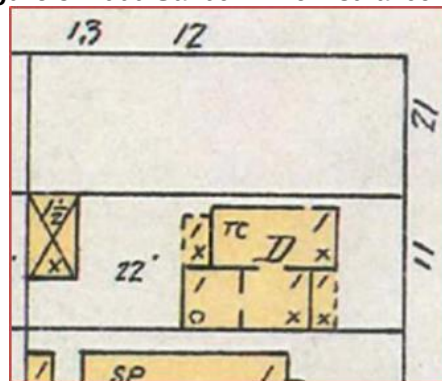
In addition, the house would have had a cross-gabled roof rather than the hip roof present today. As can be seen in the 1889 and 1900 Sanborn Maps in Figure 2 and Figure 3, a one and one-half story, wood-framed and wood-sided stable (marked by a large X) with a wood-shingled roof was located in the rear yard. A smaller, one-story wood building (possibly an outhouse), located to the south of the stable was only present in the 1889 Sanborn Map.

Figure 2: 1889 Sanborn Fire Insurance Map



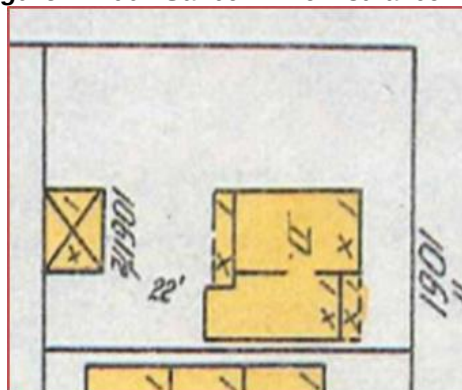
The 1900 Sanborn Map (Figure 3) indicates that an addition and rear porch had been built on the west side of the single-family dwelling, making it rectangular in plan. The smaller outbuilding had been removed but the rectangular stable remained in the northwest corner of the property.

Figure 3: 1900 Sanborn Fire Insurance Map



The 1907 Sanborn Map (Figure 4) documents no changes to the single-family dwelling, but it does indicate that the two (2) original lots were now recognized as one (1) single lot. It also documents that the original stable had been replaced a new stable that was squarer in plan and built in line with the north wall of the house.

Figure 4: 1907 Sanborn Fire Insurance Map

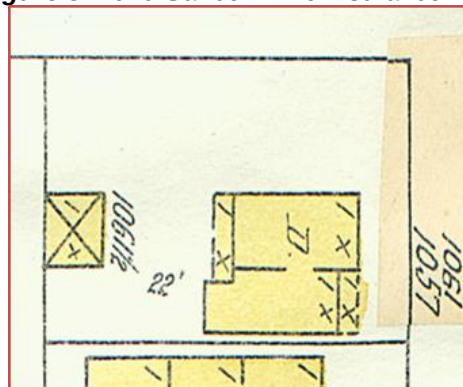


In 1911, the property was seized by Summit County in a tax sale. The previous owners, Martin and Mary McGrath, purchased the property in 1890 and appear to have constructed the single-family dwelling and outbuildings before their formal purchase.

In May 1918, the county sold the property to Charles A. Workman, a blacksmith in the mining industry, and his wife, Florence Reddon Workman. The Workmans contracted for repair work on the property, which was likely in poor condition given the inability of the McGraths to pay their taxes and its subsequent years as a county holding.

A visual assessment of architectural style and materials confirms that major alterations were made to the house at about this time (ca. 1918). Between about 1918 and 1921, the ca. 1889 house was greatly altered and updated to suit modern tastes and needs with new window locations, shapes, and styles, and an entirely new roof form. These changes made the structure appear more like a bungalow form rather than the Victorian-style crosswing form. By removing the vertically oriented double-hung windows and changing the roof form from a traditional cross-gabled roof to the hipped pyramidal shape, the form of the house was changed to suit the current popular style of the 1915s.

Figure 5: 1929 Sanborn Fire Insurance Map



The Workmans sold the property in 1924 and it changed hands multiple times until 1936. In 1936, Robert J. Birkbeck, a shop foreman for a mining company, and his wife Lillian P. Langford Birkbeck purchased the property. The Birkbecks made a series of changes to the site including, the construction of the single-car garage and storage shed. The north addition to the single-family dwelling with the partial chimney was likely constructed sometime in the late 1930's as a part of the Birkbeck's other alterations and upgrades to the site. The chimney is in complete disrepair and has crumbled leaving only a partial chimney.

The first known image of the property at 1057 Woodside Avenue is a tax assessment photograph taken in ca. 1940 (Figure 7). The ca. 1940 tax photo of 1057 Woodside Avenue documents that three-part wood windows comprising a fixed center pane flanked by two casement windows have replaced the original window openings. The original cross-gabled roof has been replaced with a hipped roof of pyramidal shape. Windows and roofs of this type were common in bungalows of the 1915s through the 1920s, which is when the Workman's updated the single-family dwelling.

As stated above, a shed-roofed addition with a door, window, chimney and covered stoop was made to the north side of the house prior to the ca. 1940 tax photo was taken. At the far right edge of the picture, the corner of an outbuilding is visible; the front (east end) of this building is roughly aligned with the east face of the addition. In the background stands a large, rectangular outbuilding with a wood-shingled roof.

The ca. 1940 tax photo of 1103 Woodside Avenue, which is the property on the north side of Crescent Street, provides a better view of the two (2) outbuildings (Figure 8). The white-painted, board and batten building with a wood-shingled roof is clearly the single-car garage in the same location on the property today.

Figure 6: 1941 Sanborn Fire Insurance Map

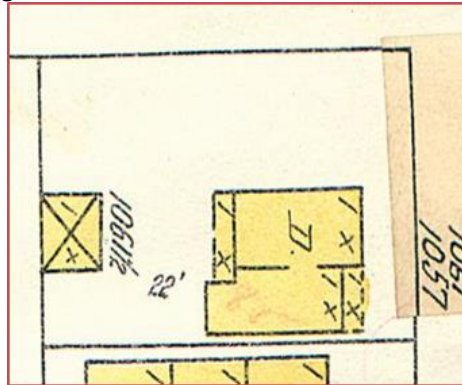


Figure 7: 1057 Woodside Avenue ca. 1940 tax photo. Visible in this photo are the 1918 alterations, the late 1930s north addition, and the corner of the outbuildings.



Figure 8: 1103 Woodside Avenue ca. 1940 tax photo. Visible in this photo is the single-car garage with its white-painted, board and batten siding and wood-shingled roof.



According to Anne Oliver (Exhibit C):

“In the following years, the old stable in the rear yard, which wasn’t large enough to house an automobile, was replaced with a single-car garage that was built toward the front of the property and oriented toward the street for better access, and the garage was accompanied by a new shed to provide additional storage space. The single-family dwelling and its associated garage and storage shed are an excellent example of how older historic properties in Park City were remodeled and updated to accommodate changing needs, tastes, and technologies in the middle years of the 20th century. No significant exterior changes have been made to any of the buildings since the early 1940s, giving them a high degree of integrity and justifying the property’s designation as a Landmark Site.

In summary, major alterations were made to the 1057 Woodside house in about 1918, updating it from what would have been perceived as an old-fashioned, Victorian-style crosswing house to a hipped-roofed, bungalow-style house that was highly popular after World War I. Alterations between 1918 and the early 1940s included new window openings, new windows, a new roof shape, and an addition. It is unclear when the ca. 1907 square stable was removed, but the single-car garage was built in the late 1930s by the Birkbecks. The storage shed, which is nearly identical with the garage in construction methods, materials, and apparent age, was almost certainly built at the same time but located elsewhere on the property – if it had been built in its present.”

The single-family dwelling at 1057 Woodside Avenue has remained almost unchanged on the exterior since the 1940s. Though alterations to the original form and style have been made, such alterations occurred during the Period of Significance (the Mature Mining Era). This property has had alterations that spanned across three of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930), and the Mining Decline and Emergence of Recreation Industry Era (1931-1962). Specifically, the single-family dwelling has had the following alterations since ca. 1889:

- New porch and new addition which changed the plan (occurred ca. 1900)
- Changes to the original window openings (occurred ca. 1918)
- Changes to the roof shape (occurred ca. 1918)
- North addition with partial chimney (occurred late 1930s)

While the site has had alterations that spanned across three of Park City's designated Historic eras, the Period of Historic Significance for the single-family dwelling is the Mature Mining Era (1894-1930) due to the major alterations that occurred in ca. 1918 (listed above). The late 1930s north addition with partial chimney was constructed after the Period of Historic Significance.

Analysis: Material Deconstruction

The following Material Deconstruction work is proposed for the single-family dwelling at 1057 Woodside Avenue:

- Removal of the late 1930s north addition (with partial chimney) of the single-family dwelling to restore the ca. 1918 Period of Significance and Historic Form.

As is detailed in the 1057 Woodside Avenue Developmental History section above, Exhibit B, and Exhibit C, extensive alterations occurred to the single-family dwelling ca. 1918. The applicant is requesting to remove the late 1930s north addition (with partial chimney) in order to restore the single-family dwelling to its ca. 1918 Historic Form, thus returning the single-family dwelling to its Period of Historic Significance. In addition, the late 1930s north addition is located slightly beyond the midpoint on a secondary façade.

According to the U.S. Department of the Interior *National Register Bulletin: Researching a Historic Property*, the Period of Historic Significance refers to the span of time during which significant events and activities occurred. Events and associations with historic properties are finite; most properties have a clearly definable period of significance. In this particular case, the Period of Historic Significance has been defined as the Mature Mining Era (1894-1930) due to the extensive alterations (ca. 1918) that occurred during that time. The extensive alterations that took place ca. 1918 have been considered "significant activities" as defined by the U.S. Department of the Interior *National Register Bulletin: Researching a Historic Property*.

Staff finds that the removal of the late 1930s north addition and partial chimney would restore the single-family dwelling to its ca. 1918 Historic Form, specifically the original bungalow-style form. Staff finds that the removal of the late 1930s addition would allow for the restoration of the following:

- North roof to its ca. 1918 form

- Exterior horizontal siding of the north elevation to its ca. 1918 appearance.

The applicant will reuse the siding on the north addition on the exterior wall of the single-family dwelling after removal of the north addition. The applicant will also repair the roof where the north addition is currently attached and is to be removed.

Figure 9a, 9b, and 9c identify the areas that are to be removed (red shaded areas) of the north elevation of the single-family dwelling.

Figure 9a: 1057 Woodside Avenue east elevation areas to be removed (shaded red)

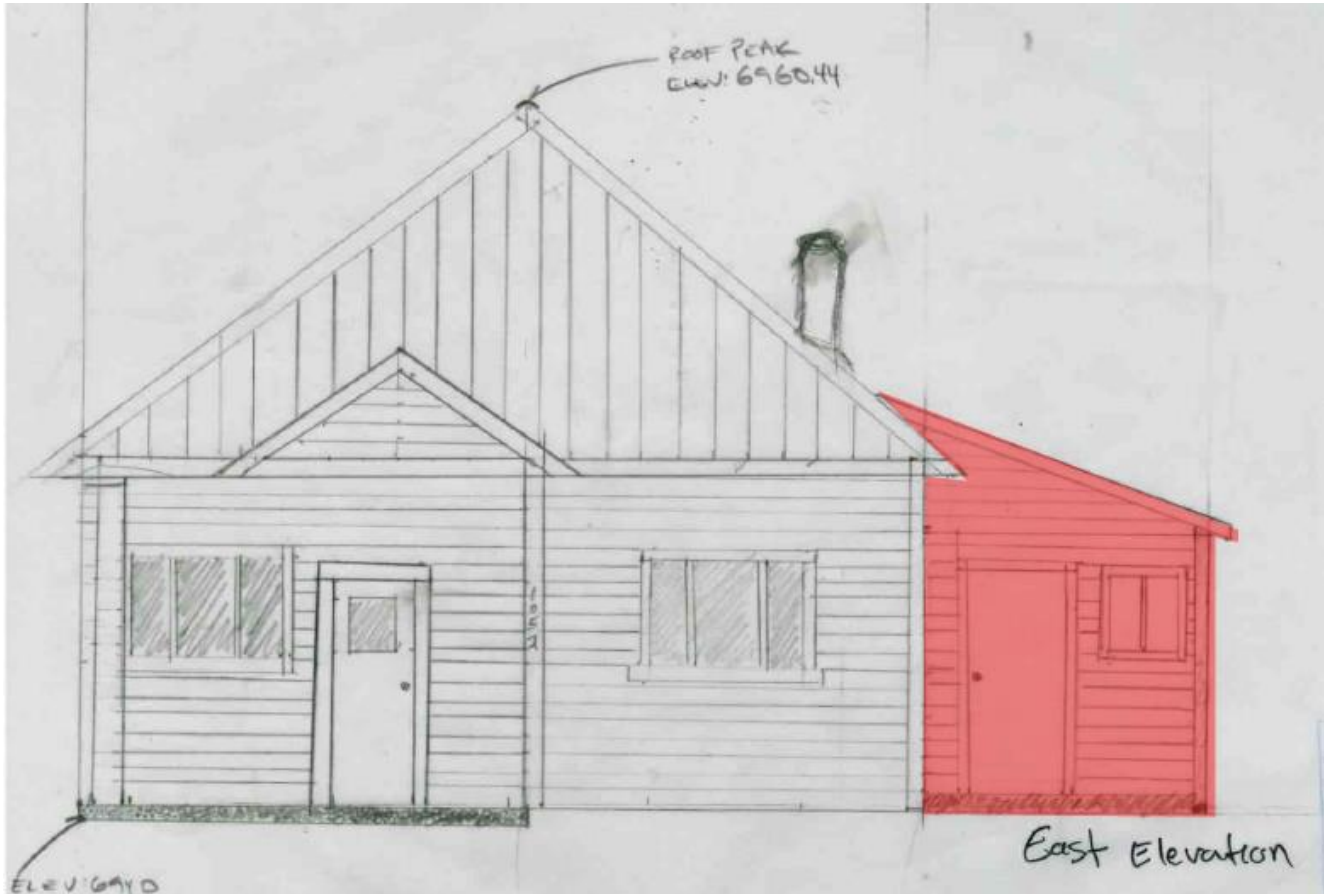


Figure 9b: 1057 Woodside Avenue north elevation areas to be removed (shaded red)

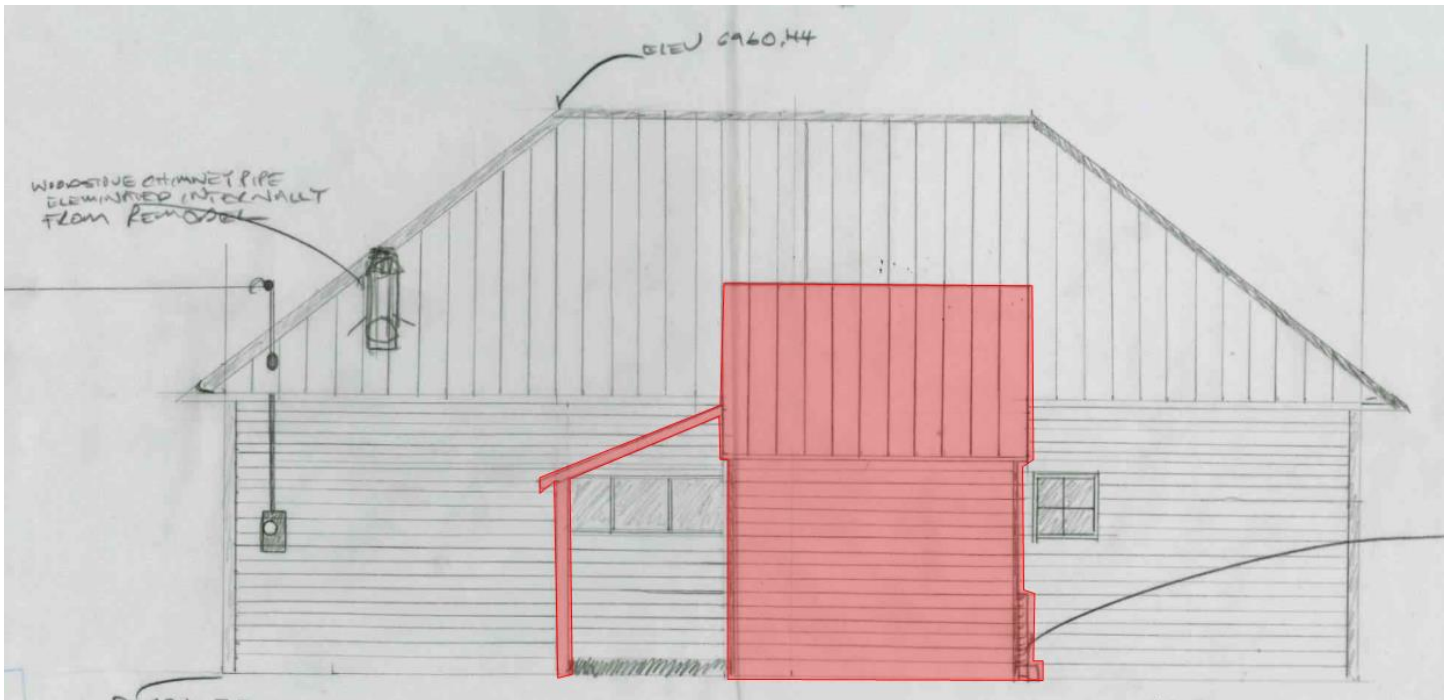


Figure 9c: 1057 Woodside Avenue west elevation areas to be removed (shaded red)



Recommendation:

Staff recommends the Historic Preservation Board review and discuss the material deconstruction of the Historic north addition to the Landmark single-family dwelling, conduct a public hearing, and approve the material deconstruction of the Historic north addition to the Landmark single-family dwelling at 1057 Woodside Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Finding of Fact:

1. The property is located at 1057 Woodside Avenue. The property consist of Lot 15 and Lot 16, Block 9, Snyder's Addition to Park City.
2. The historic site is listed as Landmark on the Historic Sites Inventory.
3. The house was originally constructed c. 1889, per the Historic Site Inventory (HSI) Form, and has undergone a series of alterations since.
4. Development on this property has spanned across three (3) of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930), and the Mining Decline and Emergence of Recreation Industry Era (1931-1962).
5. The Period of Historic Significance for the single-family dwelling is the Mature Mining Era (1894-1930) due to the major alterations that occurred in ca. 1918. The late 1930s north addition with partial chimney was constructed after the Period of Historic Significance.
6. On February 23, 2015, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1057 Woodside Avenue. After working with the applicant on the materials of their submittal, the application was deemed complete on May 4, 2016. The HDDR application is still under review by the Planning Department.
7. The applicant is proposing to remove the late 1930s north addition (with partial chimney) of the single-family dwelling to restore the ca. 1918 Period of Significance and Historic Form.
8. The applicant will reuse the siding on the north addition on the exterior wall of the single-family dwelling after removal of the north addition.
9. The applicant will repair the roof where the north addition is currently attached and is to be removed.
10. Staff finds that the removal of the late 1930s north addition and partial chimney would restore the single-family dwelling to its ca. 1918 Historic Form, specifically the c. 1918 bungalow-style form. Staff finds that the removal of the late 1930s addition would allow for the restoration of the north roof to its ca. 1918 form and exterior horizontal siding of the north elevation to its ca. 1918 appearance.
11. In May 1918, Summit County sold the property to Charles A. Workman, a blacksmith in the mining industry, and his wife, Florence Reddon Workman. The Workmans completed major alterations to the single-family dwelling at about this time (ca. 1918).
12. The Workmans sold the property in 1924.
13. 1936, Robert J. Birkbeck, a shop foreman for a mining company, and his wife Lillian P. Langford Birkbeck purchased the property. The Birkbecks made a series of changes to the site including, the construction of the north addition to the single-family dwelling, the single-car garage and the storage shed.

14. The ca. 1940 tax photograph of 1057 Woodside Avenue documents the changes to the single-family dwelling. At the far right edge of the photograph, the corner of an outbuilding is visible; the front (east end) of this building is roughly aligned with the east face of the addition. In the background stands a large, rectangular outbuilding with a wood-shingled roof.
15. The single-family dwelling has had the following alterations since ca. 1889: New porch and new addition which changed the plan (occurred ca. 1900); Changes to the original window openings (occurred ca. 1918); Changes to the roof shape (occurred ca. 1918); and North addition with partial chimney (occurred late 1930s).
16. The proposed removal of the late 1930s north addition will allow for alterations that occurred to the historic single-family dwelling after the Period of Historic significance to be removed; thus, restoring the ca. 1918 bungalow Historic Form.

Conclusions of Law:

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

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on February 23, 2015, May 12, 2015, and April 29, 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 shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing historic materials, the applicant shall demonstrate to the Planning Director and Project Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No historic materials may be disposed of prior to advance approval by the Planning Director and Project Planner.
3. Any deviation from approved Material Deconstruction will require review by the Historic Preservation Board.

Exhibits:

- Exhibit A – HPB Demolition Review Checklist
- Exhibit B – 1057 Woodside Avenue – Developmental History Timeline
- Exhibit C – Anne Oliver (SWCA) 1057 Woodside Avenue Memorandum
- Exhibit D – Historic Sites Inventory Form
- Exhibit E – Historic District Design Review Historic Preservation Plan (Single-Family Dwelling)
- Exhibit F – Historic District Design Review Physical Conditions Report (Single-Family Dwelling)
- Exhibit G – Historic District Design Review Existing and Proposed Plans (Single-Family Dwelling)
- Exhibit H – Aerial Photograph
- Exhibit I – National Register Bulletin “Researching a Historic Property”

Exhibit A: HPB Demolition Review Checklist

Historic Preservation Board Material Deconstruction Review Checklist:

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



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

RE: DEMOLITION DETERMINATION

The Historic Preservation Board of Park City, Utah met on Wednesday, July 21, 2016 for a regularly scheduled and duly noticed meeting. After determining that a quorum was present, the Board conducted its scheduled business.

NOTICE OF HISTORIC PRESERVATION BOARD ACTION:

Project Address: 1057 Woodside Avenue
Project Number: PL-14-02387
Type of Item: Administrative – Relocation (Single-Car Garage)
Determination
Hearing Date: July 20, 2016

Board Action: **DENIED** – The Historic Preservation Board conducted a public hearing and found that the proposed relocation would alter the Historic Context and have a negative impact on the historic character of the Historic Site, surrounding neighborhood and the Historic District. The Historic Preservation Board made the determination based on the following findings of fact and conclusions of law.

Finding of Fact:

1. The property is located at 1057 Woodside Avenue. The property consist of Lot 15 and Lot 16, Block 9, Snyder's Addition to Park City.
2. The historic site is listed as Landmark on the Historic Sites Inventory.
3. The house was originally constructed c. 1889, per the Historic Site Inventory (HSI) Form, and has undergone a series of alterations since.
4. Development on this property has spanned across three (3) of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930), and the Mining Decline and Emergence of Recreation Industry Era (1931-1962).
5. On February 23, 2015, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1057 Woodside Avenue. After working with the applicant on the materials of their submittal, the application was deemed complete on May 4, 2016. The HDDR application is still under review by the Planning Department.
6. The applicant proposes to relocate the existing historic single-car garage approximately 20 feet east on the property. The applicant claims that the historic context of the site and neighborhood has been lost and that moving the single-car garage closer to the single-family dwelling will recover the site context.

7. The relocation will comply with the required ten foot (10') front yard setback and three foot (3') side yard setback, as dictated by the Historic Residential (HR-1) zoning district, described in Land Management Code (LMC) 15-2.2-3.
8. The Design Review Team finds that relocating the historic building on its existing lot will significantly change the context of the site.
9. The structure is not threatened by demolition.
10. Staff, including the Chief Building Official and Planning Director, find s that there are no unique conditions that warrant the proposed relocation of the historic structure on the existing site.
11. No major alterations have occurred to the site since the late 1930s, giving them a high degree of integrity and justifying the property's designation as a Landmark Site. The single-car garage is a contributing feature of the Landmark Site.
12. Sanborn Fire Insurance maps show that historically, the neighborhood was characterized by lots larger than 25' x 75', single-family homes, outbuildings (first stables, then single-car or double-car garages), larger yard spaces, and increased setbacks between structures.
13. Overall, the historic context of the single-car garage on its own site, and in the context of the neighborhood still remains.
14. The relocation of the structure 20 feet to the east will alter the character of the site in terms of the relationship between the outbuildings and the single-family dwelling.
15. Development of the site is possible with the single-car garage in its current location.
16. The proposal to relocate the historic single-car garage does not comply with LMC 15-11-13 Relocation and/or Reorientation of a Historic Building or Historic Structure. There are no unique conditions that warrant the relocation of the historic single-car garage on its site as the context of the building's setting has not been altered that its present setting conveys its history; the integrity and significance of the historic building will be diminished by relocation and/or reorientation; and all other alternatives to relocation have not been reasonably considered prior to determining the relocation of the building.
17. 1936, Robert J. Birkbeck, a shop foreman for a mining company, and his wife Lillian P. Langford Birkbeck purchased the property. The Birkbecks made a series of changes to the site including, the construction of the north addition to the single-family dwelling, the single-car garage and the storage shed.
18. The ca. 1940 tax photograph of 1057 Woodside Avenue documents the changes to the single-family dwelling. At the far right edge of the photograph, the corner of an outbuilding is visible; the front (east end) of this building is roughly aligned with the east face of the addition. In the background stands a large, rectangular outbuilding with a wood-shingled roof.
19. The ca. 1940 tax photograph of 1103 Woodside Avenue, which is the property on the north side of Crescent Street, provides a better view of the two (2) outbuildings. The white-painted, board and batten building with a wood-shingled roof is clearly the single-car garage in the same location on the property today.

Conclusions of Law:

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

If you have any questions or concerns regarding this letter, please do not hesitate to call me at (435) 615-5059 or contact me by email at hannah.turpen@parkcity.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'H. Turpen', with a stylized, cursive script.

Hannah M. Turpen
Planner



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

RE: DEMOLITION DETERMINATION

The Historic Preservation Board of Park City, Utah met on Wednesday, July 21, 2016 for a regularly scheduled and duly noticed meeting. After determining that a quorum was present, the Board conducted its scheduled business.

NOTICE OF HISTORIC PRESERVATION BOARD ACTION:

Project Address: 1057 Woodside Avenue
Project Number: PL-14-02387
Type of Item: Administrative – Disassembly and Reassembly
(Panelization) (Single-Car Garage) Determination
Hearing Date: July 20, 2016

Board Action: **APPROVED** – The Historic Preservation Board conducted a public hearing and found that the proposed panelization will have no negative impact on the historic character of the Historic Site, surrounding neighborhood or the Historic District. The proposed panelization complies with the criteria set forth in the Land Management Code. The Historic Preservation Board made the determination based on the following findings of fact and conclusions of law.

Finding of Fact:

1. The property is located at 1057 Woodside Avenue. The property consist of Lot 15 and Lot 16, Block 9, Snyder's Addition to Park City.
2. The historic site is listed as Landmark on the Historic Sites Inventory.
3. The house was originally constructed c. 1889, per the Historic Site Inventory (HSI) Form, and has undergone a series of alterations since.
4. Development on this property has spanned across three (3) of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930), and the Mining Decline and Emergence of Recreation Industry Era (1931-1962).
5. In 1936, Robert J. Birkbeck, a shop foreman for a mining company, and his wife Lillian P. Langford Birkbeck purchased the property. The Birkbecks made a series of changes to the site including, the construction of the north addition to the single-family dwelling, the single-car garage and the storage shed.
6. The ca. 1940 tax photograph of 1057 Woodside Avenue documents the changes to the single-family dwelling. At the far right edge of the photograph, the corner of an outbuilding is visible; the front (east end) of this building is roughly aligned with the east face of the addition. In the background stands a large, rectangular outbuilding

with a wood-shingled roof.

7. The ca. 1940 tax photograph of 1103 Woodside Avenue, which is the property on the north side of Crescent Street, provides a better view of the two (2) outbuildings. The white-painted, board and batten building with a wood-shingled roof is clearly the single-car garage in the same location on the property today.
8. On February 23, 2015, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1057 Woodside Avenue. After working with the applicant on the materials of their submittal, the application was deemed complete on May 4, 2016. The HDDR application is still under review by the Planning Department.
9. The applicant is proposing to disassemble and reassemble (panelize) the Historic single-car garage. The existing condition of the single-car garage is poor. The structural members of the single-car garage are compromised, exterior siding material is deteriorating, and the building is leaning significantly to the south.
10. The applicant is proposing the removal of the non-historic garage door (modified to accommodate a human entrance) which will allow for the installation of a historically accurate garage door.
11. According to the licensed structural engineer (hired by the applicant), the structural integrity of the single-car garage is compromised due to inadequate structural members on the interior of the structure. The structural engineer has recommended demolition; however, the applicant is proposing to disassemble (panelize) the single-car garage and reassemble after a new structure has been built on the interior.
12. Staff and the Design Review Team find that disassembling and reassembling (panelizing) the historic structure will not significantly change the context of the site, nor diminish its historical significance. The single-car garage is a contributing feature of the Landmark Site.
13. The structure is not threatened by demolition.
14. The Acting Chief Building Official found the building to be in fair condition. The Acting Chief Building Official found that there are structural deficiencies, including but not limited to signs of deformation, displacement and settling, and deterioration. The Acting Chief Building Official found that wall-by-wall panelization is possible, rather than complete disassembly and reassembly.
15. Due to the poor condition of the building and its structural deficiencies, the building could not be temporarily lifted or moved as a single unit. The physical condition of the existing materials prevent the temporary lifting or moving of a building and the applicant has demonstrated that panelization will result in a greater amount of historic materials as all four walls of the structure can be salvaged and preserved.
16. The specific techniques for panelization will be approved as a part of the Historic District Design Review and Building Permit. A panelization plan will be submitted prior to the approval of the Building Permit. The Building Department will review the panelization plan in detail. Conditions of Approval will be added to the Building Permit addressing such. A Financial Guarantee will be required prior to Building Permit issuance. The Financial Guarantee will require that the single-car garage be reassembled within 18 months of Building Permit issuance. A Building Permit must be issued within one (1) year of approval of the Historic District Design Review.

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.

If you have any questions or concerns regarding this letter, please do not hesitate to call me at (435) 615-5059 or contact me by email at hannah.turpen@parkcity.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'H. Turpen', written in a cursive style.

Hannah M. Turpen
Planner



September 12, 2016

Ryan and Katy Patterson
1057 Woodside Avenue
Park City, UT 84060

NOTICE OF PLANNING STAFF ADMINISTRATIVE ACTION

<u>Project Address:</u>	1057 Woodside Avenue
<u>Project Description:</u>	Material Deconstruction of the north addition of the Historic Single-Family Dwelling and Panelization of the Historic Single-Car Garage.
<u>Date of Action:</u>	September 12, 2016
<u>Project Number:</u>	PL-14-02387

Summary of Staff Action

Staff reviewed this project for compliance with the Historic District Design Guidelines, specifically with 1) Universal Guidelines for Historic Sites (#1 through 10) and 2) Specific Guidelines: A. Site Design; B. Primary Structures; C. Park Areas, Detached Garages, and Driveways; and D. Additions to Historic Structures. Staff found that as conditioned the proposed work will comply with applicable Design Guidelines. This letter serves as the final action letter and approval for the proposed design for 1057 Woodside Avenue, as redlined subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The property is located at 1057 Woodside Avenue. The property consist of Lot 15 and Lot 16, Block 9, Snyder's Addition to Park City.
2. The historic site is listed as Landmark on the Historic Sites Inventory.
3. The house was originally constructed c. 1889, per the Historic Site Inventory (HSI) Form, and has undergone a series of alterations since.
4. Development on this property has spanned across three (3) of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930), and the Mining Decline and Emergence of Recreation Industry Era (1931-1962).
5. In 1936, Robert J. Birkbeck, a shop foreman for a mining company, and his wife Lillian P. Langford Birkbeck purchased the property. The Birkbecks made a series of changes

to the site including, the construction of the north addition to the single-family dwelling, the single-car garage and the storage shed.

6. The ca. 1940 tax photograph of 1057 Woodside Avenue documents the changes to the single-family dwelling. At the far right edge of the photograph, the corner of an outbuilding is visible; the front (east end) of this building is roughly aligned with the east face of the addition. In the background stands a large, rectangular outbuilding with a wood-shingled roof.
7. The ca. 1940 tax photograph of 1103 Woodside Avenue, which is the property on the north side of Crescent Street, provides a better view of the two (2) outbuildings. The white-painted, board and batten building with a wood-shingled roof is clearly the single-car garage in the same location on the property today.
8. On February 23, 2015, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1057 Woodside Avenue. After working with the applicant on the materials of their submittal, the application was deemed complete on May 4, 2016.
9. The first courtesy mailing was sent on May 4, 2016. A public hearing was held on May 19, 2016.
10. The applicant is proposing to disassemble and reassemble (panelize) the Historic single-car garage. The existing condition of the single-car garage is poor. The structural members of the single-car garage are compromised, exterior siding material is deteriorating, and the building is leaning significantly to the south.
11. The applicant is proposing the removal of the non-historic garage door (modified to accommodate a human entrance) which will allow for the installation of a historically accurate garage door.
12. According to the licensed structural engineer (hired by the applicant), the structural integrity of the single-car garage is compromised due to inadequate structural members on the interior of the structure. The structural engineer has recommended demolition; however, the applicant is proposing to disassemble (panelize) the single-car garage and reassemble after a new structure has been built on the interior.
13. Staff and the Design Review Team find that disassembling and reassembling (panelizing) the historic structure will not significantly change the context of the site, nor diminish its historical significance. The Historic single-car garage is a contributing feature of the Landmark Site.
14. The single-car garage structure is not threatened by demolition.
15. The Acting Chief Building Official found the Historic single-car garage to be in fair condition. The Acting Chief Building Official found that there are structural deficiencies, including but not limited to signs of deformation, displacement and settling, and deterioration. The Acting Chief Building Official found that wall-by-wall panelization is possible, rather than complete disassembly and reassembly.
16. Due to the poor condition of the Historic single-car garage and its structural deficiencies, the building could not be temporarily lifted or moved as a single unit. The physical condition of the existing materials prevent the temporary lifting or moving of a building and the applicant has demonstrated that panelization will result in a greater amount of historic materials as all four walls of the structure can be salvaged and preserved.
17. A panelization plan has been attached to the Historic Preservation Plan. A Financial Guarantee will be required prior to Building Permit issuance. The Financial Guarantee will require that the single-car garage be reassembled within 18 months of Building

Permit issuance. A Building Permit must be issued within one (1) year of approval of the Historic District Design Review.

18. The applicant is proposing to remove the late 1930s north addition (with partial chimney) of the single-family dwelling to restore the ca. 1918 Period of Significance and Historic Form.
19. There will be no increase in square footage achieved by the proposed work.
20. The applicant will reuse the siding on the north addition on the exterior wall of the single-family dwelling after removal of the north addition.
21. The applicant will repair the roof where the north addition is currently attached and is to be removed.
22. Staff finds that the removal of the late 1930s north addition and partial chimney would restore the single-family dwelling to its ca. 1918 Historic Form, specifically the c. 1918 bungalow-style form. Staff finds that the removal of the late 1930s addition would allow for the restoration of the north roof to its ca. 1918 form and exterior horizontal siding of the north elevation to its ca. 1918 appearance.
23. On July 20, 2016 the Historic Preservation Board approved the removal of the north addition and panelization of the historic single-car garage.
24. The proposal complies with Universal Guideline #1 as the site will be used as it was historically and will require minimal changes to the distinctive materials and features. The site will remain a single-family dwelling.
25. The proposal complies with Universal Guideline #2 as changes to the site or building that have acquired historic significance in their own right shall be retained and preserved. The additions that are to be removed were approved by the Historic Preservation Board on July 20, 2016 in an effort to restore the structure to its ca. 1918 appearance.
26. The proposal complies with Universal Guideline #3 as the applicant does not propose to remove any historic exterior features of the building. As defined by the Design Guidelines, a feature is a prominent or conspicuous part or characteristic, a typical quality of an important part of something. The applicant will remove the north addition; however, this was approved by the Historic Preservation Board on July 20, 2016 in an effort to restore the structure to its ca. 1918 appearance.
27. The proposal complies with Universal Guideline #4 as distinctive materials, components, finishes, and examples of craftsmanship will be retained and preserved.
28. The proposal complies with Universal Guideline #5 as deteriorated or damaged historic features and elements will be repaired rather than replaced.
29. The proposal complies with Universal Guideline #6 as features that do not contribute to the significance of the site or building and exist prior to the adoption of these guidelines may be maintained.
30. The proposal complies with Universal Guideline #7 as no architectural elements that visually modify the original building design will be introduced.
31. The proposal complies with Universal Guideline #8 as chemical or physical treatments, if appropriate, will be undertaken using recognized preservation methods.
32. The proposal complies with Universal Guideline #9 as no new additions, exterior alterations, or related new construction will destroy historic materials, features, and partial relationships that characterize the building.
33. The proposal complies with Universal Guideline #10 as the related new construction

will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment could be restored.

34. Specific Design Guideline A. Site Design is not applicable as changes to the site, specifically, Building Setbacks and Orientation (A.1), Stone Retaining Walls (A.2), Fences and Handrails (A.3), Steps (A.4), and Landscaping and Site Grading (A.5) are not proposed.
35. The proposal complies with B.1 Roofs as the proposed work will restore the ca. 1918 roof form.
36. The proposal complies with B.2 Exterior Walls as the proposed work will restore the ca. 1918 north wall plane.
37. B.3 Foundations is not applicable as no changes to the foundation are proposed.
38. B.4 Doors is not applicable as no changes to the doors are proposed.
39. B.5 Windows is not applicable as no changes to the windows are proposed.
40. B.6. Mechanical Systems, Utility Systems, and Service Equipment is not applicable as no changes to the Mechanical Systems, Utility Systems, and Service Equipment are proposed.
41. B.7 Paint and Color is not applicable as no changes to the paint or color are proposed.
42. The proposal complies with C. Parking Areas, Detached Garages, and Driveways as the applicant will be restoring the existing detached garage in place.
43. D. Additions to Historic Structures are not applicable as no new additions are proposed.
44. E. Relocation and/or Reorientation of Intact Buildings are not applicable as no buildings will be relocated or reoriented on the site.
45. The proposal complies with F. Disassembly/Reassembly of all or Part of a Historic Structure because the historic single-car garage will be panelized. The panelization is utilizing the least invasive methods to accommodate the least number of panels. The historic single-car garage has been thoroughly documented with photographs and drawings. After a new internal structure is constructed, the panels will be reattached in their historic location on the site.
46. G. Reconstruction of Existing Historic Structures is not applicable as no buildings will be reconstructed.
47. The proposal complies with H. Accessory Structures as the historic single-car garage will be retained and restored in its original location on the site.
48. J. Exterior Lighting is incomplete as the proposed exterior lighting will be reviewed as a part of the Building Permit.
49. K. Awnings is not applicable as no awnings are proposed.
50. L. Sustainability is incomplete as the applicant did not detail specific sustainability efforts.
51. M. Seismic Systems is not applicable as the applicant is not proposing seismic upgrades.
52. N. ADA Compliance is not applicable as the applicant is not proposing ADA compliance.
53. On September 12, 2016, a ten-day notice was sent to all property owners within 100 feet based on the list of property owners provided by the applicant.
54. The final ten-day appeal period of this approval expires on September 22, 2016.

Conclusion of Law

1. The proposal complies with the 2009 Park City Design Guidelines for Historic Districts and Historic Sites as conditioned.
2. The proposed building meets the applicable Historic District Design Guidelines for Historic Sites as well as applicable Universal Design Guidelines.
3. The proposal complies with the Land Management Code requirements pursuant to the HR-1 District.

Conditions of Approval

1. Receipt and approval of a Construction Mitigation Plan (CMP) by the Building Department is a condition precedent to the issuance of any building permit. The CMP shall consider and mitigate impacts to the existing historic structure, adjacent structures, and existing infrastructure/streets from the construction. All anticipated road closures shall be described and permitted in advance by the Building Department.
2. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on February 23, 2015, May 12, 2015, April 29, 2016, and August 31, 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.
3. Where historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material, and finish. The replacement of existing historic material shall be allowed only after the applicant can show that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No substitute materials have been proposed at this time. The applicant shall work with the Planning Department to review the condition of all historic materials prior to disposal.
4. If additional material is to be removed from the historic structure(s), approval by the Historic Preservation Board will be required.
5. The designer and/or applicant shall be responsible for coordinating the approved architectural drawings/documents with the approved construction drawings/documents. The overall aesthetics of the approved architectural drawings/documents shall take precedence. Any discrepancies found among these documents that would cause a change in appearance to the approved architectural drawings/documents shall be reviewed and approved prior to construction. 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.
6. All standard conditions of approval shall apply (see attached).
7. If a building permit has not been obtained by September 12, 2017, this HDDR approval will expire, unless an extension is requested prior to the expiration date and granted by the Planning Department.
8. Any area disturbed during construction surrounding the proposed work shall be brought back to its original state prior to issuance of a Certificate of Occupancy.
9. Exterior lighting is not approved at this time. Lighting shall be approved with the Building Permit, and cut sheets and locations shall be submitted to the Planning

Department for review and approval prior to installation. All exterior lighting shall meet Park City's lighting ordinance and be downward directed and shielded.

10. All exterior wood siding shall either be painted or stained with a solid color, and when possible, a low-VOC (volatile organic compound) paint and finish should be used.
11. A final landscape and irrigation plan must be submitted with the Building Permit application. This landscape plan shall incorporate landscaping so that the off-street parking area and associated vehicles should be visually buffered from adjacent properties and the primary public right-of-way.
12. The Historic Preservation Plan must be approved by the Planning Director and the Chief Building Official, or their designees.
13. The applicant must provide the City with a Financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan.
14. The City Engineer shall review and approve all appropriate grading, utility installation, public improvements, drainage plans, and flood plain issues, for compliance with City and Federal standards, is a condition precedent to building permit issuance.
15. All electrical service equipment and sub-panels and all mechanical equipment, except those owned and maintained by public utility companies, shall be painted to match the surrounding wall color or painted and screened to blend with the surrounding natural terrain.

All approvals are subject to all of the notes as indicated on the drawings. If you have any questions about this approval, please do not hesitate to contact me. I can be reached at (435) 615-5059, or via e-mail at hannah.turpen@parkcity.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Hannah M. Turpen', with a stylized, cursive script.

Hannah M. Turpen
Planner

PARK CITY MUNICIPAL CORPORATION
STANDARD PROJECT CONDITIONS

1. The applicant is responsible for compliance with all conditions of approval.
2. The proposed project is approved as indicated on the final approved plans, except as modified by additional conditions imposed by the Planning Commission at the time of the hearing. The proposed project shall be in accordance with all adopted codes and ordinances; including, but not necessarily limited to: the Land Management Code (including Chapter 5, Architectural Review); International Building, Fire and related Codes (including ADA compliance); the Park City Design Standards, Construction Specifications, and Standard Drawings (including any required snow storage easements); and any other standards and regulations adopted by the City Engineer and all boards, commissions, agencies, and officials of the City of Park City.
3. A building permit shall be secured for any new construction or modifications to structures, including interior modifications, authorized by this permit.
4. All construction shall be completed according to the approved plans on which building permits are issued. Approved plans include all site improvements shown on the approved site plan. Site improvements shall include all roads, sidewalks, curbs, gutters, drains, drainage works, grading, walls, landscaping, lighting, planting, paving, paths, trails, public necessity signs (such as required stop signs), and similar improvements, as shown on the set of plans on which final approval and building permits are based.
5. All modifications to plans as specified by conditions of approval and all final design details, such as materials, colors, windows, doors, trim dimensions, and exterior lighting shall be submitted to and approved by the Planning Department, Planning Commission, or Historic Preservation Board prior to issuance of any building permits. Any modifications to approved plans after the issuance of a building permit must be specifically requested and approved by the Planning Department, Planning Commission and/or Historic Preservation Board in writing prior to execution.
6. Final grading, drainage, utility, erosion control and re-vegetation plans shall be reviewed and approved by the City Engineer prior to commencing construction. Limits of disturbance boundaries and fencing shall be reviewed and approved by the Planning, Building, and Engineering Departments. Limits of disturbance fencing shall be installed, inspected, and approved prior to building permit issuance.
7. An existing conditions survey identifying existing grade shall be conducted by the applicant and submitted to the Planning and Building Departments prior to issuance of a footing and foundation permit. This survey shall be used to assist the Planning Department in determining existing grade for measurement of building heights, as defined by the Land Management Code.
8. A Construction Mitigation Plan (CMP), submitted to and approved by the Planning,

Building, and Engineering Departments, is required prior to any construction. A CMP shall address the following, including but not necessarily limited to: construction staging, phasing, storage of materials, circulation, parking, lights, signs, dust, noise, hours of operation, re-vegetation of disturbed areas, service and delivery, trash pick-up, re-use of construction materials, and disposal of excavated materials.

Construction staging areas shall be clearly defined and placed so as to minimize site disturbance. The CMP shall include a landscape plan for re-vegetation of all areas disturbed during construction, including but not limited to: identification of existing vegetation and replacement of significant vegetation or trees removed during construction.

9. Any removal of existing building materials or features on historic buildings shall be approved and coordinated by the Planning Department according to the LMC, prior to removal.
10. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Planning Department for further direction, prior to construction.
11. Final landscape plans, when required, shall be reviewed and approved by the Planning Department prior to issuance of building permits. Landscaping shall be completely installed prior to occupancy, or an acceptable guarantee, in accordance with the Land Management Code, shall be posted in lieu thereof. A landscaping agreement or covenant may be required to ensure landscaping is maintained as per the approved plans.
12. All proposed public improvements, such as streets, curb and gutter, sidewalks, utilities, lighting, trails, etc. are subject to review and approval by the City Engineer in accordance with current Park City Design Standards, Construction Specifications and Standard Drawings. All improvements shall be installed or sufficient guarantees, as determined by the City Engineer, posted prior to occupancy.
13. The Snyderville Basin Water Reclamation District shall review and approve the sewer plans, prior to issuance of any building plans. A Line Extension Agreement with the Snyderville Basin Water Reclamation District shall be signed and executed prior to building permit issuance. Evidence of compliance with the District's fee requirements shall be presented at the time of building permit issuance.
14. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
15. When applicable, access on state highways shall be reviewed and approved by the State Highway Permits Officer. This does not imply that project access locations can

be changed without Planning Commission approval.

16. Vesting of all permits and approvals terminates upon the expiration of the approval as defined in the Land Management Code, or upon termination of the permit.
17. No signs, permanent or temporary, may be constructed on a site or building without a sign permit, approved by the Planning and Building Departments. All multi-tenant buildings require an approved Master Sign Plan prior to submitting individual sign permits.
18. All exterior lights must be in conformance with the applicable Lighting section of the Land Management Code. Prior to purchase and installation, it is recommended that exterior lights be reviewed by the Planning Department.

April 2007

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF JULY 20, 2016

BOARD MEMBERS IN ATTENDANCE: Lola Beatlebrox, Cheryl Hewett, Puggy Holmgren, Douglas Stephens

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

The Board had a site visit to 1057 Woodside Avenue prior to the meeting.

ROLL CALL

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

APPROVAL OF MINUTES

June 1, 2016

Board Member Beatlebrox referred to page 9, the paragraph where Ruth Meintsma commented on the rock walls. She corrected "nice rubber" walls to correctly read, "rubble walls." In that same paragraph, "rubber material" should be corrected to "rubble material".

It was noted that Board Member Hewett was absent from the June 1st meeting. Assistant City Attorney McLean suggested that Board continue approval of the minutes to the next meeting when they would have a quorum of members who were present for that meeting.

MOTION: Board Member Holmgren moved to CONTINUE Adoption of the June 1, 2016 minutes as amended, to the meeting. Board Member Beatlebrox seconded the motion.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/BOARD COMMUNICATIONS

Planner Anya Grahm reported on the Historic Preservation Award. She received visuals from the plaque maker to choose which plaque they wanted to use. Example A had mountains; example B had the Park City logo. Planner Grahm stated that since there were only four Board Members present, they had the option to the next meeting when the full Board was present to make the decision.

Planner Turpen informed Mr. Jacobsen that he would need to obtain an exploratory demolition permit before he removed any siding.

Vice-Chair Stephens opened the public hearing.

Ruth Meintsma had read the Staff report in detail and she believed it was complete and informative. She also visited the site but did not learn anything more than what was in the Staff report. Ms. Meintsma talked about what this house has to offer. She believed the compelling elements to support a Significant designation were the portions of the original roof form, the pitch, which was highly important, the eve deck, the fascia profile, the primary façade wall, the doors and the windows, the north and south wall that are still there, the small historic footprint could still be interpreted and related to the Sanborn map, the historic scale and the historic context. Ms. Meintsma stated that the biggest reason for Significant designation is that the house can be restored to its historical form. She commented on the advantages to the owner if the house is designated Significant. For example, the east wall that was removed could be imposed on without restriction because it is an existing non-conforming situation and could continue to be imposed on as long as it follows the criteria of mass and scale. She pointed out that it is the same criteria that needs to be followed for a new structure. Ms. Meintsma informed the owner that there would be a lot of room for flexibility within the restrictions.

Vice-Chair Stephens closed the public hearing.

MOTION: Board Member Holmgren moved to CONTINUE the determination of significance for 416 Ontario Avenue to September 7, 2016 to allow for a site visit. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed unanimously.

2. 1057 Woodside Avenue – Historic District Design Review - Material Deconstruction (House) of the Historic north addition and partial chimney of the Landmark Single-Family Dwelling to restore the ca. 1918 Period of Historic Significance and Historic Form. (Application PL-14-02387)

The HPB visited the site prior to the meeting.

Planner Turpen noted that this discussion was only for the material deconstruction of the north addition. The Board would discuss the garage in the next agenda item.

Planner Turpen provided development background on this house. The site is designated as a Landmark site on the Historic Sites Inventory. The property consists of a one-story wood framed dwelling with a T-shape plan and a front

porch. The single family dwelling was constructed around 1889, and it has undergone a series of alterations. Development on the site has spanned over three different designated Park City eras. Planner Turpen noted in the 1889 Sanborn map that the house had a cross-gable rather than a hip roof that is present today. There was also a stable and a small shed in the back yard. Planner Turpen noted from the 1900 Sanborn Map that an addition and porch were added in the rear. The small shed was no longer present. She stated that the 1907 map documents that no changes to the home were made, but the lots were now recognized as one. She clarified that the lot line was removed, but that does not mean it was a legal lot combination.

Planner Turpen reported that the property was seized in a tax sale in 1911 by Summit County, and it was not sold until 1918, when it was sold to the Workman's. The Workman's contracted for repairs and work on the property, which was likely in poor condition, because the original property owners could not pay their taxes. Planner Turpen stated that Anne Oliver of SWCA, the City's Historic Preservation Consultant, conducted a site visit and formal analysis on the property. Ms. Oliver concluded that based on the current style and materials of the building as seen today, the work was completed around 1918. Between 1918 and 1921 the house was greatly altered and modernized. By removing the vertically oriented windows and changing the roof form, the house became the popular bungalow style of the period.

Planner Turpen reported that the Workman's sold the property in 1924 and it changed hands multiple times until 1926 when the Birkbeck's purchased the property and conducted a number of items to the actual site. They constructed the single-car garage and the north addition. Planner Turpen noted that the single car garage could only be seen in the 1103 Woodside Avenue tax photo, which gives an idea of the context on the site. The stable was eliminated to construct the single-car garage.

Planner Turpen stated that the house has not changed much since the tax photograph, which is rare in Park City. The Staff finds that removing the addition would return it to its circa 1918 historic period. The site is designated for that historic Era. By doing that the roof section would be removed and repaired. The siding would also be repaired. Planner Turpen presented photos, noting that the shaded red areas were the areas of the house proposed to be removed.

Ryan and Katie Patterson introduce themselves as the property owners. Ms. Patterson stated that they have lived in Park City for ten years and they purchased the property two years ago. They are average people trying to make changes to their property, and they were present this evening to answer questions.

Vice-Chair Stephens opened the public hearing.

There were no comments.

Chair Stephens closed the public hearing.

Board Member Beatlebrox understood that they would see the siding inside the shed, and that they could use the siding once the shed is gone. Ms. Patterson stated that they could see the siding behind a missing piece of drywall. They have not pulled off all the drywall to see how much siding is there, but they would definitely use it if they can.

MOTION: Board Member Beatlebrox moved to APPROVE the Material Deconstruction of the historic north addition to the Landmark single family dwelling at 1057 Woodside Avenue pursuant to the Findings of Fact, Conclusions of Law and Conditions of Approval found in the Staff report. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 1056 Woodside Avenue - Material Deconstruction

1. The property is located at 1057 Woodside Avenue. The property consists of Lot 15 and Lot 16, Block 9, Snyder's Addition to Park City.
2. The historic site is listed as Landmark on the Historic Sites Inventory.
3. The house was originally constructed c. 1889, per the Historic Site Inventory (HSI) Form, and has undergone a series of alterations since.
4. Development on this property has spanned across three (3) of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930), and the Mining Decline and Emergence of Recreation Industry Era (1931-1962).
5. The Period of Historic Significance for the single-family dwelling is the Mature Mining Era (1894-1930) due to the major alterations that occurred in ca. 1918. The late 1930s north addition with partial chimney was constructed after the Period of Historic Significance.
6. On February 23, 2015, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1057 Woodside Avenue. After working with the applicant on the materials of their submittal, the application was deemed complete on May 4, 2016. The HDDR application is still under review by the Planning Department.

7. The applicant is proposing to remove the late 1930s north addition (with partial chimney) of the single-family dwelling to restore the ca. 1918 Period of Significance and Historic Form.

8. The applicant will reuse the siding on the north addition on the exterior wall of the single-family dwelling after removal of the north addition.

9. The applicant will repair the roof where the north addition is currently attached and is to be removed.

10. Staff finds that the removal of the late 1930s north addition and partial chimney would restore the single-family dwelling to its ca. 1918 Historic Form, specifically the c. 1918 bungalow-style form. Staff finds that the removal of the late 1930s addition would allow for the restoration of the north roof to its ca. 1918 form and exterior horizontal siding of the north elevation to its ca. 1918 appearance.

11. In May 1918, Summit County sold the property to Charles A. Workman, a blacksmith in the mining industry, and his wife, Florence Reddon Workman. The Workmans completed major alterations to the single-family dwelling at about this time (ca. 1918).

12. The Workmans sold the property in 1924.

13. 1936, Robert J. Birkbeck, a shop foreman for a mining company, and his wife Lillian P. Langford Birkbeck purchased the property. The Birkbecks made a series of changes to the site including, the construction of the north addition to the single-family dwelling, the single-car garage and the storage shed.

14. The ca. 1940 tax photograph of 1057 Woodside Avenue documents the changes to the single-family dwelling. At the far right edge of the photograph, the corner of an outbuilding is visible; the front (east end) of this building is roughly aligned with the east face of the addition. In the background stands a large, rectangular outbuilding with a wood-shingled roof.

15. The single-family dwelling has had the following alterations since ca. 1889: New porch and new addition which changed the plan (occurred ca. 1900); Changes to the original window openings (occurred ca. 1918); Changes to the roof shape (occurred ca. 1918); and North addition with partial chimney (occurred late 1930s).

16. The proposed removal of the late 1930s north addition will allow for alterations that occurred to the historic single-family dwelling after the Period of

Historic significance to be removed; thus, restoring the ca. 1918 bungalow Historic Form.

Conclusions of Law – 1057 Woodside Avenue – Material Deconstruction

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

Conditions of Approval – 1057 Woodside Avenue – Materials Deconstruction

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on February 23, 2015, May 12, 2015, and April 29, 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 shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing historic materials, the applicant shall demonstrate to the Planning Director and Project Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No historic materials may be disposed of prior to advance approval by the Planning Director and Project Planner.

3. Any deviation from approved Material Deconstruction will require review by the Historic Preservation Board.

3. 1057 Woodside Avenue – Historic District Design Review - Disassembly and Reassembly (Panelization) of the Historic Single-Car Garage on the Landmark Site. Relocation of the Historic Single-Car Garage on the Landmark Site. (Application PL-14-02387)

Planner Turpen noted that the Staff report was broken into two separate proposals. Each item would be addressed individually with separate actions.

Disassembly and Reassembly of the Garage (Panelization)

Planner Turpen stated that the applicant was proposing to panelize the garage, and the Chief Building Official finds it to be feasible. The Staff finds that panelization would not greatly alter the context of the site, nor diminish the historic integrity of the structure or the site. The applicant had submitted a

license engineer's report stating that the garage is compromised structurally. The structural engineer advised for demolition; however, the Chief Building Official and the applicant both find that panelization is possible. The garage meets Criteria 1.

Planner Turpen commented on Criteria 2 and noted that the Chief Building Official had provided a formal assessment of the structure and found that panelization of each wall in whole is feasible due to the structural deficiencies.

The Staff recommended approval of the proposed panelization of the single car garage.

Board Member Beatlebrox asked where the panels would be stored. Mr. Patterson replied that the location had not been decided, but there is room on the site to store them. Planner Turpen stated that she did not ask the applicant to formally submit a panelization plan as part of the historic preservation plan until panelization was actually approved. However, before the owners can do a financial guarantee or get their building permit, they have to have submit all of those plans, and they must be approved by the Planning Director and the Chief Building Official.

Vice-Chair Stephens clarified that the Staff was only looking for the Board's analysis of whether or not the garage should be disassembled and reassembled, and relocated. Planner Turpen replied that he was correct. The owner will be building a new structure, and regardless of whether it is built in the current location or the new location, it will be wrapped with the panels to look exactly like to does now. She noted that the garage is currently leaning and that will be fixed. Historic material will be used where possible. The Chief Building Officials finds that the interior structure is in good condition, but some of the exterior boards are not. Those will have to be approved by Staff before they can be discarded.

Board Member Beatlebrox was delighted that the owners wanted to preserve the building and she appreciated their willingness to go through the effort. Mr. Patterson stated that the entire house was neglected, and they were trying to make it look nicer.

Vice-Chair Stephens opened the public hearing.

Ruth Meintsma strongly favored the deconstruction and reconstruction of this garage. She thought this might be the first opportunity for it to be done right. Ms. Meintsma offered her services to draw up digital drawings. She wanted to be a part of this and offered to scrape or do whatever work needed to be done to be involved. Ms. Meintsma also offered the services of her brother who is a finished carpenter. She believed this garage needed to be done as an example for the

City. Ms. Meintsma commented on the structural engineer's recommendation to demolish the structure. She reminded everyone that the City Engineer is more on the side of historic, but when an engineer comes into town they look at structures from a completely different point of view. They are not historic oriented and only do their job as they see fit. Ms. Meintsma thought the timeline of the house on page 161 of the Staff report was amazing and she commended whoever had put it together with the Sanborn maps, the timelines, the dates, and photos of the image.

Planner Turpen stated that she had done the graphics but Anne Oliver had done the research.

Vice-Chair Stephens closed the public hearing.

Board Member Holmgren also commended the owners for wanting to redo the garage structure. Board Member Beatlebrox stated that it should not look too new or too perfect. They just want it to be stabilized and look like it did historically.

Vice-Chair Stephens agreed with Ms. Meintsma regarding the timeline. It was very clear and helpful in understanding what took place and when. He commented on how much better the Staff reports were becoming.

MOTION: Board Member Holmgren moved to APPROVE the disassembly and reassembly (panelization) of the Historic single-car garage on the Landmark Site at 1057 Woodside Avenue in accordance with the Findings of Fact and Conclusions of Law found in the Staff report. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed unanimously.

Relocation of the Historic Single-Car Garage on the Landmark Site.

Planner Turpen reported that the applicant was proposing to relocate the garage 20 feet to the east on the property. The Staff recommended denial based on the following analysis.

Regarding Criterion 1 and 2, the Staff finds that this is not applicable because the house is not threatened by demolition in its current location.

Regarding Criteria 3, the Staff does not find unique conditions that would warrant relocation. The single-car garage and the associated house are an excellent example of how our properties evolved in Park City, and it also characterizes this specific area of Park City. No alterations have occurred to the site since the late 1930s, giving the site a high degree of historic integrity and its Landmark

designation. Planner Turpen stated that this area of Old Town was historically characterized by larger lots with outbuildings and houses. The evolution in transition between the use of stables and automobiles is very clear here. This section of Old Town has not lost its context and is predominantly historic. Seventy-three percent of the properties between 10th and 12th Street on Woodside still retain their historic outbuildings and are designated to the HSI.

Planner Turpen remarked that the current orientation of the structures on the property convey a clear development pattern. Altering this relationship will alter the context of the site.

Regarding Criteria 4, Staff finds that relocation is not necessary because the structure is not threatened by demolition, development is possible in its current location, and the historic context of the site would be altered as a result.

The Staff recommended denial for the relocation portion of this proposal.

Board Member Beatlebrox did not understand why an application was submitted to move the structure.

Mr. Patterson replied that over time preferences change to meet current needs. They would like to have an accessory building closer to the Landmark historic home for the ease of access through a main door to the house, particularly in a winter scenario. The garage is tucked up in a corner of the lot and away from the house. Mr. Patterson stated that since they intended to rebuild it, they would like to rebuild it in a location that works best for their needs.

Board Member Beatlebrox asked if it the opening would be on the same plane. Mr. Patterson stated that based on the Staff's recommendation, if they pursue the relocation they could step it back off the front façade approximately 10 feet. That was their proposal, but it was also tied to the ruling on the disassembly/reassembly because the north addition would be in the way. The door would be existing but it would shift closer to the Landmark historic home. The driveway would be shorter, you would pull up and go out the main door and into the main historic home.

Ms. Patterson stated that they also felt that if they were going to panelize the garage and bring it back to how it was, it made sense to make it a more prominent feature on the site, and associate with the house. It gets lost in its current location. Mr. Patterson thought it would highlight the historic shed in the back yard because it would be seen from the Woodside view corridor.

Vice-Chair Stephens understood that the existing garage is closer to the property line. Mr. Patterson replied that it is on the property line.

Vice-Chair Stephens stated that historically the garage sitting back where it was would not have had a concrete driveway going back to it. He agreed with Planner Turpen that where the garage sits established context with the house that is different than if it were moved closer to the side door. However, the garage will be remodeled and restored, and he assumed they would put in a long concrete driveway to get to back it. His preference would be to move the garage forward, but not necessarily closer to the home. Mr. Stephens would like to see it keeps its context away from the home, but he thought there would be design issues having a long concrete driveway back to the house.

Mr. Patterson stated that based on the research done by Anne Oliver, the shed was built around 1939, and the Model A was gone. He stated that the original plan was to move the shed forward to current setbacks and lot lines, because they thought if they relocated it they had to meets those requirements.

Planner Turpen stated that if the garage is relocated, it has to meet setbacks. She thought that might be more appropriate because it has to be behind the front façade. The Staff directed the owners to move it closer to the house because this is a separate lot. The property is for sale and if they were to sale the second lot separately, they would still want it to be associated with its historic house. If the garage were to be moved directly forward on the lot and a new house would be attached, they would no longer be able to read the connection between the red house and the garage because the garage would be connected to a new single-family dwelling.

Vice-Chair Stephens understood that if the garage is left in its current location, there would be no reason to do a lot combination. Planner Turpen replied that a lot combination would be up to the owner. However, the Staff finding is if the garage is moved directly forward they lose the historic context and the garage is associated with its new house. Mr. Stephens pointed out it would be more difficult for current or future homeowners to have flexibility with the properties. Planner Turpen emphasized that development is possible in its current location. The garage could be moved, and if it is moved, the Staff wants it very clear that it is associated with the red house.

Vice-Chair Stephens asked if the HPB was ruling on whether to move the garage closer to the home. Mr. Patterson replied that it was the proposal they submitted. Ms. Patterson clarified that the home is for sale and under contract, but to one buyer for the whole property. The same person is buying both lots.

Vice-Chair Stephens asked if 1057 Woodside was under contract at this time. Ms. Patterson answered yes. Assistant City Attorney McLean did not believe it was relevant. The Staff looked at the request in terms of it being this applicant. Mr. Patterson explained that they were still representing the fact that this was their house and if the real estate deal falls through they would still be pursuing

what they have for two years. Ms. McLean pointed out that a new owner could sell the other lot as well. They have that right because it is two separate lots. Ms. Patterson stated that after having a child their needs have changed, but until they sell they are definitely the owners.

Vice-Chair Stephens understood that if the HPB makes a determination, the decision pertains to this owner or any future applicants. Planner Turpen replied that it is only a 12-month approval. If the new owner does not do the work without requesting an extension, this approval would expire and they would have to go through the process again. Assistant City Attorney McLean clarified that if someone came in years from now and the Code had not changed, it would be difficult to defend a change of decision if the circumstances had not changed because they would be applying the same criteria.

Vice-Chair Stephens opened the public hearing.

There were no comments.

Vice-Chair Stephens closed the public hearing.

Vice-Chair Stephens thought the Staff had done a good job in their analysis. He was not sure if the Board had any flexibility to look at this much differently, because moving the garage would definitely change it. He thought there may be ways to move it and mitigate the impact, but moving it so it appears more like a new home is different. Mr. Stephens was more concerned about the unintended consequence. There are very few of these garages left and they are past the era where homes are being demolished by neglect. He questioned whether they were going down a path where these garages collapse through neglect. Planner Turpen stated that if the garage falls over due to neglect, the City would make the owner rebuild it. She pointed out that the site is designated on the HSI as a whole and it does specify the outbuildings.

MOTION: Board Member Hewett moved to DENY movement of the garage at 1057 Woodside per the Staff recommendation and in accordance with the Findings of Fact and Conclusions of Law found in the Staff report. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

Finding of Fact (for Proposal 1: Disassembly and Reassembly of the Historic Single-Car Garage on the Landmark Site).

1. The property is located at 1057 Woodside Avenue. The property consist of Lot 15 and Lot 16, Block 9, Snyder's Addition to Park City.

2. The historic site is listed as Landmark on the Historic Sites Inventory.
3. The house was originally constructed c. 1889, per the Historic Site Inventory (HSI) Form, and has undergone a series of alterations since.
4. Development on this property has spanned across three (3) of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930), and the Mining Decline and Emergence of Recreation Industry Era (1931-1962).
5. In 1936, Robert J. Birkbeck, a shop foreman for a mining company, and his wife Lillian P. Langford Birkbeck purchased the property. The Birkbecks made a series of changes to the site including, the construction of the north addition to the single-family dwelling, the single-car garage and the storage shed.
6. The ca. 1940 tax photograph of 1057 Woodside Avenue documents the changes to the single-family dwelling. At the far right edge of the photograph, the corner of an outbuilding is visible; the front (east end) of this building is roughly aligned with the east face of the addition. In the background stands a large, rectangular outbuilding with a wood-shingled roof.
7. The ca. 1940 tax photograph of 1103 Woodside Avenue, which is the property on the north side of Crescent Street, provides a better view of the two (2) outbuildings. The white-painted, board and batten building with a wood-shingled roof is clearly the single-car garage in the same location on the property today.
8. On February 23, 2015, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1057 Woodside Avenue. After working with the applicant on the materials of their submittal, the application was deemed complete on May 4, 2016. The HDDR application is still under review by the Planning Department.
9. The applicant is proposing to disassemble and reassemble (panelize) the Historic single-car garage. The existing condition of the single-car garage is poor. The structural members of the single-car garage are compromised, exterior siding material is deteriorating, and the building is leaning significantly to the south.
10. The applicant is proposing the removal of the non-historic garage door (modified to accommodate a human entrance) which will allow for the installation of a historically accurate garage door.
11. According to the licensed structural engineer (hired by the applicant), the structural integrity of the single-car garage is compromised due to inadequate structural

members on the interior of the structure. The structural engineer has recommended demolition; however, the applicant is proposing to disassemble (panelize) the single-car garage and reassemble after a new structure has been built on the interior.

12. Staff and the Design Review Team find that disassembling and reassembling (panelizing) the historic structure will not significantly change the context of the site, nor diminish its historical significance. The single-car garage is a contributing feature of the Landmark Site.

13. The structure is not threatened by demolition.

14. The Acting Chief Building Official found the building to be in fair condition. The Acting Chief Building Official found that there are structural deficiencies, including but not limited to signs of deformation, displacement and settling, and deterioration. The Acting Chief Building Official found that wall-by-wall panelization is possible, rather than complete disassembly and reassembly.

15. Due to the poor condition of the building and its structural deficiencies, the building could not be temporarily lifted or moved as a single unit. The physical condition of the existing materials prevent the temporary lifting or moving of a building and the applicant has demonstrated that panelization will result in a greater amount of historic materials as all four walls of the structure can be salvaged and preserved.

16. The specific techniques for panelization will be approved as a part of the Historic District Design Review and Building Permit. A panelization plan will be submitted prior to the approval of the Building Permit. The Building Department will review the panelization plan in detail. Conditions of Approval will be added to the Building Permit addressing such. A Financial Guarantee will be required prior to Building Permit issuance. The Financial Guarantee will require that the single-car garage be reassembled within 18 months of Building Permit issuance. A Building Permit must be issued within one (1) year of approval of the Historic District Design Review.

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.

Finding of Fact (to deny request for Proposal 2: Relocation of the Historic Single-Car Garage on the Landmark Site)

1. The property is located at 1057 Woodside Avenue. The property consist of Lot 15 and Lot 16, Block 9, Snyder's Addition to Park City.

2. The historic site is listed as Landmark on the Historic Sites Inventory.
3. The house was originally constructed c. 1889, per the Historic Site Inventory (HSI) Form, and has undergone a series of alterations since.
4. Development on this property has spanned across three (3) of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930), and the Mining Decline and Emergence of Recreation Industry Era (1931-1962).
5. On February 23, 2015, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1057 Woodside Avenue. After working with the applicant on the materials of their submittal, the application was deemed complete on May 4, 2016. The HDDR application is still under review by the Planning Department.
6. The applicant proposes to relocate the existing historic single-car garage approximately 20 feet east on the property. The applicant claims that the historic context of the site and neighborhood has been lost and that moving the single-car garage closer to the single-family dwelling will recover the site context.
7. The relocation will comply with the required ten foot (10') front yard setback and three foot (3') side yard setback, as dictated by the Historic Residential (HR-1) zoning district, described in Land Management Code (LMC) 15-2.2-3.
8. The Design Review Team finds that relocating the historic building on its existing lot will significantly change the context of the site.
9. The structure is not threatened by demolition.
10. Staff, including the Chief Building Official and Planning Director, find s that there are no unique conditions that warrant the proposed relocation of the historic structure on the existing site.
11. No major alterations have occurred to the site since the late 1930s, giving them a high degree of integrity and justifying the property's designation as a Landmark Site. The single-car garage is a contributing feature of the Landmark Site.
12. Sanborn Fire Insurance maps show that historically, the neighborhood was characterized by lots larger than 25' x 75', single-family homes, outbuildings (first

stables, then single-car or double-car garages), larger yard spaces, and increased setbacks between structures.

13. Overall, the historic context of the single-car garage on its own site, and in the context of the neighborhood still remains.

14. The relocation of the structure 20 feet to the east will alter the character of the site in terms of the relationship between the outbuildings and the single-family dwelling.

15. Development of the site is possible with the single-car garage in its current location.

16. The proposal to relocate the historic single-car garage does not comply with LMC 15-11-13 Relocation and/or Reorientation of a Historic Building or Historic Structure. There are no unique conditions that warrant the relocation of the historic single-car garage on its site as the context of the building's setting has not been altered that its present setting conveys its history; the integrity and significance of the historic building will be diminished by relocation and/or reorientation; and all other alternatives to relocation have not been reasonably considered prior to determining the relocation of the building.

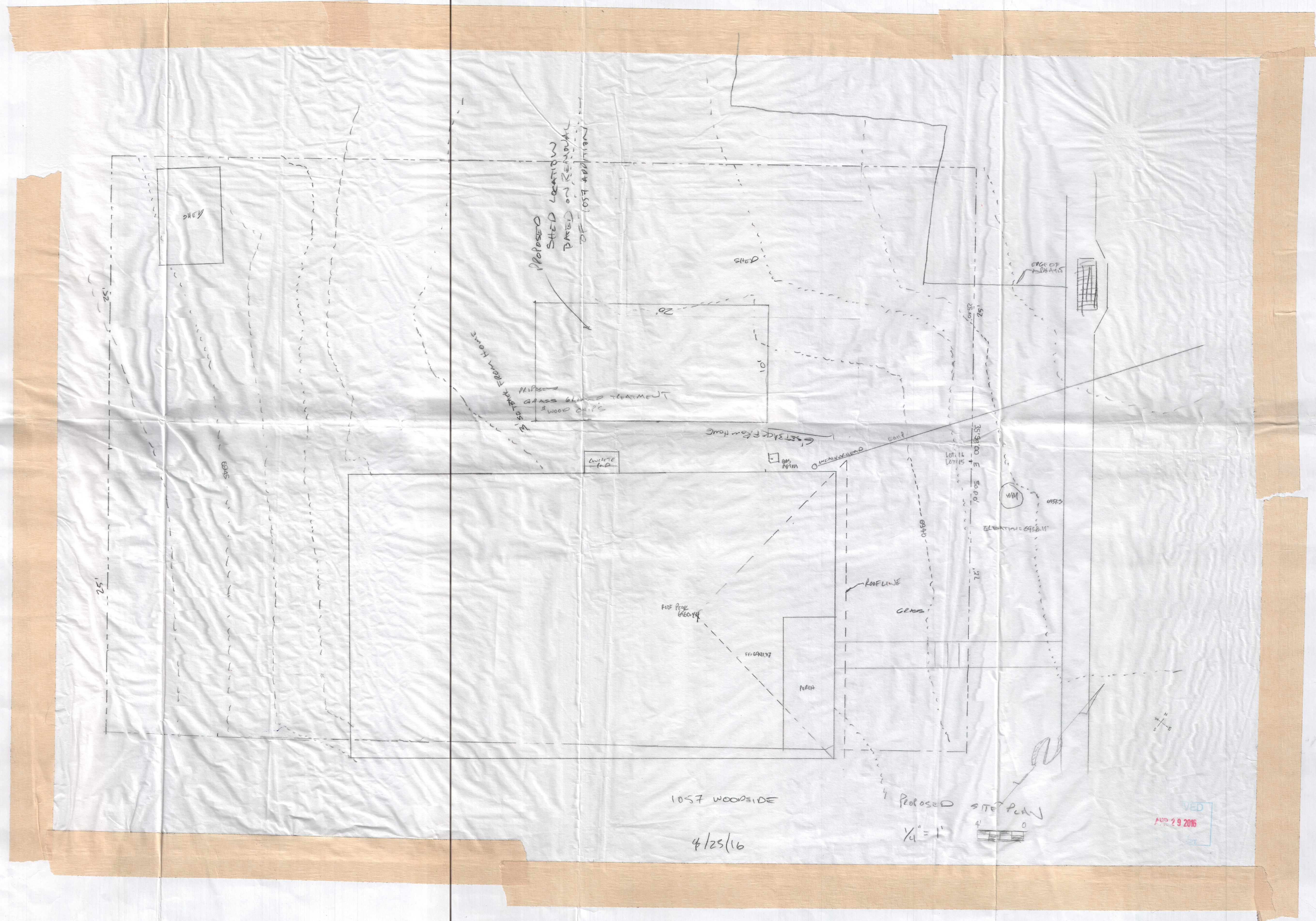
17. 1936, Robert J. Birkbeck, a shop foreman for a mining company, and his wife Lillian P. Langford Birkbeck purchased the property. The Birkbecks made a series of changes to the site including, the construction of the north addition to the single-family dwelling, the single-car garage and the storage shed.

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Conclusions of Law

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



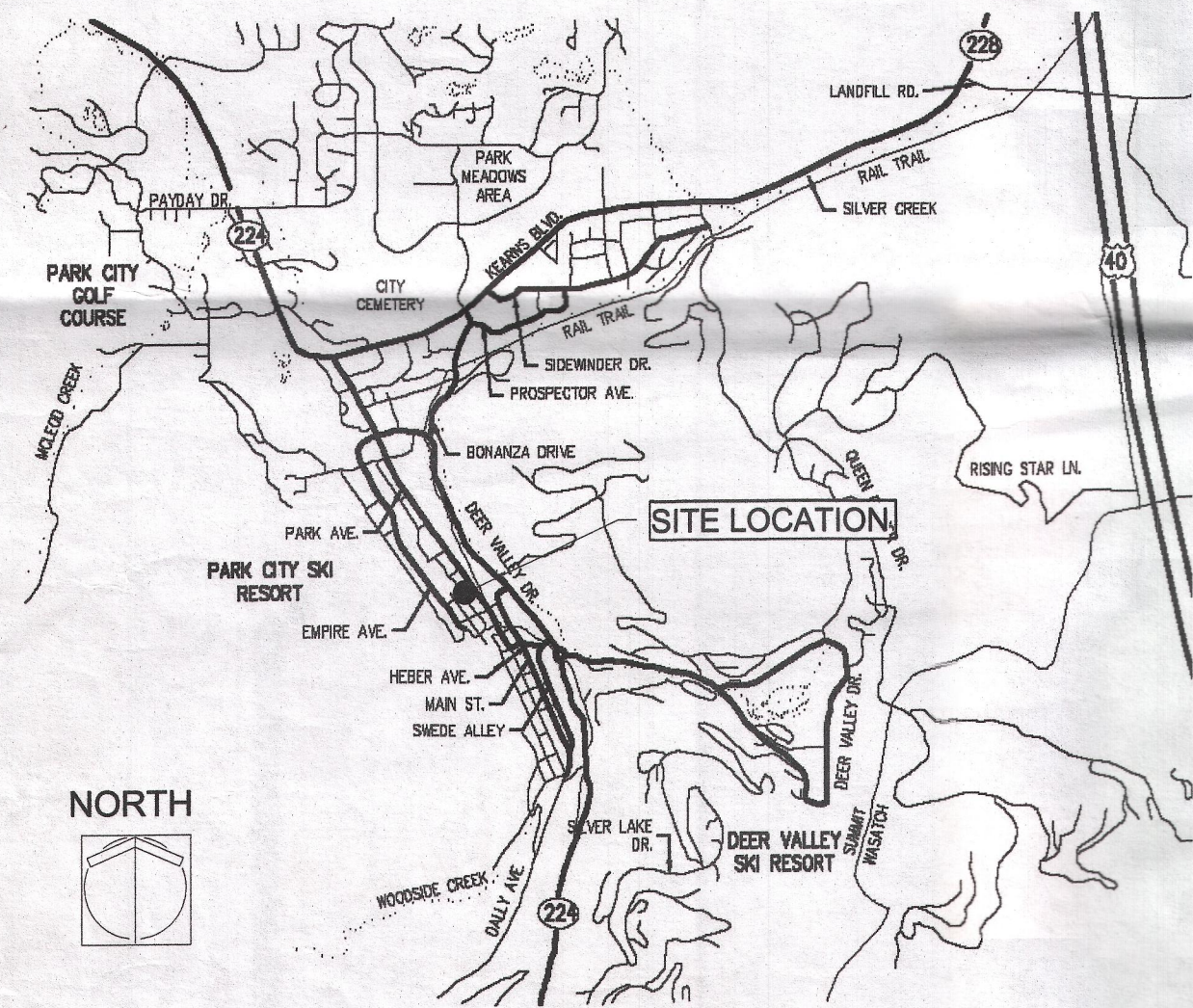
1057 Woodside Avenue

Shed Disassembly

1057 Woodside
Park City, UT 84060
Panelization Plan

August 25, 2016

VICINITY MAP



PROJECT CONTACT INFORMATION

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	ELLIOTT WORKGROUP 364 MAIN STREET P.O. BOX 3419 PARK CITY, UT 84060 801.415.1839 CONTACT: CRAIG ELLIOTT, AIA	
CIVIL ENGINEER	INTERIOR DESIGN	LANDSCAPE ARCHITECTURE
STRUCTURAL ENGINEER	PLUMBING ENGINEER MECHANICAL ENGINEER	ELECTRICAL ENGINEER

SERVICE CONTACTS

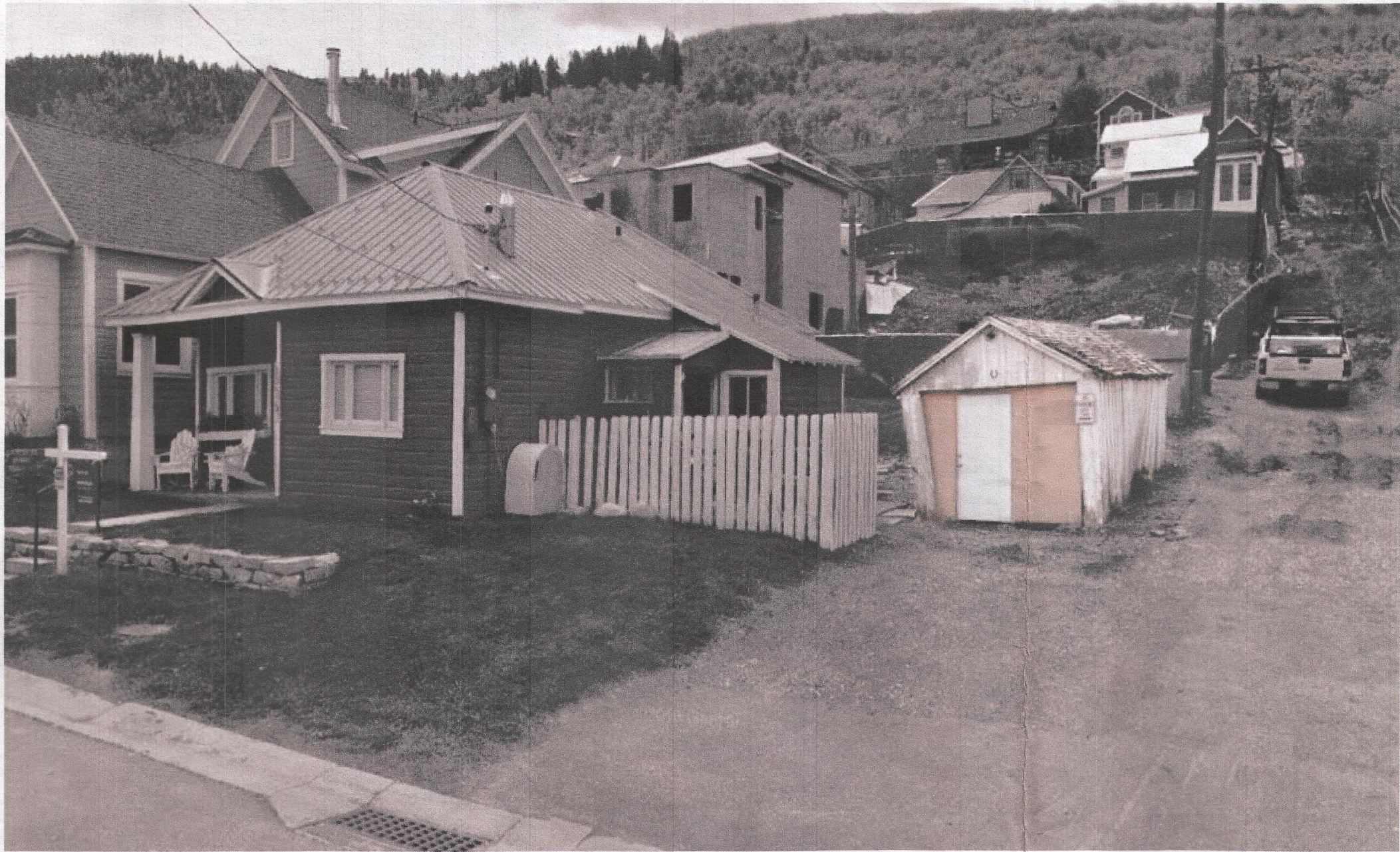
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SHEET INDEX

GI-001	- COVER SHEET
PP-001	- PANELIZE PLAN
PP-002	- EXISTING CONDITIONS

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7. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE CURRENT EDITION OF THE IBC AND/OR AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.
8. ANY DAMAGE, DISRUPTION OR COMPROMISE OF AMBIENT RIGHTS-OF-WAY, UTILITIES, OR ENVIRONMENTAL QUALITY SHALL BE IMMEDIATELY RECTIFIED BY THE CONTRACTOR TO THE SATISFACTION OF THE ARCHITECT/ENGINEER AT NO COST TO THE OWNER.
9. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
10. ALL WORK/IMPROVEMENTS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THE WORK/IMPROVEMENTS (INCLUDING, WITH LIMITATION HANDICAP AND ACCESSIBILITY AND ENVIRONMENTAL LAWS) DRAWINGS AND SPECIFICATIONS AS INSTRUCTIONS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT OF THE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY THE OWNER ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING.



Panelization Plan

August 25, 2016

ELLIOTT WORKGROUP

Elliott Workgroup Architecture, LLC
364 Main Street, P.O. Box 3419
Park City, Utah 84060
(435) 649-0092 or (801) 415-1839
elliottworkgroup.com

1057 Woodside Avenue
Shed Disassembly

1057 Woodside
Park City, UT 84060

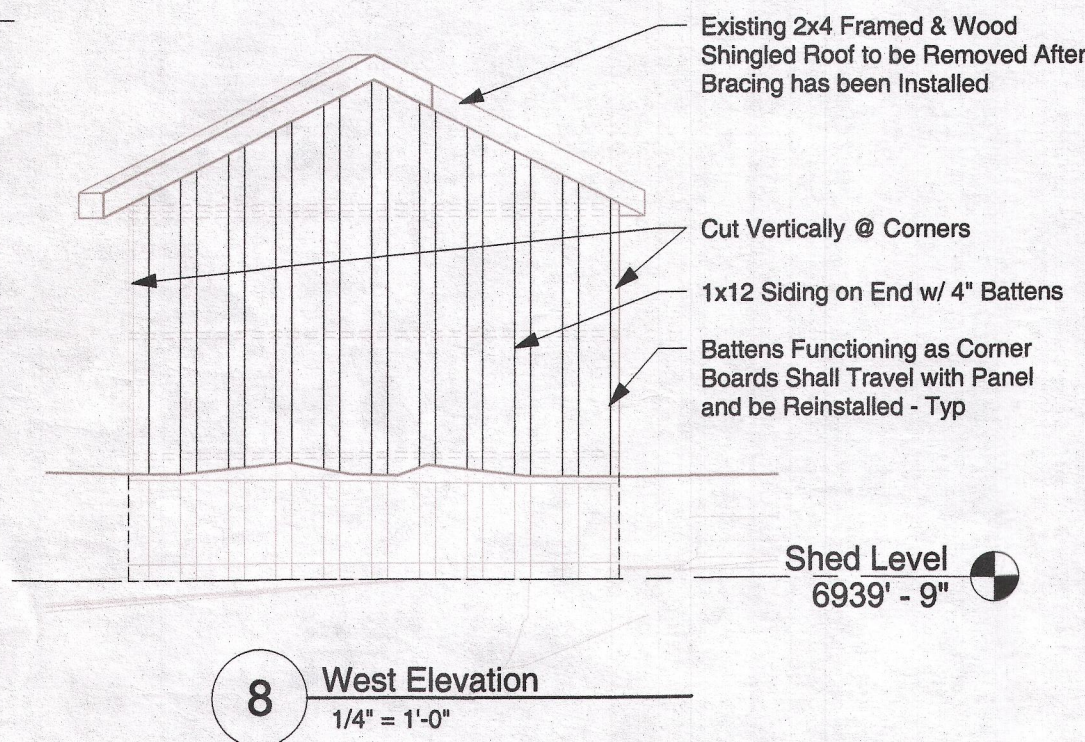
COVER SHEET

GI-001

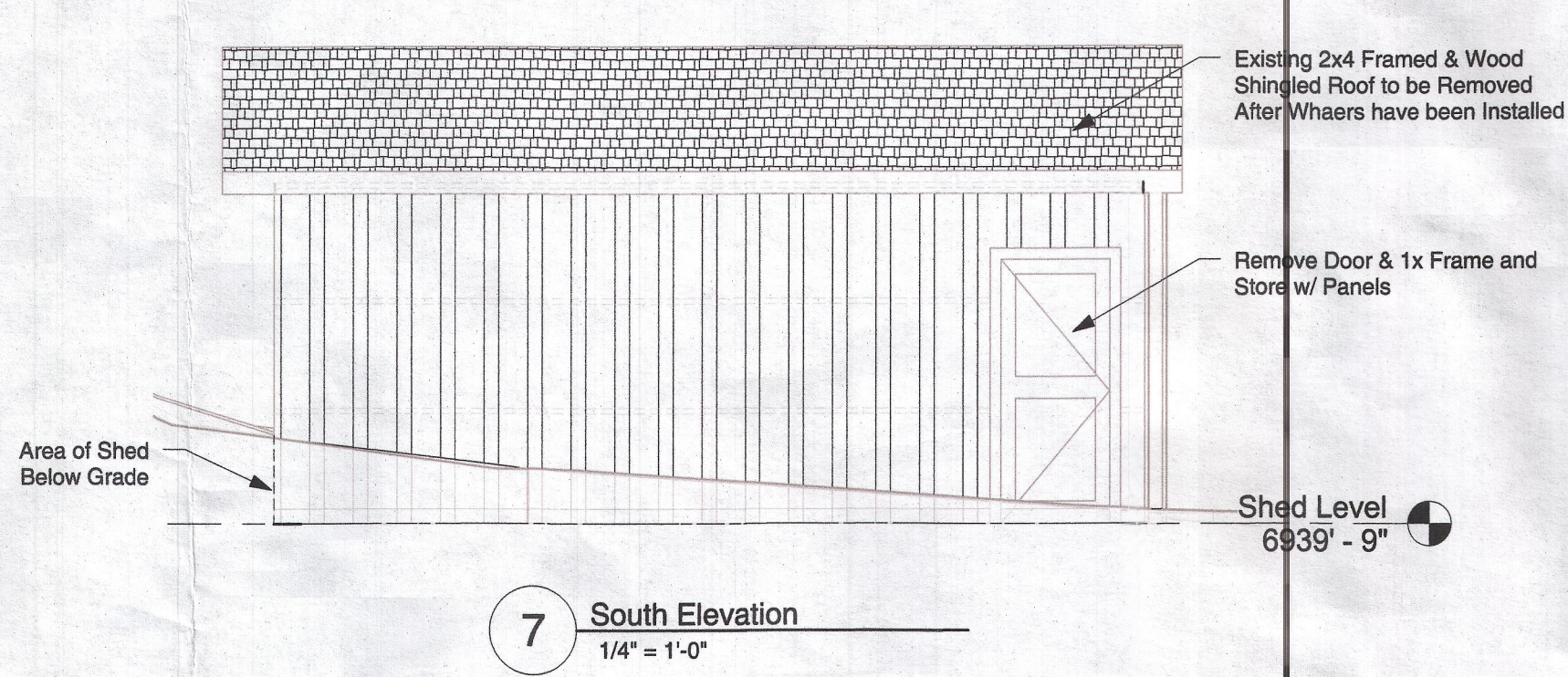




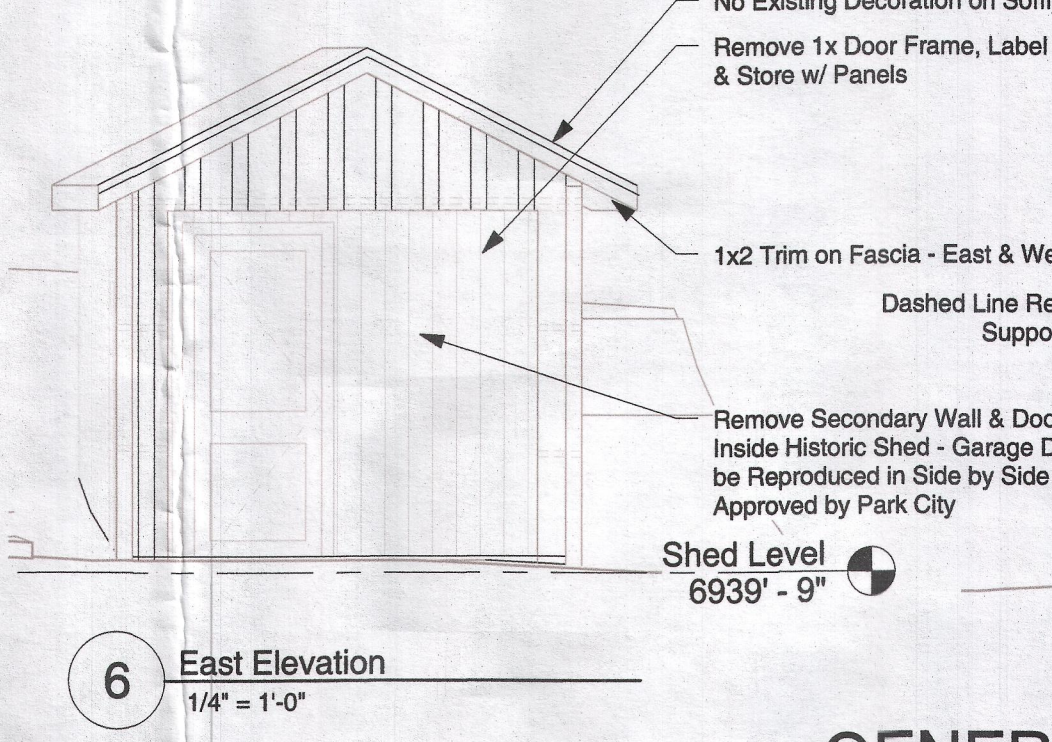
EXISTING WEST ELEVATION



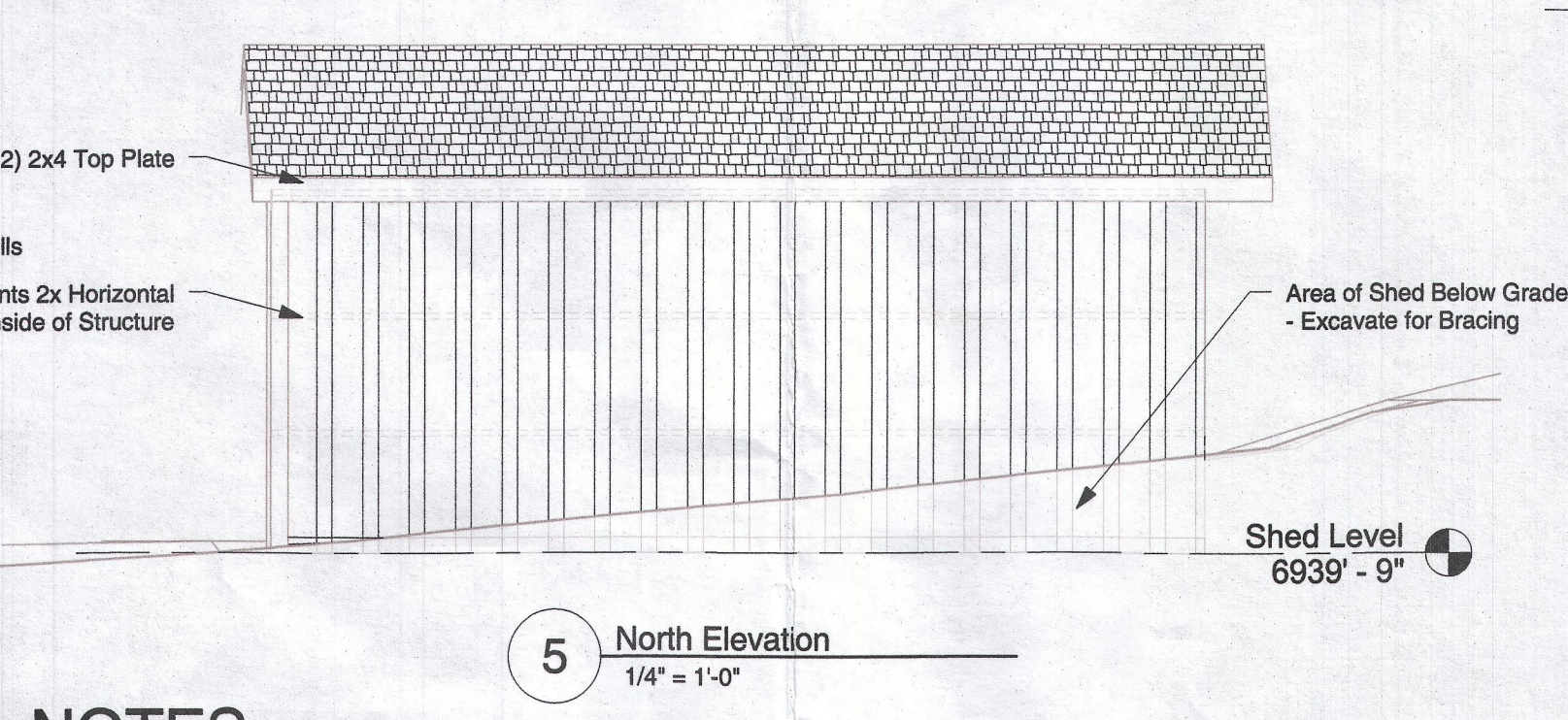
EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION

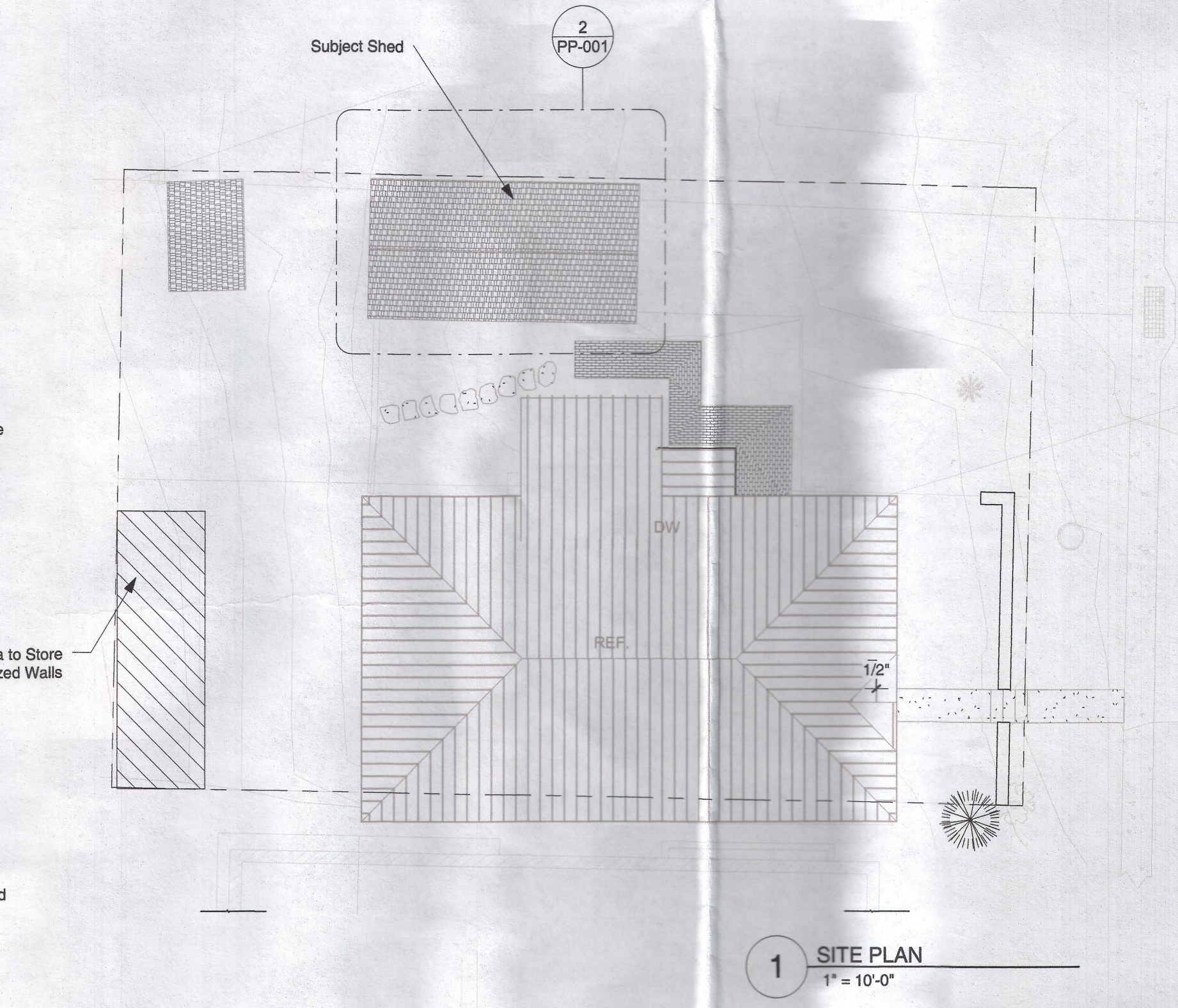
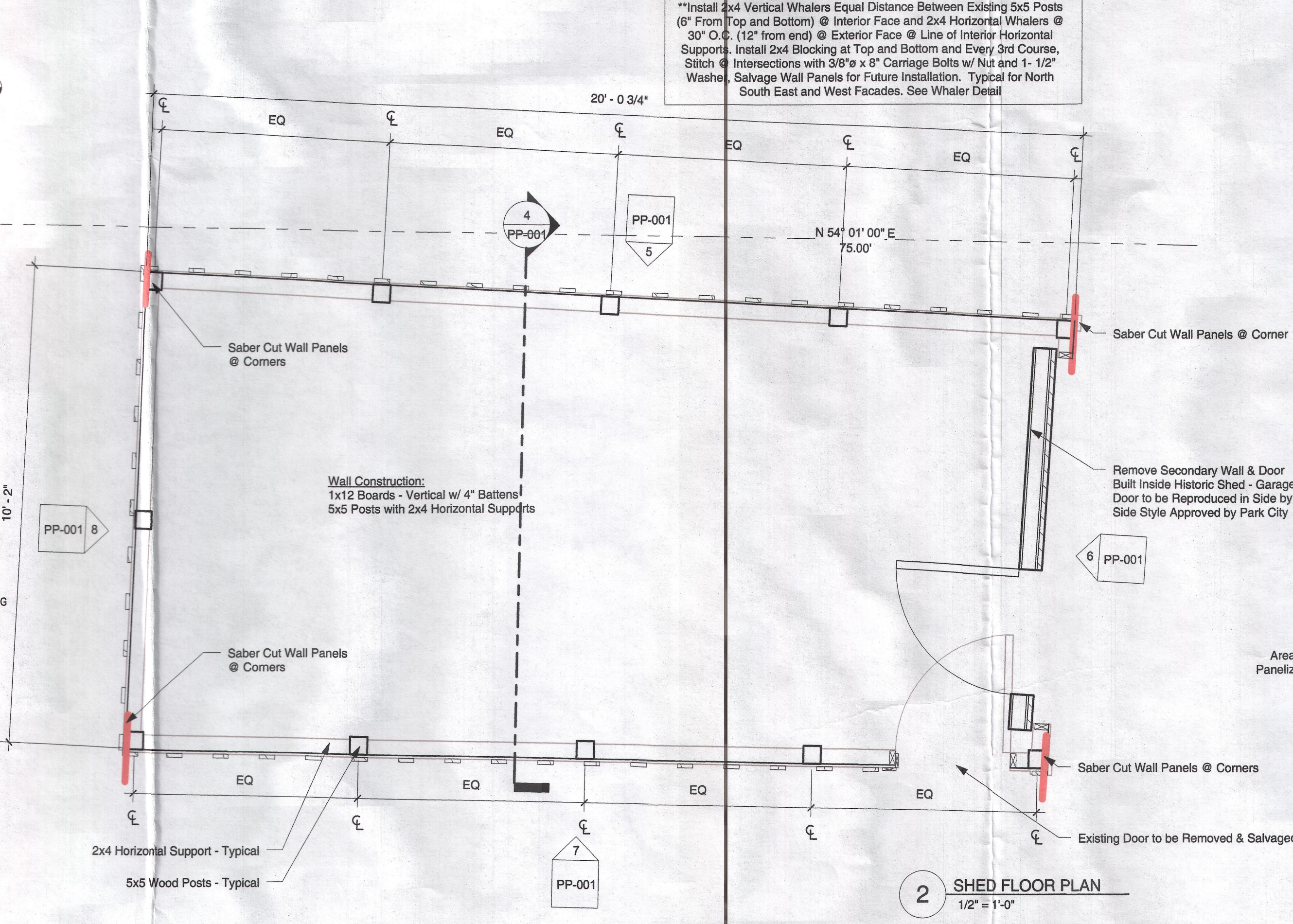
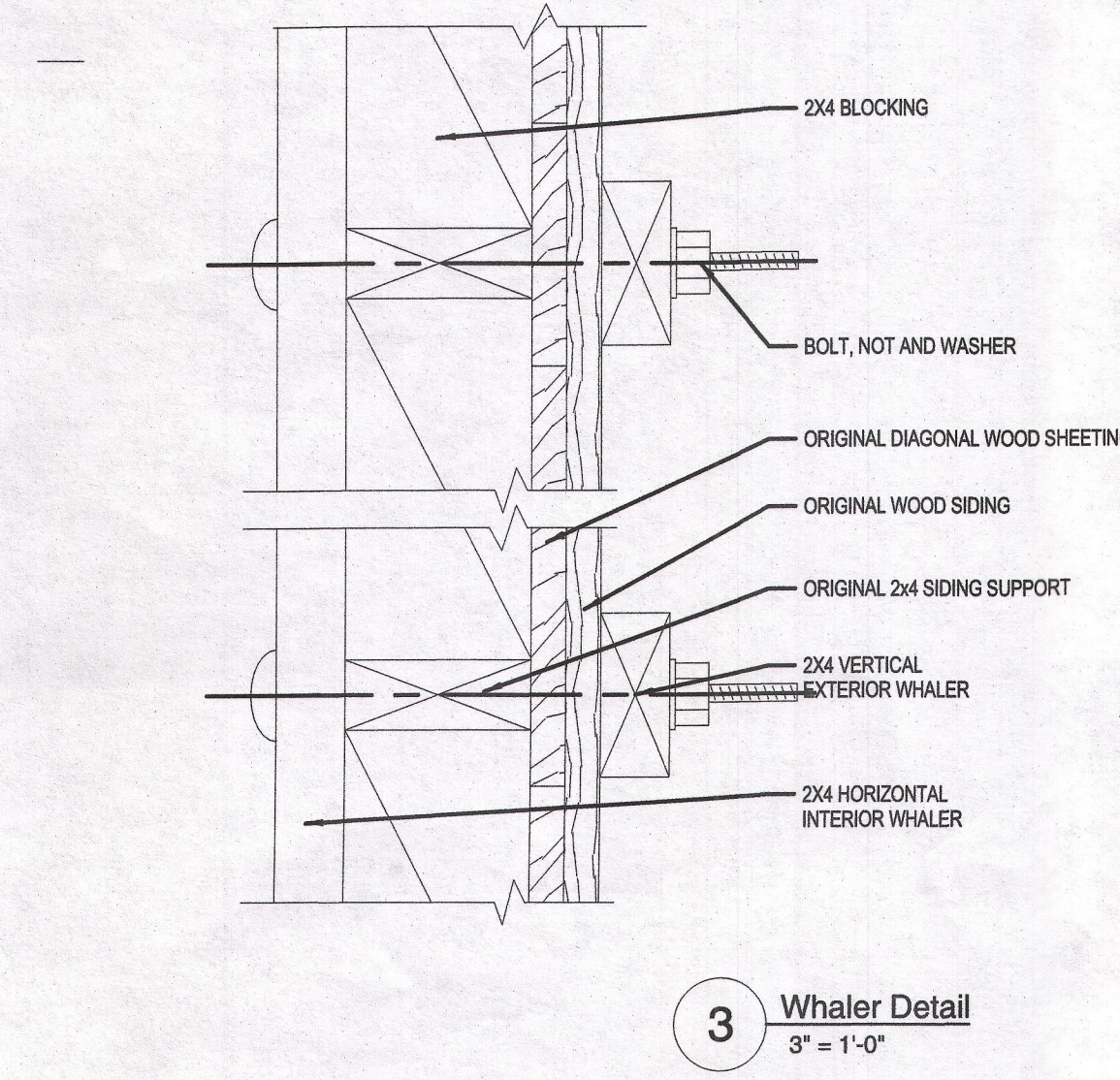
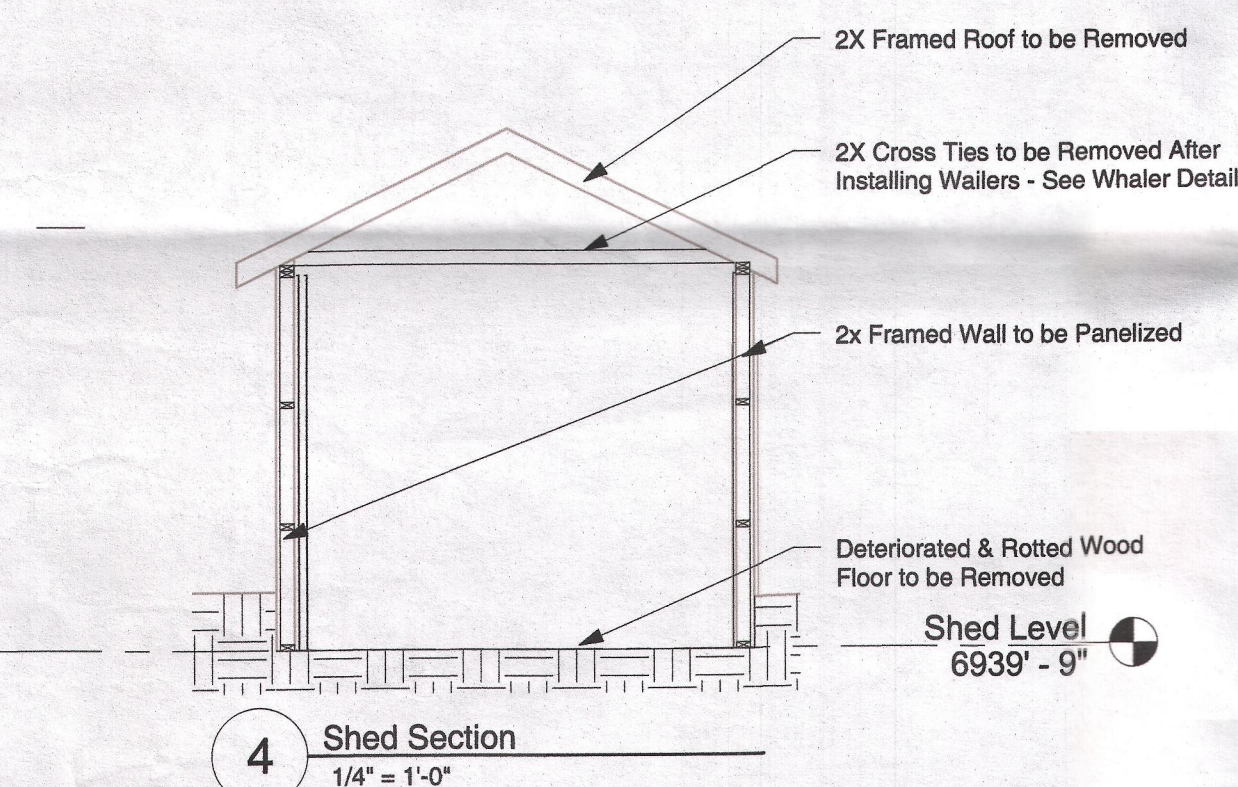


EXISTING NORTH ELEVATION



GENERAL NOTES

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2. PRIOR TO MOVING THE EXISTING BUILDINGS TO THEIR TEMPORARY STAGING LOCATIONS, THE CONTRACTOR WILL PROPERLY BRACE AND STABILIZE THE EXISTING BUILDINGS IN ORDER TO MAINTAIN THE HIGHEST DEGREE OF STRUCTURAL INTEGRITY.
3. AREA AND PREPARATION OF TEMPORARY STAGING LOCATIONS SHALL BE FIELD COORDINATED BY THE GENERAL CONTRACTOR AND APPROVED BY THE OWNER AND ARCHITECT AND IN COMPLIANCE WITH PARK CITY REQUIREMENTS.
4. PANELIZED WALLS TO BE STORED VERTICALLY WITH TARP PLACED OVER TOP AND FREE DRAINING GRAVEL BELOW.
5. A PRETREATED FRAME SHALL BE BUILT UNDERNEATH PANEL STORAGE AREA AND ABOVE GRAVEL PAD IN ORDER TO SEPARATE PANELS FROM EARTH.
6. NO FOUNDATION WAS ENCOUNTERED. CONCRETE WALLS WERE POURED UP TO THE EXTERIOR OF THE SHED AT ONE POINT BUT WERE NOT INTEGRAL FOR THE SHED STRUCTURAL INTEGRITY.
7. FLOOR PLAN REFLECTS THE EXISTING POSITION OF THE WALLS WITH DETRIMENTAL CONDITIONS AND NOT THE ORIGINAL OR FUTURE WALL PLACEMENT
8. THE REUSE OF MATERIALS IS ENCOURAGED IF THEY ARE IN CONDITION TO BE USED.
9. NEW MATERIALS TO BE USED SHALL KEEP THE SAME PROPORTIONS AND SIMILARITIES AS POSSIBLE TO OLD MATERIALS, BUT CUSTOM MILLING IS NOT NECESSARY.
10. EXISTING ROOF 2x4 CONSTRUCTION INDICATES VISUAL EVIDENCE OF IRREGULARITIES, DEFLECTION AND SAGGING DUE TO REPEATED SNOW LOADING AND PARK CITY WINTER CONDITIONS. IT IS ANTICIPATED THAT A NEW ROOF AND ROOF STRUCTURE SHALL BE REQUIRED. GENERAL CONTRACTOR AND STRUCTURAL ENGINEER SHALL FIELD VERIFY EXISTING CONDITIONS. STRUCTURAL ENGINEERING CONSULTANT SHALL PROPOSE DESIGN SOLUTION FOR RETROFIT AND/OR NEW CONSTRUCTION FOR ROOF AS REQUIRED TO COMPLY WITH PARK CITY REQUIREMENTS.
11. RELOCATION OF HISTORIC BUILDING TO NEW FOUNDATIONS SHALL BE PROVIDED AS A PART OF A SEPARATE BUILDING SUBMITTAL PACKAGE ACCORDING TO PARK CITY REQUIREMENTS.



SHED PANELIZATION
1057 Woodside Avenue
Shed Disassembly
1057 Woodside
Park City, UT 84060

No.	Date	Description
-----	------	-------------

ISSUE DATE:	August 25, 2016
OWNER PROJECT NO:	
CONTRACT NO:	
DRAWN BY:	BVM
CHECKED BY:	CE
DESIGNED BY:	BVM
EWG PROJECT NO:	2016.28
COPYRIGHT:	Elliott Workgroup Architecture, LLC

SHEET TITLE
Panelize Plan

PP-001

SHEET OF





Wood Flooring Directly on Soil - Remove
Uneven Brick Directly on Soil - Remove

INTERIOR DETAIL



2x4 Horizontal Structure
1x12 Board Siding
5x5 Structural Posts
2x4 Rafters

INTERIOR DETAIL



SIDING DETAIL



Soil Has been Built Up Over Years Impacting Integrity of Board & Batten - Salvage & Panelize Walls - Incorporate All Useable Materials in Re-construction of Shed.

GROUND CONNECTION DETAIL



Concrete Poured to Exterior of Shed - Not a Foundation & Pushing Exterior Wall in to Interior of Shed w/ Vehicular Traffic & Pressure on Neighboring Soil

GROUND CONNECTION DETAIL



Concrete Poured to Exterior of Shed - Not a Foundation

GROUND CONNECTION DETAIL



2x4 Rafters @ 24" O.C. - Wood Shingles

ROOF CONDITION



2x4 Framed Roof - Wood Shingles
1x12 Board Siding
1x4 Battens & Corner Boards
1x2 Fascia Decoration

FASCIA DETAIL



1x12 Board Siding
1x4 Battens
No Decoration on Soffit

SOFFIT DETAIL



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SHED PANELIZATION

1057 Woodside Avenue
Shed Disassembly
1057 Woodside
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Stamp

No.	Date	Description
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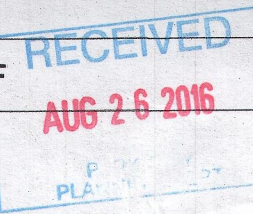
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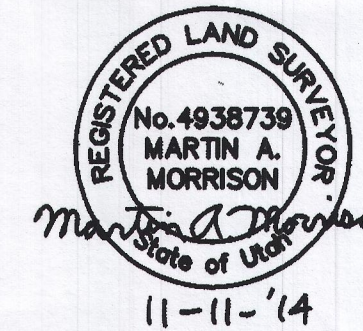
Existing Conditions

PP-002

SHEET

OF





SURVEYOR'S CERTIFICATE

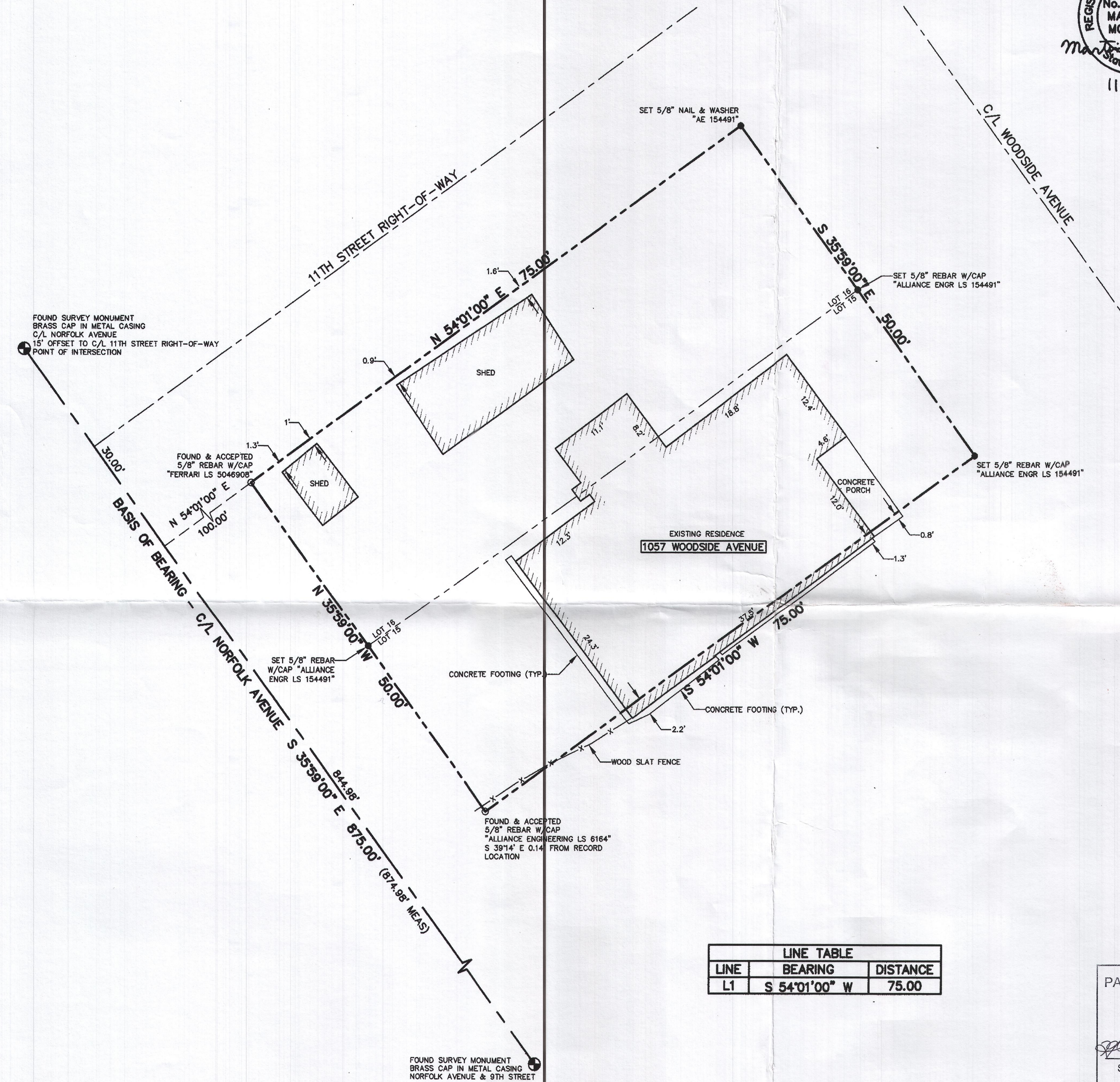
I, Martin A. Morrison, certify that I am a Registered Land Surveyor and that I hold Certificate No. 4938739, as prescribed by the laws of the State of Utah, and that a survey of the following described property was performed under my direction.

LEGAL DESCRIPTION

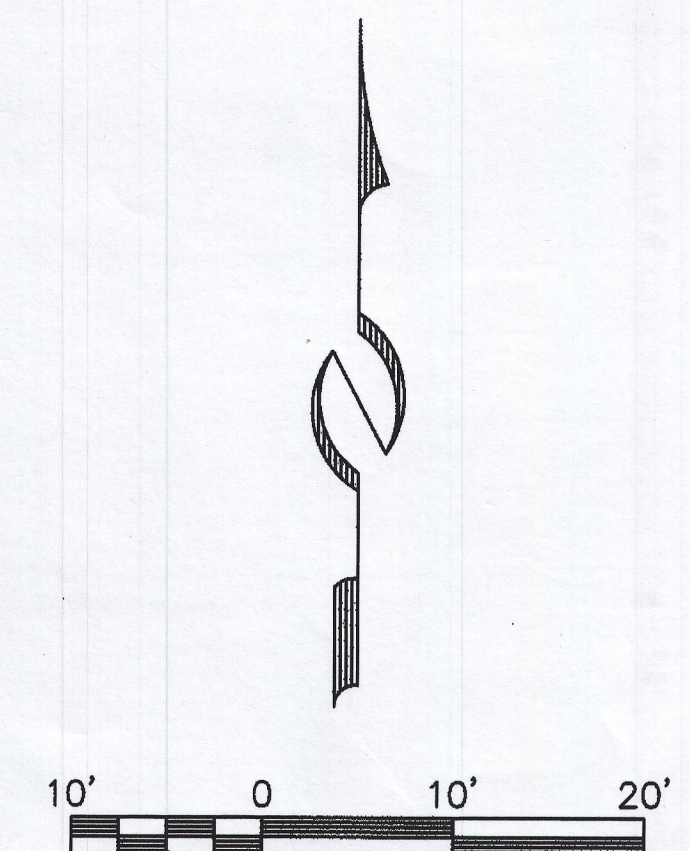
All of Lots 15 and 16, in Block 9, Snyder's Addition to Park City, a part of the southeast quarter of the northwest quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

NOTES

1. Basis of survey: Found survey monuments as shown.
2. Property corners were set or found as shown.
3. Date of survey: October 31, 2014
4. Property location: Northwest quarter of Section 16, T2S, R4E, SLB&M
5. Purpose of survey: Establish property boundary



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 54°01'00" W	75.00



Alliance Engineering Inc.
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664
(435) 649-9467

STAFF:
MARSHALL KING
MARTY MORRISON
JEFF KITCHEN

DATE: 11/11/14

BOUNDARY SURVEY
1057 WOODSIDE AVENUE
LOTS 15 & 16, BLK 9, SNYDER'S ADDITION
FOR: KATY PATTERSON
JOB NO.: 12-10-14
FILE: X:\Snydersaddition\dwg\sr\svy2014\121014.dwg

SHEET
1
OF
1

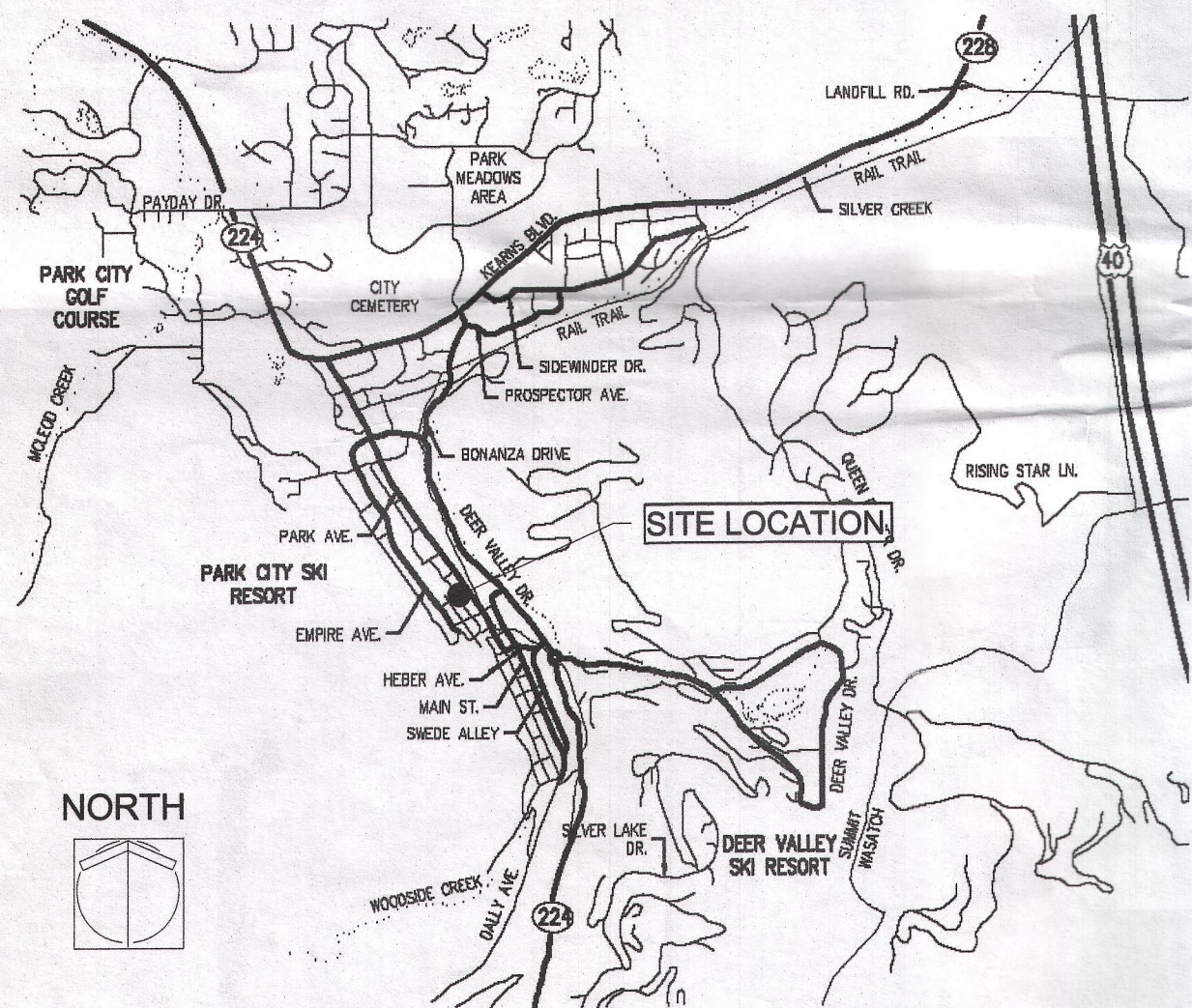
1057 Woodside Avenue

Shed Disassembly

1057 Woodside
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Panelization Plan

August 25, 2016

VICINITY MAP



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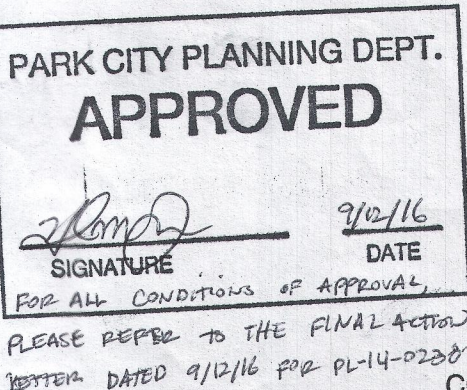
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GI-001	-	COVER SHEET
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PP-002	-	EXISTING CONDITIONS

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8. ANY DAMAGE, DISRUPTION OR COMPROMISE OF AMBIENT RIGHTS-OF-WAY, UTILITIES, OR ENVIRONMENTAL QUALITY SHALL BE IMMEDIATELY RECTIFIED BY THE CONTRACTOR TO THE SATISFACTION OF THE ARCHITECT/ENGINEER AT NO COST TO THE OWNER.
9. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
10. ALL WORK/IMPROVEMENTS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THE WORK/IMPROVEMENTS (INCLUDING, WITH LIMITATION HANDICAP AND ACCESSIBILITY AND ENVIRONMENTAL LAWS) DRAWINGS AND SPECIFICATIONS AS INSTRUCTIONS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT OF THE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY THE OWNER ON OTHER PROJECTS. FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING.



COVER SHEET

GI-001

Panelization Plan

August 25, 2016

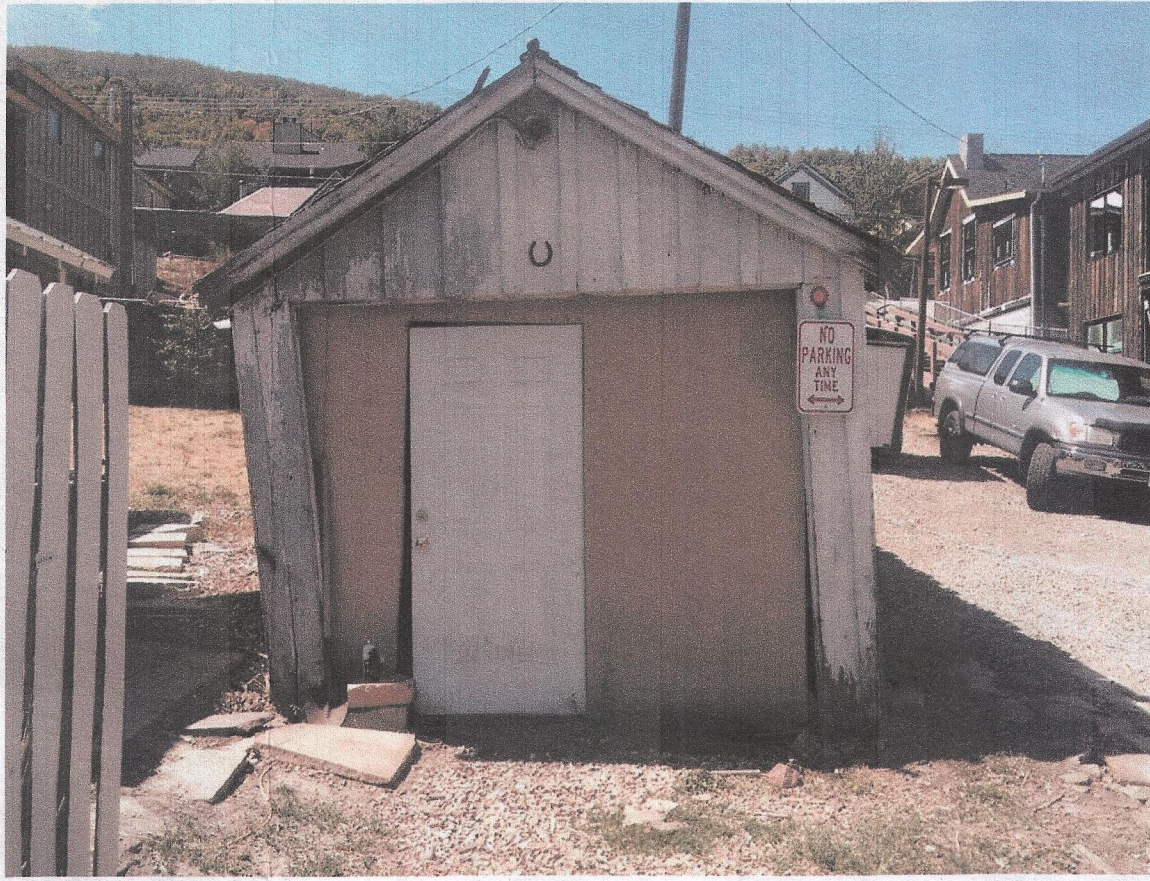
ELLIOTT WORKGROUP

Elliott Workgroup Architecture, LLC
364 Main Street, P.O. Box 3419
Park City, Utah 84060
(435) 649-0082 or (801) 415-1839
elliottworkgroup.com

1057 Woodside Avenue
Shed Disassembly

1057 Woodside
Park City, UT 84060

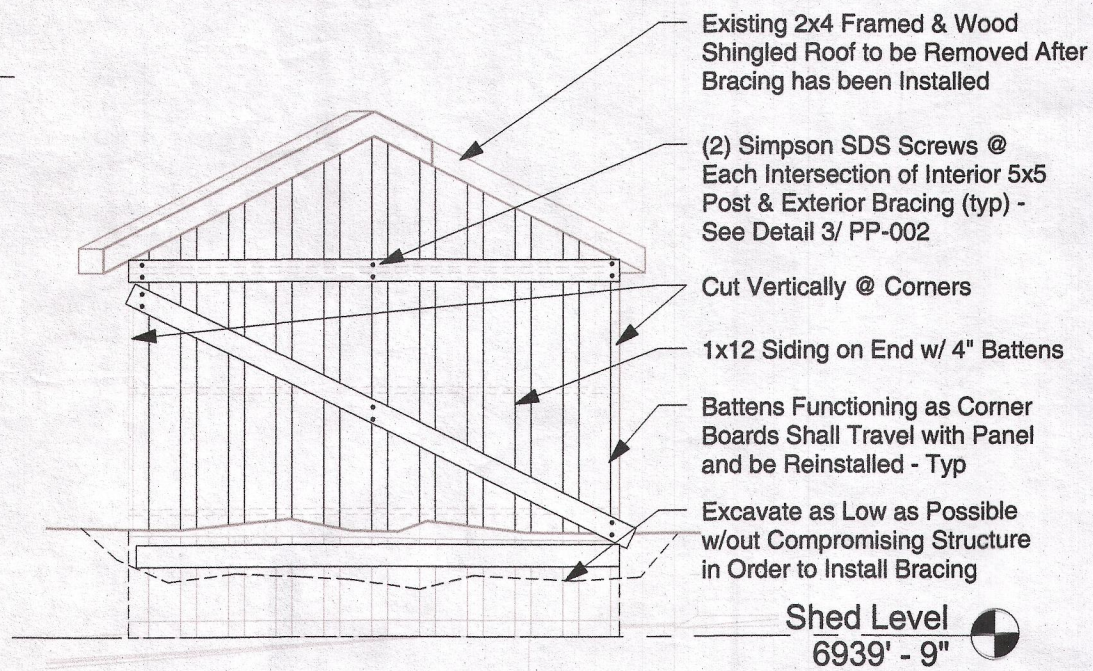




ELLIOTT WORKGROUP

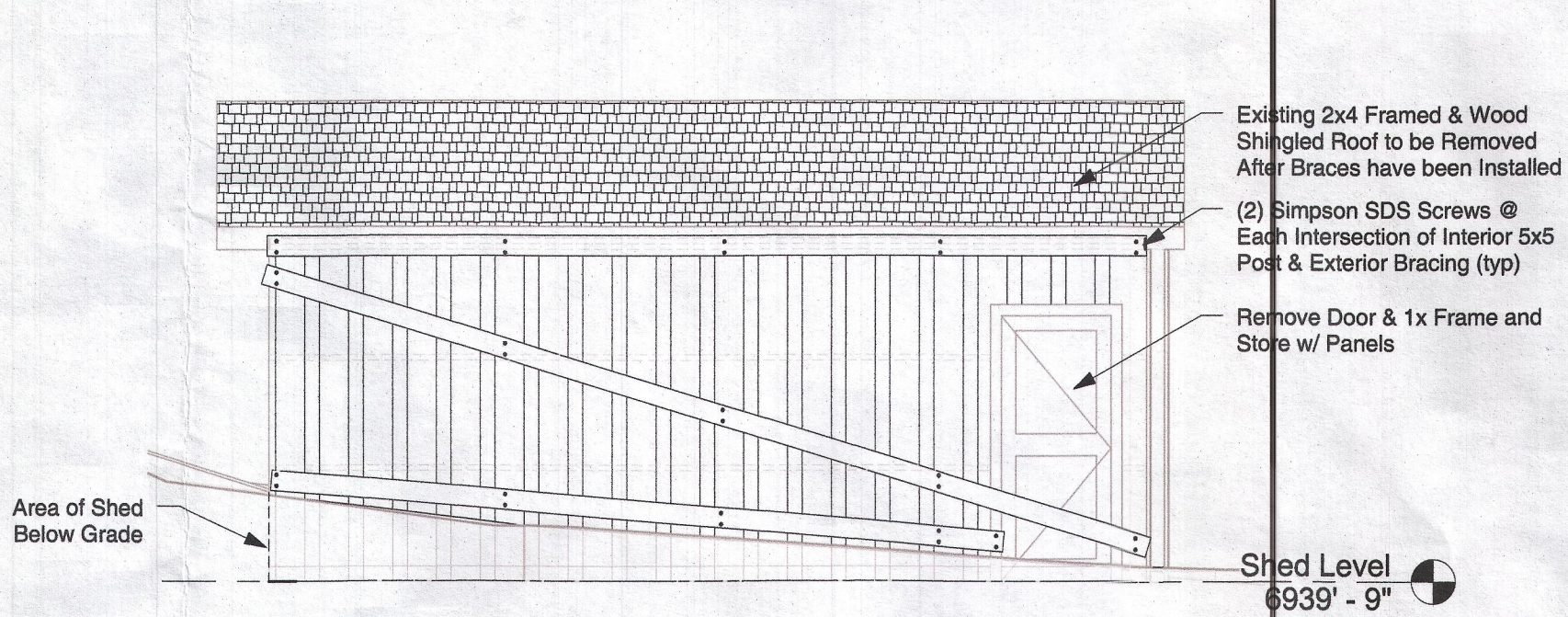
Elliott Workgroup Architecture, LLC
364 Main Street, P.O. Box 3419
Park City, Utah 84060
(435)649-0092 or (801)415-1839
elliottworkgroup.com

EXISTING WEST ELEVATION



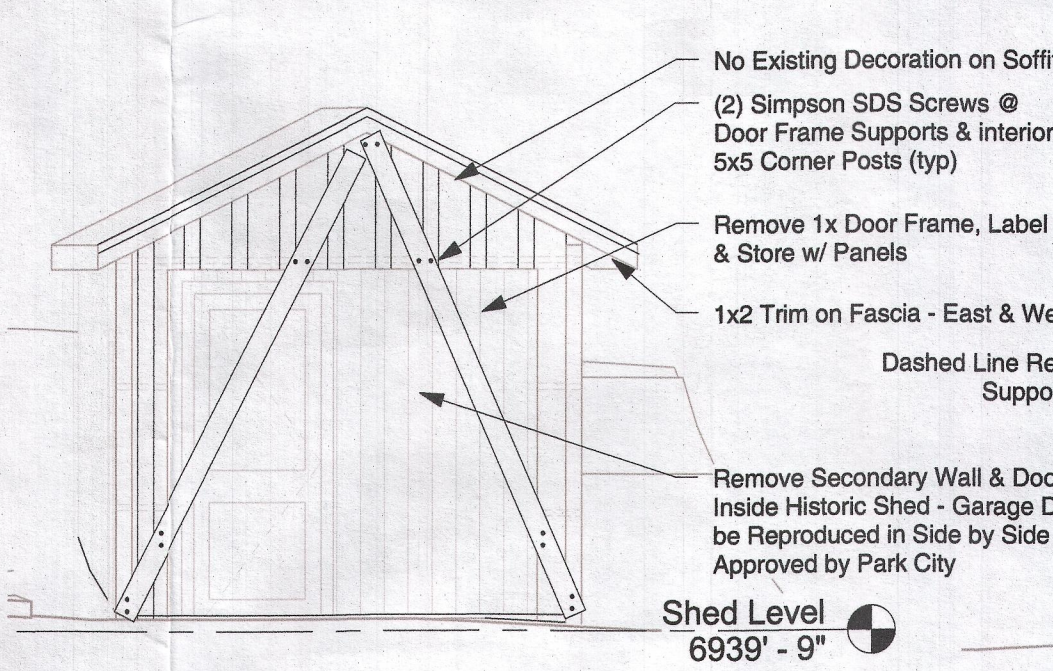
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1/4\"/>

EXISTING SOUTH ELEVATION



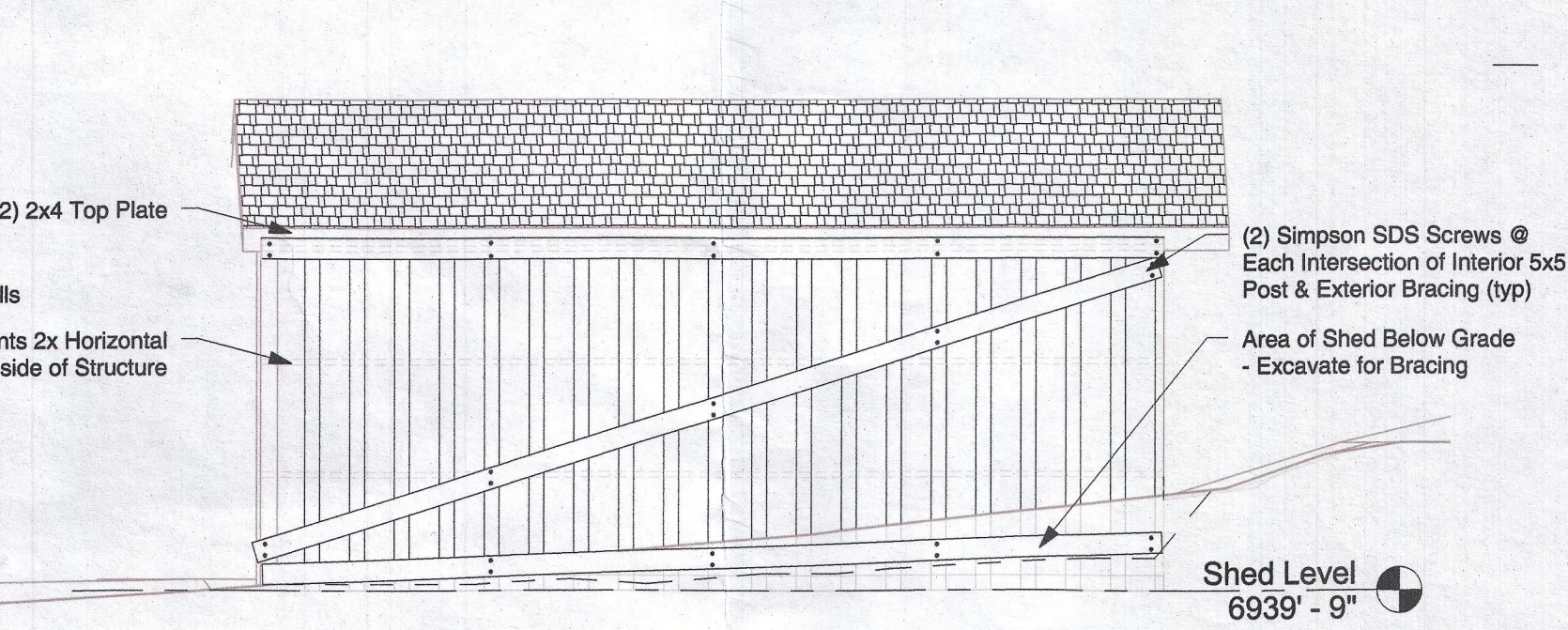
7 South Elevation
1/4\"/>

EXISTING EAST ELEVATION



6 East Elevation
1/4\"/>

EXISTING NORTH ELEVATION



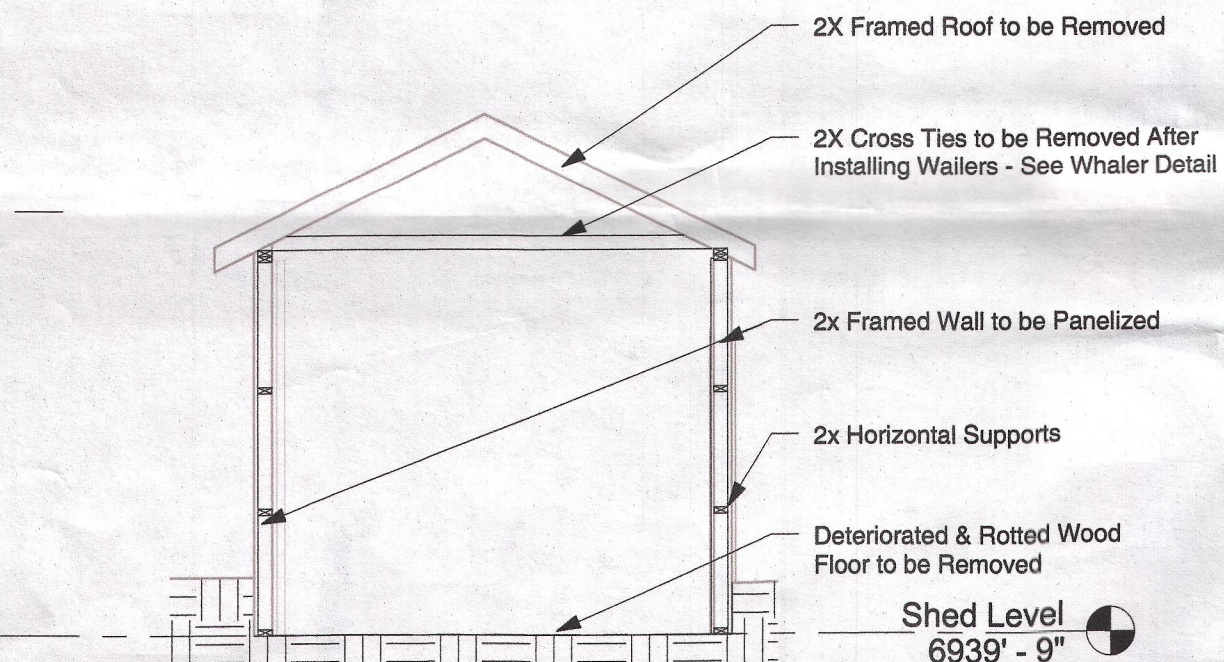
5 North Elevation
1/4\"/>

GENERAL NOTES

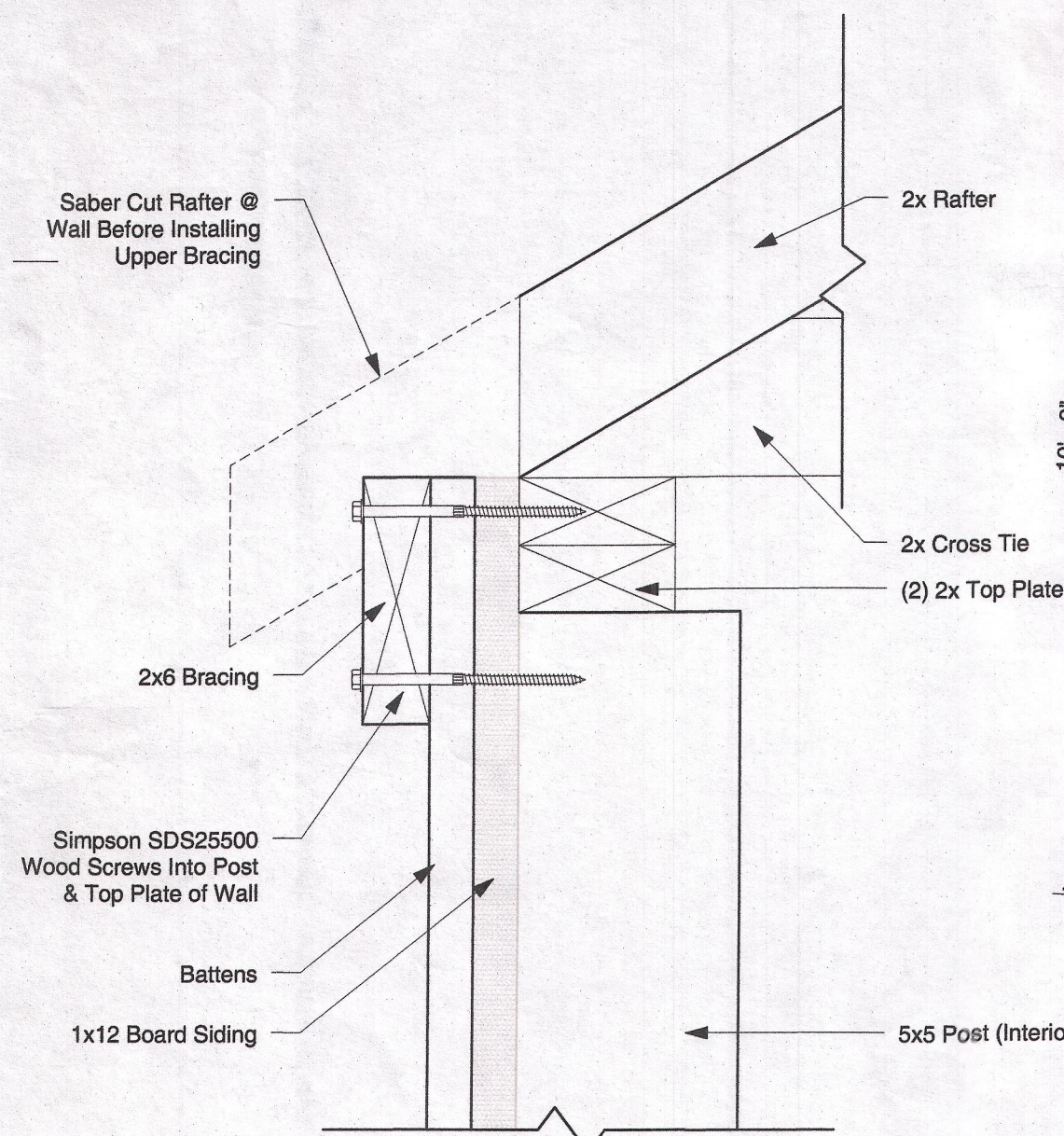
- ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING. FAILURE TO DO SO WAIVES THE DESIGN INTENT.
- PRIOR TO MOVING THE EXISTING BUILDINGS TO THEIR TEMPORARY STAGING LOCATIONS, THE CONTRACTOR WILL PROPERLY BRACE AND STABILIZE THE EXISTING BUILDINGS IN ORDER TO MAINTAIN THE HIGHEST DEGREE OF STRUCTURAL INTEGRITY.
- AREA AND PREPARATION OF TEMPORARY STAGING LOCATIONS SHALL BE FIELD COORDINATED BY THE GENERAL CONTRACTOR AND APPROVED BY THE OWNER AND ARCHITECT AND IN COMPLIANCE WITH PARK CITY REQUIREMENTS.
- PANELIZED WALLS TO BE STORED VERTICALLY WITH TARP PLACED OVER TOP AND FREE DRAINING GRAVEL BELOW.
- A PRETREATED FRAME SHALL BE BUILT UNDERNEATH PANEL STORAGE AREA AND ABOVE GRAVEL PAD IN ORDER TO SEPARATE PANELS FROM EARTH.
- NO FOUNDATION WAS ENCOUNTERED. CONCRETE WALLS WERE POURED UP TO THE EXTERIOR OF THE SHED AT ONE POINT BUT WERE NOT INTEGRAL FOR THE SHED STRUCTURAL INTEGRITY.
- FLOOR PLAN REFLECTS THE EXISTING POSITION OF THE WALLS WITH DETRIMENTAL CONDITIONS AND NOT THE ORIGINAL OR FUTURE WALL PLACEMENT.
- THE REUSE OF MATERIALS IS ENCOURAGED IF THEY ARE IN CONDITION TO BE USED.
- NEW MATERIALS TO BE USED SHALL KEEP THE SAME PROPORTIONS AND SIMILARITIES AS POSSIBLE TO OLD MATERIALS, BUT CUSTOM MILLING IS NOT NECESSARY.
- EXISTING ROOF 2x4 CONSTRUCTION INDICATES VISUAL EVIDENCE OF IRREGULARITIES, DEFLECTION AND SAGGING DUE TO REPEATED SNOW LOADING AND PARK CITY WINTER CONDITIONS. IT IS ANTICIPATED THAT A NEW ROOF AND ROOF STRUCTURE SHALL BE REQUIRED. GENERAL CONTRACTOR AND STRUCTURAL ENGINEER SHALL FIELD VERIFY EXISTING CONDITIONS. STRUCTURAL ENGINEERING CONSULTANT SHALL PROPOSE DESIGN SOLUTION FOR RETROFIT AND/OR NEW CONSTRUCTION FOR ROOF AS REQUIRED TO COMPLY WITH PARK CITY REQUIREMENTS.
- RELOCATION OF HISTORIC BUILDING TO NEW FOUNDATIONS SHALL BE PROVIDED AS A PART OF A SEPARATE BUILDING SUBMITTAL PACKAGE ACCORDING TO PARK CITY REQUIREMENTS.

Panelization Procedure:

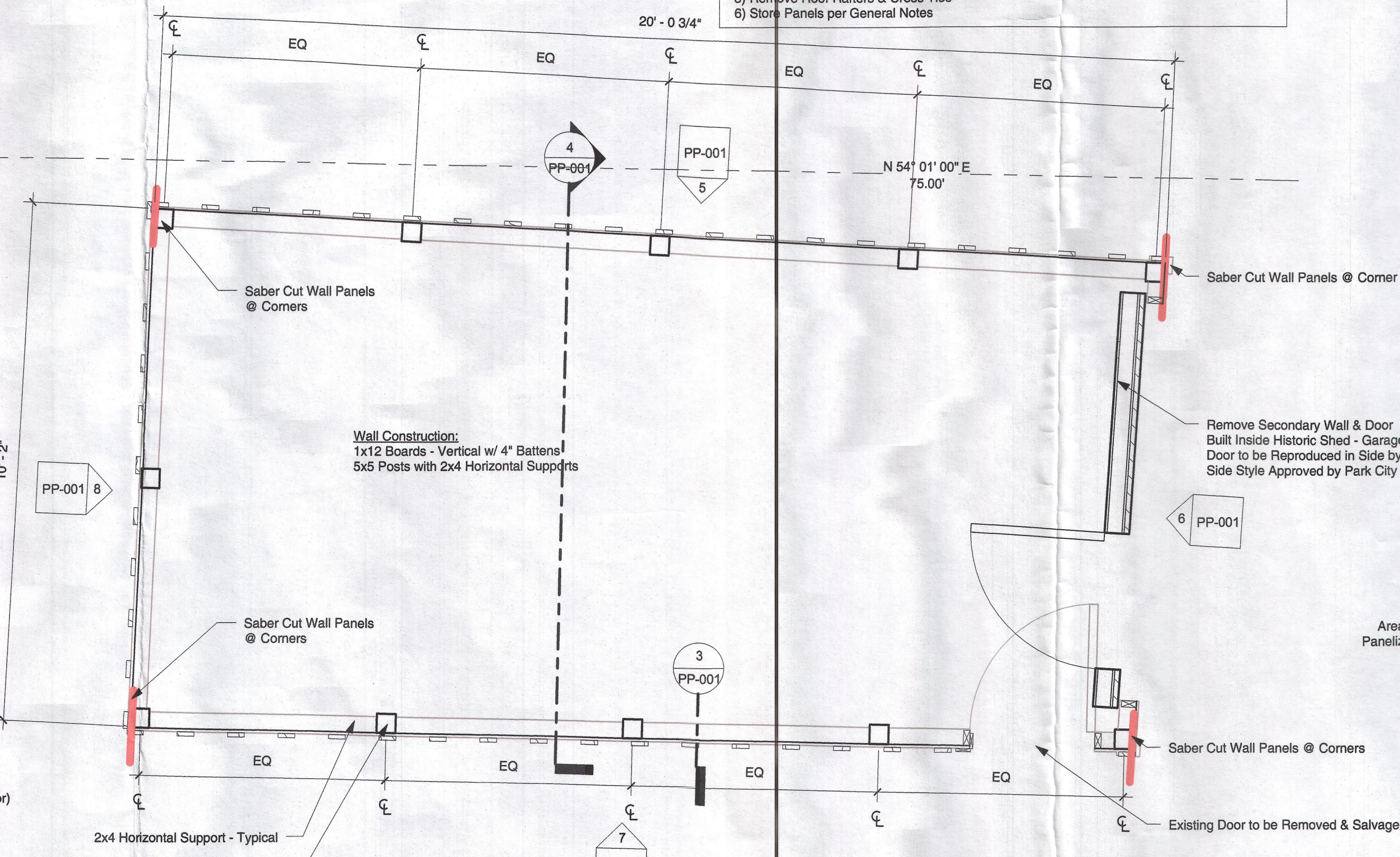
- Remove Shingles and Roof Panels - Discard
- Cut Rafters @ Wall Edge to Allow for Brace Installation (See Detail 3) - Discard Rafter Ends
- Install Braces as Shown
- Saber Cut at Specified Locations
- Remove Roof Rafters & Cross Ties
- Store Panels per General Notes



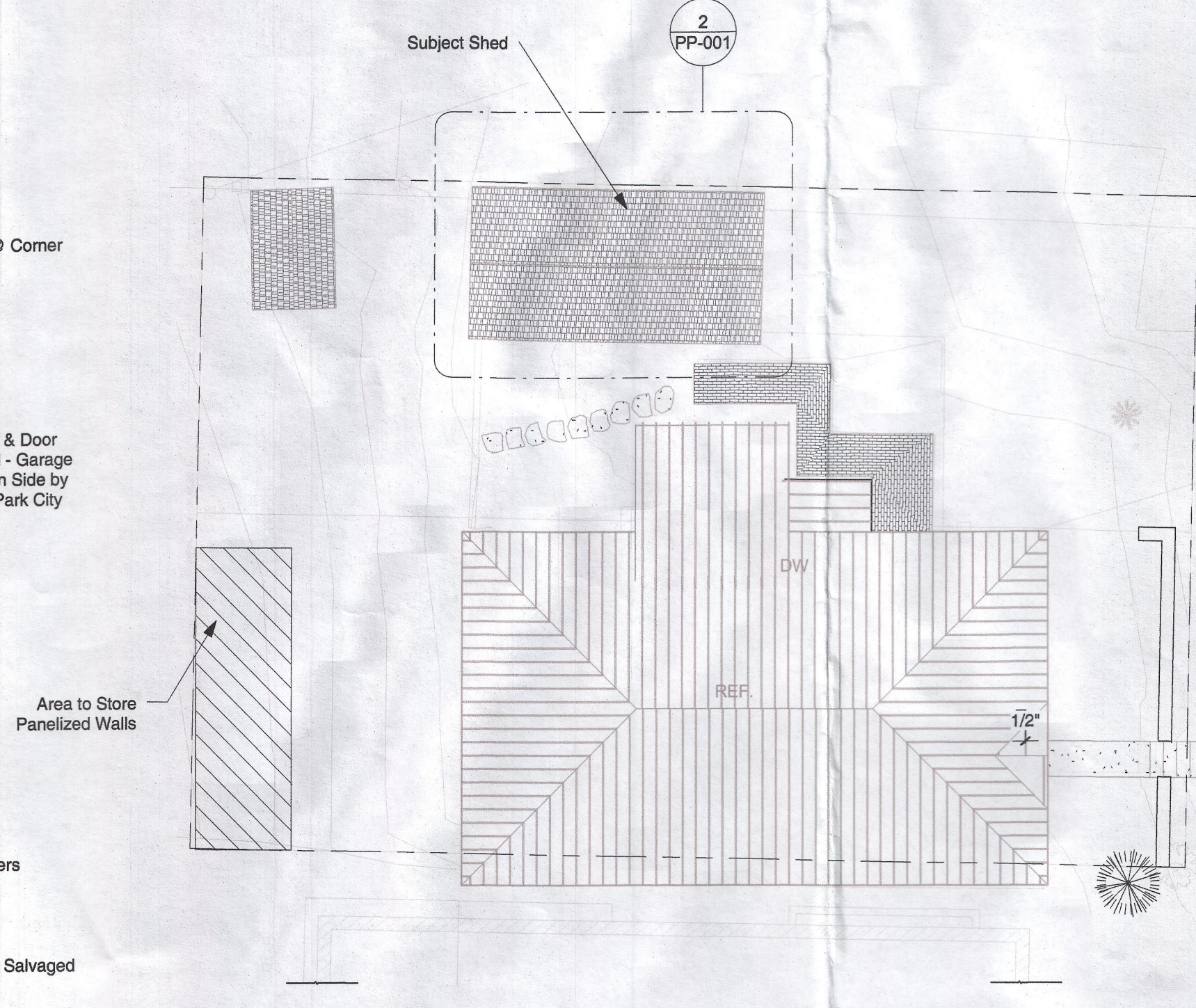
4 Shed Section
1/4\"/>



3 Brace Detail
3\"/>



2 SHED FLOOR PLAN
1/2\"/>



1 SITE PLAN
1\"/>

SHED PANELIZATION

1057 Woodside Avenue

Shed Disassembly

1057 Woodside

Park City, UT 84060

Stamp



No.	Date	Description
-----	------	-------------

ISSUE DATE: August 25, 2016

OWNER PROJECT NO:

CONTRACT NO:

DRAWN BY: BVM

CHECKED BY: CE

DESIGNED BY: BVM

EWG PROJECT NO: 2016.28

COPYRIGHT: Elliott Workgroup Architecture, LLC

SHEET TITLE

Panelize Plan

PARK CITY PLANNING DEPT.
APPROVED

SIGNATURE

DATE

PP-001

SHEET OF



Wood Flooring Directly on Soil - Remove
Uneven Brick Directly on Soil - Remove

INTERIOR DETAIL



2x4 Horizontal Structure
1x12 Board Siding
5x5 Structural Posts
2x4 Rafters

INTERIOR DETAIL



SIDING DETAIL



Soil Has been Built Up Over Years Impacting Integrity of Board & Batten - Salvage & Panelize Walls - Incorporate All Useable Materials in Re-construction of Shed.

GROUND CONNECTION DETAIL



Concrete Poured to Exterior of Shed - Not a Foundation & Pushing Exterior Wall in to Interior of Shed w/ Vehicular Traffic & Pressure on Neighboring Soil

GROUND CONNECTION DETAIL



Concrete Poured to Exterior of Shed - Not a Foundation

GROUND CONNECTION DETAIL



2x4 Rafters @ 24" O.C. - Wood Shingles

ROOF CONDITION



2x4 Framed Roof - Wood Shingles
1x12 Board Siding
1x4 Battens & Corner Boards
1x2 Fascia Decoration

FASCIA DETAIL



1x12 Board Siding
1x4 Battens
No Decoration on Soffit

SOFFIT DETAIL

SHED PANELIZATION
1057 Woodside Avenue
Shed Disassembly
1057 Woodside
Park City, UT 84060

Stamp

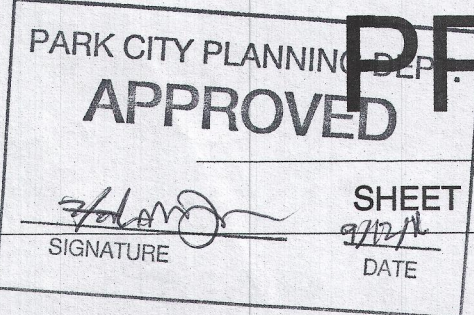


No.	Date	Description
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ISSUE DATE:	August 25, 2016
OWNER PROJECT NO:	
CONTRACT NO:	
DRAWN BY:	BVM
CHECKED BY:	CE
DESIGNED BY:	BVM
EWG PROJECT NO:	2016.28
COPYRIGHT:	Elliott Workgroup Architecture, LLC

SHEET TITLE

Existing Conditions



PP-002

OF



ELLIOTT WORKGROUP

Elliott Workgroup Architecture, LLC
364 Main Street, P.O. Box 3419
Park City, Utah 84060
(435)649-0092 or (801)415-1839
elliottworkgroup.com

SITE W/ ADDITION
REMOVED
1057 Woodside Avenue
Historic Addition
1057 Woodside
Park City, UT 84060

Stamp

No.	Date	Description
-----	------	-------------

ISSUE DATE:	Issue Date
-------------	------------

OWNER PROJECT NO:	
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CONTRACT NO:	
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DRAWN BY:	EWG
-----------	-----

CHECKED BY:	EWG
-------------	-----

DESIGNED BY:	EWG
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EWG PROJECT NO:	2016.28
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COPYRIGHT:	Elliott Workgroup Architecture, LLC
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SHEET TITLE

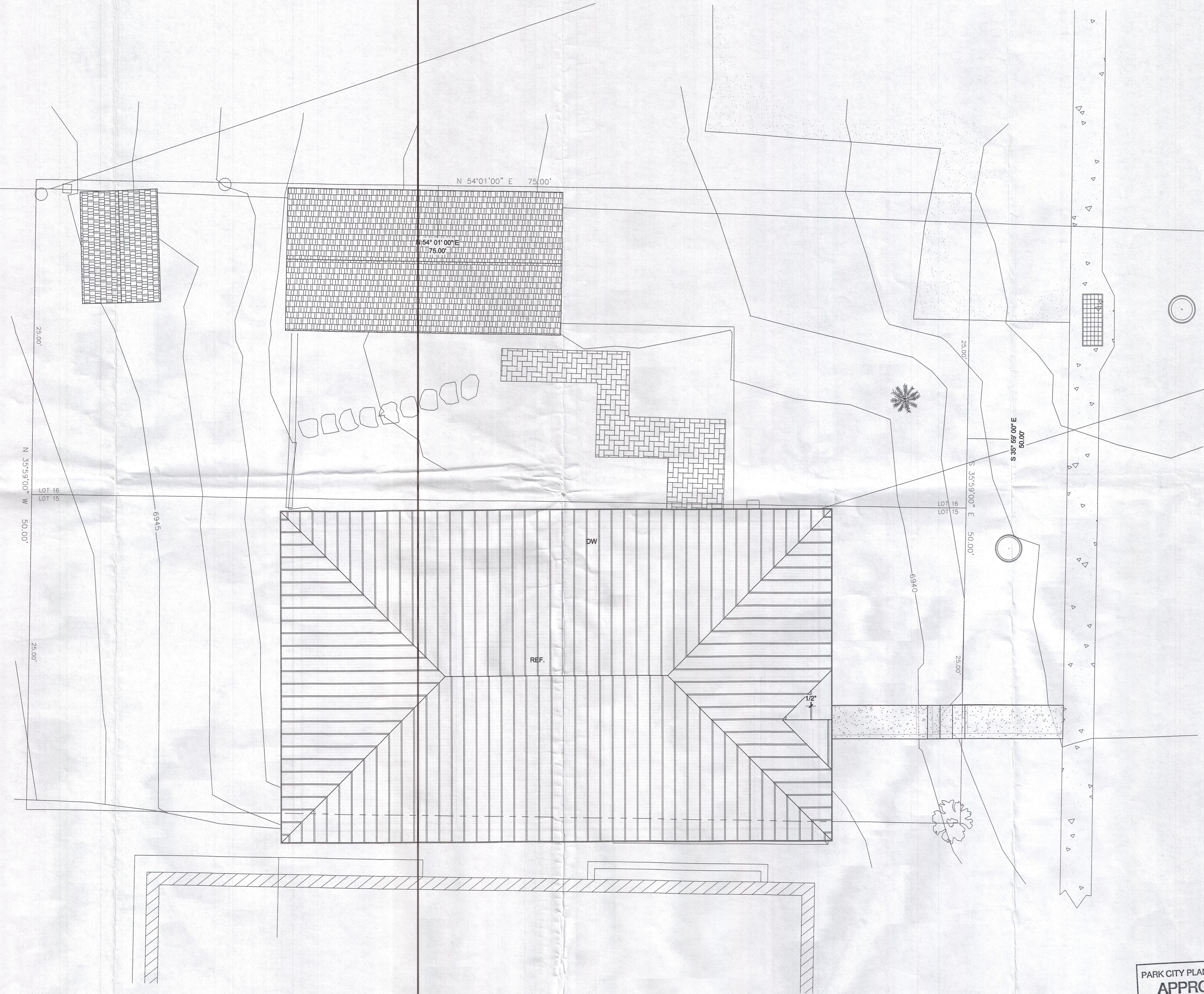
SITE PLAN -
PRELIMINARY

AS-101

SHEET

OF

RECEIVED
AUG 17 2016
PARK CITY
PLANNING DEPT.



1 SITE PLAN - CAD UNDERLAY
1/4" = 1'-0"



NOTICE AND ORDER TO REPAIR

April 9, 2019

TO: Natalie Fine-Cregger H/W
William Cregger W/H

PO BOX 248
PARK CITY, UT 84060

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

SUBJECT PROPERTY:

Street Address: 1057 Woodside Ave, Park City, UT 84060
Tax Parcel Number: SA-92

Legal Description: LOTS 15 & 16 BLK 9 SNYDERS ADDITION TO PARK CITY M215-446 389-789 1377-364 1961-1251 2222-357 2228-231-324 2244-1233-1241 2246-1744 (2246-1749) 2410-1368

Description of Violation:

Please be advised that the undersigned Building Official of Park City, Utah, has found the historic garage structure located on the above described property has buckled from the weight of the snow. This structure has been determined to be dangerous and uninhabitable. This historic single-car garage is a 1 story wood framed structure with 2x4 walls. The structure is located on the right (north) side of the property, and has a visible lean to the South. This site is on the historic inventory with a landmark designation, and was built in approximately late 1930's.

- (a) Structure located on the above described property is considered to be dangerous as defined in Items 5, 6, 7, 9, 10, of Section 302 of the 1997 Uniform Code for the Abatement of Dangerous Buildings, adopted by City Municipal Code 11-6-1, and the structure is vacated and posted to prevent further occupancy until repairs are completed.

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

VACATE:

- (a) The building/structure shall be vacated no later than April 5, 2019.

REPAIR:

- (a) All repairs shall be approved by the Park City Planning Department through the Historic District Design Review (HDDR) process for compliance with the Design Guidelines for Historic Districts and Historic Sites and the Aland Management Code. The Planning Department recommends that the applicant submit a Historic District Design Review-pre application (HDDR-Pre) prior to submittal of Historic District Design Review (HDDR) pending analysis of the scope of work.
 - (b) All required building permits shall be secured to repair the items listed in Paragraph 1, and work shall commence, within 50 calendar days of the date of this order.
 - (c) All repairs in Paragraph 1 shall be completed within 360 calendar days thereafter.
3. No person to whom this order is directed shall fail, neglect or refuse to obey any such order. Any person who fails to comply with such order is guilty of a misdemeanor.
 4. Any person having any record title or legal interest in the above listed building or structure may appeal from this Notice and Order or any action of the undersigned Building Official to the Board of Appeals. Appeals must be made with the Building Official within thirty (30) days from the date of the service of such order or action of the Building Official; provided, however that if the building or structure is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public or adjacent property and is ordered vacated and is posted in accordance with Section 404 of the 1997 Uniform Code for the Abatement of Dangerous Buildings, such appeal shall be filed within 10 days from the days of the service of the notice and order of the Building Official (see paragraph 2 above). Appeals must be in writing and contain the required information listed in Section 501.1 of the 1997 Uniform Code for Abatement of Dangerous Buildings. Failure to properly appeal will constitute a waiver of all rights to an administrative hearing, adjudication of the notice and order or any portion thereof or any determination of the matter.

Appeals should be sent to the following address:

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

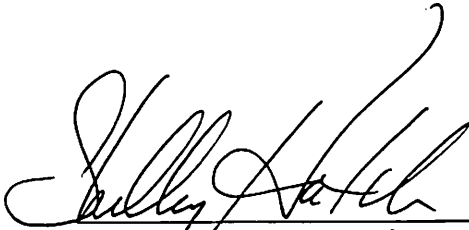
5. This notice and order (and any amended or supplemental notice) has been served upon the record owner and posted on the property.

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

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

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

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


Shelley Hatch, Code Enforcer

Dated this 11 day of April, 2019


Dave Thacker, Park City Building Official

STATE OF Utah
COUNTY OF Summit

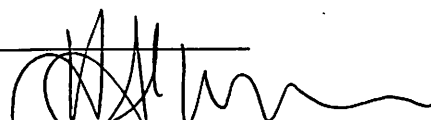


Subscribed and sworn to me this 11 day of April, 2019, in the County of Summit, State of Utah.

My Commission Expires: 12/21/22

Residing at: 277 E Crestview




NOTARY PUBLIC

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
445 MARSAC AVENUE
CITY HALL, COUNCIL CHAMBERS
June 5, 2019



AGENDA

MEETING CALLED TO ORDER AT 5:00 PM

ROLL CALL

ADOPTION OF MINUTES OF April 17, 2019

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

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

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

- | | | |
|--|--|----|
| 1060 Park Avenue – Application to Remove a Significant Site from the Park City Historic Sites Inventory – The applicant has submitted a Determination of Significance requesting to remove the “Significant” single-family dwelling located at 1060 Park Avenue from the Park City Historic Sites Inventory.
<i>Public Hearing and Possible Recommendation to City Council on June 27th</i> | PL-19-04197
<i>Planner Tyler</i> | 10 |
| 1057 Woodside Avenue – Historic District Design Review – The applicant is proposing to Reconstruct the “Landmark” single-car garage that collapsed due to snow loads on the roof structure. A Notice and Order has been issued for the “Landmark” single-car garage.
<i>Public Hearing and Possible Action</i> | PL-19-04208
<i>Planner Barhorst</i> | 45 |

ADJOURN

Times shown are subject to change. The public is welcome to attend both the work session (if any) and regular meeting. In order for written correspondence to be included with the Historic Preservation Board report, please submit it to the Planning Department prior to 5:00 PM on the Thursday before the scheduled meeting. The Historic Preservation Board meets regularly every first Wednesday of the month at 5:00 PM for action items. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at (435) 615-5060 at least 24 hours prior to the meeting. Parking validations will be provided for those parking in the China Bridge parking structure only.



Historic Preservation Board Staff Report

Planning Department

Author: Caitlyn Barhorst
Subject: Reconstruction Review (Single-Car Garage)
Address: 1057 Woodside Avenue
Project Number: PL-19-04208
Date: June 5, 2019
Type of Item: Administrative – Reconstruction

Summary Recommendation:

Staff recommends the Historic Preservation Board to review and discuss the Reconstruction of the Historic single-car garage on the Landmark Site, conduct a public hearing, and approve the Reconstruction of the Historic single-car garage on the Landmark Site at 1057 Woodside Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Topic:

Address: 1057 Woodside Avenue
Designation: Landmark
Applicant: Natalie Fine-Cregger and William Cregger
Proposal: Reconstruction of the Historic Single-Car Garage on the Landmark Site.

The application was deemed complete on May 16, 2019. The Historic District Design Review (HDDR) application has not yet been approved, as it is dependent on HPB's review of the Reconstruction of the ca. 1936 Single-Car Garage on the Landmark Site. The subject property is located in the Historic Residential (HR-1) Zoning District.

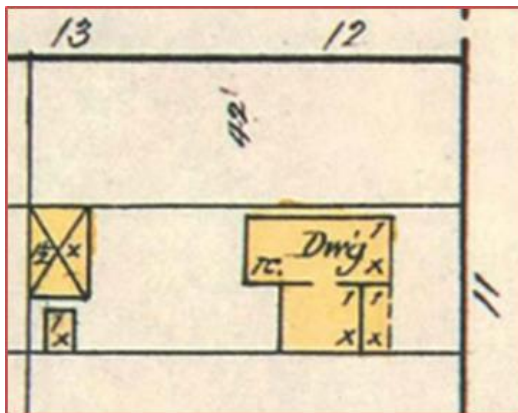
1057 Woodside Avenue Developmental History (Exhibit B):

The 1057 Woodside Avenue property is designated as a Landmark Site on the Park City Historic Sites Inventory (HSI). Development on this property has spanned across three (3) of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930), and the Mining Decline and Emergence of Recreation Industry Era (1931-1962).

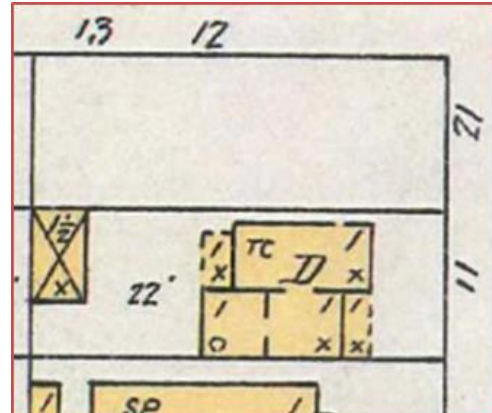
Park City's Historic Preservation consultant, Anne Oliver of SWCA, has provided a detailed chronology of the development of 1057 Woodside Avenue in Exhibit D. Staff has summarized the developmental history in this section of the report by highlighting the major alterations and evidence that exists today as it relates to the proposed Material Deconstruction (Deconstruction and Reconstruction) and site context.

As can be seen in Exhibit B and Exhibit C, the single-family dwelling was constructed in circ.1889 and has undergone a series of alterations since. Figure 1 shows the developmental history of the site as documented in the Sanborn Fire Insurance Maps (Sanborn Maps).

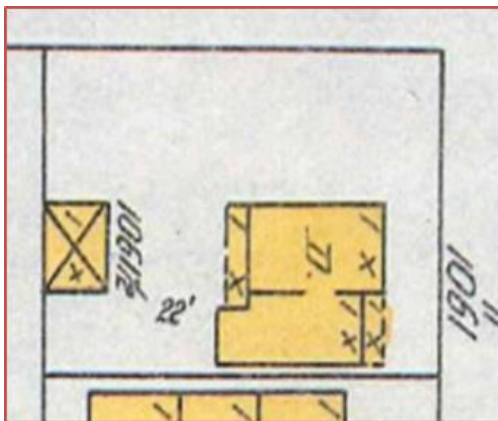
Figure 1: Sanborn Fire Insurance Maps document the developmental history of 1057 Woodside Avenue.



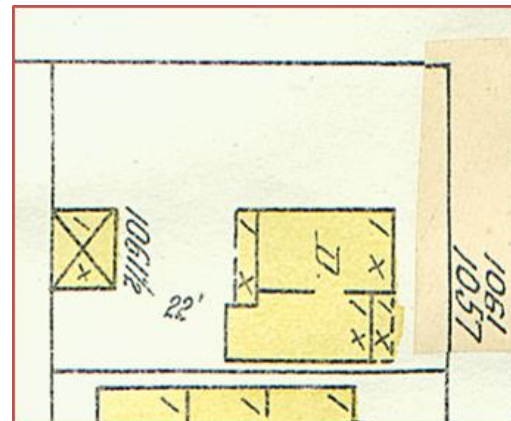
1889



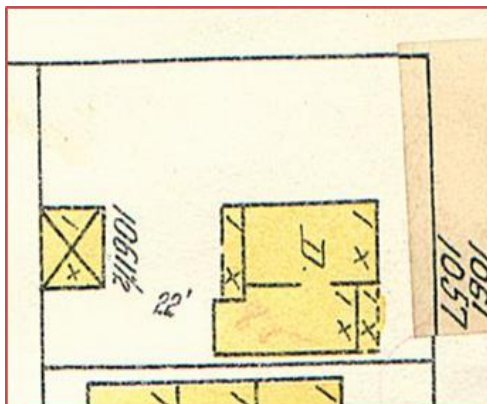
1900



1907



1929



1941

Martin and Mary McGrath, officially purchased the property in 1890 and appear to have constructed the single-family dwelling and outbuildings before their formal purchase. The single-family dwelling and outbuildings first appear on the 1889 Sanborn Map.

As can be seen in the 1889 and 1900 Sanborn Maps in Figure 1, a one and one-half story, wood-framed and wood-sided stable (marked by a large X) with a wood-shingled roof was located in the rear yard. A smaller, one-story wood building (possibly an outhouse), located to the south of the stable was only present in the 1889 Sanborn Map.

The 1900 Sanborn Map indicates that the smaller outbuilding had been removed but the rectangular stable remained in the northwest corner of the property.

The 1907 Sanborn Map documents no changes to the single-family dwelling, but it does indicate that the two (2) original lots were now recognized as one (1) single lot. It also documents that the original stable had been replaced by a new stable that was squarer in plan and built in line with the north wall of the house.

In 1911, the property was seized by Summit County in a tax sale. In May 1918, Summit County sold the property to Charles A. Workman, a blacksmith in the mining industry, and his wife, Florence Reddon Workman. The Workmans completed major alterations to the single-family dwelling at about this time (circ. 1918).

The Workmans sold the property in 1924 and it changed ownership multiple times until 1936. In 1936, Robert J. Birkbeck, a shop foreman for a mining company, and his wife Lillian P. Langford Birkbeck purchased the property. The Birkbecks made a series of changes to the site including, the construction of the north addition to the single-family dwelling, as well as construction of the single-car garage and the storage shed. The development of an automobile garage documents the shift from horse and pedestrian travel to the need to accommodate private automobiles, accessible to all classes.

The first known image of the property at 1057 Woodside Avenue is a tax assessment photograph taken in circ. 1940 (Figure 2). The circ. 1940 tax photograph of 1057 Woodside Avenue documents the changes to the single-family dwelling. At the far right edge of the photograph, the corner of an outbuilding is visible; the front (east end) of this building is roughly aligned with the east face of the addition. In the background stands a large, rectangular outbuilding with a wood-shingled roof.

The circ. 1940 tax photograph of 1103 Woodside Avenue, which is the property on the north side of Crescent Street, provides a better view of the two (2) outbuildings (Figure 3). The white-painted, board and batten building with a wood-shingled roof is clearly the single-car garage in the same location on the property today.

Figure 2: 1057 Woodside Avenue circ. 1940 tax photograph. Visible in this photograph are the circ. 1918 alterations, the circ. 1936 north addition, and the corner of the outbuildings.



Figure 3: 1103 Woodside Avenue circ. 1940 tax photograph. Visible in this photograph is the single-car garage with its white-painted, board and batten siding and wood-shingled roof.



According to Preservation Consultant Anne Oliver (Exhibit C):

“In the following years [after circ. 1918], the old stable in the rear yard, which wasn’t large enough to house an automobile, was replaced with a single-car garage that was built toward the front of the property and oriented toward the street for better access, and the garage was accompanied by a new shed to provide additional storage space. The single-family dwelling and its associated garage and storage shed are an excellent example of how older historic properties in Park City were remodeled and updated to accommodate changing needs, tastes, and technologies in the middle years of the 20th century. No significant exterior changes have been made to any of the buildings since the early 1940s, giving them a high degree of integrity and justifying the property’s designation as a Landmark Site.

In summary, major alterations were made to the 1057 Woodside house in about 1918, updating it from what would have been perceived as an old-fashioned, Victorian-style cross-wing house to a hipped-roofed, bungalow-style house that was highly popular after World War I. Alterations between 1918 and the early 1940s included new window openings, new windows, a new roof shape, and an addition. It is unclear when the circ. 1907 square stable was removed, but the single-car garage was built in the late 1930s by the Birkbecks. The storage shed, which is nearly identical with the garage in construction methods, materials, and apparent age, was almost certainly built at the same time but located elsewhere on the property – if it had been built in its present.”

Analysis: Reconstruction of the Historic Single-Car Garage on the Landmark Site.

Proposals for Reconstruction are subject to Land Management Code (LMC) 15-11-15 RECONSTRUCTION OF AN EXISTING HISTORIC BUILDING OR HISTORIC STRUCTURE. Staff has determined compliance with LMC 15-11-15 based on the following (LMC language is in **bold** and staff analysis is in *italics*):

LMC 15-11-15 RECONSTRUCTION OF AN EXISTING HISTORIC BUILDING OF HISTORIC STRUCTURE It is the intent of this section to preserve the Historic and architectural resources of Park City through limitations on the Reconstruction of Historic Buildings, Structures, and Sites.

A. CRITERIA FOR RECONSTRUCTION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON A LANDMARK SITE OR A SIGNIFICANT SITE.

In approving an Application for Reconstruction of the Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site, the Historic Preservation Board shall find the project complies with the following criteria:

1. The Historic Building(s) and/or Structure(s) are found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code; and

Complies. The representative of the Chief Building Official (CBO) made a site visit on April 4, 2019. At that time, the representative of the CBO observed the conditions of the structures to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code. The structure was posted “Do Not Enter-Unsafe to Occupy” due to its general dilapidated and unsafe state on April 4, 2019. The property was noticed and posted on April 11, 2019. The hazardous or dangerous conditions observed included:

- The Historic Garage structure has buckled from the weight of the snow.
- This structure has been determined to be dangerous and uninhabitable.

Due to the instability and collapse of the garage’s roof structure system, the extent of the deterioration of the original materials, as well as the health concerns, the safest approach is to Reconstruct the Historic single-car garage.

The Chief Building Official’s Notice and Order to Repair Letter has been included as Exhibit J. Staff has included the photographs in Figure 4 that detail the conditions of the Historic Single-Car Garage. These photographs were submitted by the applicant as a part of the Physical Conditions Report (Exhibit D) and supplemental submittals.

Figure 4: Detailed conditions of the Historic One-Car Garage.



Front Elevation



Back Elevation



Back Elevation



Inside of Garage showing roof collapse

2. **The Historic Building(s) and/or Structure(s) cannot be made safe and/or serviceable through repair; and**

Complies. *Because of the findings of the representative of the Chief Building Official, staff finds it apparent that there are unique conditions, specifically, the structural conditions, physical conditions of the existing materials, and the additional submitted reports by the applicant supporting the dangerous building finding. The Historic Building(s) cannot be safe and/or serviceable through repair.*

The Planning Director and Chief Building Official have found unique conditions of safety (outlined below) that warrant the proposed Reconstruction of the Historic single-car garage.

1. *Safety conditions:*

- a. *The owners have reported pests infesting the structure.*
- b. *The structure is adjacent to a platted public Right-of-Way.*

3. **The form, features, detailing, placement, orientation and location of the Historic Building(s) and/or Structure(s) will be accurately depicted, by means of new construction, based on as-built measured drawings, historical records, and/or current or Historic photographs.**

Complies. *The applicant has worked with staff to develop a Historically accurate set of plans for the Reconstruction. The Building(s) and/or Structure(s) will be reassembled in their original form, location, placement, and orientation.*

B. PROCEDURE FOR THE RECONSTRUCTION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON A LANDMARK SITE OR A SIGNIFICANT SITE. All Applications for the Reconstruction of any Historic Building and/or Structure on a Landmark Site or a Significant Site within the City shall be reviewed by the Historic Preservation Board pursuant to Section 15-11-12 of this Code.

If an Application involving the Reconstruction of Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site also includes relocation and/or reorientation of the Reconstructed Historic Building(s) and/or Structure(s) on the original Site or another Site, the Application must also comply with Section 15-11-13 of this Code.

Complies. *On May 10, 2019, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1057 Woodside Avenue. The application was deemed complete on May 16, 2019. Approval of the HDDR application is dependent on the Historic Preservation Board's approval of the Reconstruction.*

Overall, Staff finds that the proposal for Reconstruction complies with LMC 15-11-15 RECONSTRUCTION OF AN EXISTING HISTORIC BUILDING OR HISTORIC STRUCTURE.

Process:

The HPB will hear testimony from the applicant and the public and will review the Application for compliance with the following sections of the Land Management Code (LMC):

- [LMC 15-11-15 Reconstruction Of An Existing Historic Building Of Historic Structure](#)

The HPB shall forward a copy of its written findings to the Owner and/or Applicant.

The Applicant or any party participating in the hearing may appeal the Historic Preservation Board decision to the Board of Adjustment or City Council. Appeal requests shall be submitted to the Planning Department thirty (30) days of the Historic Preservation Board decision. The appellant has the burden of proving that the land use authority erred. The appeal authority shall review factual matters de novo, without deference to the land use authority's determination of factual matters. The appeal authority shall determine the correctness of the land use authority's interpretation and application of the plain meaning of the land use regulations, and interpret and apply a land use regulation to favor a land use application unless the land use regulation plainly restricts the land use application.

Notice:

On May 18, 2019, Legal Notice of this public hearing was published in the Park Record and posted in the required public spaces. Staff sent a mailing notice to property owners within 100 feet on May 22, 2019 and posted the property on May 22, 2019.

Recommendation:

Staff recommends the Historic Preservation Board review and discuss the Reconstruction of the Historic single-car garage on the Landmark Site, conduct a public hearing, and approve the Reconstruction of the Historic single-car garage on the Landmark Site at 1057 Woodside Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Finding of Fact:

1. The property is located at 1057 Woodside Avenue. The property consists of Lot 15 and Lot 16, Block 9, Snyder's Addition to Park City.
2. The historic site is listed as Landmark on the Historic Sites Inventory.
3. The house was originally constructed c. 1889, per the Historic Site Inventory (HSI) Form, and has undergone a series of alterations since.
4. Development on this property has spanned across three (3) of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930), and the Mining Decline and Emergence of Recreation Industry Era (1931-1962).
5. In 1936, Robert J. Birkbeck, a shop foreman for a mining company, and his wife Lillian P. Langford Birkbeck purchased the property. The Birkbecks made a series of changes to the site including, the construction of the north addition to the single-family dwelling, the single-car garage and the storage shed.
6. The circ. 1940 tax photograph of 1057 Woodside Avenue documents the changes to the single-family dwelling. At the far right edge of the photograph, the corner of an outbuilding is visible; the front (east end) of this building is roughly aligned with the east face of the addition. In the background stands a large, rectangular outbuilding with a wood-shingled roof.
7. The ca. 1940 tax photograph of 1103 Woodside Avenue (Exhibit D), which is the property on the north side of Crescent Street, provides a better view of the two (2) outbuildings. The white-painted, board and batten building with a wood-shingled roof is clearly the single-car garage in the same location on the property today.
8. On May 10, 2019, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1057 Woodside Avenue. After working with the applicant on the materials of their submittal, the application was deemed complete on May 16, 2019. The HDDR application is still under review by the Planning Department.
9. The applicant is proposing to Reconstruct the Historic Single- Car Garage on the Landmark site at 1057 Woodside Avenue. The existing condition of the single-car garage is poor. The structural members of the single-car garage are compromised, the roof has buckled from the weight of the snow, the exterior siding material is deteriorating, and the building is leaning significantly to the South
10. The proposal for Reconstruction complies with LMC 15-11-15(A)(1) as the representative of The Chief Building Official made a site visit on April 4, 2019. At that time, the representative of the Chief Building Official observed the conditions of the structures to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code. The site was posted "Do Not Enter- Unsafe to Occupy" due to its general dilapidated and unsafe state on April 4, 2019. The hazardous or

dangerous conditions observed included:

- The Historic Garage structure has buckled from the weight of the snow.
 - This structure has been determined to be dangerous and uninhabitable.
11. Due to the instability and collapse of the garage's roof structure system, the extent of the deterioration of the original materials, as well as the health concerns, the safest approach is to Reconstruct the Historic single-car garage.
 12. The proposal complies with LMC 15-11-15(A)(2) as the representative of the Chief Building Official found the building to be dangerous. Staff finds it apparent that there are unique conditions, specifically, the structural conditions, physical conditions of the existing materials, and the additional submitted reports by the applicant supporting the dangerous building finding. The Historic Building(s) cannot be safe and/or serviceable through repair. The Planning Director and Chief Building Official have found unique conditions of safety (outlined below) that warrant the proposed Reconstruction of the Historic single-car garage.
 - Safety conditions:
 - a. The owners have reported pests infesting the structure.
 - b. The structure is adjacent to a platted Right-of-Way.
 13. The proposal complies with LMC 15-11-15(A)(3) as the applicant has worked with staff to develop a Historically accurate set of plans for the Reconstruction. The Building(s) and/or Structure(s) will be reassembled in their original form, location, placement, and orientation.
 14. The proposal complies with LMC 15-11-15(B) as on May 10, 2019, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1057 Woodside Avenue. The application was deemed complete on May 16, 2019. Approval of the HDDR application is dependent on the Historic Preservation Board's approval of the Reconstruction.
 15. Staff and the Design Review Team find that Reconstructing the historic structure will not significantly change the context of the site, nor diminish its historical significance. The single-car garage is a contributing feature of the Landmark Site.
 16. The applicant is proposing the removal of the non-historic garage door (modified to accommodate a human entrance) which will allow for the installation of a historically accurate garage door.
 17. The specific techniques for Reconstruction will be approved as a part of the Historic District Design Review and Building Permit. A plan highlighting what historic material will be salvaged will be submitted prior to the approval of the application.
 18. A Financial Guarantee will be required prior to Building Permit issuance. The Financial Guarantee will require that the single-car garage be reassembled within 18 months of Building Permit issuance. A Building Permit must be issued within one (1) year of approval of the Historic District Design Review application.
 19. According to the licensed structural engineer (hired by the applicant), the structural integrity of the single-car garage is compromised due to inadequate structural members on the interior of the structure. The structural engineer has recommended demolition; however, the applicant is proposing to Reconstruct the single-car garage after Deconstructing the existing building.
 20. The structure is not threatened by demolition.
 21. Due to the poor condition of the building and its structural deficiencies, the building could not be temporary lifted or moved as a single unit. The physical conditions of

the existing materials prevent the temporary lifting or moving of a building and the applicant has demonstrated that Reconstruction will result in a greater amount of historic materials to be salvaged and preserved.

Conclusions of Law:

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

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal received on May 10, 2019. 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 shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing historic materials, the applicant shall demonstrate to the Planning Director and Project Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No historic materials may be disposed of prior to advance approval by the Planning Director and Project Planner.
3. The applicant shall salvage and reuse any and all serviceable Historic Materials. The applicant shall demonstrate the severity of deterioration or existence of defects by showing the Planning Department that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition prior to disposal.
4. As the garage is Deconstructed, the applicant shall identify and analyze different siding profiles to determine the original siding profile. The applicant shall work with the Planning Department to approve determination of the original siding material. The applicant shall salvage and reuse any original siding materials that can be made safe and/or serviceable through repair.
5. Where the severity of deterioration or existence of material defects requires replacement, the new wood siding materials shall match the original in design, dimension, texture, material, and finish. The applicant shall demonstrate the severity of deterioration or existence of defects by showing the Planning Department that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.
6. Prior to approval of the Historic District Design Review application, the applicant shall submit a site plan identifying the storage location of the salvageable materials from the Historic single-car garage.

Exhibits:

- Exhibit A – HPB Criteria for Reconstruction of the Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site. (Staff Report Page 1)
- Exhibit B – 1057 Woodside Avenue – Developmental History Timeline (Staff Report Page 2)
- Exhibit C – Anne Oliver (SWCA) 1057 Woodside Avenue Memorandum (Staff Report Page 5)
- Exhibit D – 1103 Woodside Avenue Tax Photo showing corner of Historic Garage
- Exhibit E – Historic Sites Inventory Form
- Exhibit F – Historic District Design Review Historic Preservation Plan (Single-Car Garage)
- Exhibit G – Historic District Design Review Physical Conditions Report (Single-Car Garage)
- Exhibit H – Structural Engineer’s Report
- Exhibit I – Historic District Design Review Existing and Proposed Plans (Single-Car Garage)
- Exhibit J – Chief Building Official Notice and Order to Repair Letter
- Exhibit K – Woodside Avenue Streetscape Analysis
- Exhibit L – Aerial Photograph

Exhibit A: HPB Criteria for Reconstruction of the Historic Building(s) and/or Structure(s) on a Landmark Site or Significant Site.

The Historic Preservation Board shall find the project complies with the following criteria:

1. The Historic Building(s) and/or Structure(s) are found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code; and
2. The Historic Building(s) and/or Structure(s) cannot be made safe and/or serviceable through repair; and
3. The form, features, detailing, placement, orientation and location of the Historic Building(s) and/or Structure(s) will be accurately depicted, by means of new construction, based on as-built measured drawings, historical records, and/or current or Historic photographs.

Exhibit D

1103 Woodside Avenue Tax Photo

Showing corner of Historic Garage



Exhibit E

Historic Sites Inventory Form

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1057 Woodside Avenue

AKA: 1061 Woodside

City, County: Park City, Summit County, Utah

Tax Number: SA-92

Current Owner Name: Six Companies, LC

Parent Parcel(s):

Current Owner Address: 2159 S 700 E, #200, SLC UT 84106

Legal Description (include acreage): 0.18 acres; SAS 16 T 2S R 4E LOTS 15, 16, 17 & 18 BLK 9 SNYDERS ADDITION.

2 STATUS/USE

Property Category

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

Evaluation*

- ☒ Landmark Site
☐ Significant Site
☐ Not Historic

Reconstruction

- Date:
Permit #:
☐ Full ☐ Partial

Use

- Original Use: Residential
Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

- ☒ tax photo:
☒ prints: 1995 & 2006
☐ historic: c.

Drawings and Plans

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

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

- ☐ abstract of title
☒ tax card
☐ original building permit
☐ sewer permit
☒ Sanborn Maps
☐ obituary index
☐ city directories/gazetteers
☐ census records
☐ biographical encyclopedias
☐ newspapers
☒ city/county histories
☐ personal interviews
☐ Utah Hist. Research Center
☐ USHS Preservation Files
☐ USHS Architects File
☐ LDS Family History Library
☐ Park City Hist. Soc/Museum
☐ university library(ies):
☐ other:

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

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Pyramid house

No. Stories: 1

Additions: ☒ none ☐ minor ☐ major (describe below) Alterations: ☐ none ☒ minor ☐ major (describe below)

Number of associated outbuildings and/or structures: ☒ accessory building(s), # __1__ ; ☐ structure(s), # ____.

General Condition of Exterior Materials:

Researcher/Organization: Dina Blaes/Park City Municipal Corporation Date: November, 08

☒ Good (Well maintained with no serious problems apparent.)

☐ Fair (Some problems are apparent. Describe the problems.):

☐ Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):

☐ Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Foundation: 1949, 1957 & 1968 indicate no foundation and there is no evidence to show the foundation has been upgraded.

Walls: Drop siding. Single support for the recessed porch--wide square column.

Roof: Pyramid roof form sheathed in asphalt shingles.

Windows: Ribbon windows with center casement flanked by narrow casements. Entry door is a frame-and-panel door with upper square light.

Essential Historical Form: ☒ Retains ☐ Does Not Retain, due to:

Location: ☒ Original Location ☐ Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): This one-story frame pyramid house largely unchanged from that is seen in the tax photo. A small shed roof addition to the north side of the house beyond the midpoint is visible in the tax photos and noted on the 1949, 1957, and 1968 tax cards, but was removed by 1995. The tax cards also indicate a rear addition, but its existence was not verified. The site retains its original historic character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has not been significantly altered. An accessory building is located northwest of the main building, but it is not clear if it is the same accessory building noted in the 1949, 1957, and 1968 tax cards. The tax cards note a two-car garage and the extant accessory building is a single car structure. An accessory building is noted on the 1907 Sanborn Insurance map which may be the structure noted in the tax cards. Because the rear of the site was not accessed, the existence of this accessory building could not be verified.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The Pyramid house is one of the three most common house types built in Park City during the mining era.

5 SIGNIFICANCE

Architect: ☒ Not Known ☐ Known: (source:)

Date of Construction: c. 1900¹

Builder: ☒ Not Known ☐ Known: (source:)

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

¹ Summit County records.

1. Historic Era:

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

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.²

2. **Persons** (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. **Architecture** (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: East elevation. Camera facing west, 2006.

Photo No. 2: Accessory building. Camera facing west, 2006.

Photo No. 3: East elevation. Camera facing west, 1995.

Photo No. 4: East elevation. Camera facing west, tax photo.

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

SERIAL NO.
RE-APPRAISAL CARD (1940 APPR. BASE)

Owner's Name _____

Owner's Address _____

Location _____

Kind of Building Res Street No. _____

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

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>724</u>	<u>\$ -</u>	<u>\$ 1508</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>

No. of Rooms 5 Condition Good

Description of Building	Add	Deduct
Foundation—Stone Conc. None ☒		<u>122</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>Hip</u> Mat. <u>Shg.</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>60" @ 1.30</u>	<u>90</u>	
Rear <u>16" @ 1.15</u>	<u>18</u>	
Cellar—Basm't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>No</u>		<u>40</u>
Basement Apts.—Rooms Fin. —		
Attic Rooms—Fin. — Unfin. —		
Plumbing— Class <u>1</u> Tub <u>1</u> Trays <u>1</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns <u>1</u> Ftns. <u>1</u> Shr. <u>1</u> Dishwasher <u>1</u> Garbage Disp. <u>1</u>	<u>350</u>	
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. <u>Oil</u> Gas <u>Coal</u>		
Air Conditioned — Incinerators —		
Radiant—Pipeless —		
Finish— Hd. Wd. <u>✓</u> Floors— Fir. <u>✓</u> Hd. Wd. <u>✓</u> Conc. <u>✓</u>		
Cabinets <u>1</u> Mantels <u>—</u>	<u>40</u>	
Tile— Walls <u>—</u> Wainscot. <u>—</u> Floors <u>—</u>		
Lighting—Lamp <u>✓</u> Drops <u>✓</u> Fix. <u>✓</u> <u>Wallboard lined 5 @ 20"</u>		<u>100</u>

Total Additions and Deductions 498 262 1508

Net Additions or Deductions -262 + 236

Ave Age 28 Yrs. by ☒ Est. Owner ☒ Tenant ☒ Neighbors ☒ Records ☒ REPRODUCTION VALUE \$ 1744
Depr. 2-3-4-5-6 4/59 % \$ 1029
Reproduction Val. Minus Depr. \$ 1029

Remodeled Est. Cost _____ Remodeling Inc. _____ %

Garage—S 8 C 2 Depr. 2% (3%) _____ Obsolescence _____

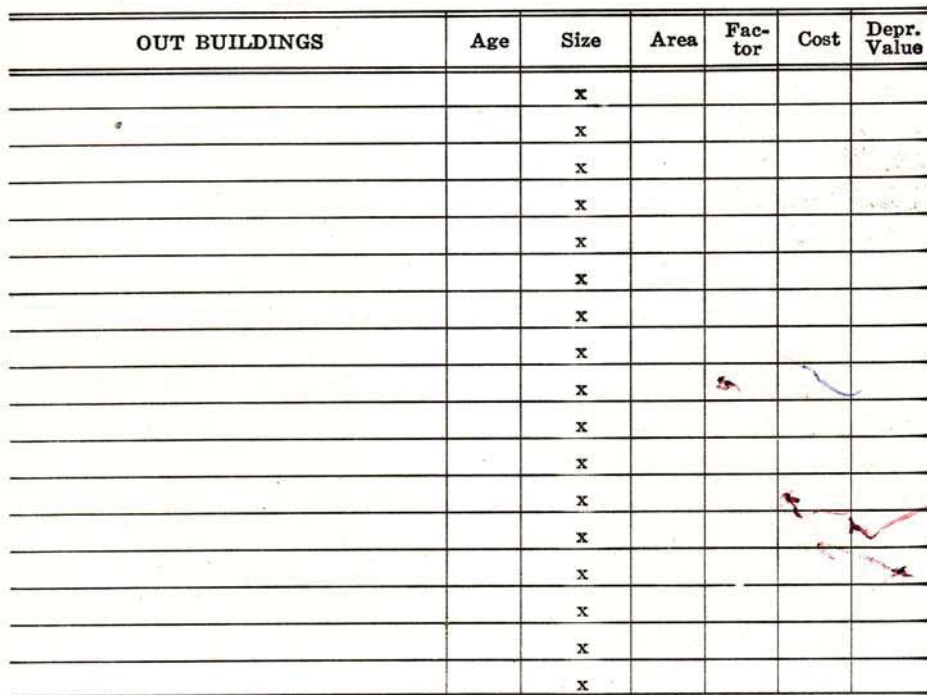
Cars 1 Walls Bot. Shd. _____ Out Bldgs. _____

Roof Shg. Size 10 x 20 Age 10 _____

Floor Dirt Cost 162/70 Depreciated Value Garage \$ 113

Remarks _____ Total Building Value \$ 1142

Appraised 9/27/1949 By C.A.O. & A.J.



Serial No. SA 92C. B.

Location Block 9 - Lots 15-16-17-18

Kind of Bldg. RES St. No. 1007 Woodside ave

Class 3 Type 1 2 3 4 Cost \$ 1530 X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		724		\$ 1530
	x x				
	x x				

Gar.—Carport x Flr. Walls Cl.

Description of Buildings	Additions
Foundation—Stone <u> </u> Conc. <u> </u> None <u>✓</u>	
Ext. Walls <u>✓ Siding</u>	
Insulation—Floors <u> </u> Walls <u> </u> Clgs. <u> </u>	
Roof Type <u>Hip</u> Mtl. <u>Shg</u>	
Dormers—Small <u> </u> Med. <u> </u> Large <u> </u>	
Bays—Small <u> </u> Med. <u> </u> Large <u> </u>	
Porches—Front <u>5x12</u> <u>60</u> @ <u>125</u>	75
Rear <u>4x4</u> <u>16</u> @ <u>100</u>	16
Porch <u> </u> @ <u> </u>	
Metal Awnings <u> </u> Mtl. Rail <u> </u>	
Basement Entr. <u> </u> @ <u> </u>	
Planters <u> </u> @ <u> </u>	
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{3}{4}$ Full <u> </u> Floor <u> </u>	
Bsmt. Apt. <u> </u> Rooms Fin. <u> </u> Unfin. <u> </u>	
Attic Rooms Fin. <u> </u> Unfin. <u> </u>	
Plumbing { Class <u>1</u> Tub <u>1</u> Trays <u> </u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. <u> </u> Shr. St. <u> </u> O.T. <u> </u> Dishwasher <u> </u> Garbage Disp. <u> </u>	350
Built-in-Appliances <u> </u>	
Heat—Stove <u> </u> H.A. <u>✓</u> Steam <u> </u> Stkr. <u> </u> Blr. <u>✓</u>	210
Oil <u>✓</u> Gas <u> </u> Coal <u> </u> Pipeless <u> </u> Radiant <u> </u>	
Air Cond. <u> </u>	
Finish—Fir <u>✓</u> Hd. Wd. <u> </u>	
Floor—Fir <u>✓</u> Hd. Wd. <u> </u> Other <u> </u>	
Cabinets <u>1</u> Mantels <u> </u>	
Tile—Walls <u> </u> Wainseot <u> </u> Floors <u> </u>	
Storm Sash—Wood D. <u> </u> S. <u> </u> ; Metal D. <u> </u> S. <u> </u>	
	651
Total Additions	
Year Built <u> </u> Avg. <u>37</u> Current Value \$ <u>2181</u>	
Avg Age <u>1949-28</u> Age <u>37</u> Commission Adj. <u> </u> %	
Inf. by { Owner - Tenant - Neighbor - Record - Est.	
Remodel Year <u> </u> Est. Cost <u> </u> Bldg. Value	
Garage—Class <u>2</u> Depr. 2% <u>3%</u> Carport—Factor <u> </u>	
Cars <u>1</u> Floor <u>Wood</u> Walls <u>Sid</u> Roof <u>Shg</u> Doors <u>1</u>	
Size <u>10</u> x <u>18</u> Age <u>1929</u> Cost <u>178</u> x <u>30</u> %	
Other <u>20</u>	
Total Building Value	\$ <u>2181</u>
Appraised <u>5-2-</u> 19 <u>58</u> By <u>1302</u>	

SA 92
Serial NumberQF
Card Number

Owner Name

Location

Kind of Bldg.

St. No.

Class.

Type 1 2 3 4

Cost \$

X100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1024		\$ 4356	\$
	x x				
	x x				

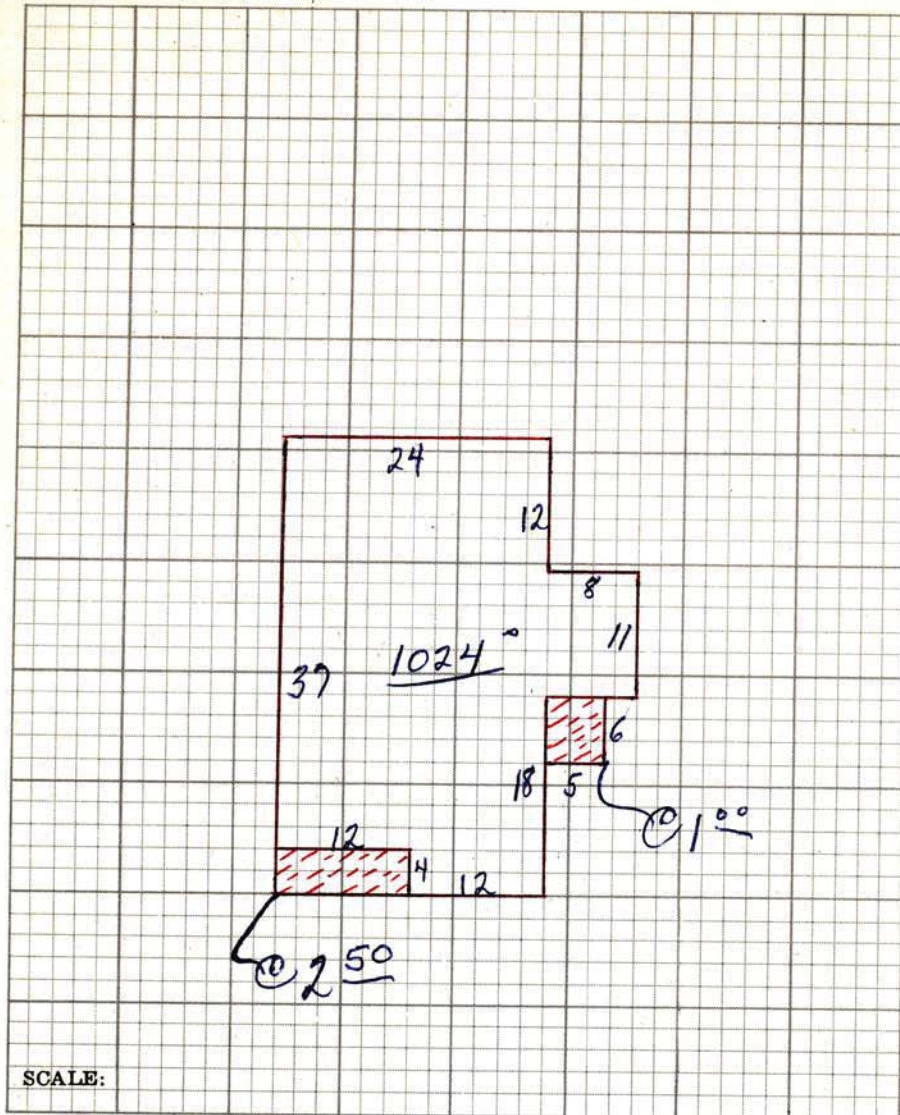
Att. Gar.—C.P. x Flr. Walls Cl.

Description of Buildings	Additions	Additions
Foundation—Stone Conc. Sills		
Ext. Walls Siding		
Roof Type Hip Mtl. Shg		
Dormers—Small Med. Large		
Bays—Small Med Large		
Porches—Front 48' @ 2.50	120	
Rear 30 @ 1.00	30	
Porch @		
Planters @		
Ext. Base. Entry @		
Cellar-Bsmt. — ¼ ⅓ ½ ⅔ ¾ Full Floor		
Bsmt. Gar.		
Basement-Apt. Rms. Fin. Rms.		
Attic Rooms Fin. Unfin.		
Plumbing { Class 1 Tub 1 Trays 1 Basin 1 Sink 1 Toilet 1 Wtr. Sfr. Shr. St. O.T. Dishwasher Garbage Disp.	550	
Heat—Stove H.A. FA HW Stkr Elec.	389	
Oil Gas Coal Pipeless Radiant		
Air Cond. — Full Zone		
Finish—Fir. Hd. Wd. Panel		
Floor—Fir. Hd. Wd. Other		
Cabinets Mantels		
Tile—Walls Wainscot Floors		
Storm Sash—Wood D. S.; Metal D. S.		
Awnings — Metal Fiberglass		

Total Additions

Year Built 1921	Avg. 1.	Replacement Cost	1089
	Age 2.	Obsolescence	5445
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Adj. Bld. Value		
	Conv. Factor	x.47	
	Replacement Cost—1940 Base		
	Depreciation Column 1 2 3 4 5 6		
	1940 Base Cost, Less Depreciation		
Total Value from reverse side garage			145
	Total Building Value	\$	

Appraised ① 10-22 1968 By 1581 DEC 20 1968
Appraised ② 19 By 1228



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
X		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class 2 Depr. 2% 3%

Cars Floor Wood Walls Sid Roof Sh Doors _____

Size 10 x 20 Age 1929 Cost 4878 x 47% _____

1940 Base Cost _____ x 30% Depr. _____

145

Total _____

REMARKS _____





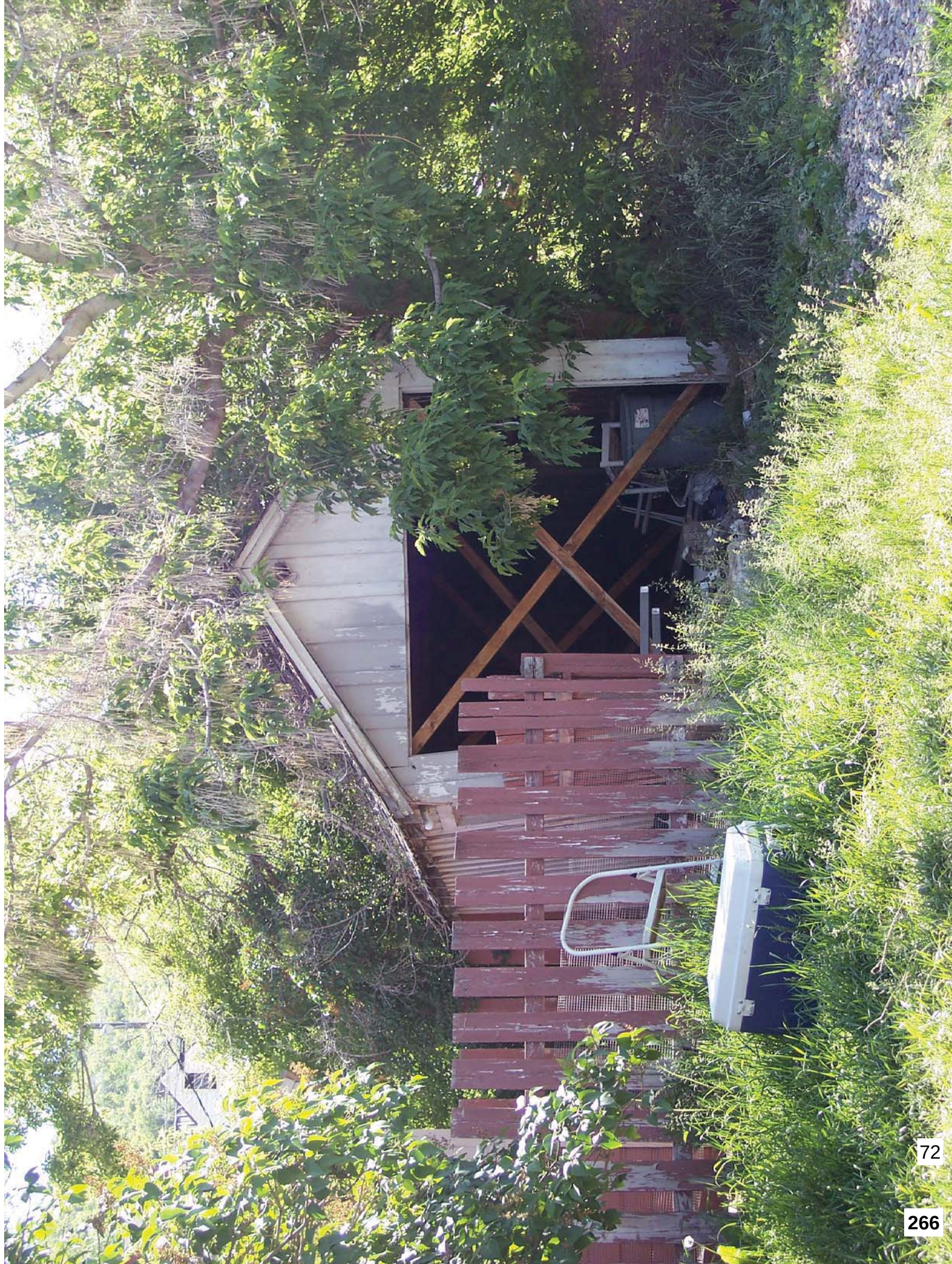




Exhibit F

Historic District Design Review

Historic Preservation Plan

(Single-Car Garage)

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



HISTORIC PRESERVATION PLAN

For Use with the Historic District/Site Design Review Application

For Official Use Only

PLANNER: _____ APPLICATION #: _____
DATE RECEIVED: _____
PLANNING DIRECTOR _____ CHIEF BUILDING OFFICIAL _____
APPROVAL DATE/INITIALS: _____ APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

☒ LANDMARK ☐ SIGNIFICANT DISTRICT: _____
NAME: Mr. William & Natalie Cregger
ADDRESS: 1057 Woodside
Park City UT 84060
TAX ID: Parcel # SA-92 OR
SUBDIVISION: _____ OR
SURVEY: _____ LOT #: 15316 BLOCK #: _____

APPLICANT INFORMATION

NAME: William & Natalie Cregger
PHONE #: (949) 351-0159 FAX #: () -
EMAIL: Billy.Cregger@gmail.com

Historic Preservation Plan-Shed/Garage
Attachment to Application
1057 Woodside ave, Park City, Ut 84060

Scope of Work/Project Description: The proposed project is to remove the existing shed as it has collapsed. The shed is unrepairable and unsalvageable. The walls are rotting, have been split, warped, and destroyed by the collapsing of the roof.

Construction Issues: We will be deconstructing the shed and removing all materials. Over 90% of the material of the shed is ruined so we won't be able to salvage and repurpose the materials

Structure: The structure has collapsed. The shed is wood framed and the rood is wood shingle built with rafters.

Roof: Original wood shingle and has collapsed

Exterior Walls: Wood framed. Wood is rotting and destroyed

Foundation: N/A

Porches N/A

Doors: There is a newer door added to front of shed. There is an original side door that is non functioning. Wood is rotted and hardware is not usable.

Windows: N/A

Mechanical Systems: N/A

Photos: see attached

Exhibit G

Historic District Design Review

Physical Conditions Report

(Single-Car Garage)



HISTORICAL CONDITIONS REPORT	
of Historic Design Review (HDDR) Application	
For Official Use Only	
PLANNER: _____	APPLICATION #: _____
DATE RECEIVED: _____	

PROJECT INFORMATION

NAME: William & Natalie Cresser

ADDRESS: 1057 Woodside
Park City UT 84060

TAX ID: Parcel # SA-92 OR _____

SUBDIVISION: _____ OR _____

SURVEY: _____ LOT #: 153/6 BLOCK #: _____

HISTORIC DESIGNATION: ☒ LANDMARK ☐ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: William & Natalie Cresser

MAILING ADDRESS: P.O. Box 248
Park City UT 84060

PHONE #: 949 1351-0959 FAX #: () -

EMAIL: BillyCresser@gmail.com

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: _____

PHONE #: () -

EMAIL: _____

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: William & Natalie Cresser
Name of Applicant: William & Natalie Cresser
Mailing Address: PO Box 248
Park City UT 84060
Phone #: (949) 351-0954 Fax #: () -
Email: Billy Cresser@gmail.com
Type of Application: _____

AFFIRMATION OF SUFFICIENT INTEREST

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

Name of Owner: William & Natalie Cresser
Mailing Address: PO Box 248
Park City UT 84060
Street Address/ Legal: 1057 Woodside UT 84060
Description of Subject Property: _____

Signature: William & Natalie Cresser Date: 5-9-19

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.

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 79

2. Structure

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

Element/Feature: _____

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: _____

??

Describe existing feature:

Shed has collapsed. The roof has caved in & walls have split/bowed out. Walls are about to fall down. & very warped.

Describe any deficiencies:

Existing Condition:

☐ Excellent

☐ Good

☐ Fair

☒ Poor

Photo Numbers: _____

Illustration Numbers: _____

3. Roof

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

Element/Feature: _____

This involves:

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

Estimated date of construction: _____

Describe existing feature:

Roof has caved in.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers: _____ Illustration Numbers: _____

5. Exterior Walls

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

Element/Feature: _____

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: ??

Describe existing feature:

Walls have been pushed out, split, & warped.
~~as well as the roof~~ Shed has been condemned
by city.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: _____ Illustration Numbers: _____

Exhibit H

Structural Engineer's Report



epic
ENGINEERING

Wednesday December 23, 2015

Katy Patterson
PO Box 2632
Park City, UT 84080

RE: SHED STRUCTURAL EVALUATION FOR 1057 WOODSIDE AVE, PARK CITY, UT

I have evaluated the structural integrity of the shed located at 1057 Woodside Ave, Park City, UT. The roof framing consists of 2x4 rafters at 24" o.c. and 2x4 lateral ties at 48" o.c. The roof is supported by the side walls consisting of 4x4 posts at 60" o.c. with (2) 2x4 top plate and 2x4 horizontal nailers between the 4x4 posts. It appears that the walls have been sheathed with 1/2" plywood.

It was observed that the lateral system on the front of the shed has failed. The top of south east corner of the shed has shifted 6" to the south. A new wall has been added in the location of the old garage door and has prevented further movement of the front wall of the shed. A large indentation was observed at the base of the north wall of the shed which resulted in damage to some 2x4 nailers.

It was determined that the roof rafters and tension ties of the existing shed is not adequate to support the required roof loads. The (2) 2x4 top plate that spans between the 4x4 post is also not adequate to support the loads from the roof framing. Due to the visual observations and structural deficiencies the shed is in very poor condition and it is recommended that the shed be demolished and rebuilt.

I can be reached at 435-654-6800 extension 123 with any questions.

Respectfully,



Adam Huff, S.E.
Epic Engineering, P.C.



APR 14 2016

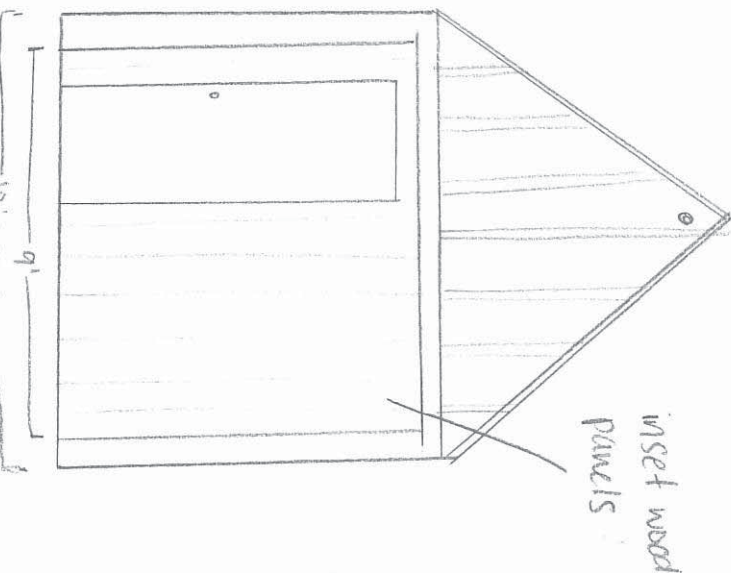
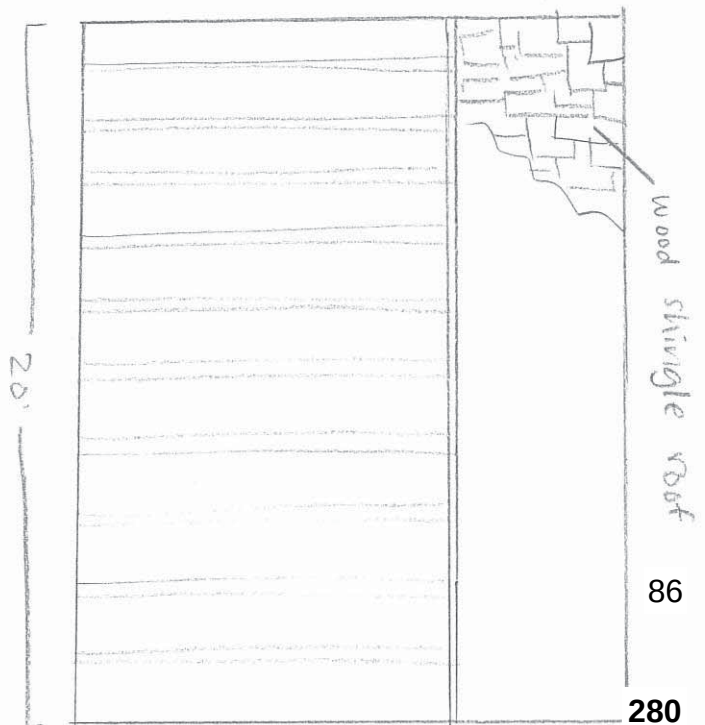
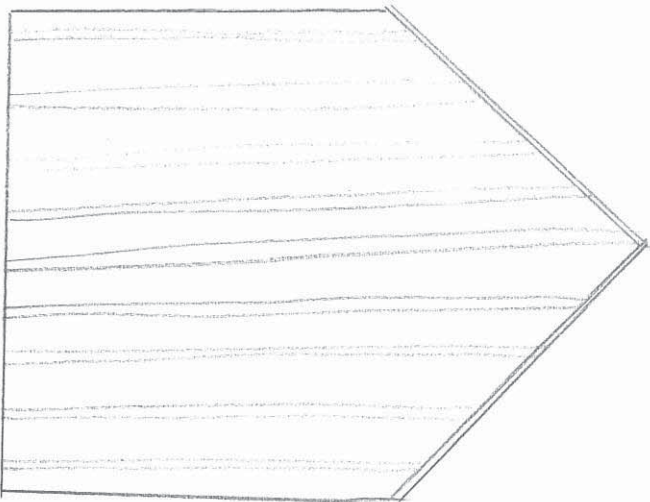
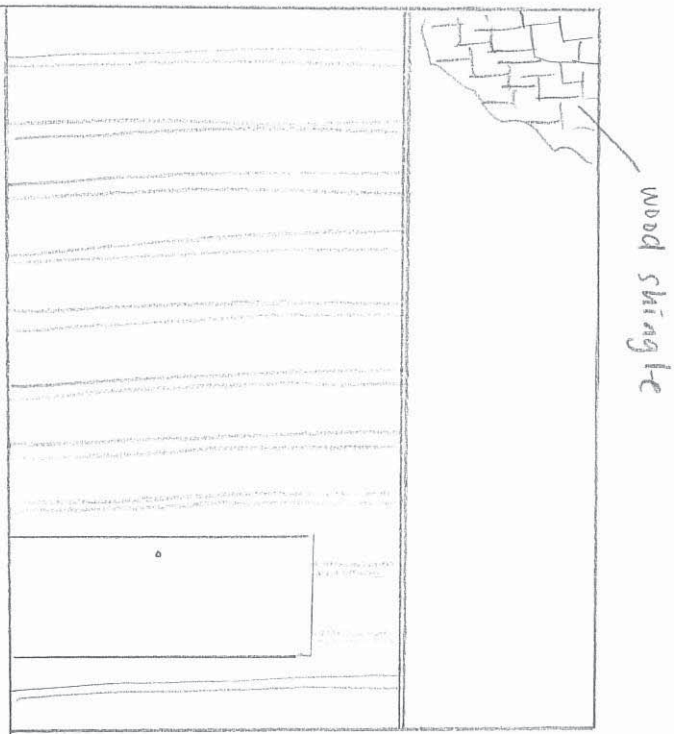
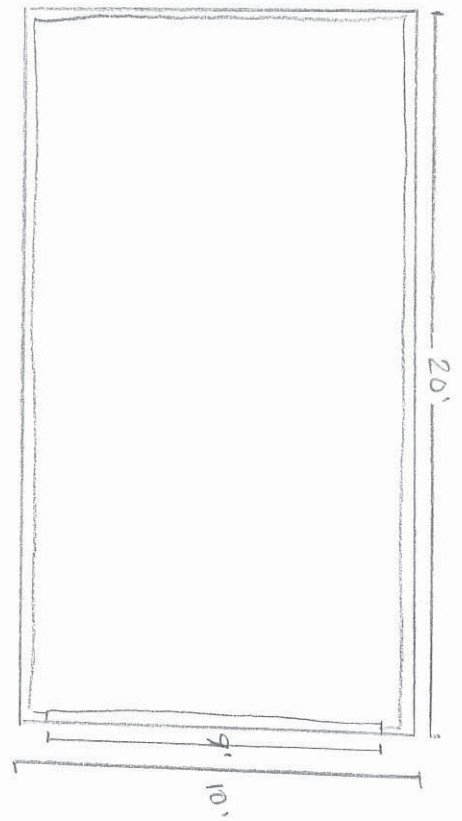
Exhibit I

Historic District Design Review

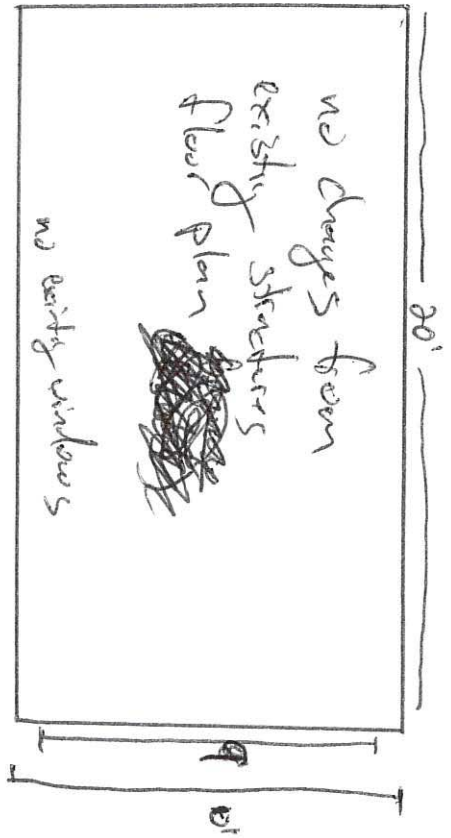
Existing and Proposed Plans

(Single-Car Garage)

1057 Wood Side Shed Existing Floor Plan



Shed @ 1057 Westside Proposed Floor Plan

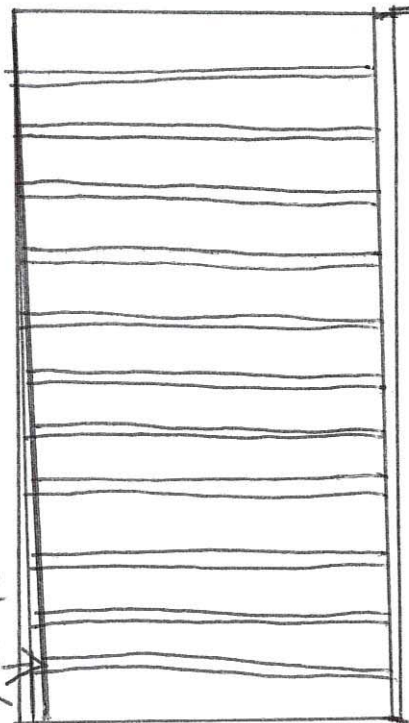


not sure what side
is for door side

asphalt
single
2 cedar
single
or mshl

87

281



existing
so need to
flatten out

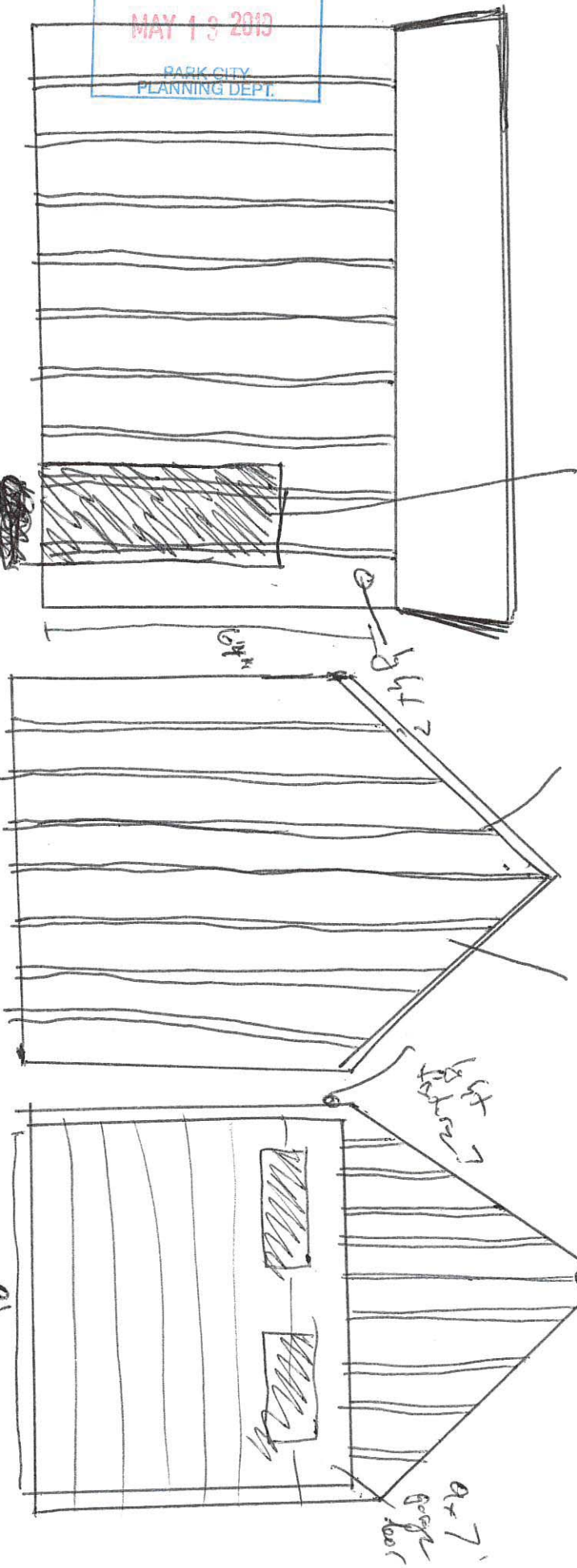


Exhibit J

Chief Building Official Notice and Order to Repair



NOTICE AND ORDER TO REPAIR

April 9, 2019

TO: Natalie Fine-Cregger H/W
William Cregger W/H

PO BOX 248
PARK CITY, UT 84060

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

SUBJECT PROPERTY:

Street Address: 1057 Woodside Ave, Park City, UT 84060
Tax Parcel Number: SA-92

Legal Description: LOTS 15 & 16 BLK 9 SNYDERS ADDITION TO PARK CITY M215-446 389-789 1377-364 1961-1251 2222-357 2228-231-324 2244-1233-1241 2246-1744 (2246-1749) 2410-1368

Description of Violation:

Please be advised that the undersigned Building Official of Park City, Utah, has found the historic garage structure located on the above described property has buckled from the weight of the snow. This structure has been determined to be dangerous and uninhabitable. This historic single-car garage is a 1 story wood framed structure with 2x4 walls. The structure is located on the right (north) side of the property, and has a visible lean to the South. This site is on the historic inventory with a landmark designation, and was built in approximately late 1930's.

- (a) Structure located on the above described property is considered to be dangerous as defined in Items 5, 6, 7, 9, 10, of Section 302 of the 1997 Uniform Code for the Abatement of Dangerous Buildings, adopted by City Municipal Code 11-6-1, and the structure is vacated and posted to prevent further occupancy until repairs are completed.

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

VACATE:

- (a) The building/structure shall be vacated no later than April 5, 2019.

REPAIR:

- (a) All repairs shall be approved by the Park City Planning Department through the Historic District Design Review (HDDR) process for compliance with the Design Guidelines for Historic Districts and Historic Sites and the Aland Management Code. The Planning Department recommends that the applicant submit a Historic District Design Review-pre application (HDDR-Pre) prior to submittal of Historic District Design Review (HDDR) pending analysis of the scope of work.
 - (b) All required building permits shall be secured to repair the items listed in Paragraph 1, and work shall commence, within 50 calendar days of the date of this order.
 - (c) All repairs in Paragraph 1 shall be completed within 360 calendar days thereafter.
3. No person to whom this order is directed shall fail, neglect or refuse to obey any such order. Any person who fails to comply with such order is guilty of a misdemeanor.
 4. Any person having any record title or legal interest in the above listed building or structure may appeal from this Notice and Order or any action of the undersigned Building Official to the Board of Appeals. Appeals must be made with the Building Official within thirty (30) days from the date of the service of such order or action of the Building Official; provided, however that if the building or structure is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public or adjacent property and is ordered vacated and is posted in accordance with Section 404 of the 1997 Uniform Code for the Abatement of Dangerous Buildings, such appeal shall be filed within 10 days from the days of the service of the notice and order of the Building Official (see paragraph 2 above). Appeals must be in writing and contain the required information listed in Section 501.1 of the 1997 Uniform Code for Abatement of Dangerous Buildings. Failure to properly appeal will constitute a waiver of all rights to an administrative hearing, adjudication of the notice and order or any portion thereof or any determination of the matter.

Appeals should be sent to the following address:

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

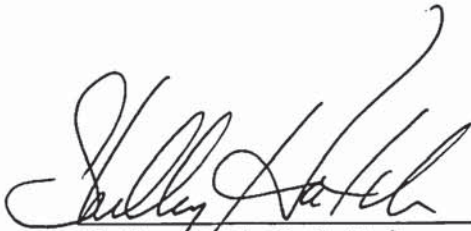
5. This notice and order (and any amended or supplemental notice) has been served upon the record owner and posted on the property.

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

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

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

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


Shelley Hatch, Code Enforcer

Dated this 11 day of April, 2019


Dave Thacker, Park City Building Official

STATE OF Utah
COUNTY OF Summit



Subscribed and sworn to me this 11 day of April, 2019, in the County of Summit, State of Utah.

My Commission Expires: 12/21/22

Residing at: 277 E Crestview



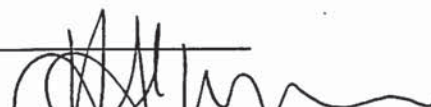
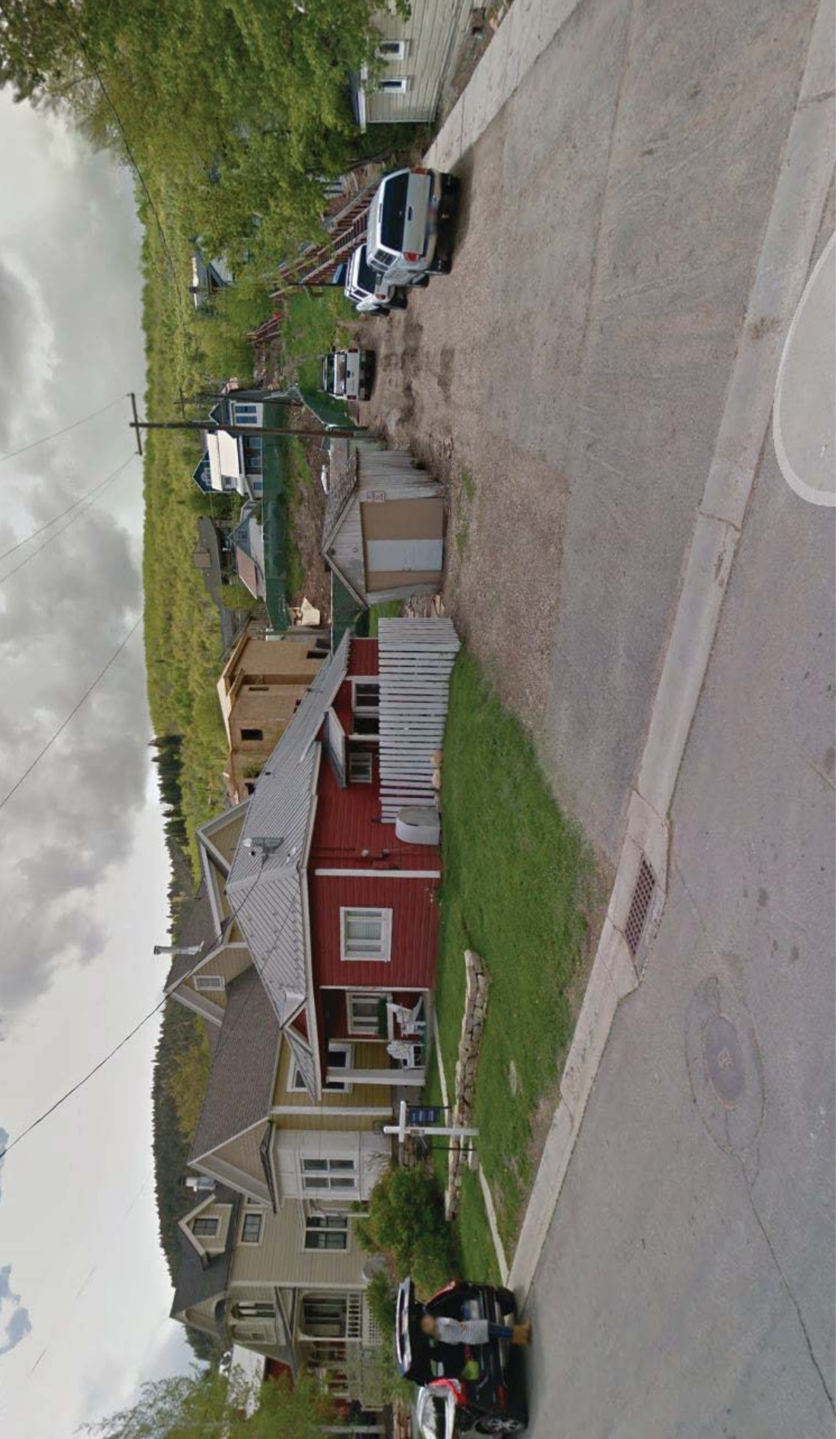

NOTARY PUBLIC

Exhibit K

Woodside Avenue Streetscape Analysis



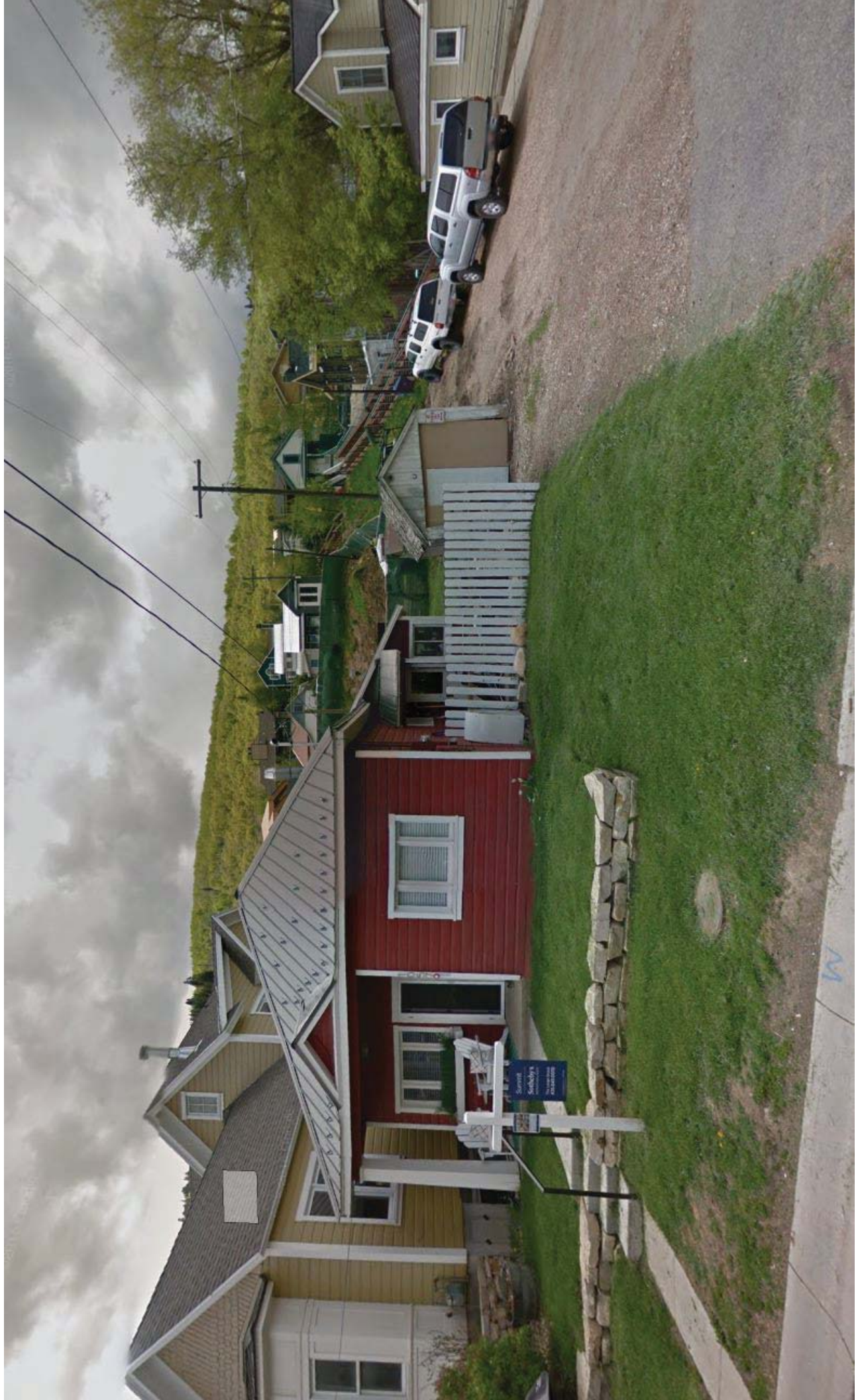


Exhibit L

Aerial Photograph



PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF JUNE 5, 2019

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

EX OFFICIO: Bruce Erickson, Hannah Tyler, Mark Harrington, Caitlyn Barhorst, Laura Kuhrmeyer, Jessica Nelson

ROLL CALL

Chair Doug Stephens called the meeting to order at 5:01 p.m. and noted that all Board Members were present.

ADOPTION OF MINUTES

April 17, 2019

Board Member Holmgren referred to page 1 and corrected Chair Stephen to correctly read **Chair Stephens**.

MOTION: Board Member Hodgkins moved to APPROVE the minutes of April 17, 2019 as corrected. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Director Erickson expressed appreciation to the HPB for their assistance in getting the Design Guidelines approved by the City Council. The Guidelines are several hundred pages and the result of several years of work. Director Erickson reported that the City Council requested establishing a task force to clear up some of the anomalies. The task force will be headed up by Michele Downard, who was formerly with the Building Department. Ms. Downard will be responsible for clearly communicating Land Use regulations to the public.

Director Erickson introduced Caitlyn Barhorst, the new preservation planner. He noted that the Planning Department will have two other new planners before the end of the month. Director Erickson also introduced Jessica Nelson, the new Operations Manager in the Planning Department. Jessica was taking notes for the Minutes this evening.

(3) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.

Complies.

2. 1057 Woodside Avenue – Historic District Design Review
(Application PL-19-04208)

Planner Caitlyn Barhorst reviewed the application for the reconstruction of a historic garage at 1057 Woodside Avenue. The applicant, Bill Cregger, was present.

The Staff recommended that the HPB review and discuss the reconstruction of the historic single-car garage on this Landmark Site, conduct a public hearing, and approve the request to reconstruct the historic single-car garage at 1057 Woodside Avenue, pursuant to the findings of Fact, Conclusions of Law, and Conditions of Approval in the Staff report.

Planner Barhorst reported that all the criteria had been met, as outlined in the Staff report. On April 4th a Notice and Order was issued on the shed as being unsafe and hazardous. The client submitted an HDDR pre-application. The Staff and applicant discussed the reconstruction and a full HDDR was submitted for reconstruction of the historic single-car garage.

Planner Barhorst presented photos to highlight the conditions before the structure collapsed over the winter. The applicant was proposing to reconstruct the structure to its historic form. Planner Barhorst stated that the garage was roughly built in the late 1930s; however, there were findings in the Intensive Level Survey that could date it as early as 1929. Planner Barhorst noted that the 1941 Sanborn Maps do not typically update the location of accessory structures.

Planner Barhorst stated that the structure was constructed as a single-car garage to accommodate an automobile as an accessory to the Landmark historic house. Due to the current conditions, the applicant was proposing to reconstruct the garage to all of the historic dimensions, and they were developing an accurate set of plans. The Staff will assess the material for preservation and reuse once the building permit application has been submitted to reconstruct.

Mr. Cregger stated that the building condition has become worse and the walls have bowed out further on the south side.

Planner Barhorst indicated a platted right-of-way on 11th Street at Crescent Avenue. It is important for this structure to be deconstructed and reconstructed for safety reasons.

Chair Stephens recalled visiting the site a few years ago. He asked if the garage is within the sideyard setbacks or whether there were issues with the right-of-way. Chair Stephens wanted to know if the structure would be reconstructed in its current position or if there were property line issues.

Mr. Cregger was not prepared to answer. It is a double lot so the house is on one lot and the garage is on the other lot. The setback is 5' on a double-lot.

Chair Stephens asked if the Board was looking at the material deconstruction as if the structure was still standing; and whether the HPB was being asked to address the reconstruction. Director Erickson replied that the material deconstruction would come after the Staff determines how much material will be removed.

Planner Tyler explained that because this was a deconstruction the Staff drafted a condition of approval that the Planning Staff and the Planning Director will assess the material once it is removed to determine if anything can be saved. She stated that before the structure collapsed much of the material was warped because the garage was leaning. She assumed it had warped even more in its current position. Part of the deconstruction is acknowledgement that the entire structure will be taken down, and through that process they will save as much material as possible. Conditions #4 and #5 address saving the materials.

Planner Barhorst stated that the Staff had discussed a two-year timeline for reconstructing the structure to its historic location, size, and form. Chair Stephens asked if the two-year timeline was from the beginning to completion and the final building permit approval. Planner Barhorst recalled that it was two years to apply for the building permit. Chair Stephens was concerned about the structure going through another winter and he asked if there was language that addresses the timeline with regards to making the structure safer. He assumed that was an issue for the Building Department to make sure the structure is safe before next winter.

Mr. Cregge stated that he would like to deconstruct the structure as soon as possible. He was willing to apply for a permit the next week so they could start to deconstruct and save as much material as possible. In terms of reconstruction, it was not financially feasible to reconstruct it right away.

Board Member Hutchings asked if the saved historic material is stored. Mr. Cregge stated that much of the material is cracked, dry rotted, and warped and the west facing wall is completely bowed as well. Chair Stephens remarked that the Planning Department would be able to make the determination on salvaging materials.

Planner Barhorst read from Exhibit J, the Notice and Order to Repair, "All required building permits shall be secured to repair the items listed in Paragraph 1; and work shall commence within 50 calendar days".

Board Member Hutchings asked if the timeline needed to be included as a condition of approval. He thought two years was a long time out.

City Attorney Harrington stated that language could be included in the preservation guarantee. Planner Tyler remarked that before the garage can be deconstructed the City will require a financial guarantee, which is measured per square foot. The timeline is included in that language. She noted that typical projects have 18 months established in the financial guarantee. The financial guarantee for this project will give two years knowing the circumstances with the applicant and their willingness to take down the structure as soon as possible. The two-year clock will start from the time of deconstruction.

Board Member Scott stated that he walks by this house all the time and the metal piece on the top is his favorite part of the structure. Mr. Cregger noted that the metal piece was completely snapped. He commented on other classic elements and hoped they could keep as much as possible.

Mr. Hutchings agreed. The garage is in a unique location, primarily because it is next to the public right-of-way and it stands out.

Chair Stephens opened the public hearing.

Ruth Meintsma, a resident at 305 Woodside, noted that the Guidelines stated that when historic panels are removed, the panels should be numbered in order before it is removed. She asked if that process would apply with this structure. For example, if all or part of some of the unique elements could be put back in the same place according to the number, and the replacement would go in between.

Chair Stephens preferred to let the Planning Department have that discussion on site when they assess the materials.

Ms. Meintsma asked if that would take place before the building is demolished. Chair Stephen thought it would be difficult to know the condition.

Director Erickson commented on the house on Deer Valley Drive that was currently being reconstructed. Those panels were numbered based on what they saw in the construction mitigation plan and the financial guarantee; and they will go back in the same order that they were removed.

Ms. Meintsma asked if that same process would apply for this garage. Director Erickson stated that he first needed to see what materials were salvageable. Anything unsalvageable will need to be new material.

Chair Stephens closed the public hearing.

Board Member Hodgkins wanted to know who approves the demolition or deconstruction. Director Erickson stated that there are criteria for altering a historic house and separate criteria for reconstruction of a historic house. In this particular case it is a reconstruction. Mr. Hodgkins assumed they were talking about a reconstruction based on the assumption that the garage was already down. Director Erickson confirmed that the structure was down and it had a Notice of Order from the Chief Building Official.

MOTION: Board Member Hutchings moved to APPROVE the reconstruction of the historic single-car garage on the Landmark site at 1057 Woodside Avenue, pursuant to the Findings of Fact, Conclusions of Law and Conditions of Approval found in the Staff report. Jack Hodgkins seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 1057 Woodside Avenue

1. The property is located at 1057 Woodside Avenue. The property consists of Lot 15 and Lot 16, Block 9, Snyder's Addition to Park City.
2. The historic site is listed as Landmark on the Historic Sites Inventory.
3. The house was originally constructed c. 1889, per the Historic Site Inventory (HSI) Form, and has undergone a series of alterations since.
4. Development on this property has spanned across three (3) of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930), and the Mining Decline and Emergence of Recreation Industry Era (1931-1962).
5. In 1936, Robert J. Birkbeck, a shop foreman for a mining company, and his wife Lillian P. Langford Birkbeck purchased the property. The Birkbecks made a series of changes to the site including, the construction of the north addition to the single-family dwelling, the single-car garage and the storage shed.
6. The circ. 1940 tax photograph of 1057 Woodside Avenue documents the changes to the single-family dwelling. At the far right edge of the photograph, the corner of an outbuilding is visible; the front (east end) of this building is roughly aligned with the east face of the addition. In the background stands a large, rectangular outbuilding with a wood-shingled roof.
7. The ca. 1940 tax photograph of 1103 Woodside Avenue (Exhibit D), which is the property on the north side of Crescent Street, provides a better view of the two (2) outbuildings. The white-painted, board and batten building with a wood-

shingled roof is clearly the single-car garage in the same location on the property today.

8. On May 10, 2019, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1057 Woodside Avenue. After working with the applicant on the materials of their submittal, the application was deemed complete on May 16, 2019. The HDDR application is still under review by the Planning Department.

9. The applicant is proposing to Reconstruct the Historic Single- Car Garage on the Landmark site at 1057 Woodside Avenue. The existing condition of the single-car garage is poor. The structural members of the single-car garage are compromised, the roof has buckled from the weight of the snow, the exterior siding material is deteriorating, and the building is leaning significantly to the South

10. The proposal for Reconstruction complies with LMC 15-11-15(A)(1) as the representative of The Chief Building Official made a site visit on April 4, 2019. At that time, the representative of the Chief Building Official observed the conditions of the structures to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code. The site was posted "Do Not Enter- Unsafe to Occupy" due to its general dilapidated and unsafe state on April 4, 2019. The hazardous or dangerous conditions observed included:

- ☐ The Historic Garage structure has buckled from the weight of the snow.
- ☐ This structure has been determined to be dangerous and uninhabitable.

11. Due to the instability and collapse of the garage's roof structure system, the extent of the deterioration of the original materials, as well as the health concerns, the safest approach is to Reconstruct the Historic single-car garage.

12. The proposal complies with LMC 15-11-15(A)(2) as the representative of the Chief Building Official found the building to be dangerous. Staff finds it apparent that there are unique conditions, specifically, the structural conditions, physical conditions of the existing materials, and the additional submitted reports by the applicant supporting the dangerous building finding. The Historic Building(s) cannot be safe and/or serviceable through repair. The Planning Director and Chief Building Official have found unique conditions of safety (outlined below) that warrant the proposed Reconstruction of the Historic single-car garage.

☐ Safety conditions:

- a. The owners have reported pests infesting the structure.
- b. The structure is adjacent to a platted Right-of-Way.

13. The proposal complies with LMC 15-11-15(A)(3) as the applicant has worked with staff to develop a Historically accurate set of plans for the Reconstruction. The Building(s) and/or Structure(s) will be reassembled in their original form, location, placement, and orientation.

14. The proposal complies with LMC 15-11-15(B) as on May 10, 2019, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1057 Woodside Avenue. The application was deemed complete on May 16, 2019. Approval of the HDDR application is dependent on the Historic Preservation Board's approval of the Reconstruction.

15. Staff and the Design Review Team find that Reconstructing the historic structure will not significantly change the context of the site, nor diminish its historical significance.

The single-car garage is a contributing feature of the Landmark Site.

16. The applicant is proposing the removal of the non-historic garage door (modified to accommodate a human entrance) which will allow for the installation of a historically accurate garage door.

17. The specific techniques for Reconstruction will be approved as a part of the Historic District Design Review and Building Permit. A plan highlighting what historic material will be salvaged will be submitted prior to the approval of the application.

18. A Financial Guarantee will be required prior to Building Permit issuance. The Financial Guarantee will require that the single-car garage be reassembled within 18 months of Building Permit issuance. A Building Permit must be issued within one (1) year of approval of the Historic District Design Review application.

19. According to the licensed structural engineer (hired by the applicant), the structural integrity of the single-car garage is compromised due to inadequate structural members on the interior of the structure. The structural engineer has recommended demolition; however, the applicant is proposing to Reconstruct the single-car garage after Deconstructing the existing building.

20. The structure is not threatened by demolition.

21. Due to the poor condition of the building and its structural deficiencies, the building could not be temporarily lifted or moved as a single unit. The physical conditions of the existing materials prevent the temporary lifting or moving of a building and the applicant has demonstrated that Reconstruction will result in a greater amount of historic materials to be salvaged and preserved.

Conclusions of Law – 1057 Woodside Avenue

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

Conditions of Approval – 1057 Woodside Avenue

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal received on May 10, 2019. 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 shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing historic materials, the applicant shall demonstrate to the Planning Director and Project Planner that the materials are no longer safe and/or serviceable and cannot be

repaired to a safe and/or serviceable condition. No historic materials may be disposed of prior to advance approval by the Planning Director and Project Planner.

3. The applicant shall salvage and reuse any and all serviceable Historic Materials. The applicant shall demonstrate the severity of deterioration or existence of defects by showing the Planning Department that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition prior to disposal.

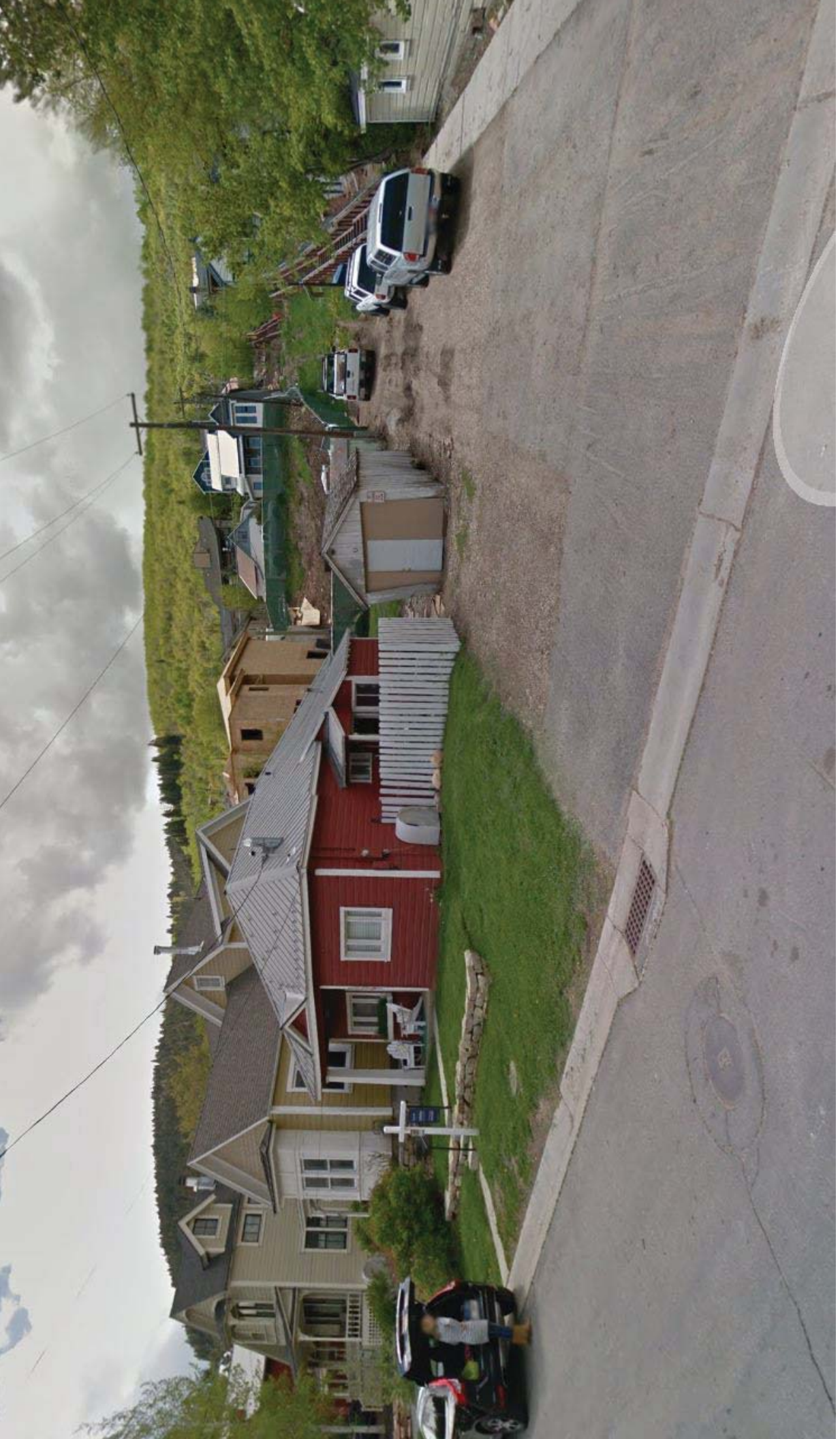
4. As the garage is Deconstructed, the applicant shall identify and analyze different siding profiles to determine the original siding profile. The applicant shall work with the Planning Department to approve determination of the original siding material. The applicant shall salvage and reuse any original siding materials that can be made safe and/or serviceable through repair.

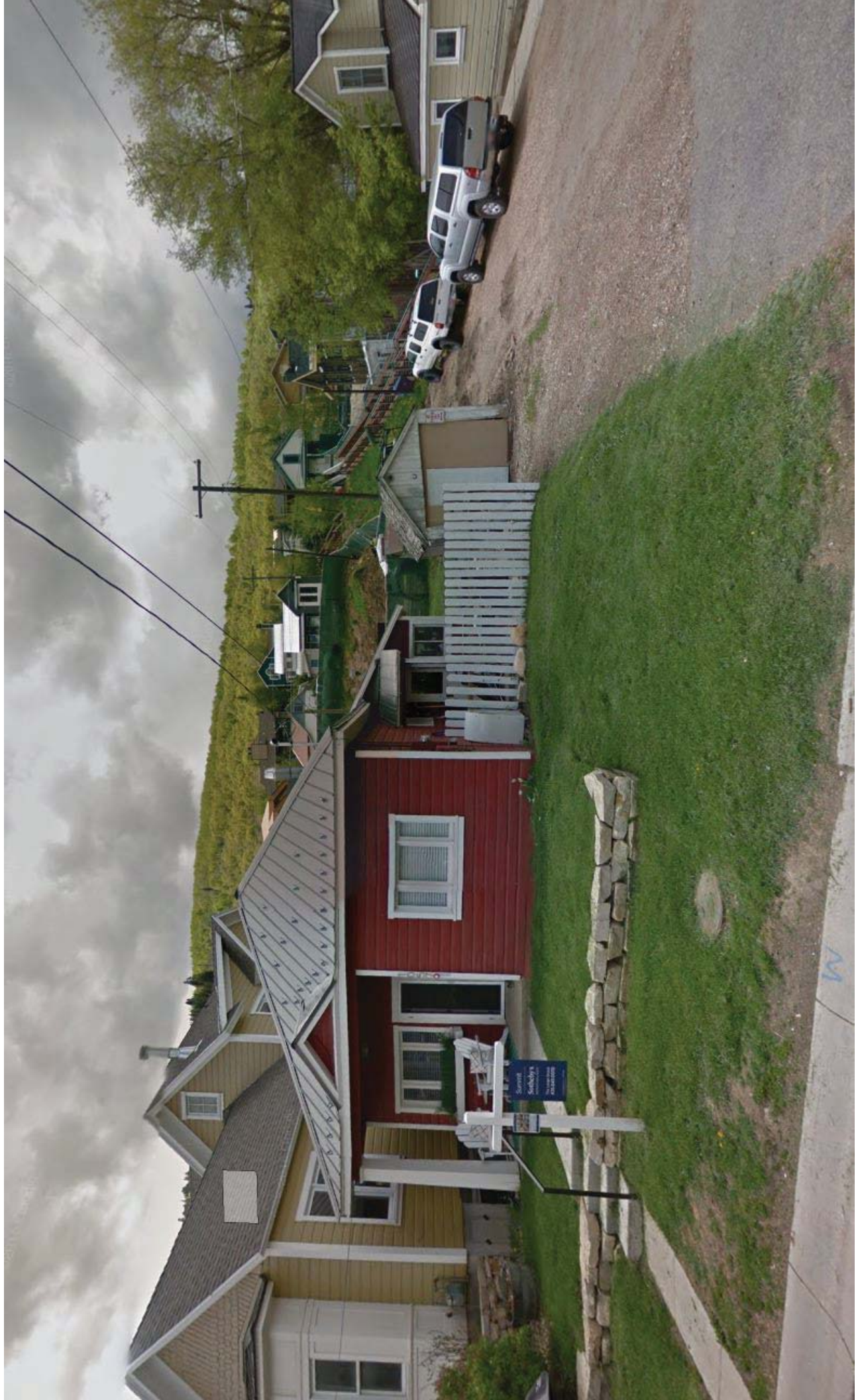
5. Where the severity of deterioration or existence of material defects requires replacement, the new wood siding materials shall match the original in design, dimension, texture, material, and finish. The applicant shall demonstrate the severity of deterioration or existence of defects by showing the Planning Department that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.

6. Prior to approval of the Historic District Design Review application, the applicant shall submit a site plan identifying the storage location of the salvageable materials from the Historic single-car garage.

The Meeting adjourned at 6:09 p.m.

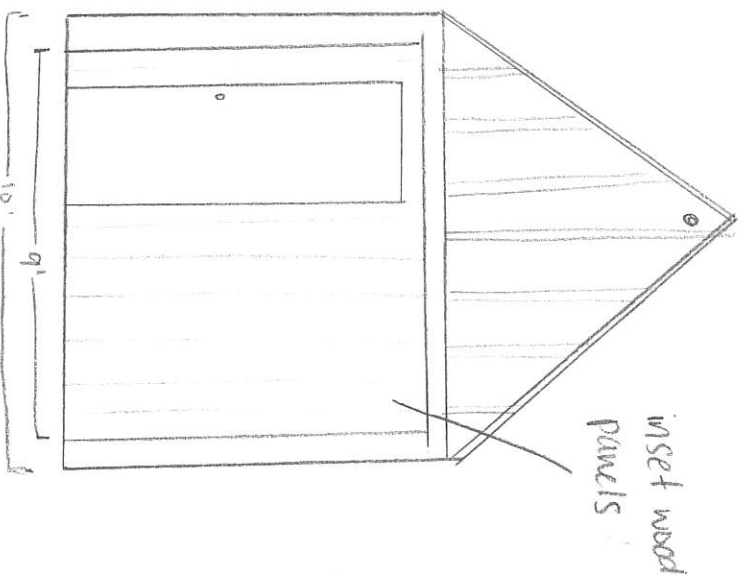
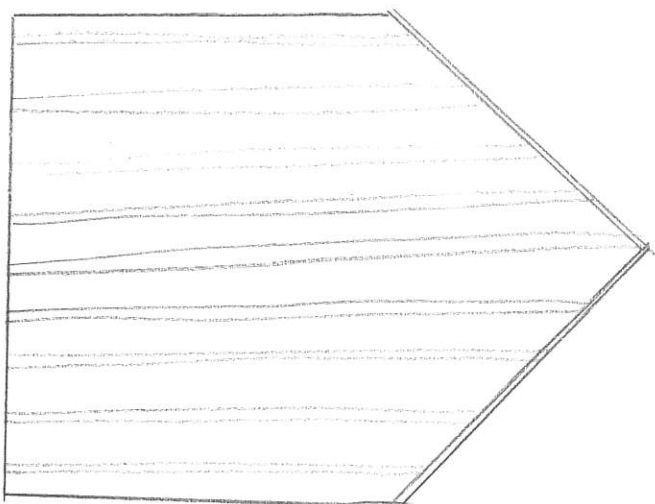
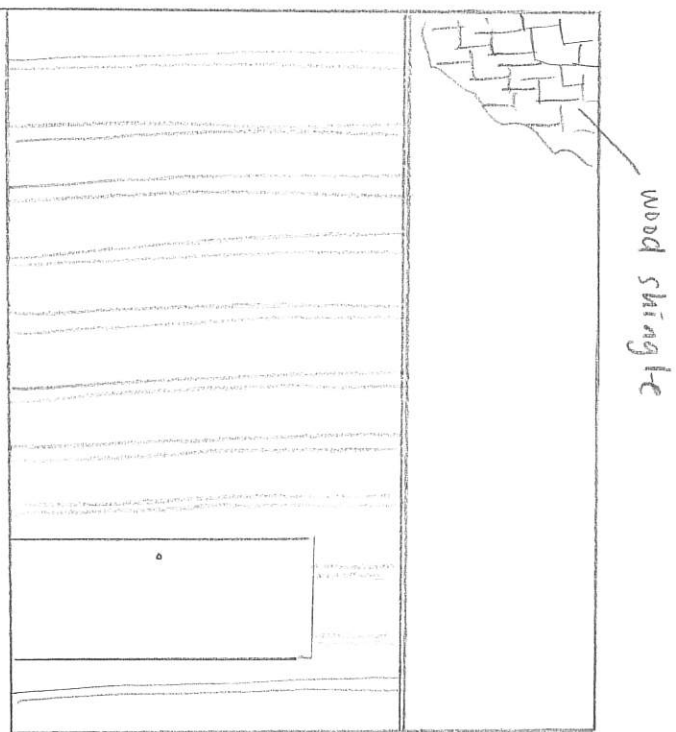
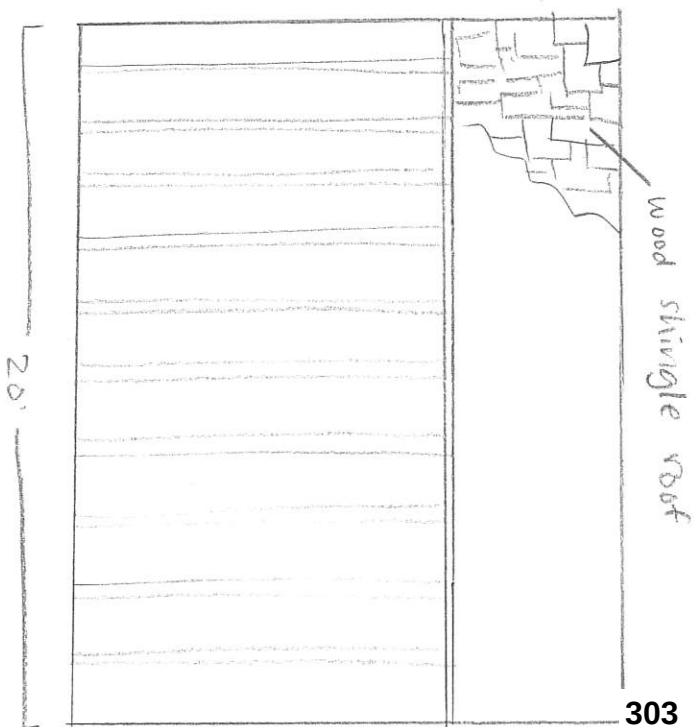
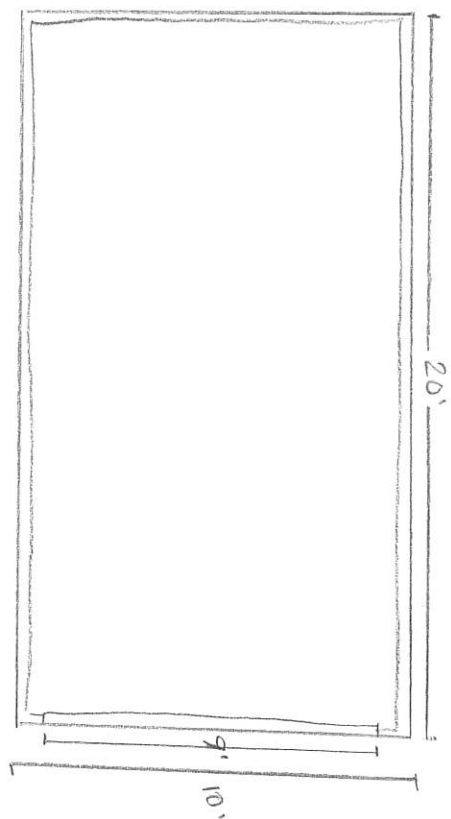
Approved by _____
Douglas Stephens, Chair
Historic Preservation Board



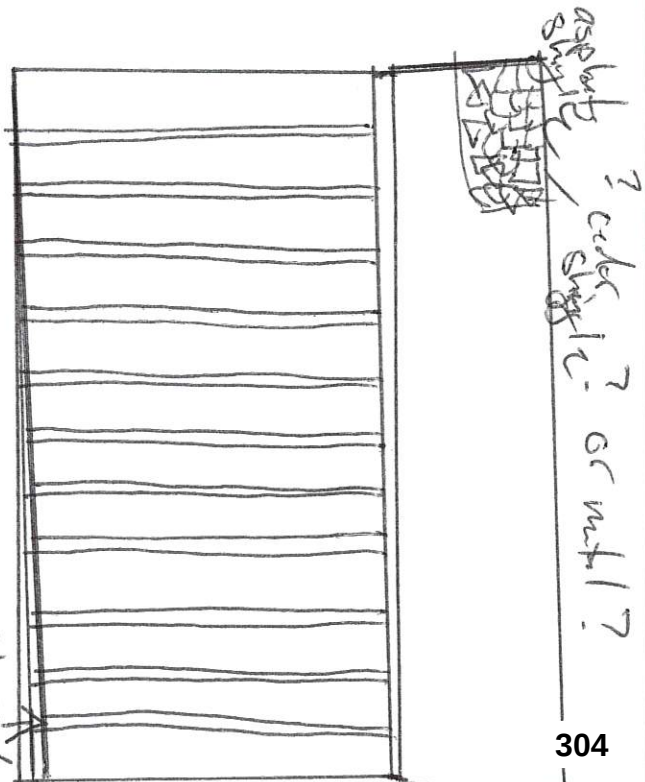
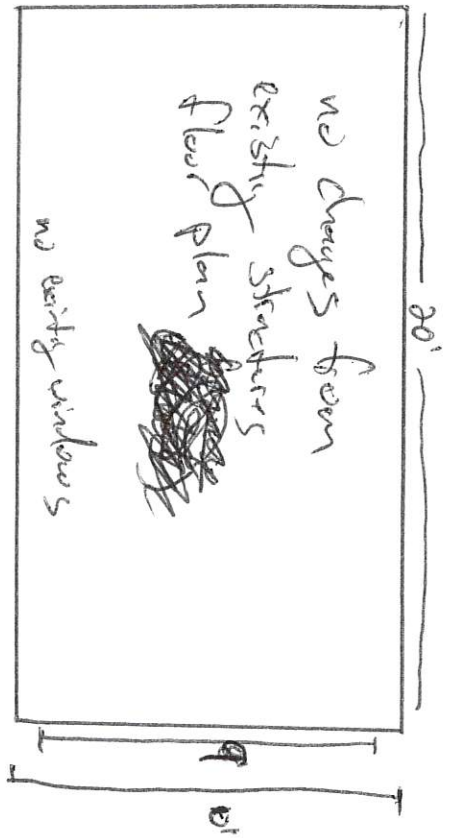




1057 Woodside Shed Existing Floor Plan



Shed @ 1057 Westside Proposed Floor Plan



not sure what side
is for door size

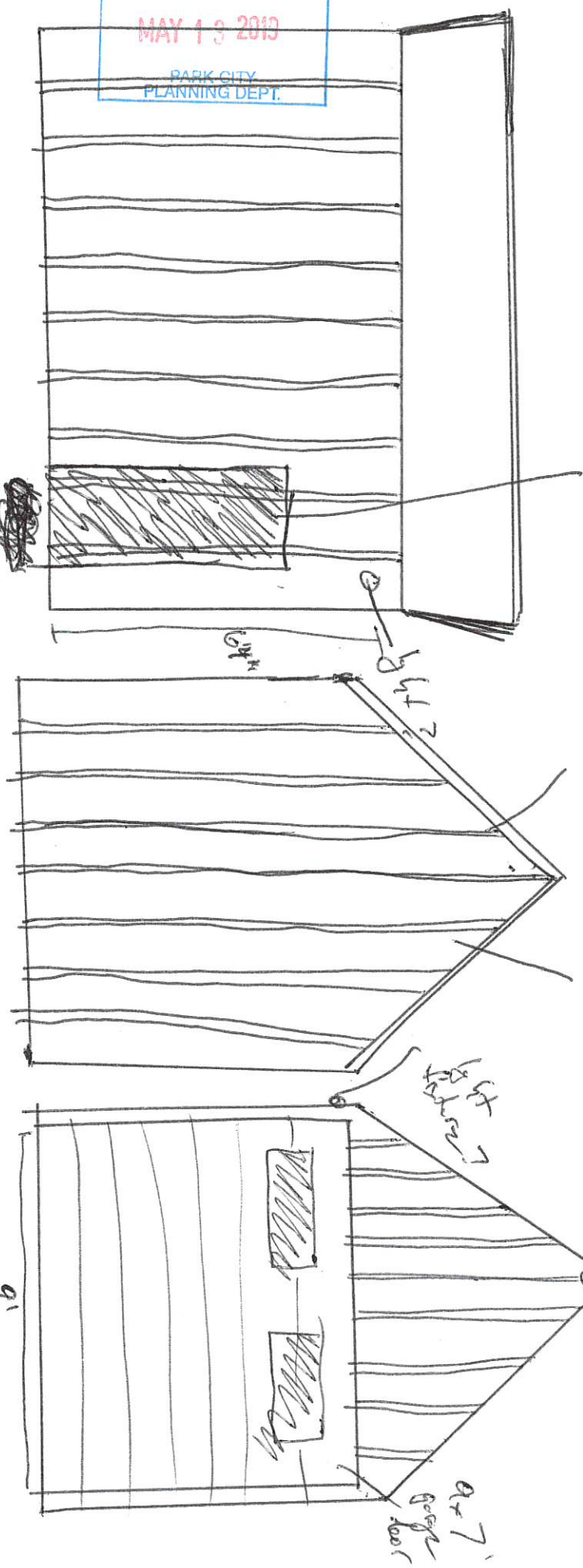
3 1/4"

11 1/4"

16 ft x 12 ft?

existing ground
needed to
flatten out

RECEIVED
MAY 13 2013
PARK CITY
PLANNING DEPT.



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



HISTORIC PRESERVATION PLAN

For Use with the Historic District Site Design Review Application

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PLANNING DIRECTOR

CHIEF BUILDING OFFICIAL

APPROVAL DATE/INITIALS: _____ APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

☒ LANDMARK

☐ SIGNIFICANT

DISTRICT: _____

NAME: Mr. William & Natalie Cregger

ADDRESS: 1057 Woodside

Park City UT 84060

TAX ID: Parcel # SA-92 OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: 15316 BLOCK #: _____

APPLICANT INFORMATION

NAME: William & Natalie Cregger

PHONE #: (949) 351-0159 FAX #: () -

EMAIL: Billy.Cregger@gmail.com

Historic Preservation Plan-Shed/Garage
Attachment to Application
1057 Woodside ave, Park City, Ut 84060

Scope of Work/Project Description: The proposed project is to remove the existing shed as it has collapsed. The shed is unrepairable and unsalvageable. The walls are rotting, have been split, warped, and destroyed by the collapsing of the roof.

Construction Issues: We will be deconstructing the shed and removing all materials. Over 90% of the material of the shed is ruined so we won't be able to salvage and repurpose the materials

Structure: The structure has collapsed. The shed is wood framed and the rood is wood shingle built with rafters.

Roof: Original wood shingle and has collapsed

Exterior Walls: Wood framed. Wood is rotting and destroyed

Foundation: N/A

Porches N/A

Doors: There is a newer door added to front of shed. There is an original side door that is non functioning. Wood is rotted and hardware is not usable.

Windows: N/A

Mechanical Systems: N/A

Photos: see attached



PHYSICAL CONDITIONS REPORT	
of Historic Design Review (HDDR) Application	
For Official Use Only	
PLANNER: _____	APPLICATION #: _____
DATE RECEIVED: _____	

PROJECT INFORMATION

NAME: William & Natalie Cresser

ADDRESS: 1057 Woodside
Park City UT 84060

TAX ID: Parcel # SA-92 OR _____

SUBDIVISION: _____ OR _____

SURVEY: _____ LOT #: 157/6 BLOCK #: _____

HISTORIC DESIGNATION: ☒ LANDMARK ☐ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: William & Natalie Cresser

MAILING ADDRESS: P.O. Box 248
Park City UT 84060

PHONE #: 949 1351-0159 FAX #: () -

EMAIL: BillyCresser@gmail.com

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: _____

PHONE #: () -

EMAIL: _____

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

ACKNOWLEDGMENT OF RESPONSIBILITY

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

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

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

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

Signature of Applicant:



Name of Applicant:

William & Natalie Cregger

Mailing

PO Box 248

Address:

Park City UT 84060

Phone #:

(949) 351-0959 Fax #: () -

Email:

Billy Cregger@gmail.com

Type of Application:

AFFIRMATION OF SUFFICIENT INTEREST

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

Name of Owner:

William & Natalie Cregger

Mailing Address:

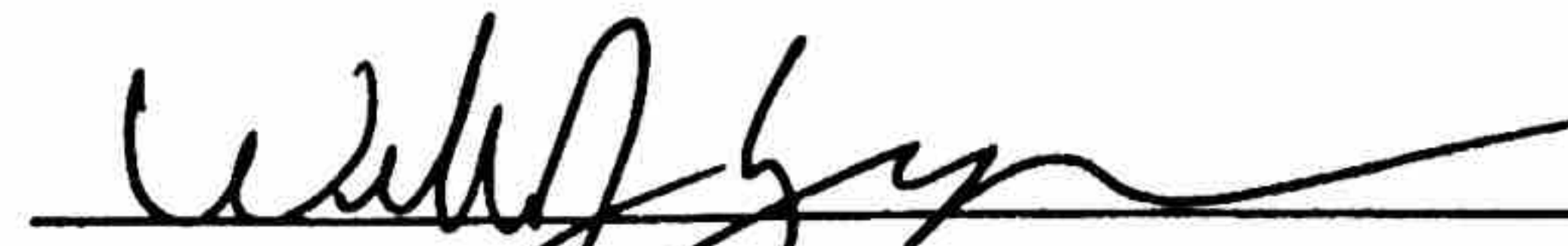
PO Box 248

Park City UT 84060

Street Address/ Legal

1057 Woodside UT 84060

Description of Subject Property:

Signature: 

Date: 5-9-19

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, the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

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

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

2. Structure

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

Element/Feature: _____

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: ??

Describe existing feature:

Shed has collapsed. The roof has caved in
& walls have split/bowed out. Walls are about
to fall down. & very warped.

Describe any deficiencies:

Existing Condition:

☐ Excellent

☐ Good

☐ Fair

☒ Poor

Photo Numbers: _____

Illustration Numbers: _____

3. Roof

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

Element/Feature: _____

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

Estimated date of construction: _____

Describe existing feature:

Roof has eaved in,

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers: _____ Illustration Numbers: _____

5. Exterior Walls

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

Element/Feature: _____

This involves:

☒ An original part of the building

☐ A later addition

Estimated date of construction: _____

??

Describe existing feature:

Walls have been pushed out, split, & warped.
~~as a result of~~ Shed has been condemned
by city.

Describe any deficiencies:

Existing Condition:

☐ Excellent

☐ Good

☐ Fair

☐ Poor

Photo Numbers: _____

Illustration Numbers: _____