PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
CITY COUNCIL CHAMBERS
April 6, 2016

AGENDA

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

1406 Park Avenue – Site Visit will be at 4:00 PM
1055 Norfolk Avenue – Site Visit will be at 4:30 PM

MEETING CALLED TO ORDER AT 5:00 PM
ROLL CALL
ADOPTION OF MINUTES OF March 2, 2016
STAFF/BOARD COMMUNICATIONS AND DISCLOSURES
REGULAR AGENDA – *Discussion and possible action as outlined below*

1406 Park Avenue – Determination of Significance *Public hearing and possible action*	PL-15-02883 Planner Grahn	*51*
1259 Norfolk Avenue – Determination of Significance *Public hearing and possible action*	PL-15-02645 Planner Turpen	*91*
1055 Norfolk Avenue - Material Deconstruction - Significant designation. The applicant is proposing a remodel restoration: Raise the house, restore existing historic home, add basement and garage and rear addition. *Public hearing and possible action*	PL-15-02827 Planner Astorga	*177*
3000 N. Highway 224 McPolin Barn - Material Deconstruction - Removal of portions of the historic roof to accommodate structural upgrades and removal of boarded windows to accommodate historically compatible windows. *Public hearing and possible action*	PL-16-03117 Planner Turpen	*279*
3000 N. Highway 224 McPolin Barn - Structural Upgrade and Restoration – HPB to participate in the design review of the City owned project designated as Landmark on the Historic Sites Inventory. *Public hearing and possible action*	PL-16-03117 Planner Turpen	*417*
Historic Preservation Updates— Review with HPB in preparation for 4.14.16 City Council quarterly update on Design Guidelines, Material Deconstruction applications, HPB's authority to conduct design reviews, and Historic Site Inventory (HSI) Updates. *Discussion item only, no action taken*	*Planner* *Grahn*	*463*

Annual Preservation Award - Staff recommends the Historic Preservation Board choose one (1) awardee for the annual Preservation Award, select three (3) members to form an Artist Selection Committee, and discuss awarding commemorative plaques. *Public hearing and possible action*	GI-15-02972 *Planner* *Grahn*	*473*

ADJOURN

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Park City Planning Department at (435) 615-5060 24 hours prior to the meeting.

PARK CITY MUNICPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF MARCH 2, 2016

BOARD MEMBERS IN ATTENDANCE: David White, Lola Beatlebrox, Cheryl Hewett, Puggy Holmgren, Hope Melville, Douglas Stephens, Jack Hodgkins

EX OFFICIO: Bruce Erickson, Anya Grahn, Hannah Turpen, Francisco Astorga, Polly Samuels McLean, Louis Rodriquez

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ROLL CALL
Chair White called the meeting to order at 5:04 p.m. and noted that all Board Members were present.

PUBLIC COMMUNICATIONS
There were no comments.

ADOPTION OF MINUTES

February 3, 2016

MOTION: Board Member Beatlebrox moved to APPROVE the minutes of February 3, 2016 as written. Board Member Stephens seconded the motion.

VOTE: The motion passed unanimously.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Planner Anya Grahn reported that she and Planner Turpen were working on public outreach regarding the Design Guideline Revisions. They plan to set up a webpage off the Park City Planning Department webpage to keep people informed of meetings and public outreach sessions, as well as to provide background on some of the proposed revisions.

Planner Grahn stated that the first community outreach would be to the design and building community on March 16th from 12:00-1:00 p.m. She and Planner Turpen will update the HPB on all public comments to be considered as part of the Design Guideline discussions. Planner Grahn remarked that because the outreach session is not a public meeting the HPB could not participate, but they were welcome to attend but keep silent.

Assistant City Attorney McLean explained that per the public meeting laws, if a quorum of HPB members attend and participate in a discussion they have purview over, it becomes a meeting. The public outreach sessions are not

intended to be public meetings per se. The Board members are entitled to attend to hear the comments but she requested that they listen and not participate.

Planner Grahn stated that the agenda items would be rearranged from their printed order. Prior to doing the determination of significance for 1259 Norfolk, 569 Park Avenue, and 1406 Park Avenue, the Staff wanted to first hold the work session on the Historic Sites Inventory Review to update the Board on why they were doing these reviews. It would provide the Board with an overview before they begin discussing the determinations of significance.

Board Member Melville referred to the Determination of Significance of 569 Park Avenue. She disclosed that her house is on that same block but she has no financial interest in that property or any other adjacent properties. Ms. Melville stated that in the past she has mentioned to the Planning Department that this structure should be evaluated for its historic significance. Ms. Melville understood that a new LMC applies to this determination and she believed she could fairly apply the new Code.

CONTINUATIONS (Public Hearing and Continue to Date Specified.)

1. 1055 Norfolk – Material Deconstruction and Significant Designation. The applicant is proposing a remodel restoration: raise the house, restore existing historic home, add basement and garage and rear addition. (Application PL-15-02827)

Director Erickson requested a continuance to April 6, 2016 in order for the Staff to further work with the applicant before preparing the Staff report.

MOTION: Board Member Holmgren moved to CONTINUE 1055 Norfolk Avenue until April 6, 2016. Board Member Stephens seconded the motion.

VOTE: The motion passed unanimously.

REGULAR AGENDA – Discussion and Possible Action

1450 Park Avenue – Relocation – Significant House. The applicant is proposing to relocate the existing historic house on is lot (Application PL-15-03029)

1460 Park Avenue – Relocation – Significant House. The applicant is proposing to relocate the existing historic house on its lot (Application PL-15-03030)

Planner Grahn stated that 1450 and 1460 Park Avenue were proposing to relocate on their existing lots. She noted that 1450 Park Avenue was proposing

to relocate 8’6” inches to the west, and 1460 Park Avenue was proposing to be relocated 5’5”.

Planner Grahn reported that during the last meeting the HPB requested that the applicant provide additional information, including a setback analysis of the neighboring buildings and neighboring historic houses, as well as a review of how the relocation would impact the historic character of the buildings. The Staff had included the additional analysis in the Staff report, as well as a letter from Clark Baron, who was unable to attend this evening and wanted to provide public input. Planner Grahn stated that the Staff had prepared findings of facts both in support of the relocation and against the relocation.

Planner Grahn stated that the applicant had conducted the additional analysis and they were prepared with a presentation this evening.

Rhoda Stauffer, City Housing Specialist, representing the applicant, Park City Municipal, introduced Hans Cerny, the project architect, and Steve Brown, project consultant.

Ms. Stauffer referred to page 53 of the Staff report, which was the additional analysis of 1460 Park Avenue. The additional analysis for 1450 Park Avenue was included on page 71. Ms. Stauffer noted that the analysis was similar for both structures. They primarily looked at the radical nature of the change in the historic context. She compared the Sanborn map on page 61 of the Staff report to the current oversight to show that the neighborhood had changed radically from small miner shacks to predominantly multi-unit condo buildings in that neighborhood. Ms. Stauffer reported that the National Park Service determines this property as ineligible for landmark designation simply because of that radical change. Ms. Stauffer pointed out that the setbacks in the neighborhood vary from 4’ in one instance to 60’ to 90’ in the areas that have parking lots in front of each of the units.

Ms. Stauffer stated that the next item that allows for movement of historic property is that the new site shall convey a character similar to that of the historic site. Because the historic context is no longer there, they believe the movement of the buildings would actually enhance these historic properties because the site from the street is more apparent and readily available. The structures would be moved closer to the street but it would still allow for a 28’ foot yard in front of each house.

Mr. Stauffer remarked that there was very little historic context remaining in the area, and moving the structures forward would help to appreciate the structures even more. They believed the integrity and significance of the historic buildings would not be diminished.

Board Member Melville noted that in addition to these two structures, the applicant's presentation showed a variety of other structures as well. She stated that one of the criteria is to determine that unique conditions warrant the proposed relocation/reorientation. It has to be unique conditions from the premise that a historical building should remain in place unless there are unique conditions. Ms. Melville was trying to understand how the change of context were unique conditions that would not apply to every historic place in Park City, because changes have occurred in other areas throughout Park City.

Board Member Melville stated that at the last meeting they determined that the houses could be restored in their current location. Therefore, relocation is not required for restoration. Ms. Melville was concerned about setting a precedent that if they allow this relocation, because every other historic house that is not right up to its setback could request to be moved forward in order to achieve additional square footage for development on the property.

Ms. Stauffer replied that the Code specifically states that the unique condition is the radical change since the historic context no longer exists.

Board Member Stephen asked if unique conditions were addressed in the LMC or the Design Guidelines. Planner Grahn replied that it was addressed in 15-11-13 of the LMC. She reviewed the unique conditions outlined on pages 44 and 45 of the Staff report.

Board Member Holmgren stated that on several occasions she has mentioned the old apple trees and lilac bushes on the property. She felt strongly that they should not be compromised at any time for any reason. Planner Grahn noted that the apple trees and lilac bushes were discussed as part of the material deconstruction that was previously approved. Being aware of Ms. Holmgren's comments to protect the landscaping, a condition of approval was added to address her concerns.

Board Member Melville understood that the proposal was for the site to be scraped and everything removed. Planner Grahn stated that the goal is to keep as much of the mature vegetation as possible. However, some vegetation might have to be removed or replanted due to construction activity. However, the Staff requested that if any vegetation had to be destroyed, it would be replaced with new vegetation. In addition, any new vegetation on site should be more fruit tree oriented in keeping with the existing vegetation. Ms. Holmgren pointed out that the old apple trees could not be replaced.

Board Member Melville noted that minutes from the last meeting reflect that this property was the subject of a private proposal for development by the Greenpark Co-Housing. They had asked to move the historic buildings a certain number of feet and that request was denied. Ms. Melville thought the issue of fairness was

a problem since the private developer wanted to move the structures for the same reason to get more development on the property. Since that time the Code has changed and it could be allowed under the argument of unique. Ms. Melville did not necessarily agree with the argument, and she felt strongly about the issue of fairness.

Assistant City Attorney McLean stated that it was not a fairness issue from a legal standpoint because the Code criteria has changed. Ms. McLean pointed out that the conditions were different, as explained by Council Member Matsumoto at the last meeting. When the City went under contract with the Greenpark Co-Housing Group, part of the RFP that went out indicated that the houses could not be moved based on stricter Code criteria at that time. Ms. McLean clarified that the HPB never voted to deny relocating the houses. It was a contractual agreement between the City and the Greenpark Co-Housing Group who wanted to develop the site.

Board Member Melville wanted to know why the City set forth a criteria for not allowing the structures to be moved at that time. If it was important at that time as part of the contract proposal, she questioned why it was no longer an issue. Ms. McLean replied that it was a question for the City Council. She could only say from a legal standpoint that it was no longer an issue based on the criteria.

Board Member Stephens remarked that the HPB was not evaluating this proposal based on any construction that would occur on this site. The applicant has requested to move these two homes to a different location and that was a separate issue from what would be put on the site. Mr. Stephen stated that the Board should focus on whether or not these two historic homes would retain their historical integrity if they were moved a certain distance closer to Park Avenue.

Board Member Melville pointed out that the HPB needed to make a determination on whether there were unique circumstances in order to move the home. Mr. Stephens suggested that there was too much emphasis on the word “unique”. In looking at the criteria in the LMC regarding unique conditions, he was unsure how much emphasis should be put on the question of “unique” in this situation.

Board Member Hodgkins was not clear on what they were claiming as unique criteria. He recalled that at the last meeting they talked about unique criteria as trying to move the historic buildings further away from the proposed new construction to allow the historic structures to “breathe”. From the comments this evening it now appeared that the unique condition were other properties in the neighborhood. Mr. Hodgkins felt there was confusion regarding the actual argument for unique conditions.

Ms. Stauffer replied that the LMC itself defines “unique” in Items 1, 2 and 3 under the conditions. She read, “Determines that unique conditions warrant the proposed relocation in the following ways”: 1, 2 and 3; one being, “historic context of the building has been radically changed”. Ms. Stauffer believed that was the unique condition. She Ms. McLean if she was interpreting the language correctly.

Assistant City Attorney McLean stated that it was for the HPB to evaluate it; however, based on the wording, unique conditions include but are not limited to those three items. She noted that there was an “or” between items 1, 2 and 3. Those were the type of items the Board could consider as being unique.

Board Member Hodgkins stated that he was trying to understand the historic context of the building has been radically altered. He asked if they were saying that the historic context will be radically altered by the development that goes in behind them; or that it is already radically altered by the neighborhood.

Steve Brown remarked that the question is not the historic context of the building. The question is the historical context of the surrounding neighborhood. At the last meeting the Board directed the applicant to go back and make a determination as to what the consistency was in the larger neighborhood, which is why they prepared the documents presented this evening. They did a measurement of all the setbacks along the east and west sides of Park Avenue to paint a picture that there is no consistency remaining in this particular area of town. Mr. Brown stated that the uniqueness has been disbursed over time. The request to move one home forward 8’6” and another home forward 5’5” does not in any way negate the historical context of the homes themselves, and it is not necessarily inconsistent with the lack of historical context in the larger area of Park Avenue. The applicant and the Staff believe that moving the homes forward enhances the historical significance of the home and appreciation of the historical significance. The historic significance of these homes will not be damaged in any way, and the homes would be restored to their historic architecture.

Mr. Brown stated that the primary issue is whether there is anything left that is truly unique in this neighborhood historically that would be damaged by moving the two homes forward. Mr. Brown noted that they were doing everything possible to maintain the landscaping forward. If the requested relocation is approved, the setback would still be 28’6” from the curb on Park Avenue, which is further than most homes along the thoroughfare.

Ms. Melville reiterated her continuing concern about setting a precedent. She believed every neighborhood in Park City has been radically altered from its historic setting. However, there were still a lot of historic houses and variations in setbacks and that is part of the character of those neighborhoods. Ms. Melville supported affordable housing and she agreed with developing the maximum

amount; but if everyone else wants maximum development it would impact the historic fabric.

Board Member Stephens understood Ms. Melville's concern, but he did not believe they were looking at these two homes in the context of the entire City. If they approve moving these homes forward it needs to be in the context of the surrounding built environment. He noted that if approved, the approval should make reference to that fact. Mr. Stephens agreed with Ms. Melville with regards not setting a precedent for moving historic homes; however, each case is different. For example, two homes on Upper Park Avenue are different from these two homes. If these two homes looked like the other homes on Park Avenue and multi-dwellings were not built around it, he believed this would be a different discussion. Mr. Stephens thought they needed to make their decision based on the context of what was already built and what occurred in the past. He understood that the multi-dwelling buildings were built because there was vacant land and very few houses.

Chair White understood that moving these two homes forward would not change the historic significance one way or the other. If they were two Landmark homes the question of moving them would be much different than what they were discussing now. Planner Grahn replied that he was correct. She explained that a Landmark building means that it is National Register eligible, which means it has not been relocated. There are examples of relocated buildings on the National Register such as the Miner's Hospital. However, generally if the structure is relocated it loses its National Register eligibility. Planner Grahn noted that the Historic Site Inventory Forms are very clear that even if these homes are renovated and restored to their 1904 condition they would still not be National Register eligible because of the change in the neighborhood context with the larger surrounding buildings. For that reason, these homes will remain Significant even after they have been restored.

Board Member Beatlebrox noted that last month she went on record as saying that she felt the radical change to the environment did not seem to apply. Her thinking was that the historic home was not in the middle of a ski run or an electrical transformer power station. It was just in a neighborhood with a number of other non-historic buildings. However, when she read in the Staff report that it would not be on the National Register due to the radical transformation of the lower part of Park Avenue and that the setbacks are very close to the road, she changed her opinion and now believed there has been a radical change in the neighborhood. Ms. Beatlebrox thought this was a unique situation and that moving these homes would not change their own historic value. She was less concerned about setting a precedent because it would not apply to an area that was eligible for the National Register or other neighborhoods in Old Town.

Chair White opened the public hearing.

Ruth Meintsma, a resident at 305 Woodside, did not believe the context had changed radically because there was still enough of the integrity and significance of the site that gives it the character that the town is looking to save. Ms. Meintsma stated that in looking at historic in the General Plan the lead title is character. She referred to the Sanborn map of 1907 and indicated the very edge of the ballfield on Park Avenue and a few houses north of the ballfield. The houses were consistent with the houses on Upper Park where they were close to the street in an orderly manner. The density was consistent with the upper part of Park Avenue. Ms. Meintsma pointed out where the roundhouse and the tracks divided the town and it becomes a different type of area with larger lots and more scattered homes. She spoke with someone who was born in 1930 and lived in Park City all his life. He told her that back in the day when you reached the 7-11 you were out of town. Ms. Meintsma remarked that based on that statement, the two houses in their historic setting in 1907 were at the edge of town. They did not have the same type of neighborhood and order that was found in town and they have a different character.

Ms. Meintsma presented another slide showing the streetscape. When she thinks about remaining historical context, there are two houses and those houses relate to each other in context. If it was one house alone it would be a completely different issue; but the two houses create a context on their own. They do not have the same setback, which is characteristic at the edge of town. The front yards are deeper because people in that area had larger lots as opposed to the lots in town. Ms. Meintsma pointed out that the two homes were still standing in their original historic location and they related to each other. The sites remain as they were historically. They have not been altered in any way. She thought the site itself showed a historical context.

Ms. Meintsma referred to the buildings on either side and agreed that they are different and represent a change in context, but they are residential. It is still a residential area so the context of residential remains. The density is different but other points keep it the same. Ms. Meintsma took issue with the 28 foot yard if they were moved closer to the street. She noted that 18 feet of that would be public right-of way so it would not actually be a 28 foot front yard. The public right-of-way would be in the very center of very busy, very populated activity so it would not really be a private front yard. In reality, the front yard would be ten feet and if they put up a fence the fence could not go beyond that ten feet. Ms. Meintsma presented a picture of the house at 1450 Park Avenue standing from across the street. She thought the length of the sidewalk gave an idea of how the house has its context away from the street. She asked the Board to visualize moving the house 8-1/2 feet closer to the street. It would be in the public face and not quiet and setback like the houses at the edge of town were historically. Ms. Meintsma thought a significant amount of context remained. She believed the houses in their historic location were an anchor to that area of town.

Ms. Meintsma commented on the idea that moving the house forward would enhance it. She noted that the house at 1460 is even with the adjacent condo. Moving it forward five feet would expose the house to that crazy public section of Park City. It would stick out like a “sore thumb” and it would diminish the quality of life that comes with living in a quiet historic house. In addition, if both houses were moved forward the distance being proposed, it would align the homes and that would not represent this area of town historically. These homes identify the outskirts of Old Historic Park City. It has a different character but a very important and significant character.

Ms. Meintsma felt there were misconceptions in the Findings of Fact. She stated that Finding #10 talks about pattern that has been lost, but there was never a pattern in this part of town. Finding #15 states that the site shall convey a character similar to that of the historic site and talks about the site relationship. Ms. Meintsma believed the site relationship would change. Ms. Meintsma referred to language stating that the structures were not eligible for National Historic Places. She stated that the National Register of Historic Places is a guide they can learn from, but it is not a criteria by which to judge. Character to the Park City community is different than character on the National Register. Ms. Meintsma disagreed with the statement that the streetscape has been diminished because these house actually create the streetscape. She also disagreed with the statement that all other possibilities have been explored. This is HRM, Medium density, and multi-structures are allowed. Therefore, the cottages do not have to be individual unit. She believed two triplexes would fit nicely and greatly increase open space. Ms. Meintsma believed there were several options for using the root cellar.

Jeff Love, a resident on Woodside Avenue, stated for the record that he was not against affordable housing but he was against some of what the Municipal body does. Mr. Love stated that he was well versed in the criteria because he spent 26 months fighting the City and prevailing in District Court, but he ended up spending $100,000 over this very same criteria. Mr. Love reported that during the process he requested an advisory opinion from the Department of Commerce in Salt Lake City, the Office of the Property Rights Ombudsman. He explained that an Ombudsman is an attorney who works for the State and acts as a neutral third party. When someone feels that the Municipality is misinterpreting an ordinance they can request an advisory opinion. Mr. Love read the first statement of the advisory opinion, “Interpretation of ordinances starts with the language of the ordinance and the purposes the ordinance is intended to promote”. He thought it was important for everyone to understand why the City Council and the Planning Commission put that language into the LMC in 2009. He encouraged the Board to research the reason for themselves. He stated that the first building boom in Old Town was in 2005, 2006 and 2007. During that time the residents and others were concerned about losing the historic fabric of

the community. The City started having public meetings and ended up drafting different ordinances to try to curb some of the construction. Mr. Love remarked that certain developers and individuals with historic houses moved them to the front setback to enhance their building pad in an effort to use their entire building footprint. A 700 or 800 square foot historic house was turned into a 3,000 or 4,000 square foot house. The City Council and the Planning Commission decided it needed to stop and they put on this limitation to reduce or limit that practice. Mr. Love requested that the HPB find out why the ordinance was put in place before they make a decision. He pointed out that the City adopted this ordinance and now the City as the applicant wants to do exactly what they tried to prevent.

Mr. Love stated that he asked Planner Grahn to see a copy of the pre-HDDR, DRT meeting notes. It turns out there was never a DRT meeting. He read from the design guidelines, "The Planning Department Staff will answer general questions, provide the applicant with an application packet outlining all the application requirements, and will schedule the project for a mandatory pre-application meeting with the DRT". He wanted to know why the City did not follow its own rule. This has been in place for seven years and the Staff did not know it was a mandatory meeting.

Mr. Love intended to raise perception issues this evening. He did not believe perception and reality were that far apart. In his opinion, the perception of what was going on "stinks". The City is the applicant and the Planning Department did not do the mandatory meeting. Mr. Love had read the minutes from the last meeting and commented on the number of times the Staff has said the LMC has changed. In the last meeting Council Member Matsumoto stated the following, "They were advised since they had gone out for a public RFP they could not change the rules in midstream and allow Greenpark to move the building". Mr. Love was unsure when the City started this process, but he knows from experience that it takes a long time to put together an HDDR. Mr. Love noted that in August the City Council directed the Staff look at making a number of changes that were adopted on December 17th, 2015, which included changes to the relocation and disassembly of a structure. The only change was to move the authority from the Chief Building Official and the Planning Director to the Historic Preservation Board. Mr. Love noted that the new language was added without any explanation. As the City was creating their plan, the Planning Department was changing the rules. The new rules added justification for allowing the houses to be moved. Mr. Love thought the Municipality should lead by example and follow the rules that apply to everyone else. He suggested that the City use these two historic houses as examples of how preservation should be done in Park City. Mr. Love stated that preservation is a controversial subject, and he thought everyone would agree that Rory Murphy's project at 820 Park Avenue project was the biggest preservation disaster in Town. Mr. Love noted that at least three times in the Staff report the Staff tells the HPB how to vote. He

wanted to know why the Staff could not provide a Staff report that just provides the facts instead of trying to convince the Board how to vote. He read from three places in the Staff report where the language tries to influence the Board's decision. He did not believe it was a fair process and suggested that the City fix the problem and start providing neutral Staff reports.

Mr. Love remarked that the idea of having to move the house because of the condo defense was laughable. In reality, the applicant wanted to move the houses to create a larger building pad to build more structures. That was the condition and the question is whether or not it is unique. Mr. Love thought Ms. Meintsma made great points in her comments, particular regarding the context of the two houses next to each other. Mr. Love requested that the HPB send a message to the City Council and deny this request.

Chair White closed the public hearing.

Board Member Holmgren asked if the right-of-way that Ms. Meintsma mentioned would actually cut back the front yard. Assistant City Attorney McLean stated that the setback is required to be 10 feet back from the property line; however, from where the street is, it is actually setback further. Ms. McLean noted that there is right-of-way there and the City has the ability to expand that right-of-way. To her knowledge widening Park Avenue is not anticipated in the master street plan or any other plan.

Mr. Brown explained that the dimensions of the 28'6" are 5 inches of curb, 5 feet of sidewalk, 8 feet of right-of-way and then 15 feet from the property line to the front of the homes in their proposed location. Chair White believed Ms. Meintsma was correct in estimating 18 feet. Mr. Brown stated that the sum of 5 feet of sidewalk plus 8 feet of right-of-way is 13 feet.

Director Erickson clarified that the right-of-way includes the sidewalk and the back of the curb. Therefore, the sidewalk dimension and the back of the curb dimension is included in the 18 feet of right-of-way, resulting in 13 feet of right-of-way. Mr. Brown noted that the homes will be offset to maintain their current historic orientation. They would simply be picked up and moved forward in the same orientation. From that point there is 15 feet from the property line to the beginning of the right-of-way, and then 8 feet, 5 feet and 5 inches if you include the width of the curb.

Planner Grahn pointed out that the property line does not start at the curb like it might in other parts of town where the right-of-way occurs. In this case there is the road, a sidewalk and a grassy area before the property line begins. From that property line the houses have to be setback a minimum of 15' feet. It creates a larger front yard because it also includes the right-of-way in from of the property line.

Chair White asked if moving the houses forward respects the required setback from the property line. Planner Grahn answered yes. She stated that if the houses were to be moved, the front of the house to the front property line would be 15 feet and an additional 13 feet of right-of-way before reaching the curb.

Board Member Stephens stated that Ms. Meintsma and Mr. Love made good points if they were looking at this just in the context of these two homes. However, he looks at it as if he were across the street and looking at what was going on around it. He believed that was the unique condition. Mr. Stephens stated that if the surrounding built product did not exist this would be a different question. If there were a number of houses sited around that area it would be a different issue and the zoning would be different. Mr. Stephens remarked that since the buildings have already been built they need to relate to them and that creates a unique condition that allows him to feel comfortable about moving the homes.

Board Member Stephens was more uncomfortable in not knowing whether the homes as they sit still retain their historical significance on a closer examination. He looks at them one way from across the street and a different way if he stands right in front of them. Mr. Stephens was concerned with language on page 46 of the Staff which states that these homes become the focal point of a project. He disagreed with that statement because these two homes should become the focal point for themselves and not part of the project. The frontage for these homes should be from Park Avenue. They should not be the entrance to a project behind it. Whatever is built behind it should front onto Sullivan Road and not Park Avenue. Mr. Stephens stated that in the process of design looking at the homes from the standpoint of higher up he did not believe moving the homes the distances proposed would change them. However, he was concerned that in looking at the homes closer up, the sense of public interest would be changed, as well as how they relate to what might be built behind them. Mr. Stephen stated that if the HPB chooses to approve the request to move the structures, he would suggest a condition of approval directing the Planning Department to make sure there is separation between the historic homes visually in terms of how they relate to Park Avenue.

Board Member Stephens believed that if it was the City's intention to prohibit moving homes the Land Management Code would specifically not allow it. Instead, they set up a process where it might seem appropriate to move homes. Mr. Stephens assumed that the process on Lower Park Avenue was different than the process on Upper Main Street.

Board Member Melville agreed that it was important for the City to set an example of historic preservation. Ms. Melville understood that the argument was made for unique conditions because the context has been changed; however,

she was not persuaded that the conditions were unique enough. If it was unique in this case, she could not understand why it would not set a precedent for arguing unique conditions everywhere else in town. Ms. Melville believed that everyone would be asking to move their historic home to the setback for the same reasons requested for these homes. She thought it was important to note that these homes could be restored and renovated on their current location. That may not be the case in other situations and the unique conditions under the Code are supposed to represent those situations. Ms. Melville remarked that the fact that a previous developer was not allowed to move the homes is critical to the perception of fairness, even it is currently allowed by Code.

Board Member Hodgkins thought the discussion hinged on the wording "unique condition", and he understood that the Staff was saying that the neighborhood was the unique condition. He referred to a statement in the Staff report stating that the neighborhood is preventing the structures from being a qualified building on the National Register for Historic Places. Mr. Hodgkins asked for an explanation of how the neighborhood for any historic structure would prohibit it from being listed on the National Register.

Planner Grahn understood that they always look at the neighborhood as well as the historic house. She provided an example of a historic farm house that is surrounded by commercial buildings. The historic context has been lost because the farmhouse is no longer surrounded by fields and open space as it was historically. Planner Grahn stated that individual houses on Upper Park Avenue where there is still a lot of historic integrity to the streets and the historic houses create the historic fabric is a different context that this situation where there are random houses on the same street that do not relate to each other. In contrast, the houses on Upper Park Avenue create a rhythm, scale and pattern to the neighborhood.

Board Member Hodgkins asked if these homes have ever been nominated for the National Registry. Planner Grahn did not believe so. She pointed out that it would not qualify due to the aluminum siding and the context. This is the first chance to actually restore it to look like it did historically. Board Member Hodgkins stated that he had looked at the criteria on the National Park Website for what might qualify. He noted that a number of items were listed that would prohibit National Register eligibility, but neighbor context was not listed. Moving a structure was listed. Mr. Hodgkins believed that if they approve moving the structures, they would be denying the ability to ever be listed. He thought it was an important fact for the HPB to consider. Planner Grahn understood his concern.

Ms. Stauffer remarked that changes to the structures in the past would prohibit them from ever being listed. Mr. Hodgkins disagreed. He pointed out that Planner Grahn said they have never been nominated, but that does not mean

they were denied. Planner Grahn remarked that the Historic Mining Era Residences District is a Thematic District because the sites are scattered. It is not a National Register Town District like Main Street because those buildings are all adjacent. Planner Grahn reported that when the previous consultant, Dina Blaes, reviewed this with SHPO she found that these sites would not qualify for the National Register because of the change in the context of the neighborhood. In addition, the aluminum siding and aluminum windows and the incompatible additions kept it from being nominated. Following the renovation they could look to see if the homes would be National Register eligible, but she thought it would be a hard argument to make given the changes to the neighborhood context and based on how she was taught to evaluate the National Register criteria.

Board Member Stephens stated that having gone through the process with the National Park Service it does need to be supported by SHPO. With regards to the National Park Service Website, they talk about not moving it, but his historic home on Main Street was moved 75 feet and raised a couple of feet, and it was one of two or three homes that are on the National Park Service Register. It was approved even though it had been moved, but he was unsure how it was justified.

Board Member Hodgkins asked if it was impossible for the context of the neighborhood to change again. Planner Grahn did not believe it was impossible. However, given that the surrounding structures are condo units that are often owned by HOAs and multiple owners, she thought the chances of incompatible buildings being demolished and replaced with something compatible was unlikely.

Chair White asked whether the lots these homes sit on are 25’ x 75’ lots or whether the lots go all the way back to the park. Mr. Cerny recalled that the lots were 200 feet deep from property line to property line. He offered to verify that number if necessary.

Board Member Beatlebrox stated that according to the Guidelines, the way to address buildings, setbacks and orientation is to maintain the existing front and side yard setbacks of historic sites. However, there is also a process for moving a building if it is in the best interest of one or other of the parties. In looking at the new Guidelines, she pointed out that the two conditions they were looking at was “or” and not “and”. She wanted it clear that they did not need to meet both requirements in deciding whether the building could be moved. Ms. Beatlebrox noted that the Board would be looking at another structure that was moved later this evening. She appreciated the fact that some buildings do get moved.

Board Member Holmgren did not have a problem moving the homes forward a little bit. She has been inside those buildings and she would like to see them brought back to what they were historically, and to become a show case on Park

Avenue for preservation. Ms. Holmgren agreed that the entrance to the back of the property should be off of Park Avenue. It should not become a driveway or a pass through. The homes are cute places that have been badly abused. In her opinion it is demolition by neglect. She thought with renovation and good landscaping they could highlight how good these homes can be. Ms. Holmgren expressed her opinion that in many cases changing the rules can be beneficial.

MOTION: Board Member Melville moved to DENY the relocation of the property located at 1450 Park Avenue according to the Findings of Fact and Conclusions of Law on page 49-50 of the Staff report, with an additional Finding that the evidence presented shows that the structure can be renovated and restored at its current location. Board Member Hodgkins seconded the motion.

VOTE: The motion failed 2-5. Board Members Melville and Hodgkins voted in favor of the motion. Board Members Holmgren, Hewett, Beatlebrox, Stephens and White voted against the motion.

Chair White called for another motion.

MOTION: Board Member Stephens moved to APPROVE the relocation of the house at 1450 Park Avenue as proposed in accordance with the Findings of Fact, Conclusions of Law and Conditions of Approval found in the Staff report. Board Member Holmgren seconded the motion.

Board Member Melville did not believe they could approve Finding of Fact #21 which states, “All other alternatives to relocation have been reasonably considered prior to determining relocation of this building”, because the evidence presented finds that it can be restored without moving it. Ms. Melville requested that the Mr. Stephen amend his motion to strike Finding of Fact #21.

Board Member Beatlebrox asked if all the language in Finding of Fact #21 has been disproved. Ms. Melville read the entire Finding and asked if the Board wanted to approve this based on maximizing development. Ms. Beatlebrox thought Mr. Stephens was clear in making sure that whatever occurs in the rear of the lot was very distinct from the two historic houses. Mr. Stephens concurred with Ms. Melville because the purview of the HPB is not to limit the number of affordable housing units or have consider it in any way as part of this approval process.

Board Member Stephens amended his motion to delete Finding of Fact #21. Board Member Holmgren seconded the amendment to the motion.

VOTE: The motion passed 5-2. Board Members Holmgren, Hewett, Beatlebrox, Stephens and White voted in favor of the motion. Board Member Melville and Hodgkins voted against the motion.

MOTION: Board Member Stephens moved to APPROVE the relocation of the historic house at 1460 Park Avenue as proposed and in accordance with the Findings of Fact, Conclusions of Law and Conditions of Approval found in the Staff report, with the exception of striking Finding of Fact #21. Board Member Holmgren seconded the motion.

VOTE: The motion passed 5-2. Board Members Beatlebrox, Hewett, Holmgren, Stephens and White voted in favor of the motion. Board Members Melville and Hodgkins voted against the motion.

Findings of Fact – 1450 Park Avenue

1. The property is located at 1450 Park Avenue, Lot 2 of the Retreat at the Park Subdivision.
2. The historic house is listed as Significant on the Historic Sites Inventory.
3. The house was originally constructed c. 1904, per the Historic Site Inventory (HSI) Form, as a cross-wing. Following its initial construction, several additions were constructed on the rear elevation of the original cross-wing form. Material alterations, such as the asbestos siding, aluminum windows, and metal porch, were added starting in the 1940s.
4. On December 8, 2015, the Planning Department received a Historic District Design Review (HDDR) application for the renovation of the historic house at 1450 Park Avenue; the application was deemed complete on December 17, 2015. The HDDR application is still under review by the Planning Department.
5. The Historic Preservation Board approved the request for Material Deconstruction on February 2, 2016.
6. The applicant proposes to relocate the existing historic house 8’6” to the west, towards Park Avenue, as part of this renovation in order to construct three (3) new affordable housing cottages behind the historic house.
7. The proposal to relocate complies with LMC 15-11-13 Relocation and/or Reorientation of a Historic Building or Historic Structure.
8. The Planning Director and the Chief Building Official gave input that unique conditions warrant the proposed relocation and/or reorientation on the existing Site.
9. There are unique conditions that warrant the relocation of the historic house on its site as the context of the building’s setting has been so radically altered that its present setting does not appropriately convey its history.
10. The 1907 Sanborn Fire Insurance map shows the neighborhood characterized by smaller single-family residences and accessory structures on larger lots. This development pattern did not have consistent setbacks, lot sizes, or a high urban density. This pattern has

been largely lost and replaced by multi-family housing developments that have smaller side and rear yard setbacks.

11. The density of the neighborhood has increased, which has significantly diminished the historic integrity of the streetscape.
12. Further, these new developments do not have consistent front yard setbacks with setbacks varying from 4 feet to over 90 feet.
13. Much of the street is characterized by parking lots in front yard setbacks.
14. The relocation will enhance the ability to interpret the historic character of the site as it will allow the house to become a focal point of project as well as the streetscape as a whole.
15. 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.
16. Relocating the house 8'6" to the front of the lot will not diminish its historic integrity and significance as, even once restored, the house will not be eligible for the National Register of Historic Places due to the changes of its historic context.
17. There are not consistent front, side, or rear yard setbacks that characterize this portion of Park Avenue's streetscape.
18. The neighborhood has transitioned from historic houses on large lots with a low urban density to multi-family condominium projects with varying setbacks that have created a higher urban density.
19. The relocation will not diminish its relationship with neighboring properties, but rather allow the historic house to have greater visibility among its neighbors.
20. The integrity and significance of the historic building will not be diminished by relocation. There is little historic context remaining due to the loss of neighboring historic houses, the development of large condominium dwellings that dwarf this site, and the variety of front, side, and rear yard setbacks along Park Avenue that do not establish a clear rhythm and pattern along the streetscape.
21. Relocation allows the historic structures to become the focal point of the new project as well as distinguish it further from neighboring non-historic structures.

<u>Conclusions of Law – 1450 Park Avenue</u>

1. The proposal complies with the Land Management Code requirements pursuant to the HR-M District and regarding historic structure deconstruction and reconstruction.
2. The proposal meets the criteria for relocation pursuant to LMC 15-11-13 Relocation and/or Reorientation of a Historic Building or Historic Structure.

<u>Conditions of Approval – 1450 Park Avenue</u>

1. The Chief Building Official and Planning Director, or their designees, shall review the Historic Preservation Plan and Relocation Plan to ensure that the historic structures are structurally stabilized in such a manner that they will survive the relocation.

Findings of Fact – 1460 Park Avenue

1. The property is located at 1460 Park Avenue, Lot 2 of the Retreat at the Park Subdivision.
2. The historic house is listed as Significant on the Historic Sites Inventory.
3. The house was originally constructed c. 1901, per the Historic Site Inventory (HSI) Form, as a cross-wing. Following its initial construction, several additions were constructed on the rear elevation of the original cross-wing form. Material alterations, such as the asbestos siding, aluminum windows, and metal porch, were added starting in the 1940s.
4. On December 8, 2015, the Planning Department received a Historic District Design Review (HDDR) application for the renovation of the historic house at 1460 Park Avenue; the application was deemed complete on December 17, 2015. The HDDR application is still under review by the Planning Department.
5. The Historic Preservation Board approved the request for Material Deconstruction on February 2, 2016.
6. The applicant proposes to relocate the existing historic house 5’5” to the west, towards Park Avenue, as part of this renovation in order to construct three (3) new affordable housing cottages behind the historic house.
7. The proposal to relocate complies with LMC 15-11-13 Relocation and/or Reorientation of a Historic Building or Historic Structure.
8. The Planning Director and the Chief Building Official gave input that unique conditions warrant the proposed relocation and/or reorientation on the existing Site.
9. There are unique conditions that warrant the relocation of the historic house on its site as the context of the building’s setting has been so radically altered that its present setting does not appropriately convey its history.
10. The 1907 Sanborn Fire Insurance map shows the neighborhood characterized by smaller single-family residences and accessory structures on larger lots. This development pattern did not have consistent setbacks, lot sizes, or a high urban density. This pattern has been largely lost and replaced by multi-family housing developments that have smaller side and rear yard setbacks.
11. The density of the neighborhood has increased, which has significantly diminished the historic integrity of the streetscape.
12. Further, these new developments do not have consistent front yard setbacks with setbacks varying from 4 feet to over 90 feet.
13. Much of the street is characterized by parking lots in front yard setbacks.

14. The relocation will enhance the ability to interpret the historic character of the site as it will allow the house to become a focal point of project as well as the streetscape as a whole.
15. 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.
16. Relocating the house 5'5" to the front of the lot will not diminish its historic integrity and significance as, even once restored, the house will not be eligible for the National Register of Historic Places due to the changes of its historic context.
17. There are not consistent front, side, or rear yard setbacks that characterize this portion of Park Avenue's streetscape.
18. The neighborhood has transitioned from historic houses on large lots with a low urban density to multi-family condominium projects with varying setbacks that have created a higher urban density.
19. The relocation will not diminish its relationship with neighboring properties, but rather allow the historic house to have greater visibility among its neighbors.
20. The integrity and significance of the historic building will not be diminished by relocation. There is little historic context remaining due to the loss of neighboring historic houses, the development of large condominium dwellings that dwarf this site, and the variety of front, side, and rear yard setbacks along Park Avenue that do not establish a clear rhythm and pattern along the streetscape.
21. Relocation allows the historic structures to become the focal point of the new project as well as distinguish it further from neighboring non-historic structures.

<u>Conclusions of Law – 1460 Park Avenue</u>

1. The proposal complies with the Land Management Code requirements pursuant to the HR-M District and regarding historic structure deconstruction and reconstruction.
2. The proposal meets the criteria for relocation pursuant to LMC 15-11-13 Relocation and/or Reorientation of a Historic Building or Historic Structure.

<u>Conditions of Approval – 1460 Park Avenue</u>

1. The Chief Building Official and Planning Director, or their designees, shall review the Historic Preservation Plan and Relocation Plan to ensure that the historic structures are structurally stabilized in such a manner that they will survive the relocation.

Chair White closed the Regular Agenda and moved into Work Session for the Historic Sites Inventory Review.

WORK SESSION – Discussion

Planner Grahn provided a brief background of the Historic Sites Inventory prior to the Board reviewing the three determinations of significance on the agenda this evening. She stated that the current Historic Sites Inventory was adopted in 2009 and contains 414 sites. A 192 of those sites are Landmark and 222 are Significant. Planner Grahn noted that the numbers were recalculated based on the DOS applications that were reviewed last Spring.

Planner Grahn stated that in December 2015 the City Council passed amendments to the LMC in order to expand the criteria for designating sites as Significant to the Historic Sites Inventory. The criteria now includes additional language to be considered such as structures that may have received a grant; if the structure was previously listed on the Historic Sites Inventory and removed; or despite non-historic additions, the structure retains its historic scale, context and materials in a manner or degree that can be reasonably restored and is consistent with the neighborhood.

Planner Grahn stated that after the City Council passed the amendments the Staff went through the Historic Sites Inventory and pulled records from Summit County to determine whether houses had been overlooked that could possibly qualify for Significant listing under the new criteria. The list of additional sites was outlined on page 339 of the Staff report. Included on the list were 569 Park Avenue, 1259 Norfolk and 1406 Park Avenue, which were on the agenda this evening.

Planner Turpen explained why the remaining structures on the list were not being considered. She reported that 222 Grant was originally included on the HSI in 2009 but it was removed from the HSI in 2011. It was removed because the consultant at the time found photographic evidence showing that the structures was not in a photo from 1965; however, it was present in a photo in 1978. The consultant determined that the structure was constructed between 1965 and 1978. The same reason applied to 210 Grant Avenue.

Planner Grahn had conducted the analysis for 921 Norfolk. The structure was initially listed on the HSI; however it was reviewed by the HPB in March of 2010 and removed due to the number of out-of-period alterations that have occurred. Planner Grahn stated that the roof form was severely modified and it looks more like a 1970s bungalow than the original pyramid roof cottage. In looking at the floor plan, it is impossible to determine the original footprint because of the number of inline additions that have been done. Additionally, the 1970s survey and the CRSA survey both found that the alterations have made the structure incompatible with the Historic District.

Planner Grahn clarified that 39 King Road was a misprint in the Staff report because it is listed on the HSI as 39 7th Street.

Board Member Melville noted that the amendments to the LMC also included the addition of a Contributory Site category. She asked if they had considered whether or not 222 Grant Avenue, 210 Grant Avenue and 921 Norfolk could possibly qualify as Contributory Sites. Planner Grahn replied that they had not looked at Contributory, but Contributory status would not prevent demolition. It is simply an additional designation. She offered to look at the ones on Grant Avenue as possibly being contributory since their scale and massing is much smaller. She did not believe 921 Norfolk would qualify for Contributory because it does not speak to the Historic District at all.

Ms. Melville asked which structures would be considered for the category of Contributory Site. Planner Grahn stated that the Staff has been concentrating on moving through the Determinations of Significance to make sure the Historic Sites Inventory is updated. Once that process is completed they would begin looking at Contributory structures.

Chair White closed the Work Session and re-opened the Regular Agenda to discuss the Determination of Significance items on the agenda.

REGULAR AGENDA – Discussion, Public Hearing and Possible Action

Assistant City Attorney McLean noted that Park City Municipal was the applicant requesting the Determination of Significance on all three properties. The property owners have the right to address the HPB.

3. 1259 Norfolk Avenue – Determination of Significance
(Application PL-15-02645)

Planner Turpen provided a brief history of the structure over its lifetime. The structure was constructed in circa 1900. It showed up on the Sanborn map for the first time in 1907 because it was outside of the Sanborn Fire Insurance area prior to that time. The front porch was added sometime between 1907 and 1929. As shown on the 1941 Sanborn Map there were no alterations to the structure.

Planner Turpen presented a photo of Park City from 1904 to 1905. There was some discussion as to whether or not this house was the one in the photo. The Staff has determined that it is the same house, but before the porch was added. Planner Turpen asked the Museum to help identify the time frame of a photo that she had found. The Museum believed the photo was taken between 1950 and 1962.

Planner Turpen noted that there were no records between the late 1960s and early 2000s for this property. In 2001 the property was awarded a grant by the Historic District Commission in the amount of $16,500, which was a dollar for dollar match. The grant was for new foundation, structural, electrical, plumbing and mechanical improvements. The door was replaced and the owner brought back the original window openings. They also re-roofed the structure. The original exterior siding was found under the non-historic siding.

Planner Turpen stated that owner had one parcel and wanted to subdivide; however the house was located in the middle. The Historic District Commission approved moving the house at that time. The property was subdivided to create two lots and the house moved slightly to the southeast.

Planner Turpen presented a photo of the house prior to the renovation. She believed the photo was taken in 2001. She also presented a current photo taken in 2014. She outlined what was done to bring the house back to how it looked in the 1940s tax photo, as well adding a new addition below the property with a garage. Planner Turpen noted that the Historic District Commission approved the work with conditions. The garage was to be set back under the porch so it would not visually compete with the historic structure above. The materials were changed on the lower level to vertical board and batten compared to the horizontal lap siding above. The 2001 photo showed an enclosed porch on the south side. That was brought back to its original orientation and they brought back the historic window opening.

Planner Turpen remarked that a historic addition was lost on the other side of the house that was not visible in the photo. The Historic District Commission determined that bringing back this porch was more important than keeping the addition. The addition had to be removed in order to meet setbacks on the new property.

The Staff finds that this structure would not meet the criteria for a Landmark Site because it could not be on the National Register. However, Staff finds that it does meet the criteria for a Significant Site. It is older than 50 years and it received a grant. The Staff was unable to determine why it was not included in the 2009 HSI. It was a windshield survey and it was possibly just missed somehow. The Staff finds that the structure has retained much of its historic architectural features and those have been brought back. It also contributes to the Park City Mature Mining Era.

Chair White opened the public hearing.

Malia Binderly, representing her mother who is the property owner, argued that just because a building still stands in place does not necessarily mean it is historic. In addition, if an owner does things to make it look in character with the

community, that does not make it historic. Ms. Binderly believed some of the items in the Staff report were skewed. She referred to the circa 1940s photograph and noted that the actual photograph was from an appraisal that was submitted in 1963 or 1968. Ms. Binderly stated that her mother is not the original property owner and they were not part of the historic grant that was applied to the property. She emphasized that the photo being represented as the 1940s was actually much later than that in the 1960s. Ms. Binderly was able to contact the previous owner and this house is characteristic of the photo showing a 1960s car. She also pointed out that the clothes the gentleman was wearing was much later than the 1940s.

Ms. Binderly requested amending the Staff recommendation and the Findings to correctly identify the date of the photo. Planner Turpen offered to confirm the date of the tax photo with the Museum.

Ms. Binderly noted that the bottom of the form itself says Record of Assessment of Improvements. She is in the real estate business and this form was revised in 1961, as indicated on the bottom of the form. That was further evidence that the photo was taken after 1961. She was also aware that Howard Sweatfield, the record owner on the tax card, did not own the property in the 1940s.

Ms. Binderly clarified that she was raising these points because it is an upcoming issue for Park City. There are a lot of properties around them. Her property is a single family structure surrounded by a new single family homes, the Chateau Apre, which is not historic and will be demolished at some point, two single family homes behind them, and then another non-historic building, with a fourplex in front of that structure. To the right is another massive multi-unit building. She referred to the previous discussion regarding neighborhood context and noted that the same context argument also matters to her. Ms. Binderly remarked understood that the issue was specific to demolition, and her comments were directed to demolition. She has a house that was kept in character because the family has been here since the 1960s, not the 1940s. Under their own personal preference the previous owner chose to keep the characteristic nature of the house. It was never designated historic and the work that was done did not make it historic. The surrounding circumstances have made it a recreation commercial zone and there is a random historic house in the middle. She pointed out that a lot of structures in Park City are going to be over 50 years old, but that still does not mean they are historic or fit the guidelines.

Ms. Binderly appreciated what the previous owner had done, but she did not believe that moving forward her family should be denied their rights that have been afforded to others. They should also not be denied the right to be in proper context with the recreational commercial zone. If the HPB designates the house historic, they would be denying them their rights. Ms. Binderly commented on

the work that was done and why she believes the home is not eligible for historic Significance.

Ms. Binderly offered to come back with additional information if necessary if the Board wanted to continue their decision this evening.

Board Member Stephens felt there were contradictions between Ms. Binderly's comments and the Staff report. He understood that she was the current owner of the property but she was not the owner when the property was remodeled with the grant. Ms. Binderly replied that he was correct. Mr. Stephens understood from her comments that the original house was torn down, which would mean that this was an entirely new structure. Ms. Binderly stated that it is brand new. Mr. Stephens asked if that included the framing and the roof structure. Ms. Binderly answered yes. Mr. Stephens stated that based on her comment, if he had visited the site while they were doing the work with the grant it would have been a vacant site.

Chair White believed that would be easy to verify by checking to see if there is historic fabric left in the house. Mr. Stephen was confused by that claim because it would have been contrary to the grant program at that time. He could not imagine the City giving a grant to a home that would be torn down and rebuilt as a replica. Board Member Holmgren stated that she is familiar with that house because it used to be on her dog walking route. She had no recollection of that house ever being torn down.

Ms. Binderly stated that she has access to that homeowner who could provide records. Planner Turpen stated that she could research the background. The Planning Department has the Historic District Design Review for the 2002 renovation, and those plans are in the archives. The action letter also references the 1940s tax photo. If the Staff is wrong, they were also wrong in 2002, which is the photo that was referenced in terms of the porch.

Chair White asked if the Board wanted to continue this item pending additional information. Board Member Melville noticed the tax card on pages 104 and 106 of the Staff report states that the house was built in 1924 and the age being at least 25 years. That would indicate that the tax card was from 1948 or 1949, but the house was built in 1924. She asked if that was consistent with the information provided. Planner Turpen noted that the house also shows up on the 1907 Sanborn map and based on the HSI form the consultants have determined that it was built in circa 1900. That determination was supported by the Sanborn evidence.

Ms. Binderly reiterated her comment that just because there is an existing structures does not mean it is historic. She asked if a house burns down in a fire if it is designated as historic if the house is rebuilt. Or if a house is significantly

altered in a remodel does it remain historic because one board is left. She emphasized that in this case they were looking at a house that was literally brand new, even though it existed on a Sanborn map in 1907. By designating a new property as historic, they wipe out the opportunity for demolition and take away the owner's property rights.

Board Member Melville asked if this structure was reconstructed. Planner Turpen replied that the word "reconstruction" was not used in any of the documentation of the 2002 Historic District Design Review. The documents only talk about the fact that the owner was bringing back specific elements and they were lifting the structure.

Board Member Stephens stated that if this house was torn down in 2001 and a brand new home was built, Ms. Binderly would have a valid point. He believed the issue was that Ms. Binderly's claim was contrary to the way the grant program worked in 2001. He needed additional information on what took place with regards to the reconstruction. Mr. Stephens suggested that the Staff research the Historic District Commission meeting that took place to provide clarity. Planner Turpen could not recall whether there were minutes from the HDC meeting, but she could provide the Action Letter from the HDC. The action letter is very thorough and addresses each guideline and how it was met. Mr. Stephens preferred to continue the item and let the Planning Department confirm the scope of work that was done on this piece of property.

Board Member Melville was sympathetic with the reality that if this is a historic house, the fact that it is the only historic house left was a concern they all have. When they start letting the houses go and it comes down to one, the context is different and the house sticks out like a sore thumb rather than being part of a historic fabric. Ms. Melville thought it was important to keep that in mind as they look at other structures. If it is only one house, she suggested that it might be better to move the house to a historic district.

Board Member Beatlebrox asked Ms. Binderly if her mother owns the house. Ms. Binderly answered yes. She appreciated the opportunity for a continuance to allow time to research additional information.

Chair White closed the public hearing.

Board Member Hodgkins noted that in a previous meeting the Staff presented a building that was a reconstruction and there was a request for materials demolition. At that time he asked how it met the criteria for the Board to review the demolition portion. He recalled that the answer was because it was a historic site. Mr. Hodgkins thought the argument was whether or not this was a historic building or a historic site; and the question was whether it really matters because it would be subject to the same rules.

Board Member Melville thought the Code indicates that a reconstruction remains historic. Assistant City Attorney McLean referred to Section 15-11-10, which is the Determination of Significance. If it meets the criteria it does remain historic. She explained that the difference between a reconstruction and a new site is that they allow for reconstruction and reconstructed sites can be on the Inventory. Typically it is because it has gone through the process to approve a reconstruction. She pointed out that there could be a situation where a structure was reconstructed prior to that Code process, but even if it was not mandated by the City she could see no reason why it would not remain historic as long as it meets the criteria. Ms. McLean stated that the recent changes to the Code that were adopted in December makes it clear that a reconstruction could still be on the Inventory. The language also allows the site to remain on the Inventory in the case of a panelization, relocation, or reorientation.

Board Member Melville assumed there were other photos of this house from the past besides the ones presented. Planner Turpen believed she had other photos but she needed to confirm the year with the Museum because it would help to verify the year of the tax photo.

Assistant City Attorney advised against each Board member doing their own research because it needs to take place in a forum where the owner and the public have the benefit of seeing the same information. She suggested that they either schedule a site visit to the Museum to look at the evidence or ask someone from the Museum to attend the next meeting. Board Member Melville asked if the Planners could obtain the evidence from the Museum and send it to the Board. Ms. McLean answered yes. However, if the evidence was in a book or some other means that could not be moved from the Museum, they could plan a site visit.

Director Erickson believed that Planner Turpen was suggesting that the applicant visit the Museum and not the Historic Preservation Board. He stated that the HPB would take evidence from the Planners and the applicant has the right to do their own review. In accordance with Section 15-11-10(A), the HPB is making the determination on one or more of the following: Retention of historic scale, context and materials in a manner and degree which can be restored to historic form, even if it has non-historic additions, and it reflects the historical architectural character of the site or District. It will be reviewed under that criteria. The Planning Department will verify the evidence and the HPB can make the determination. The owner has the right to present additional input at the discretion of the Chair at the next meeting.

MOTION: Board Member Holmgren moved to CONTINUE the discussion on 1259 Norfolk Avenue - Determination of Significance. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed unanimously.

Assistant City Attorney McLean stated that the item would be re-noticed since it was not continued to a date certain.

4. 569 Park Avenue – Determination of Significance
(Application PL-15-02879)

Planner Grahn referred to the Sanborn map on page 128 of the Staff report which showed that the house was clearly a cross-wing form. However, by 1929 it was replaced by a rectangular bungalow with a full-width front porch. The Sanborn map on page 129 shows the same bungalow form still in existence. A historic tax photo shows a full-width front porch, a pyramid roof and definitely a cross-wing bungalow. Planner Grahn stated that outside of the historic period and after 1941 three significant alterations occurred to these homes. She presented a photo showing how the hip roof form was changed to a gable. Half of the full-width front porch was filled in. A portion of the porch was left but the windows were altered. Between 1990 and 1995 the roof form was changed again to a gable on a hip roof form. The recessed porch was completely filled in and they tried to re-create the look of the bungalow by adding back the full-width front porch. At that time square porch posts and a solid rail were added, which were reminiscent of the original bungalow but not based on photographic or physical evidence. Because of the way the tax photo was taken it is difficult to determine what kind of windows would have originally been on this site. Planner Grahn assumed they were either the Chicago style windows or possibly double-hung windows. However, they have been more recently placed by vinyl windows and sliders.

Planner Grahn reported that this structure was on the 2009 Historic Site Inventory. It was removed in 2010 because they found that the alterations to the roof form had occurred outside of the historic period. This house also received grant funds in 1988 for a re-roof, replacing trim and a stone walkway. Planner Grahn stated that because the City Council adopted the Land Management Code amendments that expanded the criteria for Significant, the Staff re-reviewed this property to see if it meets the designation for Significance.

Planner Turpen reported that the Staff has determined that this site does not qualify for a Landmark site because it would not be eligible for the National Register. However, the Staff finds that it meets the qualifications for a significant site because it is at least 50 years and it received a grant in 1988. Planner Turpen stated that the current building does not reflect the architectural style or design of the original house; however, the house is compatible with the scale, context and materials use historically. The gable and hip style roof reflects the historic and architectural character of the District through its design

characteristics. The original hip roof bungalow form has been transformed to a front gable on hip form, but the Staff finds that these alterations could be removed, in which case the historical form could be restored. Planner Turpen noted that the wall plans on the north and south are still in their original location despite out-of-period additions occurring to the east and west. The Staff finds that if these were removed the historic structure could be found beneath.

Planner Grahn stated that the structure meets the criteria for contributing to regional history in that it is associated with the Mature Mining Era based on its original date of construction.

Chair White opened the public hearing.

Bill Kershaw stated that he was one of the owners of 569 Park Avenue and Todd Simpson is the other owner. He and Mr. Simpson have been coming to Park City for 30 years and they started with a timeshare. As time progressed they eventually purchased the home at 569 Park Avenue in 2009 and the primary attraction was the double-wide lot. The double-wide lot was a selling point because they each have families and at the appropriate time they could split the lot and build two homes. The idea was to give their kids the opportunity to continue in this vein because they love to ski. Mr. Kershaw pointed out that when they were looking to purchase the property no one mentioned historic significance or that there was an HSI Inventory. Until recently, they were not even aware that the site has been listed in 2009 and de-listed in 2010. They have been good neighbors and the property is well-maintained. Mr. Kershaw stated that they intended to build on the lot and consulted with Jonathan DeGray in terms of what could be built. In April 2015 a house down the street was listed for sale and unbeknownst to them it triggered a flow of letters, which he only discovered today. He has been traveling and when he pulled the agenda electronically he saw the letters. Mr. Kershaw stated that neither he nor Mr. Simpson were copied on the letters nor informed that it was occurring. The neighbors were writing letters, the Staff was responding and Staff reports were being prepared. He was completely unaware until he received an email from Assistant City Attorney McLean telling him that the issue of Significance would be addressed by the City Council. At that point he discovered that their house had been listed as Significant and then de-listed as Significant. It was a major issue because it was a critical point in their long-held plans in terms of how to manage the property to accommodate their families.

Mr. Kershaw stated that they have always been concerned about the historical nature of Park City and he was frustrated that no one approached them to see if something could be worked out. Instead, there was a City Council meeting and an outpouring from the neighbors regarding 569 Park Avenue; and the Staff was directed to relook at the LMC in light of this issue to see what could be done. Mr. Kershaw noted that as the revamping started to occur the idea of a Contributor

category was raised as a catch-all for buildings that were not Significant. The Contributory category was explored and it was discussed at length by the Planning Commission. Mr. Kershaw believed that some of the comments were very telling with respect not only to Contributory, but it could be applied to the category of Significance as well. Mr. Kershaw read from the minutes of the October 14, 2015 Planning Commission meeting, "Commissioner Phillips noted that Staff reported that Contributory sites would be identified through a survey that was not yet completed." "Commissioner Joyce understood that someone interested in purchasing a historic house would know that the house was considered Contributory before buying it rather than finding out when they went to remodel or do an addition." "The 40 year issue was kind of a moving target." Mr. Kershaw stated that Contributory was not in existence when they purchased their property, but they also did not know about the Significance issue when they purchased. Mr. Kershaw continued to read from the minutes. "Commissioner Joyce thought he term Contributory was vague." Mr. Kershaw agreed that a lot of the language that has to do with Significant and Contributory is vague and ambiguous, and it is in the eyes of the beholder. "Commissioner Joyce noted that A-frames are part of the ski culture of Park City and pre-1975, but there is no interest in preserving those structure." "Director Erickson explained that ski-era buildings are Contributory in terms of mass and scale but not particularly for the design." "Commissioner Joyce was concerned about going down the path of preserving structures that were previously determined not worth saving." "Commissioner Phillips was concerned that the process left the door open for opinionate discretion." Mr. Kershaw reiterated that it is in the eyes of the beholder.

Assistant City Attorney McLean clarified that the issue for discussion this evening was not the history but rather the criteria and the historic fabric of the house. She recommended that the owner's comments pertain to what is being discussed as opposed to the intent of the use of the house or the history of the Code change.

Mr. Kershaw argued that many of his points were apropos to what the Board would determine this evening. Specifically, "Commissioner Worel concurred about the vagueness of the Contributory concept. She was bothered by the vagueness when she read the Staff report." "Commissioner Joyce thought the language rhythm and pattern of the streetscape was vague". Mr. Kershaw believed this was an issue with respect to Significant sites. "Commissioner Band was not in favor of leaving anything vague or arbitrary. The HPB review should not be a subjective process."

Mr. Kershaw reviewed the items on the agenda regarding Significant sites that he believed it was a "road map" to their concerns. He stated that the full real issues was 15-11-10(B) – It retains its historical form as may be demonstrated but not limited by any of the following: 1) It previously received a historic grant from the

City. He stated that the third paragraph on page 128 of the Staff report directly addresses the issue of the historic grant. He read, “In 1988 historic district grant funds were issued for a re-roof, replacing trim, and a stone walkway, but we are still searching for records from this time period. Grant eligibility was likely determined by a different criteria; either by zone or extended to properties listed as Contributory. On the original Utah State Historical Society Historic Preservation Research Office Structure/Site Information Forms”. Mr. Kershaw stated that in looking at the referenced form, under building conditions is says major alterations completely changed. The next lines says preliminary evaluation, not Contributory. Mr. Kershaw pointed out that the form finds that this particular house was not Contributory. He thought those statements were contrary to the idea that this was the justification for the historic grant that entitles it to be placed on a historic list that prohibits improvements or demolition.

Mr. Kershaw read the second point under (B): 2) it was previously listed on the Historic Sites Inventory or it was listed as Significant or on any reconnaissance or intensive level survey of historic resources. He agreed that it was listed, but it was found to be a mistake and that it should not have been listed.

Mr. Kershaw believed 15-11-10C, was the core of this issue. He read, “It has one or more of the following: It retains its historic scale, context, materials in a manner and degree which can be restored to historical form even if it has non-historic additions”. Mr. Kershaw noted that the Staff conclusion is that it complies with that language because “the gable on hip style reflects the historical and architectural character of the District”. Mr. Kershaw referred to the February 2010 Historic Site Form and the analysis of the Historic Site Inventory with respect to 569 Park Avenue. Under the discussion of workmanship and feeling of the property, the specific statement reads, “The gable on hip roof form was not used in Park City during the Mining Era, but rather seen in French colonial style buildings rarely from the late 19th Century, and Queen Anne style buildings, also rarely, from the early 20th Century. He believed that was directly contrary to the conclusion which states the gable on hip style reflects the historical and architectural character of the Mining Era District. Mr. Kershaw remarked that the contradictions were an issue and if he was a Board member it would bother him.

Mr. Kershaw stated that the way this has evolved, he and Mr. Simpson felt like they were being targeted by this new ordinance. He commented on the discussion resulting from an expert report commissioned by a neighbor about returning the site to its original form. Mr. Kershaw noted that if they did that they would lose a lot of space within the house. In summary, he stated that in 1978 the house was not Contributory. In 2009 it was found to be Significant. In 2010 it was found to be a mistake. Now in 2016, because of public uproar, the City wants to reverse the 2010 determination and make the structure Significant again. Mr. Kershaw wanted to know why no one had bothered to talk to him or Mr. Simpson before moving forward on this.

Chair White stated that it was one of his questions as well. He clarified that Mr. Kershaw was saying that while this activity was occurring neither he nor Mr. Simpson were ever notified. Mr. Kershaw replied that until he received an email from Ms. McLean he had no idea. He believed he received the email sometime in July. All he knew was that people were coming from everywhere to talk to him about his property. He became aware once it went to the City Council. Mr. Kershaw wanted it clear that he was not trying to be adversarial. He was only asking for the chance to work something out before they make their decision.

Board Member Stephens asked when Mr. Kershaw purchased the home. Mr. Kershaw replied that they closed on the house in May 2009; however, they started looking at the house and talking with the owners in January and February 2009.

Graham Gilbert, representing Todd Simpson and his wife Lila, co-owners of 569 Park Avenue. Mr. Gilbert passed out a packet and CD that contained various documents related to 569 Park Avenue. Mr. Gilbert raised a few points that he thought were very important to the decision the HPB would be making, particularly since it would be a significant decision for his clients, the property owners. Mr. Gilbert referred to page 130 of the Staff report and called out a few things that had changed. There has been a lot of talk about the roof and he believed Mr. Kershaw had made a good point that it was hip on gable, which is not typical of the Mature Mining Era. Mr. Gilbert commented on the porch and noted that it was not the original porch. The existing porch is several feet in front of the original porch. It is styled to look like a bungalow but it does not look like the original porch on the home. He stated that a chimney has been removed, a window on the south façade has been covered over, and there are vinyl windows on the front of the home and some vinyl siding. Mr. Gilbert remarked that the existing home is not the historic home and it was not restored to look like the historic home. The home has gone through several changes over time that make it less and less historic. Mr. Gilbert referred to the expert report in the Staff report that was prepared by Mr. Winter. He believed the report makes the inaccurate conclusion that the existing porch is the original porch. It is not the original porch and as Mr. Kershaw pointed out, to restore the original porch would mean taking away half the kitchen, eliminating the roof. It would require substantial work. Mr. Gilbert remarked that there were four criteria that the HPB needed to consider in making their decision; and they have to find that each of those criteria has been satisfied with respect to this property. Mr. Gilbert spoke specifically about the historic grant from 1988 that Mr. Lee received. He stated that the historic grant program has evolved over time and in 1988 the criteria applied to this grant were unclear. The do not know what was required to qualify for the grant, what conditions were placed on the grant, and there was no restrictive covenant associated with the grant or future restrictions on development. Mr. Gilbert pointed out that the grant was for a re-roof. It was not to restore the historical

character of the home. He also pointed out that after the grant was received, the home was modified again to create the hip on gable roof which is not historic. Mr. Gilbert noted that Mr. Kershaw had already talked about historical form, as well as the previous listing and how it was deemed inaccurate. The important point is that the house did not retain its historical form with respect to the roof, the porch, the chimney, the windows, the siding and other alterations. Mr. Gilbert thought Mr. Kershaw had done a good job of addressing the compatibility issue. He referred to Subpart D with respect to whether or not this qualifies as a significant site. The questions to be considered in making their decision are: 1) the association of the home within an era of historic importance; 2) The materials construction or craftsmanship of the home. Mr. Gilbert stated that the relevant historic period would be the Mature Mining Era, and this home is not reflective of the Mature Mining Era due to the significant changes. Similarly, the vinyl siding and vinyl windows are not reflective of the materials and craftsmanship during that period. Mr. Gilbert stated that to list this home as Significant would be taking a home that is clearly not significant in its architecture, and going through contortions to try and make it significant. He stated that if they care about Park Avenue and how it looks, the way to preserve it is not to list 569 Park Avenue and to allow the owners to apply for the Historic District Design Review Process and comply with the Historic District Design Guidelines. The owners care a lot about Park City and how it looks and they want to build a home that will be consistent with that look.

Wade Budge, legal counsel for Bill Kershaw, stated that he would not repeat the points that have already been argued. However, he wanted to highlight other points that he thought were important as the HPB considers this application. Mr. Budge thought the ordinance needed to be applied in a practical context as well as a legal context. One of the important aims and purposes of the City is to make sure that the historic feel of this area in Old Town is preserved. Mr. Budge stated that Park City was able to prepare the ordinance because the State has delegated authority to the City because that power has been used in a thoughtful way. Mr. Budge remarked that the delegation from the State of Utah is very narrow. It is found in two sections: Title 10-8-85.9 and also in LUDMA. Both of those sections talk about representing property rights at every step of the way. Mr. Budge agreed that it was very important that historic preservation continue in Park City because it is an important feature of this community. However, it needs to be applied in a way that stays true to the principles and the delegation of the power and authority. Mr. Budge stated that if this application that was submitted by the City is approved, they would be running afoul of the legal standards that exist in the delegation primarily due to the fact that they were dealing with a home that is not historic. Mr. Budge reiterated all the reasons why they believe it is not historic. He remarked that another component is that when they look at the criteria in the new ordinance they have to make sure it is applied in a legal way. If the Staff recommendation is that because this home received a grant in 1988 it is eligible to be declared Significant and if that interpretation is

applied in this case, it would result in a legal effect on the owners because there was no restriction on demolition in 1988. A recipient of the grant money would not be able to expect that if they received that money they would be surrendering a significant property right to later make sure of the two lots on which this home is located. Mr. Budge commented on retroactive effect. He thought the ordinance as amended could be applied to anyone who accepts a grant moving forward, and the person receiving the grant would understand that they may be deemed eligible. In case, the grant that was received was not to restore historic features. It was for the installation of non-historic trim and stonework. Mr. Budge stated that if this application is approved it will work an unlawful exaction on his clients. He noted that the US Supreme Court in a case decided last year stated that cities need to apply their ordinances in a way that does not unjustifiably burden the property owners. There is a recorded subdivision plat with two lots and everyone is aware of that subdivision plat. It would be an unjustifiable action to require his clients to always keep their property in that same place so the adjacent owners can enjoy the airflow between those two properties. Instead, it would be consistent to allow the form of this neighborhood to continue and to allow new homes to be built that are consistent with the Historic Design Guidelines. Mr. Budge stated that preventing people from making use of their lots would result in a taking of significant property rights. Actions taken by bodies to address a particular property can create Class of One situation.

Mr. Budge had prepared proposed Findings of Fact for denial since there were none for denial in the Staff report. He read the Findings as proposed: 1) Incorporate Findings one through seven in the Staff report with the modification that the date on Finding 5 be changed to circa 1941 as to that referenced photos. 2) The current building does not reflect the architectural style or design of the original circa 1923 bungalow in that it has been modified in a way that is inconsistent with the period of historic significance. 3) Nothing has changed on the building since the decision was made to delist the building due to an error in 2009, as discussed in the letter dated July 27, 2015 from CRSA Architects. 4) The new amendments do not change the fact that the home has not received a historic grant to establish or maintain a historic feature on the building. Instead, the building has been dramatically changed by its additions, including the out of period roof, porch and window elements. Further, the owners have not received notice a historic grant, no recorded notice or no restrictive covenant, and no new historic grant has been provided since the amendment of this Code was enacted in December. 5) The house has never been properly listed as a Significant historic site and that the only prior attempt to designate was done so in error and was corrected by the City in 2010. 6) To find the building a Significant historic site would work a burden on the applicants that is not necessary to address impacts associated with the owner's use of the property. 7) To make or restore the property to its historic condition would require significant re-construction, the loss of a significant portion of the kitchen, and the loss of living space. 8) Any

new structures on the two lots would have to comply with Historic Design Guidelines that are designed to protect the historic feel and appearance of the neighborhood. And these ordinance would protect the fabric and the historic components of this neighborhood.

Mr. Budge had also prepared two Conclusions of Law: 1) The existing structure located at 569 Park Avenue does not meet the required criteria in LMC Section 15-11-10(a)(2). 2) A denial of this application prevents an unconstitutional taking or exaction or burdening of owners' property rights and is consistent with the delegation of authority to this Board and to the City by the State of Utah.

Justin Keys, an attorney with Jones Waldo stated that he was representing two homeowners on Park Avenue, Linda Cox and John Browning, who own homes in close proximity to 569 Park Avenue. Mr. Keys noted that when Mr. Kershaw purchased this home it was listed as a Significant home at that time. It was delisted after that due to a misunderstanding based on comments made by Sandra Morrison. However, Ms. Morrison corrected the misunderstanding when it was brought to her attention in April of last year, and that spawned the communication Mr. Kershaw had mentioned. Mr. Keys disputed some of the legal points that were made this evening; however, he would not take time this evening to argue those points because the HPB was represented by the Assistant City Attorney and she could advise them on the legal points that were raised. He noted that many of the same legal points were raised to the City Council and the Council went ahead and adopted these amendments to the LMC. Mr. Keys stated that the question before the HPB is whether or not 569 Park Avenue meets the criteria necessary for determination that it is a Significant site under the LMC as amended. Mr. Keys reviewed the criteria on page 132 of the Staff report that the HPB would consider in making their decision. There was no dispute with criteria A because everyone recognizes that it is at least 50 years. Criteria B - Does it retain its historic form as may be demonstrated but not limited by any of the following: It previously received a historic grant from the City; or it was previously listed on the Historic Sites Inventory; or it was listed as Significant or on reconnaissance or intensive level survey of the historic resources. Mr. Keys thought it was undisputed that 569 Park Avenue meets all of the above categories. He reiterated that it was de-listed in 2010 as a result of a miscommunication from Sandra Morrison.

Mr. Keys referred to a letter from Tim Lee on page 168 of the Staff report. Mr. Lee was the prior owner who received the grant from the City and did the work with the grant money to bring it back to a closer resemblance of what it was originally. Mr. Keys urged the Board to carefully read the letter because many of Mr. Lee's statement are helpful. According to the letter a grant was awarded in the maximum amount of $5,000. The Planning Department and HPB encouraged him to work from the historic photos to replicate the appearance of the original front porch that had been framed in. Mr. Lee worked to replicate the

original home and it received a historic preservation award. The home was included on a number of tours up to and through 2012.

Mr. Keys continued with the next criteria and noted the structure has to meet one or more of the following: It retains its historic scale, context and materials in a manner and degree which can be restored to the historical form even if it has non-historic additions. He believed Mr. Lee's letter was very important because he performed the work on the roof and addressed it in his letter. Based on the letter, Mr. Keys stated that the original roof is under the gable hip roof and could be brought back to its original form. Mr. Keys pointed out that the letter from Mr. Lee was not included and the information and evidence was not considered in the decision to de-list the home. In addition, LMC amendments in place today also changed the factors. Mr. Keys read the next criteria. It is important in local or regional history, architecture, engineering or culture associated with at least one of the following: An era of historic importance to the community; or lives or persons noteworthy; or methods of construction. He believed 569 Park Avenue meets an era of historic importance to the community because it is of the Mature Mining Era. Mr. Keys referred to the photo on page 141 which showed the home in the context of the neighborhood. He believed the importance is where the home is located and its context of the neighborhood generally. When the City Council was considering this ordinance they worried about the loss of homes that contribute to the fabric and structure of the Historic District, and they wanted to avoid piecemeal removal. Mr. Keys stated that the issue with this home is exactly what the amendments to the provision were meant to do. He noted that what started this process was a submission by Mr. Kershaw to demolish this house and it was very concerning to the residents in the area. If it were to be demolished it would impact the home values for all of the homes in the area because they would lose part of the fabric of this historical community. For that reason and because it meets the criteria, Mr. Keys thought the HPB should vote to relist the home as Significant.

Referring to a comment Mr. Keys made about previously crossing paths with Mr. Keys on another litigation matter, Mr. Budge wanted it clear the Mr. Kershaw has never met Mr. Keys. He did not want the Board to think that Mr. Kershaw was litigious or constantly crossing swords with lawyers.

John Plunkett a resident on Park Avenue, commended the HPB for volunteering for this citizen board and for listening to the insane amount of detail at each public hearing. Mr. Plunkett stated that he and his wife have redone three houses in a row on Park Avenue, including the one at 561 Park Avenue which they sold to John Browning, and which is next door to Mr. Kershaw's house. Mr. Plunkett stated that if you step back from the mountain of details and legally debate, the question is whether it is worth keeping a 93 year old house that sits in the middle of two lots, or is it better to tear it down and build two new houses. Which one is more in line with the City's goals of preservation of the historic

district. Mr. Plunkett noted that rhythm and pattern were mentioned. In looking at the Sanborn maps for 93 years a house more or less in that shape has been in that location. He believed that was a rhythm and pattern worth maintaining. Mr. Plunkett acknowledged that this house has been modified, but the question is whether any historic house in Park City has not been modified. To his knowledge, every house in the Historic District that is listed has either had major or minor modification, which is a natural part of houses over time. However, when Tim Lee redid the house in 1988, it was attempt to bring it back to something more like the tax photo. Mr. Plunket noted that Mr. Lee followed the process and went through the Planning Department, which he has done himself on four historic homes. None of the homes looked like the historic photos because they had all been modified, and he put them back as accurately as possible to match the historic photos. Mr. Plunkett believed the modification issue was intrinsic to maintaining and preserving the historic district.

Mr. Plunkett commented on significant discussion this evening regarding the rights of individual homeowners, and he agreed that all homeowners like to have their rights respected. The role of the HPB is to balance the rights of the individual homeowner against the rights of all the homeowners in the Historic District. Mr. Plunkett stated that the City has a duty to preserve and protect the investments of all historic district homeowners. The community relies on the City to fulfill that obligation and protect the value if their investments.

Chair White closed the public hearing.

Board Member Stephens asked about the process that the homeowner may have expected when he purchased the home. He wanted to know when the City began the Historic Survey Inventory. Planner Grahn believed the survey was conducted between 2007 and 2008, and it was officially adopted in 2009. Mr. Stephens asked if the City relied solely on the LMC prior to the HSI. He recalled that certain criteria within the LMC. If the structure was at least 50 years old it was expected to go through a Design Review process.

Assistant City Attorney McLean could not recall the exact process. She thought there were different renditions of the inventory prior to 2009; and that the HSI adopted in 2009 was a revamp of what already existed.

John Plunkett explained that when he moved to Park City in 1991 he obtained a copy of the LMC and the Design Guidelines from the Planning Department, as well as a written list of houses that were included in the Historic District. At that time most of the houses were listed as Contributing with the exception of a few houses that were Federal Landmarks. Mr. Stephens believed it was contributing to the thematic nomination for the Historic District. Mr. Plunkett stated that it was listed by address, and all of Park Avenue and all the residential streets were listed as Contributing. Mr. Stephens pointed out that it was not the same list that

SHPO prepared because Contributory within the City was on SHPO's list. Mr. Plunkett remarked that Derek Satchel, the historic planner in the 1990s worked on making a more official version. Chair White also recalled that Mr. Satchel was very instrumental in preparing a list. Mr. Stephens could not recall a specific list. His recollection was if a structure was 50 years or older and within an HR zone it was listed as Contributory. He believed some homes outside of the HR District were also Contributory and had to go through the historic process.

Assistant City Attorney McLean clarified that the Board needed to look at the criteria. The first criteria that talks about the grant are only indicators of retaining its historic form. Determining that the structure retained its historic home is demonstrated but not limited by the points listed. They are intended to be examples of how the HPB could find whether or not the historic form was retained.

Board Member Beatlebrox stated that she is concerned about preserving the line of historic homes and the whole neighborhood, and making sure that everyone's preservation is the same as an individual's preservation. Ms. Beatlebrox stated that there were questions regarding the impact of the new ordinance on property rights, and that this issue was raised with the City Council. She asked if Mr. Kershaw or his representative gave their opinion to the City Council when that discussion was occurring in terms of the denial of property rights and what could be done with the property.

Assistant City Attorney McLean stated that City Attorney Mark Harrington is the attorney who advises the City Council. She believed that legally the City was on firm ground because they were not taking away all use of these properties from the owners, which is the criteria for determining a taking. Furthermore, zoning is changed all the time and that changes property rights. Ms. McLean remarked that just because property rights have been altered it does not make it illegal.

Board Member Stephens understood that within the Significant Site designation the owner still has the opportunity to go through a demolition process. Planner Grahn clarified that a Significant Site cannot go through the demolition process. If the owner wanted to scrape the site completely they would have to keep the building off of the HSI because any site on the HSI is protected from demolition. If the City finds that the building was in such poor condition that it needed to be reconstructed, that would be a material deconstruction. The reconstruction would be approved by the HPB. Planner Grahn stated that a reconstruction can still be listed as Significant.

Board Member Holmgren understood that when a grant is awarded a lien is placed against the property. When the work is completed the lien is released. She believed that information would show up in a Title Search. Ms. McLean replied that liens were not placed when this home received a grant in the 1980s.

The process of placing liens when grants are awarded came later in the Grant Program. Ms. McLean explained that the purpose of the lien was to keep people from taking the grant money and then flipping the house.

Board Member Holmgren questioned why Mr. Budge was suggesting that they change the date of the tax photo from 1938 to 1941. Ms. Holmgren noted that the owners purchased the house in 2009. In 2009 the home was still on the HSI as Significant and the broker or realtor had the responsibility to inform the buyer before the house was purchased.

Board Member Hewett stated that she was not considering the grant because in her opinion it has no bearing. She thought the 93 years has a lot of bearing with regards to the streetscape. Everyone who purchases within a historic area knows that if the property is 93 years old they are buying historic property.

Board Member Melville stated that in looking at the criteria on pages 132-133, the home is at least 50 years old, it retains its historic home, previously received a historic grant, was previously listed on the Historic Sites Inventory, it was listed as Significant on any reconnaissance or intensive level historic resources, and it is important to local and regional history. Per the Code as written, Ms. Melville believed there was compliance with each of those criteria.

Assistant City Attorney McLean referred to Sub (b) and noted that Historical Form is capitalized. The definition of essential historical form in the Definition Section of the Code states, “The physical characteristics of a structure that make it identifiable as existing in or relating to an important era in the past”.

Chair White stated that he was interested to hear from Mr. Keys that the original roof forms, the pyramid roof and the structure was still there and remains intact. He believed that was an important fact.

Board Member Stephens agreed with Ms. Melville because their decision is based on the criteria in the LMC as written. In 1988 there was some indication by the Historic District Commission at that time that this building was worth preserving and saving. The home was listed on the Historic Sites Inventory, and based on his own restoration experience during that time period, he would have been surprised if this home was not on some type of list as historic. Based on how the LMC was written, Mr. Stephens understood that it only needed to comply with Sub (a) and (b). It then says or (c) or (d). Mr. Stephen believed this home should be listed as Significant on the Historic Sites Inventory.

MOTION: Board Member Holmgren made a motion to list 569 Park Avenue on the Historic Sites Inventory as a Significant site in accordance with the Findings of Fact and Conclusions of Law found in the Staff report. Board Member Hodgkins seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 569 Park Avenue

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

2. The house at 569 Park Avenue is within the Historic Residential (HR-1) zoning district.

3. The residential structure at 569 Park Avenue was included in the 2009 HSI; however, it was removed in April 2010 due to the modifications made to the original roof form outside of the historic period based on earlier criteria.

4. In December 2015, City Council amended the Land Management Code to expand the criteria for what structures qualify to be significant sites.

5. The house was built c. 1923 during the Mature Mining Era (1894-1930). The structure appears in the 1929 and 1941 Sanborn Fire Insurance maps. A c. 1938 tax photo of Park City also demonstrates that the original low-pitch hipped-roof bungalow form.

6. Between 1958 and 1968, the hip roof was modified to a low-pitch gable. A portion of the bungalow's full-width front porch was infilled to create a recessed, partial-width front porch.

7. Between 1990 and 1995, the roof pitch was modified once again to create a gable-on-hip roof. The partial width front porch was filled in and a new full-width porch was constructed on the façade. During this renovation, bungalow-style elements such as the square porch posts and solid rail were returned; however, these were not based on physical or photographic evidence.

8. The site meets the criteria as Significant on the City's Historic Sites Inventory.

9. Built c.1923, the structure is over fifty (50) years old and has achieved Significance in the past fifty (50) years.

10. While the current building does not reflect the architectural style or design of the original c.1923 bungalow, the gable-on-hip form reflects the Historical and Architectural character of the district through its design characteristics, including its mass, scale, composition, materials, treatments, and other architectural features that are visually compatible to the Mining Era Residences National

Register District, despite alterations made to its façade between 1990-1995.

11. The original hip-roof bungalow form could be restored to its Historical Form if the non-historic additions to the façade and rear were removed. The wall planes on the north and south elevations remain in their original location, through the length of the wall plane has been extended toward the east and west due to out-of period in-line additions.

12. The house is important in local or regional history because it is associated with an era of historic importance to the community, the Mature Mining Era.

13. Staff finds that the structure at 569 Park Avenue meets the standards for local "significant" designation, but does not meet the criteria for "landmark" designation. In order for the site to be designated as "landmark," the structure would have to be eligible for the National Register of Historic Places and retain a high level of integrity.

Conclusions of Law – 569 Park Avenue

1. The existing structure located at 569 Park Avenue meets all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:
(a) It is at least fifty (50) years old or the Site is of exceptional importance to the community; and
Complies.

(b) It retains its Historical Form as may be demonstrated but not limited by any of the following:
(i) It previously received a historic grant from the City; or
(ii) It was previously listed on the Historic Sites Inventory; or
(iii) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; or
Complies.

(c) It has one (1) or more of the following:

(i) It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; and
(ii) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; or
Complies.

2. The existing structure located at 569 Park Avenue does not meet all of the criteria for designating sites to the Park City Historic Sites Inventory as a Landmark Site including:
a. It is at least fifty (50) years old or has achieved Significance or if the Site is of exceptional importance to the community; and Complies.
b. It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and **Does Not Comply.**

c. It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:
i. An era that has made a significant contribution to the broad patterns of our history;
ii. The lives of Persons significant in the history of the community, state, region, or nation; or
iii. The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman. **Complies.**

5. <u>1406 Park Avenue – Determination of Significance</u>
(Application PL-15-02883)

Planner Grahn reported that the Staff was forwarding a neutral recommendation because they were unable to make a specific recommendation and needed the HPB to make the determination.

Planner Grahn noted that this site was being reviewed based on the Land Management Code changes. She referred to the 1929 Sanborn map analysis on page 190 of the Staff report, which showed that the house originated as a cross-wing house. The 1941 Sanborn map on page 191 shows that the house remained the same. She explained that the house did not show up until the 1929 Sanborn map was because prior to that it was outside of the City limits in a rural area of Park City.

Planner Grahn stated that between 1949 and 1968 several major changes occurred to the house, which was outside of the historic period of significance. Based on the tax code analysis the first one notes that an addition was added to the northeast corner of the cross-wing in 1943. In 1958 the home was clad in aluminum siding and the form was modified further by adding a new porch on the northwest side of the house, consuming the cross-wing. By 1968 the front porch was relocated to the northwest side of the house, which is consistent with what exists today. The sun porch and roof were further altered in the 1980s. The roof was extended over the existing porch and sun porch to create the new roof.

Planner Grahn compared photos on page 192 and 193 and pointed out the differences in the structure over time and how additions had changed the original roof form.

Planner Grahn stated that the three major alterations included 1) an inline addition that created more of a saltbox form and non-projecting gable; 2) the front porch was built in and a new sun porch was added in front; 3) the roof form has been altered on the north/south stem wing. Planner Grahn remarked that based on the analysis the site does not meet the criteria for Landmark, and the extent of the alterations have made it ineligible for the National Register. The Staff requested that the HPB determine whether or not the house meets the criteria for a Significant designation. The Staff report included Findings of Fact both in support and in opposition of listing it on the Historic Sites Inventory.

Planner Grahn reviewed the criteria for determination. The first is whether or not the house is 50 years old. According to the Summit County Recorder the house was constructed in 1912, making it at least 104 years old. The second criteria is whether it retains its historic form. Planner Grahn reported that the house was initially listed on the HSI in 2009 but it was removed in 2010 when the Staff discovered that the tax cards showed that the alterations had been made outside of the historic period. The third criteria is that is has one or more of the following: It retains its historic scale, context and material; or it retains a historic form consistent with what is in Park City. Planner Grahn stated that the house does not retain a historic form consistent with what is in Park City, but the scale and the context have been maintained in the sense that the scale of the house is still relatively small and there were no large additions. The windows, door openings, materials, treatment of cornice and architectural features have all been lost. New materials were added. Planner Grahn believed that the criteria of whether the house is important to local or regional historic was based on its date of construction. It is associated with the Mature Mining Era based on the 1912 Construction date. She pointed out that the 1949 tax cards note that the walls were lumber lined. She assumed that meant single wall construction, which was prominent during the historic period.

Planner Grahn requested that the HPB discuss this application and determine whether or not the house at 1406 Park Avenue belongs on the Historic Sites Inventory.

Chair White opened the public hearing.

Lisa Laporta, the owner, stated that she purchased the house 20 years ago. She approached the City because she wanted to know what she could do to improve the house. She could not afford to move anywhere else and she could not afford to tear it down and build a new home. Ms. Laporta noted that it would be nice if she could get a grant, but $15,000 would not accomplish much. She was

interested in hearing the Board's evaluation of the home and how she could improve it. Ms. Laporta remarked that her house is an isolated historic home surrounded by condos.

Chair White closed the public hearing.

Board Member Melville referred to the Google Map on page 60 of the Staff report which showed an aerial map of all the buildings. The map shows that the 1406 Park Avenue sits next to another historic house at 1420 Park Avenue. Therefore, in context there are two historic houses. She believed that was important to consider in terms of not only this house but also the integrity of the other house. Ms. Melville asked if it made a difference to Ms. Laporta to live next door to a historic house.

Ms. Laporta stated that Jeff Camp owned the house at 1420 and he eventually built condos behind their houses. Before the condos they had open property behind them and the dogs would move back and forth. In response to Ms. Melville, Ms. Laporta stated that it was not important to her to be part of a couple of historic houses. She personally felt the house was destroyed once everything was built behind it. The house at 1420 has no privacy. She has a little more privacy because the condos behind it do not have windows facing into her backyard. It would be nice to have the integrity and charm of Old Town by having those two houses, but that was already diminished by the encroaching condominiums. Ms. Laporta noted that there is another large condo building across the street. She is newly married and she and her husband have no intentions of moving. For that reason, they would like to know the possibility of adding a second level to accommodate another bedroom, as well as making other improvements to the house. She wants a yard and the small community charm, and she wants to live in Park City. Ms. Laporta noted that the house has already had many additions and the walls are thin.

Board Member Melville asked if Ms. Laporta was opposed to having the home placed on the Historic Sites Inventory. Ms. Laporta was concerned that a Significant Designation would limit the possibilities for improving the home. However, she believed there should be some limitations for altering historic homes.

Board Member Holmgren asked if Ms. Laporta had spoken with an architect to see what could potentially be done to improve the house. Ms. Laporta replied that she had consulted an architect who said that she could demolish the house and build a new house for $500,000, and then sell it for $1.3 million. She has no intention of ever doing that or even spending $500,000 to rebuild. Ms. Laporta clarified that she only wanted to improve the existing house.

Chair White informed Ms. Laporta that if the house was determined to be Significant and on the HSI, it would not take away her ability to do an addition. Chair White asked Planner Grahn if there was anything left of the original roof or the original form. Planner Grahn was not able to speak to the north-south cross wing. She asked if Ms. Laporta had looked in her attic to see if the structural members were still there. Ms. Laporta replied that the home has had so many additions that she would not be able to tell. Planner Grahn had been inside the home and from what she could tell the cross-wing form is partially there among layers and layers of alterations. Where the saltbox occurs is a new bedroom wing. Where the original gable would have been in more like the living room. She noted that the sun porch has completely obliterated where the historic porch would have been. If they had to draw a line she was unsure where to draw it.

Board Member Beatlebrox stated that in terms of Park City vernacular, she thought it looked like a charming Old Town house. However, it does not look like any of the historic structures that they know and love as part of the Mining Era. Ms. Beatlebrox thought it looked more like a hippie home.

Board Member Hodgkins asked if the additions were presumed to be over 50 years old. Planner Grahn replied that the additions started in 1943 and went on until the 1980s.

Board Member Melville referred to page 195 of the Staff report and noted that the house was initially listed on the Historic Sites Inventory and later removed. Assistant City Attorney McLean stated that it was language to help the HPB determine whether or not it retains its historic form. She re-read the definition of essential historical form. “The physical characteristics of a structure that make it identifiable as existing in, or relating to an important era in the past”. Board Member Melville stated that based on that definition and sub (b), it is a historic house that is older than 50 years old and it was listed on the HSI at one time. She believed it could meet (b) in two ways. Ms. Melville also thought it would meet (c) because it has retained its historic scale and context. She also thought it could potentially be restored to its historic home even if it has non-historic additions, but that was still unclear. Ms. Melville stated that it would also meet (d) because it was important to the Mature Mining Era.

Board Member Hewett was in favor of finding the house historically Significant based on most of the criteria. The only thing that would hold it back were the visual aspects, which she believed was part of the conversation they had with the other structures this evening. Ms. Hewett chose to disregard that visual aspect piece and to look at the fact that it complies with the rest of the criteria for being historically Significant.

Board Member Stephens asked why it was listed on the HSI in 2009. Planner Grahn clarified that she was not with the City in 2009; but she assumed they took

a list from the County Recorder's Office and found buildings that were built during the Mature Mining Era. In 2010 the house was removed from the Inventory due to the roof alterations that had occurred outside of the historic period. Mr. Stephens understood that in order to be a Significant site it must comply with (a) and (b); and then or (c) and (d). The home did not receive a grant and there was no evidence that it was on any other intensive level surveys. For that reason, he was struggling with compliance with (b) ii, if it was put on the HSI in error. Planner Grahn clarified that she had expressed her assumption for how it got listed on the HSI, but she had no specific knowledge as to how it was actually determined.

Board Member Stephens stated that if he were to acquire a piece of property and wondered if he could restore it, he would need to know whether there was historic fabric left underneath the additions. He had visited the site and he could not see where there was any historic fabric left underneath the exterior alterations. He assumed the exterior walls were probably removed in the process of remodeling. Without having evidence to the contrary, he did not believe there was any historic left on the home. Mr. Stephens had difficulty finding that this should be put on the HSI.

Board Member Melville asked if this home would be eligible for a historic grant if it was not listed on the HSI. Planner Grahn answered no because it would not be considered historic. Assistant City Attorney McLean pointed out that once the Contributory Inventory is completed, structures that are found to be Contributory will be allowed to apply for a grant. Planner Grahn clarified that if the owner does not take the grant money on a Contributory structure they would still be allowed to demolish it.

Board Member Hodgkins wanted to know the process if the HPB voted to place it on the HSI and it was later discovered during remodeling that there is no historic material. Ms. McLean stated that the home would still have to retain its historic form. She remarked that if the HPB was basing their decision on whether or not there was still historic material left in the house, she would recommend a continuance and request an exploratory or some other means to find the evidence. Ms. McLean emphasized that once the HPB makes a decision it is the final action.

Board Member Stephens noted that a third alternative would be not to take any action, in which case it would stay not be listed on the HSI and the HPB would not be ruling whether it is or is not Significant. Assistant City Attorney McLean stated that the homeowner has a due process right to have a determination.

Board Member Beatlebrox thought there was a significant missing piece of information. She was surprised this evening at how their decisions have been on

inheritance, resale value, property rights and known and unknown futures. She preferred to have the missing information before making any type of decision.

Board Member Melville referred to the two photographs on page 192 and thought it appeared that the footprint was not much different from the tax 1938 tax card photo, with the exception of the addition on the side. The context, the scale and the fact that the house looks old Park City leans in the direction of meeting the criteria under historical form. Ms. Melville could not dismiss the fact that it was one of two side by side houses that were listed as 1914 and 1912. Should one go ahead it creates the situation of one historic house in the neighborhood which diminishes the house itself and the streetscape. Based on those reasons, Ms. Melville was leaning towards the criteria that it retains its historic form per the criteria that it could be restored.

Ms. Laporta pointed out that the house looks cute on the outside because she painted it and had the roof redone and added a fence. It was far from looking cute before that because it had flesh colored aluminum siding and the house was basically taped together. She has made an effort to keep the house cute. Ms. Laporta did not have an opinion on whether or not it was better to make the house Significant, but she felt that listing it on the HSI would take away her rights. She pointed out that the house was not on the Historic Sites Inventory when she purchased her house 20 years ago.

Assistant City Attorney McLean advised the Board to focus on apply the criteria in making their decision. Board Member Stephens noted that the Board members have not had the opportunity to look inside the home to understand what is actually taking place. The fact that Planners Grahn and Turpen were unable to make a recommendation even after being inside the house demonstrates how perplexing this was. Mr. Stephens stated that if could not have the level of survey that the Planners had either more complete through documentation or through a site visit, it would be difficult for him to make a decision. If the Planners had trouble based on their career experience, he was uncomfortable making a decision that would affect someone's property rights over a long period of time. Board Member Beatlebrox concurred. Chair White preferred to do a site visit before making a decision.

MOTION: Board Member Beatlebrox moved to CONTINUE the Determination of Significance for 1406 Park Avenue to allow for a site visit.

Ms. McLean noted that the site visit would be noticed as a meeting because the Board would be visiting the site as a group. The Board could continue this item to a date uncertain and it will be noticed 14 days prior, or it could be continued to the next meeting on April 6th. Planner Grahn suggested that they continue to April 6th and if there is a conflict it could be continued again to the May meeting.

AMENDED MOTION: Board Member Beatlebrox amended the motion to CONTINUE 1406 Park Avenue to April 6, 2016. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

Director Erickson stated that the Staff would tentatively schedule a site visit on April 6th prior to the regular meeting.

6. Annual Preservation Award – Staff recommends the Historic Preservation Board choose one (1) awardee for the annual Preservation Award, select three (3) members to form an Artist Selection Committee and discuss awarding commemorative plaques. (Application GI-15-02972)

Due to the late hour Board Member Melville preferred to continue this item to the next meeting when the Board would have time for an adequate discussion.

MOTION: Board Member Melville moved to CONTINUE the Annual Preservation Award to April 6, 2016. Board Member Stephens seconded the motion.

VOTE: The motion passed 6-1. Board Member Hodgkins voted against the motion.

7. Design Guideline Revisions – Staff recommends that the Historic Preservation Board take public comment on the proposed changes to the Design Guidelines for Park City's Historic Districts and Historically Significant Buildings. (Application GI-13-00222)

Chair White noted that the HPB had reviewed these Guidelines several times. Board Member Melville agreed. Board Member Beatlebrox thought the revisions were well done.

Chair White opened the public hearing.

There were no comments.

Chair White closed the public hearing.

MOTION: Board Member moved to APPROVE the Revisions to the Design Guidelines as presented on pages 302 to 319 of the Staff report. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed unanimously.

Planner Grahn noted that the Historic Preservation Updates was scheduled for Work Session. If the Board decided to continue this evening, in their quarterly update to the City Council on March 31st the Staff would not include the issue of whether or not the HPB would do design review because the Board would not have discussed it at an open meeting.

Board Member Melville stated for the record that the Board members had received a letter dated March 2, 2016 that was public comment for this work session.

Director Erickson stated that when the Staff give their report to the City Council on the Historic Preservation Update, they would omit the section regarding the HPB's desire to do historic design review. The report would include the Historic District Updates, the Grant Program, the plaques, the CRSA survey, as well as other topics.

Board Member Hewett asked if the Staff had any idea that this meeting would go this late. Planner Grahn stated that she did not think it would be to this extent. Ms. Hewett thought it would be helpful if the Board could have prior notice so they would be prepared to sit through a long meeting.

Board Member Stephens stated that if the intent is to hear from the public he did not believe the public is well-served when they are asked to keep their comments short. He recalled that when the HPB went back to one meeting a month they left open the idea of meeting twice a month if necessary. He was willing to attend a second meeting if required.

Planner Erickson stated that Planner Grahn has the responsibility of managing the agenda looking forward six months. This was the first time they had the chance to see the depth of the inquiries regarding Determinations of Significance and he believed Planner Grahn would have a better idea of how to manage the agenda moving forward.

The meeting adjourned at 9:04 p.m.

Approved by _____

David White, Chair
Historic Preservation Board

Historic Preservation Board
Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Author: **Anya Grahn, Historic Preservation Planner**
Subject: **Historic Sites Inventory**
Address: **1406 Park Avenue**
Project Number: **PL-15-02883**
Date: **March 2, 2016**
Type of Item: **Administrative – Determination of Significance**

Summary Recommendations
Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and determine whether to designate the house at 1406 Park Avenue as a Significant Site on the Park City Historic Sites Inventory (HSI) in accordance with the attached findings of fact and conclusions of law.

Topic:
Project Name: 1406 Park Avenue
Applicant: Park City Municipal Corporation
Owners: Lisa A. Laporta
Proposal: Determination of Significance

Background:
The Historic Preservation Board continued this item on March 2, 2016. The HPB found that they needed to visit the site to gain a better understanding of the house before proceeding with a determination. Staff has arranged a site visit as part of the April 6th HPB meeting.

The March 2nd HPB report and exhibits are attached as Exhibit 1.

Exhibits:
Exhibit 1 — March 2nd HPB report and exhibits

Historic Preservation Board
Staff Report

Planning Department

Author: **Anya Grahn, Historic Preservation Planner**
Subject: **Historic Sites Inventory**
Address: **1406 Park Avenue**
Project Number: **PL-15-02883**
Date: **March 2, 2016**
Type of Item: **Administrative – Determination of Significance**

Summary Recommendation:
Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and determine whether to designate the house at 1406 Park Avenue as a Significant Site on the Park City Historic Sites Inventory (HSI) in accordance with the attached findings of fact and conclusions of law.

Topic:
Project Name: 1406 Park Avenue
Applicant: Park City Municipal Corporation
Owners: Lisa A. Laporta
Proposal: Determination of Significance

Background:
City Council adopted amendments to the Land Management Code (LMC) on December 17, 2015, to modify the criteria regarding the designation of "Significant" structures which would expand the Historic Sites Inventory criteria to include or consider the following terms:

- Any structure that has received a historic grant from the City;
- Has previously been on the Historic Site Inventory or listed as significant or contributory on any reconnaissance or other historic survey;
- Or despite non-historic additions retain its historic scale, context, materials in a manner and degree, which can reasonably be restored to historic form.

The Planning Department identified and submitted applications for determination of significance for several properties, including 1406 Park Avenue, which may qualify for local designation on the inventory under the new LMC changes.

The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, currently includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites. Since 2009, staff has reviewed Determination of Significance (DOS) applications with the HPB on a case-by-case basis in order to keep the Historic Sites Inventory (HSI) current.

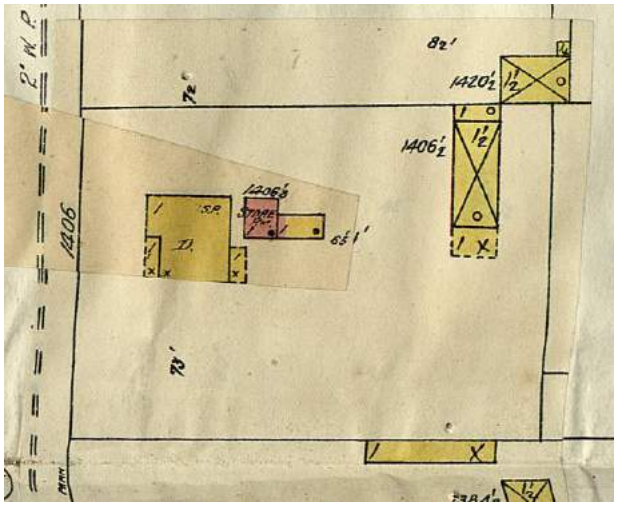
In July 1982, the City issued a building permit for a new foundation, door and window reconfiguration, and a small addition on the rear. The house was re-roofed in 2000.

The Historic Preservation Board approved a Determination of Significance (DOS) application to remove the house from the HSI due to the major alteration that destroyed its Essential Historical Form in April 2010 based upon the older criteria. The amendments to the LMC to become a Significant Site expanded the criteria and now may include properties which did not meet the criteria previously.

There is currently a Historic District Design Review Pre-Application (Pre-app) on file for this property, and the owner is interested in possibly renovating the house in the future to construct a foundation and second level.

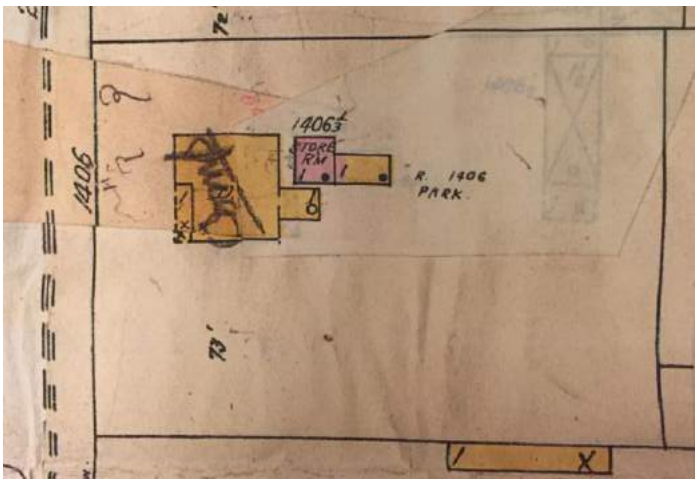
History of the Structure:

The one-story wood frame residence was constructed in 1912, per the Summit County Recorder. This is consistent with Sanborn Fire Insurance Map analysis which shows that the c. 1912 cross-wing form first appears in the 1927 Sanborn Fire Insurance Map. At this time, the house was an L-shape with front and rear porch. An unattached masonry "store room" is directly east of the house. It is identified as 1406-1/3 and likely served as a root cellar. It appears that 1406-1/2 Park Avenue, at the back of the lot, served as a residence as it was a 1.5 story wood-frame building with 1-story porch.



1929 Sanborn Fire Insurance Map

By 1947, 1406-1/2 had been demolished. The primary cross-wing form remains largely unchanged, with the exception of a new rear addition that replaced the rear porch seen in the 1927 Sanborn map. 1406-1/3 remains unchanged.



1941 Sanborn Map

From the 1949 to 1968, several significant changes occurred to the house, as noted in the tax cards from these years:

- The 1949 tax card notes a c.1943 addition on the northeast corner of the original cross-wing and the house is attached to the root cellar (formerly 1406-1/3 Park Avenue). The house consists of just four (4) rooms.
- By 1958, the house has been clad in aluminum siding. The form of the house has been modified further and there is now a new porch on the northwest side of the house; the cross-wing appears to be lost.
- By 1968, the front porch has been relocated from the northwest side of the house to the southwest side, which is consistent with what exists today.
- In talking to the owner, she said that the sunporch and roof were altered in the 1980s when she was renting the house. The roof was further modified at this time and built over the sunporch.

The modifications occurring to the house from 1949 to 1958 altered the appearance of the original cross-wing form and its appearance from the street. The pitch of the east-west gable was modified in order to cover the new addition on the north elevation. Rather than retaining the principal roof and extending a shed roof over the addition, the principal roof now appears as a low-pitched, side-facing salt box.

Further, the stem wing, according to what is visible in the c.1938 tax photograph, originally had a dropped shed roof above the inset partial-width porch. The porch roof has been raised and springs from the principal roof to reflect a stylized gambrel roof form with the steeper slope above the shallower slope.

The photographs below show these modifications.

C.1938 Tax Card Photograph

Current photograph of the house, provided by Google Maps

Photo of the south elevation, north-west wing.

Three major alterations have occurred to the front façade after the historic photograph was taken c.1938:

1. An in-line addition was constructed to the north side of the house. The original gable roof-form of the front projecting gable of the cross-wing was altered to create a salt-box roof form on this elevation.
2. The front porch was in-filled and a new sunporch was constructed in front of it.
3. The roof form was altered on the north-south gable wing in order for the roof to extend over to the new sunporch. The photo of the façade shows these modifications, and the photo of the south elevation shows how drastically this roof form was altered, leaving only a portion of the original gable pitch intact.

Analysis and Discussion:

The Historic Preservation Board is authorized by Title 15-11-5(I) to review and take action on the designation of sites within the Historic Sites Inventory (HSI). The Historic Preservation Board may designate sites to the Historic Sites Inventory as a means of providing recognition to and encouraging the preservation of historic sites in the community (LMC 15-11-10). Land Management Code Section 15-11-10(A) sets forth the criteria for designating sites to the Park City Historic Sites Inventory (HSI). The site is currently not listed on the HSI.

Staff finds that the site would not meet the criteria for Landmark designation, based on the following:

LANDMARK SITE. Any Buildings (main, attached, detached, or public), Accessory Buildings, and/or Structures may be designated to the Historic Sites Inventory as a Landmark Site if the Planning Department finds it meets all the criteria listed below:

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

Per the County records, the house was constructed in 1912, making it 104 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 site does not meet these criteria. Major alterations, made outside of the period of significance (1869-1929), have destroyed the original cross-wing form. The tax records show extensive alterations occurring to the building between 1941 and 1968, including the construction of an in-line addition on the north elevation, changes to the exterior materials, and alterations to the original form. Further, the pitch of the roof above the gable wing was modified between 1949 and 1958 in order to cover the addition to the north. The roof pitch on this front-facing gable was lost and the shed roof extended over the addition to create the low-pitch side-facing saltbox form present today. Further, the north-south stem wing, according to what is visible in the tax photo, originally had a drop shed roof above the inset partial-width porch. The porch was enclosed to create interior space and a new sunporch added to the exterior of the house; the porch roof has been raised and now springs from the principal roof to reflect the stylized gambrel roof form with the steeper slope above the shallower slope, as seen on the south elevation.

The house is not eligible for the National Register of Historic Places due to the cumulative changes to its design, materials, and workmanship that have severely diminished its historic integrity.

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

(i) An era that has made a significant contribution to the broad patterns of our history;
(ii) The lives of Persons significant in the history of the community, state, region, or nation; or
(iii) The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman.

The site is associated with the Mature Mining Era (1894-1930) of Park City primarily because of its original date of construction. Further, the 1949 tax card notes that the construction is “lumber-lined” with “no studs”, confirming that the house was initially built using single-wall construction. This type of construction is consistent with other historic buildings throughout Park City.

In order to be included on the HSI, the Historic Preservation Board will need to determine that the building meets the criteria for Significant, as outlined below:

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

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

Per the County records, the house was constructed in 1912, making it 104 years old.

(b) It retains its Historical Form as may be demonstrated but not limited by any of the following:

(i) It previously received a historic grant from the City; or
(ii) It was previously listed on the Historic Sites Inventory; or
(iii) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; or

The site was initially listed on the Historic Sites Inventory in 2009, but removed in 2010 when staff discovered the tax cards and found that the alterations to the historic form had occurred between 1949 and 1958. As previously noted, the tax records show extensive alterations occurring to the building between 1941 and 1968, including the construction of an in-line addition on the north elevation and changes to the exterior materials. Further, the original roof pitches were modified in order to create the low-pitch side-facing saltbox form on the east-west stem wing as well as the stylized gambrel roof form, visible from the south elevation, that springs from the original roof form to cover the c.1980 sunporch. These changes to the roof significantly altered the original form of the building.

While these alterations do detract from the original cross-wing form of the house, the cross-wing form still could be discernible among layers of non-historic additions. Historic materials as well as original window and door openings have been modified.

(c) It has one (1) or more of the following:

(i) It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; and
(ii) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; or

While the house does not retain its Historical Form, its scale and context have been maintained. The house could be restored to its Historical Form if the post-1943 additions were removed. Its mass and scale remain small and consistent with the historic district, though the composition of its window and door openings, materials, treatment, cornice, architectural features, and overall form have been lost.

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

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

The site is important to local and regional history because of its association with the Mature Mining Era (1894-1930) of Park City and its original date of construction. Further, the 1949 tax card notes that the construction is "lumber-lined" with "no studs", confirming that the house was initially built using single-wall construction. This type of construction is consistent with other historic buildings throughout Park City.

Process:
The HPB will hear testimony from the applicant and the public and will review the Application for compliance with the "Criteria for Designating Historic Sites to the Park City Historic Sites Inventory." The HPB shall forward a copy of its written findings to the Owner and/or Applicant.

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

Notice:
On February 20, 2016, Legal Notice of this public hearing was published in the Park Record, according to the requirements of the Land Management Code. Staff also sent a mailing notice to the property owner and property owners within 100 feet on February 17, 2016 and posted the property on February 17, 2016.

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

Alternatives:
- Conduct a public hearing to consider the DOS for **1406 Park Avenue** described herein and determine whether the structure at **1406 Park Avenue** meets the criteria for the designation of "Significant" to the Historic Sites Inventory according the draft findings of fact and conclusions of law, in whole or in part.

- Conduct a public hearing and find the structure at **1406 Park Avenue** does not meet the criteria for the designation of "Significant" to the Historic Sites Inventory, and providing specific findings for this action.
- Continue the action to a date uncertain.

Significant Impacts:
The structure at 1406 Park Avenue is not currently listed on the Historic Sites Inventory (HSI). If designated as "Significant" on the HSI, any alterations must comply with the Design Guidelines for Historic Sites; the site will be eligible for the Historic District Grant Program. Should the structure not be included, then the property will be eligible for demolition.

Recommendation:
Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and determine whether to designate the house at 1406 Park Avenue as a Significant Site on the Park City Historic Sites Inventory (HSI) in accordance with the attached findings of fact and conclusions of law.

Supporting adding 1406 Park Avenue to the Historic Sites Inventory:
Finding of Fact:

1. The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites. The house at 1406 Park Avenue is within the Historic Residential-Medium (HRM) zoning district.
2. The residential structure at 1406 Park Avenue was included in the 2009 HSI; however, it was removed in March 2010 due to the modifications made to the original roof form outside of the historic period based upon the older criteria.
3. In December 2015, City Council amended the Land Management Code to expand the criteria for what structures qualify to be significant sites.
4. There is wood-frame cross-wing cottage at 1406 Park Avenue.
5. The house was built c. 1912 during the Mature Mining Era (1894-1930). The structure appears in the 1929 and 1941 Sanborn Fire Insurance maps. A c.1938 tax photo of Park City also demonstrates that the overall form of the structure has not been altered.
6. In 1943, an addition was constructed to the northeast corner of the original cross-wing according to the 1949 tax card. The roof of the east-west stem wing was modified to create a low-pitched side-facing saltbox form, seen today, in order to extend the roof form from the original ridge over the c.1943 in-line addition.
7. By 1958, the house had been clad in aluminum siding. The form of the house was modified further to create a new porch on the northwest side of the house, consuming the original cross-wing form. It is unknown if the historic wood siding has been retained beneath the aluminum siding.
8. By 1968, the front porch was relocated from the northwest side of the house to the southwest side, which is consistent with what exists today.

9. An enclosed sunporch was constructed on the front of the house, replacing the c.1968 porch. The roof form was further modified and built over the sunporch in the 1980s, according to the current owner.
10. The house is currently clad in aluminum and vinyl siding. There are casement windows of various sizes and shapes used throughout the house.
11. The original cross-wing structure is discernable from the exterior and was typical of the types of residential structures built during the Mature Mining Era.
12. Built c.1912, the structure is over fifty (50) years old and has achieved Significance in the past fifty (50) years.
13. Though the post-1943 additions to the north side and front of the house have diminished its Historical Form, the original cross-wing is still discernible. Its scale and context have been maintained. The house could be restored to its Historical Form if the post-1943 additions were removed. Its mass and scale remain small and consistent with the historic district, though the composition of its window and door openings, materials, treatment, cornice, and architectural features have been lost.
14. The house is important in local or regional history because it is associated with an era of historic importance to the community, the Mature Mining Era.
15. The structure at 1406 Park Avenue while it meets the standards for local "significant" designation, it does not meet the criteria for "landmark" designation. In order for the site to be designated as "landmark," the structure would have to be eligible for the National Register of Historic Places and retain a high level of integrity.

Conclusions of Law:

1. The existing structure located at 1406 Park Avenue meets all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:

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

Complies.

(b) It retains its Historical Form as may be demonstrated but not limited by any of the following:

(i) It previously received a historic grant from the City; or

(ii) It was previously listed on the Historic Sites Inventory; or

(iii) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; or

Complies.

(c) It has one (1) or more of the following:

(i) It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; and

(ii) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; or

Complies.

Opposing adding 1406 Park Avenue to the Historic Sites Inventory:
Finding of Fact:

1. The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites.
2. The house at 1406 Park Avenue is within the Historic Residential-Medium (HRM) zoning district.
3. The residential structure at 1406 Park Avenue was included in the 2009 HSI; however, it was removed in March 2010 due to the modifications made to the original roof form outside of the historic period based upon the older criteria.
4. In December 2015, City Council amended the Land Management Code to expand the criteria for what structures qualify to be significant sites.
5. There is wood-frame cross-wing cottage at 1406 Park Avenue.
6. The house was built c. 1912 during the Mature Mining Era (1894-1930). The structure appears in the 1929 and 1941 Sanborn Fire Insurance maps. A c. 1938 tax photo of Park City also demonstrates that the overall form of the structure has not been altered.
7. In 1943, an addition was constructed to the northeast corner of the original cross-wing according to the 1949 tax card. The roof of the east-west stem wing was modified to create a low-pitched side-facing saltbox form, seen today, in order to extend the roof form from the original ridge over the c.1943 in-line addition.
8. By 1958, the house had been clad in aluminum siding. The form of the house was modified further to create a new porch on the northwest side of the house, consuming the original cross-wing form. It is unknown if the historic wood siding has been retained beneath the aluminum siding.
9. By 1968, the front porch was relocated from the northwest side of the house to the southwest side, which is consistent with what exists today.
10. An enclosed sunporch was constructed on the front of the house, replacing the c.1968 porch. The roof form was further modified and built over the sunporch in the 1980s, according to the current owner.
11. The house is currently clad in aluminum and vinyl siding. There are casement windows of various sizes and shapes used throughout the house.
12. The original cross-wing structure is not discernable from the exterior and the original cross-wing, which was typical of the types of residential structures built during the Mature Mining Era, has been lost.
13. Built c.1912, the structure is over fifty (50) years old and has achieved Significance in the past fifty (50) years.
14. The post-1943 additions to the north side and front of the house have diminished its Historical Form, and the original cross-wing has been lost. Its scale and context has not been maintained.
15. The house is important in local or regional history because it is associated with an era of historic importance to the community, the Mature Mining Era.
16. The structure at 1406 Park Avenue does not meet the standards for local “significant” designation, it does not meet the criteria for “landmark” designation.

In order for the site to be designated as "landmark," the structure would have to be eligible for the National Register of Historic Places and retain a high level of integrity.

Conclusions of Law:

1. The existing structure located at 1406 Park Avenue meets all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:
   (a) It is at least fifty (50) years old or the Site is of exceptional importance to the community; and
   Complies.
   (b) It retains its Historical Form as may be demonstrated but not limited by any of the following:
   (i) It previously received a historic grant from the City; or
   (ii) It was previously listed on the Historic Sites Inventory; or
   (iii) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; or
   Does not comply.
   (c) It has one (1) or more of the following:
   (i) It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; and
   (ii) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; or
   Does not comply.
2. The existing structure located at 1406 Park Avenue does not meet all of the criteria for designating sites to the Park City Historic Sites Inventory as a Landmark Site including:
   a. *It is at least fifty (50) years old or has achieved Significance or if the Site is of exceptional importance to the community; and* **Complies.**
   b. *It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and* **Does Not Comply.**
   c. *It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:*
      i. *An era that has made a significant contribution to the broad patterns of our history;*
      ii. *The lives of Persons significant in the history of the community, state, region, or nation; or*
      iii. *The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman.* **Complies.**

Exhibits:
Exhibit A – Historic Sites Inventory Form, 2014
Exhibit B – 4.7.10 HPB Report + Minutes

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1406 Park Avenue *AKA:*

City, County: Park City, Summit; County, Utah *Tax Number:* SA-236

Current Owner Name: Lisa Laporta *Parent Parcel(s):*

Current Owner Address: PO Box 2651, Park City, Utah 84060

Legal Description (include acreage): BEG 1800 FT E ALG SEC LN FR SW COR SEC 9 T2SR4E SLBM RUN TH E ALG SED LN 13.90 FT; TH N 36*56 W 13 FT; N 53*28' E 58 FT S 35*59 ' E 52.08 FT; TH S 54*01' W 69.03 FT; TH N 35*59' W 46.69 FT TO BEG; cont 0.08 acres.

2 STATUS/USE

Property Category	*Evaluation**	*Reconstruction*	*Use*
☑ building(s), main	☐ Landmark Site	Date:	Original Use: Residential
☐ building(s), attached	☑ Significant Site	Permit #:	Current Use: Residential
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☐ building(s), accessory			
☐ structure(s)	*National Register of Historic Places: ☑ ineligible ☐ eligible		
	☐ listed (date:)		

3 DOCUMENTATION

Photos: Dates
☐ tax photo:
☑ prints:
☐ 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	☑ city/county histories
☐ tax card	☐ personal interviews
☐ original building permit	☐ Utah Hist. Research Center
☐ sewer permit	☐ USHS Preservation Files
☑ Sanborn Maps	☐ USHS Architects File
☐ obituary index	☐ LDS Family History Library
☐ city directories/gazetteers	☐ Park City Hist. Soc/Museum
☐ census records	☐ university library(ies):
☐ biographical encyclopedias	☐ other:
☐ newspapers	

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: T/L cottage type 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), # _____; ☐ structure(s), # _____.

General Condition of Exterior Materials:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation *Date:* 12-2008

☑ 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: Appears to be at least partial concrete, but not verified.

Walls: Aluminum/vinyl siding.

Roof: Cross-wing roof form sheathed in asphalt shingle.

Windows/Doors: Casement of various sizes and shapes.

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): The one-story frame T/L cottage appears to have been significantly modified over time, before 1995. The inset partial-width front porch was enclosed and glazed. The gable front bay roof has been extended to the north and the window openings have been altered. The changes are significant and diminish the site's original design integrity.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): A portion of the front and side yards has been paved to accommodate a parking area and a wooden fence, typical of Park City mining era homes, was added to the front yard after 1995.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Much of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively 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 "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places. The site, however, retains its essential historical form and meets the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site.

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c. 1905

Builder: ☑ Not Known ☐ Known: (source:)

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

1. Historic Era:
   ☐ Settlement & 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.[1]

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: West elevation. Camera facing east, 2006.

[1] From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

Photo No. 1: West elevation. Camera facing east, 2006.

Photo courtesy of Park City Museum

SERIAL NO. X458 NEW APPRAISAL BASE

RE-APPRAISAL CARD

Owner's Name

Owner's Address

Location Sec. 9 - 25 - 4E

Kind of Building Res. Street No. 1406 Park Ave.

Schedule 1 Class 3 Base Factor

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		972	$	$ 1849
	x x			$	$
	x x			$	$

No. of Rooms 5 + Bath Condition Good..

Description of Building	Add	Deduct	
Foundation—Stone 163' @ 100 Conc. None ✓		163	
Ext. Walls Siding.			
Insulated—Floors — Walls — Clgs. —			
Roof—Type Gable Mat. Shingle.			
Dormers—Small — Med. Lg.			
Bays—Small — Med. Lg.			
Porches—Front 70 @ .70	49		
Rear — @ —			
Basm't—Cellar— ¼ ⅓ ½ ¾ full-floor Conc.	35		
Basement Apts.—Rooms Fin. —			
Attic—Rooms Fin. — Unfin. —			
Plumbing— Class Tub 1 Trays; Basin 1 Sink 1 Toilet 1; Urls. Ftns. Shr.; Dishwasher Garbage Disp.	350		
Heat—Stove ✓ H. A. Steam S. Blr.; Oil Gas Coal ✓; Air Conditioned Incinerators			
Finish— Hd. Wd. — Fir. ✓ Floors— Hd. Wd. — Fir. ✓ Conc.			
Cabinets 1 Mantels —	40		
Tile— Walls — Floors —			
Lighting—Lamp Drops ✓ Fix.			
4 Rooms Lumber lined		140	Fld
No Studs.			
Total Additions and Deductions	474	303	1849
Net Additions or Deductions	-303		$ + 171

See Plan

Age 37 Yrs. by Est. old Card; Owner; Tenant; Neighbors; Records

REPRODUCTION VALUE $ 2020

Depreciation 50/50 %

Reproduction Val. Minus Dep. $ 1010

Remodeled Est. Cost Remodeling Inc. %

Garage—S 8—C 1

Cars 1 Walls Stg.

Roof Comp Size 12x20 Age 28

Floor Dirt Cost 132 Depreciated Value Garage $ 33

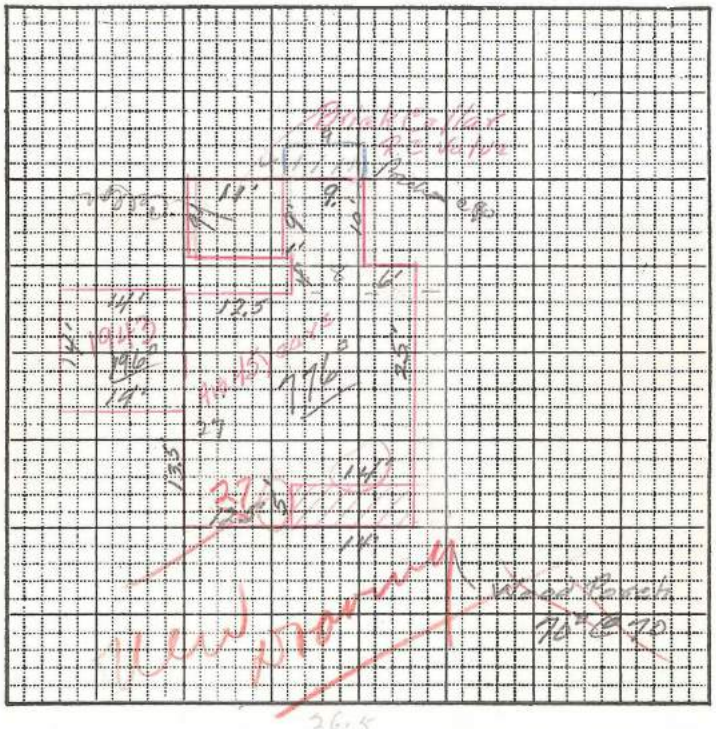
Remarks Old Part 37 yrs Total $ 1043

Alcove 1941 Obsolesence %

Additions 1943 Total Building Value $

Appraised 9/30/49 194 By C.T.W.

Tax Card courtesy of Park City Museum



OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				

Form T. C. 74
State of Utah—State Tax Commission

Tax Card courtesy of Park City Museum

Serial No. 54236

Location Sec 9 - 2S - 4E

Kind of Bldg. RES St. No. 1406 Park Ave.

Class 3 Type 1 2 3 4. Cost $ X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		776		$ 1607
	x x				
	x x				

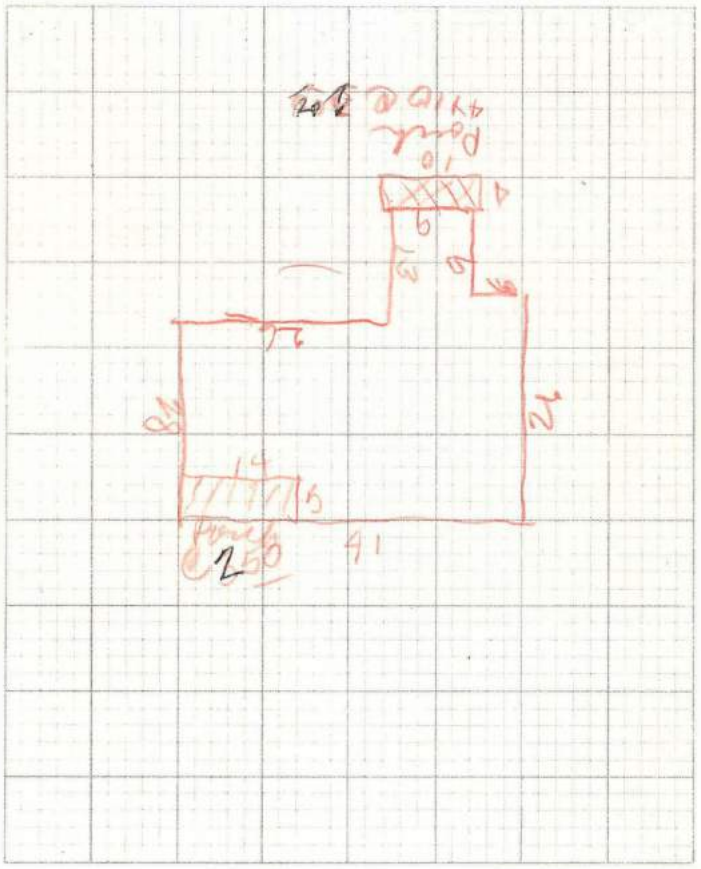
Gar.—Carport x Flr. Walls Cl.

Description of Buildings		Additions
Foundation—Stone ✓ Conc. None ✓		
Ext. Walls Siding alum		
Insulation—Floors Walls Clgs. —		
Roof Type Gable Mtl. Pat		
Dormers—Small — Med. Large		
Bays — Small — Med. — Large —		
Porches—Front 79 @ .96		76
Rear 4x9 36 @ .66		24
Porch @		
Metal Awnings — Mtl. Rail —		
Basement Entr. @		
Planters @		
Cellar-Bsmt. — ¼ ⅓ ½ ⅔ ¾ Full Floor		
Bsmt. Apt. Rooms Fin. — Unfin.		
Attic Rooms Fin. Unfin.		
Plumbing: Class ✓ Tub ✓ Trays		
Plumbing: Basin ✓ Sink ✓ Toilet ✓		
Plumbing: Wtr. Sftr. Shr. St. O.T.		
Plumbing: Dishwasher Garbage Disp.		1350
Built-in-Appliances		
Heat—Stove ✓ H.A. ✓ Steam Stkr. Blr. ✓		
Oil Gas ✓ Coal Pipeless Radiant		
Air Cond. —		
Finish— Fir ✓ Hd. Wd.		
Floor— Fir ✓ Hd. Wd. Other		
Cabinets ✓ Mantels —		
Tile — Walls Wainscot — Floors		
Storm Sash— Wood D. — S. — ; Metal D. — S. —		
Total Additions		449

Year Built	Avg. 45 Age	Current Value	$ 2056
Use Tax Multi. 37		Commission Adj. %	
Inf. by Owner - Tenant - Neighbor - Record - Est.		Bldg. Value	
		Depr. Col. 1 2 3 4 5 6 42%	
Remodel Year	Est. Cost	Current Value Minus Depr.	$ 864
Garage — Class ✓ Depr. 2% 3%		Carport — Factor	
Cars 1 Floor Wood Walls Sid Roof Tin Doors 1			
Size— 12 x 20 Age 1912 Cost 156 x 30 %			47
Other Form Foun			
		Total Building Value	$

Appraised 4-29- 1958 By 1302 1332

Tax Card courtesy of Park City Museum



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
Out Bldgs N.T.V.		x				
		x				
		x				
		x				
		x				
TOTAL						

Remarks: _____

TC-74 Rev. 57 25M
STATE OF UTAH — STATE TAX COMMISSION

Tax Card courtesy of Park City Museum

SA 236
Serial Number

1 OF 1
Card Number

Owners Name Marion C. Lewis

Location

Kind of Bldg. Res St. No. 1406 Park Ave

Class 3 Type 1 2 3 4 Cost $ 4637 x 104 %

Stories	Dimensions		Sq. Ft.	Factor	Totals	Totals
1	x	x	1137		$ 4876	$
	x	x				
	x	x				

Att. Gar.—C.P. x Flr. Walls Cl.

Description of Buildings	Additions	Additions
None		
Foundation—Stone Conc. Sills		
Ext. Walls Siding Alum		
Roof Type Gab Mtl. Comp.		
Dormers—Small Med. Large		
Bays—Small Med Large		
Porches—Front 5x14 70 @ 25	175	
Rear 4x10 40 @ 200	80	
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; Basin 1 Sink 1 Toilet 1; Wtr. Sftr. Shr. St. O.T.; Dishwasher Garbage Disp.	550	
Heat—Stove H.A. FA ✓ HW Stkr Elec.; Oil Gas ✓ Coal Pipeless Radiant	444	
Air Cond. — Full Zone		
Finish—Fir. ✓ Hd. Wd. Panel		
Floor—Fir. ✓ Hd. Wd Other		
Cabinets 1 Mantels		
Tile—Walls Wainscot Floors		
Storm Sash—Wood D. S.; Metal D. S.		
Awnings — Metal Fiberglass		
Alum siding	1870	
Total Additions	1219	

Year Built 1912	Avg.	1914	Replacement Cost	6065
ADN ?	Age	2.1914	Obsolescence	
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

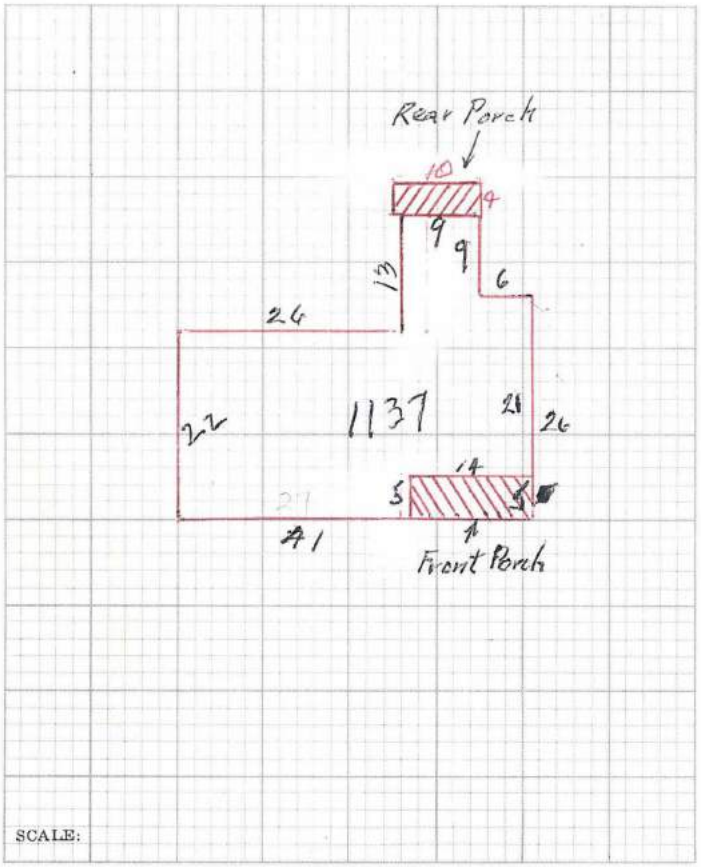
Total Value from reverse side 1950

Total Building Value $ 4837

Appraised ① 12/77 1968 By Gg/M JAN 7 1969

Appraised ② 19 By

Tax Card courtesy of Park City Museum



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr Valu
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class C Depr. 2% 3%
Cars ~~Floor~~ ~~Walls~~ Roof ~~NO~~ Doors
Size ~~x~~ ~~Age~~ Cost x 47 %
1940 Base Cost x % Depr.
Total

REMARKS 2 Car Block garage $1950

TC-74 REV. 61
STATE OF UTAH — STATE TAX COMMISSION

Tax Card courtesy of Park City Museum

Historic Preservation Board
Staff Report

PARK CITY 1884

PLANNING DEPARTMENT

Author: **Thomas E. Eddington, Jr., AICP**
Dina Blaes, Preservation Consultant
Subject: **Historic Sites Inventory**
Application #: **PL-09-00843**
Date: **March 17, 2010**
Type of Item: **Administrative**

Summary Recommendation
Staff recommends the Historic Preservation Board conduct a public hearing and remove the site located at 1406 Park Avenue from the Historic Sites Inventory.

Topic
Applicant: Planning Department
Location: 1406 Park Avenue
Proposal: Remove 1406 Park Avenue from the Historic Sites Inventory
Zoning: Historic Residential - Medium Density (HRM) District

Background
The Park City Historic Sites Inventory, adopted February 4, 2009, includes four hundred five (405) sites of which one hundred ninety-two (192) sites meet the criteria for designation as Landmark Sites and two hundred thirteen (213) sites meet the criteria for designation as Significant Sites. The house at 1406 Park Avenue was considered a Significant Site.

Staff's evaluation of the two hundred thirteen (213) sites for compliance with the criteria set forth in 15-11-10(A)(2) and the subsequent recommendation to the HPB to include them on the Historic Site Inventory as Significant Sites was based on information gathered during field visits and from secondary sources, including:

- Reports and photographs from Reconnaissance Level Surveys (RLS) conducted in 1983 and 1995.
- Sanborn Fire Insurance maps from 1889, 1900, 1907, and/or 1929.
- Files on individual buildings held at the State Historic Preservation Office.
- Books on architectural styles, building types, architectural history, and mining history.
- Building cards and photos from the Summit County Tax Assessor that are held at the Park City Historical Society & Museum (PCHS&M) research library and archive.

The building card for the property at 1406 Park Avenue was not found at the PCHS&M research library and therefore was not considered when the property was evaluated for designation to the Historic Sites Inventory in February 2009. Instead, staff relied upon the following:

- Field visit and examination of existing conditions.

- A photograph and the final report from the 1995 RLS.
- Sanborn Insurance maps from 1900, 1907, and 1929.
- Sections of "Utah's Historic Architecture," by Peter Goss and "A Field Guide to American Houses," by Virginia & Lee McAlester.

The PCHS&M keeps the original building cards in Hollinger archival document cases grouped alphabetically and numerically by parcel number. Building cards for properties with parcel numbers SA-226 (1455 Woodside Avenue) and SA-240 (1450 Park Avenue) were located in the archive, but the building cards for SA-227, SA-228, SA-229, SA-230, SA-231, SA-232, SA-233, SA-234, SA-235, SA-236, SA-237, SA-238, and SA-239 were not. The building card for 1406 Park Avenue (SA-236) was not known to exist until staff returned to the PCHS&M to review building cards for another project which is when the building card for 1406 Park Avenue was found in a group of building cards that had been misfiled. Prior to finding this card, staff did not have any evidence of the type, extent, and time frame of changes made to the roof form and pitch.

The Planning Department is seeking to remove 1406 Park Avenue from the Historic Sites Inventory because information provided after the designation indicates that the site does not comply with the criteria set forth in 15-11-10(A)(2) of the LMC for designation as a Significant Site. Specifically, the site was found not to retain its Essential Historical Form and therefore does not comply with criterion (b) of Title 15-11-10(A)(2).

Analysis

The Historic Preservation Board is authorized by Title15-11-5(I) to review and take action on the designation of Sites to the Historic Sites Inventory. In addition, Title 15-11-10(C) authorizes the Planning Department to remove a Site from the Historic Sites Inventory if:

> **15-11-10(C)(1) CRITERIA FOR REMOVAL**
> **(c) Additional information indicates that the Building, Accessory Building, and/or Structure on the Site do not comply with the criteria set forth in 15-11-10(A)(1) or 15-11-10(A)(2).**

If the Historic Preservation Board finds, based on the analysis below, that the site does not comply with the criteria set forth in Title 15-11-10(A)(2), it will be removed from the Historic Sites Inventory.

15-11-10. PARK CITY HISTORIC SITES INVENTORY.
(A) CRITERIA FOR DESIGNATING SITES TO THE PARK CITY HISTORIC SITES INVENTORY.

> **(2) SIGNIFICANT SITE. Any Buildings (main, attached, detached or public), Accessory Buildings, and/or Structures may be designated to the Historic Sites Inventory as a Significant Site if the Planning Department finds it meets all the criteria listed below:**

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

Analysis: The site meets this criterion. It is at least 50 years old The Summit County Assessor tax file indicates a construction date of approximately 1914 and the house appears on the 1929 Sanborn Insurance map.

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

Analysis: The site does not meet this criterion. The site does not retain its Essential Historical Form as defined in the Land Management Code because it has undergone major alterations that have destroyed the physical characteristics that make it identifiable as existing in or relating to an important era in the past.

Major alterations that destroy the essential historical form include:

(i) Changes in pitch of the main roof of the primary façade if 1) the change was made after the Period of Historic Significance; 2) the change is not due to any structural failure; or 3) the change is not due to collapse as a result of inadequate maintenance on the part of the Applicant or a previous Owner, or

Analysis: The pitch in the main roof of the primary façade was changed after the Period of Historic Significance (1869-1929). Records in the tax file indicate extensive alteration to the building between 1941 and 1968. Changes to the pitch of the roof above the gable wing occurred between 1949 and 1958. In that time period, the north side of the gable roof was modified to cover an addition to the north side of the house. Rather than retaining the principal roof and extending a shed roof over the addition, the principal roof now appears as a low-pitched, side-facing saltbox.

The stem wing, according to what is visible in the tax photo, originally had a dropped shed roof above the inset partial-width porch. The porch roof has been raised and springs from the principal roof to reflect a stylized gambrel roof form with the steeper slope above the shallower slope and lacking the typical curbs.

(ii) Addition of upper stories or the removal of original upper stories occurred after the Period of Historic Significance, or

(iii) Moving it from its original location to a Dissimilar Location, or

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

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

(i) An era of Historic importance to the community, or
Analysis: The site meets this criterion. It is associated with the mining-era in Park City primarily because of its original date of construction.

(ii) Lives of Persons who were of Historic importance to the community, or

(iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.

Summary
In summary, staff recommends the HPB find that additional information indicates the site does not comply with the criteria set forth in Title 15-11-10(A)(2) for designation as a Significant Site and that the site be removed from the Historic Sites Inventory.

Notice
Legal Notice of this public hearing was published in the Park Record and posted in the required public spaces.

Public Input
A public hearing, conducted by the Historic Preservation Board, is required prior to removing sites from the Historic Sites Inventory. The public hearing for the recommended action was properly and legally noticed as required by the Land Management Code.

Alternatives
- Conduct a public hearing on the Site described herein and remove the Site from the Historic Sites Inventory based on the findings of fact and conclusions of law set forth in the staff report.
- Conduct a public hearing and reject removal of the Site from the Historic Sites Inventory, providing specific findings of fact and conclusions of law for the action.
- Continue the action to a date certain.

Significant Impacts
There are no significant fiscal impacts on the City as a result of removing the Site described in this report from the Historic Sites Inventory.

Consequences of *not* taking the Recommended Action
Not taking the recommended action will result in a Site remaining on the Historic Site Inventory that does not meet the criteria for designation.

Recommendation

Staff recommends the Historic Preservation Board conduct a public hearing and vote to remove the Site described in this staff report from the Historic Sites Inventory based on the following findings of fact and conclusions of law:

Findings of Fact

1. The property at 1406 Park Avenue is located in the Historic Residential-Medium Density (HRM) District.
2. The site was designated as a Significant Site by the HPB in February 2009 following analysis and a recommendation made by staff based on information from field visits and several secondary sources.
3. Additional information pertaining to the site's compliance with the criteria for designation as a Significant Site was found after February 2009.
4. The additional information consists of the original building cards dated 1949 through 1968, which indicate a change to the pitch of the main roof of the primary façade was made after the Period of Historic Significance (1869-1929). The roof was originally built as a simple cross wing form with front gable bay and cross-gable stem wing, but was altered between 1949 and 1958 to the modified saltbox and stylized gambrel that is extant today.
5. Because of the change to the pitch of the main roof of the primary façade, the site does not retain the physical characteristics that make it identifiable as existing in or relating to an important era in the past (the active mining era).
6. All findings from the Analysis section are incorporated herein.

Conclusions of Law

1. Information not previously known or considered in the designation of 1406 Park Avenue as a Significant Site was found after February 2009 when the HPB took formal action to designate the property to the Historic Sites Inventory.
2. The site at 1406 Park Avenue does not retain the physical characteristics that identify it as existing in or relating to the mining era in Park City.
3. The site at 1406 Park Avenue does not comply with the criteria set forth in Title 15-11-10(A)(2) and therefore the Site is not a Significant Site pursuant to Title 15-11-10.

Exhibits

Exhibit A - 1406 Park Avenue Historic Site Form 2008
Exhibit B - 1406 Park Avenue Historic Site Form 2010
Exhibit C - Photograph

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property:

Address: 1406 Park Avenue *AKA:*

City, County: Park City, Summit; County, Utah *Tax Number:* SA-236

Current Owner Name: Lisa Laporta *Parent Parcel(s):*

Current Owner Address: PO Box 2651, Park City, Utah 84060

Legal Description (include acreage): BEG 1800 FT E ALG SEC LN FR SW COR SEC 9 T2SR4E SLBM RUN TH E ALG SED LN 13.90 FT; TH N 36*56 W 13 FT; N 53*28' E 58 FT S 35*59 ' E 52.08 FT; TH S 54*01' W 69.03 FT; TH N 35*59' W 46.69 FT TO BEG; cont 0.08 acres.

2 STATUS/USE

Property Category	*Evaluation**	*Reconstruction*	*Use*
☑ building(s), main	☐ Landmark Site	Date:	Original Use: Residential
☐ building(s), attached	☐ Significant Site	Permit #:	Current Use: Residential
☐ building(s), detached	☑ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☐ building(s), accessory			
☐ structure(s)	*National Register of Historic Places: ☐ ineligible ☐ eligible		
	☐ listed (date:)		

3 DOCUMENTATION

Photos: Dates
☑ tax photo: c.1937
☑ prints: 1995 and 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	☑ city/county histories
☑ tax card	☐ personal interviews
☐ original building permit	☐ Utah Hist. Research Center
☐ sewer permit	☑ USHS Preservation Files
☑ Sanborn Maps	☐ USHS Architects File
☐ obituary index	☐ LDS Family History Library
☐ city directories/gazetteers	☑ Park City Hist. Soc/Museum
☐ census records	☐ university library(ies):
☐ biographical encyclopedias	☐ other:
☐ newspapers	

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

Ancestry.com. *1930 United Stated Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2002. Original data: United States of America, Bureau of the Census. *Fifteenth Census of the United States, 1930*. Washington, D.C.: National Archives and Records Administration, 1930. Microfilm Publications T626, 2,677 rolls.

---. *1920 United Stated Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2009. Original data: United States of America, Bureau of the Census. Record Group 29. *Fourteenth Census of the United States, 1920*. Washington, D.C.: National Archives and Records Administration, 1930. Microfilm Publication T625, 2,076 rolls.

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. 1406 Park Avenue. 1995. Park City Reconnaissance Level Survey. *Historic Preservation Research Office*. Utah State Historical Society. 26 Dec. 2008.

Sanborn, D.A. "Sheet 2, Park City, Utah, 1907." Map. Sanborn Fire Insurance Maps. J. Willard Marriott Library. 27 Oct. 2009. <http>//www.lib.utah.edu/digital/sanborn/>

---. "Sheet 2, Park City, Utah, 1907 (corrected to 1929)." Map. Sanborn Fire Insurance Maps. *Hal Compton Research Library*. Park City Historical Society & Museum. 13 Oct. 2009. Electronic.

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation *Date:* February 2010

---. "Sheet 2, Park City, Utah, 1907 (corrected to 1940)." Map. Sanborn Fire Insurance Maps. *The Research Center of Utah State Archives and Utah State History.* Utah Department of Community and Culture. 22 Sept. 2009. Microfilm. Reel 2.
Summit County. Tax Assessor. Tax File: SA-236. Coalville, 1937-1968. Park City Tax File Archives. *Hal Compton Research Library*. Park City Historical Society & Museum.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Cross-wing / Vernacular 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), # _____; ☐ structure(s), # _____.

General Condition of Exterior Materials:

☑ Good (Well maintained with no serious problems apparent.)

☐ Fair (Some problems are apparent. Describe the problems.):

☐ Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):

☐ Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Site: Flat lot with large tree in front yard. South portion of front yard is paved for parking area and open wooden picket fence spans the front yard at the sidewalk edge. Heavy vegetation around the house and a solid wood fence obstructs visibility to the rear yard.

Foundation: Appears to be concrete, in part. Tax file indicates no foundation through 1968.

Walls: Aluminum/vinyl siding.

Roof: Multiple roof forms--modified gambrel, saltbox, gable--sheathed in asphalt shingle.

Windows/Doors: Casement of various sizes and shapes.

Essential Historical Form: ☐ Retains ☑ Does Not Retain, due to: Changes in the pitch of main roof of primary façade made after the Period of Historic Significance.

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): The one-story frame cottage has been significantly altered over time. In 1943, a small addition was constructed on the northwest corner of the house, which was then incorporated into a larger addition projecting from the north façade sometime before 1958. Window openings and the porch--seen in the c.1937 tax photo--have been replaced with horizontally oriented casement windows and a front addition. The roof forms have been significantly altered. Changes to the pitch of the roof above the gable wing occurred between 1949 and 1958. In that time period, the north side of the gable roof was modified to cover an addition to the north side of the house. Rather than retaining the principal roof and extending a shed roof over the addition, the principal roof now appears as a low-pitched, side-facing saltbox. The stem wing originally had a dropped shed roof above the inset, partial-width porch (see tax photo). In the 1995 photograph, the porch roof has been raised and springs from the principal roof of the stem wing. In more recent photographs, the roof of the stem wing has been altered to reflect a stylized gambrel roof form with the steeper slope above the shallower slope and missing the typical curbs.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The side yard and a portion of the front yard has been paved to accommodate a parking area. The vegetation and fence are typical of modest homes in Park City. The fence was added after 1995.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Most of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively 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 "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c. 1912[1]

Builder: ☑ Not Known ☐ Known: (source:)

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

1. Historic Era:
   - ☐ Settlement & Mining Boom Era (1868-1893)
   - ☑ Mature Mining Era (1894-1930)
   - ☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

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):

   Title abstract was not completed for this report. Further, US Census records from 1920 and 1930 do not reflect house numbers in this area so it is not possible to determine who lived in the house during those years.
   WD in 10-1988 from Kimberlie J. Collester & Kimberlie C. Meehan to Golden Horizon Investment, Ltd.
   QCD in 3-1990 from Golden Horizon Investments to Daniel Hammond.
   WD in 11-1990 from Daniel Hammond to Keith R. Damon.
   WD in 11-1990 from Keith R. Damon to Clark & Mary Vanderhoof
   WD 11-1998 from Clark & Mary Vanderhoof to current owner, Lisa A. LaPorta.

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 photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: West elevation. Camera facing east, 2006.
Photo No. 2: West elevation. Camera facing east, 2006.
Photo No. 3: Southwest oblique. Camera facing northeast, 1995.
Photo No. 4: West elevation. Camera facing east, c.1937.

[1] Summit County Tax Assessor.

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1406 Park Avenue *AKA:*

City, County: Park City, Summit; County, Utah *Tax Number:* SA-236

Current Owner Name: Lisa Laporta *Parent Parcel(s):*

Current Owner Address: PO Box 2651, Park City, Utah 84060

Legal Description (include acreage): BEG 1800 FT E ALG SEC LN FR SW COR SEC 9 T2SR4E SLBM RUN TH E ALG SED LN 13.90 FT; TH N 36*56 W 13 FT; N 53*28' E 58 FT S 35*59 ' E 52.08 FT; TH S 54*01' W 69.03 FT; TH N 35*59' W 46.69 FT TO BEG; cont 0.08 acres.

2 STATUS/USE

Property Category	*Evaluation**	*Reconstruction*	*Use*
☑ building(s), main	☐ Landmark Site	Date:	Original Use: Residential
☐ building(s), attached	☑ Significant Site	Permit #:	Current Use: Residential
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☐ building(s), accessory			
☐ structure(s)	*National Register of Historic Places: ☑ ineligible ☐ eligible		
	☐ listed (date:)		

3 DOCUMENTATION

Photos: Dates
☐ tax photo:
☑ prints:
☐ 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	☑ city/county histories
	☐ tax card	☐ personal interviews
	☐ original building permit	☐ Utah Hist. Research Center
	☐ sewer permit	☐ USHS Preservation Files
	☑ Sanborn Maps	☐ USHS Architects File
	☐ obituary index	☐ LDS Family History Library
	☐ city directories/gazetteers	☐ Park City Hist. Soc/Museum
	☐ census records	☐ university library(ies):
	☐ biographical encyclopedias	☐ other:
	☐ newspapers	

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: T/L cottage type 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), # _____; ☐ structure(s), # _____.

General Condition of Exterior Materials:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation *Date:* 12-2008

☑ 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: Appears to be at least partial concrete, but not verified.

Walls: Aluminum/vinyl siding.

Roof: Cross-wing roof form sheathed in asphalt shingle.

Windows/Doors: Casement of various sizes and shapes.

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): The one-story frame T/L cottage appears to have been significantly modified over time, before 1995. The inset partial-width front porch was enclosed and glazed. The gable front bay roof has been extended to the north and the window openings have been altered. The changes are significant and diminish the site's original design integrity.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): A portion of the front and side yards has been paved to accommodate a parking area and a wooden fence, typical of Park City mining era homes, was added to the front yard after 1995.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Much of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively 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 "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places. The site, however, retains its essential historical form and meets the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site.

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c. 1905

Builder: ☑ Not Known ☐ Known: (source:)

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

1. Historic Era:
   ☐ Settlement & 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.[1]

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: West elevation. Camera facing east, 2006.
Photo No. 2: West elevation. Camera facing east, 2006.
Photo No. 3: Southwest oblique. Camera facing northeast, 1995.

[1] From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

13. The Heating Plant was constructed prior to 1929 as evidenced by the appearance of the structure on the 1929 Sanborn Insurance map.
14. The Heating Plant structure reflects the typical construction method used in the early twentieth century for this type of industrial structure. The structure contributes to the importance of the site.
15. The Water Tank was constructed prior to 1929 as evidenced by the appearance of the structure on the 1929 Sanborn Insurance map.
16. The Water Tank reflects the typical construction method used in the early twentieth century for this type of industrial structure. Mining and engineering handbooks from the mining era include illustrations of similar structures and water tanks of this type are extant at other mining-related historic sites in Park City. The Structure contributes to the importance of the site.
17. All findings from the Analysis section are incorporated herein.

Conclusions of Law – 1825 Three Kings Drive – Spiro Tunnel Site

1. The remaining three buildings and four structures that make up the Silver King Consolidated Mine Spiro Tunnel Site are at least fifty (50) years old.
2. The remaining three buildings and four structures that make up the Silver King Consolidated Mine Spiro Tunnel Site retain the physical characteristics that identify them as existing in or relating to the mining era.
3. The remaining three buildings and four structures that make up the Silver King Consolidated Mine Spiro Tunnel Site are important in local or regional history, architecture, engineering or culture associated with an era of Historic importance to the community (the active mining era) and the lives of Persons who were of Historic importance to the community.
4. The remaining three buildings and four structures that make up the Silver King Consolidated Mine Spiro Tunnel Site meet the criteria set forth in Title 15-11-10(A)(2) and therefore the site is a significant site pursuant to Title 15-11-10.

1406 Park Avenue – Determination of Insignificance
(Application #PL-09-00843)

Ms. Blaes noted that the Staff recommendation was to remove this from the historic sites inventory based on additional information that was not available when the site was originally designated. The Staff report contained background information highlighting that additional information.

Ms. Blaes stated that the site has undergone extensive changes and modifications and does not meet the LMC definition of a central historical form or the criteria. Based on the Staff analysis and the findings of fact and conclusions

of law, the Staff recommended that the HPB remove this site from the Historic Sites Inventory.

Chair Durst opened the public hearing.

There was no comment.

Chair Durst closed the public hearing.

MOTION: Board Member White made a motion to remove the building at 1406 Park Avenue from the Historic Site Inventory in accordance with the Findings of Fact and Conclusions of Law outlined in the Staff report. Board Member McFawn seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact -1406 Park Avenue

1. The property at 1406 Park Avenue is located in the Historic Residential-Medium Density (HRM) district.
2. The site was designated as a Significant Site by the HPB in February 2009 following analysis and a recommendation made by Staff based on information from field visits and several secondary sources.
3. Additional information pertaining to the site's compliance with the criteria for designation as a Significant Site was found after February 2009.
4. The additional information consists of the original building cards dated 1949 through 1968, which indicate a change to the pitch of the main roof of the primary façade was made after the Period of Historic Significance (1869-1929). The roof was originally built as a simple cross wing form with front gable bay and cross-gable stem wing, but was altered between 1949 and 1958 to the modified saltbox and stylized gambrel that is extant today.
5. Because of the change to the pitch of the main roof of the primary façade, the site does not retain the physical characteristics that make it identifiable as existing in or relating to an important era in the past (the active mining era).
6. All findings from the Analysis section are incorporated herein.

Conclusions of Law – 1406 Park Avenue

1. Information not previously know or considered in the designation of 1406 Park Avenue as a Significant Site was found after February 2009 when the HPB took formal action to designate the property to the Historic Sites Inventory.
2. The site at 1406 Park Avenue does not retain the physical characteristics that identify it as existing in or relating to the mining era in Park City.

3. The site at 1406 park Avenue does not comply with the criteria set forth in Title 15-11-10(A)(2) and therefore the Site is not a Significant Site pursuant to Title 15-11-10.

569 Park Avenue – Determination of Insignificance
(Application #PL-09-00846)

Dina Blaes noted that the Staff recommendation was to remove 569 Park Avenue from the Historic Sites Inventory. Background information was contained in the Staff report. Ms. Blaes clarified that this request was prompted by a comment from Sandra Morrison at the Park City Historical Society and Museum. Ms. Morrison raised the concern that the site did not meet the criteria because of extensive changes to the roof that had taken place outside of the historic period. Ms. Blaes remarked that Ms. Morrison was correct and clarified that it was an oversight on the part of the Staff. The site was not appropriately assessed based on the available information and should not have been adopted on the original HSI.

Ms. Blaes noted that the Staff had not appropriately take into consideration the tax card information, as well as earlier photographs and the progression of photographs. That information was provided in the Staff report and was used in the Staff Analysis, as well as the findings of fact and conclusions of law.

The Staff recommended that the HPB remove 569 Park Avenue from the Historic Sites Inventory based on the findings of fact and conclusions of law.

Ms. Blaes stated that although the site does not meet the framework and criteria in the Land Management Code, it was still a successful rehabilitation. Many of the bungalow elements were returned and it was unfortunate that the hip roof was not brought back.

Chair Durst opened the public hearing.

There was no comment.

Chair Durst closed the public hearing.

MOTION: Board Member McFawn made a motion to remove the structure at 569 Park Avenue from the Historic Inventory Site, in accordance with the Findings of Fact and Conclusions of Law outlined in the Staff report. Board Member Opalek seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 569 Park Avenue

Historic Preservation Board
Staff Report

Planning Department

Author: **Hannah Turpen, Planner**
Subject: **Historic Sites Inventory**
Address: **1259 Norfolk Avenue**
Project Number: **PL-15-02645**
Date: **April 6, 2016**
Type of Item: **Administrative – Determination of Significance**

The body of this staff report contains the same information as the March 2, 2016 Historic Preservation staff report; however, additional information has been added to pages 9-11 and the Findings of Fact have been updated with the additional information.

Summary Recommendation:
Staff recommends the Historic Preservation Board review the application, conduct a public hearing and consider finding 1259 Norfolk Avenue as a Significant Site on the Park City Historic Sites Inventory (HSI) in accordance with the attached findings of fact and conclusions of law.

Topic:
Project Name: 1259 Norfolk Avenue
Applicant: Park City Municipal Corporation
Owners: Maureen Barbara Moriarty (Trustee)
Proposal: Determination of Significance

Background:
City Council adopted amendments to the Land Management Code (LMC) on December 17, 2015, to modify and expand the criteria regarding the designation of "Significant" structures which would expand the Historic Sites Inventory criteria to include or consider the following terms:

- Any structure that has received a historic grant from the City;
- Has previously been on the Historic Site Inventory or listed as significant or contributory on any reconnaissance or other historic survey;
- Or despite non-historic additions retain its historic scale, context, materials in a manner and degree, which can reasonably be restored to historic form.

One of the goals of the CRSA intensive level survey is to ensure that the Planning Department has a comprehensive list of all historic properties in Park City, and this DOS is for a property that had, for reasons unknown, not been included in the Historic Sites Inventory (HSI) adopted in 2009. The Planning Department identified and submitted applications for determination of significance for several properties, including 1259 Norfolk Avenue, which may qualify for local designation on the inventory under the new LMC changes.

The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites. Since 2009, staff has reviewed Determination of Significance (DOS) applications with the HPB on a case-by-case basis in order to keep the Historic Sites Inventory (HSI) current. Now with the amended, broader criteria, there may be structures which qualify for the inventory which didn't before.

The purpose of this DOS is for the HPB to consider designating the house at 1259 Norfolk Avenue as "Significant" on the HSI. The Determination of Significance for 1259 Norfolk Avenue was continued at the HPB meeting on April 1, 2015 to a date uncertain. The item was continued because additional information was discovered regarding this site. On March 2, 2016, the Historic Preservation Board continued this item again because clarification was requested regarding the 2002 Historic District Design Review application scope of work and the date of the historic tax photograph.

Table 1: *Past applications for 1259 Norfolk Avenue (there are no other applications currently active for this property):*

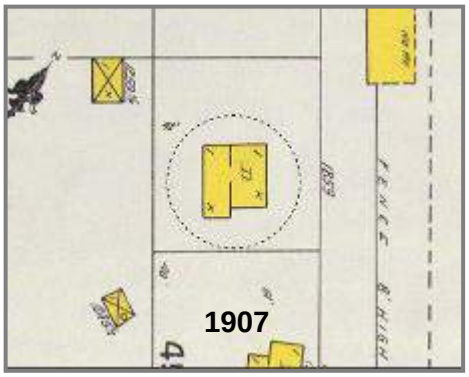
Permit Year	Description of Work
1996	The roof was repaired.
2001	A grant was awarded by the Historic District Commission in the amount of $16,500.
2002	There was a plat amendment application, which divided the existing three (3) parcels into two (2) legal lots of record. The Historic District Commission approved a renovation, relocation, and lower level garage and foundation addition to the structure.

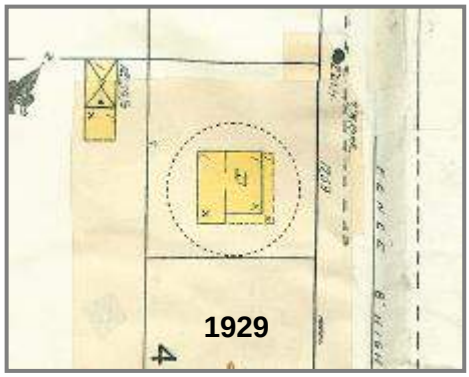
History of the Structure:

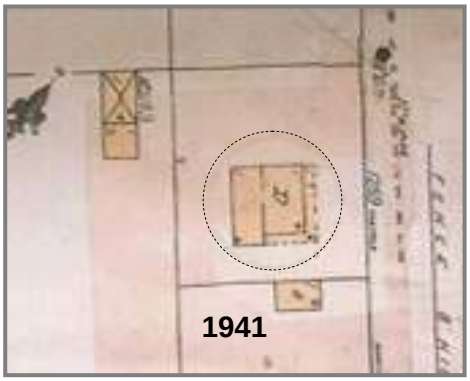
The house at 1259 Norfolk Avenue was initially constructed circa 1900. 1259 Norfolk Avenue was located outside of the Sanborn Fire Insurance Map (Sanborn Map) boundary prior to the 1907 Sanborn Map. According to the Sanborn Maps, sometime between 1907 and 1929, a porch was added on the east and south facades of the house. The house remains unchanged in the 1941 Sanborn Map. See Figure 1.

The house is a hall-parlor that has been modified. The 1904-05 photograph of Park City facing northwest shows the structure and only a handful of others across from the historic baseball grounds (Figure 2a and 2b). The front porch was added between 1907 and 1929 (after the 1904-5 photograph was taken). Originally, the house had two rectangular volumes, the front (east) living space and the back (west) bedroom wing. The front porch was added before the 1929 Sanborn Map of Park City and remains an important historical element of the house. The house is documented in a circa 1940's tax photograph (Figure 3). The circa 1950-1962 photograph shows the increased development in Old Town and near 1259 Norfolk Avenue (Figure 4a and 4b). The baseball grounds no longer featured the spectator stands and backstop. In addition, the house appears very similar to the circa 1940 tax photograph (Figure 3). Additional

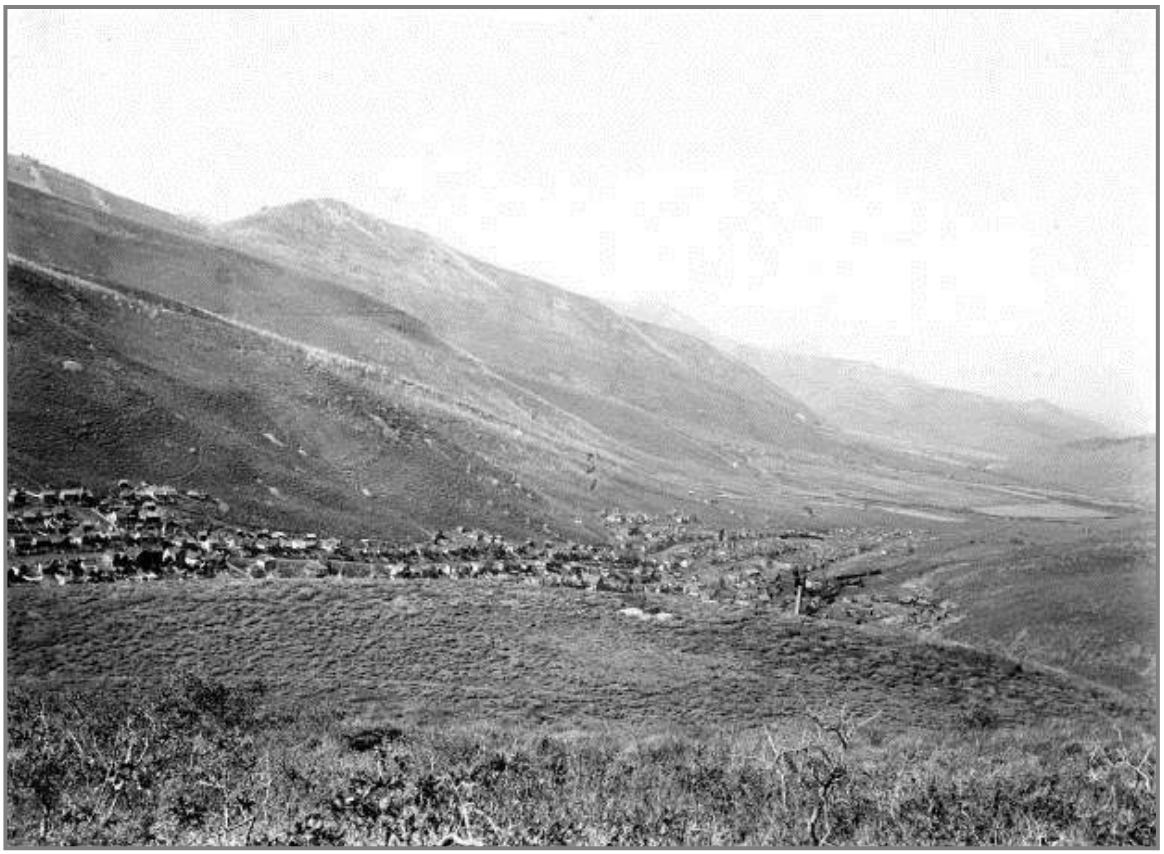
1940's, 1950's, and 1960's photographs can be seen in Figure 8a, 8b, and 8c. with commentary on the validation of the circa 1940 historic tax photograph.







<u>Figure 1:</u> The *Sanborn Fire Insurance Maps show the evolution of 1259 Norfolk Avenue (dashed circle indentifies the house). Clockwise***: 1907:** *The originally documented shape.* ***1929:*** *The altered shape.* ***1941:*** *No changes were documented after 1929. 1941 Sanborn Map provided courtesy of the Park City Historical Society & Museum.*



<u>Figure 2a:</u> *Overall view of Park City. Camera facing northwest. 1904-05. (Park City Historical Society & Museum)*

Figure 2b: *Close-up of Figure 2a (Overall view of Park City. Camera facing northwest. 1904-05). (Park City Historical Society & Museum). The white circle identifies the house prior to the addition of the front porch.*

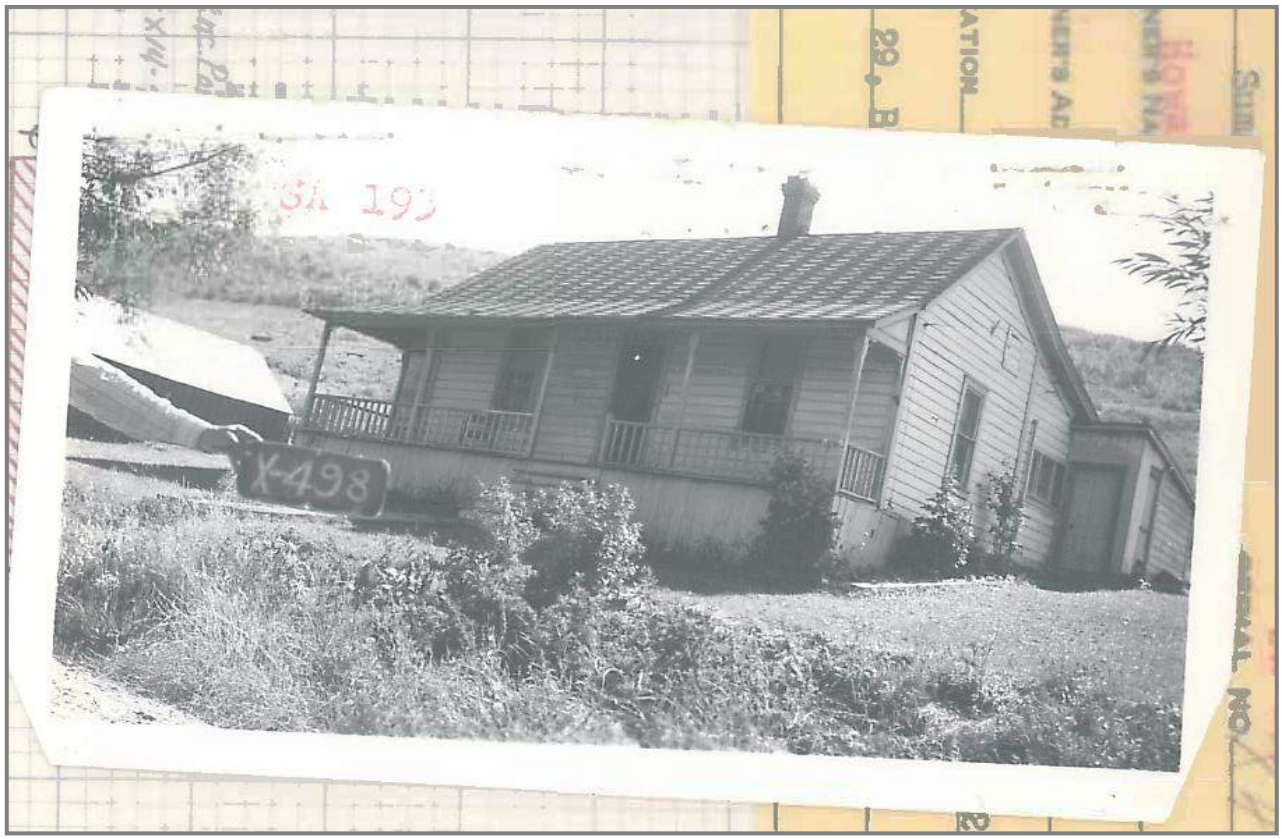


Figure 3: *Circa 1940's tax photograph. (Park City Historical Society & Museum).*

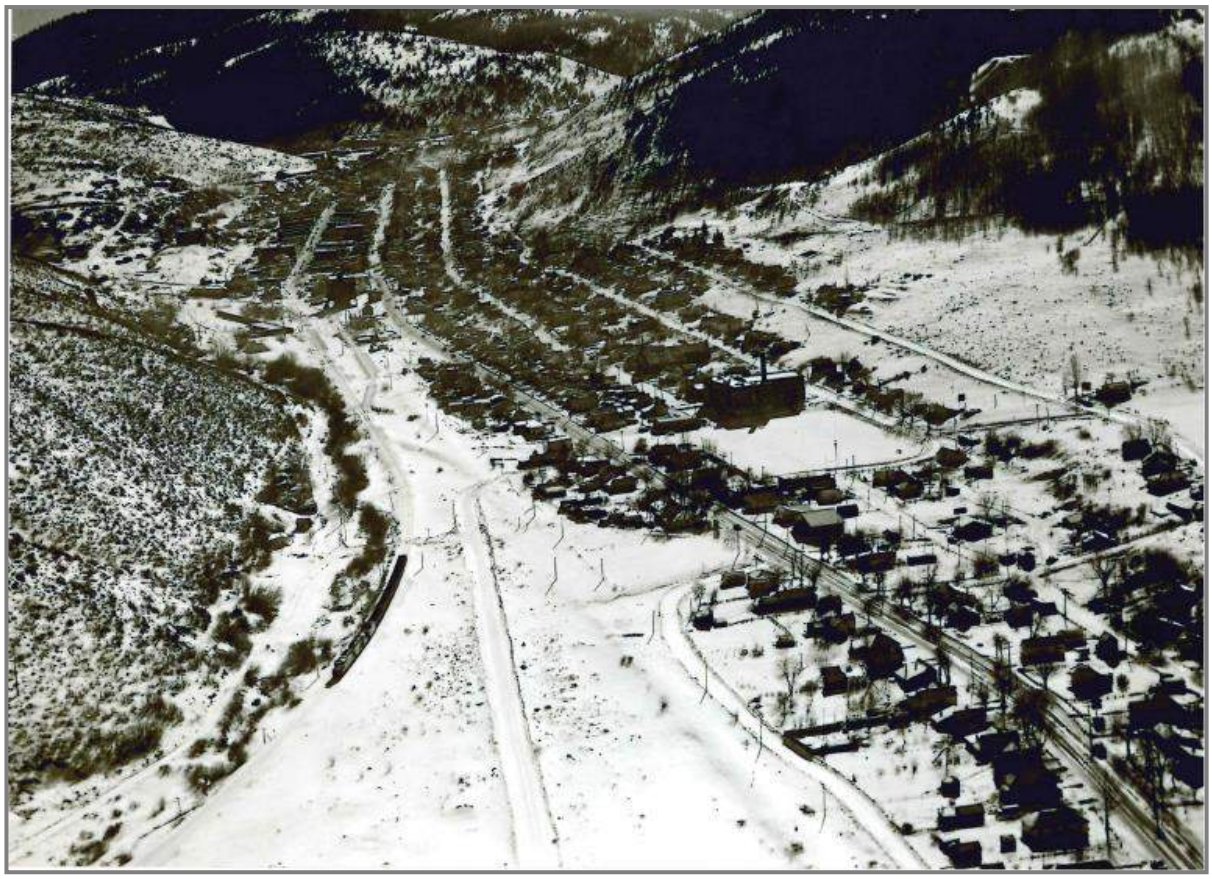


Figure 4a: *Park City facing south circa 1950-1962. Development had increased in Old Town and near 1259 Norfolk Avenue. The baseball grounds no longer featured the spectator stands and backstop. (Park City Historical Society and Museum)*

Figure 4b: *Close up of Figure 4a. Park City facing south circa 1950-1962. The house (circled in white) still retains the same form as that of the circa 1940's tax photograph. (Park City Historical Society and Museum)*

In 2001, a grant was awared by the Historic District Commission in the amount of $16,500 for work related to the 2002 renovation. The grant was a dollar-for-dollar match for the following projects related to the 2002 renovation:

- New Foundation
- Structural, electrical, plumbing and mechanical improvements.
- Replacement door and windows and re-roofing
- Exterior siding and trim repairs, prep, and repainting

The house was moved to the southeast as a part of the 2002 renovation to accommodate the subdivision of the existing three (3) parcels into two (2) legal lots of record (See Figure 5). Staff finds that the relocation of the structure, while not a preferred method of historic preservation, does not detract from the historic integrity or context of the site or house. Figure 5 shows the location of the house today in relation to its historic location. The house is surrounded by both historic and non-historic sites. The site still retains its context and spatial relationship with the historic baseball field located directly across the street.

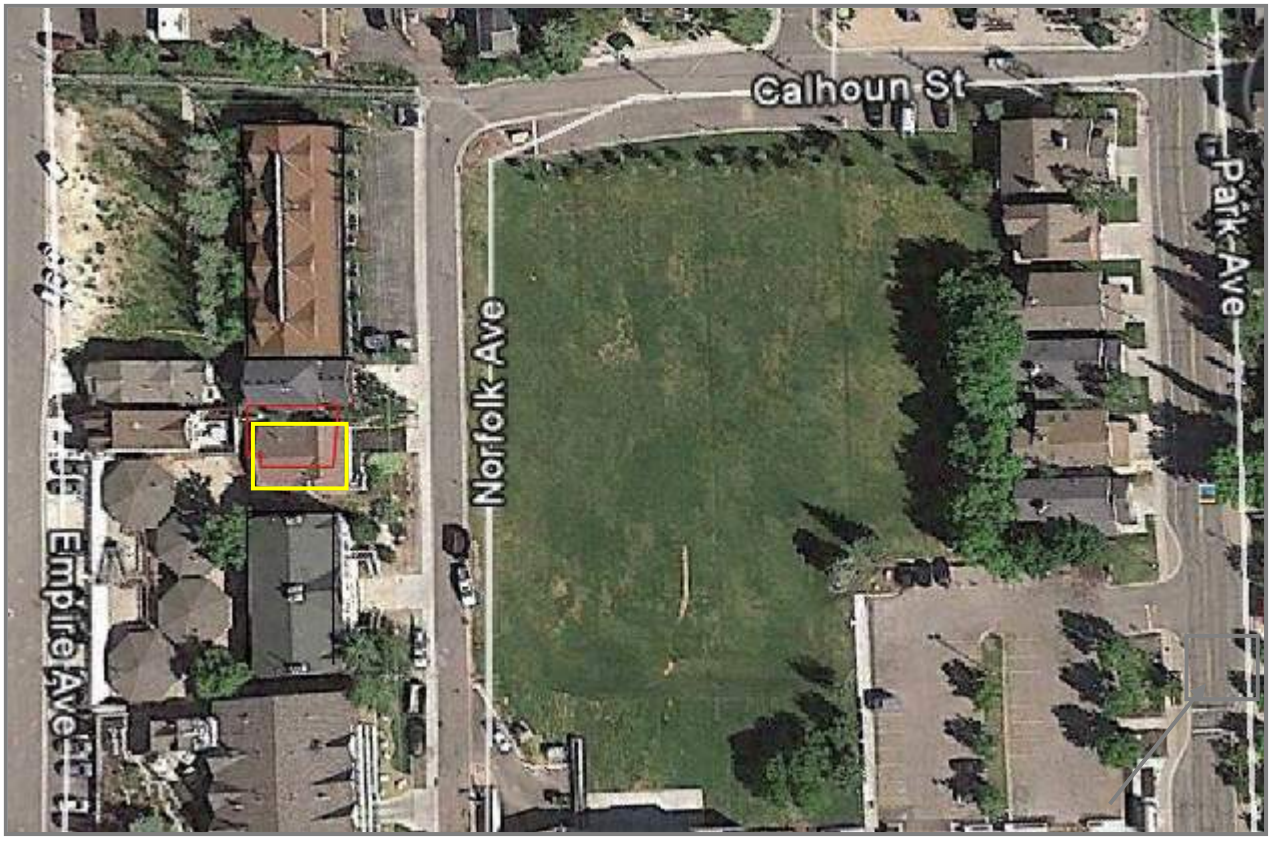


Figure 5: *The red outline represents the historic location of the house prior to the 2002 renovation. The yellow outline represents the current location on the house.*

The 2002 scope of work included removal of a historic addition, restoration of historic house, and the construction of a lower level garage, foundation, and rear addition (See Figure 6 and Figure 7 for photographs of the house before and after the 2002 renovation).

Figure 6: *Southeast oblique. Camera facing northwest. 2001. Before the 2002 renovation.*

Figure 7: *Southeast oblique. Camera facing northwest. November 2014. After the 2002 renovation.*

The lower level garage and concrete foundation were added in 2002, but they do not detract significantly from its Historic Form when viewed from the primary public Right-of-Way. Staff finds that the change in material to board and batten on the lower level garage portion of the house creates a clear delineation between the historic portion of the house and the new lower level garage addition. The board and batten is also a nod at the vertical boards that were used historically as the porch skirt (visible in the circa 1940 tax photograph, see Figure 3). In 2002, the Historic District Commission determined that the garage shall be recessed under the front porch in order not to create a visual and architectural distraction. The new rear addition is located behind the historic dwelling and is subordinate to the historic portion of the house in terms of mass, height, and scale.

In 2002, the applicant demolished the historic rear shed addition located at the northwest corner of the dwelling in order for the structure to fit onto its newly created lot. The historic rear shed addition is visible in the circa 1940 tax photograph (Figure 3), but not on the 1941 Sanborn Map (Figure 1). The Historic District Commission determined that the historic northwest rear shed addition was not integral to the overall building's historic integrity and that the historic south addition was more important to the historic integrity of the building because it was incorporated into the historic porch. As a result, the porch was restored in its entirety, which staff finds restored the Historic Form and reflects the Historical character of the site more than if the house had retained the historic northwest rear addition.

The roof was repaired in 1996, but the repair did not alter the historic roof form. In 2002, the new rear addition incorporated a cross gable roof design with the intent to minimize the massing of the new rear addition. The historic portion of the house retains the historic roof form.

In 2002, the porch was restored according to historic documentation available. The Historic District Commission referenced the circa 1940 tax photograh, which showed architectural detailing involving the construction of the porch. The 2002 renovation restored much of the porch detailing visible in the circa 1940 tax photograph. Staff finds that the porch is an important architectural feature that contributes to the Historic Form of the house.

The current location of the entrance stairs is not consistant with that found in the circa 1940 tax photograph. At the time of the 2002 renovation, the steps were in their current location. The historic location of the entrance steps was centered on the front of the house, directly in front of the front door. In 2002, the Historic District Commission dertermined that the repositioning of the steps into their historic location would result in an encroachment into the front yard setback. Staff finds that the current location of the stairs does not detract from the historic integrity of the structure because their design is consistant with that of the historic steps and the other important architectural features of the front porch are still present.

As a part of the 2002 renovation, the historic one-over-one double hung windows (visible in the circa 1940's tax photograph) were brought back on the north, south, and east elevations of the house. In addition, the transom above the front door was incorporated into the deisgn after being lost in an out of period alteration.

In 2002, the historic horizontal lap-siding was exposed beneath non-historic siding. The historic siding was repaired and painted. The architecutral detailing including fascia boards, cornices, and brackets were reintroduced or restored as a part of the 2002 renovation.

Clarification Requested at the March 2, 2016 Historic Preservation Board Meeting:
On March 2, 2016, the Historic Preservation Board continued the Determination of Significance application again because clarification was requested regarding the date of the historic tax photograph and the 2002 Historic District Design Review application scope of work.

The circa 1940 tax photograph was questioned by the property owner's representative in the Historic Preservation Board meeting on March 2, 2016. The property owner's representative questioned the accuracy of the photograph's date (circa 1940). Staff conducted additional research to address these concerns, including:

- The collection of historic tax cards at the Park City Museum and Historical Society includes most, if not all, of the tax cards and/or documentation conducted for any given historic property. This is why the historic tax photograph taken in circa 1940 is attached to the tax card from a differing year. It is not uncommon for specific tax cards or photographs to be missing from years known to have had assessments conducted.
- Staff conducted additional photographic research at the Park City Museum and Historical Society Research Library. Staff found photograph evidence validating that the historic tax photograph is pre-1960's, contrary to the beliefs of the property owner's representative. As is detailed in the photographic evidence in Figure 8a, 8b, and 8c, the front façade of the structure was altered sometime after 1947. The circa 1940 tax photograph and the 1947 photograph show the unaltered historic front façade, whereas the 1950 and 1961 photographs show alterations to the front windows. This proves that the circa 1940 tax photograph attached to the tax card of a differing year is not from the 1960's as alterations to the façade occurred sometime after 1947.
- Staff has also determined that the 2002 Historic District Design Review application cited the same circa 1940 tax photograph being used today.

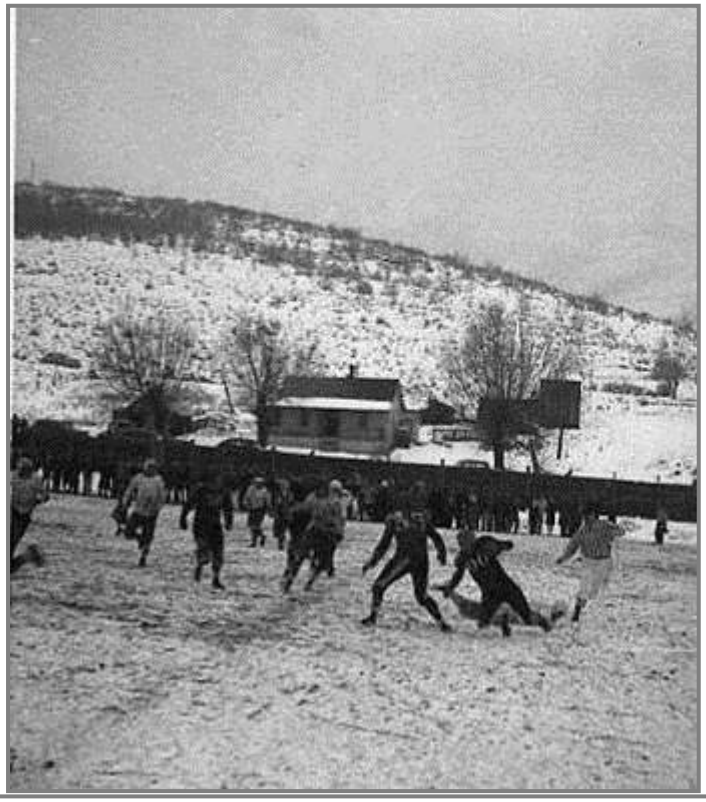


Figure 8a: *A 1947 photograph facing west taken from the then football field of Park City High School (Carl Winters School). 1259 Norfolk Avenue is visible in the background. The front façade of 1259 Norfolk Avenue matches that of the circa 1940 tax photograph. (Park City Historical Society and Museum)*

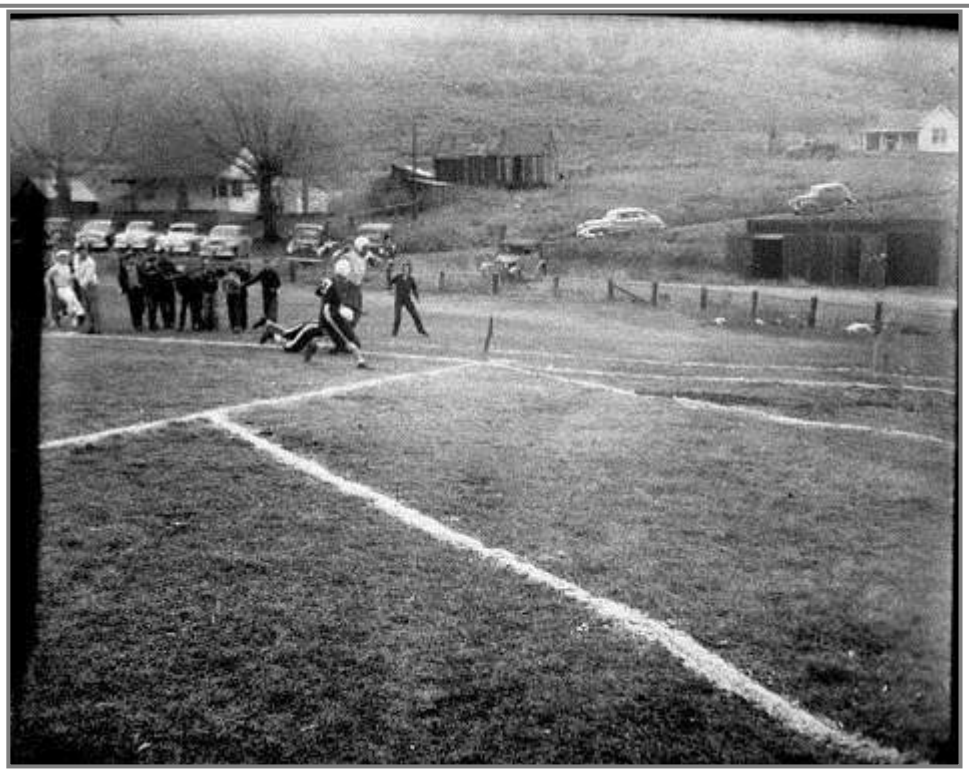


Figure 8b: *A 1950 photograph facing southwest taken from the then football field of the Park City High School (Carl Winters School). 1259 Norfolk Avenue is visible in the upper left corner of the photograph. The front façade of the house does not match that of the circa 1940 tax photograph or the 1947 photograph meaning that the alterations to the front façade would have had to occur sometime after 1947. (Park City Historical Society and Museum)*

Figure 8c: *An October 27, 1961 photograph facing southwest taken from the then football field of the Park City High School (Carl Winters School). 1259 Norfolk Avenue is visible in the upper right corner of the photograph. This photograph is in better focus and provides a more detailed view of the alterations to the front façade that do not match that of the circa 1940 tax photograph. (Park City Historical Society and Museum)*

In the March 2, 2016 Historic Preservation Board meeting, the property owner's representative explained that the previous owner "deconstructed" the house. Staff has found no such evidence of this statement. The 2002 Historic District Design Review Action Letter goes into meticulous detail about the entire renovation project; however, nowhere in the Action Letter does it discuss the deconstruction of the house in whole. Staff has attached the 2002 Historic District Design Review Action Letter as Exhibit J, the 2001 and 2002 Historic District Commission Staff Reports as Exhibit D and Exhibit H, and the Historic District Commission meeting minutes related to the 2002 renovation as Exhibit E, Exhibit F, Exhibit G, and Exhibit I.

Analysis and Discussion:

The Historic Preservation Board is authorized by Title 15-11-5(I) to review and take action on the designation of sites within the Historic Sites Inventory (HSI). The Historic Preservation Board may designate sites to the Historic Sites Inventory as a means of providing recognition to and encouraging the preservation of historic sites in the community (LMC 15-11-10). Land Management Code Section 15-11-10(A) sets forth the criteria for designating sites to the Park City Historic Sites Inventory (HSI). The site is currently not listed on the HSI.

Staff finds that the site would not meet the criteria for Landmark designation, based on the following:
LANDMARK SITE. Any Buildings (main, attached, detached, or public), Accessory Buildings, and/or Structures may be designated to the Historic Sites Inventory as a Landmark Site if the Planning Department finds it meets all the criteria listed below:

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

The structure was originally constructed in c.1900, which makes the structure approximately 116 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 **Does Not Comply.**

The site does not meet these criteria. Staff finds that much of the historic architectural features were brought back as a part of the 2002 renovation; however, the house is not eligible for the National Register of Historic Places due to the cumulative changes to its design, out of period additions, materials, and workmanship that have diminished its historic integrity.

(c) It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:
(i) An era that has made a significant contribution to the broad patterns of our history;
(ii) The lives of Persons significant in the history of the community, state, region, or nation; or
(iii) The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman. **Complies.**

The structure contributes to our understanding of Park City's Mature Mining Era (1894- 1930). Hall-parlors were the first popular housing type in Park City after log cabins and one-room shacks of the initial silver discover era of the 1870s. This property was not included in the Sanborn Maps until the 1907 addition because of its location in the outskirts of town around 1900. The 1904-05 photograph of Park City facing northeast shows the structure and only a handful of others across from the historic baseball grounds. The structure utilizes typical materials and assemblies of a Park City residence built during the early twentieth century. Such materials and assemblies include drop wood siding, subtle window and door trim, patio posts and bracket details that convey a sense of Victorianism, and board and batten siding.

In order to be included on the HSI, the Historic Preservation Board will need to determine that the building meets the criteria for Significant, as outlined below:

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

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

The structure was originally constructed in c.1900, which makes the structure approximately 116 years old.

(b) It retains its Historical Form as may be demonstrated but not limited by any of the following:

(i) It previously received a historic grant from the City; or
(ii) It was previously listed on the Historic Sites Inventory; or
(iii) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; or **Complies.**

In 2001, a grant was awarded by the Historic District Commission in the amount of $16,500. The grant was a dollar-for-dollar match for the following projects related to the 2002 renovation:

- New Foundation
- Structural, electrical, plumbing and mechanical improvements.
- Replacement door and windows and re-roofing
- Exterior siding and trim repairs, prep, and repainting

This site has not previously been listed on the Historic Sites Inventory for reasons unknown.

(c) It has one (1) or more of the following:

(i) It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; and
(ii) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; or
Complies.

Staff finds that much of the historic architectural features were brought back as a part of the 2002 renovation. The introduction of a lower level basement, foundation, and rear addition does not detract from the Historic Form because of the careful architectural details that were added to create a clear delineation between the historic house and the new addition. Such architectural details include the change of materials to board-and-batten on the lower level garage addition, compared to historic lap siding seen on the historic portion of the house. Staff finds that the house retains its Historic Form, reflects the Historical Character, and still maintains

its historic site context despite the presence of a non-historic addition and surrounding non-historic infill development.

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

(i) An era of Historic Importance to the community, or

(ii) Lives of Persons who were of Historic importance to the community, or

(iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period. **Complies.**

The structure contributes to our understanding of Park City's Mature Mining Era (1894- 1930). Hall-parlors were one of the first popular housing types in Park City after log cabins and one-room shacks of the initial silver discover era of the 1870s. This property was not included in the Sanborn Maps until the 1907 addition because of its location in the outskirts of town around 1900. The 1904-05 photograph of Park City facing northeast shows the structure and only a handful of others across from the historic baseball grounds. The structure utilizes typical materials and assemblies of a Park City residence built during the early twentieth century. Such materials and assemblies include drop wood siding, subtle window and door trim, patio posts and bracket details that convey a sense of Victorianism, and board and batten siding.

Process:

The HPB will hear testimony from the applicant and the public and will review the Application for compliance with the "Criteria for Designating Historic Sites to the Park City Historic Sites Inventory." The HPB shall forward a copy of its written findings to the Owner and/or Applicant.

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

Notice:

On March 19, 2016, Legal Notice of this public hearing was published in the Park Record, according to the requirements of the Land Management Code. Staff also sent a mailing notice to the property owner and property owners within 100 feet on February 17, 2016 and posted the property on February 17, 2016.

Public Input:

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

Alternatives:

- Conduct a public hearing to consider the DOS for **1259 Norfolk Avenue** described herein and find the structure at **1259 Norfolk Avenue** meets the criteria for the designation of "Significant" to the Historic Sites Inventory according the draft findings of fact and conclusions of law, in whole or in part.
- Conduct a public hearing and find the structure at **1259 Norfolk Avenue** does not meet the criteria for the designation of "Significant" to the Historic Sites Inventory, and providing specific findings for this action.
- Continue the action to a date uncertain.

Significant Impacts:

The house at 1259 Norfolk Avenue is not listed on the Historic Sites Inventory. If designated as "Significant" on the HSI, any alterations must comply with the Design Guidelines for Historic Sites and the site will be eligible for the Historic District Grant Program. Should the structure not be included, then the property will be eligible for demolition.

Consequences of *not* taking the Recommended Action:

If no action is taken, no change will occur to the designation of 1259 Norfolk Avenue because the house is not currently on the Historic Sites Inventory. The structure will be eligible for demolition.

If the Historic Preservation Board chooses to include this site on the HSI, the structure will be designated a Significant Historic site and not eligible for demolition. It will be eligible for the Historic District Grant Program.

Recommendation:

Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and consider designating the house at 1259 Norfolk Avenue as a Significant Site on the Park City Historic Sites Inventory.

Finding of Fact:

1. The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites. This site was not included on the 2009 HSI based upon the older criteria.
2. In December 2015, City Council amended the Land Management Code to expand the criteria for what structures qualify to be significant sites.
3. The house at 1259 Norfolk Avenue is within the Recreation Commercial (RC) zoning district.
4. The structure is not currently designated as a Significant or Landmark site on the 2009 Historic Sites Inventory.
5. The structure was originally constructed at 1259 Norfolk Avenue in c.1900, which makes the structure approximately 116 years old.

6. The structure appears in the 1907, 1929, and 1941 Sanborn Fire Insurance maps.
7. The structure can be found in a 1940's tax photograph.
8. The structure is not currently designated as a Significant or Landmark site on the Historic Sites Inventory.
9. The original hall-parlor was constructed within the Mature Mining Era (1894-1930) and is historic.
10. In 2001, a grant was awarded by the Historic District Commission in the amount of $16,500 for a new foundation; structural, electrical, plumbing and mechanical improvements; replacement doors and windows; re-roof; and exterior siding and trim repairs, prep, and repainting.
11. The lower level garage addition and new foundation were added in 2002 and are non-historic.
12. The house was moved to the southeast as a part of the 2002 renovation to accommodate the subdivision of the existing three (3) parcels into two (2) legal lots of record.
13. The house is surrounded by both historic and non-historic sites. The site still retains its context and spatial relationship with the historic baseball field located directly across the street.
14. The lower level garage and concrete foundation were added in 2002, but they do not detract significantly from its Historic Form when viewed from the primary public Right-of-Way.
15. The change in material to board and batten on the lower level garage portion of the house creates a clear delineation between the historic portion of the house and the new lower level garage addition.
16. In 2002, the Historic District Commission determined that the garage shall be recessed under the front porch in order not to create a visual and architectural distraction.
17. The new rear addition is located behind the historic dwelling and is subordinate to the historic portion of the house in terms of mass, height, and scale.
18. In 2002, the applicant demolished the historic northwest rear shed addition located at the northwest corner of the dwelling in order for the structure to fit onto its newly created lot.
19. The historic northwest rear shed addition is visible in the circa 1940's tax photograph (Figure 3), but not on the 1941 Sanborn Map (Figure 1).
20. The Historic District Commission determined that the historic northwest rear shed addition was not integral to the overal building's historic integrity and that the historic south addition was more important to the historic integrity of the building because it was incorporated into the historic porch.
21. The roof was repaired in 1996, but the repair did not alter the historic roof form. The historic portion of the house retains the historic roof form.
22. In 2002, the new rear addition incorporated a cross gable roof design with the intent to minimize the massing of the new rear addition.
23. In 2002, the porch was restored according to historic documentation available, including the 1940's tax photograph.

24. The current location of the entrance stairs is not consistant with that found in the circa 1940's tax photograph.
25. At the time of the 2002 renovation, the steps were in their current location.
26. The historic location of the entrance steps was centered on the front of the house, directly in front of the front door.
27. In 2002, the Historic District Commission dertermined that the repositioning of the steps into their historic location would result in an encroachment into the front yard setback.
28. In 2002 renovation, the historic one-over-one double hung windows (visible in the circa 1940's tax photograph) were brought back on the north, south, and east elevations of the house.
29. In 2002, the transom above the front door was incorporated into the deisgn after being lost in an out of period alteration.
30. In 2002, the historic horizontal lap-siding was exposed beneath non-historic siding. The historic siding was repaired and painted.
31. The architecutral detailing including fascia boards, cornices, and brackets were reintroduced or restored as a part of the 2002 renovation.
32. The structure is a hall-parlor typical of the Mature Mining Era (1894-1930).
33. The site meets the criteria as Significant on the City's Historic Sites Inventory.
34. Built circa 1900, the structure is over fifty (50) years old and has achieved Significance in the past fifty (50) years.
35. Though the structure's historic integrity has been diminished due to the out-of-period addition and alterations to its historic materials, it has retained its Historical Form in that the hall-parlor form is still clearly identifiable from the public right-of-way. The lower level out-of-period addition to the east elevation and rear addition on the west of the structure do not detract from its historic significance as these are clearly delineated from the historic hall-parlor form. Further, the 2002 renovation restored many of the historic details that had been lost previously including porch details, historic window openings, and the original siding.
36. The introduction of a lower level basement and foundation and rear addition does not detract from the Historic Form.
37. The house retains its Historic Form, reflects the Historical Character, and still maintains its historic site context despite the presence of a non-historic addition and surrounding non-historic infill development.
38. The structure is important in local or regional history because it is associated with an era of historic importance to the community, the Mature Mining Era (1894-1930) and its noteworthy method of construction, materials, and craftsmanship of the Mature Mining Era.
39. The front façade of the structure was altered sometime after 1947. The circa 1940 tax photograph and a 1947 photograph show the unaltered historic front façade, whereas the 1950 and 1961 photographs show alterations to the front windows.
40. The site does not meet the criteria as Landmark on the City's Historic Sites Inventory in that the house is not eligible for the National Register of Historic

Places due to the cumulative changes to its design, out of period additions, materials, and workmanship that have diminished its historic integrity.

Conclusions of Law

1. The existing structure located at 1259 Norfolk Avenue meets all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:

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

Complies.

(b) It retains its Historical Form as may be demonstrated but not limited by any of the following:

(i) It previously received a historic grant from the City; or

(ii) It was previously listed on the Historic Sites Inventory; or

(iii) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; or

Complies.

(c) It has one (1) or more of the following:

(i) It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; and

(ii) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; or

Complies.

Exhibits:

Exhibit A – Historic Sites Inventory Form, 2014
Exhibit B – Historic Tax Card
Exhibit C – 2001 Grant Award Letter
Exhibit D – July 2, 2001 Historic District Commission Staff Report
Exhibit E – July 2, 2001 Historic District Commission Meeting Minutes
Exhibit F – July 16, 2001 Historic District Commission Meeting Minutes
Exhibit G – August 6, 2001 Historic District Commission Meeting Minutes
Exhibit H– March 18, 2002 Historic District Commission Staff Report
Exhibit I– March 18, 2002 Historic District Commission Meeting Minutes
Exhibit J – 2002 Historic District Design Review Action Letter
Exhibit K – 2002 Historic District Design Review Photographs
Exhibit L – Historic Preservation Board Meeting Minutes April 1, 2015

HISTORIC SITE FORM – HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **House at 1259 Norfolk Avenue**

Address: 1259 Norfolk Avenue

A.K.A.:

City, County: Park City, Summit County, Utah

Tax Number: 1259-NOR-1

Current Owner Name: Maureen Barbara Moriarty (trustee)

Parent Parcel(s): SA-193

Current Owner Address: PO Box 242, Park City, UT 84060-0242

Legal Description (include acreage): LOT 1, 1259 NORFOLK AVENUE SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 3300 SQ FT OR 0.08 AC […] (see record for complete legal description)

2 STATUS/USE

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

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

Reconstruction
Date:
Permit #:
☐ Full ☐ Partial

Use
Original Use: single dwelling
Current Use: single dwelling

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

3 DOCUMENTATION

Photos: Dates
- ☐ tax photo:
- ☒ prints: Nov. 2014 (2)
- ☒ historic: c. 1905

Drawings and Plans
- ☐ measured floor plans
- ☐ site sketch map
- ☐ Historic American Bldg. Survey
- ☐ original plans:
- ☒ other: lot survey (7/28/2003)

Research Sources (check all sources consulted, whether useful or not)
- ☒ abstract of title
- ☐ tax card
- ☐ original building permit
- ☐ sewer permit
- ☒ Sanborn maps
- ☐ obituary index
- ☐ city directory/gazetteers
- ☒ census records
- ☐ biographical encyclopedias
- ☒ newspapers
- ☒ city/county histories
- ☐ personal interviews
- ☐ Utah Hist. Research Center
- ☐ 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

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

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

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

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

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

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

Researcher/Organization: John Ewanowski Date: Nov. 2014

4 ARCHITECTURAL DESCRIPTION AND INTEGRITY

Building Type and/or Style: rectangular cabin type, Victorian Eclectic style *No. Stories*: 1

Additions: ☐ none ☒ minor ☐ major (describe below) *Alterations*: ☐ none ☒ minor ☐ major (describe below)

Number of associated outbuilding and/or structures: ☐ accessory building(s), # 0; ☐ structure(s), # 0.

General Condition of Exterior Materials:

☒ Good: Well-maintained with no serious problems apparent

☐ Fair: Some problems are apparent. *Describe the problems*:

☐ Poor: Major problems are apparent and constitute and imminent threat. *Describe the problems:*

☐ Uninhabitable/Ruin

Materials:

Foundation: concrete

Walls: drop wood siding, board and batten wood siding on lower level garage

Roof: asphalt shingles

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

Essential Historical Form: ☒ retains ☐ does not retain

Location: ☒ original location ☐ moved (date: , original location:)

Design: This is a rectangular cabin type that has been modified and updated to include a concrete foundation and a garage in the lower level. Originally, the house was two rectangular volumes, the front (east) living space and the back (west) bedroom wing. The front patio was added before the 1929 Sanborn Map of Park City and remains an important historical element of the house. The garage and concrete foundation were recent alterations to the house, but they do not detract significantly from its historic feel and appearance.

Setting: Set in the north end of Old Town Park City, facing a greensward that was once the historic baseball field for the town. It is on a 44'x75' lot, about one-a-a-half of the original Snyder's Addition parcels. The setting has changed somewhat with surrounding growth from typical miner's cabins to larger condominiums and hotels. Located close to the base of Park City Mountain Resort, the setting is more developed than it was historically but maintains a degree of historic integrity, especially in its relationship to the historic ball field across the street.

Workmanship: This house utilizes typical materials and assemblies of a Park City residence built during the early twentieth century. Namely, drop wood siding was the preferred wall material of this era and most houses are topped with asphalt shingle roofs. The subtle window and door trim, as well as the patio post and bracket details convey a sense of Victorianism, which was popular at the time of construction. The lower addition is clad in board-and-batten siding, which was employed in the historic period, although it was used to a lesser degree than drop wood siding.

Feeling: Retains its historic integrity despite the addition of a lower level garage and new concrete foundation. The basic historic massing of the original house is readily apparent from the exterior, and the pre-1929 front patio is historic despite not being original. Despite surrounding development, the site retains its historic feel, as well.

Association: Rectangular cabins were the first popular housing type in Park City after the log cabins and one-room shacks of the initial silver discovery era of the 1870s. Over 80% of the rectangular cabins in Park City were built before the 1889 Sanborn Map.[1] This house was not included in the Sanborns until the 1907 addition, as it was near the outskirts of the original town. A 1904-05 photograph shows this house with only a handful of others across from the historic baseball grounds. It is unknown who built the house and the exact date of construction, but it was definitely before 1905 and probably around the turn of the century.

5 SIGNIFICANCE

Architect: ☒ not known ☐ known: (source:) Date of Construction: c. 1900

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

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

1. Historic Era:

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

   Description of historic era: By the 1890s, Park City was a *bona fide* mining town, with a railroad station, post office, fire department, and growing school system. While individuals lost and gained jobs based on fluctuating silver prices, the mining industry was relatively stable in Park City through the 1920s. The Great Fire of 1898 proved the strength of the town: while Main Street was almost completely levelled and sustained over $1,000,000 in damages, most of the buildings were rebuilt by 1900. Unlike other fire ravaged western mining towns, which often went permanently bust over similar blazes, the demand for Park City silver caused a rapid rebuilding of the business district. Park City survived the Spanish Flu Epidemic, World War I, and Prohibition mostly unscathed, boasting over 4,000 residents in the 1930 United States Census.

2. Persons: N/A

3. Architecture: N/A

6 PHOTOS

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

Photo No. 1: Northeast oblique. Camera facing southwest. November 2014.
Photo No. 2: Southeast oblique. Camera facing northwest. November 2014.
Photo No. 3: Overall view of Park City. Camera facing northwest. 1904-05. (Park City Historical Society & Museum)
Photo No. 4: Close-up of Photo No. 3 (Overall view of Park City. Camera facing northwest. 1904-05). (Park City Historical Society & Museum)

[1] Randall, 67.

Photo No. 1: Northeast oblique. Camera facing southwest. November 2014.

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

Photo No. 3: Overall view of Park City. Camera facing northwest. 1904-05. (Park City Historical Society & Museum)

Photo No. 4: Close-up of Photo No. 3 (Overall view of Park City. Camera facing northwest. 1904-05). (Park City Historical Society & Museum)

SCALE:

SIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
Shed 12x13 · Siding	25+	x				.47	25%	50
Dirt Floor		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

ge — Class 1E Depr. 2% (3%)
1 Floor Dirt Walls Shtg Roof CI Doors 1
12 x 20 Area 12x4 Cost 239 x 47 %
1940 Base Cost x 25 % Depr.
Total 60

ARKS

4 REV. 61
TATE OF UTAH — STATE TAX COMMISSION

H 172 — Serial Number

1 OF 1 — Card Number

Owners Name: Howard Sweatfield

Location: Park City, Utah

Kind of Bldg.: Res — St. No.: 1239 Norfolk

Class: 3 — Type 1 2 (3) — Cost $ 4067 x104.5%

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	908		$ 4250	$
	x x				
	x x				

Att. Gar.—C.P.—x—Flr.—Walls—Cl.

Description of Buildings	Additions	Additions
Foundation—Stone — Conc. None — Sills		
Ext. Walls Ash. Shake-over siding		
Roof Type Gab — Mtl. R.R.		
Dormers—Small — Med. — Large		
Bays—Small — Med — Large ✓		
Porches—Front 4x32 128 sq ft @ 1.00	128	
Side Rear 4x14 Enc. 56 sq ft @ 2.00	112	
Porch @		
Planters @		
Ext. Base. Entry @		
Cellar-Bsmt. — ¼ ½ ½ ⅔ ¾ Full 8x11 Floor Conc.	FH 20	
Bsmt. Gar.		
Basement-Apt. — Rms. — Fin. Rms.		
Attic Rooms Fin. — Unfin.		
Plumbing: Class 1 Tub. 1 Trays; Basin 1 Sink 1 Toilet 1; Wtr. Sftr. — Shr. St. — O.T.; Dishwasher — Garbage Disp.	550	
Heat—Stove — H.A. — FA ✓ HW — Stkr — Elec.; Oil — Gas ✓ Coal — Pipeless — Radiant	364	
Air Cond. — Full — Zone		
Finish—Fir. ✓ Hd. Wd. — Panel		
Floor—Fir. ✓ Hd. Wd — Other		
Cabinets 1 — Mantels		
Tile—Walls — Wainscot — Floors		
Storm Sash—Wood D. — S.; Metal D. — S.		
Awnings — Metal — Fiberglass		
Total Additions	1174	

Year Built	Avg.	1945	Replacement Cost	5424
Yr. Age from old card 1962	Age	2.	Obsolescence	
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 — MIN. Changed SHED				NO
Total Building Value				$

Appraised ① 7/3/66 19— By EM.

Appraised ② 19— By

ASSESSMENT OF IMPROVEMENTS

SA 193

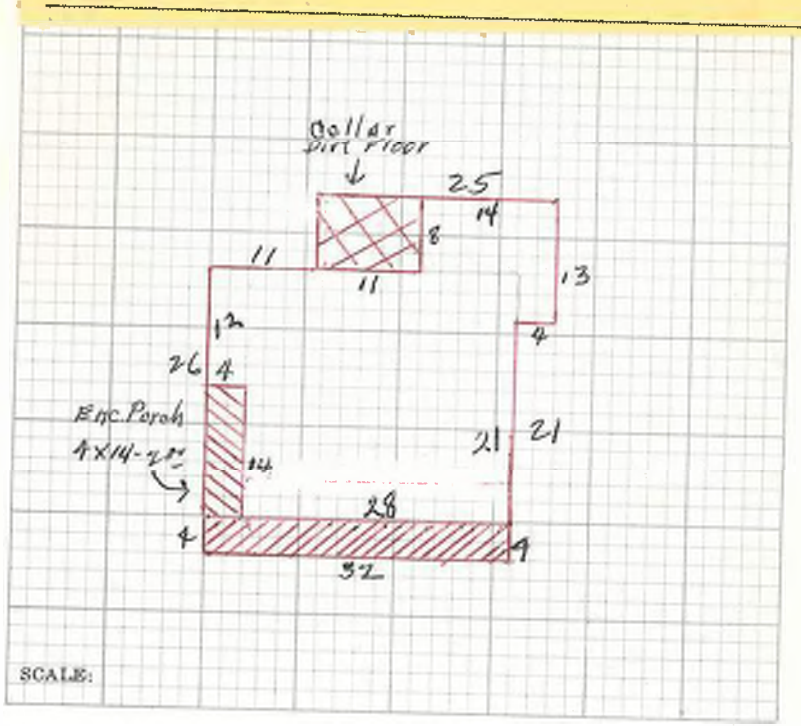
Summit COUNTY SERIAL NO. X 498

Howard & Marjorie Sweatfield

OWNER'S NAME Clark, Pat J. & Minnie

OWNER'S ADDRESS Park City

LOCATION Lots 11 - 12-13-14-15-16-17-21-22-28 & 29, Blk 18, S.A.



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
Shed 12x15 Siding	25+	x		Fa 0210		.47	25%	50
Dirt Floor		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

rage — Class 1E Depr. 2% (6%)

rs 1 Floor Dirt Walls Sltg Roof C.I. Doors 1

e 12 x 20 Age 1944 Cost 239 x 47%

1940 Base Cost x 25 % Depr.

Total 60

MARKS

112

74 REV. 61

STATE OF UTAH — STATE TAX COMMISSION

PARK CITY
1884

Department of Community Development
Engineering • Building Inspection • Planning

April 9, 2001

COPY

Richard Kerr
c/o Peter Barnes
[redacted]

RE: 2001 Historic District Grant Program - 1259 Norfolk Avenue

Dear Mr. Kerr:

On behalf of the Historic District Commission, I am pleased to inform you that you have received a 2001 Grant in the amount of **$16,500.00**. The Commission is very happy that you will be working on your building this summer. This award, in conjunction with your match, will yield significant results for the preservation of your historic building toward any of the following projects:

- New foundation
- Structural, electrical, plumbing and mechanical improvements
- Replacement door and windows & re-roofing
- Exterior siding & trim repairs, prep and re-painting

Prior to beginning work, please contact Derek Satchell, Preservation Planner at 615-5070, to schedule an appointment to review your proposed scope of work and to sign your grant agreements before **July 1, 2001**. Should you fail to sign your agreements and to begin your work before this deadline, your grant award will be forfeited.

Being a historic property owner in Park City, you possess a rich heritage--preserve it well. Again, I offer you the warmest of congratulations.

Sincerely,

Dick Peek

Dick Peek, Chairperson
Historic District Commission

CC: File

:Exhibit K - 2001 Grant Award Letter

Park City Municipal Corporation • 445 Marsac Avenue
Community Development (435) 615-5055 • Engineerin
Planning (435) 615-5060 • F

PARK CITY
1884

FILE COPY

HISTORIC DISTRICT COMMISSION REPORT

DATE: July 2, 2001
DEPARTMENT: Planning Department
AUTHOR: Derek Satchell
TITLE: 1259 Norfolk Avenue - Design Review of Modifications to an Existing Historic Residence
TYPE OF ITEM: Regular Agenda

Continued to next meeting. w/ drgs to show ideas of staff

SUMMARY RECOMMENDATIONS: Staff requests that the Historic District Commission review the project within the context of the Historic District Guidelines and approve with the following Findings of Fact, Conclusions of Law and Conditions of Approval.

A. PROJECT STATISTICS

Applicant:	Richard & Janice Kerr/Peter Barnes (Designer)
Location:	1259 Norfolk Avenue
Proposal:	Design review of Modifications to an Existing Historic Residence
Zoning:	Historic Residential (HR-1) District
Adjacent Land Uses:	Residential
Date of Application:	May 18, 2001

up to applicant.

B. BACKGROUND

The applicant is proposing to construct a 688 square foot garage/workshop under the existing 813 square foot, one-story, single-family residence on the uphill Lots 15, 16 and 17 in Block 18 of the Snyder's Addition to Park City Survey. Additionally, the applicant proposes increase the existing living area of the house from 813 square feet, to 1,903 square feet as well as to make other necessary repairs to the historic dwelling. The applicant is a 2001 HDC Grant recipient in the amount of $16,500. The surrounding area consists of both contemporary and historic buildings.

The approval and recordation of a subdivision application is required prior to the issuance of any building permits. The applicant intends to subdivide the existing three (3) 25'x75' Old Town lots into two (2) separate lots. This action will not only create a lot which accommodates the existing historic dwelling, but will also permit the applicants to develop the remaining lot. A subdivision application

has been submitted and is scheduled for Planning Commission review and possible action on July 25, 2001.

C. ANALYSIS

The applicant proposes to construct a 688 square foot garage/workshop under the existing 813 square foot, single-story, single-family residence located within the Historic Residential District (HR-1). The Maximum Building Footprint for the proposed 3,300 square foot lot is 1,367 square feet. The proposed Maximum Building Footprint for the dwelling will be approximately 1,285 square feet after the installation of the garage/workshop and addition to the rear of the dwelling. The height limit in the HR-1 zone is twenty-seven feet (27'). The proposed height of the dwelling will be approximately 26 feet above final grade to the highest ridge line. Additionally, the applicant is proposing to replace the existing non-historic aluminum windows, re-roof and re-paint the entire house.

The applicant intends to demolish the existing historic shed addition located at the northeast corner of the dwelling in order for the structure to fit on its newly created lot. The addition is considered to be historic because it appears in the circa 1940's tax photo. The demolition of existing historic additions is not encouraged by the Historic District Design Guidelines, Staff, or the HDC. However, Staff recognizes two important reasons for the support of its removal.

First, the rear shed addition is not integral to the overall building's historic integrity. Secondary shed additions of this type were commonly added to the side elevations of Hall-and-Parlor dwellings such as this one. They were constructed in order accommodate secondary entrances, or side doors, in a manner that continued the existing roof line of the structure while mitigating the potential for snowshed at that entrance. Historically, it was not uncommon for more than one of these kind of additions to be added to a dwelling over time. The existing dwelling at 1259 Norfolk Avenue has two (2) shed additions (one on the north and south elevations). Of these two additions, the one found on the dwelling's south elevation is of primary significance because of its incorporation into the design of the front porch, and due to its location towards the front of the building.

Second, the removal of the northern-most shed addition will permit the applicants to subdivide the three (3) existing lots in a manner that will encourage future development that is sensitive to the historic scale and vernacular of the area. The proposed subdivision will create a 44' wide lot that is wide enough to accommodate the relocated house, as well as its required side yard setbacks. The resulting vacant 31' wide lot will be wider than the standard 25'x75' Old Town lot. Hence, the probability of constructing a new dwelling that is architecturally compatible with the adjacent historic house is much greater.

Outlined below are specific Historic District Design Guidelines which relate to the rehabilitated single-family residence at 1259 Norfolk Avenue.

Historic District Guidelines for Residential Renovations

Guideline #45: Maintain the Line of Stone Retaining Walls Along the Street.
FINDING: Not applicable. No stone retaining walls exist, nor are any being proposed.

Guideline #46: Use Fences to Define Yard Edges.

- Avoid using solid "wood" fences. Chain link is not an appropriate material in the district.

FINDING: Not applicable. No fences are proposed, nor are any being proposed.

Guideline #47: Preserve existing exterior stairs.

- Wood steps are typical features on both residential sites and in public areas.

FINDING: The proposed design complies with this policy as conditioned. The circa 1940's tax photo shows the location of the front exterior stairs centered on the front of the dwelling, directly in front of the front door. Over time, these stairs were eventually relocated to the southernmost end of the front porch. In an effort to restore the original appearance of the house based on the image found in the tax photo, Staff recommends that the front stairs be returned to their original location. In doing so, one of the garage doors would have to be eliminated. Hence, the amount of hard-surfacing in the front yard setback can be reduced and the extensive front stair design can be simplified. The modified plan would then call for a two-car tandem driveway adjacent to the repositioned front stair. Staff has added a specific finding of Fact and Condition of Approval to this effect.

Guideline #48: Maintain the visual unity of building clusters on individual sites.

- Retain the similarity of materials on a lot where clusters of existing buildings occur by retaining the matching siding.

FINDING: Not applicable. There are no other structures located on this site.

Guideline #49: Locate additions to original houses so they do not alter the front facade.

- Do not obscure the size and shape of the original house.

*FINDING: The proposed design complies with this policy as conditioned. In terms of scale, height and mass (as perceived from Woodside Avenue), the proposed addition will be located behind the historic dwelling. However, Staff recommends that the applicant maintain some physical semblance of the original roof line as seen in elevation from the north and south. In doing so, the original portion of the house will be more discernable from the proposed additions and/or modifications. This solution represents the design precedence established previously by the HDC involving house having a similar configuration, as evidenced by the rehabilitation of 263 Park Avenue (**See Exhibit G**). Staff has added a specific Condition of Approval to this effect.*

Guideline #50: Maintain front porches as an important facade element.
FINDING: The proposed design complies with this policy as conditioned. The existing front porch will be restored per historic documentation which exists in Staff's files for the dwelling. Should any porch element need to be replaced or reconstructed, Staff requests the HDC to require construction details to be submitted by the applicant to ensure their proper replication. Staff has added a specific Condition of Approval to this effect.

Guideline #51: Preserve the original shape of the roof.

FINDING: The proposed design complies with this policy as conditioned. The existing historic house is a front side-gabled dwelling having an extended single-sloping shed roof addition at the rear of the house. The new addition will incorporate a similar shed roof design. Unfortunately, Staff is concerned that the reconfigured and enlarged addition to the rear of the dwelling may be misinterpreted as being part of the original construction of the house. Staff recognizes and commends the designer's effort to minimize the massing of the new rear addition. However, Staff recommends that the roof line of the original roof be maintained (as done similarly at 263 Park Avenue), and that the roof of the new addition be modified to accommodate this action. Staff has added a specific Condition of Approval to this effect.

Guideline #52: Avoid changing the location of the windows.

FINDING: The proposed design complies with this policy. Existing windows will maintain their current locations.

Guideline #53: Maintain original window proportions.

- Do not close down the original openings. Use trim borders to frame window openings.

FINDING: The proposed design complies with this policy as conditioned. All of the new windows proposed appear to have a 2:1 proportional ratio, similar to those found on the historic portion of the house. Staff has added a specific Condition of Approval to this effect upon HDC taking action.

Guideline #54: Maintain the original position of main entrances.

FINDING: The proposed design complies with this policy. The existing main entrance will maintain its current location and function.

Guideline #55: Maintain original proportions of doors.

- Avoid "modernizing" by adding sliding doors.

FINDING: The proposed design complies with this policy as conditioned. Existing doors will maintain their current proportions. The circa 1940's tax photo shows a transom window located above the front door. This door detail shall be returned. Although there is a pair of sliding full-light doors are proposed, they are located on the rear of the dwelling. The HDC has approved these kind of doors for installation on the rear of new and historic dwellings in the past. The garage door shall be the minimum size as required by the Uniform Building Code for a passenger car in order to minimize the height of the house. Staff has added a specific Condition of Approval to this effect upon HDC taking action.

Guideline #56: Preserve specific details when repairing stone retaining walls.

- Preserve the color, texture, and shape of the stone.

FINDING: Not applicable. There are no existing stone retaining walls on this property.

Guideline #57: Maintain the original number of window panes.

- Retain and repair the original parts. Do not replace sliding sash or use small pane windows.

FINDING: The proposed design complies with this policy as conditioned. The one-over-one, double-hung window light configuration is similar to that found on the historic portion of the dwelling. Staff has added a specific Condition of Approval to this effect upon HDC taking action.

Guideline #58: Sash Dimensions.
FINDING: The proposed design complies with this policy as conditioned. The trim shall reflect the commonly found proportions and dimension of historic trim in Old Town. Staff has added a specific Condition of Approval to this effect upon HDC taking action.

Guideline #59: Maintain original siding.

- Original building materials may not be covered with synthetic sidings.

FINDING: The proposed design complies with this policy as conditioned. The applicant intends to expose the original horizontal lap-siding which may exist beneath portions of the existing artificial shingle siding. Staff has added a specific Condition of Approval to this effect.

Guideline #60: Preserve original porch materials.
FINDING: The proposed design complies with this policy as conditioned. The circa 1940's tax photo shows greater architectural detail involving the construction of the porch. The original porch had chamfered porch posts, decorative brackets, a sloping bead-board porch ceiling, and painted flush vertical wood siding skirting the perimeter of the porch. Although the current drawings do not show the same level of architectural detail, the applicant's intent is to restore the original appearance of the historic portion of the house. Staff recommends that the applicants revise the proposed elevations to reflect the image of the circa 1940's tax photo prior to the issuance of any building permits. Staff has added a specific Condition of Approval to this effect.

Guideline #61: Use roof materials that were typical.

- Wood shingles or standing seam metal roofs are appropriate.

FINDING: The proposed design complies with this policy as conditioned. The circa 1940's tax photo of the property shows an asphalt shingle roofing material on the dwelling. The applicant is proposing to use a high definition/profile architectural-grade composite shingle roof over the entire dwelling. Staff has added a specific Condition of Approval to this effect.

Guideline #62: Preserve the essential character of the roof lines.
FINDING: The proposed design complies with this policy as conditioned. Refer to Staff's response to policy #51.

Guideline #63: Locate solar panels so they are not visible from the street.
FINDING: Not applicable. There are no solar panels proposed.

Guideline #64: When replacing doors, use designs similar to those that were found in Park City
FINDING: The proposed design complies with this policy as conditioned. Refer to Staff's response to policy #55.

Guideline #65: Preserve original architectural detailing.
FINDING: The proposed design complies with this policy as conditioned. The circa 1940's tax photo shows greater architectural detail on the house (e.g. fascia boards, cornices, brackets, decorative exterior window trim, etc.). The current drawings do not show the same level of detail. Staff recommends that the applicant revise the proposed set and resubmit for Staff review and approval prior to the issuance of any building permits. Staff has added a specific Condition of Approval to this effect.

Guideline #66: Replace decoration where it is known to have once existed.

- Use remaining portions of details as models.

FINDING: The proposed design complies with this policy as conditioned. Refer to Staff's response to Guideline #65.

Guideline #67: Simplified modifications may be appropriate where historic elements have already been lost.
FINDING: The proposed design complies with this policy as conditioned. Refer to Staff's response to Guideline #65.

D. REQUESTED COMMISSION ACTION

Staff request that the Historic District Commission approve the project proposed for 1259 Norfolk Avenue according to the Findings of Fact, Conclusions of Law and Conditions of Approval below.

Findings of Fact

1. The findings discussed in the Background and Analysis Sections of this report are incorporated herein.
2. The proposed dwelling is located within the HR-1 zone.
3. The three existing lots (#15, 16 and 17 of Block 18 of the Snyder's Additon to the Park City Survey) contain approximately 5,625 square feet.
4. The existing lots will be subdivided into two (2) separate lots. The newly created lot to accommodate the relocated existing historic house will be 44'x75' in size.
5. The maximum building footprint for a 44'x75' lot is approximately 1,367 square feet.
6. The proposed maximum building footprint will be approximately 1,285 square feet.
7. The maximum height allowed for the HR-1 Zone is 27 feet. The proposed height will be approximately 26 feet above final grade to the highest ridge line.
8. The relocated existing historic dwelling shall maintain the legal required setbacks (as determined by the Land Management Code) for a 44'x75' lot in the HR-1 zone.
9. There is significant vegetation on the site that is composed primarily of a large cottonwood tree near the southwest corner of the property. The tree will not be disturbed by this application.
10. The applicant has received a 2001 HDC Grant in the amount of $16,500 to be used towards this project.

Conclusions of Law

1. The proposed work complies with the Park City Historic District Design Guidelines as conditioned.
2. The proposed work complies with the Land Management Code requirements pursuant to the HR-1 zone.

Conditions of Approval

1. The review, approval and recordation of the subdivision plat shall be required prior to the issuance of any building permits for this project.
2. Receipt and approval of a Construction Mitigation Plan (CMP) by the Community Development Department is a condition precedent to the issuance of **any** building permit.
3. The final building plans and construction details shall reflect the conceptual drawings dated May 18, 2001 (as submitted and reviewed by the HDC on July 2, 2001), but reflect substantial compliance with the design direction outlined in this report and the specific Conditions of Approval adopted by the HDC upon taking action to approve. The plan shall be modified to show a single car-width driveway leading to a two-car tandem garage under the front porch. The front elevation shall modified to show a single garage door and a centrally located front stair. The lower portion of the facade having the garage door shall be flush with the edge of the deck and sided in painted vertical siding to match the existing siding in that area. The north elevation shall be modified to show a pent eave that is emblematical of the original roof line of the dwelling and the existing overall shape and form of the historic building. A revised set of building plans shall be resubmitted to the Preservation Planner for review and approval based on the design direction outlined in this report and the architectural detail shown in the circa 1940's tax photo of this property prior to the issuance of any building permits. Any changes, modifications, or deviations from this approved design shall be reviewed and approved by the Historic District Commission or the Preservation Planner prior to their construction. Any formal request for design modifications submitted during construction may result in a stop-work order by the Chief Building Official until the modifications are approved.

- look so long? - what changes?

4. The General Contractor shall apply for an Exploratory Demolition Permit to remove any non-historic material in order for the Preservation Planner to evaluate and assess the amount of salvageable existing historic material to be reused in this project. No material shall be removed from the building (or the site) without the consent of the Preservation Planner. Any removal of existing historic building material or features not identified as part of this review shall be reviewed and approved by the Preservation Planner prior to their removal.
5. The General Contractor shall be responsible for submitting a Preservation Financial Guarantee to the City (in an amount to be determined by the Community Development Department) prior to the issuance of any building permits. This guarantee is for the protection and re-installation of any salvageable historic material that is temporarily dismantled or disassembled as part of this rehabilitation/reconstruction project. The purpose is to ensure the re-installation of the historic material in a manner that preserves the most original material as possible. Failure to do so, will result in the City retaining this financial guarantee for use in its various preservation programs and incentive initiatives.

6. The General Contractor shall be responsible for submitting a Vegetation Financial Guarantee to the City (in an amount to be determined by the Community Development Department) prior to the issuance of any building permits. This guarantee is for the protection of any existing significant vegetation on the property as identified by the City. The purpose is to ensure the livelihood of the said vegetation upon completion of the project. Failure to do so, will result in the City retaining this financial guarantee for the in-kind replacement of any loss of significant vegetation.
7. The General Contractor shall field verify all existing conditions prior to executing any work and match replacement materials/features accordingly. All discrepancies found between the final approved plans and the existing conditions must be reported to the Preservation Planner for direction prior to construction.
8. The architect, 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 final 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 by the Preservation Planner prior to construction. Failure to do so, or any request for changes during construction may require the issuance of a stop-work order for the entire project by the Chief Building Official until such time that the matter has been resolved.
9. The existing dwelling (including substructure, decks, etc.) may not be raised to a height greater than the minimum clearance required by the Uniform Building Code to accommodate a standard garage for a passenger car beneath the house. The Preservation Planner shall confirm this situation with the Chief Building Official and the final approved drawings shall be modified to reflect this condition of approval prior to the issuance of any building permits.
10. The front stairs shall be centered on the front of the dwelling and consist of a straight flight leading directly to the front door. The stairs and associated hand railings shall be wood and painted. Construction details of hand railings shall be submitted for approval by the Preservation Planner, according to the HDC's Illustrated Building Materials Handbook, prior to the issuance of full building permits. The final approved drawings shall be modified to reflect this condition of approval prior to the issuance of any building permits.
11. The front porch shall consist of wood 4"x4" decking laid perpendicular to the front wall of the house, chamfered 4"x4" wood porch posts, decorative wood porch brackets, wood bead-board porch ceiling, and incorporate the re-installation of a wood hand railing as shown in the circa 1940's tax photo. Construction details of the reconstructed porch shall be submitted for approval by the Preservation Planner, according to the Historic District Design Guidelines prior to the issuance of full building permit. The final approved drawings shall be modified to reflect this condition of approval prior to the issuance of any building permits.
12. Repair and retain all existing historic wood siding and missing trim elements (ex: corner boards, fascia boards, etc.) in kind. All ghost outlines and general wear exhibited by the existing original wood siding shall remain. Replacement of any original wood siding or trim elements shall be made only in cases of structural failure or major deterioration. All replacement or missing elements (ex: corner boards, fascia boards, etc.) shall match existing historic material in profile, dimension, configuration, texture and finish as determined by the

Preservation Planner, according to the HDC's Illustrated Building Materials Handbook. The final approved drawings shall be modified to reflect this condition of approval prior to the issuance of any building permits.

13. All new exterior siding on the rear addition shall be wood and match the existing painted horizontal wood siding in configuration, profile, dimension, texture and finish as determined by the Preservation Planner, according to HDC' Illustrated Building Materials Handbook. All new exterior siding along the lower areas of the house shall match the existing painted, vertical wood siding in configuration, profile, dimension, texture and finish as determined by the Preservation Planner, according to HDC' Illustrated Building Materials Handbook. The final approved drawings shall be modified to reflect this condition of approval prior to the issuance of any building permits.

14. All replacement exterior doors on the front and side elevations shall be a 3'x7' wood (paint grade) half-light, paneled door. The door panel/light configuration and door trim details shall be approved by the Preservation Planner, according to the HDC's Illustrated Building Materials Handbook, prior to the issuance of full building permit. The front door shall incorporate a transom window above, as shown in the circa 1940's tax photo. The garage door shall be a wood, "carriage-style" overhead garage door, similar to that shown in the drawings dated May 18, 2001. The final approved drawings shall be modified to reflect this condition of approval prior to the issuance of any building permits.

15. Any new or replacement windows shall be wood (or wood aluminum-clad), double-hung one-over-one or casement windows having an internal spacer bar width no greater than 5/8", and an overall proportional ratio of 2:1 as shown in the final approved architectural drawings. The existing size and proportion of the windows and other original opening as identified by ghosting, uncovered blocked-up openings, etc. shall be retained. Any modifications to existing windows, location changes or addition of windows shall be reviewed and approved by the Preservation Planner to assure compliance with the Historic District Design Guidelines. Construction details of windows shall be submitted for review and approval by the Preservation Planner, according to the HDC's Illustrated Building Materials Handbook, prior to the issuance of full building permits.

16. All exterior window trim shall be installed over the exterior siding, and constructed in a manner similar to that shown in the circa 1940's tax photo (note the difference in treatment between the front windows and all others). All new and replacement exterior window trim shall be at least 3 ½ inches in width, smooth-sawn, paint-grade wood trim. Construction details of window trim shall be submitted for approval by the Preservation Planner, according to the HDC's Illustrated Building Materials Handbook, prior to the issuance of full building permits. The final approved drawings shall be modified to reflect this condition of approval prior to the issuance of any building permits.

17. The replacement roof material shall be an architectural-grade composition roof shingle, having high definition or profile. The roof color and material shall be reviewed and approved by the Preservation Planner in accordance to the Historic District Design Guidelines. All proposed roof penetrations shall be shown on the construction drawings submitted to the Building Department for plan check and painted-out to match the roof color.

18. Any new exterior building paint scheme shall include body, trim and accent colors. All existing and new building ornamentation and trim shall be painted to coordinate with the entire paint scheme of the overall dwelling. All colors shall be complementary of each other, but provide sufficient visual contrast. A Paint Application must be submitted and approved by the Preservation Planner prior the issuance of full building permit.
19. All existing exterior lighting shall be brought into compliance with the Park City Light Code. All replacement exterior light fixtures and their location shall be reviewed and approved by the Preservation Planner for compliance with the Park City Light Code prior to issuance of the full building permit. The final approved drawings shall be modified to reflect this condition of approval prior to the issuance of any building permits. All new lighting shall be architecturally and historically compatible with the style of the dwelling. Additionally, all lighting shall be aesthetically and visually discrete–excessive exterior lighting fixtures on the front stair, front porch and front facade of the dwelling shall **not** be permitted.
20. All existing utility services (e.g. electric meters, gas meters, etc.) shall be relocated away from the front of the dwelling. The final approved drawings shall be modified to reflect this condition of approval prior to the issuance of any building permits.
21. A final Landscape Plan shall be submitted and reviewed by the Staff prior to the issuance of any final building permits. The plan includes, but is not limited to the identification of all existing trees; proposed and existing plantings; planters; driveways; walkways and their materials. Non-historic landscape elements or elements which are not compatible with typical historic landscapes in the area (such as large boulders, etc.) are **not** permitted. The amount of existing hard-surface area in the front yard shall be softened by the incorporation of landscaping. The final grade surrounding the relocated house shall be raised using backfill from the excavated garage/workshop construction in order to visually mitigate the appearance of raising the house, and to maintain some semblance of the ratio of exposed lower wall area of the house as shown in the circa 1940's tax photo. The relocated existing dwelling shall maintain all required setbacks on the newly created lot after its relocation. The identified existing significant vegetation on the property shall remain and be protected during construction at all times. Any changes, modifications, or deviations from the approved design shall be reviewed and approved by the Historic District Commission or the Preservation Planner prior to their construction. Any formal request for design modifications submitted during construction may result in a stop-work order by the Chief Building Official until the modifications are approved.
22. Any proposed retaining walls shall be reviewed and approved by the Preservation Planner, according to the HDC's Illustrated Building Materials Handbook, prior to the issuance of full building permits. There shall be no encroachments into the Woodside Avenue right-of-way (other than what may have already been permitted by the City Engineer).
23. No modifications to the existing single-family dwelling shall be made as part of this approval to permit the use of an accessory apartment unit on the property without the review and approval of the Park City Planning Commission prior to the commencement of this project.
24. All standard conditions of approval shall apply.
25. This approval shall expire on July 2, 2002, if a building permit has not been issued within a year of this approval.

Exhibits

Exhibit A - Location Map
Exhibit B - Existing Site Plan
Exhibit C - Existing Floor Plans
Exhibit D - Existing Building Elevations
Exhibit E - Photographs of Existing Conditions
Exhibit F - Proposed Site Plan
Exhibit G - Proposed Floor Plans
Exhibit H - Proposed Building Elevations
Exhibit I - Circa 1940's tax photo
Exhibit J - Photograph of 263 Park Avenue
Exhibit K - 2001 Grant Award Letter

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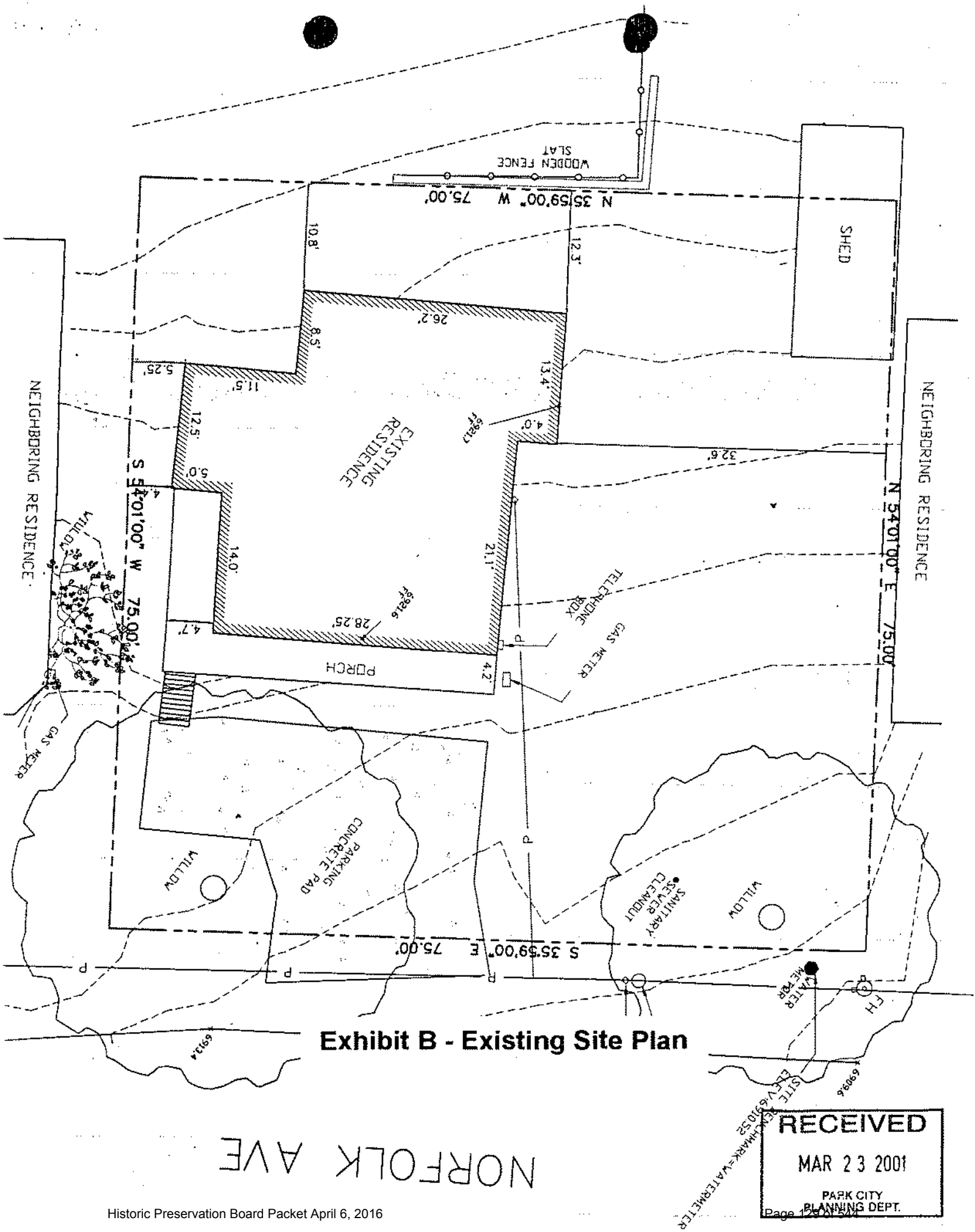

Exhibit B - Existing Site Plan

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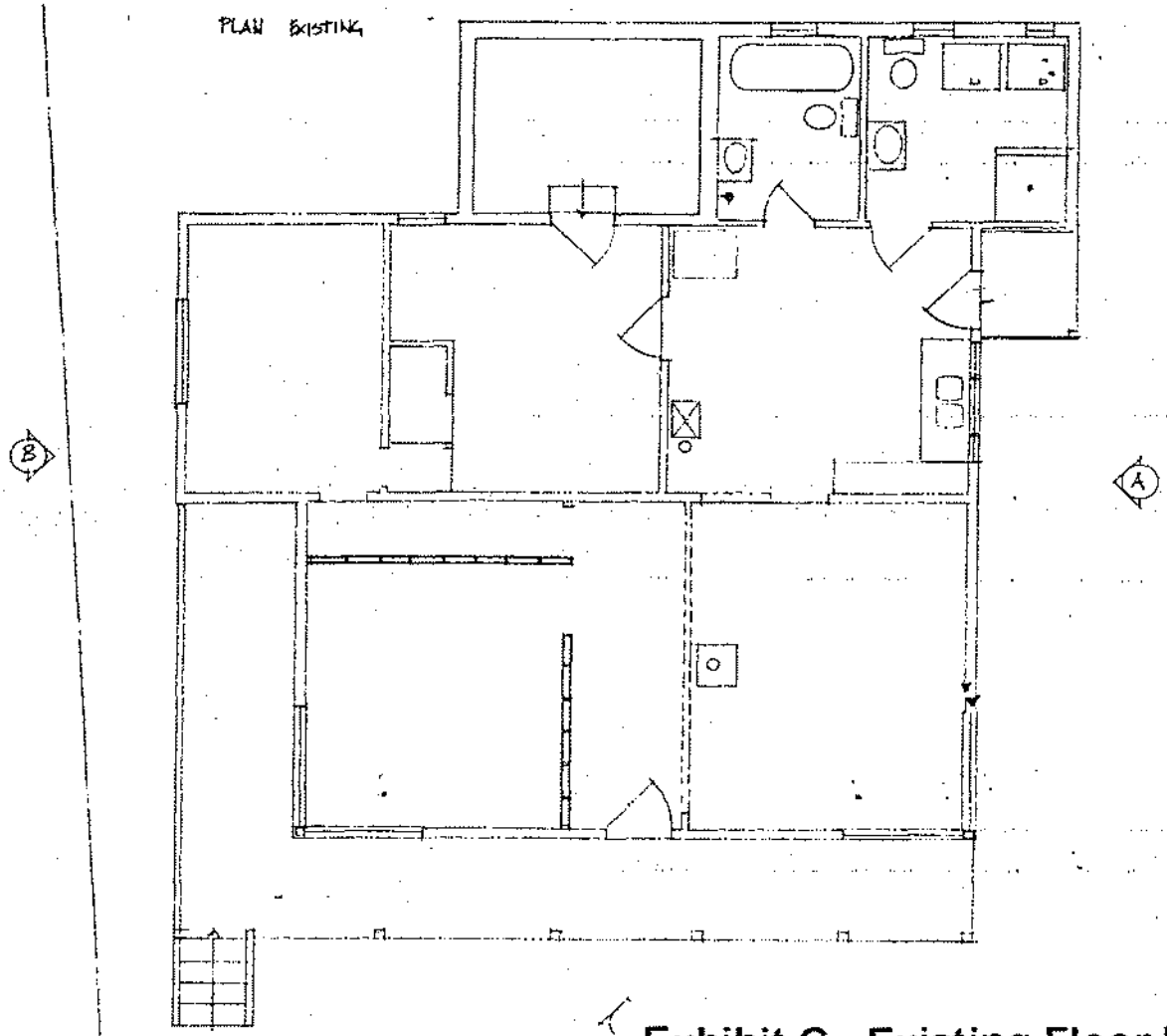
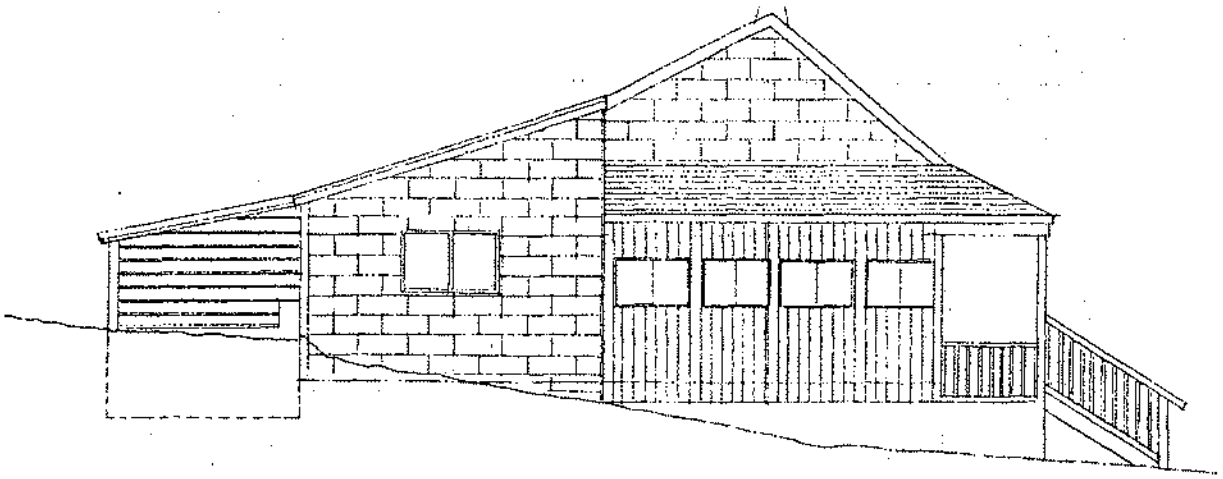


Exhibit C - Existing Floor Plan



ELEVATION (B)

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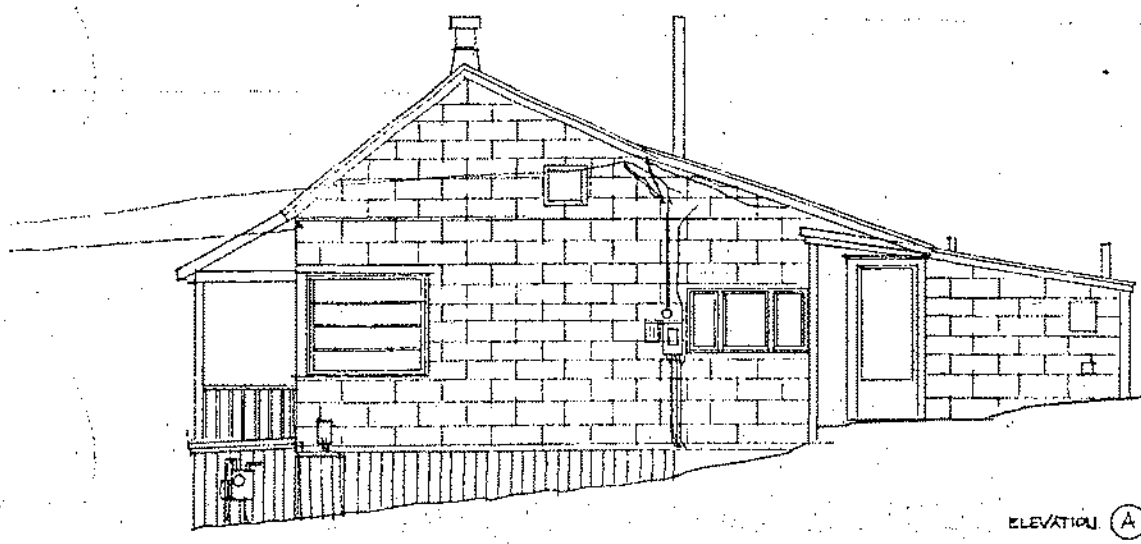
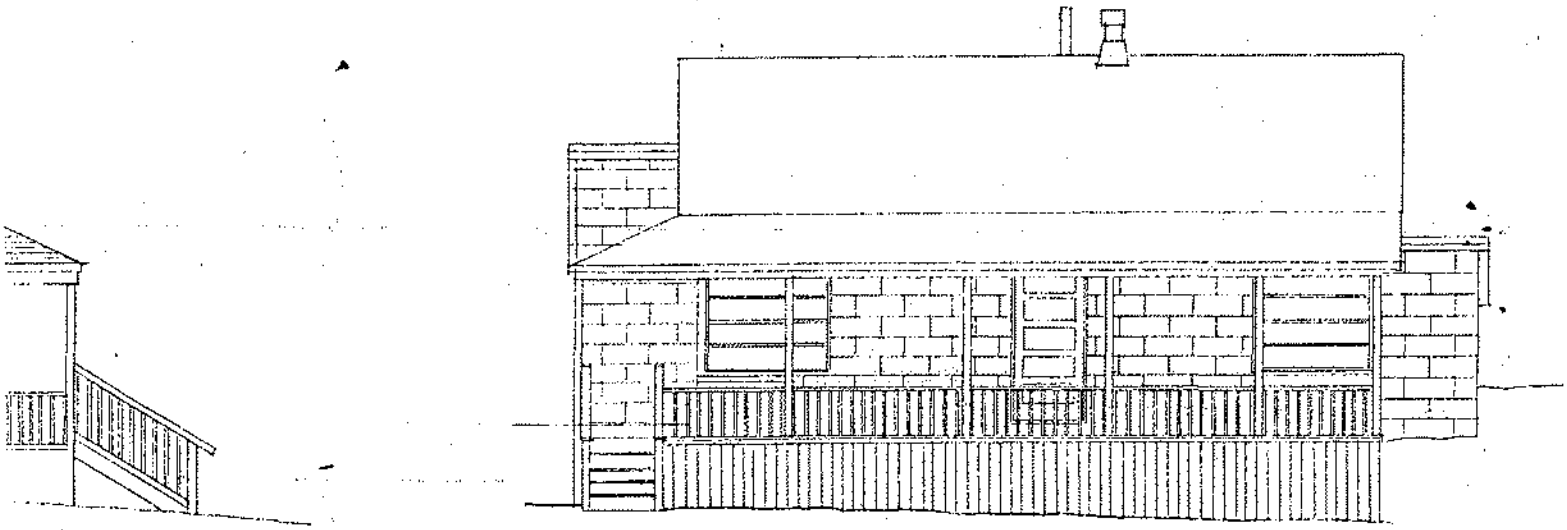
PLANNING DEPT.

EXISTING
1/8" = 1'-0
REDUCED FROM 1/4" = 1'-0



ELEVATION (A)



ELEVATION (C)

Exhibit D - Existing Elevations

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EXISTING
1/8 = 1'-0
(REDUCED FROM 1/1")

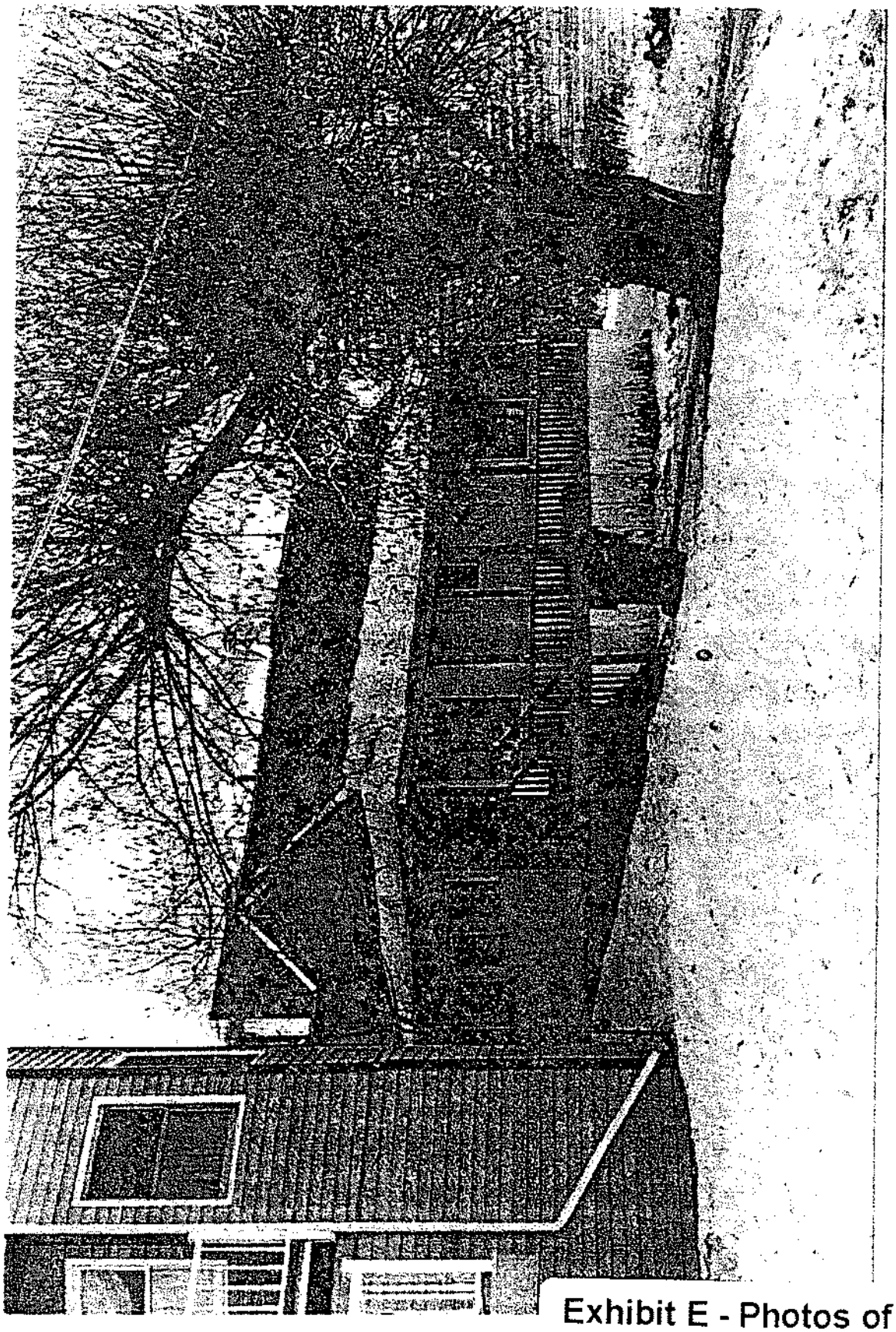
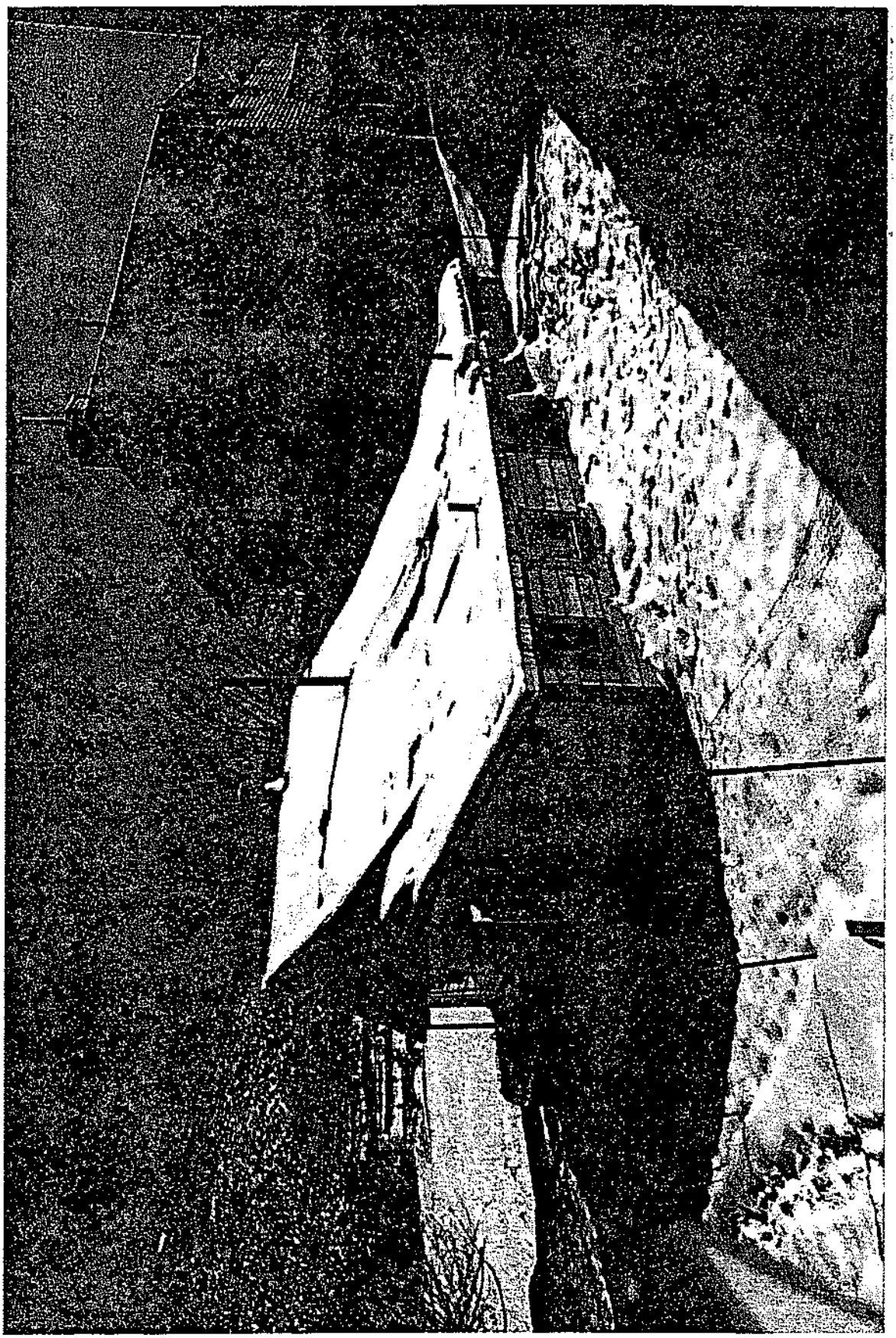


Exhibit E - Photos of Existing Conditions



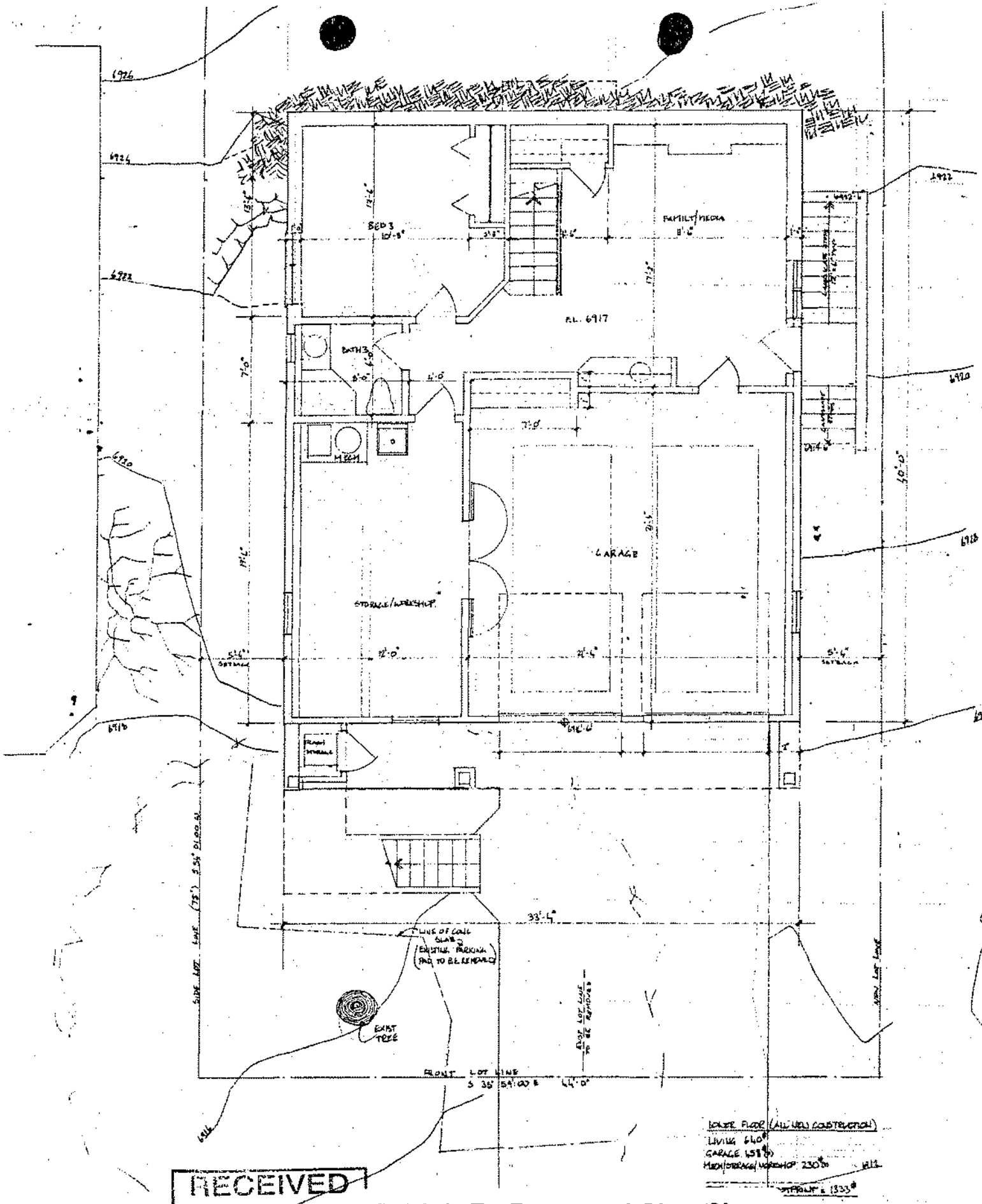


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Exhibit F - Proposed Site Plan

PROPOSED

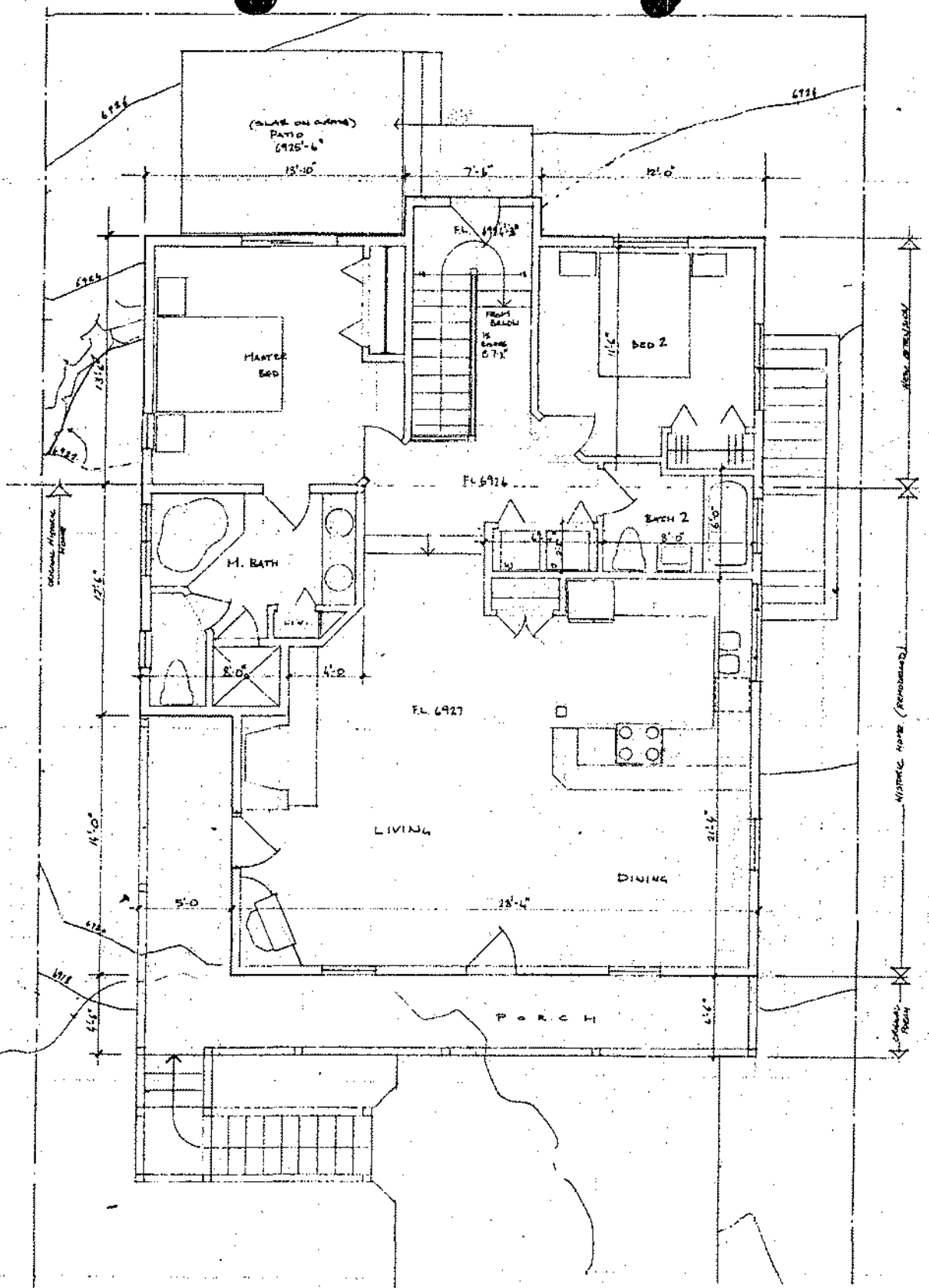

Exhibit G - Proposed Floor Plans

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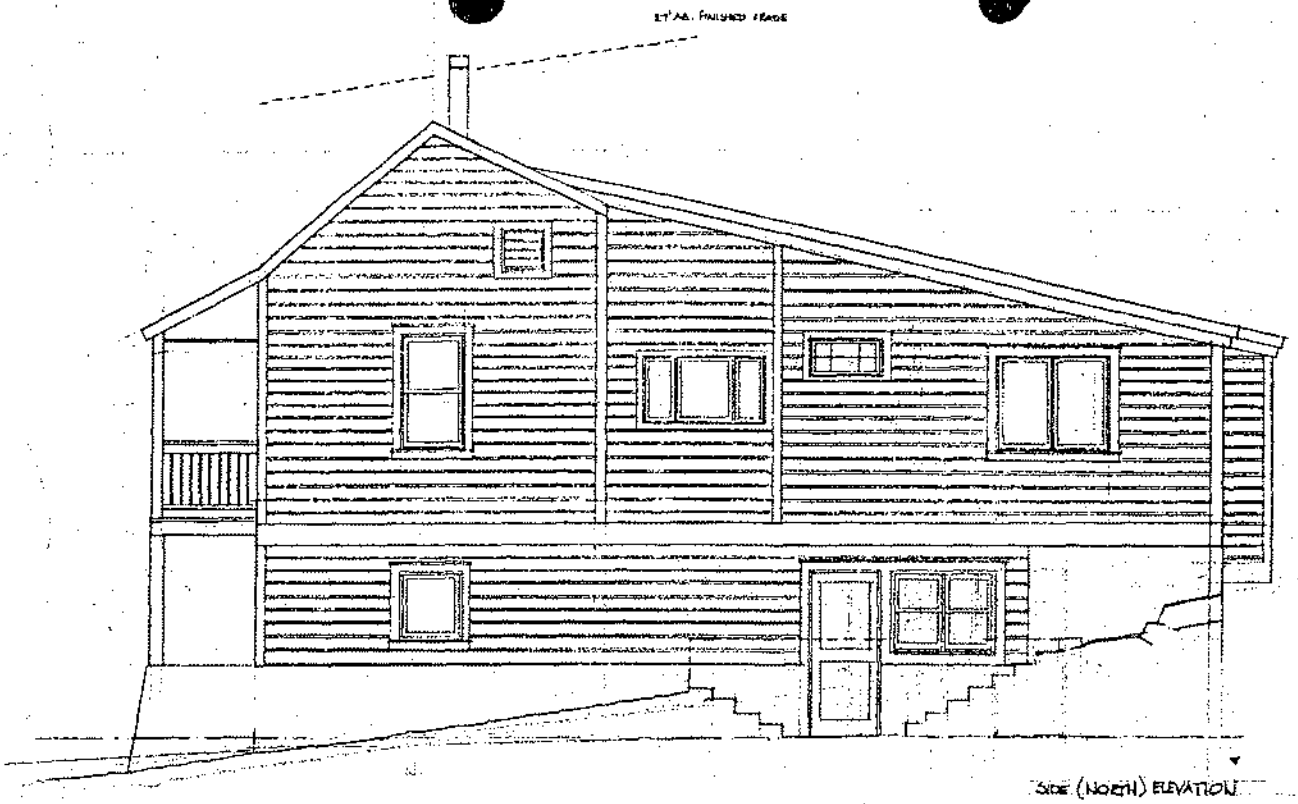
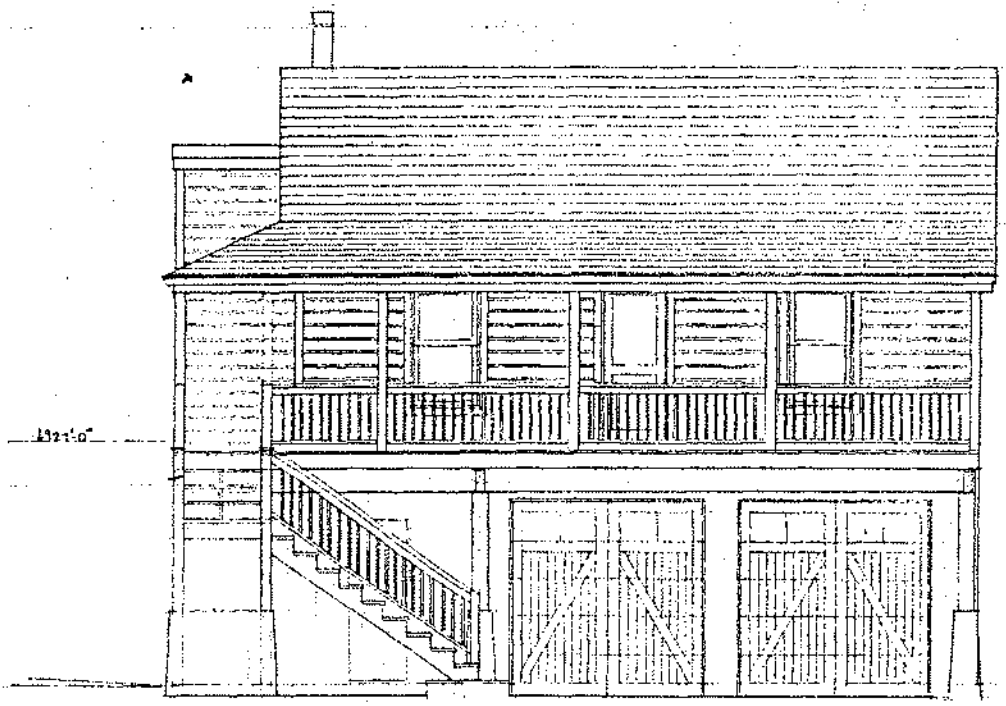
RE SUBDIVIDE DISCUSSION
PROPERTY TO PROVIDE
LOT 4 [illegible]
MAX F.P. = 1371#

UPPER FLOOR LEVEL
E: EXIST. 450#
C: HOME (REMODEL) 818#
SUBTOTAL LIVING AREA 1263#
PORCH (ORIGINAL) 220#





KERR RESIDENCE

Rev

Proposed ELEVATIONS

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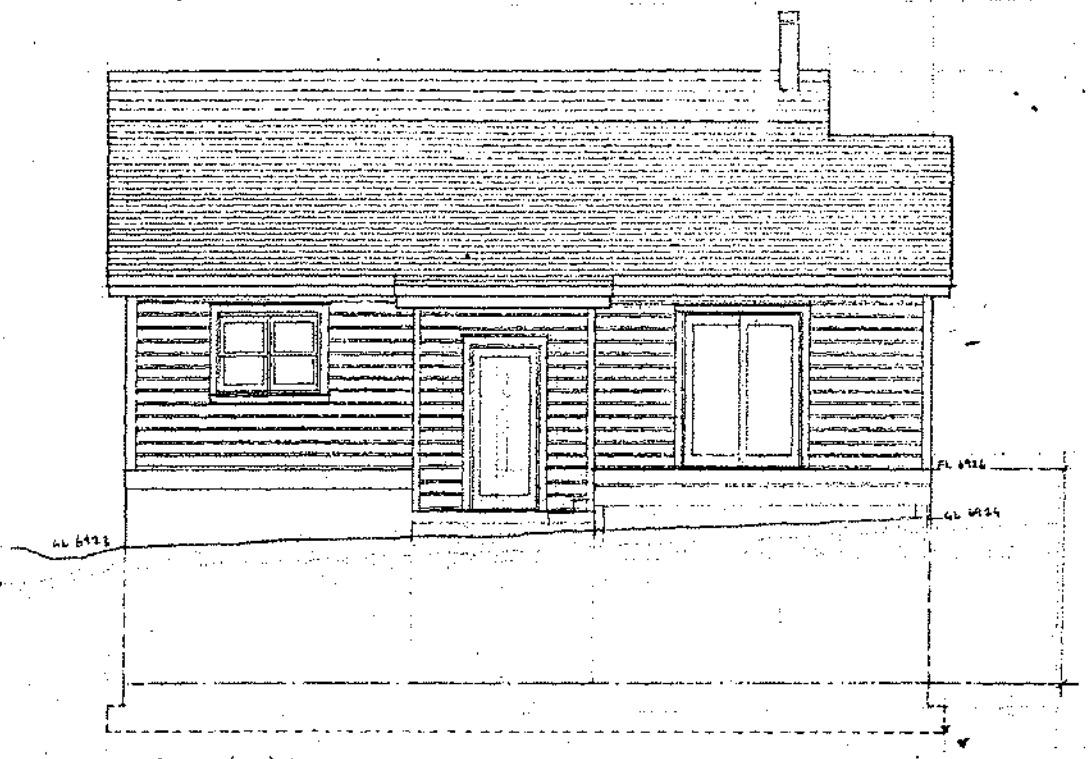
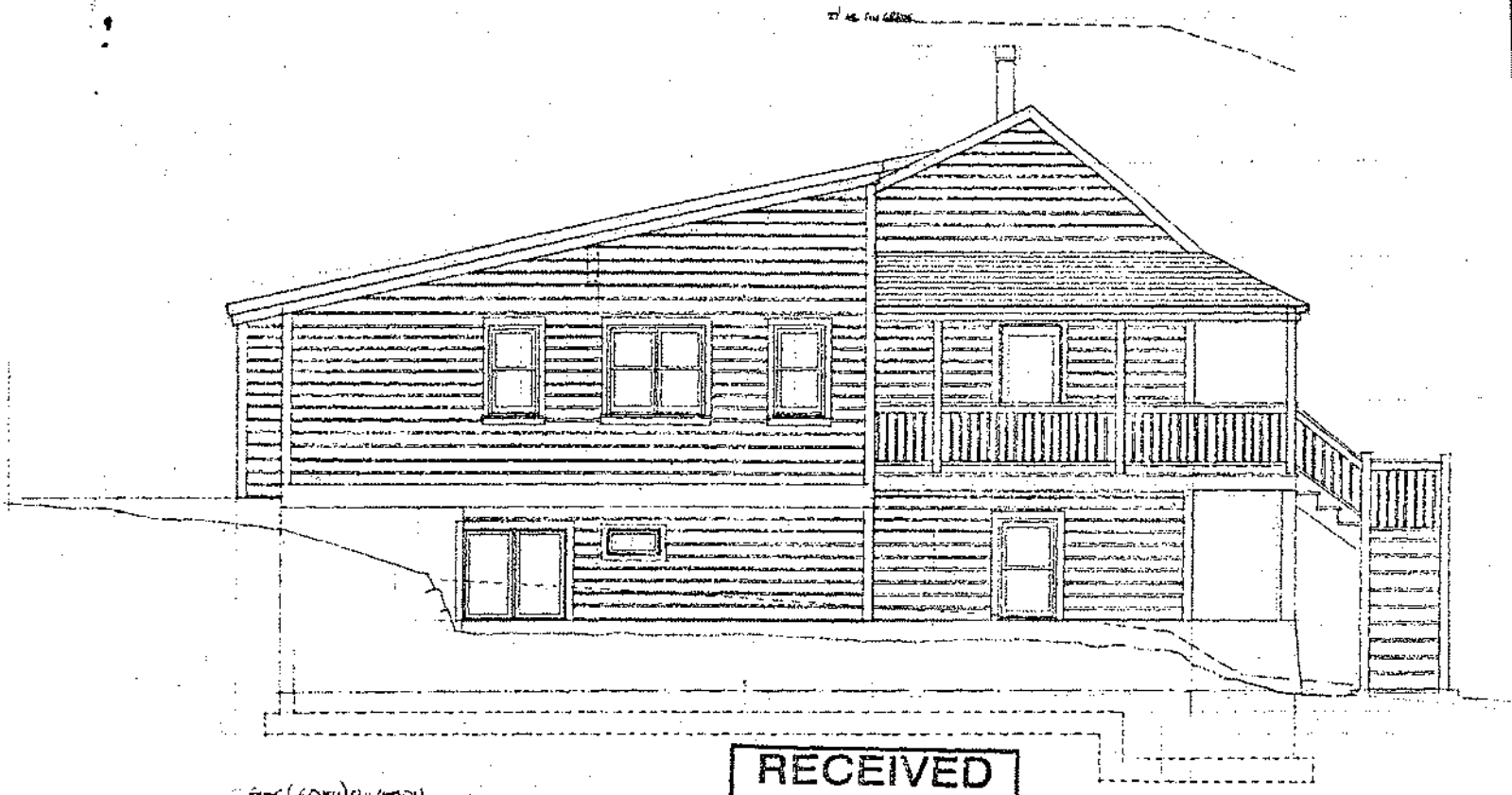
Exhibit H - Proposed Elevations



REAR ELEVATION (WEST)



SIDE (SOUTH) ELEVATION

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PLANNING DEPT.

PROPOSED

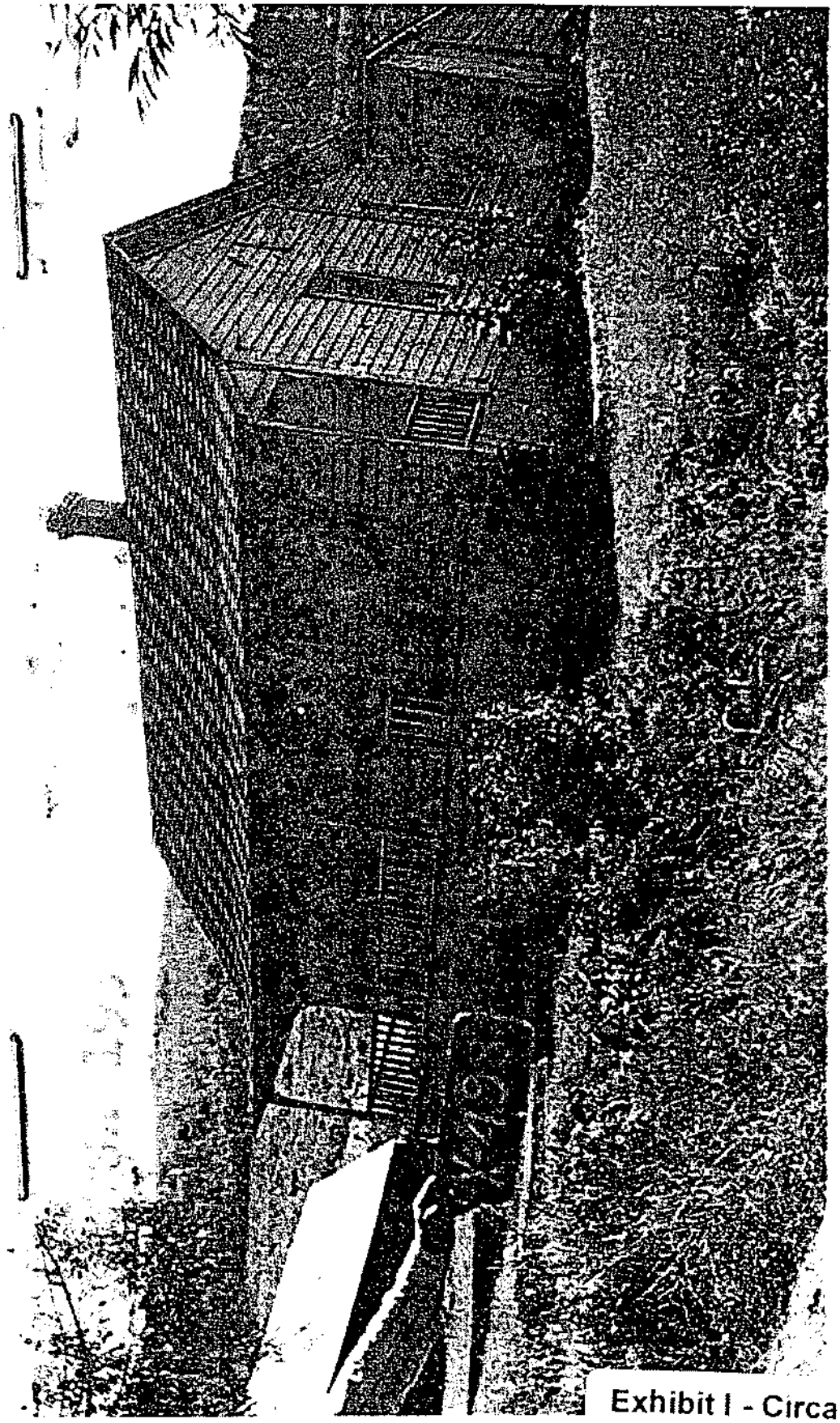
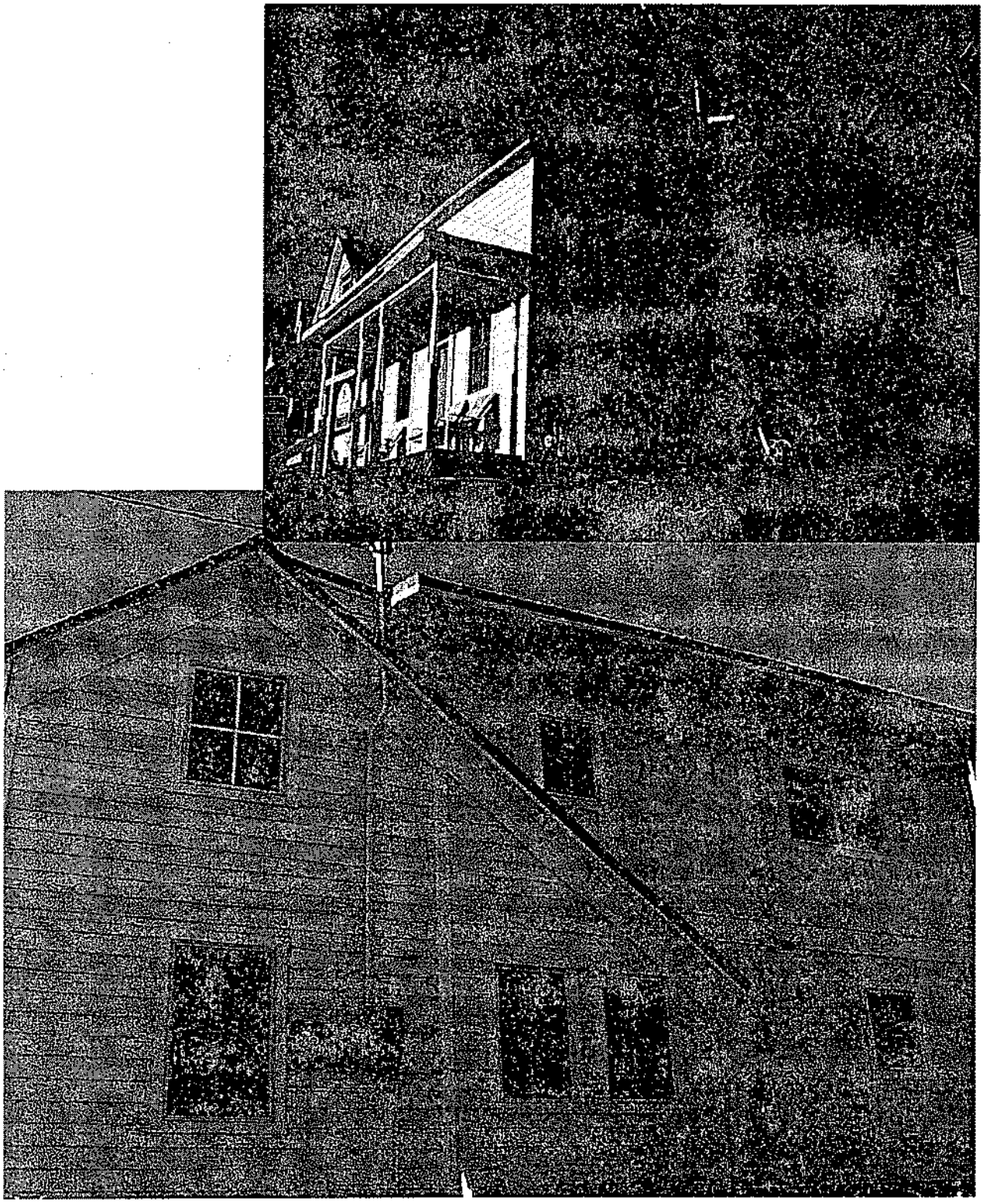


Exhibit I - Circa 1940's Tax Photo



: **Exhibit J - Photo of 263 Park Ave**

19. No modifications to the existing single-family dwelling shall be made as part of this approval to permit the use of an accessory apartment unit on the property without the review and approval of the Park City Planning Commission prior to construction.
20. The City Engineer may require an encroachment easement prior to the issuance of any building permits.
21. All standard conditions of approval shall apply.
22. This approval shall expire on July 2, 2002, if a building permit has not been issued within a year of this approval.

1259 Norfolk Avenue-Design review of modifications to existing historic house

Planner Satchell reviewed the application for modifications to an existing historic residence in the HR-1 District that is surrounded by larger, contemporary structures. The applicants, Richard and Janice Kerr, were represented by Peter Barnes, their designer. The proposal included increasing the existing living area from 813 square feet to 1,903 square feet and constructing a 688 square foot garage/workshop under the structure, as well as replacing the non-historic aluminum windows, re-roofing, and re-painting the entire house. The applicant is a 2001 grant recipient in the amount of $16, 500. The applicant has applied to subdivide the existing three Old Town lots into two separate lots to accommodate the existing dwelling and allow development to occur on the remaining lot. Approval and recordation of the subdivision application is required prior to the issuance of any building permits.

Mr. Barnes stated that the conditions of approval as written would prevent construction of the structure as designed. He met with Planner Satchell on February 21, who, at that time, recognized the two important reasons for the support of the removal of the existing historic shed: 1) The rear shed addition is not integral to the overall building's historic integrity; and, 2) The removal of the northern-most shed addition will permit the applicants to subdivide the lots. Mr. Barnes met with Administrator Putt on March 2 to review sketch elevations, sections, and plans. No substantial changes have been made to the design since that time.

Staff recommended the double car garage be changed to a two-car tandem garage under the front porch. Mr. Barnes indicated this would significantly alter the lower level design. Staff recommended the front exterior stairs be moved back to the center of the structure as shown in the 1940's tax photo. Mr. Barnes said this would necessitate eliminating one of the garage doors and would also allow snow to shed directly onto the stairs. He disagreed with Staff's suggestion to backfill around the basement addition

stating doing so would prevent the inclusion of a door for egress or windows that would allow light into the lower level. It was Mr. Barnes' opinion that incorporating Staff's recommendations would force the interior floor plan to change drastically and the cost of the modification to increase substantially.

Planner Satchell reflected that there had been a lack of communication between Staff and the applicants. He continued that at the time of the initial discussion, a tax photo was not found. Since that time, a tax photo was found and it was determined that including a double wide garage would reinforce the non-historic location of the stairs. When tax photos are available, the intent is to try to return the structure to some semblance of its original appearance.

Commissioner Swanson stated he was confident the snow shed issues could be resolved. He asked why the project was before the HDC when it appeared it was not yet ready for their review. Commissioner Hurd felt that the conditions of approval dealt with issues that would be better resolved at a staff level prior to HDC review. He continued he doesn't understand why the tax photo is a criteria for relocation of the front exterior stairs. Planner Satchell commented the conditions of approval are an attempt to mitigate the changes to the front of the house. He continued that raising the grade on the sides of the house does not mean the windows as shown on the drawings would be eliminated. It was his feeling the design could be manipulated to accommodate the majority of the design without changing the interior floor plan. He reminded the Commissioners that historic houses are exempt from two car on-site parking in the Land Management Code.

Commissioner Wright felt that the HDC utilizing 1940's tax photos to review design modifications of historic homes was appropriate and extremely important. She said the staircase location as shown on the side was not unacceptable in general, but the tax photo shows the stairs in the center of the dwelling. She supported having the plans re-worked to change the double wide car garage to a two car tandem garage.

Commissioner Swanson re-stated his concern about reviewing a project that did not appear to be ready for review.

Planner Satchell and Mr. Barnes debated the pros and cons of the proposed design. Planner Satchell said the two things governing structure design in the Historic District were the Historic District Design Guidelines and the tax photos showing the original appearance of the house. He continued that if the photos were not to be used, there was

no reason to have a Historic District. Commissioner Hurd vigorously disagreed. He stated there was no official policy that specified the restoration of existing structures *had* to match tax photos.

Chair Peek said there were several options available: 1) Approve the project as conditioned; 2) Disapprove the project as conditioned; 3) Continue discussion to a future meeting for action; or, 4) Continue discussion to the next work session. The Commission consensus was to continue discussing the project as a work session item. Chair Peek outlined the issues for discussion as: the amount of garage door square footage, the location of the exterior stairs, and the ingress/egress on the lower level. There was general discussion about design issues that had been talked over earlier in the meeting. Mr. Barnes expressed his belief that the design had been considered at the time of grant review. Commissioner Wright explained that that was not the case.

Commissioner Swanson felt the central stair was not an overwhelming concern in the overall design. He said there were tradeoffs in keeping part of the structure on the lower level in order to maintain the volume of the original house. He said the tandem garage could be built under the front porch. What did concern him was that this was a grant recipient and funds were allocated to restore the historic portion of the house. Practically speaking, there was great value in having the garage configured as shown on the drawings. He suggested Mr. Barnes talk to the owner to re-state that they had received grant money and the design needed to more closely match the historic tax photo. Locating the stairs in the middle of the structure would accomplish this. Planner Satchell said staff would continue to work with the applicant to create a design that is more sympathetic architecturally with the historic house. He asked the HDC if they wanted to review the project again. Commissioner Swanson said yes and continued that the project should be re-scheduled in a timely manner.

Commissioner Hurd said he would like to see drawings and conditions of approval reflecting the HDC recommendations. Mr. Barnes assumed the conditions of approval in the staff report would apply to any design he produced. Commissioner Wright explained that conditions of approval and findings of fact were written specifically to apply to each project individually. Mr. Barnes expressed distress over his perceived lack of communication between staff members who had met with him over the past six months to discuss the project design.

Motion: Commissioner Wright moved that the design review for 1259 Norfolk Avenue be continued to the next available meeting. There was discussion on the motion. The

discussion centered around whether to include the review as a work session item or action portion of the agenda. It was decided the item would be included as a work session item. If the Commission provided specific direction at that time, approval of the design would be contingent upon how long it takes Mr. Barnes to modify the drawings to reflect those recommendations. The design could be approved at a staff level with an update to be provided to the Commission. Commissioner Wright amended her motion as follows: She moved the design review of modifications to 1259 Norfolk Avenue be continued to the July 16 work session. Commissioner Swanson seconded the motion.

Vote: The motion carried, 4-0 in favor.

316 Woodside Avenue-Design review of changes to existing single family residence
Commissioner Swanson recused himself and left the room since he was the architect on the project. Planner Satchell described the project which was located in the HR-1 District. The proposal included lifting the existing house 30" to construct a new foundation and expand the lower basement area by 95 square feet at the rear of the north elevation by enclosing a recessed ,covered porch. The proposed expansion will bring the total square footage of the dwelling to approximately 2,026 square feet. A covered exterior stairway to a new side door entrance accessing the lower living area on the east elevation is proposed, as well as several minor window modifications. The proposal included replacing the existing double hung window on the west elevation with a double french door, and replacing the glass block window and the box bay window on the east elevation. The applicant was a 2001 HDC grant recipient in the amount of $13,400. The applicant is Marlene Thibault, who was represented by her daughter, Monique. Planner Satchell stated the design met the Historic District Design Guidelines and recommended approval according to the findings of fact, conclusions of law, and conditions of approval in the staff report.

Commissioner Wright was not in support of the double french door on the west elevation and favored a half light door, as recommended by staff. The applicant explained the french doors had been proposed to allow light into the space and provided a larger opening to the space. She added the door would not be visible from Woodside Avenue. Planner Satchell encouraged use of a 3' wide door and a skylight to let light enter the area. Commissioner Wright supported use of a door and a window. The applicant expressed her desire to maintain the original appearance of the structure as much as possible. Commissioner Hurd stated the HDC does not advocate the use of double doors. Chair Peek added the Commission specifically disallowed a double door at 364 Woodside Avenue. Commissioner Hurd asked if a door with sidelights on both

1259 Norfolk Avenue-Open discussion/design review of modifications to existing historic house

Planner Satchell noted there was not a staff report for this project and that it was included for discussion as a work session item. Staff met with the applicant's representative, Peter Barnes, to discuss the modifications to the historic house in the HR-1 zone. The HDC reviewed this application to increase the living area and construct a garage at their last meeting. Planner Satchell asked the Commissioners to focus their discussion on the proposed modifications and how they relate to the 1940's tax photo. Planner Satchell asked if Administrator Putt wanted to address the group. Administrator Putt clarified the action requested was clear design direction. Specifically, the discussion was requested to center around the design represented on the drawings; specifically, the location of the exterior staircase and lower level double-wide garage doors. He reviewed staff's recommendations as moving the stairway back to the center of the structure as shown on the tax photo, modifying the garage to be a single-wide, *tandem* two-car design, and moving the foundation wall forward to be on the same plane as the front of the deck. Those design revisions made the structure design Land Management Code compliant.

The designer, Peter Barnes, addressed the Commission. He stated the building's height had been reduced twelve inches by increasing grading and sinking it into the ground by a foot. He expressed his desire to resolve the visual implications with resolution to technical details later. He said they were running out of time to complete the project in this building season. Mr. Barnes commented moving the garage door forward had been done at staff's request in order to more closely resemble the original structure. Commissioner Swanson asked if there was a way to reduce the structure's height by raising the stair landing rather than lowering the building. There was discussion on the suggestion with the outcome being that raising the landing was not an option due to an attempt to preserve a mature tree in the vicinity.

Commissioner Hurd again stated his opposition to using tax photos as a basis for design review. In response to a question from Commissioner Fey, Mr. Barnes explained there was also an issue regarding snow shedding from the roof onto the front stairs. He added that bringing the garage forward increases the snow shed problem.

There was general discussion as the Commissioners tried to develop acceptable modifications. The possibility of a variance to the front setback was discussed. Planner Satchell explained that that would require a Board of Adjustment application and additional fee. Commissioner Swanson commented he could see the ramifications to

the design due to the recommendations made at the last meeting. He could also see the possibility that construction might not be able to take place this season. Administrator Putt encouraged the Commission to provide direction that complies with the Land Management Code. Commissioner Hurd asked if he could be shown where the Land Management Code specified that buildings have to be designed to match tax photos. Administrator Putt said the tax photos were a tool and a guideline to help evaluate the historic character of structures at a certain point in time and build the most sensitive rehabilitation possible. Planner Satchell added the finished rehabilitation does not have to be identical to the tax photo, but wherever possible the proposed modifications should match the tax photo. He asked the Commission if their recommendation was for the applicant to pursue one of the two designs they had reviewed, or if they want other alternatives to be provided.

The discussion again digressed while various individual suggestions were given by the Commissioners. A straw poll was taken regarding the location of the front exterior stairs. Commissioners Fey, Hurd, and Swanson supported the stairs being located towards the south end of the porch. Chair Peek and Commissioner Wright wanted the stairs to be located at the center.

Planner Satchell said that the Guidelines specify that changes to the front elevation of historic structures should be as unobtrusive as possible. After discussion about the building footprint, square footage of the structure, garage door size, and location of the front garage wall, another straw poll was taken regarding whether the structure should have a double-wide garage or a single-wide garage with room for an additional to be parked tandem style. The result was Chair Peek and Commissioners Fey and Wright supporting a single-wide (one door) garage. Commissioners Hurd and Swanson supported a double wide (two door) garage. There was consensus to recess the garage door, and add landscaping to help conceal some of the exposed lower area.

Planner Satchell clarified that the final design would be brought back for design review since the applicant was a grant recipient.

PARK CITY MUNICIPAL CORPORATION
HISTORIC DISTRICT COMMISSION
MINUTES OF AUGUST 6, 2001

COMMISSIONERS IN ATTENDANCE: Dick Peek, Steve Swanson, Tom Hurd, Lynn Fey, Kristin Wright
EX OFFICIO: Derek Satchell, Preservation Planner; ReNae Rezac, Administrative Secretary; Tim Twardowski, Assistant City Attorney
EXCUSED: Lynn Fey

REGULAR MEETING
ROLL CALL
Chair Peek called the meeting to order at 6:00 p.m. and noted that all Commissioners were present.

ADOPTION OF MINUTES OF JULY 2, 2001

Motion: Commissioner Swanson moved approval of the minutes as written. Commissioner Hurd seconded the motion.

Vote: The motion carried, 4-0 in favor.

PUBLIC COMMUNICATIONS
Chair Peek called for public comments on items not included in the regular meeting agenda. There were none.

STAFF/COMMISSIONER'S COMMUNICATIONS
Planner Satchell made the following announcements:

- The Historic Preservation Element of the General is scheduled for public hearing and discussion during the August 20th meeting.
- The re-write of Chapter 4, Park City Land Management Code, is scheduled for public hearing and possible action by the City Council on August 23rd. Planner Satchell requested the Commissioners to attend.
- City Council received a letter from Scott Vultaggio complaining about the HDC approval of Hardyplank siding at 1048 Lowell Avenue, the house next to his.
- 1259 Norfolk Avenue-Design review of modifications and addition to an existing historic dwelling has been temporarily tabled to a date uncertain at the request of the applicant's representative, Peter Barnes.
- The unpainted panels on the front of 306 Main Street, Ciscero's, are currently being re-painted per the HDC's recommendation.

submitted during construction may result in a stop-work order by the Chief Building Official until the modifications are approved.

16. No modifications to the existing single-family dwelling shall be made as part of this approval to permit the use of an accessory apartment unit on the property without the review and approval of the Park City Planning Commission prior to construction.
17. All standard conditions of approval shall apply.
18. This approval shall expire on August 6, 2002, if a building permit has not been issued within a year of this approval.

325 Park Avenue-Design review for repairs to an existing historic dwelling
Motion: Commissioner Swanson moved this project be moved to the regular agenda so discussion could occur. Commission Wright seconded the motion.

Vote: The motion carried, 4-0 in favor.

ACTION ITEMS
1259 Norfolk Avenue-Design review of modifications to existing historic structure
Motion: Commission Hurd moved to continue discussion on the project to a date uncertain. Commissioner Swanson seconded the motion.

Vote: The motion carried, 4-0 in favor.

503½ Woodside Avenue-Design review of disassembly of existing historical house
Planner Satchell explained the project for dismantling and temporary storage of the historic portion of the existing dwelling in the HR-1 District. The applicants, John Anderson and Floyd Hatch, along with their designer, Kevin King, were present. To accommodate the construction of the tunnel, the existing historic dwelling at 503½ Woodside Avenue has to be relocated. It has been determined through a site visit that the structure is a nuisance and hazard in its present condition. It is vacant and inaccessible by fire trucks. Chief Building Official Ivie has required that the structure be moved as soon as possible. The applicant is requesting to dismantle and temporarily store the historic portions in Salt Lake City pending reconstruction.

Planner Satchell explained that the new structure to be built at 515 Woodside would incorporate the historic, salvaged portions. Conditions of approval relating to the access tunnel specify the plat shall be approved and recorded prior to the relocation of the historic walls. Further, it was suggested that direction be given regarding the

HISTORIC DISTRICT COMMISSION REPORT

FILE COPY

DATE:	**March 18, 2002**
DEPARTMENT:	**Planning Department**
AUTHOR:	**Derek Satchell**
TITLE:	**1259 Norfolk Avenue - Design Review of Modifications to an Existing Historic Residence**
TYPE OF ITEM:	**Work Session**

SUMMARY RECOMMENDATIONS: Staff to approve with the following Findings of Fact, Conclusions of Law and Conditions of Approval.

A. PROJECT STATISTICS

Applicant:	Richard & Janice Kerr/Peter Barnes (Designer)
Location:	1259 Norfolk Avenue
Proposal:	Design review of Modifications to an Existing Historic Residence
Zoning:	Historic Residential (HR-1) District
Adjacent Land Uses:	Residential
Date of Application:	May 18, 2001

B. BACKGROUND

The applicant is proposing to construct a 807 square foot garage/workshop under the existing 1,015 square foot, one-story, single-family residence on the uphill Lots 15, 16 and 17 in Block 18 of the Snyder's Addition to Park City Survey. The applicant also proposes to remove an existing historic shed addition to the rear, and increase the existing living area of the house from 1,015 square feet, to 1,256 square feet. Additionally, the proposed scope of work will include other necessary repairs to the historic dwelling. The applicant is a 2001 HDC Grant recipient in the amount of $16,500. The surrounding area consists of both contemporary and historic buildings.

C. ANALYSIS

The applicant proposes to construct a 807 square foot garage/workshop under the existing 1,015 square foot, one-story, single-family residence located within the Historic Residential District (HR-1). The Maximum Building Footprint for the proposed 3,300 square foot lot is 1,367 square feet. The proposed Maximum Building Footprint for the dwelling will be approximately 1,256 square feet after the installation of the garage/workshop and addition to the rear of the dwelling. The height limit in the HR-1 zone is twenty-seven feet (27'). The proposed height of the dwelling will be approximately 25 feet above final grade to the highest ridge line. Additionally, the applicant is proposing to replace the existing non-historic aluminum windows, re-roof and re-paint the entire house. The present design proposal is the result of specific design direction given by the HDC during the July 2, 2001, meeting.

The applicant intends to demolish the existing historic shed addition located at the northeast corner of the dwelling in order for the structure to fit on its newly created lot. The addition is considered to be historic because it appears in the circa 1940's tax photo. Although the demolition of existing historic additions is not encouraged by the Historic District Design Guidelines, the HDC determined at the July, 2001 meeting that:

- the existing rear shed addition is not integral to the overall building's historic integrity;
- the addition found on the dwelling's south elevation is more important to retain because it is incorporated as part of the design of the front porch; and
- the removal of the rear shed addition will permit the applicants to subdivide the three (3) existing lots in a manner that will encourage future development that is sensitive to the historic scale and vernacular of the area.

Outlined below are specific Historic District Design Guidelines which relate to the rehabilitated single-family residence at 1259 Norfolk Avenue.

Historic District Guidelines for Residential Renovations

Guideline #45: Maintain the Line of Stone Retaining Walls Along the Street.
FINDING: Not applicable. No stone retaining walls exist, nor are any being proposed.

Guideline #46: Use Fences to Define Yard Edges.
- Avoid using solid "wood" fences. Chain link is not an appropriate material in the district.

FINDING: Not applicable. No fences are proposed, nor are any being proposed.

Guideline #47: Preserve existing exterior stairs.
- Wood steps are typical features on both residential sites and in public areas.

FINDING: The proposed design complies with this policy as conditioned. The circa 1940's tax photo shows the location of the front exterior stairs centered on the front of the dwelling, directly in front of the front door. However, the HDC determined that the repositioning of the step in their original location would result in an encroachment into the required front yard setback, given that fact that the house will be raised to accommodate the proposed garage. To mitigate the appearance of an extensive front stair design on the dwelling's front facade, the stairs shall maintain their current location (see finding of fact #10).

Guideline #48: Maintain the visual unity of building clusters on individual sites.
- Retain the similarity of materials on a lot where clusters of existing buildings occur by retaining the matching siding.

FINDING: Not applicable. There are no other structures located on this site.

Guideline #49: Locate additions to original houses so they do not alter the front facade.
- Do not obscure the size and shape of the original house.

FINDING: The proposed design complies with this policy as conditioned. In terms of scale, height and mass (as perceived from Woodside Avenue), the proposed addition will be located behind the historic dwelling. Additionally, the HDC determined that the garage be recessed under the front porch in porch in order not to create a visual and architectural distraction (see findings of fact #5-8).

Guideline #50: Maintain front porches as an important facade element.
FINDING: The proposed design complies with this policy as conditioned. The existing front porch will be restored per historic documentation which exists in Staff's files for the dwelling. Should any porch element need to be replaced or reconstructed, Staff requests the HDC to require construction details to be submitted by the applicant to ensure their proper replication (see condition #11).
Guideline #51: Preserve the original shape of the roof.
FINDING: The proposed design complies with this policy as conditioned. The existing historic house is a front side-gabled dwelling having an extended single-sloping shed roof addition at the rear of

the house. The new addition will incorporate a cross gable roof design. The intent of the design is to minimize the massing of the new rear addition (see condition #17).

Guideline #52: Avoid changing the location of the windows.
FINDING: The proposed design complies with this policy. Existing windows will maintain their current locations.

Guideline #53: Maintain original window proportions.
- Do not close down the original openings. Use trim borders to frame window openings.

FINDING: The proposed design complies with this policy as conditioned. All of the new windows proposed appear to have a 2:1 proportional ratio, similar to those found on the historic portion of the house (see condition #15).

Guideline #54: Maintain the original position of main entrances.
FINDING: The proposed design complies with this policy. The existing main entrance will maintain its current location and function.

Guideline #55: Maintain original proportions of doors.
- Avoid "modernizing" by adding sliding doors.

FINDING: The proposed design complies with this policy as conditioned. Existing doors will maintain their current proportions. The circa 1940's tax photo shows a transom window located above the front door. This door detail shall be returned. Although there are two (2) pair of sliding full-light doors proposed, they are located on the rear of the dwelling. The HDC has approved these kind of doors for installation on the rear of new and historic dwellings in the past. The scale of the garage door shall not be enlarged or "oversized" in order to minimize the height of the house (see condition #14).

Guideline #56: Preserve specific details when repairing stone retaining walls.
- Preserve the color, texture, and shape of the stone.

FINDING: Not applicable. There are no existing stone retaining walls on this property.

Guideline #57: Maintain the original number of window panes.
- Retain and repair the original parts. Do not replace sliding sash or use small pane windows.

FINDING: The proposed design complies with this policy as conditioned. The one-over-one, double-hung window light configuration is similar to that found on the historic portion of the dwelling (see condition #15).

Guideline #58: Sash Dimensions.
FINDING: The proposed design complies with this policy as conditioned. The trim shall reflect the commonly found proportions and dimension of historic trim in Old Town (see condition #16).

Guideline #59: Maintain original siding.
- Original building materials may not be covered with synthetic sidings.

FINDING: The proposed design complies with this policy as conditioned. The applicant intends to expose and repair the original horizontal lap-siding which exists beneath portions of the existing artificial shingle siding (see condition #12).

Guideline #60: Preserve original porch materials.
FINDING: The proposed design complies with this policy as conditioned. The circa 1940's tax photo shows greater architectural detail involving the construction of the porch. The original porch had chamfered porch posts, decorative brackets, a sloping bead-board porch ceiling, and painted flush vertical wood siding skirting the perimeter of the porch. Although the current drawings do not show the same level of architectural detail, the applicant's intent is to restore the original appearance of the historic portion of the house. At the July 2001 meeting, the HDC determined that the applicant was not obligated to incorporate vertical wood siding skirting at the base of the house as shown in the circa 1940's tax photo, but could maintain a simple concrete finish on the dwelling's lower level (see condition #11).

Guideline #61: Use roof materials that were typical.

- Wood shingles or standing seam metal roofs are appropriate.

FINDING: The proposed design complies with this policy as conditioned. The circa 1940's tax photo of the property shows an asphalt shingle roofing material on the dwelling. The applicant is proposing to use a high definition/profile architectural-grade composite shingle roof over the entire dwelling (see condition #17).

Guideline #62: Preserve the essential character of the roof lines.
FINDING: The proposed design complies with this policy as conditioned. Refer to Staff's response to policy #51.

Guideline #63: Locate solar panels so they are not visible from the street.
FINDING: Not applicable. There are no solar panels proposed.

Guideline #64: When replacing doors, use designs similar to those that were found in Park City
FINDING: The proposed design complies with this policy as conditioned. Refer to Staff's response to policy #55.

Guideline #65: Preserve original architectural detailing.
FINDING: The proposed design complies with this policy as conditioned. The circa 1940's tax photo shows greater architectural detail on the house (e.g. fascia boards, cornices, brackets, decorative exterior window trim, etc.). The current drawings do not show the same level of detail. At the July 2001 meeting, the HDC concurred with Staff's recommendation that the applicant utilize greater architectural detail on the house and submit the required detailing for Staff review and approval prior to the issuance of any building permits (see condition #16).

Guideline #66: Replace decoration where it is known to have once existed.

- Use remaining portions of details as models.

FINDING: The proposed design complies with this policy as conditioned. Refer to Staff's response to Guideline #65.

Guideline #67: Simplified modifications may be appropriate where historic elements have already been lost.
FINDING: The proposed design complies with this policy as conditioned. Refer to Staff's response to Guideline #65.

D. REQUESTED COMMISSION ACTION

Staff to approve the project proposed for 1259 Norfolk Avenue according to the Findings of Fact, Conclusions of Law and Conditions of Approval below.

Findings of Fact

1. The findings discussed in the Background and Analysis Sections of this report are incorporated herein.
2. The proposed dwelling is located within the HR-1 zone.
3. The three existing lots (#15, 16 and 17 of Block 18 of the Snyder's Additon to the Park City Survey) contain approximately 5,625 square feet.
4. The existing lots will be subdivided into two (2) separate lots. The newly created lot to accommodate the relocated existing historic house will be 44'x75' in size.
5. The maximum building footprint for a 44'x75' lot is approximately 1,367 square feet.
6. The proposed maximum building footprint will be approximately 1,256 square feet.
7. The maximum height allowed for the HR-1 Zone is 27 feet. The proposed height will be approximately 25 feet above final grade to the highest ridge line.
8. The relocated existing historic dwelling shall maintain the legal required setbacks (as determined by the Land Management Code) for a 44'x75' lot in the HR-1 zone.
9. There is significant vegetation on the site that is composed primarily of a large cottonwood tree near the southwest corner of the property. The tree will not be disturbed by this application.
10. The repositioning of the front stairs to their original location would create an encroachment into the required front yard setback for the property.
11. At the July 2, 2001, HDC meeting the HDC determined that the existing historic rear shed addition could be demolished as part of this application because: it is not integral to the overall building's historic integrity; it is not as important to retain as the addition found on the dwelling's south elevation that is incorporated as part of the design of the front porch; and the removal of the rear shed addition will permit the applicants to subdivide the three (3) existing lots in a manner that will encourage future development that is sensitive to the historic scale and vernacular of the area.
12. The applicant has received a 2001 HDC Grant in the amount of $16,500 to be used towards this project.
13. The proposed dwelling modifications shall include a single car garage, having a garage door dimension not to exceed seven feet (7') in height, and nine feet (9') in width.
14. All new exterior siding shall be wood and match the existing painted horizontal wood siding in configuration, profile, dimension, texture and finish as determined by the Preservation Planner.

Conclusions of Law

1. The proposed work complies with the Park City Historic District Design Guidelines as conditioned.

Conditions of Approval

1. The review, approval and recordation of the subdivision plat shall be required prior to the issuance of the final Certificate of Occupancy for this project.
2. Receipt and approval of a Construction Mitigation Plan (CMP) by the Community Development Department is a condition precedent to the issuance of **any** building permit.
3. The final building plans shall substantial compliance with the drawings dated November 28, 2001, with the design direction outlined in this report, and the specific Conditions of Approval adopted by the HDC upon taking action to approve. Any changes, modifications. or deviations from this approved design may require review and approval by the Historic District Commission or the Preservation Planner prior to their construction. Any formal request for design modifications submitted during construction may result in a stop-work order by the Chief Building Official until the modifications are approved.

4. The applicant shall apply for an Exploratory Demolition Permit to remove any non-historic material in order for the Preservation Planner to evaluate and assess the amount of salvageable existing historic material to be reused in this project. No material shall be removed from the building (or the site) without the consent of the Preservation Planner. Any removal of existing historic building material or features not identified as part of this review shall be reviewed and approved by the Preservation Planner prior to their removal.
5. The General Contractor shall be responsible for posting a Preservation Financial Guarantee to the City (in an amount to be determined by the Community Development Department) prior to the issuance of any building permits. This guarantee is for the protection and re-installation of any salvageable historic material that may be temporarily dismantled or disassembled as part of this rehabilitation/reconstruction project. The purpose is to ensure the re-installation of the historic material in a manner that preserves the most original material as possible. Failure to do so, will result in the City retaining this financial guarantee for use in its various preservation programs and incentive initiatives.
6. The General Contractor shall be responsible for submitting a Vegetation Financial Guarantee to the City (in an amount to be determined by the Community Development Department) prior to the issuance of any building permits. This guarantee is for the protection of the existing significant vegetation on the property as identified by the City. The purpose is to ensure the livelihood of said vegetation upon completion of the project. Failure to do so, will result in the City retaining this financial guarantee for the in-kind replacement of any loss of significant vegetation.
7. The General Contractor shall field verify all existing conditions prior to executing any work and match replacement materials/features accordingly. All discrepancies found between the final approved plans and the existing conditions must be reported to the Preservation Planner for direction prior to construction.
8. The architect, designer, general contractor and/or applicant shall be responsible for coordinating the approved architectural drawings/documents with the approved construction drawings/documents. The overall aesthetics of the final 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 by the Preservation Planner prior to construction. Failure to do so, or any request for changes during construction may require the issuance of a stop-work order for the entire project by the Chief Building Official until such time that the matter has been resolved.
9. The front stairs shall maintain their present location, in the manner illustrated in the approved drawings. The stairs and associated hand railings shall consist of a painted, wood, square balusters similar to that shown in the circa 1940's tax photo. Construction details of hand railings shall be submitted for approval by the Preservation Planner, according to the HDC's Illustrated Building Materials Handbook, prior to the issuance of full building permits. The final approved drawings shall be modified to reflect this condition of approval prior to the issuance of any building permits.
10. Construction details of the reconstructed front porch shall be submitted for approval by the Preservation Planner, according to the Historic District Design Guidelines prior to the issuance of full building permit. The final approved drawings shall be modified to reflect this condition of approval prior to the issuance of any building permits.
11. Repair and retain all existing historic wood siding and missing trim elements (ex: corner boards, fascia boards, exterior bead-board ceilings, etc.) in kind. All ghost outlines and general wear exhibited by the existing original wood siding shall remain. Replacement of any original wood siding or trim elements shall be made only in cases of structural failure or major deterioration. All replacement or missing elements (ex: corner boards, fascia

boards, etc.) shall match existing historic material in profile, dimension, configuration, texture and finish as determined by the Preservation Planner, according to the HDC's Illustrated Building Materials Handbook.

12. All replacement exterior doors on the front and side elevations (as shown in the approved drawings) shall be a wood (paint grade) half-light, paneled door. The door panel/light configuration and door trim details shall be approved by the Preservation Planner, according to the HDC's Illustrated Building Materials Handbook, prior to the issuance of full building permit. The front door shall incorporate a transom window above, as shown in the circa 1940's tax photo. The garage door shall be a wood, "carriage-style" overhead garage door, similar to that shown in the approved drawings.
13. Any new or replacement windows shall be wood (or wood aluminum-clad), double-hung one-over-one or casement windows. The width of the internal spacer bar shall be no greater than 5/8" or otherwise approved by the Preservation Planner based on specific window manufacturer's specifications. The width of the spacer bar shall be reviewed and approved by the Preservation Planner prior to the issuance of full building permit. The overall window proportional ratio of 2:1 as shown in the final approved architectural drawings, shall be maintained. The existing size and proportion of the windows and other original opening as identified by ghosting, uncovered blocked-up openings, etc. shall be retained. Any modifications to existing windows, location changes or addition of windows shall be reviewed and approved by the Preservation Planner to assure compliance with the Historic District Design Guidelines. Construction details of windows shall be submitted for review and approval by the Preservation Planner, according to the HDC's Illustrated Building Materials Handbook, prior to the issuance of full building permits.
14. All exterior window trim shall be installed over the exterior siding, and constructed in a manner similar to that shown in the circa 1940's tax photo (note the difference in treatment between the front windows and all others). All new and replacement exterior window trim shall be at least 3 ½ inches in width, smooth-sawn, paint-grade wood trim. Construction details of window trim shall be submitted for approval by the Preservation Planner, according to the HDC's Illustrated Building Materials Handbook, prior to the issuance of full building permits. The final approved drawings shall be modified to reflect this condition of approval prior to the issuance of any building permits.
15. The replacement roof material shall be an architectural-grade composition roof shingle, having high definition or profile. The roof color and material shall be reviewed and approved by the Preservation Planner in accordance to the Historic District Design Guidelines. All proposed roof penetrations shall be shown on the construction drawings submitted to the Building Department for plan check and painted-out to match the roof color.
16. Any new exterior building paint scheme shall include body, trim and accent colors. All existing and new building ornamentation and trim shall be painted to coordinate with the entire paint scheme of the overall dwelling. All colors shall be complementary of each other, but provide sufficient visual contrast. A Paint Application must be submitted and approved by the Preservation Planner prior the issuance of full building permit.
17. All existing exterior lighting shall be brought into compliance with the Park City Light Code. All replacement exterior light fixtures and their location shall be reviewed and approved by the Preservation Planner for compliance with the Park City Light Code prior to issuance of the full building permit. The final approved drawings shall be modified to reflect this condition of approval prior to the issuance of any building permits. All new lighting shall be architecturally and historically compatible with the style of the dwelling. Additionally, all lighting shall be aesthetically and visually discrete–excessive exterior lighting fixtures on the

front stair, front porch, underside of front porch, and the front facade of the dwelling overall shall **not** be permitted.

18. All existing utility services (e.g. electric meters, gas meters, etc.) shall be relocated away from the front of the dwelling, to the side building facades. The final approved drawings shall be modified to reflect this condition of approval prior to the issuance of any building permits.
19. A final Landscape Plan shall be submitted and reviewed by the Staft prior to the issuance of any final building permits. The plan includes, but is not limited to the identification of all existing trees; proposed and existing plantings; planters; driveways; walkways and their materials. Non-historic landscape elements or elements which are not compatible with typical historic landscapes in the area (such as large boulders, etc.) are **not** permitted. The amount of existing hard-surface area in the front yard shall be softened by the incorporation of landscaping. The relocated existing dwelling shall maintain all required setbacks on the newly created lot after its relocation. The identified existing significant vegetation on the property shall remain and be protected during construction at all times. Any changes, modifications, or deviations from the approved design shall be reviewed and approved by the Historic District Commission or the Preservation Planner prior to their construction. Any formal request for design modifications submitted during construction may result in a stop-work order by the Chief Building Official until the modifications are approved.
20. All standard conditions of approval shall apply.
21. This approval shall expire on March 18, 2003, if a building permit has not been issued.

Exhibits

Exhibit A - Location Map
Exhibit B - Proposed Site Plan
Exhibit C - Proposed Floor Plans
Exhibit D - Proposed Building Elevations
Exhibit E - Proposed Streetscape
Exhibit F - Circa 1940's tax photo
Exhibit G - Photographs of Existing Conditions

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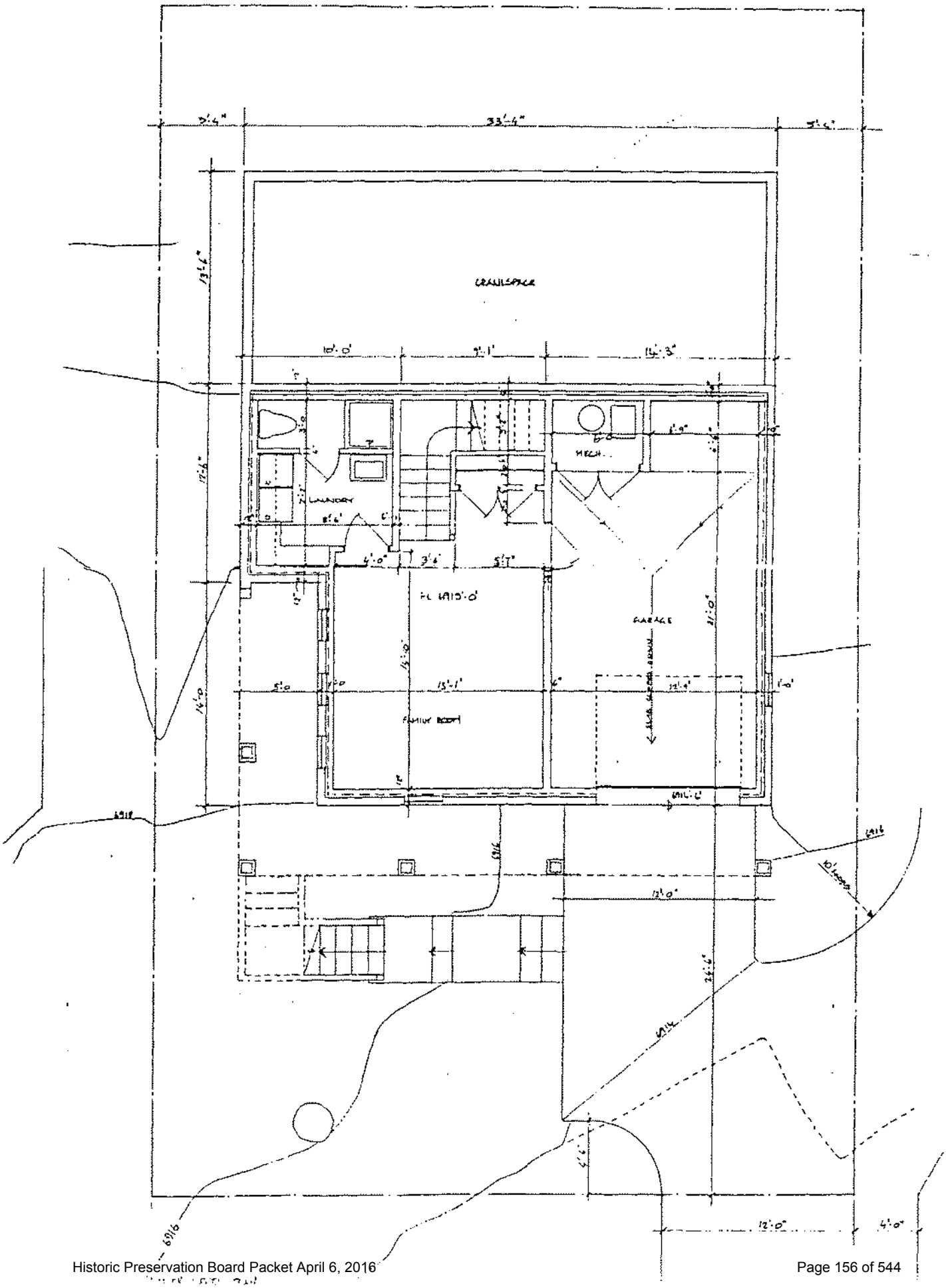
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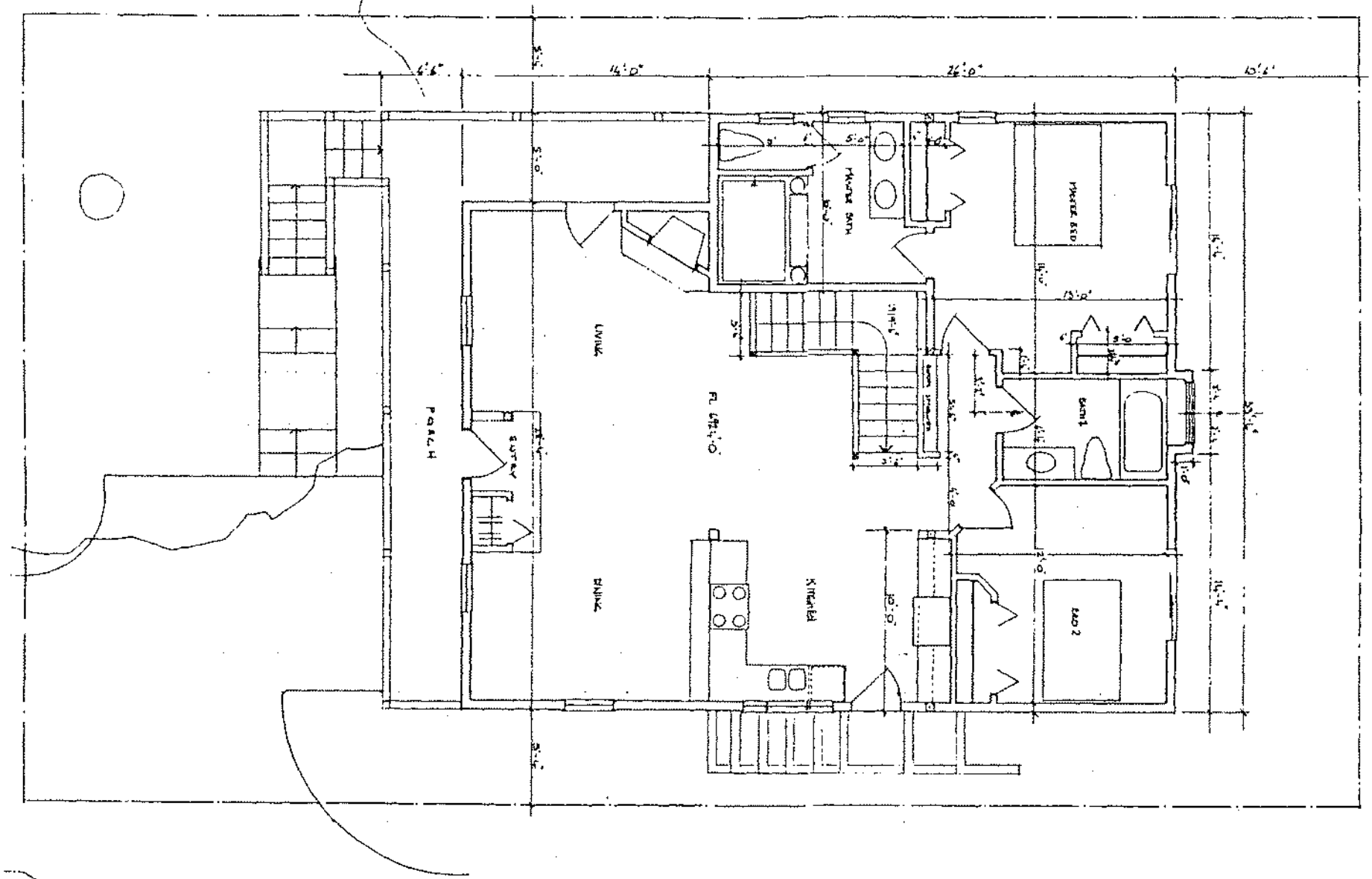
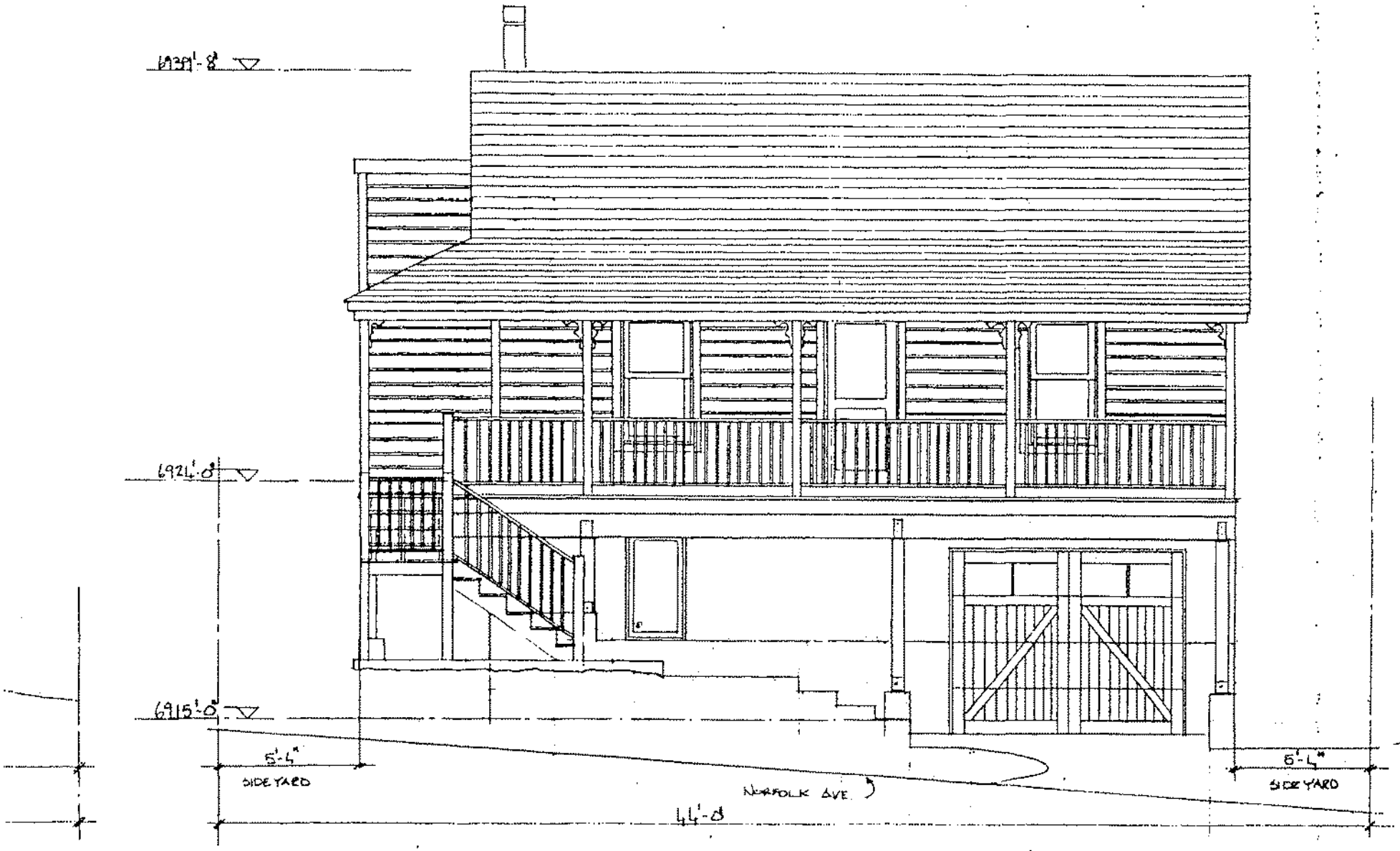


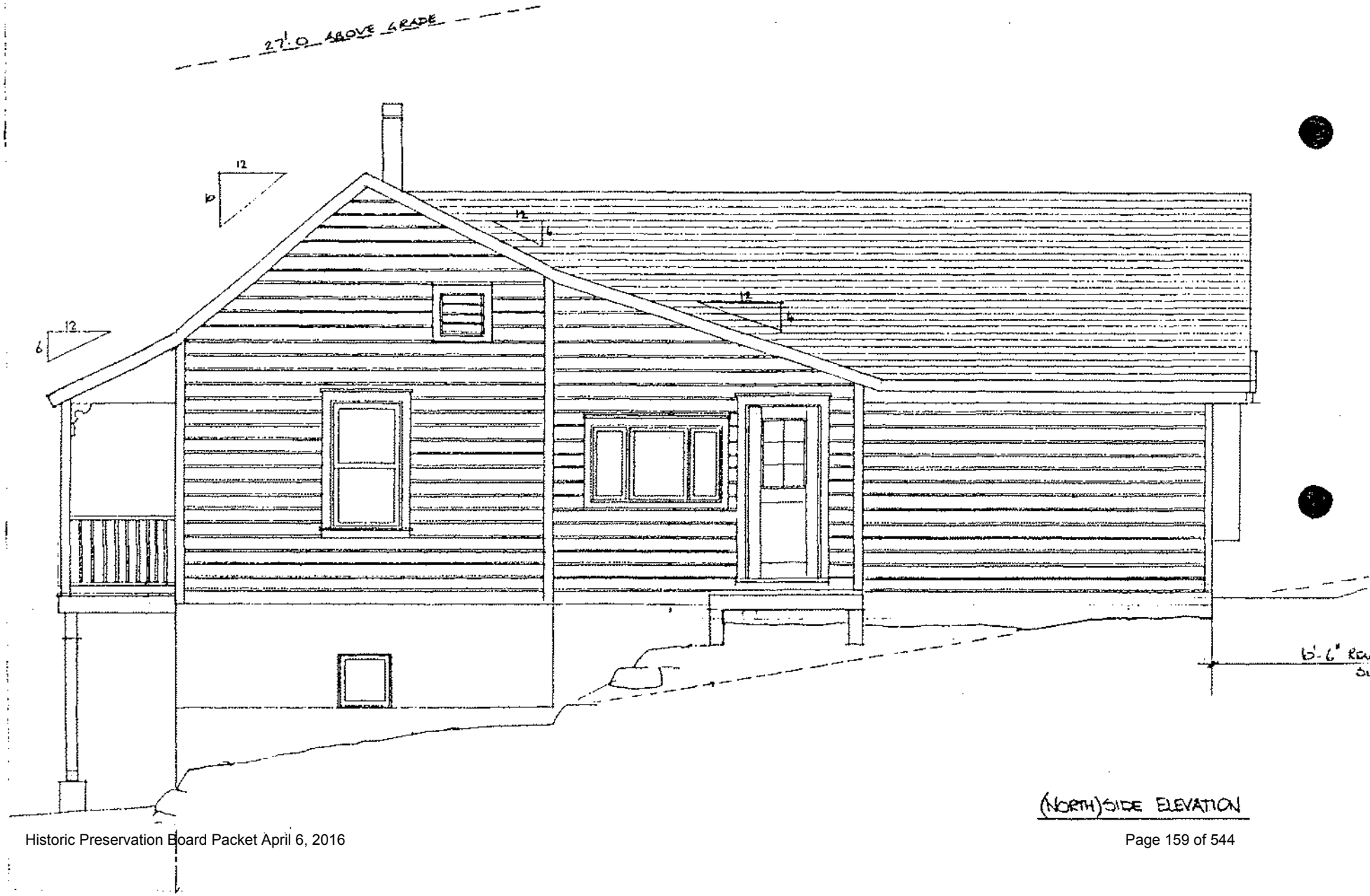
PLANS
PROPOSED
GENERAL ARRANGEMENT

REV 3

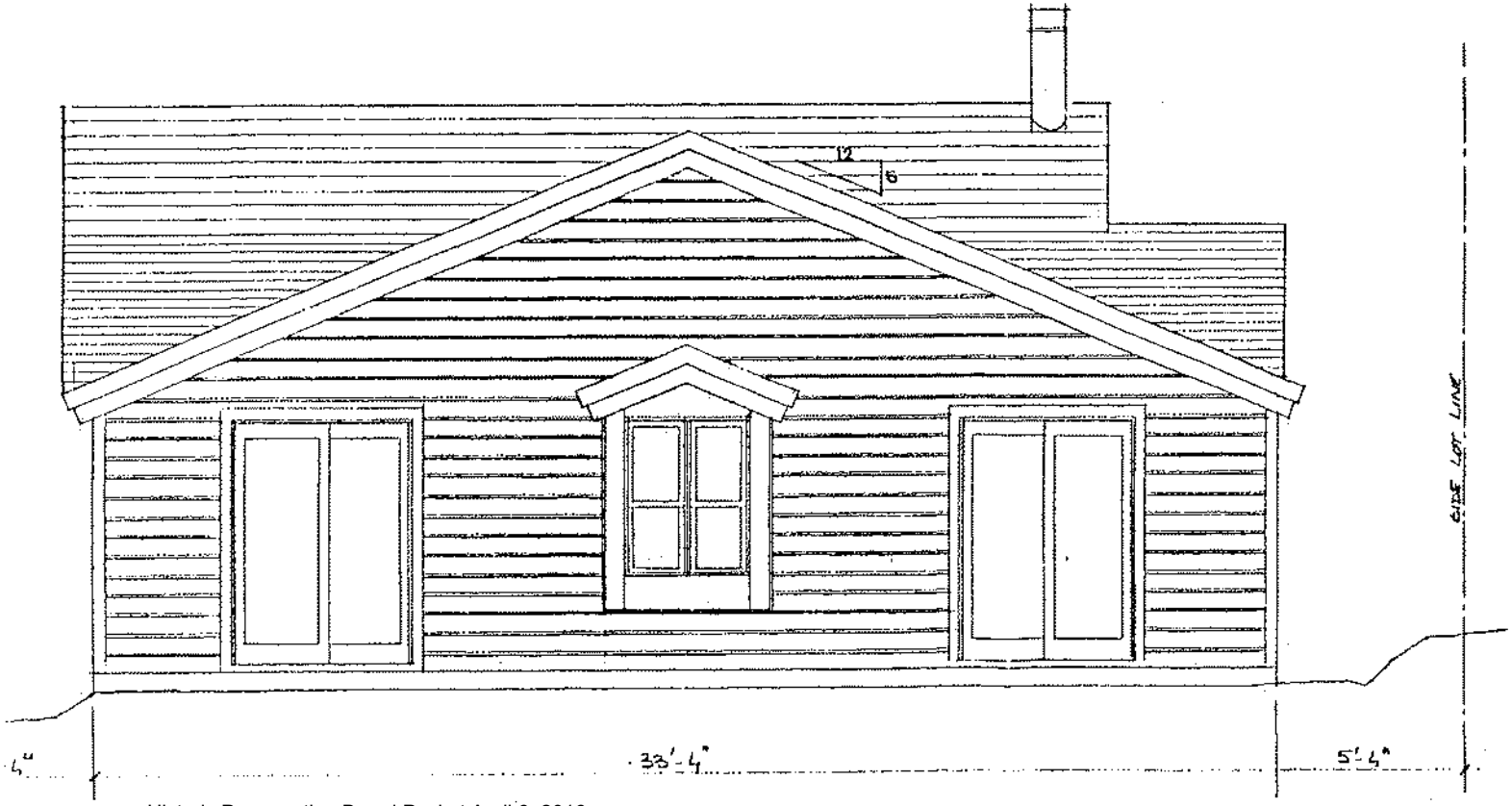
KERR RESIDENCE
1259 NORFOLK AVE

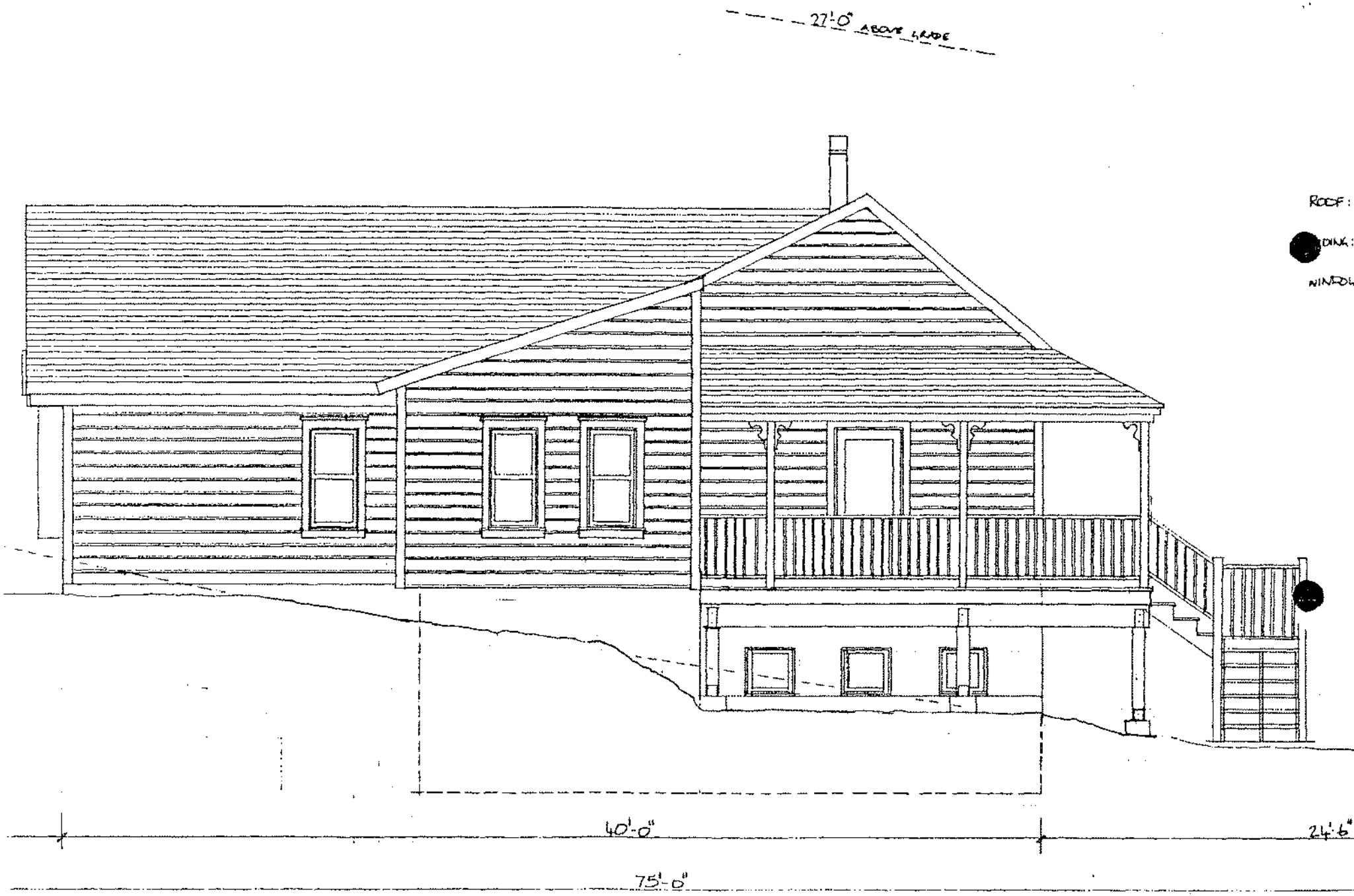


FRONT ELEVATION

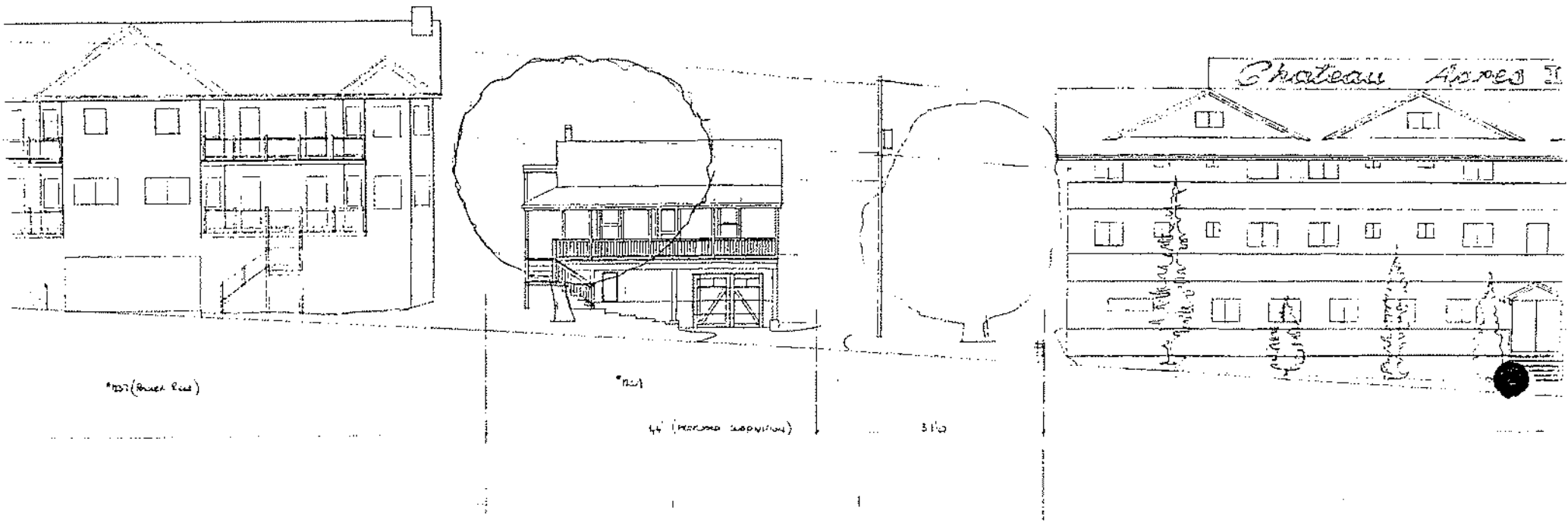


(NORTH) SIDE ELEVATION


12
6
SIDE LOT LINE
4"
33'-4"
5'-4"



SIDE ELEVATION (SOUTH)


Chateau Apts

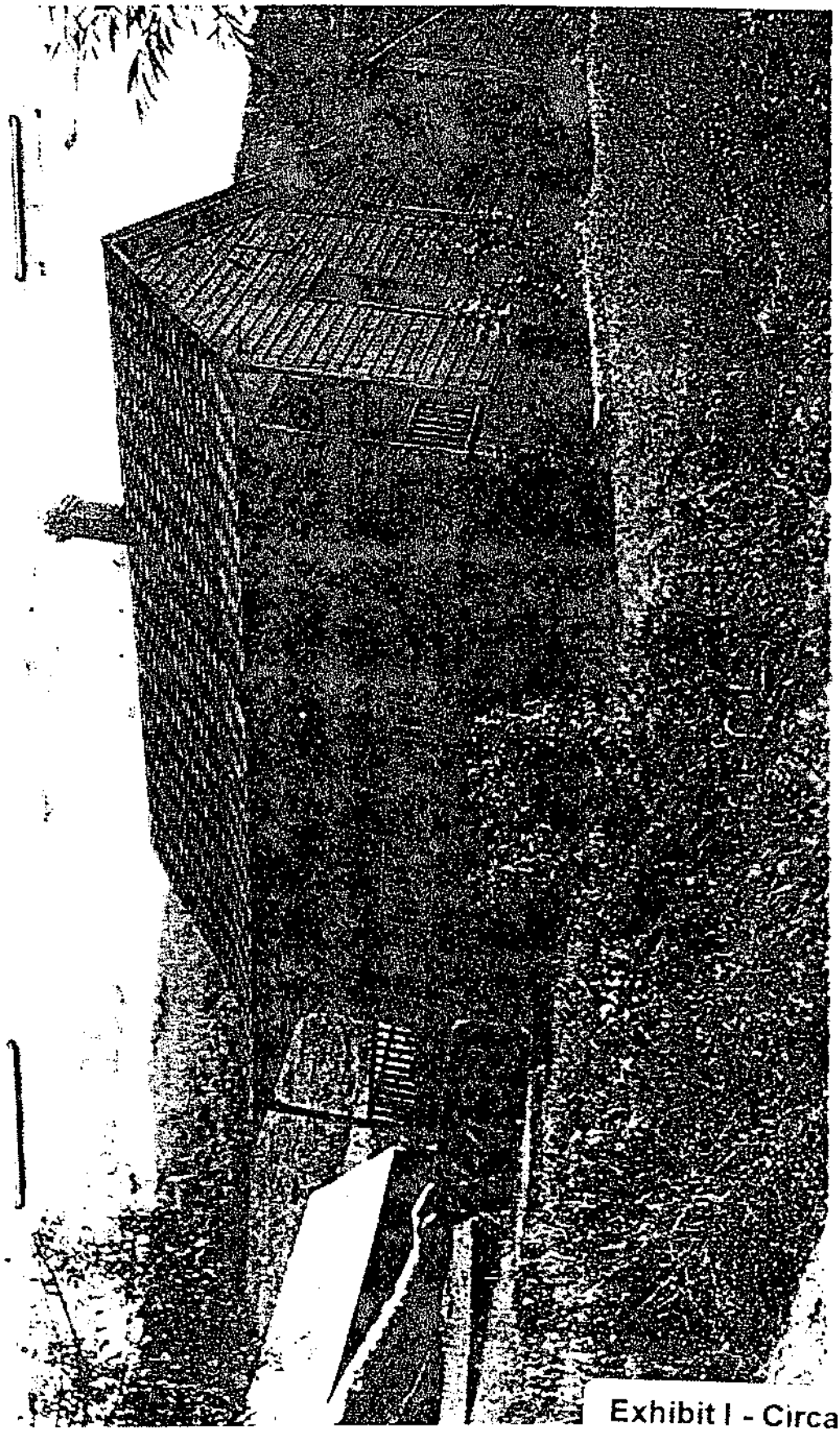


Exhibit I - Circa 1940's Tax Photo

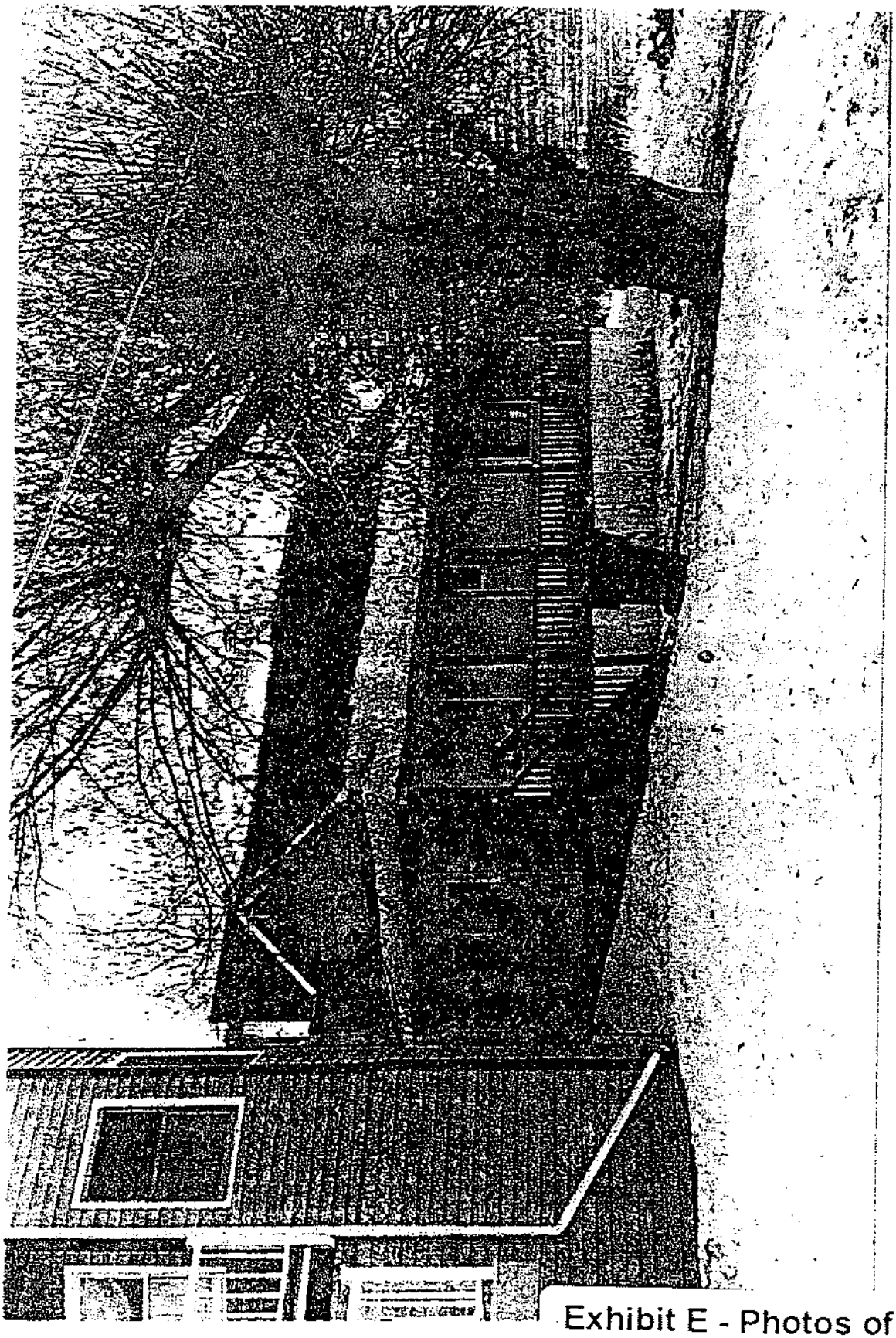
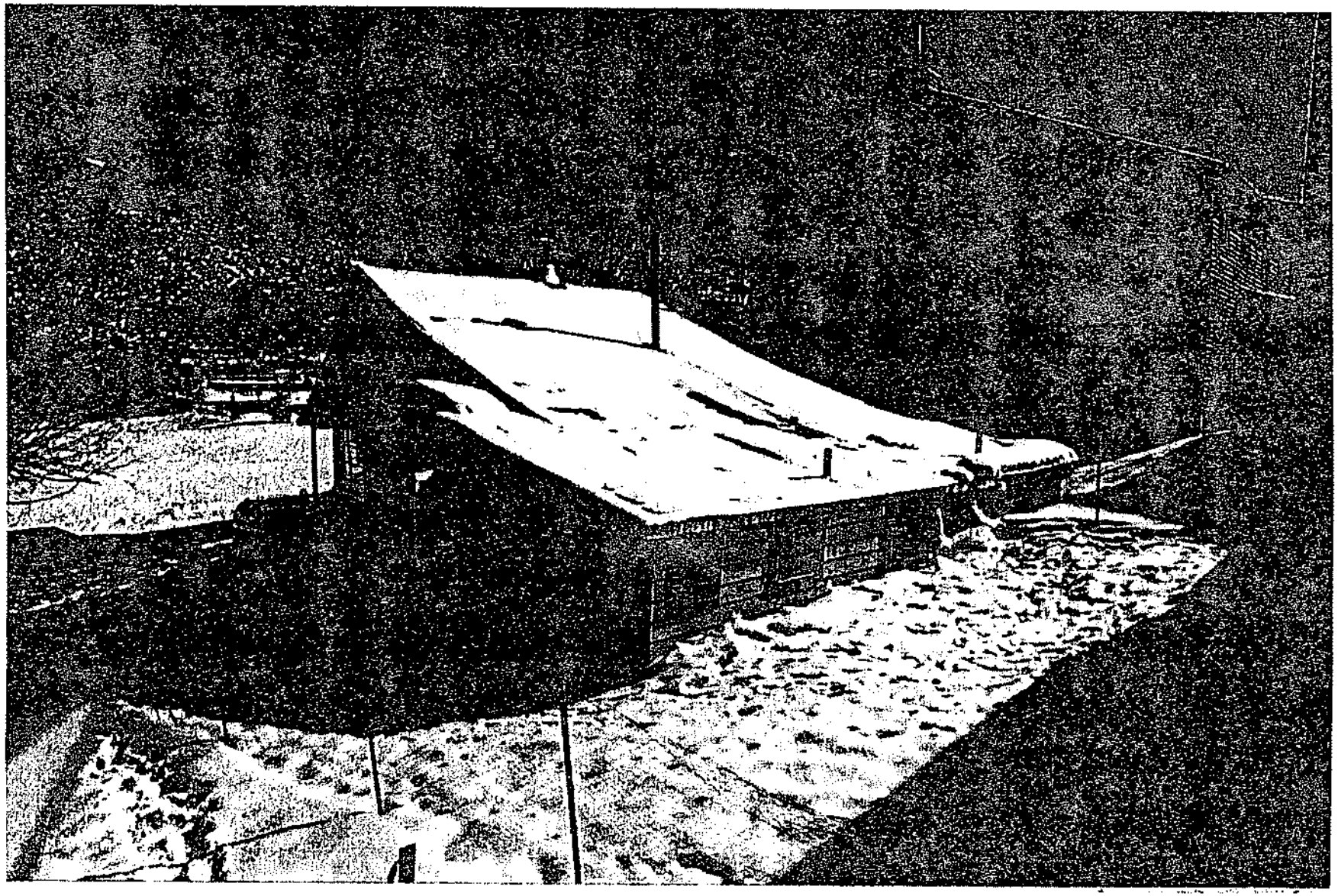


Exhibit E - Photos of Existing Conditions



HISTORIC DISTRICT COMMISSION
WORK SESSION NOTES
MARCH 18, 2002

Present: Dick Peek, Tom Hurd, Kristin Wright, Derek Satchell, Patrick Putt, Rick Lewis, Tim Twardowski, Peter Barnes

Excused: Lynn Fey, Steve Swanson

WORK SESSION

1259 Norfolk Avenue-Design review of modifications to existing historic house
Planner Satchell provided a background of the project for the Commissioners. The property is owned by Richard and Janice Kerr. Their designer is Peter Barnes, who was in attendance at the meeting. The proposal is for an 807 square foot garage/workshop under the existing residence. The applicant is a 2001 HDC Grant recipient in the amount of $16,500. The applicant intends to demolish the existing historic shed addition located at the northeast corner of the structure so the addition will fit on its newly created lot. The HDC approved this action at their July, 2001, meeting.

There were no comments from the Commissioners. Planner Satchell thanked them and said he would move ahead with a staff administrative approval of the project.

PARK CITY
1884

Department of Community Development
Engineering • Building Inspection • Planning

March 19, 2002

FILE COPY

Peter Barnes
PO Box 682292
Park City, Utah 84068

NOTICE OF PLANNING STAFF ADMINISTRATIVE ACTION

Project Address: **1259 Norfolk Avenue**

Project Description: **Design Review of Modifications to an Existing Historic Dwelling**

Date of Action: **March 18, 2002**

Action Taken By Planning Department Staff: Approved in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval as written below:

Findings of Fact

1. The findings discussed in the Background and Analysis Sections of the report are incorporated herein.
2. The proposed dwelling is located within the HR-1 zone.
3. The three existing lots (#15, 16 and 17 of Block 18 of the Snyder's Addition to the Park City Survey) contain approximately 5,625 square feet.
4. The existing lots will be subdivided into two (2) separate lots. The newly created lot to accommodate the relocated existing historic house will be 44'x75' in size.
5. The maximum building footprint for a 44'x75' lot is approximately 1,367 square feet.
6. The proposed maximum building footprint will be approximately 1,256 square feet.
7. The maximum height allowed for the HR-1 Zone is 27 feet. The proposed height will be approximately 25 feet above final grade to the highest ridge line.
8. The relocated existing historic dwelling shall maintain the legal required setbacks (as determined by the Land Management Code) for a 44'x75' lot in the HR-1 zone.
9. There is significant vegetation on the site that is composed primarily of a large cottonwood tree near the southwest corner of the property. The tree will not be disturbed by this application.
10. The repositioning of the front stairs to their original location would create an encroachment into the required front yard setback for the property.

11. At the July 2, 2001, HDC meeting the HDC determined that the existing historic rear shed addition could be demolished as part of this application because: it is not integral to the overall building's historic integrity; it is not as important to retain as the addition found on the dwelling's south elevation that is incorporated as part of the design of the front porch; and the removal of the rear shed addition will permit the applicants to subdivide the three (3) existing lots in a manner that will encourage future development that is sensitive to the historic scale and vernacular of the area.
12. The applicant has received a 2001 HDC Grant in the amount of $16,500 to be used towards this project.
13. The proposed dwelling modifications shall include a single car garage, having a garage door dimension not to exceed seven feet (7') in height, and nine feet (9') in width.
14. All new exterior siding shall be wood and match the existing painted horizontal wood siding in configuration, profile, dimension, texture and finish as determined by the Preservation Planner.
15. At the March 18, 2002, HDC meeting the HDC remanded this application to Staff for administrative approval.

Conclusions of Law

1. The proposed work complies with the Park City Historic District Design Guidelines as conditioned.

Conditions of Approval

1. The review, approval and recordation of the subdivision plat shall be required prior to the issuance of the final Certificate of Occupancy for this project.
2. Receipt and approval of a Construction Mitigation Plan (CMP) by the Community Development Department is a condition precedent to the issuance of **any** building permit.
3. The final building plans shall substantial compliance with the drawings dated November 28, 2001, with the design direction outlined in this report, and the specific Conditions of Approval adopted by the HDC upon taking action to approve. Any changes, modifications, or deviations from this approved design may require review and approval by the Historic District Commission or the Preservation Planner prior to their construction. Any formal request for design modifications submitted during construction may result in a stop-work order by the Chief Building Official until the modifications are approved.
4. The applicant shall apply for an Exploratory Demolition Permit to remove any non-historic material in order for the Preservation Planner to evaluate and assess the amount of salvageable existing historic material to be reused in this project. No material shall be removed from the building (or the site) without the consent of the Preservation Planner. Any removal of existing historic building material or features not identified as part of this review shall be reviewed and approved by the Preservation Planner prior to their removal.

5. The General Contractor shall be responsible for posting a Preservation Financial Guarantee to the City (in an amount to be determined by the Community Development Department) prior to the issuance of any building permits. This guarantee is for the protection and re-installation of any salvageable historic material that may be temporarily dismantled or disassembled as part of this rehabilitation/reconstruction project. The purpose is to ensure the re-installation of the historic material in a manner that preserves the most original material as possible. Failure to do so, will result in the City retaining this financial guarantee for use in its various preservation programs and incentive initiatives.
6. The General Contractor shall be responsible for submitting a Vegetation Financial Guarantee to the City (in an amount to be determined by the Community Development Department) prior to the issuance of any building permits. This guarantee is for the protection of the existing significant vegetation on the property as identified by the City. The purpose is to ensure the livelihood of said vegetation upon completion of the project. Failure to do so, will result in the City retaining this financial guarantee for the in-kind replacement of any loss of significant vegetation.
7. The General Contractor shall field verify all existing conditions prior to executing any work and match replacement materials/features accordingly. All discrepancies found between the final approved plans and the existing conditions must be reported to the Preservation Planner for direction prior to construction.
8. The architect, designer, general contractor and/or applicant shall be responsible for coordinating the approved architectural drawings/documents with the approved construction drawings/documents. The overall aesthetics of the final 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 by the Preservation Planner prior to construction. Failure to do so, or any request for changes during construction may require the issuance of a stop-work order for the entire project by the Chief Building Official until such time that the matter has been resolved.
9. The front stairs shall maintain their present location, in the manner illustrated in the approved drawings. The stairs and associated hand railings shall consist of a painted, wood, square balusters similar to that shown in the circa 1940's tax photo. Construction details of hand railings shall be submitted for approval by the Preservation Planner, according to the HDC's Illustrated Building Materials Handbook, prior to the issuance of full building permits. The final approved drawings shall be modified to reflect this condition of approval prior to the issuance of any building permits.
10. Construction details of the reconstructed front porch shall be submitted for approval by the Preservation Planner, according to the Historic District Design Guidelines prior to the issuance of full building permit. The final approved drawings shall be modified to reflect this condition of approval prior to the issuance of any building permits.

11. Repair and retain all existing historic wood siding and missing trim elements (ex: corner boards, fascia boards, exterior bead-board ceilings, etc.) in kind. All ghost outlines and general wear exhibited by the existing original wood siding shall remain. Replacement of any original wood siding or trim elements shall be made only in cases of structural failure or major deterioration. All replacement or missing elements (ex: corner boards, fascia boards, etc.) shall match existing historic material in profile, dimension, configuration, texture and finish as determined by the Preservation Planner, according to the HDC's Illustrated Building Materials Handbook.
12. All replacement exterior doors on the front and side elevations (as shown in the approved drawings) shall be a wood (paint grade) half-light, paneled door. The door panel/light configuration and door trim details shall be approved by the Preservation Planner, according to the HDC's Illustrated Building Materials Handbook, prior to the issuance of full building permit. The front door shall incorporate a transom window above, as shown in the circa 1940's tax photo. The garage door shall be a wood, "carriage-style" overhead garage door, similar to that shown in the approved drawings.
13. Any new or replacement windows shall be wood (or wood aluminum-clad), double-hung one-over-one or casement windows. The width of the internal spacer bar shall be no greater than 5/8" or otherwise approved by the Preservation Planner based on specific window manufacturer's specifications. The width of the spacer bar shall be reviewed and approved by the Preservation Planner prior to the issuance of full building permit. The overall window proportional ratio of 2:1 as shown in the final approved architectural drawings, shall be maintained. The existing size and proportion of the windows and other original opening as identified by ghosting, uncovered blocked-up openings, etc. shall be retained. Any modifications to existing windows, location changes or addition of windows shall be reviewed and approved by the Preservation Planner to assure compliance with the Historic District Design Guidelines. Construction details of windows shall be submitted for review and approval by the Preservation Planner, according to the HDC's Illustrated Building Materials Handbook, prior to the issuance of full building permits.
14. All exterior window trim shall be installed over the exterior siding, and constructed in a manner similar to that shown in the circa 1940's tax photo (note the difference in treatment between the front windows and all others). All new and replacement exterior window trim shall be at least 3 ½ inches in width, smooth-sawn, paint-grade wood trim. Construction details of window trim shall be submitted for approval by the Preservation Planner, according to the HDC's Illustrated Building Materials Handbook, prior to the issuance of full building permits. The final approved drawings shall be modified to reflect this condition of approval prior to the issuance of any building permits.
15. The replacement roof material shall be an architectural-grade composition roof shingle, having high definition or profile. The roof color and material shall be reviewed and approved by the Preservation Planner in accordance to the Historic District Design

Guidelines. All proposed roof penetrations shall be shown on the construction drawings submitted to the Building Department for plan check and painted-out to match the roof color.

16. Any new exterior building paint scheme shall include body, trim and accent colors. All existing and new building ornamentation and trim shall be painted to coordinate with the entire paint scheme of the overall dwelling. All colors shall be complementary of each other, but provide sufficient visual contrast. A Paint Application must be submitted and approved by the Preservation Planner prior the issuance of full building permit.
17. All existing exterior lighting shall be brought into compliance with the Park City Light Code. All replacement exterior light fixtures and their location shall be reviewed and approved by the Preservation Planner for compliance with the Park City Light Code prior to issuance of the full building permit. The final approved drawings shall be modified to reflect this condition of approval prior to the issuance of any building permits. All new lighting shall be architecturally and historically compatible with the style of the dwelling. Additionally, all lighting shall be aesthetically and visually discrete–excessive exterior lighting fixtures on the front stair, front porch, underside of front porch, and the front facade of the dwelling overall shall **not** be permitted.
18. All existing utility services (e.g. electric meters, gas meters, etc.) shall be relocated away from the front of the dwelling, to the side building facades. The final approved drawings shall be modified to reflect this condition of approval prior to the issuance of any building permits.
19. A final Landscape Plan shall be submitted and reviewed by the Staff prior to the issuance of any final building permits. The plan includes, but is not limited to the identification of all existing trees; proposed and existing plantings; planters; driveways; walkways and their materials. Non-historic landscape elements or elements which are not compatible with typical historic landscapes in the area (such as large boulders, etc.) are **not** permitted. The amount of existing hard-surface area in the front yard shall be softened by the incorporation of landscaping. The relocated existing dwelling shall maintain all required setbacks on the newly created lot after its relocation. The identified existing significant vegetation on the property shall remain and be protected during construction at all times. Any changes, modifications, or deviations from the approved design shall be reviewed and approved by the Historic District Commission or the Preservation Planner prior to their construction. Any formal request for design modifications submitted during construction may result in a stop-work order by the Chief Building Official until the modifications are approved.
20. All standard conditions of approval shall apply.
21. This approval shall expire on March 18, 2003, if a building permit has not been issued.

Any person who submitted written comment on a proposal, the owner of any property within three hundred (300) feet of the boundary of the subject site, or the owner of the subject property may appeal to the Historic District Commission any action pertaining to the approval or denial. The petition must be filed in writing with the Community Development Department within ten (10) calendar days of a Planning Staff decision.

Respectfully,

Derek Satchell
Preservation Planner

cc: Richard & Janice Kerr

Exhibit K: 2002 Historic District Design Review Photographs

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PL

(i) Changes in pitch of the main roof of the primary façade if 1) the change was made after the Period of Historic Significance; 2) the change is not due to any structural failure; or 3) the change is not due to collapse as a result of inadequate maintenance on the part of the Applicant or a previous Owner, or
(ii) Addition of upper stories or the removal of original upper stories occurred after the Period of Historic Significance, or
(iii) Moving it from its original location to a Dissimilar Location, or
(iv) Addition(s) that significantly obscures the Essential Historical Form when viewed from the primary public Right-of-Way.
(c) It is important in local or regional history, architecture, engineering, or culture associated with at least one (1) of the following: Complies.
(i) An era of Historic importance to the community, or
(ii) Lives of Persons who were of Historic importance to the community, or
(iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.
2. The existing structure located at 332 Woodside Avenue does not meet all of the criteria for designating sites to the Park City Historic Sites Inventory as a Landmark Site including:
a. It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and Complies.
b. It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and Does Not Comply.
c. It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:
i. An era that has made a significant contribution to the broad patterns of our history;
ii. The lives of Persons significant in the history of the community, state, region, or nation; or
iii. The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman. Complies.

1259 Norfolk Avenue – Determination of Significance of Historic House
(Application PL-15-02645)

Planner Turpen reported that new information regarding the structure was discovered this afternoon. Since the new information was not included in the Staff report the applicant would be requesting a continuance.

Maureen Moriarty, the property owner of 1259 Norfolk, stated that when she arrived this evening she was told that some information was not presented prior

to this meeting. For that reason, she requested a continuance to the next meeting.

MOTION: Board Member Holmgren move to CONTINUE the discussion on 1259 Norfolk Avenue until the next meeting. Board Member Crosby seconded the motion.

VOTE: The notion passed unanimously.

The meeting adjourned at 5:39 p.m.

Approved by _____
John Kenworthy, Chair
Historic Preservation Board

Historic Preservation Board
Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Subject: **1055 Norfolk Avenue**
Project #: **PL-15-02827**
Author: **Francisco J Astorga, AICP, Senior Planner**
Date: **06 April 2016**
Type of Item: **Administrative – Material Deconstruction**

Summary Recommendations

Staff recommends that the Historic Preservation Board (HPB) review and discuss the Material Deconstruction Application, conduct a public hearing, and approve the Material Deconstruction of non-historic materials at 1055 Norfolk Avenue based on the Findings of Fact, Conclusions of Law, and Conditions of Approval for the Board's consideration.

Description

Applicant/Owner:	Carabiner Capital, LLC, represented by David Baglino
Architect:	Kevin Horn, Horn Partners Architecture
Location:	1055 Norfolk Avenue
Historic Designation:	Significant
Zoning:	Historic Residential-1 (HR-1) District
Adjacent Land Uses:	Residential
Reason for Review:	Material Deconstruction of Historic Sites requires HPB Review

Proposal

Request for HPB Review of a Material Deconstruction application for removal of non-historic material associated with a current Historic District Design Review (HDDR) application for the restoration/rehabilitation of the structure located at 1055 Norfolk Avenue to the year 1900 footprint. The HDDR application includes, adding a basement addition with a garage, and adding four (4) floors behind the historic structure, in the form of a basement, main floor, upper floor, and attic levels.

Background

On December 10, 2015, the Planning Department received an HDDR application for the property at 1055 Norfolk Avenue. On January 15, 2016, the applicant submitted the noticing requirements as well as title report. The application was deemed complete on January 15, 2016. The HDDR application has not yet been approved, as it is dependent on HPB's review for Material Deconstruction approval.

The current HDDR application is for the restoration/rehabilitation of the existing single-family dwelling and an addition. The site is listed on Park City's Historic Sites Inventory (HSI) noted as *Significant* as it was built during the **Mature Mining Historic Era** consisting of **1894 through 1930** as currently shown on the HSI Form. The adopted HSI Form indicates that the physical evidence from the period that defines the typical Park City mining era home has been altered. Furthermore, the physical element of the site, in combination, does not effectively convey a sense of life in western mining town

of the late nineteenth and early twentieth centuries. It indicates that the extent of the alterations to the building diminishes its association with the past, and the degree and cumulative effect of these alterations renders it ineligible for listing in the National Register of Historic Places.

According to the Design Guidelines for Historic Districts and Historic Sites, rehabilitation and restoration are two of the four (2 of 4) treatments for historic sites:

- ***Preservation****. If you want to stabilize a building or structure, retain most or all of its historic fabric, and keep it looking the way it does now, you will be preserving it. Preservation is the first treatment to consider and it emphasizes conservation, maintenance and repair.*
- ***Rehabilitation****. If you want to update a building for its current or a new use, you will be rehabilitating it. Rehabilitation, the second treatment, also emphasizes retention and repair of historic materials, though replacement is allowed because it is assumed that the condition of existing materials is poor.*
- ***Restoration****. If you want to take a building back to an earlier time by removing later features, you will be restoring it. Restoration, the third treatment, centers on retaining materials from the most significant period in the property's history. Because changes in a site convey important information about the development history of that site and its structures, restoration is less common than the previous treatments.*
- ***Reconstruction****. If you want to bring back a building that no longer exists or cannot be repaired, you will be reconstructing it. Reconstruction, the fourth treatment, is used to recreate a non-surviving building or one that exists now, but is extremely deteriorated and unsalvageable. Reconstruction is rarely recommended.*

The Historic Preservation Plan, See Exhibit E, is to outline the proposed preservation treatment, rehabilitation/restoration for each element, feature, and/or space documented in the Physical Conditions Report, See Exhibit F.

The existing building is 1,580 square feet in total floor area. The proposed building is approximately 3,615 square feet in total floor area. The submitted Survey, sheet H1.01 as part of Exhibit C – Material Deconstruction Plan (Historic Drawings), indicates that the existing Building Footprint is approximately 964 square feet. The applicant requests to utilize the historic Building Footprint of year 1900 consisting of 488 square feet as shown in the analysis section of this staff report. The proposed addition consists of the following:

1. Basement addition with garage (Design Guideline Addition Scenario 2). The lower floor consists of 1,220 square feet total, including the new 265 square foot garage.
2. Main floor rehabilitation/remodel and rear addition. The main floor consists of 1,106 square feet. The applicant requests to restore the 488 square foot building footprint of the main floor.

3. Upper floor remodel and rear addition. The upper floor consists of 929 square feet, including the 250 square foot attic above the main floor of the historic portion of the house.
4. Attic level addition above the rear addition consisting of 360 square feet.

HPB Review for Demolitions

Land Management Code (LMC) § 5-11-12.5 indicates that the HPB is to review and approve, approve with conditions, or deny all applications for Material Deconstruction involving any building and/or structures designated on the HSI as Landmark or Significant. The site is designated as Significant. See Exhibit B – Historic Sites Inventory Form - Historic Sites Inventory. Prior to issuance of a Building Permit for any Material Deconstruction work, the HPB is to review the proposed plans for compliance with the LMC. The HDDR application has not yet been approved, as it is dependent on HPB's review for Material Deconstruction approval.

Material Deconstruction or Dismantling, in particular, is relatively a new term that the City developed in order to address the HPB's new role as of December 2015. The currently adopted term is defined in LMC § 15-15-1.163 as:

> *The disassembly of structures for the purpose of salvaging and reusing as many of the construction materials or building components. In some cases, deconstruction or dismantling may be used to remove non-historic materials from a historic site or structure or to remove those historic construction materials or building components that are beyond repair.*

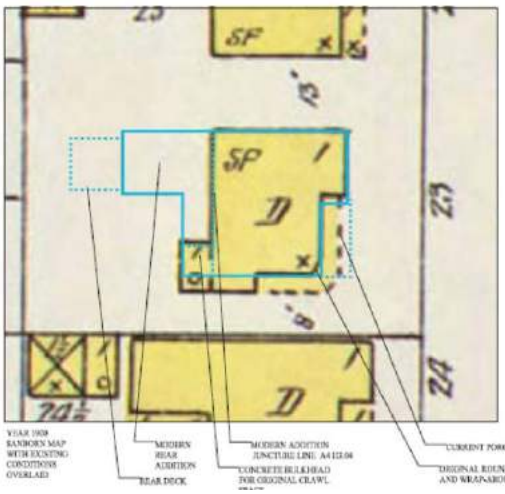
Staff worked with the HPB, Planning Commission, and City Council to set demolition review criteria for the HPB to ensure consistency and clarity. The HPB's demolition review is based upon the checklist reviewed and accepted by City Council, See Exhibit A – HPB Checklist for Material Deconstruction.

Analysis

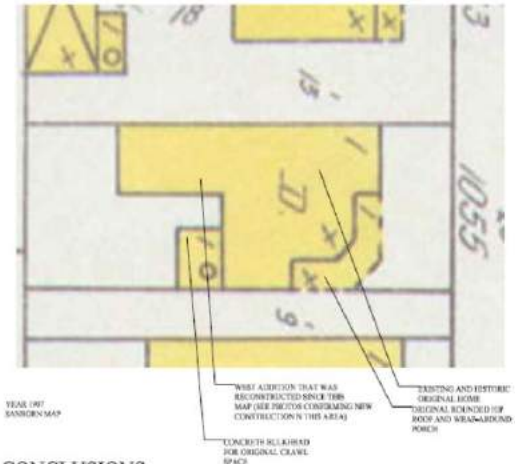
The applicant's entire graphic analysis of this site is found in Exhibit C – Material Reconstruction Plan (Historic Drawings). Staff recommends that the HPB spends ample amount of time reviewing the following exhibits:

- **Exhibit C – Material Deconstruction Plan (Historic Drawings);**
- **Exhibit E – HDDR Historic Preservation Plan; and**
- **Exhibit F – HDDR Physical Conditions Report.**

According to Summit County records the house was built in 1906, however, the house is clearly shown on the year 1900 and 1907 Sanborn Fire Insurance Maps (Sanborn Maps). See Sheet H1.02 of Exhibit C or exhibit portions below:



Year 1900 Sanborn Map



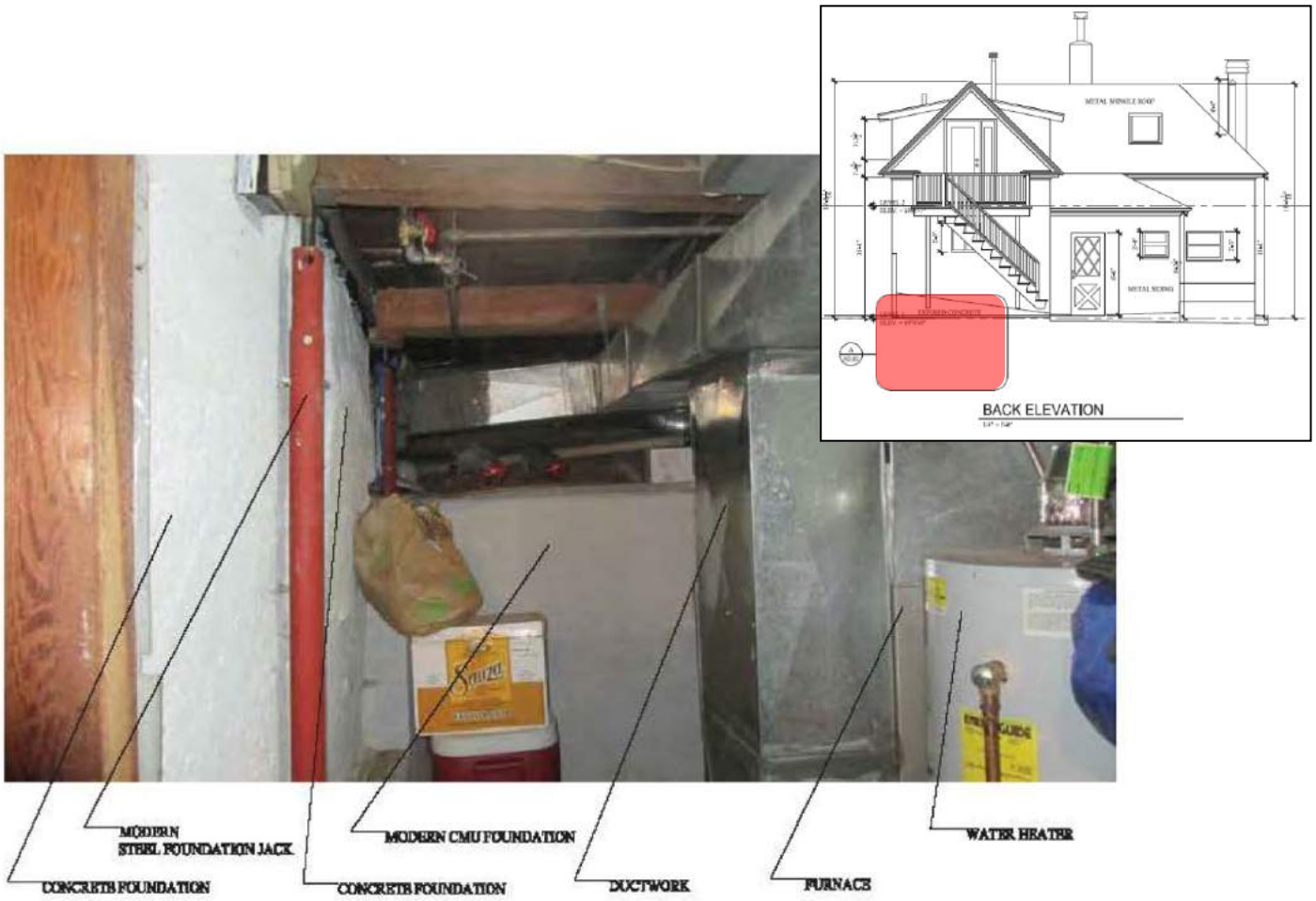
Year 1907 Sanborn Map

The surviving original portion of the home is a T-shape structure with one (1) ridge running East-West and one (1) ridge running North-South, parallel to the street, terminating in a half (½) octagon roof structure and wrapped by a porch on the southeast corner. See photograph below:

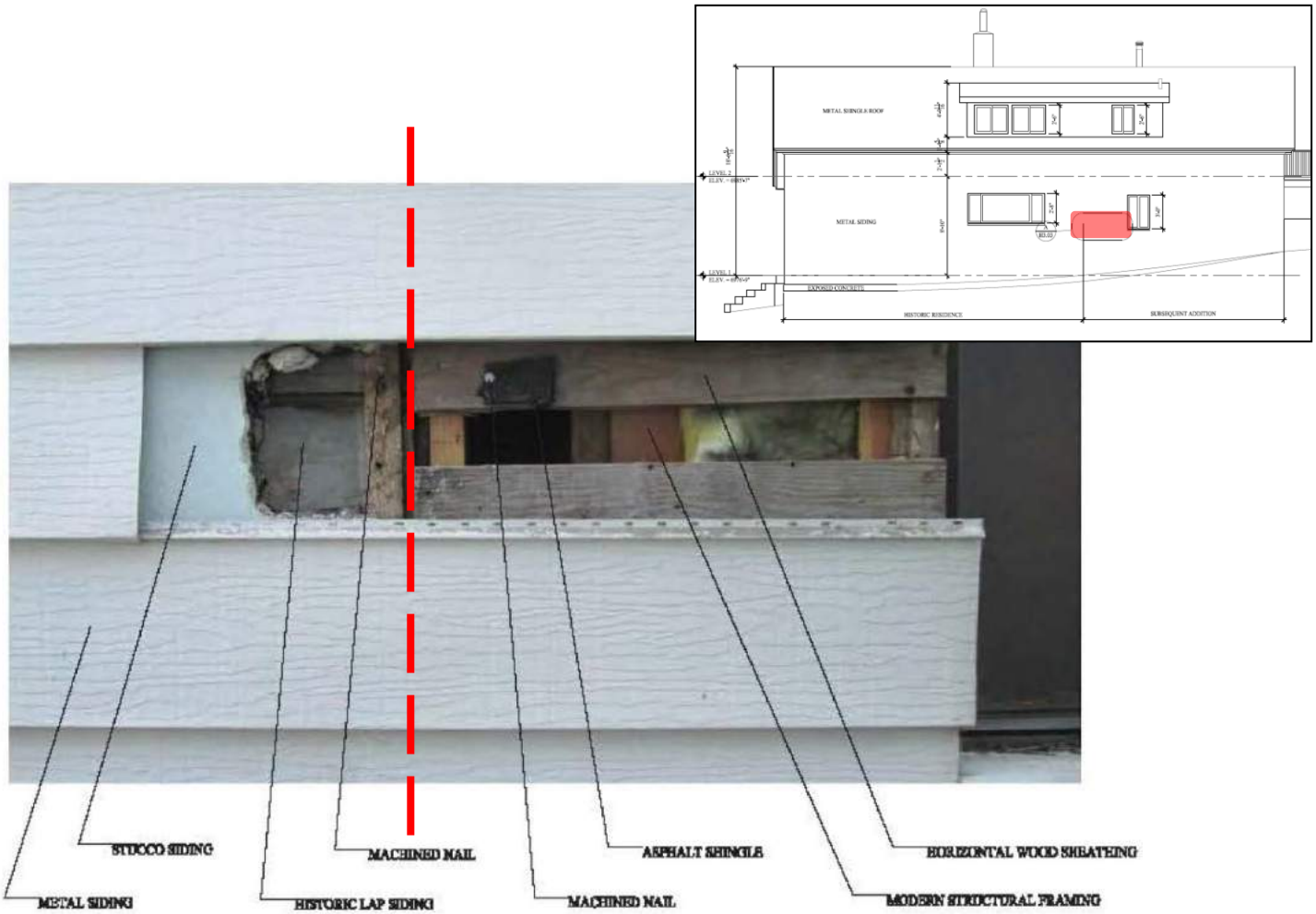
The photograph above, taken from inside of the attic cannot be seen from the exterior. The 1907 Sanborn Map, shown on see Sheet H1.02 of Exhibit C - Material Deconstruction, shows that the original home still existed with the wrap-around porch. Half (½) of the wrap-around porch is shown in the year 1900 and 1907 Sanborn Maps. At this time the plaster/stucco finish had not yet been applied since the later porch enclosure included it. The year 1907 Sanborn Map shows a west wing, rear, addition of some sort. Photographs of the basement framing and exterior finish confirm that this

was later replaced with the modern two (2) story addition likely when the aluminum siding was placed.

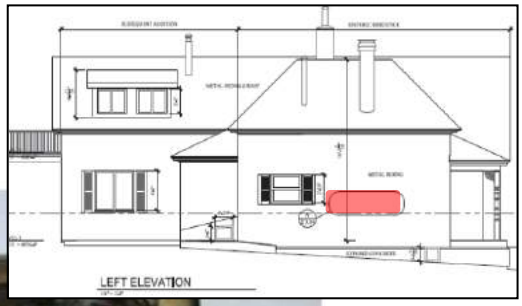
This photograph above confirms that the home was originally covered with overlapping drop-novelty siding. At some point the home was covered with plaster stucco, likely at the same time the wrap-around porch was enclosed.



This photograph, above, is located underneath the two (2) story west wing addition. It shows that this addition is modern and postdates the 1907 Sanborn Map showing some other addition in this same area. This photographs shows the concrete foundation, modern steel foundation jack, and concrete masonry unit (CMU) foundation.



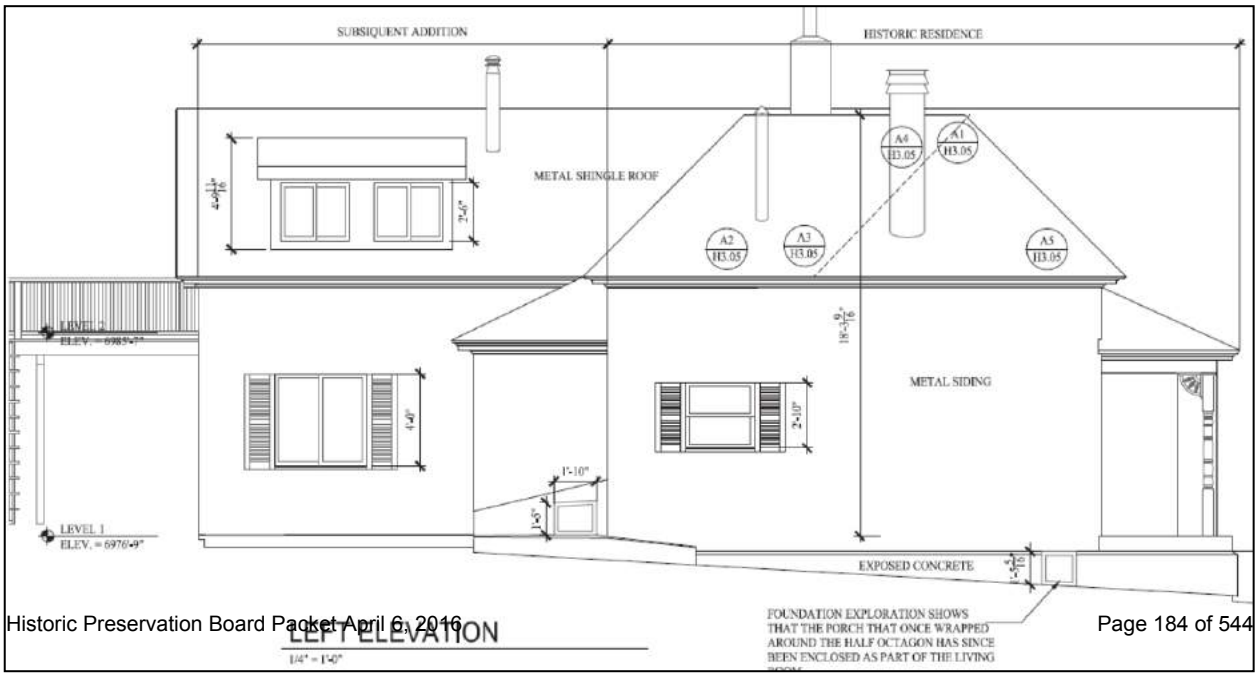
This photograph above located on the north side elevation, right side, confirms that the current rear addition is not the same addition shown on the 1907 Sanborn Map. The exploratory demolition shows a distinction as the right side (west) shows the presence of modern framing studs, machined nails and galvanized roofing nails. The addition was done at the time the aluminum siding was installed since there are no signs of other siding materials being covered by the aluminum siding. This is not the addition shown in the year 1900 and 1907 Sanborn Maps. That addition was removed as there is no physical evidence of it.



STUCCO SIDING
TAR PAPER
HORIZONTAL WOOD SHEATHING
METAL SIDING
CHICKEN WIRE
MACHINED NAILS

These photographs, above, located on the south side elevation, left side, indicate that the “porch enclosure” that shows up in the 1907 Sanborn Maps was done at the same time that the home was finished with plaster/stucco. These photographs reveal that the metal siding was installed on the stucco siding. They do not reveal the historical drop-novelty siding.

The architect submitted five (5) photographs from the existing attic that shows evidence of the half (½) octagonal roof form, flat roof form above the porch, and porch enclosure. The following diagram below shows the location of these photographs:



A1 HISTORIC HIP ROOF STRUCTURE OCCURS INSIDE OF CURRENT HIP AND SHOWS THE ROOF WAS ORIGINALLY HALF OF AN OCTAGON

A2 FLAT ROOF RENOVATION STRUCTURE SHOWS THAT THE ROOF OVER THE CURRENT KITCHEN AREA IS NEW CONSTRUCTION. IT APPEARS ON THE SANBORN MAPS BUT IT WAS CLEARLY REMOVED AND RECONSTRUCTED AT SOME RECENT POINT IN TIME.

A3 ENCLOSED WITHIN THE ATTIC IS THE ORIGINAL FRIEZE AND FASCIA THAT FOLLOWS THE ORIGINAL HALF OCTAGON ROOF

A4 A REMNANT SHOWING 2 SECTIONS OF THE HALF OCTAGON ROOF IS NOW ENCLOSED IN THE ATTIC WHERE THE HIP ROOF WAS EXTENDED

A5 HISTORIC FRIEZE AND FASCIA IS SHOWN AS IT ROUNDED THE FRONT CORNER OF THE HOUSE

These photographs above confirm that the existing new flat roof is not original and changed the original character of the home significantly. They also show that the wrap-around porch had a lower flat roof below the original frieze and fascia of the half octagonal roof.

The applicant submitted these five (5) photographs taken by the Architect containing the following labels:

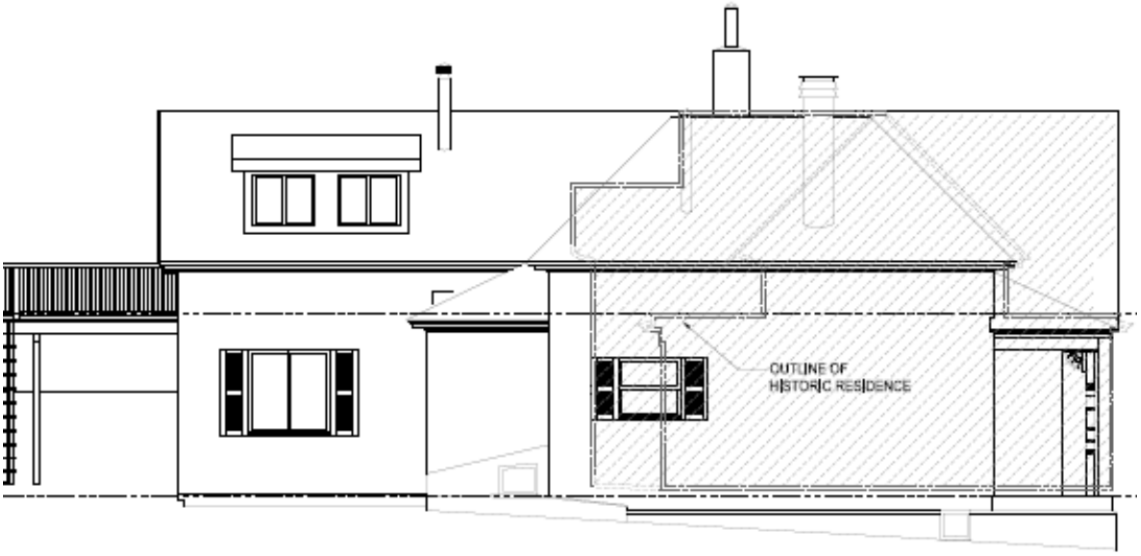
- *A1 – Historic hip roof structure occurs inside of current hip and shows the roof was originally half of an octagon.*
- *A2 – Flat roof renovation structure shows that the roof over the current kitchen area is new construction. It appears on the Sanborn Maps but it was clearly removed and reconstructed at some recent point in time. <u>Arrows point to the original brick chimney and modern structural members.</u>*
- *A3 – Enclosed within the attic is the original frieze and fascia that follows the original half octagon roof. <u>Arrows point to the historic decorative molding, historic wood fascia, and historic lap siding.</u>*
- *A4 – A remnant showing 2 section of the half octagon roof is not enclosed in the attic where the hip roof was extended.*
- *A5 – Historic frieze and fascia is shown as it rounded the front corner of the house.*

The historic structure, revealed by exploratory demolition/investigation, matches the building footprint of the year 1900 Sanborn Map. The basic form, structure, and roof

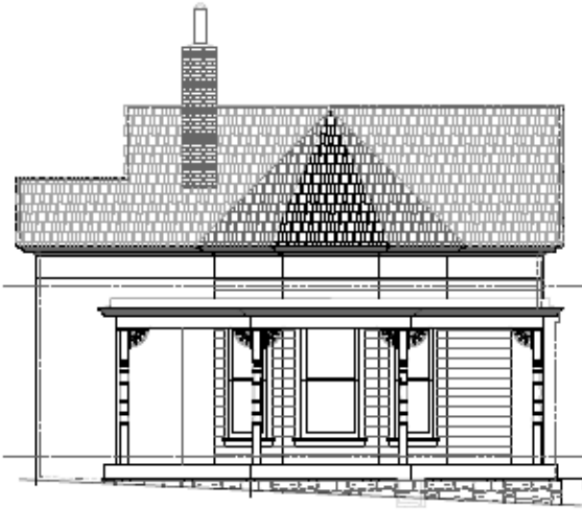
lines of historic era year 1900 building conditions are identifiable through the applicant's additional research from within the structure. When a reconnaissance or intensive level survey is conducted, the City is not allowed to go inside each structure unless the City owns the property. The historic lap siding (drop-novelty) is present on portions of historic year 1900 structure, except on the rear façade, the rear wing, and where the front porch was enclosed. The following diagram below shows the historic year 1900 elevation per the evidence shown. The year 1900 roof form and porch is inside the existing structure.

EXISTING STRUCTURE

RESTORATION TO ORIGINAL



EXISTING STRUCTURE



RESTORATION TO ORIGINAL

The applicant proposes to restore/rehabilitate the structure based on what has been found with the exploratory/investigation evidence through the minor removal of materials and evidence shown in the existing attic, while at the same time piecing the evidence

together with the historic Sanborn Maps. While the applicant's internal analysis further confirms statements written on the HSI Form such as *that the physical evidence from the historic period has been altered, the physical elements of the site do not effectively convey a sense of life in western mining town,* AND *that the extent of the alterations diminishes its association with the past*, it also provides evidence of what is underneath the existing roof, the shape of the original roof, and the year 1900 building footprint confirmed by the materials used. Staff finds that it is appropriate to remove the non-historic material and additions which do not contribute to the historical significance of the original structure and restore/rehabilitate the building's original porch, roof form, and footprint. The extensive number of remodels to the house and the change to its setting to date has made this site ineligible for listing on the National Register of Historic Places.

The following analysis below contains a description of the physical condition of each item with an account of how it is to be preserved/maintained/repaired/altered, etc., if applicable:

1. Site Design. The site is uphill west of Norfolk Avenue. It slopes gently at 8% for about six feet (6') overall. There is an existing block retaining wall that reflects the period and should remain. There are stairs to the front porch. The south yard area has non-historic brick pavers.

   Applicant proposes the site grading to be modified where a new basement garage is to be constructed and the sloping driveway to be installed. Existing block retaining walls are to remain and similar product used for the garage walls. The non-historic brick pavers to be replaced with simple lawn and shrub landscaping. The front stairs will be rebuilt to accommodate the twenty four inch (24") raised foundation to match the existing.

2. Structure. The original structure is a cross tee design with a unique octagonal shape living room and wrap-around front porch. The porch was enclosed and the roof extended. The original octagonal cross tee remains the only historic section. As noted by the architect on the PCR, the addition to enclose the porch added a new 1940 California bungalow porch that is out of character for Park City and the house. Kitchen and bedroom additions to the west are constructed with current building materials including fresh fir framing and galvanized nails.

   The structure will be reduced to its original cross tee shape with the octagonal hip roof and flat wrap-around porch roof restored per the found evidence. Additions that have been added, removed and added over its history will be removed to restore the original structure since the various additions changed the original home significantly.

3. Roof. Original cross tee roof with an octagonal shaped gable and flat wrap-around porch roof. This was later modified when the porch was enclosed and the wing squared off. The rear kitchen roof has been reconstructed and the upper shed dormers were cut into the rear roof bedroom addition, all of which is non-historic. The original roof, shingles, trim and frieze are still currently present in the

attic within the porch enclosure. Additions have covered the historic roof form and added to the shape so it does not reflect the original form.

The historic roof will be uncovered from the additions and restored to its original shape with trim and frieze restoration as well. Shingles will be replaced with similar continuous shingles over the entire roof. The form will be brought back to its original cross tee with octagonal hip and flat wrap-around porch roof.

4. Chimney. The only existing chimney appears to be a flue and not a fireplace. It still exists in what is now the center of the home but has been covered with building paper. The original masonry chimney flue has been wrapped with building paper.

   It will be exposed and masonry repointed if possible.

5. Exterior East Walls. The front/East facade walls were originally drop-novelty wood siding and have since been covered with plaster/stucco and then aluminum siding. The walls that enclosed the original porch and the new porch changed the shape from its original form to the curved roof. The last two remodels covered the original siding finish and detailing.

   The existing east exterior walls will be uncovered down to the original drop-novelty siding, the siding will be restored where it has been damage by two (2) new layers of finish.

6. Exterior North, South, & West Walls. The north and south walls west of the original structure have been constructed with newer wood and galvanized nails. Finishes are aluminum siding. The rear/west walls are the same as north and south side walls.

   The existing north and south walls will be uncovered down to the original drop-novelty siding, the siding will be restored where it has been damage by two (2) new layers of finish, i.e., plaster/stucco and aluminum siding.

   The existing west exterior walls where not abutting the addition will be uncovered down to the original drop novelty siding, the siding will be restored where it has been damage by two (2) new layers of finish.

7. Foundation. The original foundation consists of rubble stone with a crawl space. One addition was done with unreinforced CMU. The varied foundations are structurally unsound and need to be replaced with continuous concrete foundation walls.

   Existing rubble and unreinforced CMU foundations will be replaced with continuous concrete foundations. The proposal will also accommodate a lower level and garage and raise the house 24" as allowed by the Design Guidelines basement addition scenario 2 and the Land Management Code. The raised

foundation will be finished with stone veneer to look to match existing original stone.

8. Front Porch. The historic front porch roof is visible from the new attic. The porch had a flat roof and wrapped around half (½) of an octagonal shape main room and hip roof. Frieze boards are still visible. The porch was subsequently enclosed to enlarge the living room and a new porch constructed on the front of the home with a sweeping curved roof that is out of place. Original porch and roof was covered up. The new porch is out of character for Park City.

   The original wrap-around front porch that is evident from the attic and foundation will be restored. The flat roof, frieze treatment and roof above are still in tack in the attic and will be restored.

9. HVAC. The original home was heated with a coal fire furnace in the basement with a coal chute constructed later. It has been replaced with a gas furnace. The furnace is inadequate for the size and is at the end of its useful life.

   A new HVAC system, including a gas furnace, will be installed. New hot water systems and heated driveways and walks are proposed.

10. Period Doors. The structure has three (3) non-historic doors, two (2) of which are in poor condition while one (1) is in fair condition.

    Since no historic doors exist, the modern doors will be replaced with a period front door with lite and transom. The rear door will be similarly restored. A 2nd floor door exists but is part of a later addition. It will be removed where the addition abuts the home.

11. Wood Windows. The structure has ten (10) non-historic metal windows in fair condition.

    Since each window has been replaced with metal windows, they will all be removed and replaced with double hung windows to match historic windows. The applicant proposes windows to be of a historic shape prefinished aluminum with wood interiors. Staff recommends to add a condition of approval which indicates that all windows on the historic portion of the structure as identified in the Historic Preservation Plan and Exhibit C – Material Deconstruction Plan (Historic Drawings), shall be wood windows. All windows in the addition may be aluminum clad windows.

12. Picture Window. The front picture window does not reflect the original nor the period of the home.

    The window will be replaced with a period window and transom.

13. Finishes. Interior walls have been refinishes with wood paneling and painted plaster. Existing finishes and trim have been replaced.

14. Addition. A new addition will be added to the original residence. The addition draws on some of the forms of the original home but has finishes that differentiate it from the original. The addition is separated from the restored structure by stair way wall that sets back from the facade. The addition has a similar slope roof and period shed dormers that are similar to the existing but scaled better for the period.

    As noted in the Design Guidelines, changes may or may not contribute to the historic character of the site and should be evaluated as the project is being planned (page 5). Staff finds that these post-1930 alterations to the site are non-contributory. The multitude of additions made to the rear of the structure and the front porch detracted from the original octagonal roof-wrap-around porch. After researching County tax cards the following was discovered under the exterior wall line of each card: 1949 tax card indicates frame stucco. 1958 tax card indicates frame stucco, and aluminum siding in 1962. 1968 tax card indicates aluminum siding. The site is listed on Park City's Historic Sites Inventory (HSI) noted as *Significant* as it was built during the **Mature Mining Historic Era** consisting of **1894 through 1930** as currently shown on the HSI Form. These additions/changes largely obscure the original historic form and make the developmental history of the site nearly indiscernible. Staff finds that the removal of these additions/changes to accommodate an addition is appropriate. Furthermore, the entire historic portion sided with one layer of metal siding over another layer of stucco/plaster detracts from the original material drop-novelty siding.

Staff finds that the removal of the non-historic material is required for the rehabilitation/restoration of the historic structure. These proposed exterior changes do not destroy the exterior architectural features, but bring back items that have been lost and that are hidden. The removal of these non-contributory additions and material will not impact the historical significance of the structure or impact the architectural integrity.

Staff finds that the HPB Checklist for Material Deconstruction, Exhibit A, is met. The applicant plans to remove the non-period material in order to restore the original structure based on historic evidence gathered. The original drop-novelty siding will be returned to the structure as the metal siding and stucco is to be removed. The proposed remodel returns the original roof form and wrap-around porch which will significantly resemble what was originally built.

Recommendation:

Staff recommends that the HPB review and discuss the application, conduct a public hearing, and approve the material deconstruction of non-historic materials at 1055 Norfolk Avenue based on the Findings of Fact, Conclusions of Law, and Conditions of Approval for the Board's consideration.

Finding of Fact:

1. The property is located at 1055 Norfolk Avenue.

2. The current HDDR application is for the rehabilitation/restoration of the existing single-family dwelling.
3. The site is listed on Park City's Historic Sites Inventory (HSI) noted as *Significant* as it was built during the Mature Mining Historic Era (1894-1930).
4. The current physical evidence from the period that defines the typical Park City mining era home has been altered.
5. The current physical elements of the site, in combination, do not effectively convey a sense of life in western mining town of the late nineteenth and early twentieth centuries.
6. The current extent of the alterations to the main building diminishes its association with the past.
7. The current degree and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places.
8. The applicant requests to utilize the historic Building Footprint of year 1900 consisting of 488 square feet.
9. The applicant proposes a basement addition with garage, a main floor remodel and rear addition an upper floor remodel and rear addition, and an attic level addition above the rear addition.
10. According to Summit County records the house was built in 1906, however, the house is clearly shown on the year 1900 and 1907 Sanborn Fire Insurance Maps (Sanborn Maps).
11. The applicant proposes to restore and rehabilitate the structure based on what has been found with the exploratory evidence via small removal of materials and evidence shown in the existing attic, while at the same time piecing the evidence together with the Sanborn Maps.
12. The structure will be reduced to its original cross tee shape with the octagonal hip roof and flat wrap-around porch roof restored.
13. The original roof, shingles, trim and frieze are still present in the attic over the porch enclosure.
14. The historic roof will be uncovered from the additions and restored to its original shape with trim and frieze restoration as well.
15. The form will be brought back to its original cross tee with octagonal hip and flat wrap-around porch roof.
16. The front/east facade walls were originally drop-novelty wood siding and have since been covered with plaster stucco and then aluminum siding.
17. The walls that enclose the original porch and the new porch changed the shape from its original form to the curved roof.
18. The existing east exterior walls will be uncovered down to the original drop novelty siding, the siding will be restored where it has been damage by 2 new layers of finish.
19. The north and south walls west of the original structure have been constructed with newer wood and galvanized nails. Finishes are aluminum siding. Non-historic aluminum siding, historic porch enclosure and covered up details.
20. The existing north and south walls will be uncovered down to the original drop novelty siding, the siding will be restored where it has been damage by 2 new layers of finish.

21. The existing west exterior walls where not abutting the addition will be uncovered down to the original drop novelty siding, the siding will be restored where it has been damage by 2 new layers of finish.
22. The original foundation and some addition foundations are rubble stone with a crawl space.
23. One addition was done with unreinforced CMU.
24. The varied foundations are structurally unsound and need to be replaced with continuous concrete foundation walls and raise the historic structure as allowed in this zone.
25. Existing rubble and unreinforced CMU foundations will be replaced with continuous concrete foundations that accommodate a lower level and garage and raise the house 24" as allowed in the zone per the Land Management Code and the Design Guidelines.
26. The historic front porch is visible from the new attic.
27. The porch had a flat roof and wrapped around an octagonal shape main room and hip roof.
28. The frieze and fascia boards are still visible from the attic.
29. The porch was subsequently enclosed to enlarge the living room and a new porch constructed on the front of the home with a sweeping curved roof that is out of place.
30. The original porch and roof was covered up.
31. The current porch is out of character for Park City.
32. The original wrap-around front porch that is evident from the attic and foundation will be restored.
33. The flat roof, frieze treatment and roof above are still intact in the attic and will be restored.
34. The structure has three non-historic doors.
35. The structure has ten (10) non-historic metal windows in fair condition.
36. All windows in the addition may be aluminum clad window.
37. The front picture window does not reflect the original or the period of the home.
38. The front picture window will be replaced with a period window and transom.
39. The post-1930 alterations to the site are non-contributory.
40. The multitude of additions made to the rear of the structure and the front porch detracted from the original octagonal roof-wrap-around porch.
41. These non-historic additions largely obscure the original historic form and make the developmental history of the site nearly indiscernible.
42. The removal of these non-historic additions to accommodate an addition is appropriate.
43. The proposed exterior changes do not destroy the exterior architectural features but bring back items that have been lost and that are hidden.
44. The removal of these non-contributory additions and material will not impact the historical significance of the structures nor impact their architectural integrity.
45. The applicant plans to remove material in order to rehabilitation and restore the original structure based on historic evidence gathered.
46. The proposed exterior brings back the historic material found on site based on the gathered evidence.
47. The original drop-novelty siding will be returned to the site as the metal siding and stucco will be removed.

48. The proposed remodel returns the original roof form and wrap-around porch which will significantly ass to the character of the historic site.

Conclusions of Law

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

Conditions of Approval

1. Final Historic District Design Review plans shall reflect substantial compliance with the HPB Review of the Material Deconstruction. Any changes, modifications, or deviations from the approved HPB Review of the Material Deconstruction that have not been approved by the HPB may result in a stop work order. Where the historic exterior materials cannot be repaired, they will be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to replacement, the applicant shall demonstrate to the Planning Department that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.

Exhibits

Exhibit A – HPB Checklist for Material Deconstruction
Exhibit B – Historic Sites Inventory Form - Historic Sites Inventory
Exhibit C – Material Reconstruction Plan (Historic Drawings)
Exhibit D – HDDR Schematic
Exhibit E – HDDR Historic Preservation Plan
Exhibit F – HDDR Physical Conditions Report
Exhibit G – Current Streetscape

Exhibit A

Historic Preservation Board Material Deconstruction Review Checklist:

1. Routine Maintenance (including repair or replacement where there is no change in the design, materials, or general appearance of the elements of the structure or grounds) does not require Historic Preservation Board Review (HPBR).

2. The material deconstruction is required for the renovation, restoration, or rehabilitation of the building, structure, or object.

3. Proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.

4. The proposed scope of work mitigates any impacts that will occur to the visual character of the neighborhood where material deconstruction is proposed to occur; any impacts that will occur to the historical significance of the buildings, structures, or objects located on the property; any impact that will occur to the architectural integrity of the buildings, structures, or objects located on the property; and any impact that will compromise the structural stability of the historic building.

5. The proposed scope of work mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and on adjacent parcels.

6. Any addition to a Historic Building, Site, or Structure has been found to be non-contributory to the historic integrity or historical significance of the structure or site.

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1055 NORFOLK AVE *AKA:*

City, County: Park City, Summit County, Utah *Tax Number:* SA-170

Current Owner Name: ORR DONALD F TRUSTEE *Parent Parcel(s):*

Current Owner Address: 23751 BURBANK BLVD, WOODLAND HILLS, CA 91367

Legal Description (include acreage): SUBD: SNYDERS ADDITION BLK 16 BLOCK: 16 LOT: 14 PLAT: 0S 16 T 2S R 4E ALL LOT 14 & S1/2 LOT 15 BLK 16 SNYDERSADDITION TO PARK CITY TWI-265 M7-415 M223-7 M257-536 452-802 946-798DONALD F ORR & ESTHER A ORR TRUSTEES OF ORR FAMILY TRUST, 0.06 AC

2 STATUS/USE

Property Category	Evaluation*	Reconstruction	Use
☑ building(s), main	☐ Landmark Site	Date:	Original Use: Residential
☐ building(s), attached	☑ Significant Site	Permit #:	Current Use: Residential
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☐ building(s), accessory			
☑ structure(s)	*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	☑ city/county histories
☐ tax card	☐ personal interviews
☐ original building permit	☐ Utah Hist. Research Center
☐ sewer permit	☐ USHS Preservation Files
☑ Sanborn Maps	☐ USHS Architects File
☐ obituary index	☐ LDS Family History Library
☐ city directories/gazetteers	☐ Park City Hist. Soc/Museum
☐ census records	☐ university library(ies):
☐ biographical encyclopedias	☐ other:
☐ newspapers	

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: Other residential type / Period Revival: Other style No. Stories: 1

Additions: ☐ none ☐ minor ☐ major (describe below) Alterations: ☐ none ☑ minor ☐ major (describe below)

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation *Date:* Dec. 2008

Number of associated outbuildings and/or structures: ☐ accessory building(s), # _____; ☑ structure(s), # __1__.

General Condition of Exterior Materials:

☑ Good (Well maintained with no serious problems apparent.)

☐ Fair (Some problems are apparent. Describe the problems.):

☐ Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):

☐ Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Site: Low stacked stone retaining wall.

Foundation: The foundation appears from the 2006 photographs to be concrete.

Walls: The exterior walls are clad in aluminum siding.

Roof: The roof appears to be sheathed in metal shingles.

Windows/Doors: The façade windows have a central fixed pane flanked by vertical panes, presumably casements. The sash material cannot be determined from the available photographs.

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): The house had its essential shape at the time of the c. 1940 tax photo and was clad in stucco. The visible changes made to the house include the addition of shutters to both gable end wall windows, aluminum siding to the exterior walls, the beaded spindle triangular ornament on the gable end and the turned porch support.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The building lot slopes slightly up from the finished road grade to the house. A low stone retaining wall of regular coursed ashlar runs parallel to the street. The landscaping is informal with lawn and shrubbery. Like most of the historic neighborhoods in Park City, the overall setting is a compact streetscape with narrow side yards and other homes of similar scale within close proximity.

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 the typical Park City mining era home--simple methods of construction, simple roof form, informal landscaping, restrained ornamentation, and plain finishes--have been altered and, therefore, lost.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively 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 other residential type was a house type built in Park City during the mining era. however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places.

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c. 1906[1]

Builder: ☑ Not Known ☐ Known: (source:)

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

1. Historic Era:
   ☐ Settlement & 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: Southeast oblique. Camera facing northwest, 2006.

Photo No. 2: East elevation (primary façade). Camera facing west, 1995.

Photo No. 3: Southeast oblique. Camera facing northwest, tax photo.

[1] Summit County Recorder.
[2] From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

X-366
SA 170

WINTER HAUS

VINTER HAUS

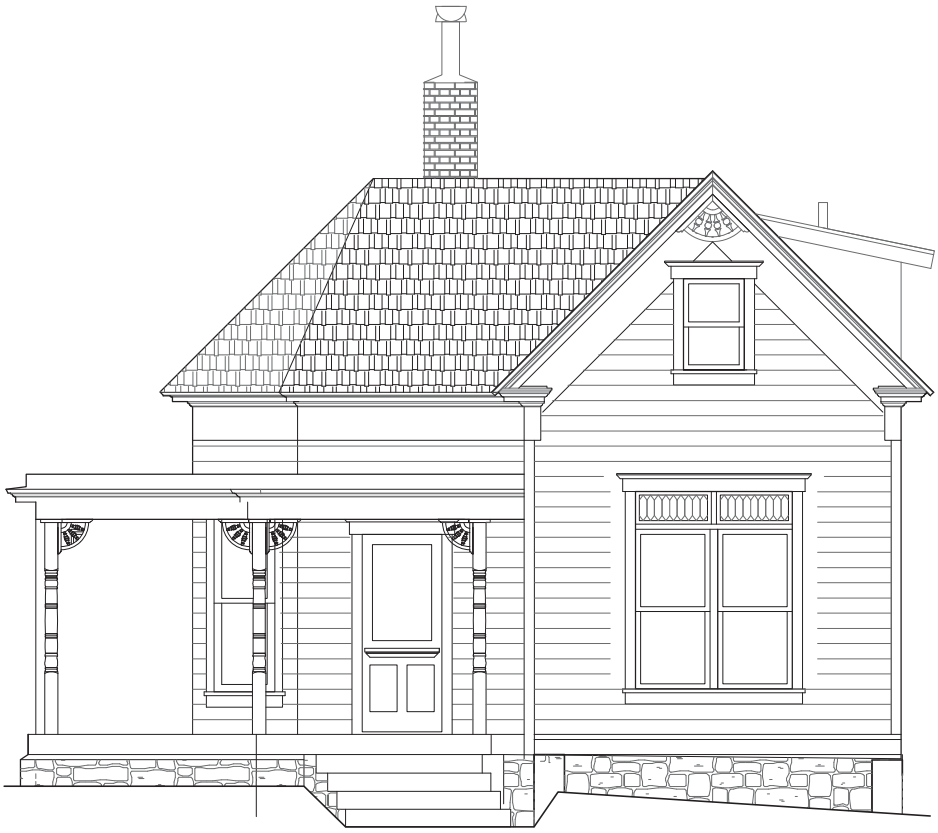
HISTORIC DRAWINGS

10/30/2015

1055 NORFOLK

SHEET INDEX

- H0.01 COVER SHEET
- H1.01 SURVEY
- H1.02 SANDBORN MAPS
- H2.01 MAIN LEVEL
- H2.02 UPPER LEVEL
- H3.01 ELEVATION/PHOTOS
- H3.02 ELEVATION/PHOTOS
- H3.03 ELEVATION/PHOTOS
- H3.04 ELEVATION/PHOTOS
- H3.05 ELEVATION/PHOTOS
- H3.06 HIST. DETAILS
- H3.07 RESTORATION
- H3.08 RESTORATION



1055 NORFOLK AVE. PARK CITY, UTAH

VICINITY MAP

SCALE : NONE

NORTH

OWNER

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NORFOLK RENOVATION PROJECT
1055 NORFOLK AVE.
PARK CITY, UT

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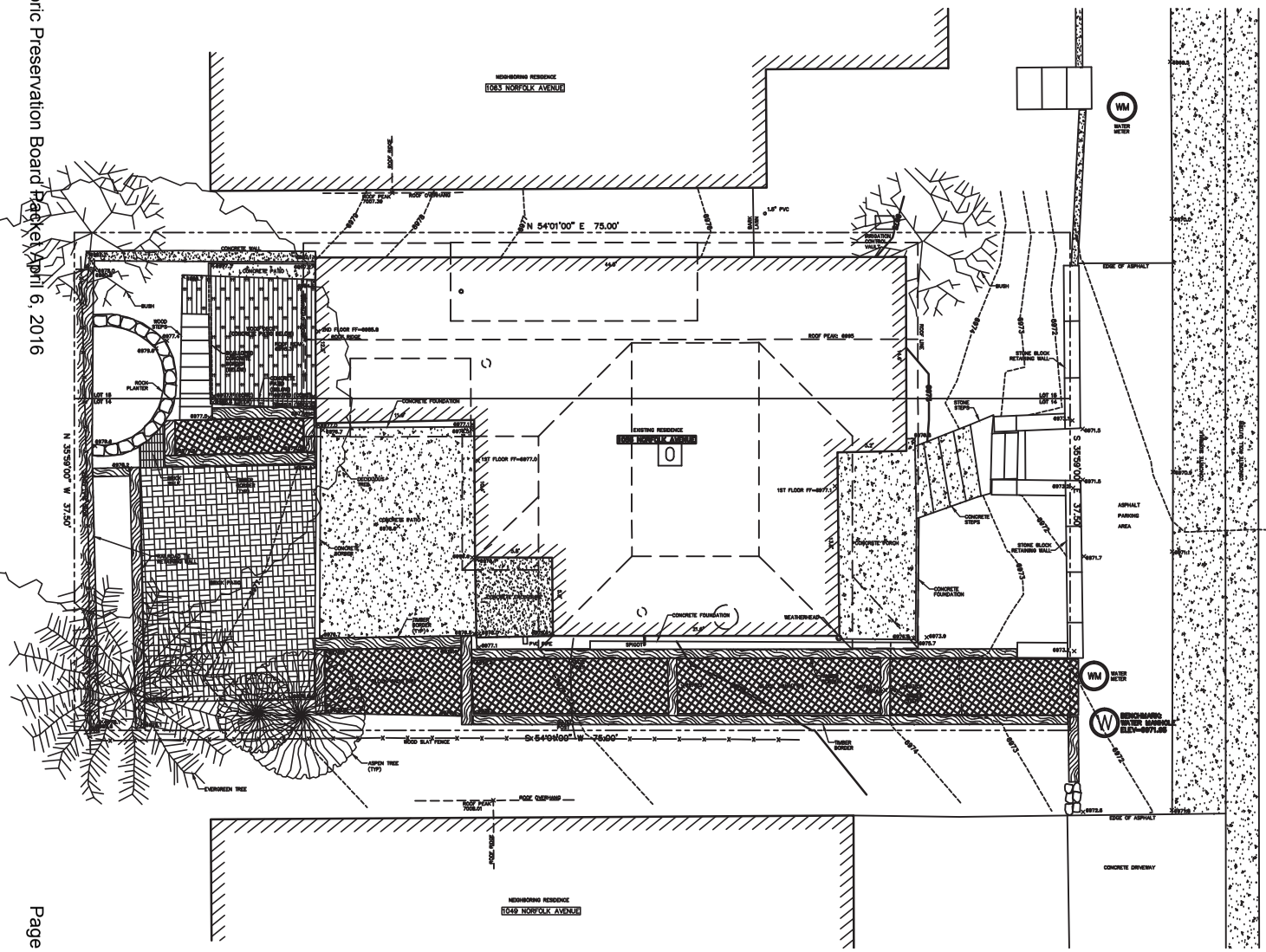
JOB NO.
-
FILE NO:
1511-H001

COVER SHEET

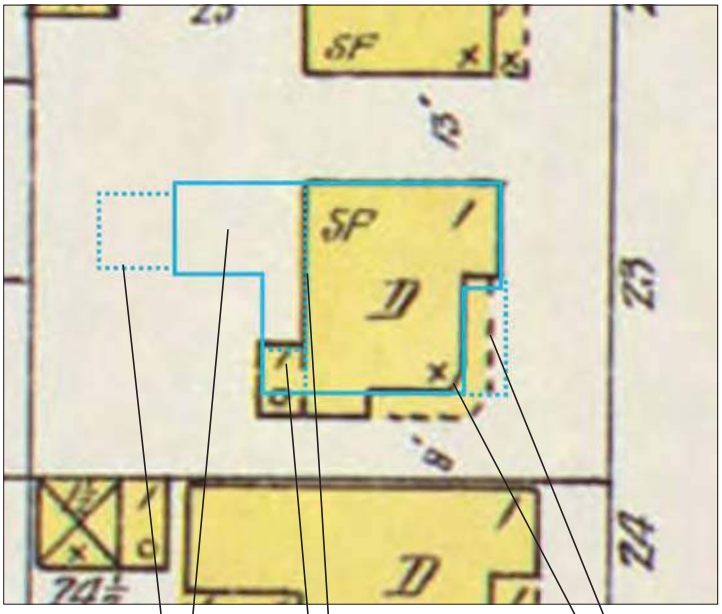
H0.01



NOTES

1. Site Benchmark: Water manhole Elevation=6971.95
2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
3. This topographic map is based on a field survey completed on June 4, 2015.
4. Property corners were set.

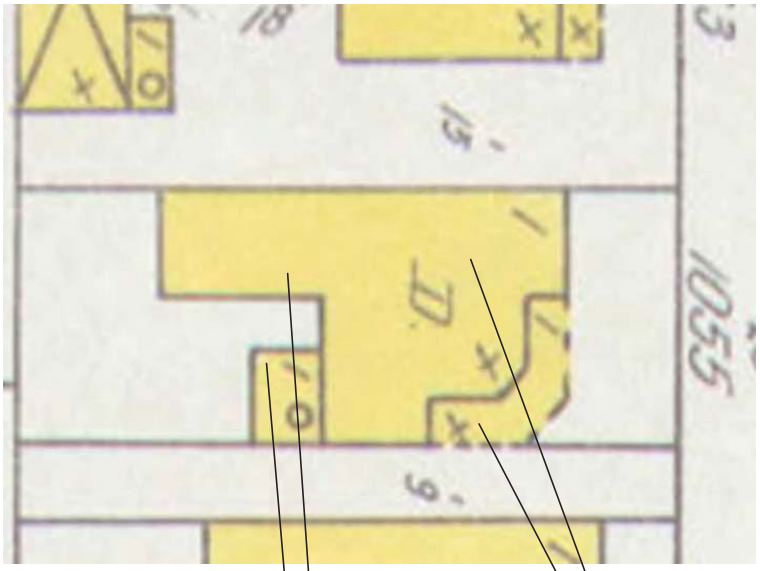
Alliance (435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 333 Main Street P.O. Box 2664 Park City, Utah 84060-2664	STAFF: MARSHALL KING MARTY MORRISON JEFF KITCHEN DATE: 6/15/15	EXISTING CONDITIONS & TOPOGRAPHIC MAP 1055 NORFOLK AVENUE LOT 14 & SOUTH 1/2 LOT 15, BLOCK 16 FOR: WASATCH MOUNTAIN CONTRACTORS JOB NO.: 6-5-15 FILE: X:\SnyderAddition\dwg\srv\topo2015\060515.dwg	SHEET 1 OF 1



CONCLUSIONS:

THE SURVIVING ORIGINAL PORTION OF THE HOME IS A T-SHAPE STRUCTURE WITH ONE RIDGE RUNNING E-W AND ONE RIDGE RUNNING N-S (PARALLEL WITH THE STREET) TERMINATING IN A HALF OCTCAGON ROOF STRUCTURE AND WRAPPED BY A PORCH ON THE SOUTHEAST CORNER THAT WILL BE SHOWN IN DETAIL PHOTOS

A H1.02 1900 SANBORN / EXISTING CONDITIONS EXHIBIT



CONCLUSIONS:

THIS MAP SHOWS THAT THE ORIGIAN HOME STILL EXISTED WITH THE WRAP-AROUND PORCH IN 1907. THIS MEANS THE PLASTER STUCCO FINISH HAD NOT YET BEEN APPLIED SINCE THE LATER PORCH ENCLOSURE INCLUDED THE PLASTER STUCCO.

THIS MAP SHOWS A WEST WING ADDITION OF SOME SORT, BUT PHOTOS OF THE BASEMENT FRAMING, AND EXTERIOR FINISH CONFIRM THAT THIS WAS LATER REPLACE WITH A MODERN 2-STORY ADDITION WHEN ALUMINUM SIDING WAS ADDED.

B H1.02 1907 SANBORN / EXISTING CONDITIONS EXHIBIT A8

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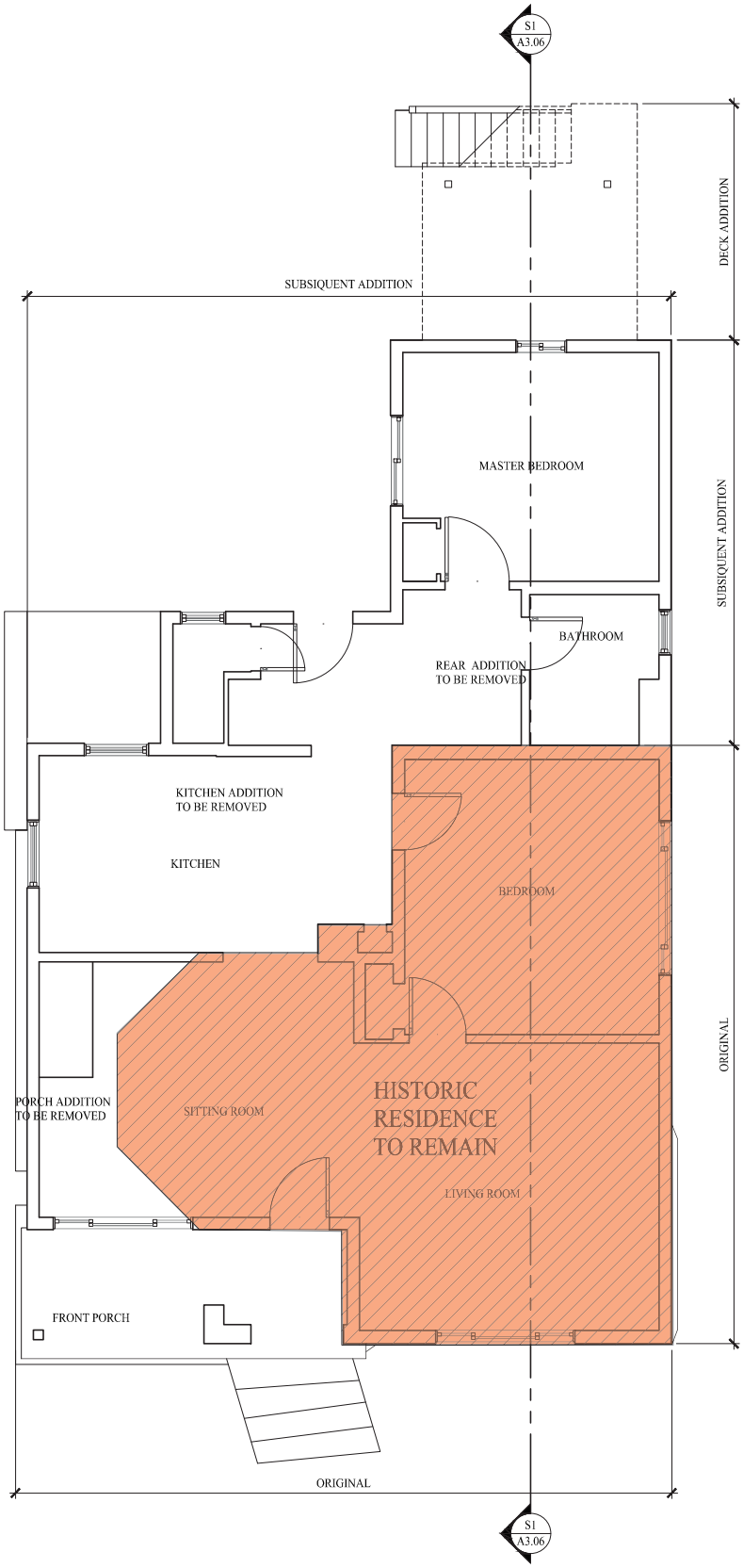
HISTORIC RENOVATION ANALYSIS

H1.02



LEVEL 1 PLAN

1/4" = 1'-0"

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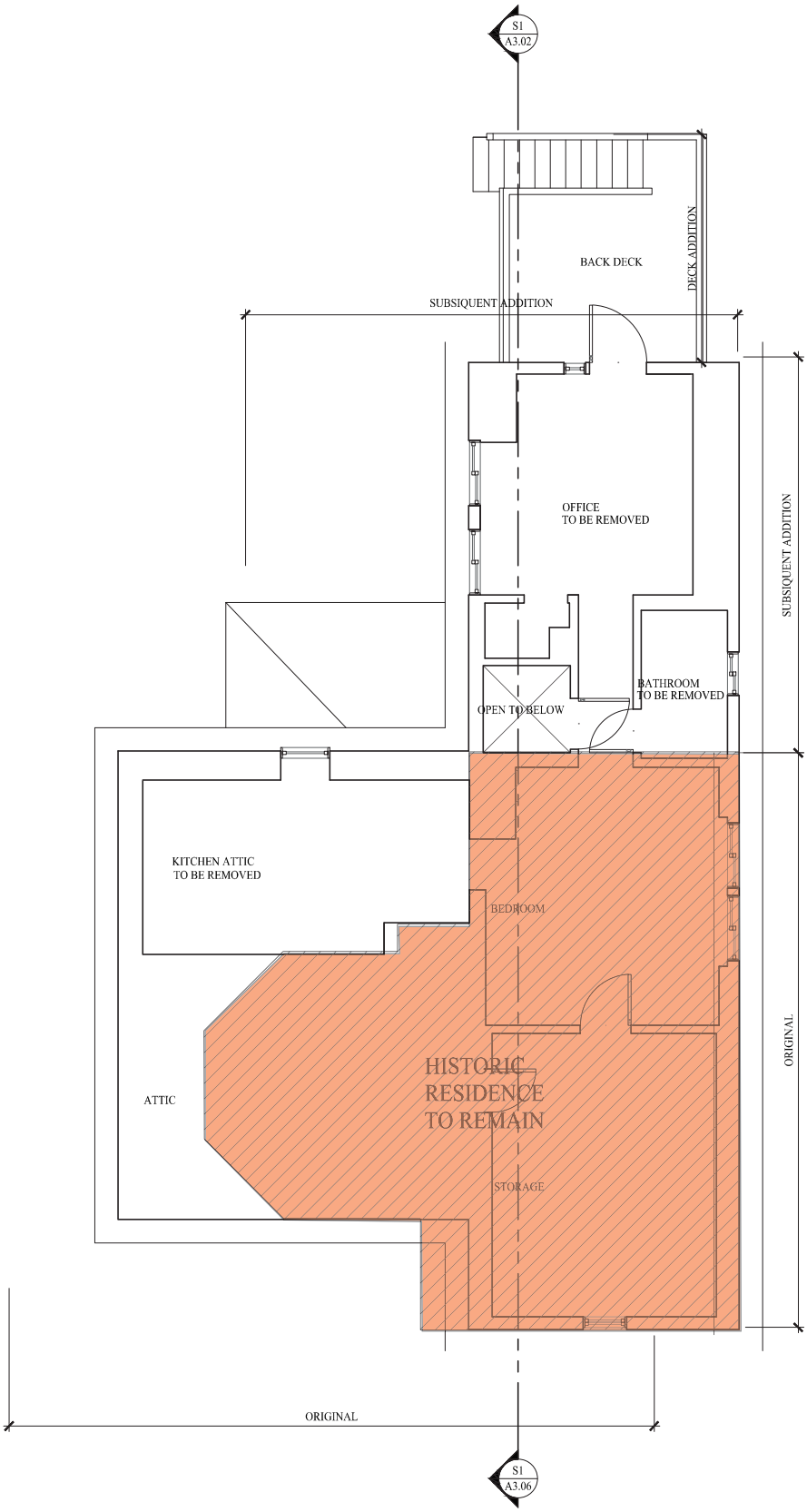
HISTORIC FLOOR PLANS

A2.01



LEVEL 2 FLOOR PLAN

1/4" = 1'-0"

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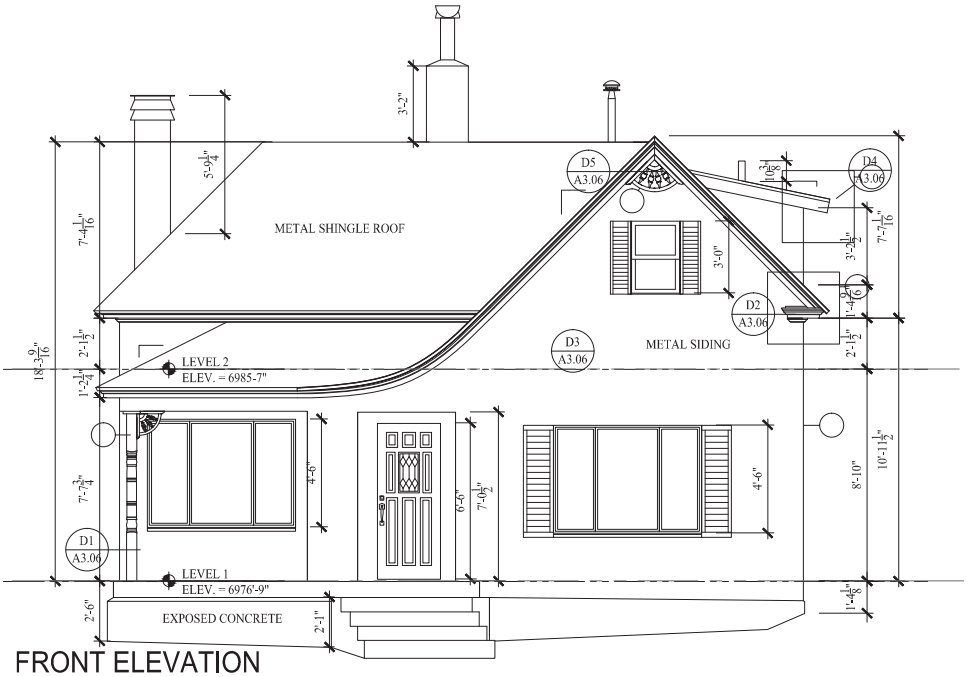
HISTORIC
FLOOR
PLANS

A2.02



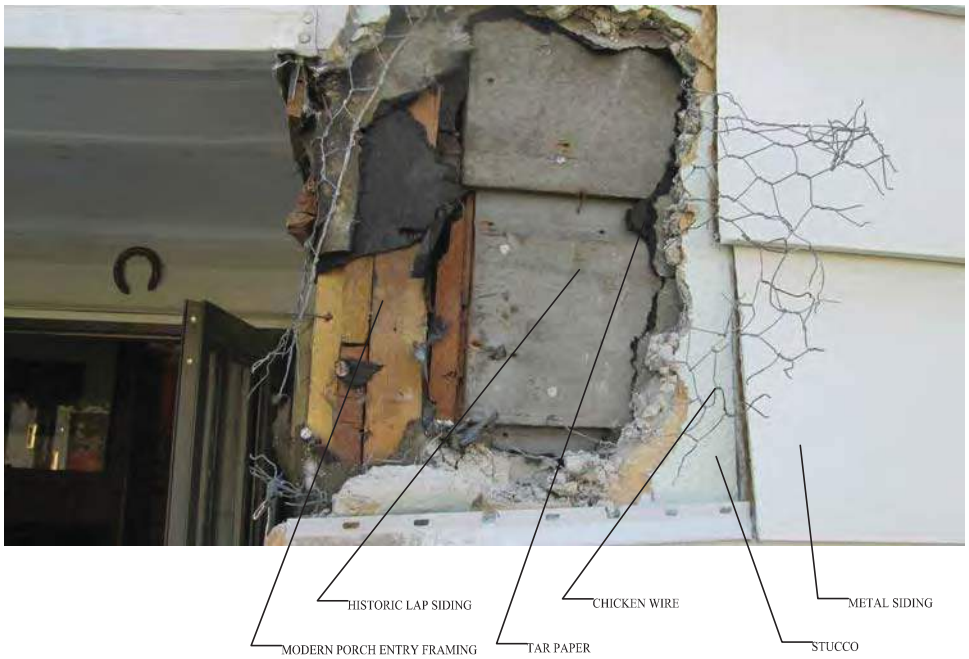
FRONT ELEVATION

1/4" = 1'-0"

CONCLUSIONS

HISTORIC STRUCTURE REVEALED BY EXPLORATORY DEMOLITION AND INVESTIGATION MATCHES THE BUILDING FOOTPRINT ON THE YEAR 1900 SANBORN MAP
BASIC FORM, STRUCTURE, AND ROOF LINES OF HISTORIC YEAR 1900 BUILDING CONDITIONS ARE CLEARLY IDENTIFIABLE

HORIZONTAL LAP SIDING IS PRESENT ON ALL PORTIONS HISTORIC YEAR 1900 STRUCTURE



CONCLUSIONS:

THESE PHOTOS CONFIRM THAT THE HOME WAS ORIGINALLY COVERED WITH OVERLAPPING DROP WOOD SIDING.
AT SOME POINT THE HOME WAS COVERED WITH PLASTER STUCCO, LIKELY AT THE SAME TIME THE WRAP-AROUND PORCH WAS ENCLOSED

A H3.01 FRONT PORCH AND FRON ELEVATION FINISHES

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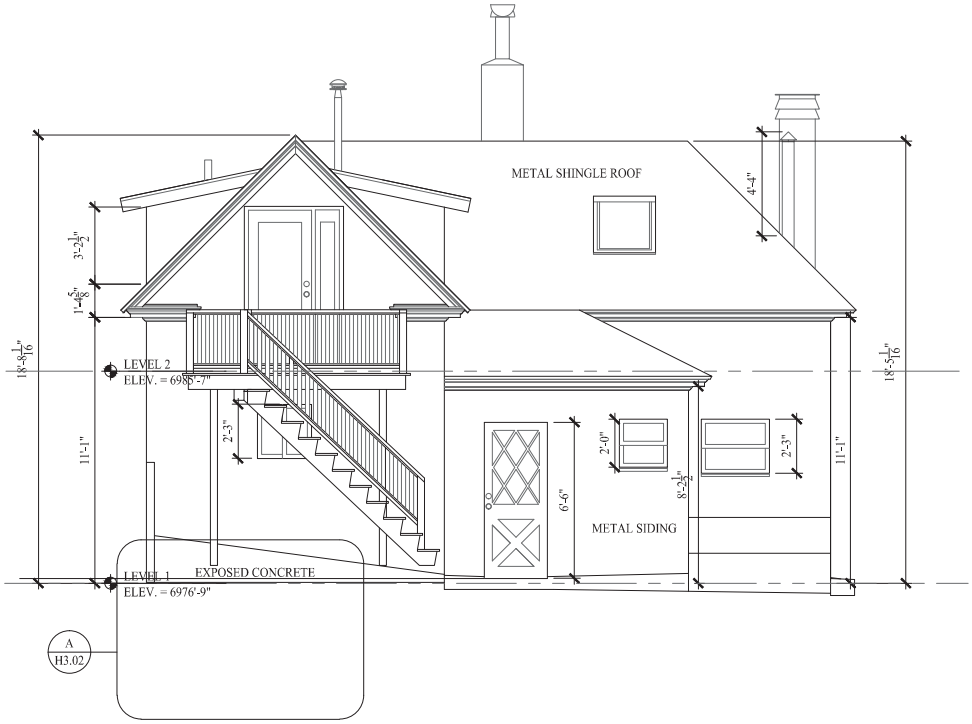
HISTORIC ELEVATIONS

H3.01



BACK ELEVATION

1/4" = 1'-0"

CONCLUSIONS:

THESE PHOTOS UNDERNEATH THE 2-STORY WEST WING ADDITION SHOW THAT THIS ADDITION IS MODERN AND POST DATES THE 1907 SANBORN MAP SHOWING SOME OTHER ADDITION IN THIS AREA.

A H3.02 BASEMENT EXHIBIT A5

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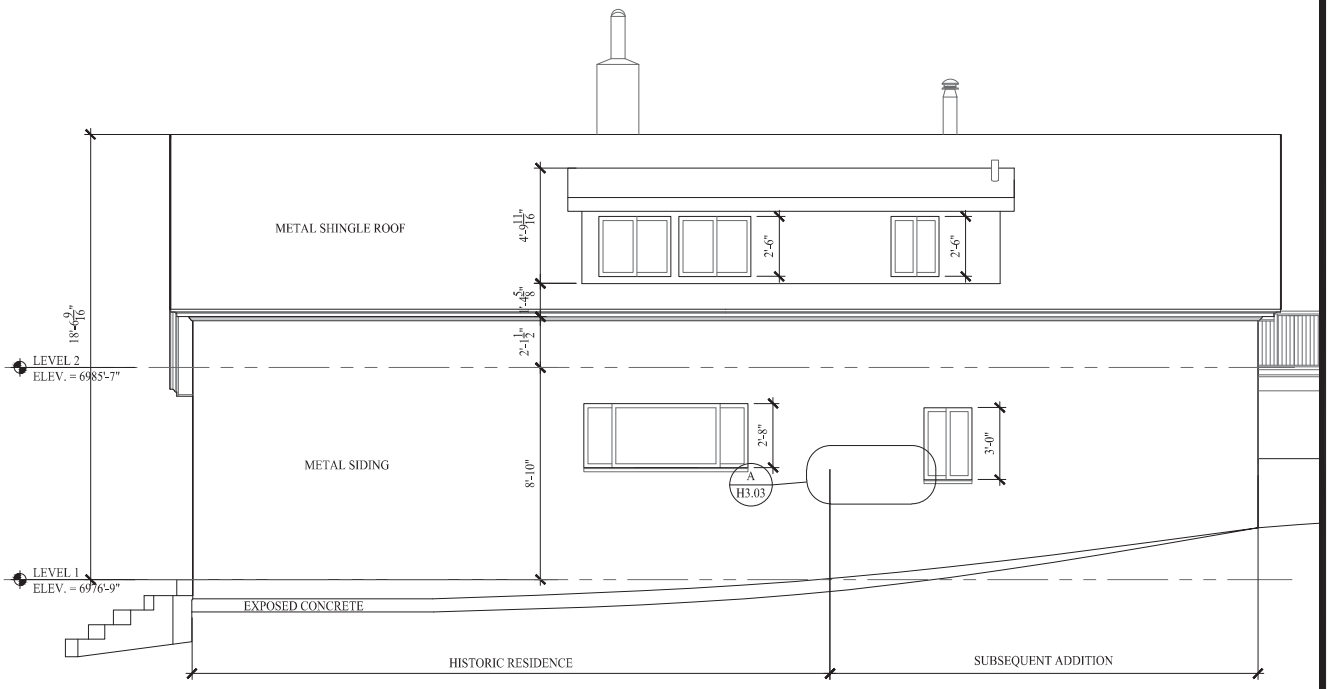
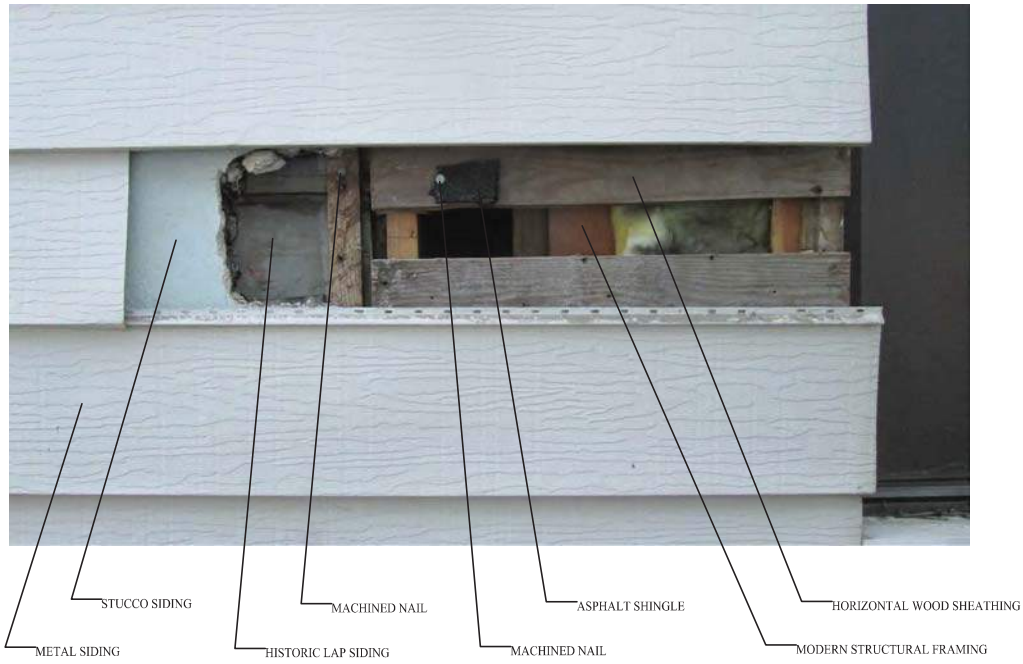
HISTORIC ELEVATIONS

H3.02



RIGHT ELEVATION

1/4" = 1'-0"



CONCLUSIONS:

THESE PHOTOS CONFIRM THE REAR ADDITION IS A MODERN ADDITION BECAUSE OF THE PRESENCE OF MODERN FRAMING STUDS, MACHINED NAILS AND GALVANIZED ROOFING NAILS. ALSO, THE ADDITION WAS DONE AT THE TIME THE ALUMINUM SIDING WAS INSTALLED SINCE THERE ARE NO SIGNS OF OTHER SIDING MATERIALS BEING COVERED BY THE ALUMINUM SIDING.

THIS IS NOT THE ADDITION SHOWN IN FROM THE 1900 SANDBORN MAP TO THE 1907 SANBORN MAP. THAT ADDITION WAS REMOVED AND RECONSTRUCTED WITH THIS 2-STORY ADDITION AT SOME TIME SINCE THEN.

A H3.03 RIGHT ELEVATION RENOVATION JUNCTURE EXHIBIT A4

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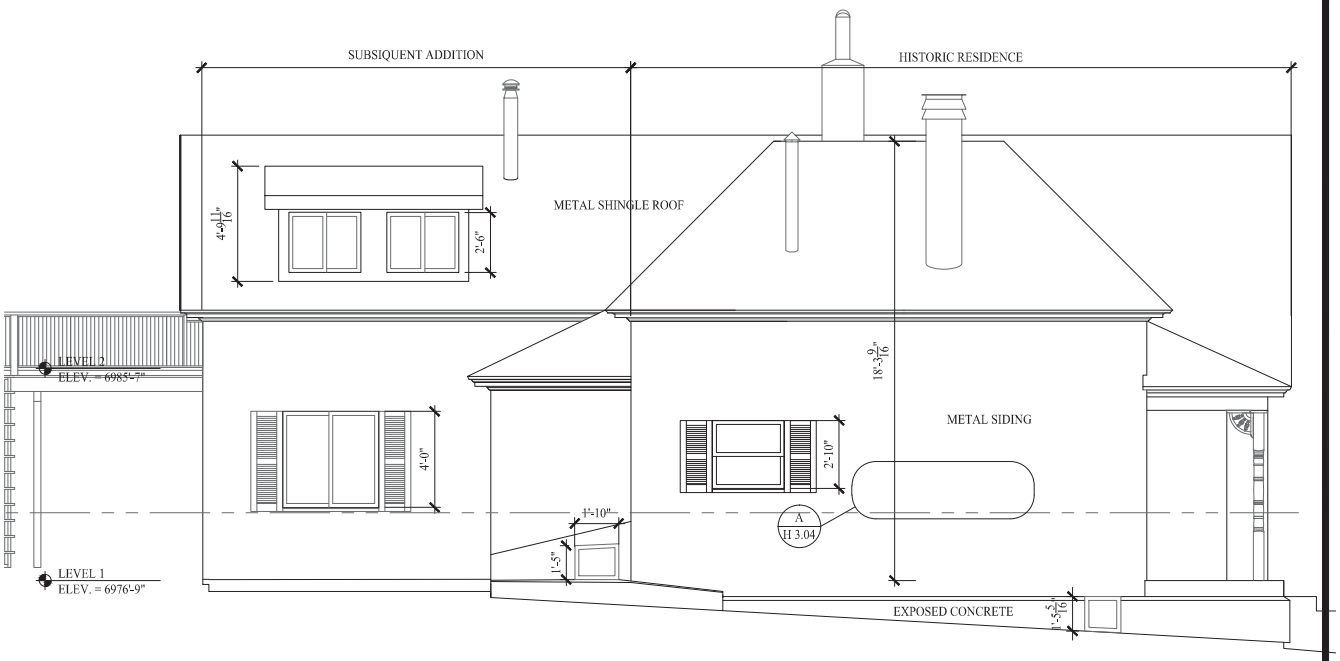
HISTORIC ELEVATIONS

H3.03



LEFT ELEVATION

1/4" = 1'-0"

CONCLUSION

THESE PHOTOS INDICATE THAT THE "PORCH ENCLOSURE" THAT SHOWS UP IN THE 1907 SANDBORN MAPS WAS DONE AT THE SAME TIME THAT THE HOME WAS FINISHED WITH PLASTER STUCCO. THERE WAS A WINDOW ON THIS SOUTH ELEVATION AT THAT TIME.

SUBSIQUENTLY, WHEN THE HOME WAS COVERED IN ALUMINUM SIDING, THE STUCCO WAS COVERED AND THE WINDOW CLOSED IN

STUCCO SIDING
TAR PAPER
HORIZONTAL WOOD SHEATHING
METAL SIDING
CHICKEN WIRE
MACHINED NAILS

LEFT ELEVATION WALL ANALYSIS EXHIBIT A1

A
H 3.04

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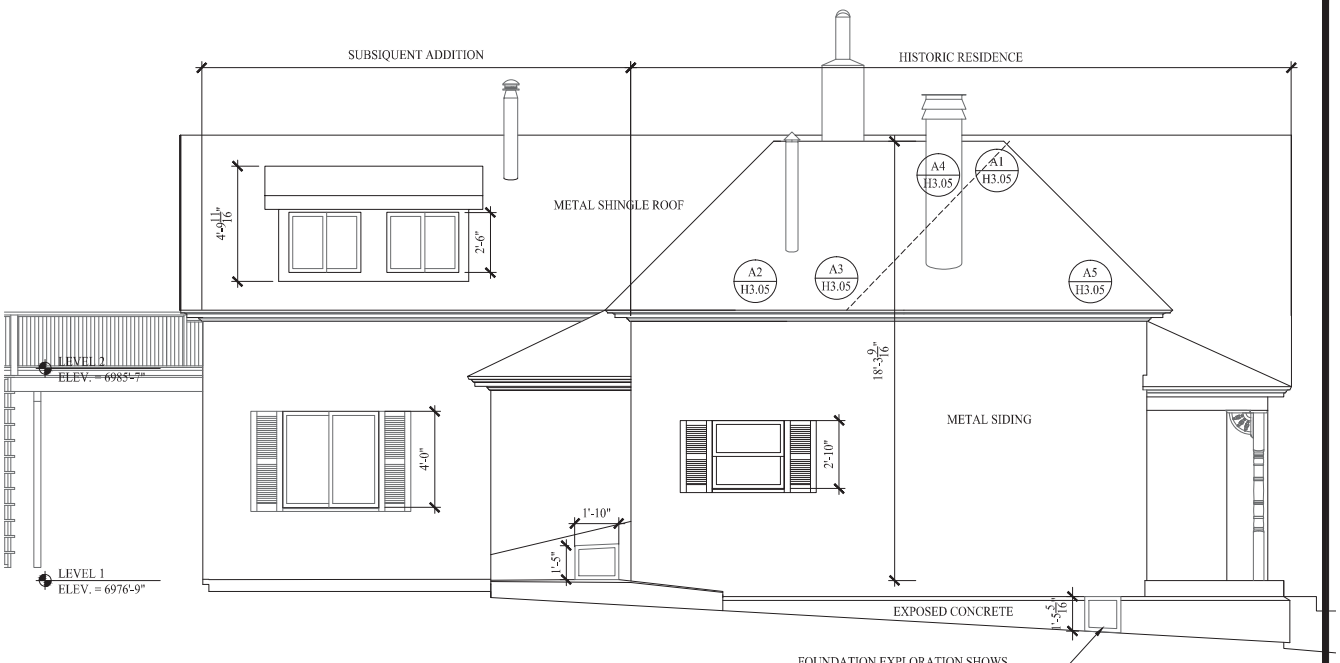
HISTORIC ELEVATIONS

H3.04



LEFT ELEVATION

1/4" = 1'-0"

FOUNDATION EXPLORATION SHOWS THAT THE PORCH THAT ONCE WRAPPED AROUND THE HALF OCTAGON HAS SINCE BEEN ENCLOSED AS PART OF THE LIVING ROOM.

CONCLUSION

THESE PHOTOS CONFIRM THAT THE HOME WAS ORIGINALLY A T-SHAPE WITH ONE RIDGE RUNNING E-W AND ANOTHER RIDGE RUNNING N-S (PARALLEL TO STREET) TERMINATING IN A HIP ON THE SOUTH

THESE PHOTOS AND THE NEW WOOD CONSTRUCTION ALSO CONFIRM THAT THE NEW FLAT ROOF IS SOMEWHAT MODERN AND CHANGED THE ORIGINAL CHARACTER OF THE HOME SIGNIFICANTLY

THESE PHOTOS ALSO SHOW THAT THE WRAP-AROUND PORCH HAD A LOWER FLAT ROOF BELOW THE ORIGINAL FRIEZE AND FASCIA OF THE HALP OCTAGON ROOF.

EXPLORATION OF THE CRAWL SPACE UNDER THE CURRENT LIVING ROOM SHOWS THAT THE HOUSE STRUCTURE ONCE STOPPED IN ABOUT 4' FROM THE CURRENT FOUNDATION CONFIRMING THE EXTENDED FOUNDATION OF THE WRAP-AROUND PORCH

A1 HISTORIC HIP ROOF STRUCTURE OCCURS INSIDE OF CURRENT HIP AND SHOWS THE ROOF WAS ORIGINALLY HALF OF AN OCTAGON

A2 FLAT ROOF RENOVATION STRUCTURE SHOWS THAT THE ROOF OVER THE CURENT KITCHEN AREA IS NEW CONSTRUCTION. IT APPEARS ON THE SANBORN MAPS BUT IT WAS CLEARLY REMOVED AND RECONSTRUCTED AT SOME RECENT POINT IN TIME.

A3 ENCLOSED WITHIN THE ATTIC IS THE ORIGINAL FRIEZE AND FASCIA THAT FOLLOWS THE ORIGINAL HALF OCTAGON ROOF

A4 A REMNANT SHOWING 2 SECTIONS OF THE HALF OCTAGON ROOF IS NOW ENCLOSED IN THE ATTIC WHERE THE HIP ROOF WAS EXTENDED

A5 HISTORIC FRIEZE AND FASCIA IS SHOWN AS IT ROUNDED THE FRONT CORNER OF THE HOUSE

ATTIC ROOF STRUCTURE EXHIBIT

A / H3.05

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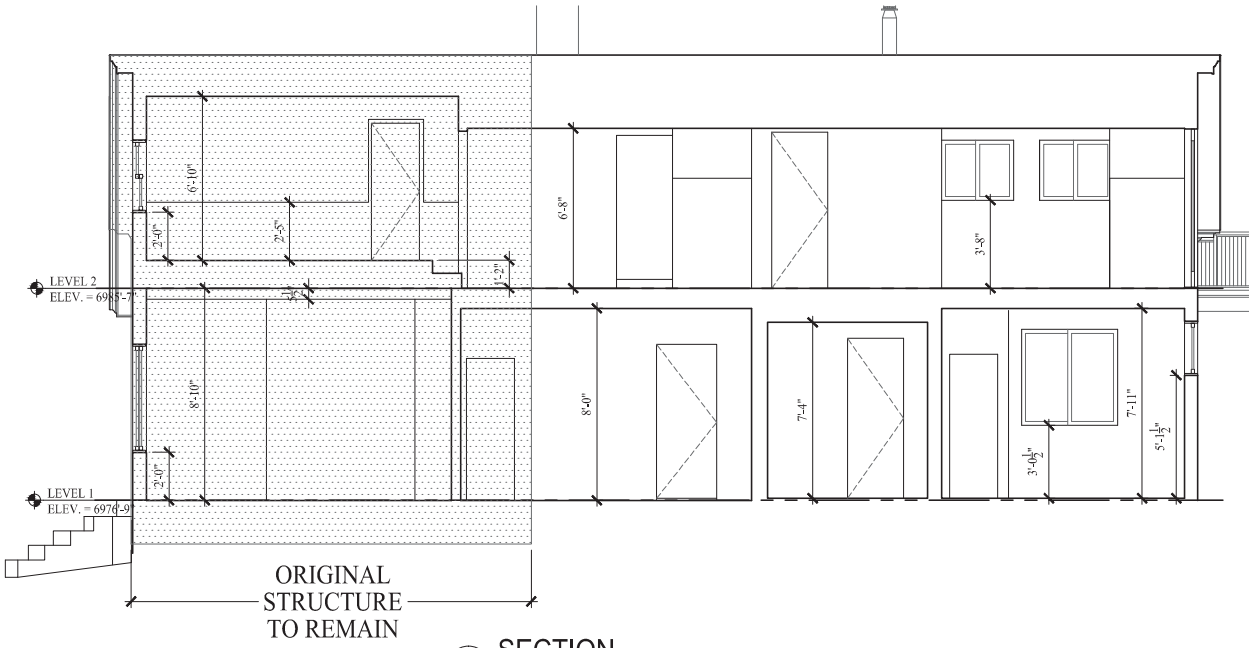
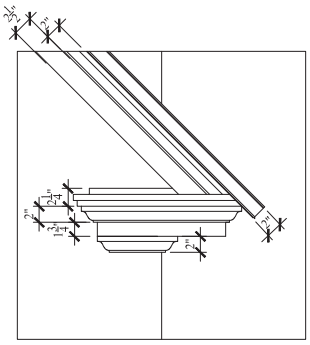
HISTORIC ELEVATIONS

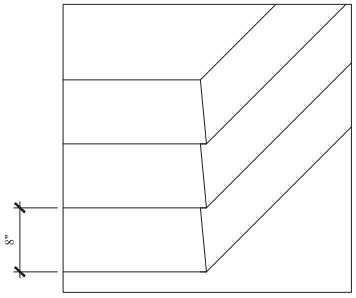
H3.05



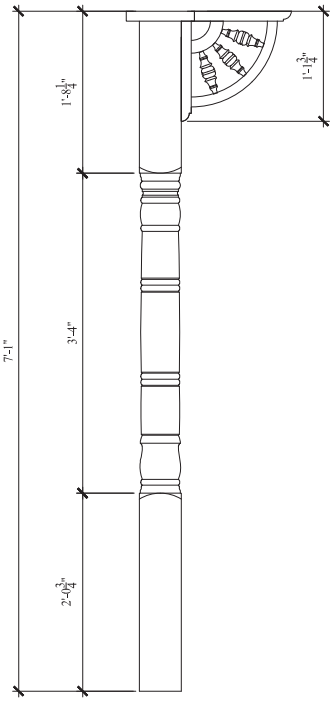
S1 / A3.06 SECTION
1/4" = 1'-0"



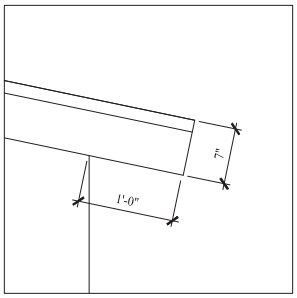
D2 / A3.06 ROOF MOLDING
1" = 1'-0"



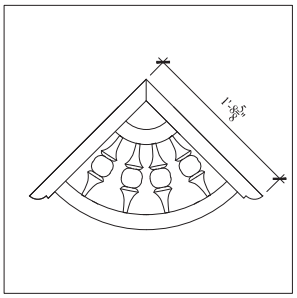
D3 / A3.06 METAL SIDING
1" = 1'-0"



D1 / A3.06 PORCH COLUMN
1" = 1'-0"



D4 / A3.06 DORMER ROOF
1" = 1'-0"



D5 / A3.06 GABLE DECORATION
1" = 1'-0"

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HISTORIC
SECTIONS
&DETAILS

H3.06

EXISTING STRUCTURE

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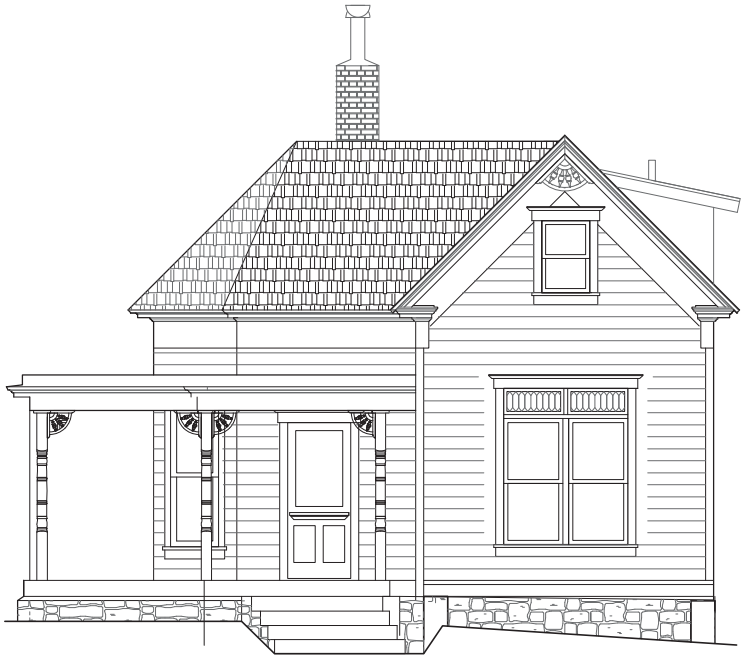

RESTORATION TO ORIGINAL

1/4" = 1'-0"

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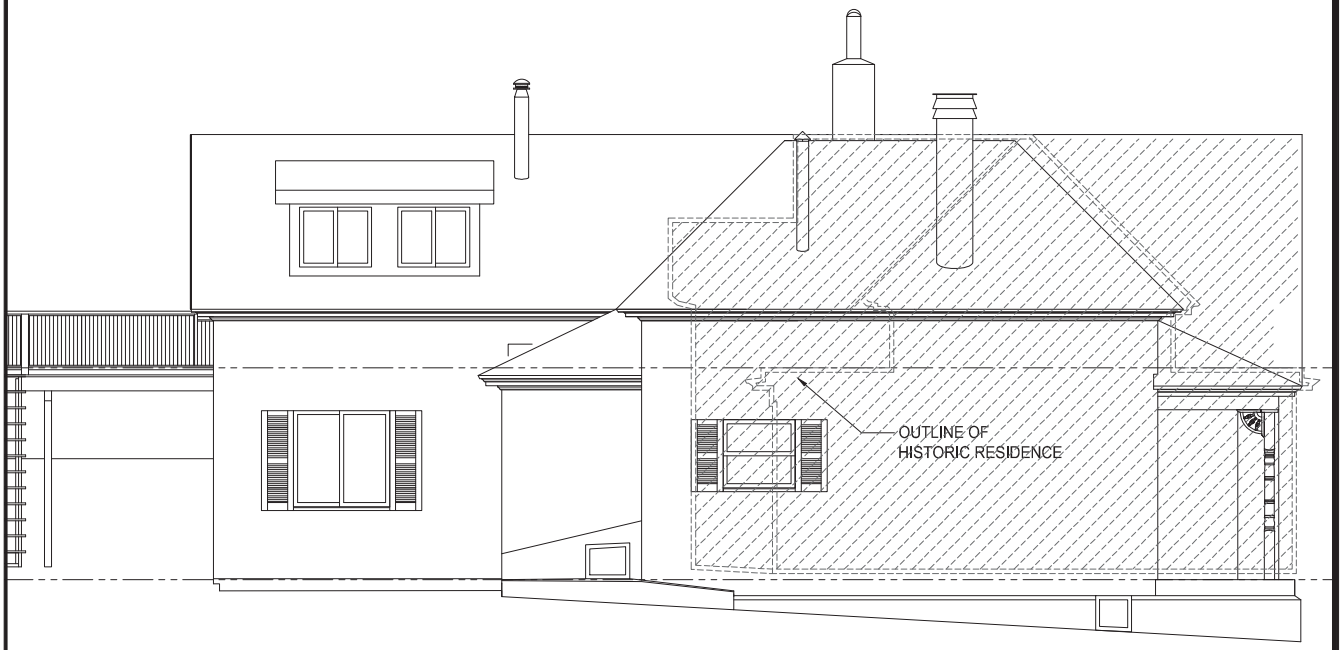
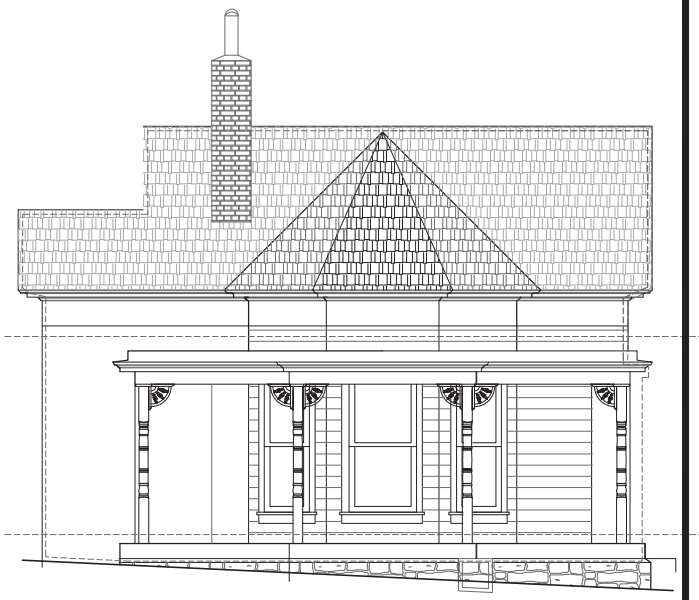
COMPARISON
HISTORIC
ELEVATIONS

H3.07



EXISTING STRUCTURE

1/4" = 1'-0"



RESTORATION TO ORIGINAL

1/4" = 1'-0"

OWNER

DAVE BAGLINO
ADDRESS
CITY, STATE

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PHN 801.933.4676 or 801.295.4676
FAX 801.299.1111 www.hornandpartners.com

PROJ

NORFOLK RENOVATION PROJECT
1055 NORFOLK AVE.
PARK CITY, UT

DRAWING DATE:	
DATE	--
DRAWN BY:	COLE KNIGHT
CHECKED BY:	
JOB NO.	-
FILE NO:	1055_H307

COMPARISON
HISTORIC
ELEVATIONS

H3.08

HDDR SCHEMATIC
12/9/2015

1055 NORFOLK

SHEET INDEX

- A0.01 COVER SHEET
- A1.01 SURVEY
- H2.01 FLOOR PLANS
- H3.01 ELEVATION
- H3.02 SECTION

1055 NORFOLK AVE. PARK CITY, UTAH

VICINITY MAP
SCALE : NONE

NORTH

OWNER
DAVE BAGLINO
ADDRESS
CITY, STATE

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PROJ
NORFOLK RENOVATION PROJECT
1055 NORFOLK AVE.
PARK CITY, UT

DRAWING DATE: --
DATE: --
DRAWN BY: --
CHECKED BY: --
JOB NO. -
FILE NO. 1311-H001

COVER SHEET

A0.01

SITE NOTES:

1. EXISTING TREES TO REMAIN
2. REMOVE EXISTING TREES FOR NEW CONSTR.
3. NEW MULCH AREA
4. REPAIR IRRGATION AND REPLACE LAWN
5. L.O.D. SEE DETAIL FOR ERROSION CONTROL
6. CONSTR. ACCESS & PARKING
7. EXISTING LANDSCAPE TO BE RESTORED
8. DUMPSTER
9. PORTABLE TOILET
10. CONCRETE PAVERS

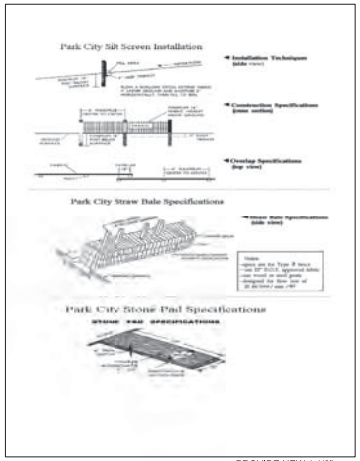
NOTE:
GENERAL CONTRACTOR IS TO ARRANGE A MEETING WITH THE PLAN CHECKER, THE GENERAL CONTRACTOR AND EXCAVATOR FOR THIS PROJECT PRIOR TO ANY PERMITS BEING ISSUED

NOTE:
APPLICATION TO WORK IN A PUBLIC RIGHT-OF-WAY IS REQUIRED PRIOR TO DRIVEWAY CURB CUT AND APRON CONSTRUCTION.

LIMITS OF DISTURBANCE FENCE
TO BE 36" H. GREEN NETTING ON REBAR POSTS.
AREA = 2,816 SF SITE

QUESTAR GAS
STANDARD
GAS METER
PROTECTION

GAS METER
W/ PROTECTION

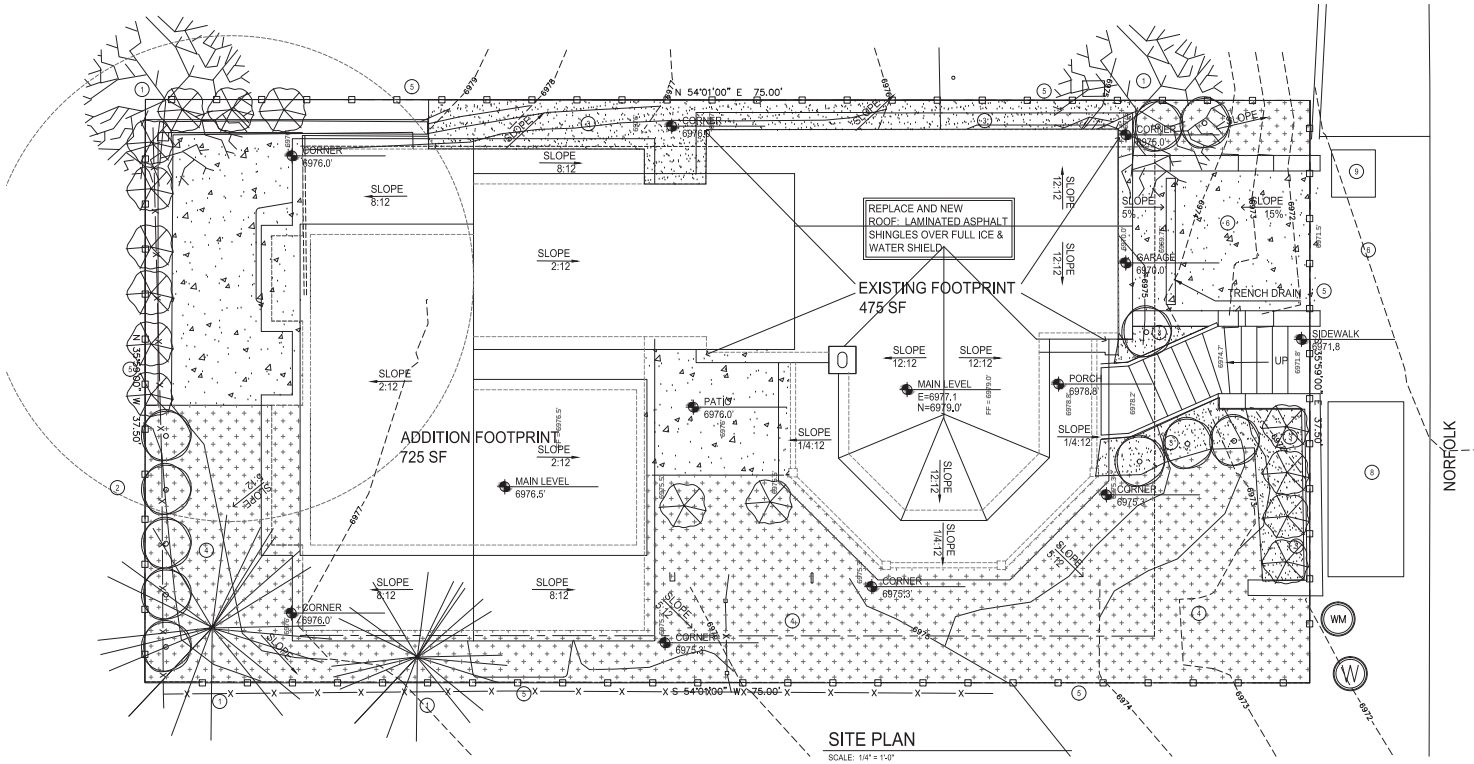


PROVIDE NEW 1.1/2"
WATER SERVICE
AND ABANDON
EXISTING AT MAIN

3 / A1.01 EROSSION CONTROL
NO SCALE

SITE CALCULATIONS:

SITE AREA	2,816 SF
F.A.R. COVERAGE	1,200 SF
PROPOSED COVERAGE	1,200 SF



SITE PLAN
SCALE: 1/4" = 1'-0"

OWNER
DAVE BAGLINO
ADDRESS
CITY, STATE

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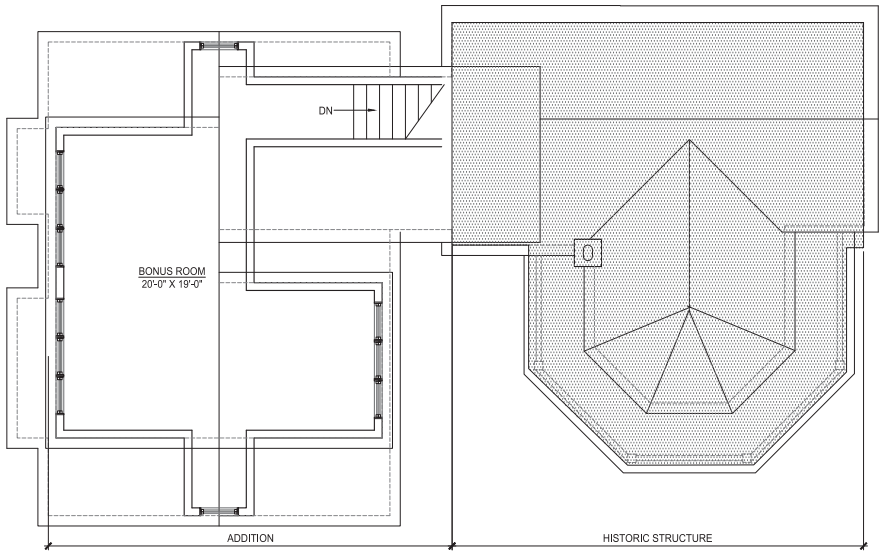
ARCHITECTURE
P O BOX 386 BOUNTIFUL, UT 84011-386
P H N 801.933.4676 or 801.295.4676
F A X 801.299.1111 www.hornandpartners.com

PROJECT
NORFOLK RENOVATION PROJECT
1065 NORFOLK AVE.
PARK CITY, UT

DRAWING DATE:	
DATE:	-
DRAWN BY:	-
CHECKED BY:	
JOB NO.	-
FILE NO.	1065_A101

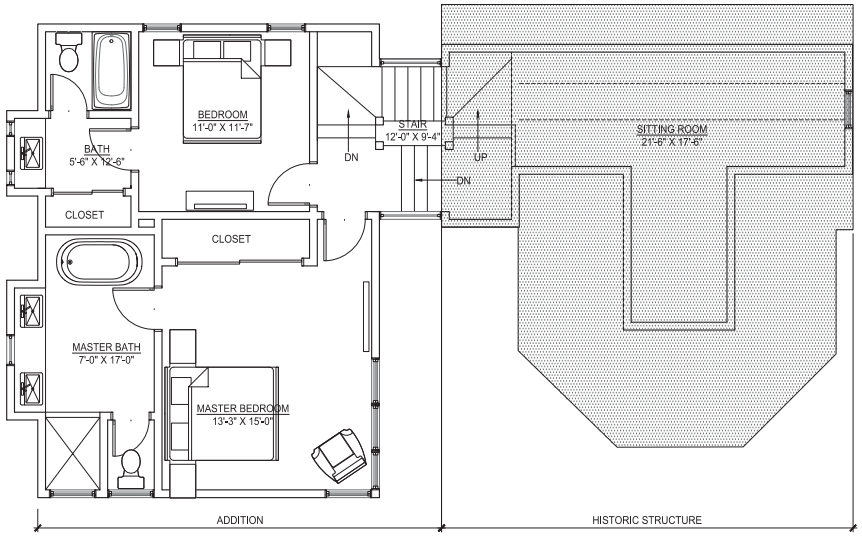
SITE PLAN

A1.01



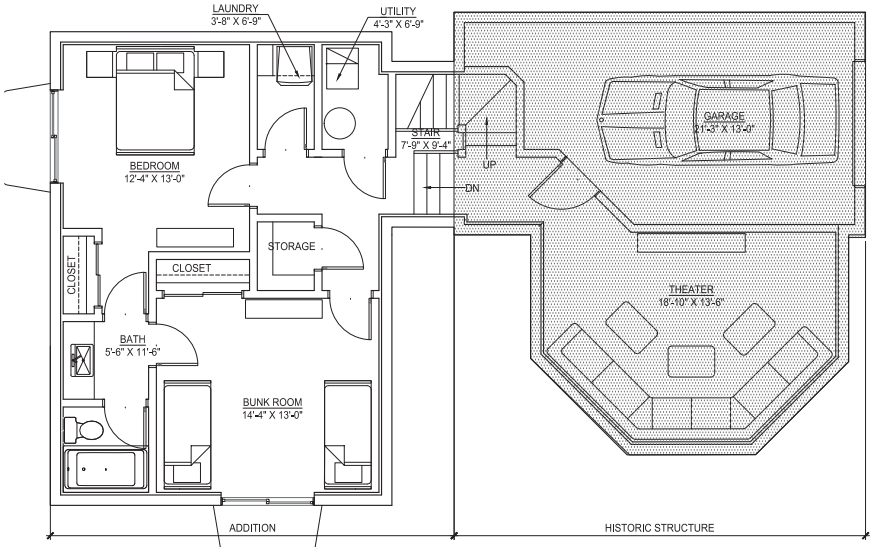
ATTIC LEVEL

1/4" = 1'-0" 360 SF



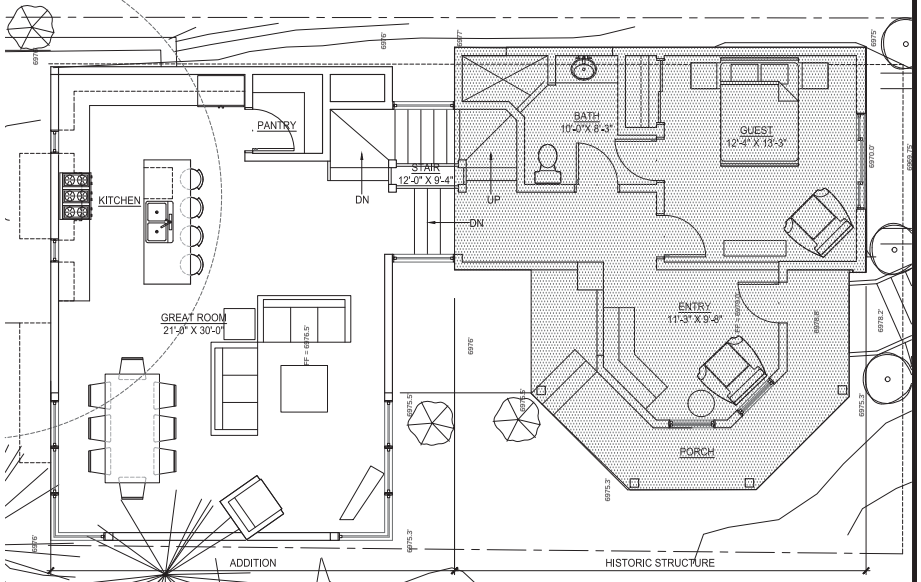
UPPER FLOOR

1/4" = 1'-0" 929 SF FINISHED



LOWER FLOOR

1/4" = 1'-0" FINISHED 955 SF GARAGE 265 SF



MAIN FLOOR PLAN

1/4" = 1'-0" 1,106 SF

OWNER

DAVE BAGLINO
ADDRESS
CITY, STATE

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PROJ

NORFOLK RENOVATION PROJECT
1055 NORFOLK AVE.
PARK CITY, UT

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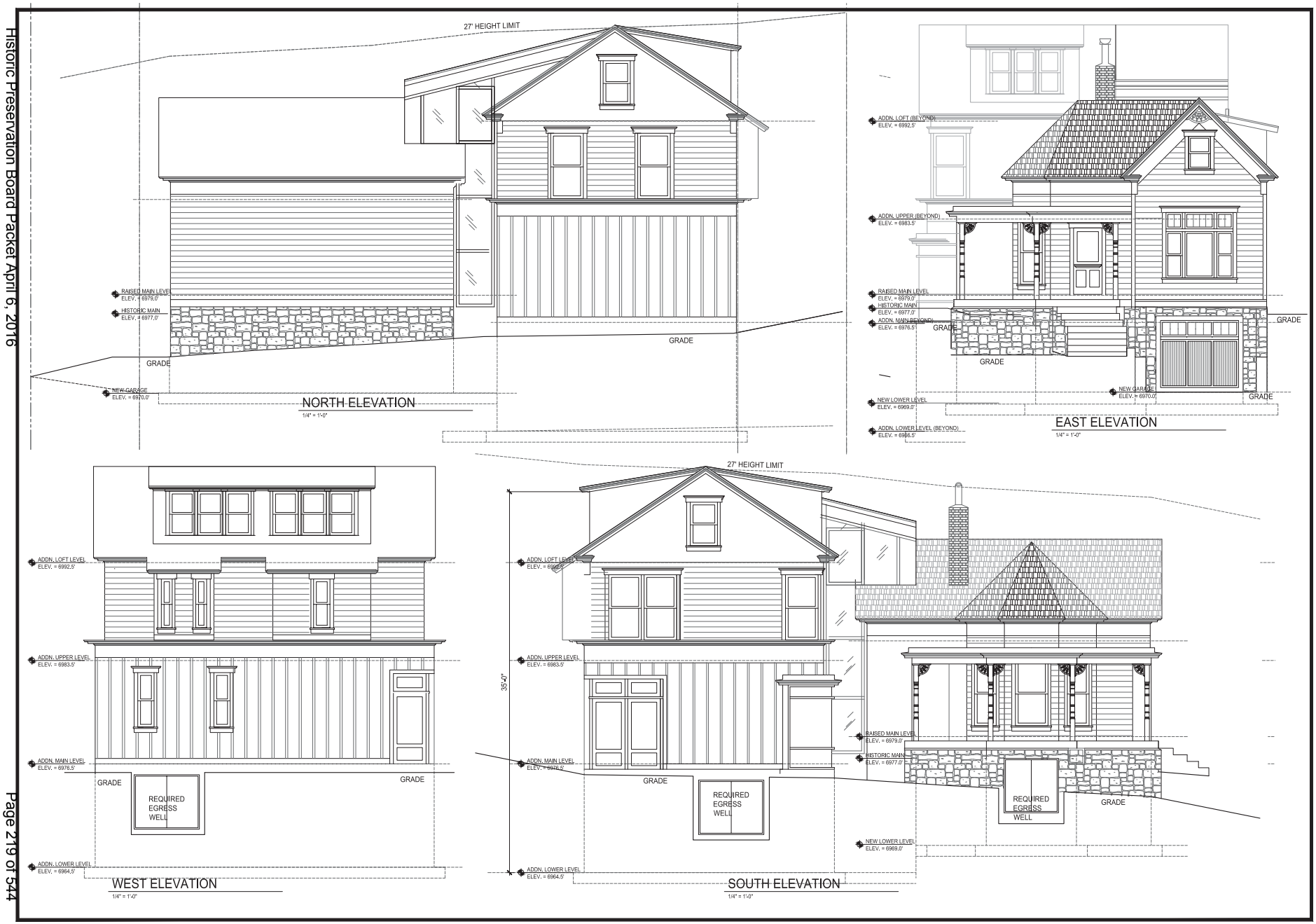
DATE: --
DRAWN BY: --
CHECKED BY:

JOB NO.
-
FILE NO.
1055_A201

CONCEPT PLAN

A2.01



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CITY, STATE
OWNER

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1055 NORFOLK AVE.
PARK CITY, UT

DRAWING DATE: --
DATE: --
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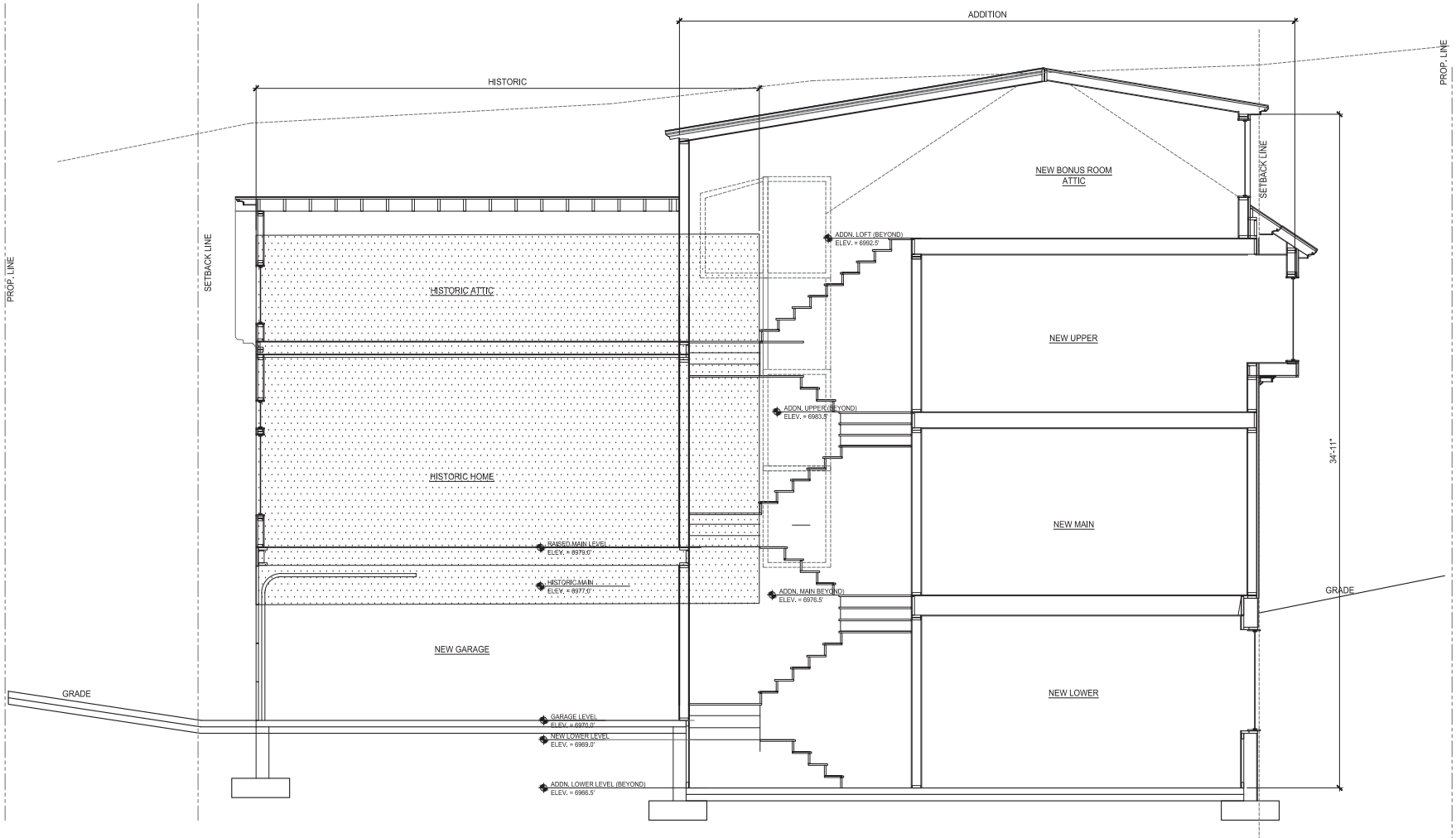
CHECKED BY:

JOB NO. -
FILE NO. 1055_A301

ELEVATIONS

A3.01



SITE SECTION

SCALE: 3/8" = 1'-0

SOUTH ELEVATION

1/4" = 1'-0"

OWNER

DAVE BAGLINO
ADDRESS
CITY, STATE

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PROJ NORFOLK RENOVATION PROJECT
1055 NORFOLK AVE.
PARK CITY, UT

DRAWING DATE: --
DATE: --
DRAWN BY: --
CHECKED BY:

JOB NO. -
FILE NO. 1055_A302

BUILDING SECTION

A3.02

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

HISTORIC PRESERVATION PLAN

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PLANNING DIRECTOR
APPROVAL DATE/INITIALS: _____

CHIEF BUILDING OFFICIAL
APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

☒ LANDMARK ☐ SIGNIFICANT DISTRICT: HR-1

NAME: 1055 Norfolk Restoration & Addition

ADDRESS: 1055 Norfolk

TAX ID: SA-170 OR

SUBDIVISION: Snyders Addition OR

SURVEY: _____ LOT #: 14 BLOCK #: 16

APPLICANT INFORMATION

NAME: Dave Baglino

PHONE #: (435) 640 - 5806 FAX #: ( ) -

EMAIL: davidbaglino@msn.com

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

INSTRUCTIONS FOR HISTORIC PRESERVATION PLAN

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

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

Please note the following:

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

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

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

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

Site Design

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

Element/Feature: Site Plan

This involves:
- ☐ Preservation
- ☒ Restoration
- ☒ Reconstruction
- ☐ Rehabilitation

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

Site grading to be modified where a new basement garage is constructed and the sloping driveway is installed. Existing block retaining walls to remain and similar product used at garage walls. Non-historic brick pavers to be replaced with simple lawn and shrub landscape. The front stairs will be rebuilt to accommodate the 24" raised foundation but will match the existing.

Structure

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

Element/Feature: Structure

This involves:
- ☐ Preservation
- ☒ Restoration
- ☐ Reconstruction
- ☐ Rehabilitation

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

The structure will be reduced to its original cross tee shape with the octagonal hip roof and flat wrap-around porch roof restored. Additions that have been added, removed and added over its history will be removed to restore the original structure since the various additions changed the original home so much.

Roof

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

Element/Feature: Historic Roof

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

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

The historic roof will be uncovered from the additions and restored to its original shape with trim and freeze restoration as well. Shingles will be replaced with similar 0continuous shingles over the entire roof. The form will be brought back to its original cross tee with octagonal hip and flat wrap-around porch roof.

Chimney

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

Element/Feature: Existing chimney flue

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

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

The original masonry chimney flue has been wrapped with building paper. it will be exposed and masonry repointed if possible.

Exterior Walls

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

Element/Feature: East Walls

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Existing east exterior walls will be uncovered down to the original drop novelty siding, the siding will be restored where it has been damage by 2 new layers of finish.

Element/Feature: North and South Walls

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Existing north and south walls will be uncovered down to the original drop novelty siding, the siding will be restored where it has been damage by 2 new layers of finish.

Element/Feature: West Walls

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Existing west exterior walls where not abutting the addition will be uncovered down to the original drop novelty siding, the siding will be restored where it has been damage by 2 new layers of finish.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Foundation

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

Element/Feature: Concrete foundation

This involves:
- ☐ Preservation
- ☐ Restoration
- ☐ Reconstruction
- ☒ Rehabilitation

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

Existing rubble and unreinforced CMU foundations will be replaced with continuous concrete foundations that accommodate a lower level and garage and raise the house 24" as allowed in the zone. Raised foundation will be finished with stone veneer to look like the original stone.

Porches

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

Element/Feature: Wrap-around porch

This involves:
- ☐ Preservation
- ☒ Restoration
- ☐ Reconstruction
- ☐ Rehabilitation

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

The original wrap-around front porch that is evident from the attic and foundation will be restored. The flat roof, freeze treatment and roof above are still in tack in the attic and wil be restored. Ornamental columns will be uncovered and all porch columns will match.

Doors

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

Element/Feature: Period doors

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ■ Rehabilitation

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

Since no historic doors exist, the modern doors will be replaced with a period front door with lite and transom. The rear door will be similarly restored. A 2nd floor door exists but is part of a later addition. It will be removed where the addition abutts the home.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Windows

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

Element/Feature: Wood windows

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ■ Rehabilitation

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

Since each window has been replaced with metal windows, they will all be removed and replaced with double hung windows to match the original. Windows will be a historic shaped prefinished aluminum with wood interiors.

Element/Feature: Picture Window

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ■ Rehabilitation

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

The front picture window does not reflect the original nor the period of the home. The window will be replaced with a period window and transom.

Mechanical System, Utility Systems, Service Equipment & Electrical

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

Element/Feature: HVAC

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

A new HVAC system, including a gas furnace, will be installed. New hot water systems and heated driveways and walks will be installed.

Additions

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

Element/Feature: Addition

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

A new addition will be added to the original residence. The addition draws on some of the forms of the original home but has finishes that differentiate it from the original. The addition is separated from the restored structure by stair way wall that are set back from the facade. The addition has a similar slope roof and period shed dormers that are similar to the existing but scaled better for the period.

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

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

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

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

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

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

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

Signature of Applicant: _____ Date: _____

Name of Applicant: David Baglino

Supplemental Sheets Supplemental Page ___ of ___

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

Element/Feature: See Historic Analysis

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

SEE HIST. RESTORATION:
H0.01. H1.01, H1.02, H2.01, H2.02, H3.01, H3.02, H3.03, H3.04, H3.05, H3.06, H3.07, H3.08

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PROJECT INFORMATION

NAME: 1055 Norfolk Restoration & Addition

ADDRESS: 1055 Norfolk

TAX ID: SA-170 OR

SUBDIVISION: Snyders Addition OR

SURVEY: _____ LOT #: 14 BLOCK #: 16

HISTORIC DESIGNATION: ■ LANDMARK ☐ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: Dave Baglino

MAILING ADDRESS: PO Box 684206
Park City UT 84068

PHONE #: (435) 640 - 5806 FAX #: ( ) -

EMAIL: davidbaglino@msn.com

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Horn and Partners Architecture, Kevin Horn

PHONE #: (801) 232 - 9333

EMAIL: kevin@hornandpartners.com

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

ACKNOWLEDGMENT OF RESPONSIBILITY

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

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

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

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

Signature of Applicant: _____

Name of Applicant: Dave Baglino

Mailing Address: PO Box 84068
Park City Ut 84068

Phone #: (435) 640 - 5806 Fax #: ( ) -

Email: davidbaglino@msn.com

Type of Application: HDDR

AFFIRMATION OF SUFFICIENT INTEREST

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

Name of Owner: David Baglino

Mailing Address: PO Box 84068
Park City UT 84068

Street Address/ Legal Description of Subject Property: 1055 Norfolk Residence

Signature: _____ Date: _____

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

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

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

PHYSICAL CONDITIONS REPORT

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

1. Site Design

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

Element/Feature: Site Plan

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

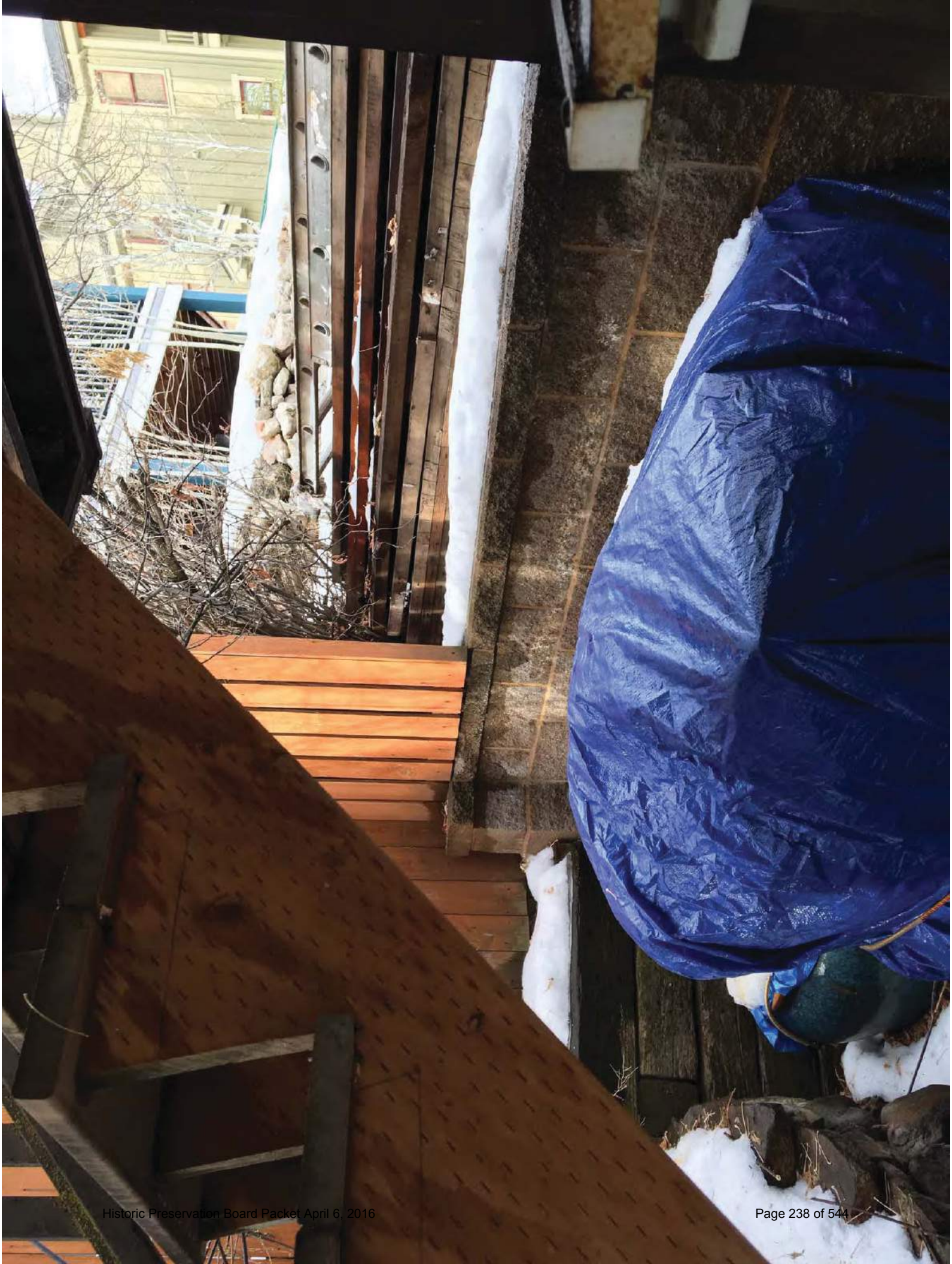
The site is uphill west of Norfolk. it slopes gently at 8% for about 6' overall. There is an existing block retaining wall that reflects the period and should remain. There are stairs to the front porch. The south yard area has non-historic brick pavers.

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

Photo Numbers: Site 1, Site 2 Illustration Numbers: Survey

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.

PUBLIC NOTICE
FOR INFO CALL 615-5000



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: Historic and non-historic

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

The original structure is a cross tee design with a unique octagonal shape living room and wrap-around front porch. The porch was enclosed and the roof extended early on. Other additions were constructed then removed and reconstructed of the history. The original octagonal cross tee remains the only historic section.

SEE HIST. RESTORATION FILE

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

The addition to enclose the porch added a new 1940 California bungalow porch that is out of character for Park City and the house. Kitchen and bedroom additions to the west are constructed with current building materials including fresh fir framing and galvanized nails.

Photo Numbers: _____ Illustration Numbers: HIST RESTORATION

3. Roof

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

Element/Feature: Roof and Addition

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

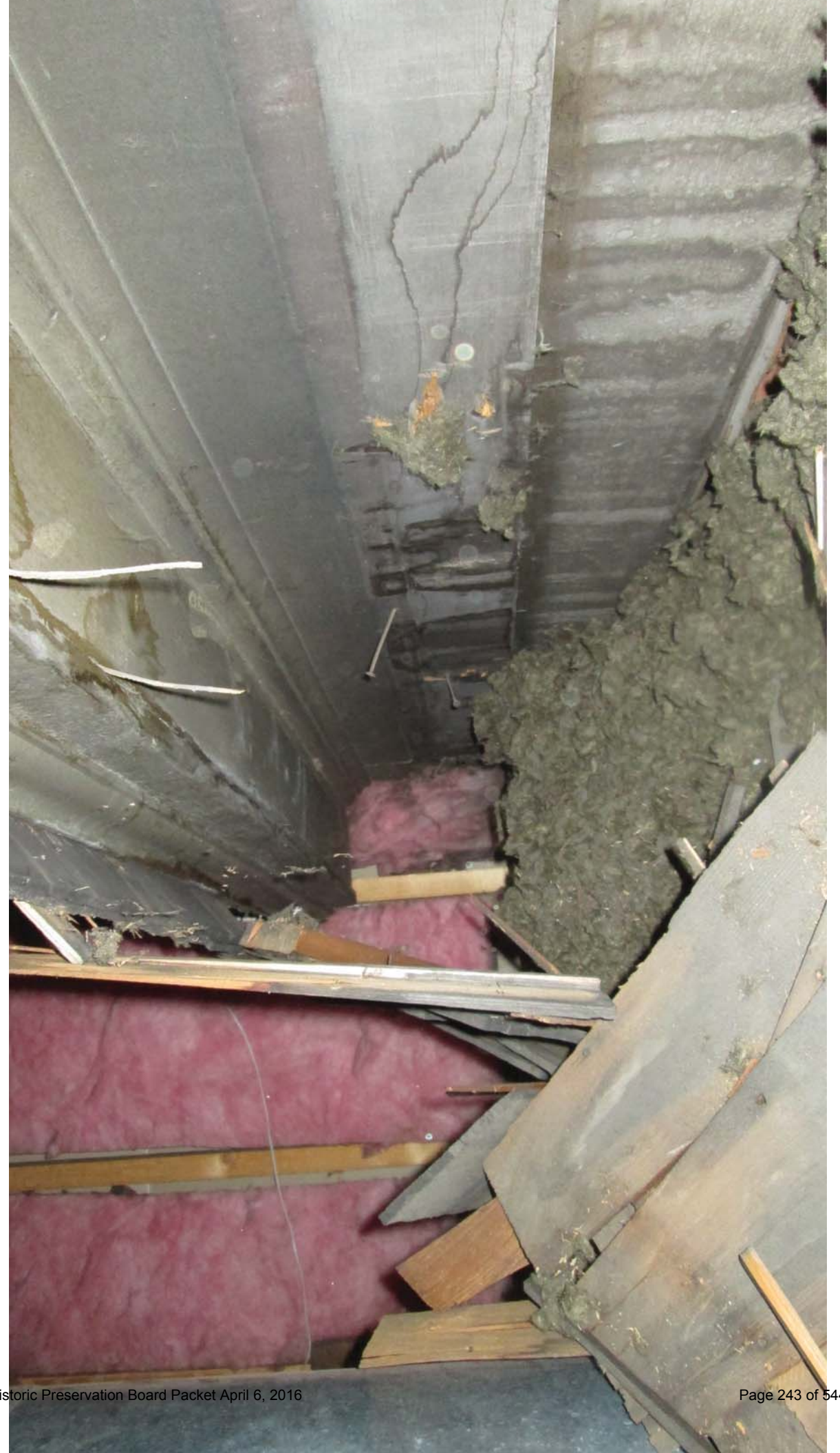
Original cross tee roof with an octagonal shaped gable and flat wrap-around porch roof. This was later modified when the porch was enclosed and the wing squared off. The rear kitchen roof has been reconstructed and the upper shed dormers were cut into the rear roof bedroom addition, all of which is non-historic. The original roof, hingles, trim and freeze are still present in the attic over the porch enclosure.

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

Additions have covered the historic roof form and added to the shape so it does not reflect its original.

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

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



4. Chimney

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

Element/Feature: Flue

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

The only existing chimney appears to be a flue and not a fireplace. it still exists in what is now the center of the home but has been covered with building paper.

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

once buiilding paper is removed we will assess and the masonry may need repointing.

Photo Numbers: CHIMNEY 1 Illustration Numbers: _____

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

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: East Walls

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

The front/east facade walls were originally drop novelty wood siding and have since been covered with plaster stucco and then aluminum siding. The walls that enclose the original porch and the new porch changed the shape from its original form to the curved roof.

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

last 2 remodels covered the original siding finish and detailing.

Photo Numbers: EAST 1,2,3 Illustration Numbers: _____

PUBLIC NOTICE
VINTER HAUS

Element/Feature: North and South

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

The north and south walls west of the original structure have been constructed with newer wood and galvanized nails. Finishes are aluminum siding.

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

non historic aluminum siding, historic porch enclosure and covered up details.

Photo Numbers: NORTH 1 & 2, SOUTH 1 & 2 Illustration Numbers: _____

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

WINTER HOURS

Element/Feature: West Walls

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

The rear/west walls are the same as north and side walls. See above.

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

See above.

Photo Numbers: WEST 1,2 Illustration Numbers: _____

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

6. Foundation

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

Element/Feature: Stone and CMU foundation

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

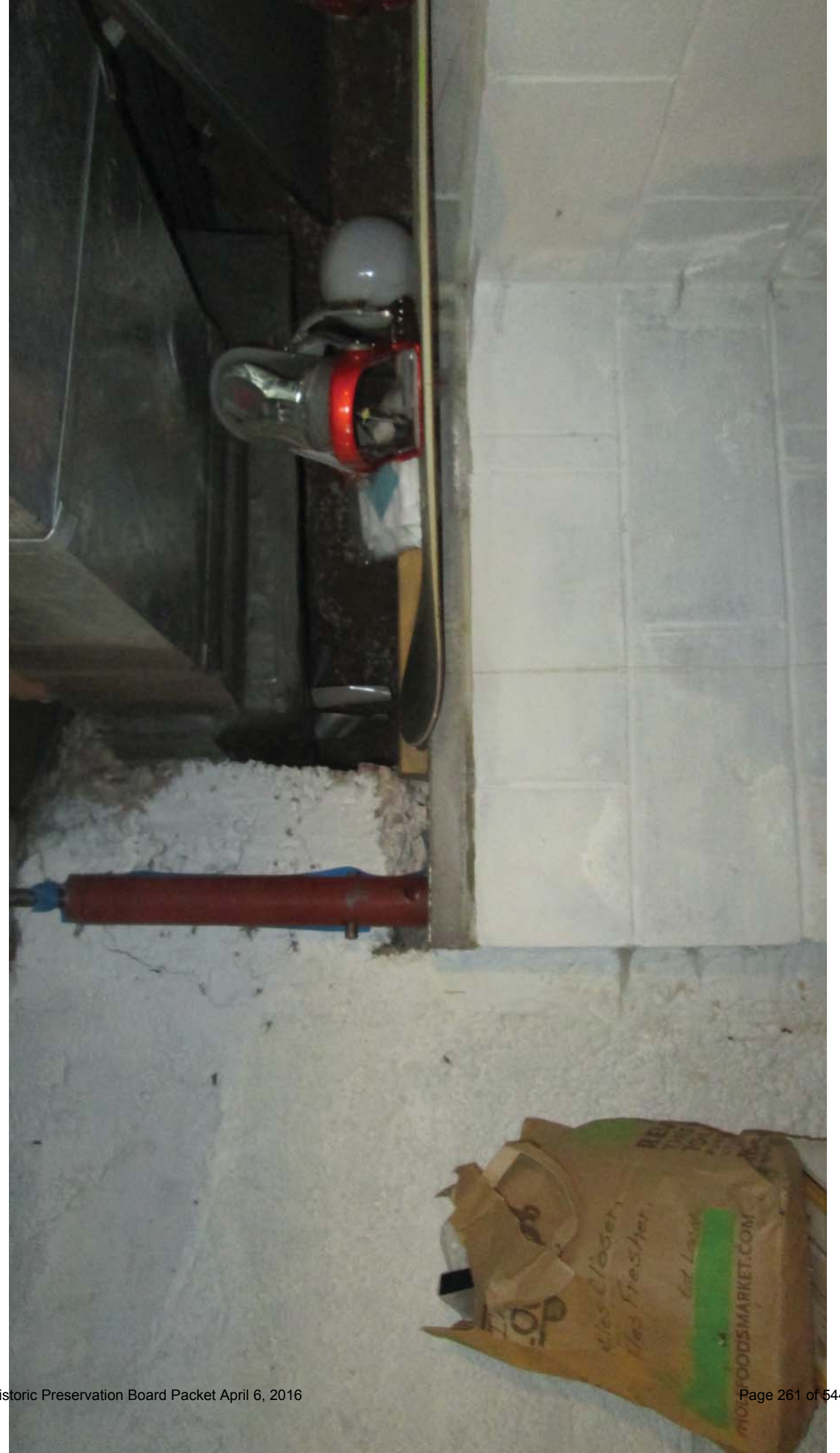
Original foundation and some addition foundations are rubble stone with a crawl space. One addition was done with unreinforced CMU.

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

the varied foundations are structurally unsound and need to be replaced with continuous concrete foundation walls and raise the historic structure as allowed in this zone.

Photo Numbers: BASEMENT 1,2 Illustration Numbers: _____

Sauza
TEQUILA GOLD


Mesclloger,
Red Fresher,
Red Lard
WOODSMARKET.COM

7. Porches

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

Element/Feature: Front Porch

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

The historic front porch is visible from the new attic. The porch had a flat roof and wrapped around an octagonal shape main room and hip roof. Freeze are still visible. The porch was subsequently enclosed to enlarge the living room and a new porch constructed on the front of the home with a sweeping curved roof that is out of place.

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

Original porch and roof was covered up. The new porch is out of character for Park City and the period with its 1940's California bungalow.

Photo Numbers: PORCH 1 Illustration Numbers: _____

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

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

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

Element/Feature: HVAC

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

the original home was heated with a coal fire furnace in the basement with a coal shute constructed later. it has been replaced with a gas furnace.

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

the furnace is inadequate for the size and is at the end of its useful life.

Photo Numbers: BASEMENT 1 Illustration Numbers: _____

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

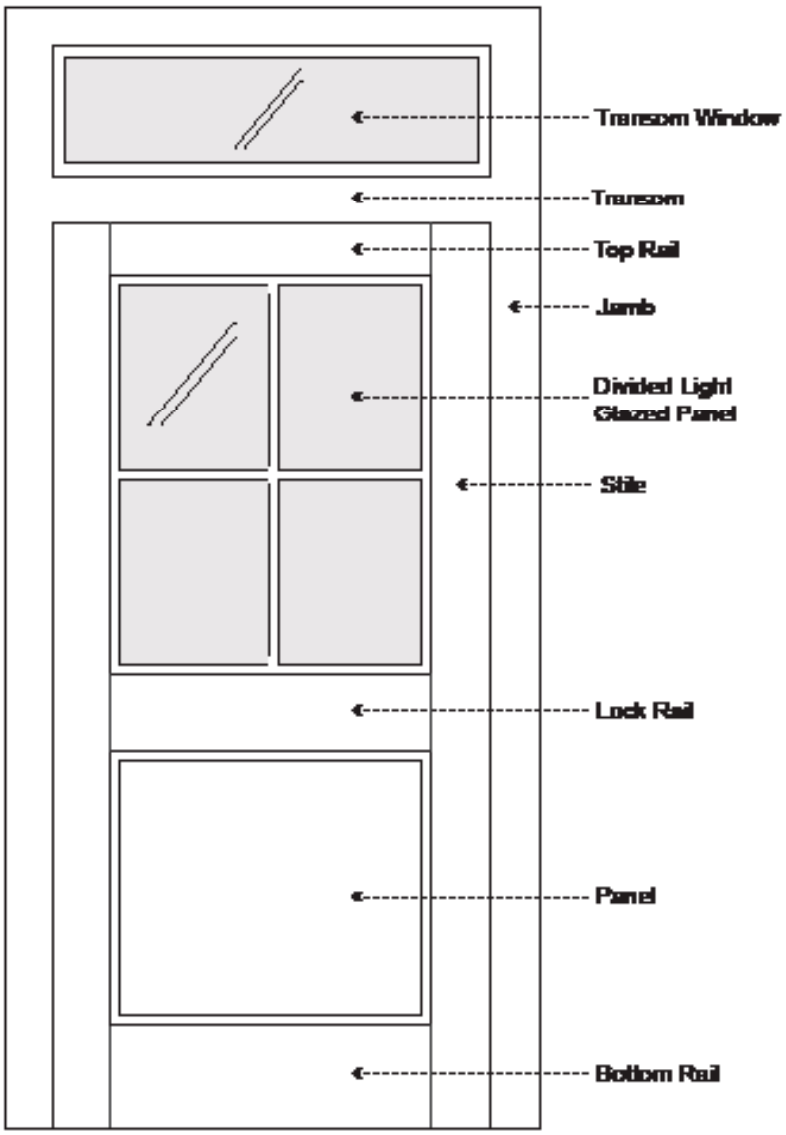
Sauza
TEQUILA GOLD

9. Door Survey

Basic Requirements

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

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



Door Survey Form

Total number of door openings on the exterior of the structure: 3

Number of historic doors on the structure: 0

Number of existing replacement/non-historic doors: 3

Number of doors completely missing: 0

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

Number of doors to be replaced: 2

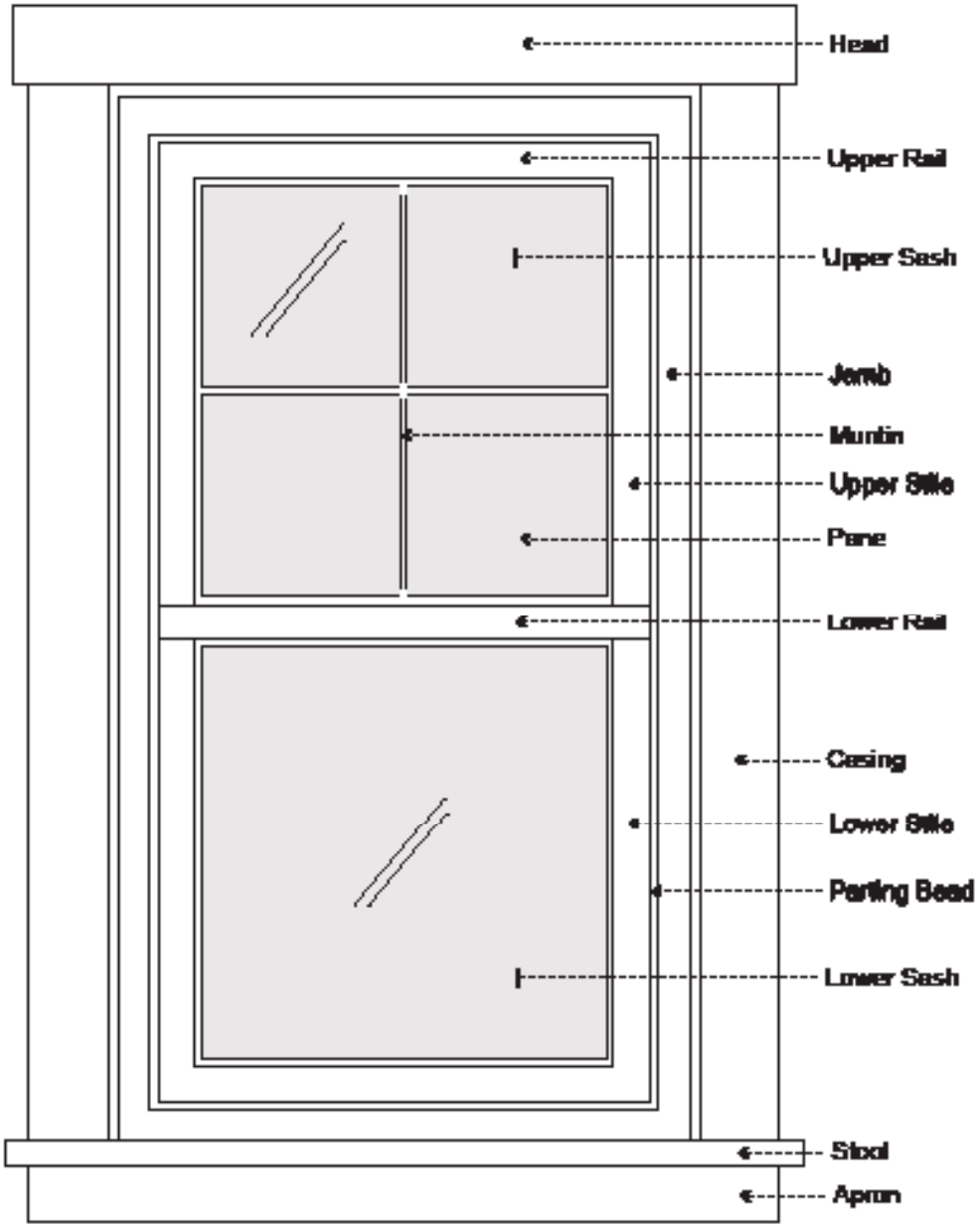
Door #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
1	Fair	non historic		no
2	Poor	non historic		no
3	Poor	non historic		no
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

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

10. Window Survey

Basic Requirements

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



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

Window Survey Form

Total number of window openings on the exterior of the structure: 10

Number of historic windows on the structure: 0

Number of existing replacement/non-historic windows 10

Number of windows completely missing: 0

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

Number of windows to be replaced:_____

Window #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
1	Fair	non historic metal		no
3	Fair	non historic metal		no
3	Fair	non historic metal		no
4	Fair	non historic metal		no
5	Fair	non historic metal		no
6	Fair	non historic metal		no
7	Fair	non historic metal		no
8	Fair	non historic metal		no
9	Fair	non historic metal		no
10	Fair	non historic metal		no
	Fair			
	Fair			
	Fair			

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

11. Interior Photographs

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

Element/Feature: Finishes

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

Interior walls have been refinishes with wood paneling and painted plaster.

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

existing finishes and trim have been replaced.

Photo Numbers: FINISH 1 -7 Illustration Numbers: _____

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

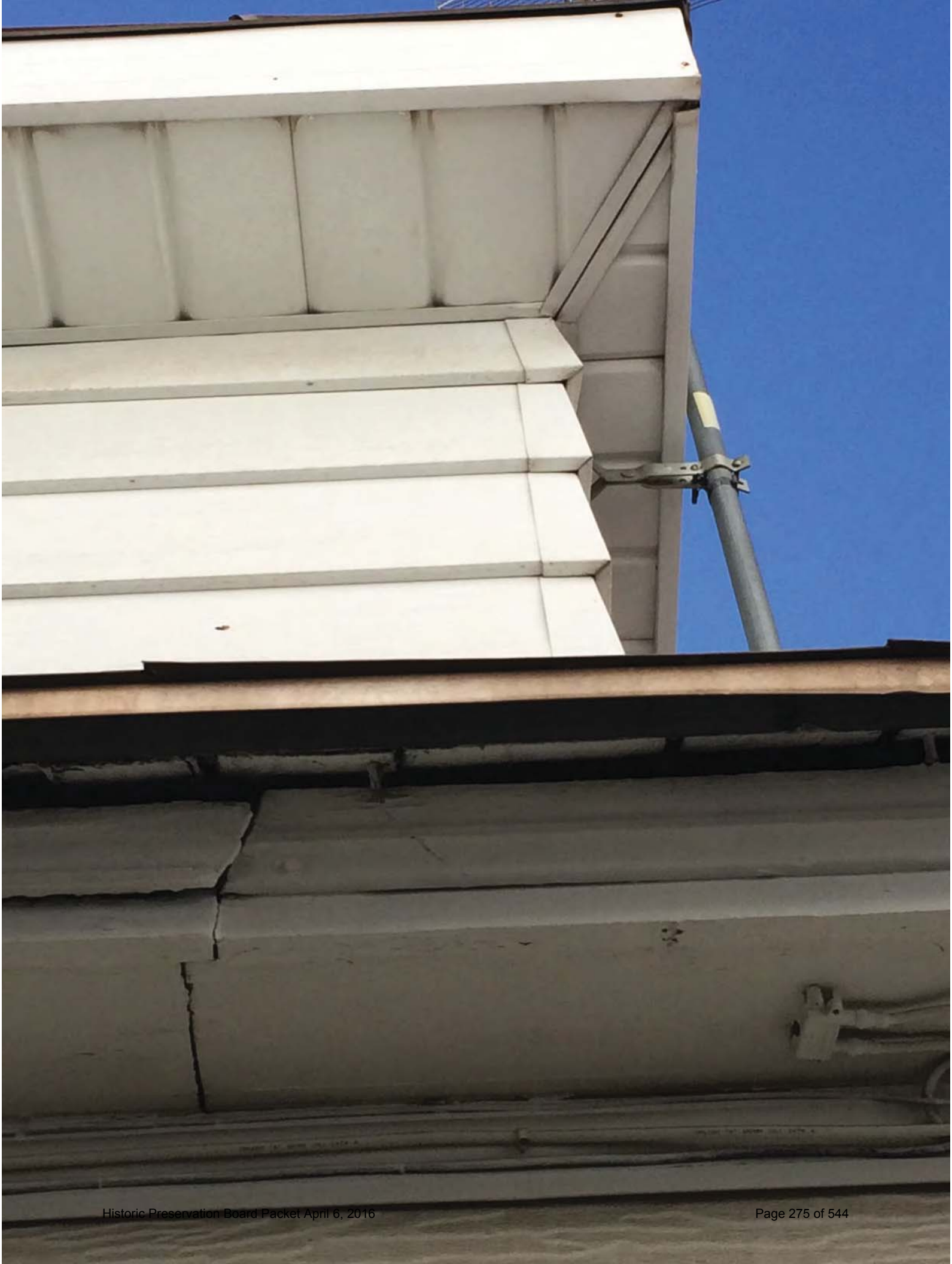


Exhibit G – Current Streetscape

Historic Preservation Board
Staff Report

Planning Department

Author: **Hannah Turpen, Planner**
Subject: **Material Deconstruction Review**
Address: **3000 N. Highway 224 (McPolin Barn)**
Project Number: **PL-16-03117**
Date: **April 6, 2016**
Type of Item: **Administrative – Material Deconstruction**

Summary Recommendation:
Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve the material deconstruction of historic materials for structural upgrades for the McPolin Barn located at 3000 N. Highway 224, pursuant to the findings of fact, conclusions of law, and conditions of approval as outlined in this report.

Topic:
Address: 3000 N. Highway 224
Designation: Landmark
Applicant: Park City Municipal Corporation (PCMC), represented by Matthew Twombly
Proposal: The applicant is proposing to remove materials to accommodate structural upgrades that will strengthen structural integrity against wind (lateral), snow, and seismic loads. In addition, the applicant is proposing to restore the historic windows and replace damaged/rotted wood as necessary. Materials will be removed from the following areas:

1. Sections of the McPolin Barn's gambrel roof will be removed to allow for brace frames to be constructed and installed as a part of the structural upgrades.
2. Sections of the ca. 1930s Milk House Addition gable roof will be removed to allow for brace frames to be constructed as a part of the structural upgrades.
3. Sections of the 1954 Milking Parlor Addition gambrel roof will be removed to allow for brace frames to be constructed as a part of the structural upgrades.
4. The existing non-historic plywood boards of the boarded windows will be removed and replaced with replica historic wood windows.
5. Pieces of wood that are damaged or rotted beyond repair will be replaced in-kind.

Background:
Why is the Historic Preservation Board reviewing this application?
On December 17, 2015, City Council approved Ordinance 15-53 to amend Land Management Code (LMC) Section 15-11. The amendments modified the Purposes of the Historic Preservation Board to include reviewing and taking action on material

deconstruction applications for those sites listed on the Historic Sites Inventory (HSI). The changes also gave the Historic Preservation Board the authority to review and approve, approve with conditions, or deny all Applications for Historic Preservation Board Review for Material Deconstruction (LMC 15-11-12.5); Relocation and/or Reorientation of a Historic Building or Historic Structure (LMC 15-11.13); Disassembly and Reassembly of a Historic Building or Historic Structure (LMC 15-11-14); and Reconstruction of an Existing Historic Building or Historic Structure (LMC 15-11-15).

Material Deconstruction, in particular, is a new term that staff developed in order to address the HPB's new role. The term is defined in LMC 15-15-1.163 as:

> *The disassembly of structures for the purpose of salvaging and reusing as many of the construction materials or building components. In some cases, deconstruction or dismantling may be used to remove non-historic materials from a historic site or structure or to remove those historic construction materials or building components that are beyond repair.*

The intent of these LMC amendments included:

- Increasing transparency in the Planning Department's review of HDDR applications.
- Expanding the HPB's role in demolition determinations.
- Modifying the criteria for relocation and/or reorientation, disassembly and reassembly (panelization) and reconstruction of Historic Buildings.
- Establishing noticing requirements for demolition permits.

Finally, Staff worked with the HPB, Planning Commission, and City Council to set demolition review criteria for the HPB to ensure consistency and clarity. The HPB's demolition review is based upon the checklist reviewed by Council, and included as Exhibit A:

- 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).
- The partial demolition is required for the renovation, restoration, or rehabilitation of the building, structure, or object.
- 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.
- The proposed scope of work mitigates any impacts that will occur to the visual character of the neighborhood where demolition 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.
- 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.

- 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.

The HPB will be providing Design Review input on the proposed interior work during the Design Review segment of this meeting.

McPolin Farm Site Developmental History

The site that was to become the iconic McPolin farm was first settled in 1886 by Harrison P. McLane and his wife. Following McLane's death in 1897, Mrs. McLane sold 80 acres to Dan McPolin and Patrick McAleeman for $600 and then additional acreage for $750 in 1901. These purchases supported McPolin's growing cattle ranching operation.

In 1922, Dan McPolin's son Patrick inherited the farm after his father's death. Under Patrick, the farm grew substantially to specialize in dairy operations. The large white dairy barn was completed in 1922, and at that time it was the largest barn in Summit County. Additional outbuildings were also constructed, including a tool shed, bunk house for hired men, animal shelter and corral, and a granary. The assay office building of the Grasselli Mine was also relocated to the farm and rehabilitated into a residence.

In 1947, Patrick sold the farm to Dr. D.A. Osguthorpe of Salt Lake City for $35,000. Osguthorpe continued to expand the dairy and eventually relocated farm operations to the east side of the highway in 1960. Thirty years later, Osguthorpe sold the property to Park City Municipal Corporation for $4.4 million.

The McPolin Farm was listed on the National Register of Historic Places (NRHP) in 2004, when it was recognized for the integrity of its buildings, structures, and landscape features. The farmstead was deemed eligible for the NRHP under Criteria A and C because of its contributions to the broad pattern of Park City's development as well as its embodiment of the distinctive characteristics of agricultural buildings constructed during the twentieth century. The McPolin Barn is also listed as a Landmark Structure on Park City's Historic Sites Inventory (Exhibit B).

Park City Municipal Corporation's role in the development of the McPolin Farm site

Park City Municipal Corporation (PCMC) purchased the property in 1991. In 1992, immediately after purchasing the property, the City implemented basic stabilization measures for the barn that included an internal cable bracing system, new collar ties, and a new roof; these modifications were intended to stabilize the building but not allow for any public use. PCMC then developed the "Entryway Corridor Master Plan" (adopted in 1995 and reissued in 1997), which is still in use today. The emphasis of the plan is on the preservation of open space and its associated visual qualities and natural resources. Another major goal of the plan is to "protect the historic quality of the barn located on the Farm Parcel and the historic nature of the property as an agricultural setting for the barn". The plan acknowledges that the barn "has become a cultural icon representing the agricultural heritage of the area" but, during the plan development, no community consensus was reached about the long-term use of the building. Thus it was recommended that the barn and farm buildings be used in a way that would

preserve future options. Short-term use criteria for the farm and barn were developed, and these focused on passive recreational use of the property. Under the terms of the plan, the property currently serves as community resource that is open for public uses including:

- Walking, jogging, and bike trails
- Interpretive trails
- Picnic areas and benches
- Cross-country skiing trails
- Community event venue spaces
- Fishing access
- Animal grazing
- Agricultural fields
- Public bathrooms and locker facilities

Today, an administrative policy guides the management of the farm. A PCMC Conditional Use Permit (CUP), first issued in 2001 and modified in 2001, 2003, 2006, and 2009, also allows up to 12 City-sponsored special events each year; these are limited in number and group size to prevent interference with the open-space character of the farm. The barn remains closed to the public. Criteria to guide long-term use of the buildings are also set forth in the plan.

The management of the property is supported by the Friends of the Farm (FOF), a City-sponsored volunteer board comprising mostly City employees (although open to public membership) that was formed in 2001 to foster community use of the McPolin Farm. The board organizes and staffs the FOF-sponsored events for Park City families allowed under the CUP. The admission collected from the events is used to fund improvements prioritized by the board, which has also applied for and received grants to help fund the preservation of the farm buildings.

The master plan provided a Capital Improvements Schedule to be implemented over a five-year period, and nearly all tasks have been accomplished. These include paving the access road driveway, installing an alarm system and fire suppression system in the barn, constructing recreational trails through the property, and reconstructing the McPolin residence (originally intended to house a caretaker). Additional non-scheduled improvements have included repairing and restoring the granary, toolshed, outhouse, and bunkhouse; replacing the McPolin machinery shed with a reception center and restroom facility of similar design; and constructing a trailhead parking lot and highway underpass. Since the early 2000s additional work has been guided by the McPolin Farm Strategic Plan, prepared and updated semi-annually by the Farm Manager, Denise Carey, which itemizes recommended projects to be funded as capital improvements or as part of asset management. The approach has continued to be conservative, focusing on the passive recreational use of the property and the preservation and maintenance of the farm buildings.

With most short-term goals met and capital improvements made, the farm property and its buildings are in a stable and well-maintained condition. The provision of passive

recreational opportunities and limited special events has solidified the perception and use of the property as a community resource among Park City residents. And as development continues apace in the greater Park City area, the barn and the surrounding open space become increasingly more iconic and valuable as an entry point and as a reminder of the city's history. However, the barn, which is clearly the most important building on the property in terms of monumentality, function, and historical interest, remains largely inaccessible, uninterpreted, and unused. The cable bracing system, while partially successful in improving structural stability, has a negative visual impact on important interior spaces and limits accessibility and most potential uses. Additional structural improvements to the roof are required to meet snow and wind loads. Windows have not yet been restored and window openings remain boarded. And the property as a whole is underused from an events perspective due to staffing and financial limitations.

Without a vision for the long-term use of the barn and the property, it has been difficult for city staff and elected officials to decide upon the nature and extent of the remaining repairs and capital improvements, or to evaluate the administrative policy guiding the use and staffing of the McPolin Farm. To address these issues, Denise Carey, McPolin Barn Manager, with the support of City Council, spearheaded the development of a Historic Preservation Plan for the McPolin Farm in 2014. Funding for the McPolin Farm Historic Preservation Plan was provided by the Park City Planning Department and McPolin Farm events revenue.

The purpose of the plan is to provide a multi-disciplinary planning tool for the property, one which establishes a framework for the City to consider short-term and long-term alternative actions and associated physical treatments or alterations, and to enter into those actions with a sound understanding of how the proposed work will impact the historic fabric and character of the barn and the farm.

Anne Oliver of SWCA, PCMC Historic Preservation Planner Anya Grahn, and PCMC Planner Hannah Turpen prepared the McPolin Farm Historic Preservation Plan over the past two (2) years. Throughout the process, input was received from City Council regarding the preferred preservation method in regards to the necessary retrofit/structural upgrade of the McPolin Barn. The McPolin Farm Historic Preservation Plan was finalized in January 2016 and has identified areas of the McPolin Barn that are in need of immediate attention and recommended historic preservation methods to address such.

Figure 1: *McPolin Barn Site Plan (2014)*

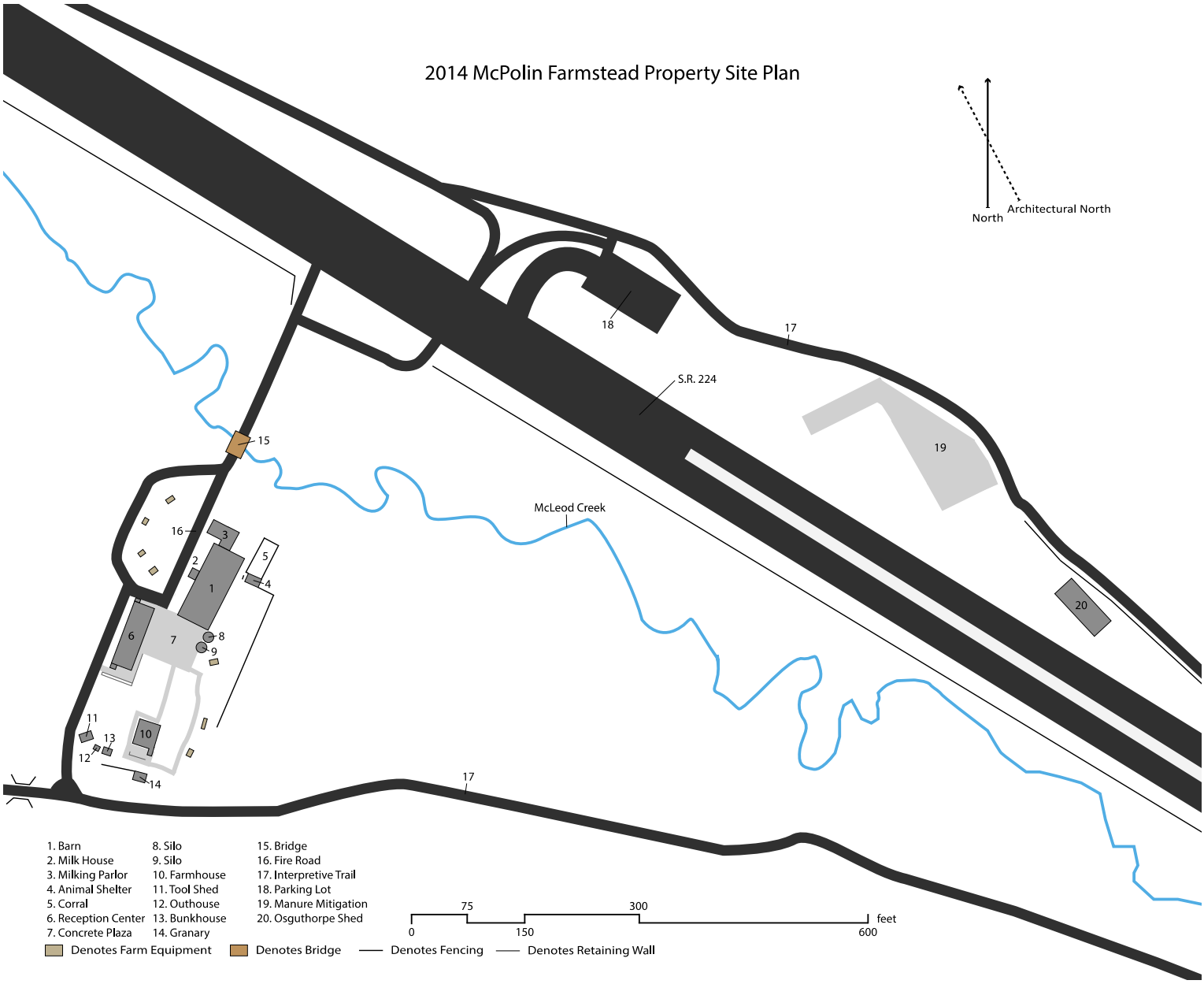
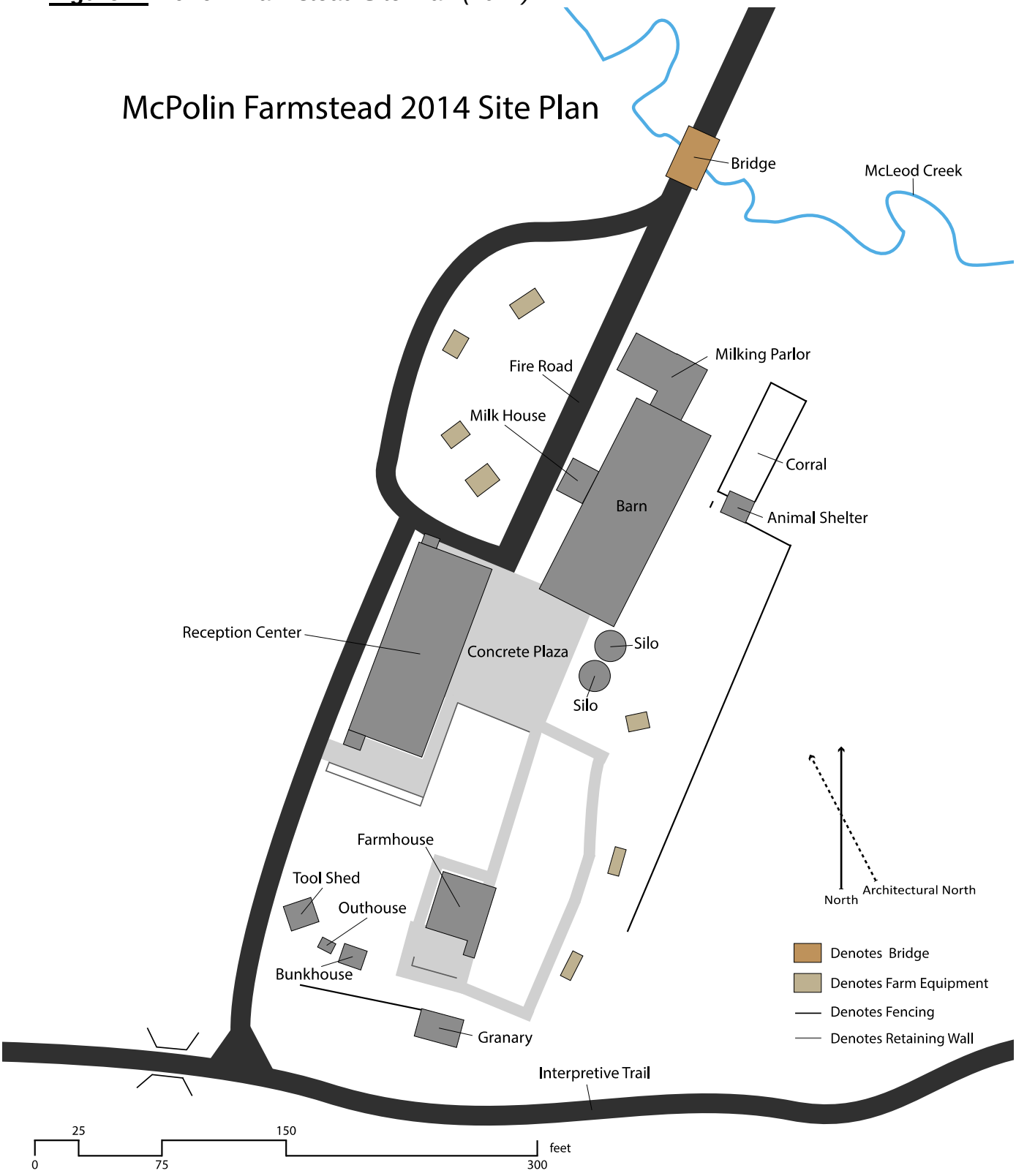


Figure 2: *McPolin Farmstead Site Plan (2014)*



Application for Historic District Design Review (HDDR) and Historic Preservation Board Review (HPBR) or Material Deconstruction

On March 14, 2016, the Planning Department received a Historic District Design Review (HDDR) application for the McPolin Barn located at 3000 N. Highway 224. The application was deemed complete on March 16, 2016. The Historic District Design Review (HDDR) application has not yet been approved, as it is dependent on HPB's Review for Material Deconstruction approval.

The purpose of the HDDR is to address the areas of the McPolin Barn identified in the 2016 McPolin Farm Historic Preservation Plan as in need of immediate attention. The City contracted CRSA Architecture (CRSA) to formulate historic preservation methods and treatments that will address the issues identified in the McPolin Farm Historic Preservation Plan. CRSA is a recognized specialist in historic preservation and architecture in Utah. The project team includes Hogan Construction, who is also experienced in historic preservation projects, specifically complex issues of constructability in historic structures. The City assembled a Design Team to ensure the best use and preservation of the McPolin Barn. The Design Team includes Denise Carey (McPolin Barn Manager), Anya Grahn (Historic Preservation Planner, Planning Department), Matt Twombly (Sustainability Project Manager, Sustainability Department), Chris Morgan (Friends of the Farm and Water Department), Jarren Chamberlain (Parks Department).

The Historic Preservation Plan (Exhibit C) prepared by CRSA specifically for the McPolin Barn HDDR, states:

> *"This renovation of the historic McPolin Barn, a part of the McPolin Farmstead complex on Highway 224, is to provide necessary structural upgrades to allow small groups of patrons to enter the building. It is currently unstable structurally, and the project will strengthen structural integrity against wind (lateral), snow, and seismic loads. The addition of braced frames, shear walls, and roof trusses will allow for the removal of a cluttered system of crossing steel cables that limits accessibility, as well as the demolition of a historically incompatible roof bracing system. The project will mostly affect the building interior, except for exterior improvements in the form of new (historically based) windows and the maintenance of concrete and masonry walls. Any required material deconstruction will be temporary, and materials will be carefully replaced in their historic location and orientation as construction progresses. All work on the McPolin Barn and its silos will strictly follow the Secretary of the Interior's Standards for Rehabilitation, under the experienced observation of CRSA Architecture. The resulting building will be better prepared to withstand the elements while reintroducing historic elements that have been lost or altered over the last century."*

Analysis: Material Deconstruction

The following Material Deconstruction work is proposed at the McPolin Barn and required Historic Preservation Review and Action:

1. McPolin Barn Gambrel Roof Sections
2. ca. 1930s Milk House Addition Gable Roof Sections
3. 1954 Milking Parlor Addition Gambrel Roof Sections

4. Non-Historic Plywood Boards of the Boarded Windows
5. Damaged or Rotted Wood Boards

1. McPolin Barn Gambrel Roof Sections

As is detailed in the Historic Preservation Plan (Exhibit C) prepared by CRSA specifically for the McPolin Barn HDDR, the applicant proposes to remove sections of the McPolin Barn gambrel roof. Sections will be removed in select locations to allow for brace frames to be constructed. The removal of the sections of the gambrel roof is unavoidable because of the large steel sections that must be lifted into the building and smaller steel structural members would be inadequate. Minimizing the size of openings will mitigate this work because each piece of historic skip sheathing that is to be temporarily removed will be numbered and replaced in same location and orientation. Staff recommends that the historic skip sheathing be removed as whole boards rather than cut mid-board because of their important appearance on the interior of the hayloft. The existing non-historic asphalt shingles and tarpaper will be removed and replaced in-kind.

Staff finds that the removal of the specific sections of the McPolin Barn gambrel roof is appropriate, as all other alternatives have been exhausted. Due to the scope of the structural upgrade, the steel structural members are too large to install any other way.

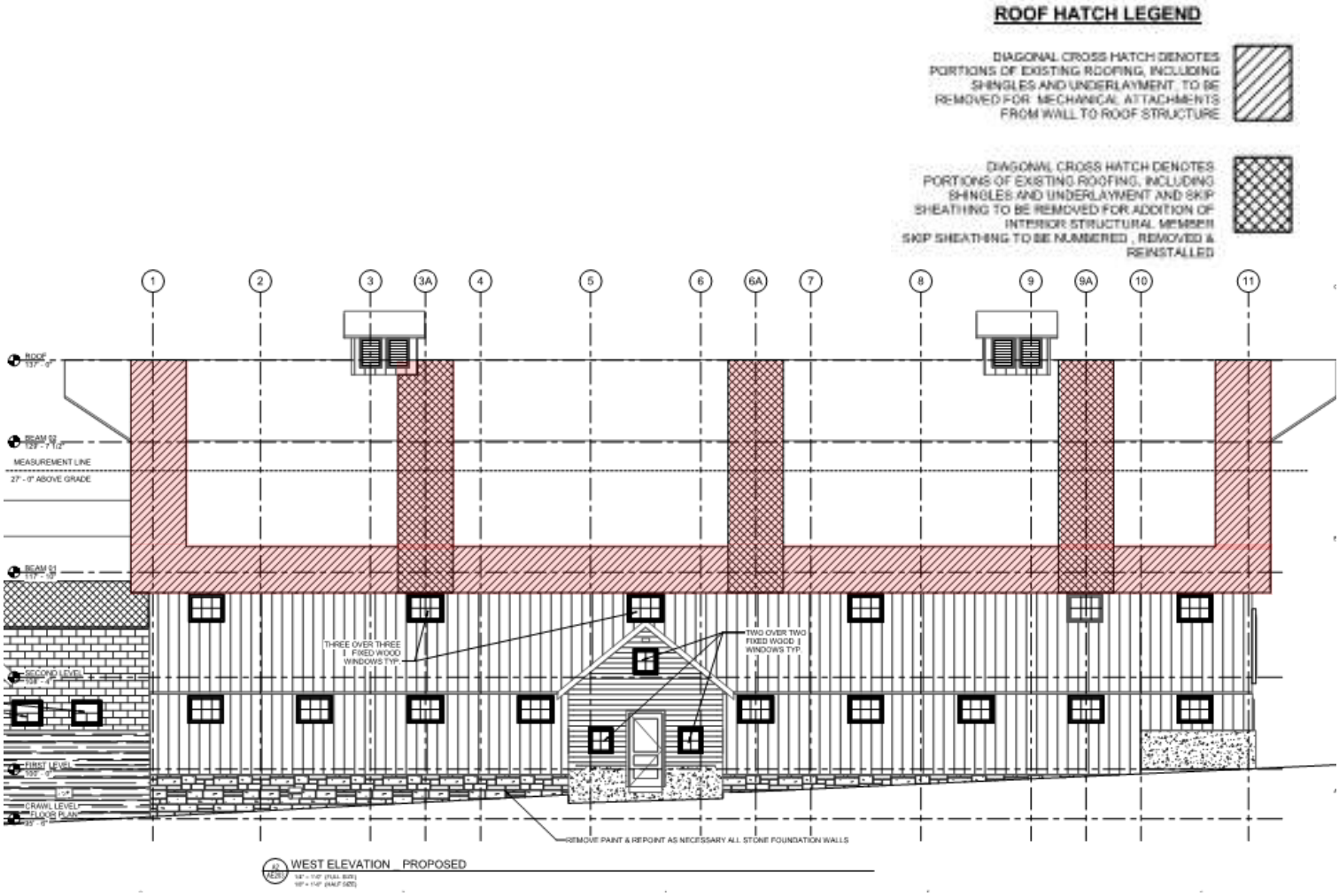


Figure 3a: *McPolin Barn Gambrel Roof Sections to be removed (hatched areas – see* legend). *McPolin Barn West Elevation*

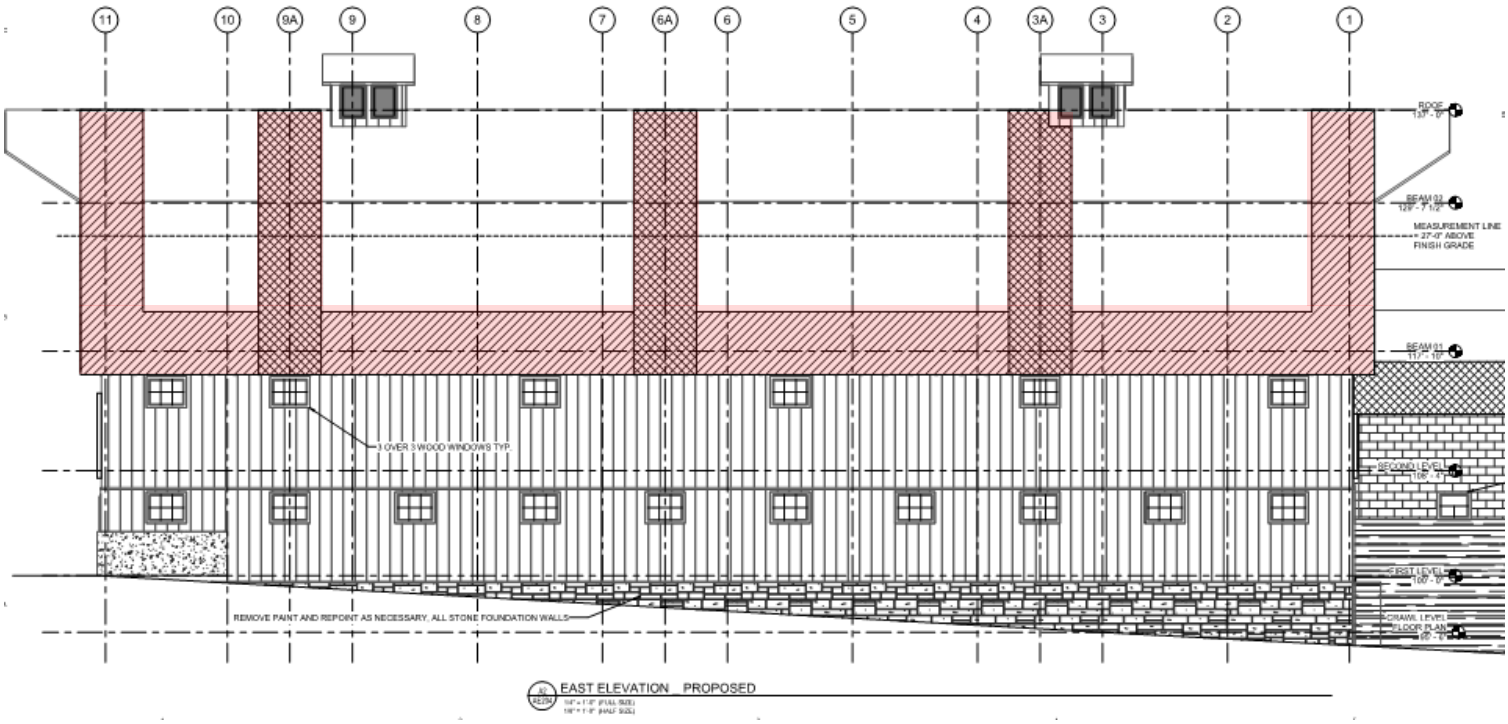


Figure 3b: *McPolin Barn Gambrel Roof Sections to be removed (hatched areas – see* legend). *McPolin Barn East Elevation*

2. <u>ca. 1930s Milk House Addition Gable Roof Sections</u>

As is detailed in the Historic Preservation Plan (Exhibit C) prepared by CRSA specifically for the McPolin Barn HDDR, the applicant proposes to the ca. 1930s Milk House Addition gable roof to accommodate structural upgrades. CRSA is proposing to remove the roof to properly attach roof structure to concrete walls, as is necessary for seismic improvements. The historic material will be numbered during removal and reinstalled in its historic location and orientation.

Staff finds that the removal of the ca. 1930s Milk House Addition gable roof is appropriate, as all other alternatives have been exhausted. Due to the scope of the structural upgrade, the roof must be attached to the top wall plate, which can only be achieved by removing roof.

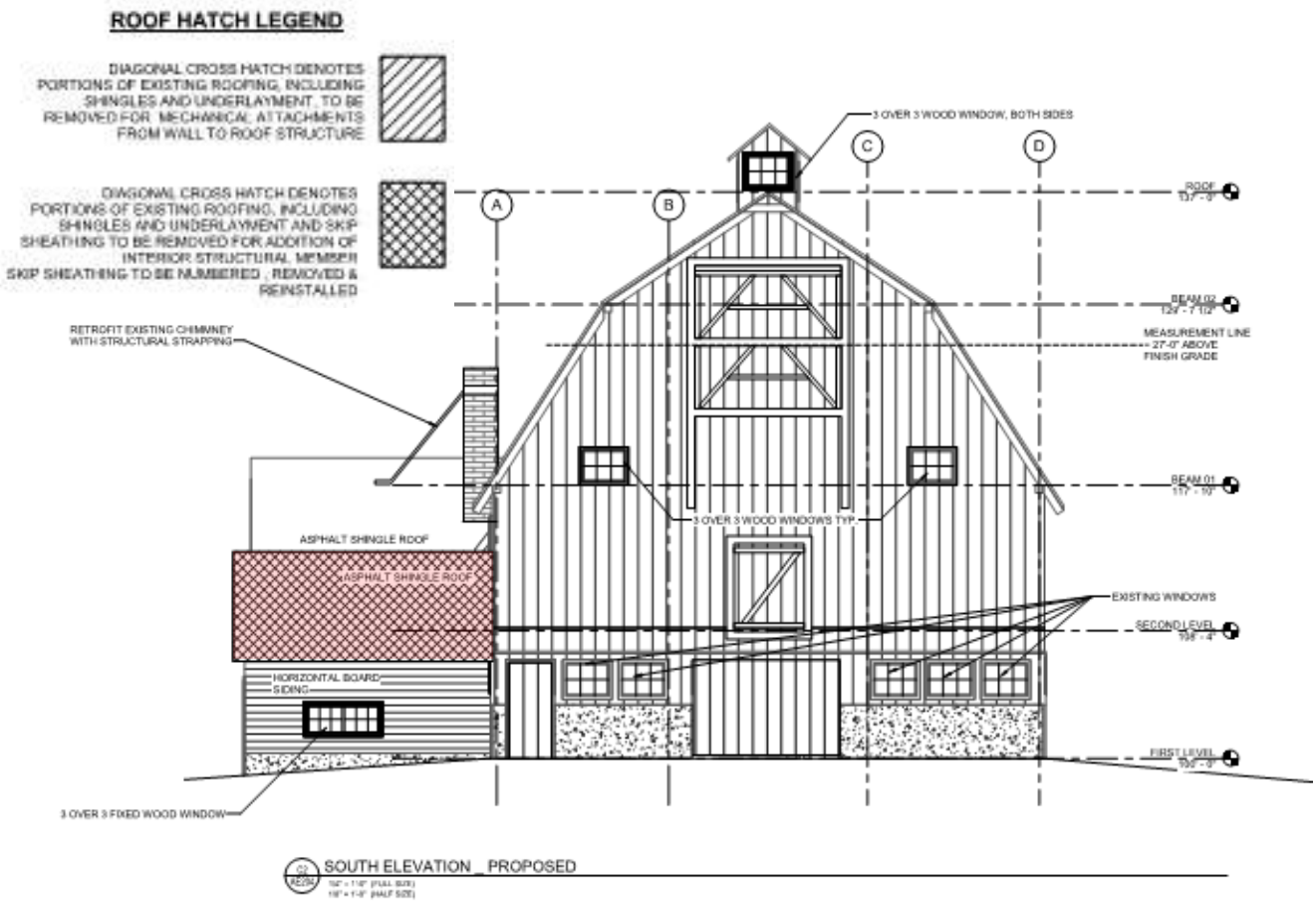


Figure 4: *ca. ca. 1930s Milk House Addition Gable Roof Sections to be removed. The same material will be removed on the north elevation of the roof (shaded red). 1930 Milk House Addition South Elevation.*

3. <u>1954 Milking Parlor Addition Gambrel Roof Sections</u> As is detailed in the Historic Preservation Plan (Exhibit C) prepared by CRSA specifically for the McPolin Barn HDDR, the applicant proposes to remove sections of the 1954 Milking Parlor Addition gambrel roof to accommodate structural upgrades. CRSA is proposing to remove narrow strips of roof to properly attach roof structure to concrete walls, as is necessary for seismic improvements. The historic material will be numbered during removal and reinstalled in its historic location and orientation.

   Staff finds that the removal of the specific sections of the 1954 Milking Parlor Addition gambrel roof is appropriate, as all other alternatives have been exhausted. Due to the scope of the structural upgrade, the roof must be attached to the top wall plate, which can only be achieved by removing portions of the gable roof.

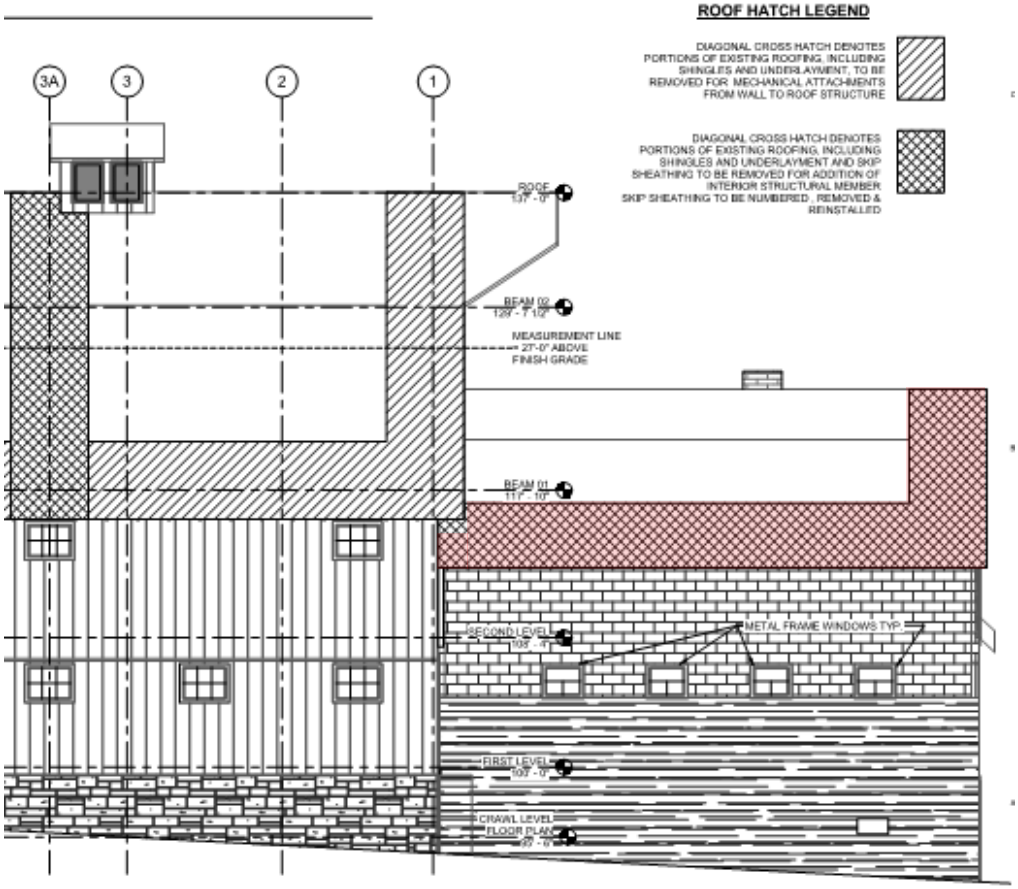


Figure 5a: *The 1954 Milking Parlor Addition Gambrel Rood Sections to be removed (shaded red). East Elevation.*

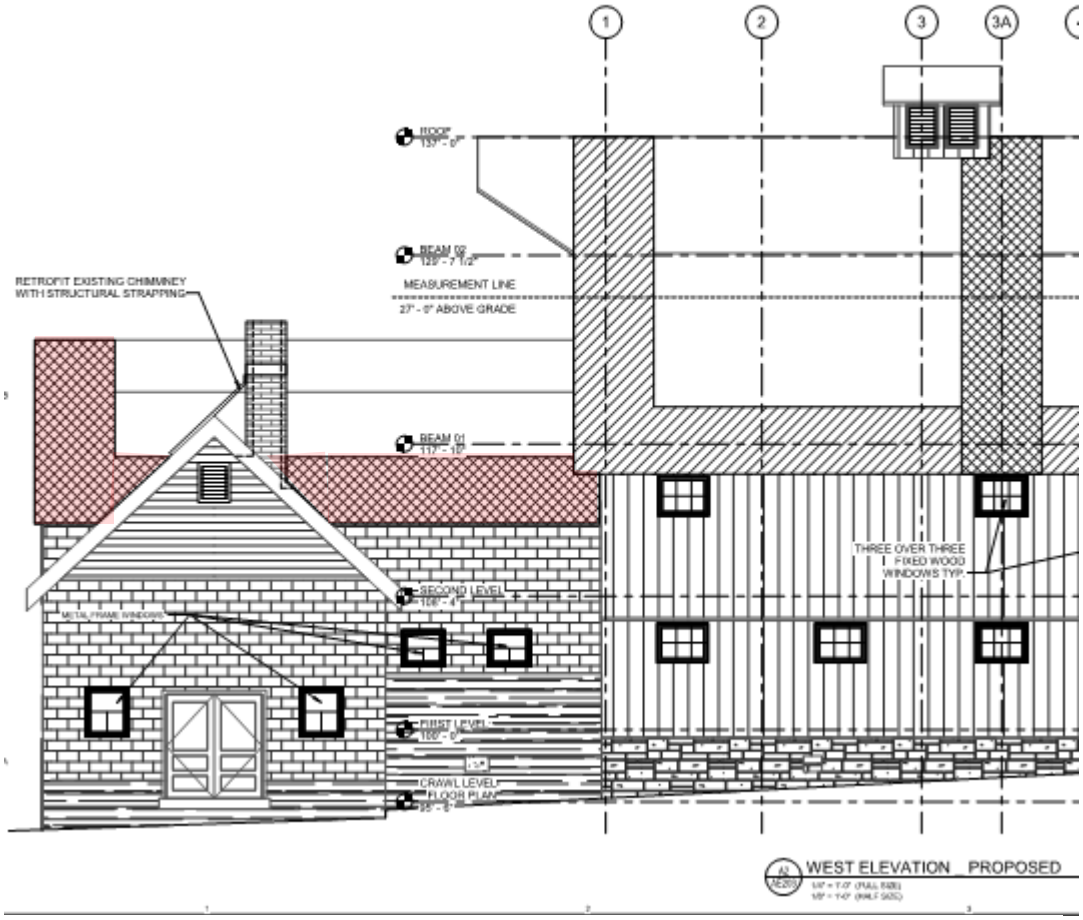


Figure 5b: *The 1954 Milking Parlor Addition Gambrel Roof Sections to be removed (shaded red). West Elevation.*

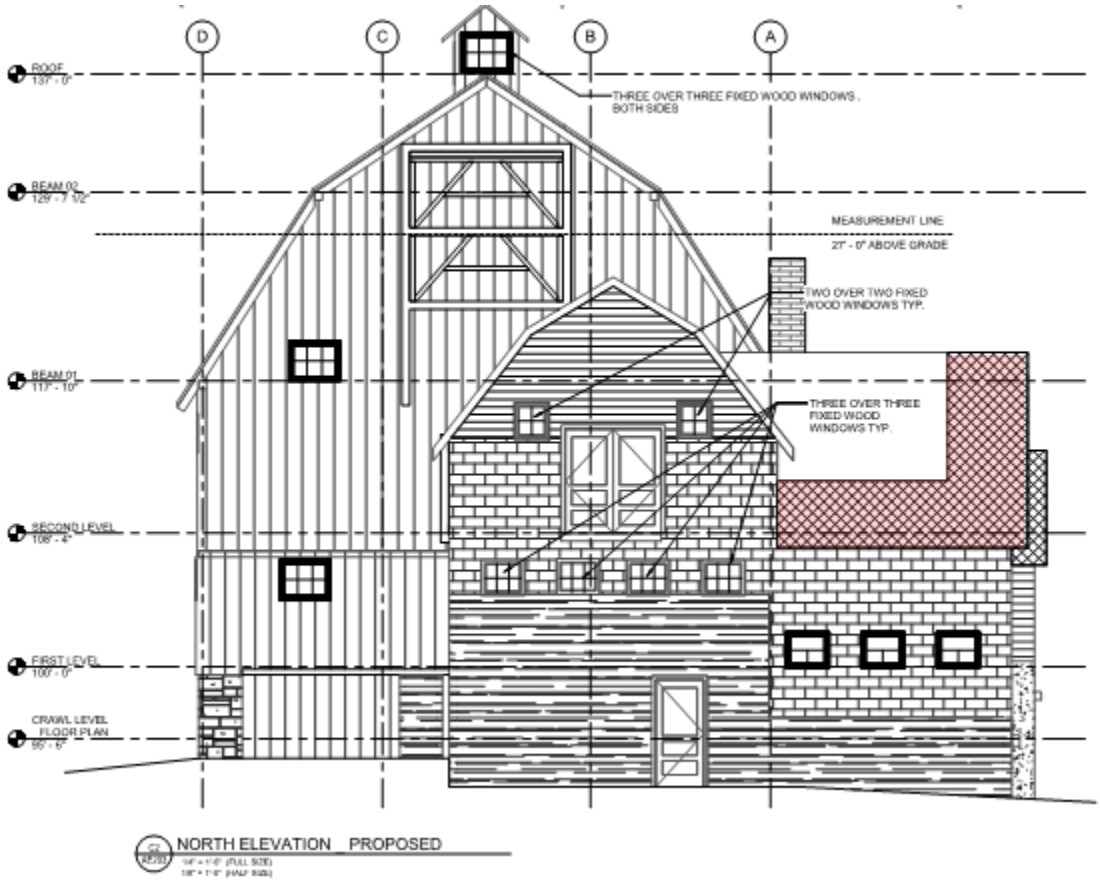


Figure 5c: *The 1941 Milking Parlor Addition Gambrel Roof sections to be removed (shaded red). North Elevation.*

4. <u>Non-Historic Plywood Boards of the Boarded Windows</u>

In total, there are 70 historic windows openings on the McPolin Barn and its historic additions. Of the 70 existing historic window openings, only five (5) have replacement non-historic windows. The remaining 65 historic window openings have been boarded with non-historic plywood boards (painted black). The applicant proposes to remove all of the non-historic plywood boards (painted black) that are currently covering the historic window openings. The applicant will be replacing the non-historic plywood boards with historically accurate wood windows on the McPolin Barn and the ca. 1930s Milk House Addition and steel windows on its ca.1954 additions. If existing steel windows remain, staff recommends that these be restored.

Staff finds that the removal of the non-historic plywood boards covering the historic window openings of the McPolin Barn and its additions is appropriate. The removal of the non-historic plywood boards will result in replacement with historically accurate windows.

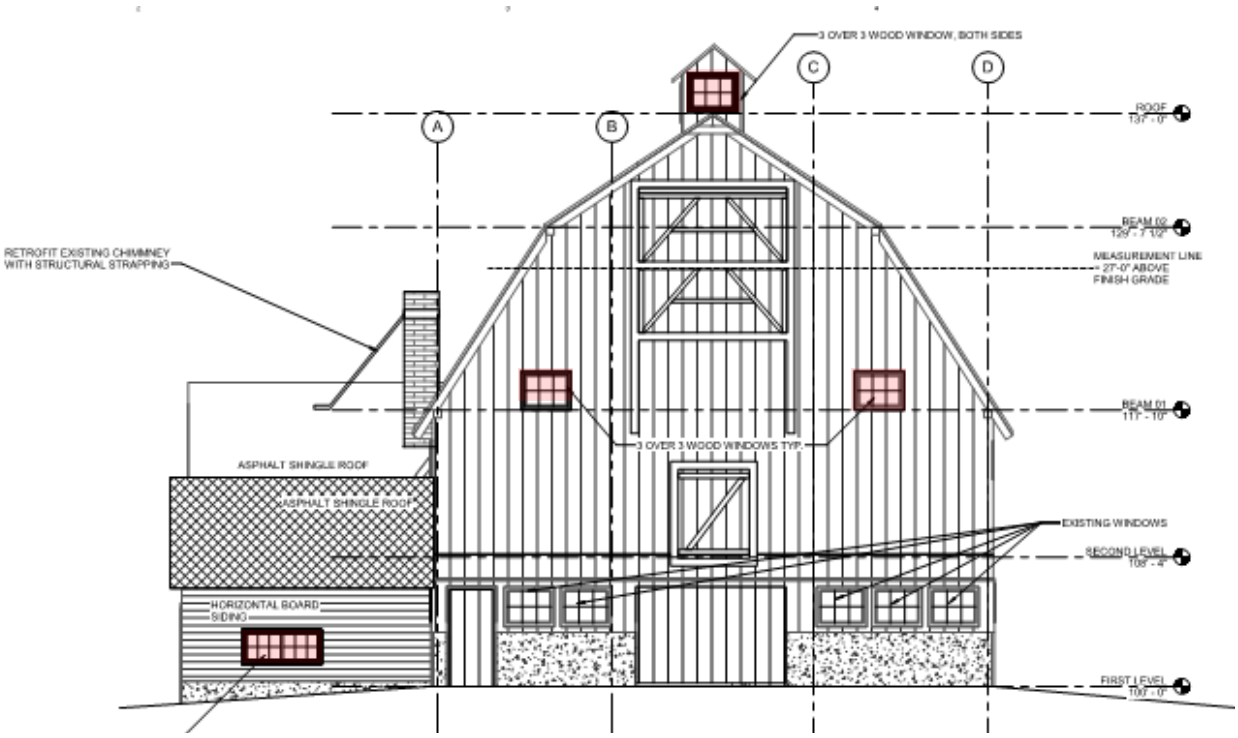


Figure 6a: *The non-historic plywood boards (painted black) that are to be removed from the historic window openings of the McPolin Barn and its additions (shaded red). South Elevation.*

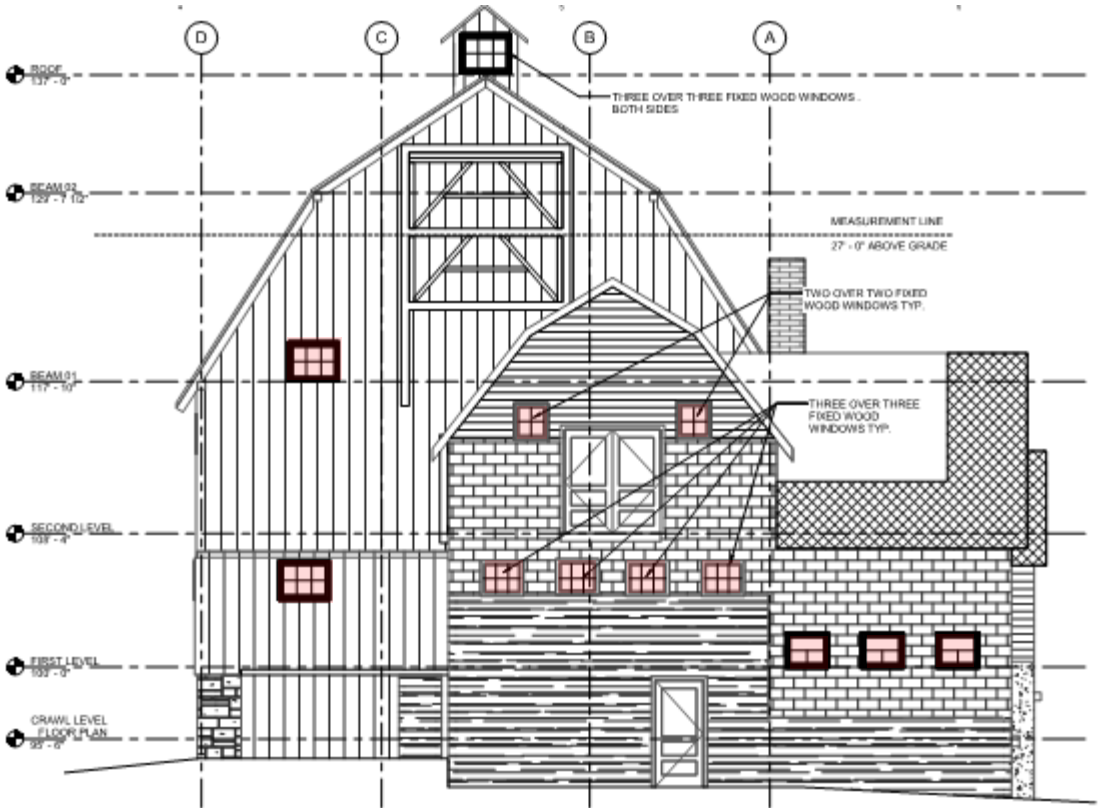


Figure 6b: *The non-historic plywood boards (painted black) that are to be removed from the historic window openings of the McPolin Barn and its additions (shaded red). North Elevation.*

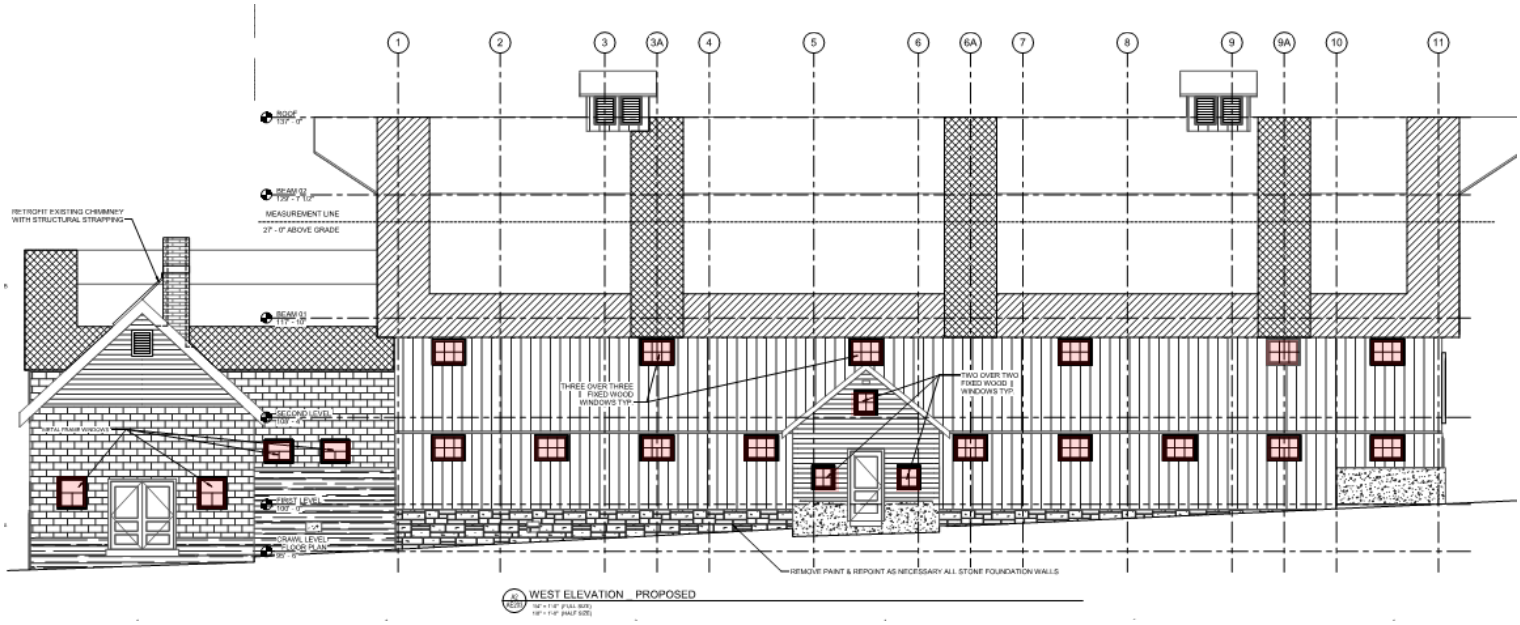


Figure 6c: *The non-historic plywood boards (painted black) that are to be removed from the historic window openings of the McPolin Barn and its additions (shaded red). West Elevation*

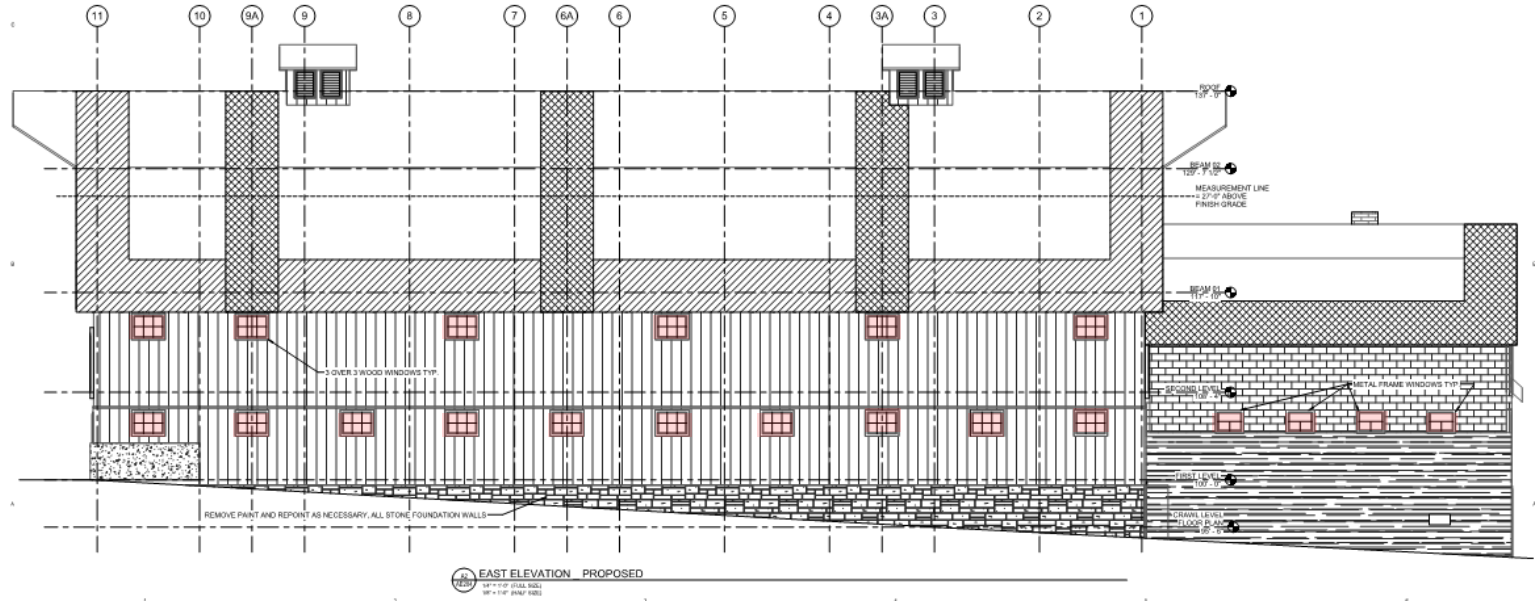


Figure 6d: *The non-historic plywood boards (painted black) that are to be removed from the historic window openings of the McPolin Barn and its additions (shaded red). East Elevation.*

5. <u>Damaged or Rotted Wood Boards</u>

As is detailed in the Historic Preservation Plan (Exhibit C) prepared by CRSA specifically for the HDDR, the applicant proposes to replace in-kind all wood boards that are potentially damaged or rotted beyond repair. Such potential areas that have been identified by the applicant include, but are not limited to trim and portions of doors. These areas will be identified during construction. The applicant is proposing that the replacement of such wood boards be the "architect's discretion"; however staff recommends that the Planning Director and Project Planner approve the removal and

replacement of damaged or rotten wood boards. Staff added Condition of Approval #3 addressing such.

Staff finds that the removal and replacement of wood boards that have been damaged or rotted beyond repair is appropriate as replacement of such is consistent with the recommendations of the McPolin Barn Historic Preservation Plan. Due to the minor scope of the proposed replacement of rotten/damaged materials, staff finds that these modifications will not result in the loss of the National Register of Historic Places listing.

Recommendation:
Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve the material deconstruction of historic materials for structural upgrades at 3000 N. Highway 224 pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Finding of Fact:
1. The property is located at 3000 N. Highway 224. The site is commonly known as the McPolin Farm.
2. The McPolin Farm is listed as Landmark on the Historic Sites Inventory.
3. The McPolin Barn was originally constructed ca. 1920-1922. Following its initial construction, the Milk House Addition was constructed ca. 1930. In 1954, the Milking Parlor Addition was constructed.
4. On March 14, 2016, the Planning Department received a Historic District Design Review (HDDR) application for the McPolin Barn located at 3000 N. Highway 224. The application was deemed complete on March 16, 2016. The HDDR application is still under review by the Planning Department.
6. The applicant proposes to remove and reinstall sections of the McPolin Barn gambrel roof to allow for brace frames to be constructed as a part of the structural upgrades.
7. The removal of the specific sections of the McPolin Barn gambrel roof is appropriate, as all other alternatives have been exhausted. Due to the scope of the structural upgrade, the steel structural members are too large to install any other way and smaller steel structural members would be inadequate.
8. The applicant proposes to remove and reinstall sections of the ca. 1930s Milk House Addition gable roof will be removed to allow for brace frames to be constructed as a part of the structural upgrades.
9. The removal of the specific sections of the ca. 1930s Milk House Addition gable roof is appropriate, as all other alternatives have been exhausted. Due to the scope of the structural upgrade, the roof must be attached to the top wall plate, which can only be achieved by removing portions of the gable roof.
10. The applicant proposes to remove and reinstall sections of the 1954 Milking Parlor Addition gambrel roof will be removed to allow for brace frames to be constructed as a part of the structural upgrades.
11. The removal of the specific sections of the 1954 Milking Parlor Addition gambrel roof is appropriate, as all other alternatives have been exhausted. Due to the scope of the structural upgrade, the roof must be attached to the top wall plate, which can only be achieved by removing portions of the gable roof.

12. All historic roof materials will be numbered during removal and reinstalled in its historic location and orientation.
13. The 62 existing non-historic plywood boards of the boarded windows will be removed and replaced with replica historic three-over-three windows on the McPolin Barn and steel windows on the ca. 1930s Milk House Addition and 1954 Milking Parlor Addition.
14. Pieces of wood that are damaged or rotted beyond repair will be replaced in-kind.
15. The removal and replacement of wood boards that have been damaged or rotted beyond repair is appropriate as replacement of such is consistent with the recommendations of the McPolin Barn Historic Preservation Plan.

Conclusions of Law:

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

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on March 18, 2016. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
2. Where the historic exterior materials cannot be repaired, they will be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to 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 Checklist for Material Deconstruction
Exhibit B – Historic Sites Inventory Form
Exhibit C – Historic District Design Review Historic Preservation Plan
Exhibit D – Historic District Design Review Physical Conditions Report
Exhibit E – Historic District Design Review Proposed Plans

Exhibit A

Historic Preservation Board Material Deconstruction Review Checklist:

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

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **McPolin Farmstead**

Address: 3000 Highway 224 *AKA:*

City, County: Park City, Summit County, Utah *Tax Number:* PCA-18-B-X

Current Owner Name: PCMC *Parent Parcel(s):*

*Current Owner Address:*PO Box 1480, Park City, Utah 84060

Legal Description (include acreage): See Summit County Recorder.

2 STATUS/USE

Property Category	*Evaluation**	*Reconstruction*	*Use*
☑ building(s), main	☑ Landmark Site	Date:	Original Use:
☐ building(s), attached	☑ Significant Site	Permit #:	Current Use:
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☐ building(s), accessory			
☐ structure(s)			

*National Register of Historic Places: ☑ ineligible ☑ eligible
☑ listed (date: 8/14/2003 - Individually listed. Not all buildings on site are eligible.)
Multiple buildings on site - see below for Landmark vs. Significant designation.

3 DOCUMENTATION

Photos: Dates
☐ tax photo:
☑ prints:
☐ 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	☑ city/county histories
	☐ tax card	☐ personal interviews
	☐ original building permit	☐ Utah Hist. Research Center
	☐ sewer permit	☐ USHS Preservation Files
	☑ Sanborn Maps	☐ USHS Architects File
	☐ obituary index	☐ LDS Family History Library
	☐ city directories/gazetteers	☐ Park City Hist. Soc/Museum
	☐ census records	☐ university library(ies):
	☐ biographical encyclopedias	☐ other:
	☐ newspapers	

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.
Morrison, Sandra. "McPolin Farmstead." National Register of Historic Places Registration Form. Park City: 2002.
Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Multiple buildings (See NR nomination) No. Stories: n/a

Additions: ☐ none ☐ minor ☐ major (describe below) Alterations: ☐ none ☐ minor ☐ major (describe below)

Number of associated outbuildings and/or structures: ☐ accessory building(s), # _____; ☐ structure(s), # _____.

General Condition of Exterior Materials:

☑ Good (Well maintained with no serious problems apparent.)

☐ Fair (Some problems are apparent. Describe the problems.):

☐ Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):

☐ Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Foundation: Multiple structures - See NR Registration Form.

Walls: Multiple structures - See NR Registration Form.

Roof: Multiple structures - See NR Registration Form.

Windows/Doors: Multiple structures - See NR Registration Form.

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): The site retains its original design integrity. See NR Registration Form for complete architectural descriptions of the structures that make up the site.

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 changed from the earliest photographs or written descriptions.

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 that defines this early 20th century dairy operation is the collection of structures, but also, as noted in the NR Registration Form, the use of recycled mine-structure materials for the barn.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of agricultural activities taking place around 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 farmstead is associated with the mining era and the related industries that supporting the growing mining operations.

This site was individually listed on the National Register of Historic Places in 2003. It was built within the historic period (c. 1921-1954) is associated with the industries that supported the mature mining industry, and many of the buildings retain historic integrity.

According to the NR Registration Form, the barn, silos, granary, bunkhouse, tool shed, outhouse, and corral with shelter contribute to our understanding of the site and are eligible for (and currently listed) the National Register of Historic Places. Therefore, these structures meet the criteria set forth in LMC Chapter 15-11 for designation as Landmark Sites.

According to the NR Registration Form, the house was moved to this location in 1923, but was damaged by fire in 1955. In 1999, the remains were demolished and the house was reconstructed using new materials and photographic evidence. It retains its essential historical form and meets the criteria set forth in the LMC Chapter 15-11 for designation as a Significant Site.

According to the NR Registration Form, the large shed (reception hall) replaced a shed built c. 1950 and demolished in 1999. It is assumed that the current shed building was designed and constructed with new materials based on photographic evidence of the original shed. It retains the essential historical form and meets the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site.

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c.1921-1954[1]

Builder: ☑ Not Known ☐ Known: (source:)

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

1. Historic Era:
   - ☐ Settlement & Mining Boom Era (1868-1893)
   - ☑ Mature Mining Era (1894-1930)
   - ☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

   As stated in the National Register of Historic Places Registration Form, "the farmstead represents the agricultural industry necessary to support the burgeoning silver mining industry and developing town of Park City…The McPolin Farmstead along with its large expanse of pastureland is one of the best-preerve history farmsteads in the Park City area."

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: Reception Hall (built 1999), 2006.
Photo No. 2: Barn - south oblique, 2006.
Photo No. 3: Barn - northwest elevation, 2006.
Photo No. 4: House (originally moved to this location and then reconstructed following a fire), 2007.
Photo No. 5-19: Photographs submitted as part of the National Register nomination are available on the NPS web site or on file with either the Park City Historical Society & Museum or the Utah State Preservation Office.

Park City Historical Society & Museum has an extensive library of historic photographs; time constraints did not permit review of available historic photographs for this report.

[1] Morrison, page .

NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name McPolin Farmstead

other name/site number McPolin/Osguthorpe Barn, City Farm

2. Location

street & town Highway 224 ☐ not for publication

city or town Park City ☐ vicinity

state Utah code UT county Summit code zip code 84060

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

SHPO 2/5/2002

Signature of certifying official/Title Date

Utah Division of State History, Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

☒ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register.
☐ removed from the National Register.
☐ other, (explain:)

Signature of the Keeper Date of Action

3/14/03

5. Classification

Ownership of Property
(check as many boxes as apply)

- ☐ private
- ☒ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(check only one box)

- ☒ building(s)
- ☐ district
- ☐ site
- ☐ structure
- ☐ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
6	2	buildings
		sites
	2	structures
		objects
6	4	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Function
(Enter categories from instructions)

AGRICULTURE/SUSTENANCE: animal facility
AGRICULTURE/storage
AGRICULTURE/agricultural outbuilding

Current Function
(Enter categories from instructions)

VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions)

OTHER: Improvement-Era Dairy Barn
OTHER: vernacular

Materials
(Enter categories from instructions)

foundation STONE
walls WOOD
roof ASPHALT: shingle
other CONCRETE: foundation, floors

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

☒ See continuation sheet(s) for Section No. 7

8. Description

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ **B** Property is associated with the lives of persons significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(enter categories from instructions)

AGRICULTURE

ARCHITECTURE

Period of Significance

c. 1921 - 1953

Significant Dates

c. 1921

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

☒See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey #
☐ recorded by Historic American Engineering Record #

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other Name of repository:

☒ See continuation sheet(s) for Section No. 9

10. Geographical Data

Acreage of Property Approximately 2 acres

UTM References
(Place additional boundaries of the property on a continuation sheet.)

	Zone	Easting	Northing
1	1/2	4/5/5/5/0/0	4/5/0/2/8/4/0
2	/	/ / / / /	/ / / / / /
3	/	/ / / / /	/ / / / / /
4	/	/ / / / /	/ / / / / /

Verbal Boundary Description
(Describe the boundaries of the property.)
The boundaries include the area immediately encicling the group of associated buildings, although the entire property includes 29.73 acres (Beginning . . . that portion of the following described parcel lying in sec 5, t2sr4e, slbm, beg at a pt n 89*56'41" w 3186.42 ft fr the e 1/4 cor of sec 5 t2sr4e, slbm; & run alg the center of sec 5 n 89*56'41"w2095.93 ft; th alg the center of sec 6 n 89*22'53" w 1330.98 ft; then 0*26'54" 22274.18 ft; th s 89*36'48" e 90.89 ft; the m/l alg the proposed wetlands bndry the next 6 courses: 1) s 20*36'02" e 224.21 ft; the 2) s 58*10'09" e 800.00 ftth 3) s 27*12'20" e 116.62 ft; th 4) s 58*10'09" e 100.00 ft; th 5) s 89*07'59" e 116.62 ft; th 6) s 58*10'09" e 284.86 ft; the s 0*05'58" e 41.23 ft; th s 89*50'30" e 66.65 ft; th m.l alg th proposed wetlands bndry the next 4 courses; 1)s 58*10'09" e 336.62 ft; th 2) s 44*25'59" e 463.25 ft; th 3) s 58*10'09" e 80.00 ft; th 4) n 24*59'17" e 251.79 ft; the alg the proposed hwy r/w line s 58*10'09" e 40.00 ft; the m.l alg the proposed wetlands bndry the next 4 courses; 1) s 24*59'17" w 251.79 ft; th 2) s 58*10'09" e 130.00 ft; the 3) s 83*11'10" e 165.53 ft; the 4) s 58*10'09" e asr-ll-r-2) bal 29.73 acres (see qcd 1152-752 U.D.O.T. to state of Utah)

Property Tax No. PCA-18-B-X

Boundary Justification
(Explain why the boundaries were selected.)
The boundaries are those that historically defined the built-up area of concentrated agricultural activity on the farmstead, excluding the areas of now abandoned fields.

☐See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Sandra Morrison
organization Summit County Historical Society date January 23, 2002
street & number 528 Main Street, P.O. Box 555 telephone 435-549-7457
city or town Park City state UT zip code 84060

Additional Documentation
Submit the following items with the completed form:

Continuation Sheets
Maps A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources.
Photographs: Representative **black and white photographs** of the property.
Additional items: (Check with the SHPO or FPO for any additional items)

Property Owner
name/title Park City Municipal Corporation
street & number P.O. Box 1480
telephone 435-615-5000
city or town Park City state UT zip code 84060

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a

Narrative Description

The McPolin Farmstead, with buildings constructed c. 1921 – 1954, and 1999, consists of a large Improvement-era dairy barn and several outbuildings/structures including grain silos, a corral with an animal shelter, an outhouse, a granary, a bunkhouse and a tool shed. The dominant feature of the property is the main barn, approximately 100' x 35'. Prominently located on a hillside, the farm complex is surrounded on three sides by fields and pastureland with State Highway 224 forming the farm's northern boundary several hundred yards in front of the buildings. Though two structures have been reconstructed or replaced (the farm house and lean-to machinery shed), the replica buildings are of similar form and size to the originals and do not detract from the prominent barn. Otherwise little has changed at the farmstead since the completion of the two grain silos and milking parlor addition to the main barn in 1954. Park City, the nearest town to the farm, has grown rapidly over the last twenty years, but the city's purchase of the approximately thirty-acre farm has ensured the preservation of the structures' setting. They remain important contributing historic buildings in Summit County and the Park City area.

Barn

Exterior

Construction on the barn was probably completed in 1921, the year property taxes paid on the property increased dramatically because of "improvements."[1] Family stories explain that the materials used during construction were recycled from an old silver mill in Park City.[2] The theory is collaborated by the random notches visible in the floor joists. The method of construction mirrors that of many of the area's mining structures from the turn of the century, thus creating a valuable link between Park City's mining and farming pasts.

The original portion of the barn is a rectangular shaped building with two levels and basement crawl space. The foundation is rough coursed sandstone, reportedly taken from a quarry on the site. Cladding on the main level is vertical rough sawn cedar board and batten siding, and the upper level rough-sawn cedar vertical-plank siding. The windows on both floors were originally six-pane (three-over-three) divided-light sash, but are currently boarded over with plywood.

[1] Microfilm of 1921 Summit County tax payment records,Summit County Treasurer's office.

[2] "McPolin Homstead," as told by Lane McPolin, undated, Park City Historical Society office. Lane tells of Dan McPolin building a mill to extract ore from the tailings "in what is now know as Prospector Square." He understands that the lumber for the barn came from this mill "when the mill was closed down . . . In 1908 it was hauled by horse and wagon to the present site . . . and reconstructed fitting the lumber together without the use of a single nail." Lane is son of Patrick McPolin, grandson of Daniel McPolin. Several facts in this family history are unsupported. Two mills were built in the Prospector area - the Beggs/Miller Mill and the Broadwater. Dan McPolin is not mentioned as associated with either of these projects, and both were constructed in the 1911-1916 (*Park Record* newspaper issues 10/23/1911 and 9/15/1916). Both were expected to operate for approximately five years although there is no mention in the *Park Record* of their actual closing down. This time period (1916-1921) more closely matches the date demonstrated by the tax rolls.

The barn has a large gambrel roof with exposed rafters, and asphalt shingles covering the original wood roofing material. Located at both the north and south gabled facades are gambrel overhangs designed to facilitate the movement of hay by allowing the hay hooks to extend beyond the barn walls and be lowered unhindered to the ground. Two matching cupolas stand on top of the roof, dividing the ridgeline into thirds.

The barn's primary entrance/exit is located on the building's south end. At ground level, there is a centered sliding door made of horizontal-plank siding and a smaller strap-hinged door on the southwest corner. On the second level, there is a strap-hinged wood-frame door flanked by two windows. In the gable there is a large vertically sliding wood-frame door.

Off-center on the west facade is a one-and-a-half-story gable end addition built in 1954. A poured concrete foundation wall supports the concrete block walls with rough sawn horizontal cedar plank siding in the gable. The entrance consists of three steps leading to a raised six panel wood door, flanked by two wood-framed openings.

The second addition to the barn in 1954 was the milking parlor on the north facade. The milk parlor is L-shaped; the side wing is one story and the projecting wing two and one-half. The foundation is poured concrete, and the walls are concrete block construction with cedar drop siding in the gable/gambrel ends. The principal entrance, a double paneled door, is centered on the end of the side-wing Secondary entrances are located on the gable end of the stem-wing with a small paneled door at ground level, and two large six-panel doors on the second level (primarily used to access interior grain storage facilities by delivery trucks). The windows of this addition were originally two-over-two divided light wood sash, but are currently boarded up. The gambrel roof of the addition is black asphalt shingle, matching the rest of the barn.

Interior

The primary function of the first floor was for housing and milking cows. The interior is divided into three sections by two cattle stanchions that run the entire length of the building. These wood structures encase bottom hinged wood planks that move to cinch the animal's head in place. The two outside sections function as feed stalls, while the central area is devoted to animal movement. The floor is poured concrete with a central formed channel to transport waste. Underneath lies a horizontal rough-sawn wood floor supported by 2x10 floor joists that run lengthwise. The ceiling is supported entirely by two lines of 6x10 posts dovetailed into the ceiling joists. The major joints are bolted together with mine bolts. Offset on the west wall, three steps lead down through a wood panel door to the an addition that consists of a small room with a poured concrete floor, 4x4 rectangular patterned drywall sides, and a stripped wood ceiling.

At the north end of the first floor a doorway opens into the second level of the milking parlor addition. A tiled floor leads around the outside of the room with bays created by metal fencing for holding each cow. The electric milking equipment is still in place and the center of the room opens onto the lower level where workers attached the milking cups to each cows udder. The circular pattern allowed the cows to flow around the room and exit back into the first level of the main barn.

In the northwest corner of the barn's first floor, an inclined ladder stairway leads through the ceiling opening to the second floor. This area is entirely open and was used exclusively for the storage of hay. The floor is made of rough-sawn cedar planks. At either end are two cast iron counter weights each flanking the large vertically sliding doors. The counter weights are encased in vertical rough-sawn cedar planks. The ceiling consists of an exposed heavy timber vaulted truss system with collar beams running the length of the building supported by a 6x10 wall stud every ten feet. In the 1990s, cables designed to stabilize the structure against wind sheer were installed in the barn to diagonally connect the top sill of the wall studs to the floor on the first level and tie beams installed to cross brace the long walls.

Other Contributing Buildings

Granary

Located south of the barn and silos stands the granary. Built c. 1920, this rectangular shed was used to house feed and horse tack. The singe-cell building is a one-story, wood-frame structure with board-and-batten siding and a gable roof with cedar shingles. Two three-over-three windows symmetrically flank the primary entrance on the front façade, although all three of these openings are currently boarded up. The interior has a wood-plank floor and exposed rafters in the ceiling. The room is divided in two by a half wall with the rear partition lined with metal, creating a storage bin for grain. The sill of single window on the rear is also lined with metal to protect the wood while grain was shoveled through the opening.

Bunkhouse

Located next to the granary is the bunkhouse, built c. 1935. This 8'x10' one-story single-cell structure has no foundation, resting instead upon sandstone blocks. The building is sheathed with board-and-batten siding and a new cedar-shake-covered gable roof. The door on the front facade is a strap-hinged wood-frame door. A square window opening is centered on the rear wall. The interior is finished with horizontal tongue-and-groove planks that were previously covered with cardboard to provide additional insulation. A hole in the ceiling and exterior metal chimney provided ventilation for a small wood stove. Family history explains that the bunkhouse was built by James McPolin (born 1918) when he was seventeen years old.[3]

Tool Shed

Next to the bunkhouse stands the 12'x12' tool shed, built c. 1920. This area was used for repairing or constructing farm machinery and equipment. It is a one-story single-cell structure with no foundation, board-and-batten siding and a gable roof. The door is centered on the front facade, and there is a small off-center window opening above the workbench on the south facade. The interior consists of a rough-sawn plank floor, a workbench with wooden nail bins mounted above, a cupboard for tool storage, and a small table in the northeast corner.

[3] *McPolin Homestead as told by Lane McPolin*, Park City Historical Society office. James was Dan McPolin's son who could have inherited the farm but his wife was reportedly allergic to cows.

Grain Silos
Located near the southeast corner of the barn, stand two concrete grain silos that stand approximately forty feet tall. The round silos are approximately ten feet in diameter with poured concrete walls and domed metal roofs. Construction began on the silos in 1953.

Corral with Shelter
Located east of the barn lies the corral and animal shelter. Construction of this area was completed c. 1920. This area was used primarily to house a bull and cow during the breeding process. The corral fence is made of welded standard gauge railroad tracks probably salvaged from the nearby Denver & Rio Grande Western Railroad track north of the property (the abandoned railroad grade is now Highway 224). The shelter consists of a wooden frame clad with corrugated metal siding. A large doorway provides access into the corral from the shelter and a small door opens from the side facing the barn.

Outhouse
Directly north of the corral and animal shelter lies the large three-hole outhouse. The date of construction is unknown, but it is presumed that it was built prior to the installation of indoor plumbing in the house in the 1930s. The exterior cladding is of drop siding and cedar shingles cover the roof. There are no interior walls.

Other Noncontributing Buildings

House
South of the barn, lies a replica of the original primary residence that was constructed in 1999 to replace the original c. 1900 one-story four-square-type house. According to family history, the original house was initially the main office for the Grasseli Mill (later the King Con Mill), a large mining operation in Park City. In 1923, it was moved in two pieces by wagon to its present location, where it was reassembled with a front porch and a lean-to addition to the back.[4] The building was severely damaged by fire in 1955 and abandoned. In 1999, the gutted house was demolished and replicated using similar materials.

Reception Center
West of the barn lies a large one-story wood-frame reception center with a shed roof, designed to look like a shed or large coop. The original shed was built c. 1950, and was used primarily for storage of large farm machinery and equipment. The shed was demolished in 1999, and a new structure constructed to host parties and receptions.

[4] Ibid.

Narrative Statement of Significance

The McPolin farmstead, built c.1921-1954, is significant under Criteria A and C. Under Criterion A the farmstead represents the agricultural industry necessary to support the burgeoning silver mining industry and developing town of Park City. Silver was diseovered in the area in 1868 and local mines began shipping ore in the 1870s. Park City grew rapidly during the last quarter of the nineteenth century and achieved a population of more than 4,300 by 1900. The influx of miners and their families created local demand for fresh produce. Large Improvement-era barns were the result of early twentieth century efforts to create more efficient farms and increase the quantity and quality of farm products. The McPolin farmstead along with its large expanse of pastureland is one of the best-preserved historic farmsteads in the Park City area. The farmstead is architecturally significant under Criterion C for the buildings' reflection of local construction traditions with the use of indigenous materials and techniques. The Improvement-era barn particularly echoes the close association of local mining and ranching through the presence of recycled mine-structure materials. Undertaking the construction of such a large structure in the early 1920s would not have seemed impossible to local farmers as numerous mammoth mining structures already dotted the local landscape. The barn and outbuildings remain intact due to the site's abandonment in the late 1950s and remain one of the most prominent landmarks in the valley.

History of the Park City Area

Parley Pratt, a Mormon settler and church leader, discovered the large "park -like" meadow (from which Park City was later to take its name) in 1848 and opened a direct route from Salt Lake City called the "Golden Pass" road. Samuel Snyder purchased Pratt's squatter's rights to the land for a "yoke of oxen" in 1849 and settled the area with his large polygamist family.[5] The settlement soon became known as Snyderville. The Snyders opened a sawmill, supplying lumber to the eager market in Salt Lake City. As they denuded the local forest, family members turned to farming to make a living. Growing crops was difficult as the high elevation ensured both late and early frosts and long, severe winters. With limited arable land and variable stream flows, Snydervillc's settlers pursed grazing the surrounding "meadow." In the thirty years between 1870 and 1900 the number of cattle in Utah nearly quadrupled and by 1930 one-eighth of all farms in Utah were dairy farms.

When silver was diseovered in the mountains south of Snyderville, settlement patterns suddenly shifted. A new town, Park City, quickly grew, far different than Utah's Mormon towns. Park City's mines fueled a booming import/export economy in stark contrast to the self sufficient, cooperative economies of neighboring Mormon towns. Within a few years after the first mines opened up, there were more than five hundred men working underground. Unskilled immigrants flocked to town to find lucrative mine jobs and several boarding houses were built to accommodate them. Businessmen followed, opening stores and supplying the miners with food,

[5] *Echos of Yesterday: Summit County Centennial History,* Daughters of Utah Pioneers, 1947, page 329-330

timber and other services. Surrounding farmers found readily available markets, supplying both local stores and mine boarding house kitchens.
The railroad's expansion through the area in 1890 assured markets in Salt Lake and Park City with reduced transportation costs. In 1915, the Park Record newspaper reported "The Park City branch of the Denver & Rio Grande railroad daily takes from Snyderville alone better than five hundred gallons of milk and cream to Salt Lake City."[6]

History of the Barn

Daniel McPolin
Daniel McPolin was born in Cork County, Ireland, about 1861. He moved to Park City, Utah, to work in the silver mines but left the profession in 1890 due to an accident that injured both his eyes and hands. After his mining career ended, Daniel and his wife Isabelle turned to other business interests and soon managed a collection of hotels and saloons including the "Bank Saloon" at 304-306 Main Street.[7] In 1899, they purchased the "Park City Bottling Works" and began marketing soft drinks to the entire county. He obtained a butcher's license in 1896 and opened a meat market on Main Street, probably the impetus for his purchase of the farmstead the next year.

Harrison P. McLane originally homesteaded the eighty acres.[8] When Harrison died in 1897 his widow sold the property to McPolin for $600.[9] The McPolins improved the property to increase the farm's efficiency and productivity. The large barn allowed for the newest in scientific methods, combining hay storage, livestock and dairy operations under one roof. It was completed shortly before Daniel's death in 1922. Son, Patrick and his wife Grace inherited the farm,[10] operating it until 1947 when he sold it to Dr. D.A. Osguthorpe[11] for $26,000.[12]

Dr. D.A. Osguthorpe
Dr. Osguthorpe was a successful veterinarian. During the 1940s, his practice brought him from his main office in Salt Lake City to Park City, as his primary patients were the horses that worked in the mines.[13] Lowered down the mineshaft, the horses pulled ore cars through the underground tunnels. Dr. Osguthorpe had first seen the Mcpolin barn in 1926 while retrieving his grandfather's wandering cattle. Though a resident of Salt Lake City, he took an active interest in the farm and updated the dairy operations, increasing the herd to one hundred

[6] *Park Record*, 6 February 1915.
[7] Park City Council minutes May 4, 1911.
[8] Patent - Warranty Deed Book I page 236, Summit County Recorders office.
[9] Warranty Deed Book I page 572, Summit County Recorders office.
[10] Decree - Miscellaneous Records Book R page 81, Summit County Recorders office.
[11] Quit Claim Deed Book H page 224, Summit County Recorders office
[12] D.A. Osguthorpe oral history interview with Anji Buckner, May 11, 2000.
[13] "Delbert Avaron Osguthorpe," by Michelle Sweet, undated, Park City Historical Society office; Oral history interview with Anji Buckner, May 11, 2000.

cows. In 1953 he hired Walter Stewart to build the concrete block milk parlor onto the front of the barn, and two silos at the rear.[14]
In 1955, a plumber working underneath the house accidentally started a fire. No one was injured, but the house was severely damaged. Dairy methods had changed enough by this time that it was decided to abandon the old farm buildings, including the large barn. Operations were moved across the highway to the southern, sunnier base of Quarry Mountain.[15] In 1990 Park City purchased the farm from Dr. Osguthorpe and stabilized the main barn. A fire sprinkling system and a new asphalt roof were installed for protection. In 1999, the remains of the house and large shed were demolished and replaced with the current buildings. And in 2002, minor repairs were made to the bunkhouse and tool shed, including the installation of new wood shingle roofs.

Improvement-era Barn Architecture

After 1910 government health regulations for production and handling of fluid milk required new barn designs. Agricultural college experiment stations promoted the gambrel roof, "ground stable" or improvement-era barn design, which was widely adopted throughout the country. These barns housed cows on washable concrete floors. The gambrel roof made an ample hayloft and could be erected with pre-fabricated trusses. Ducts from ventilators atop the roof provided fresh air for the cows and long rows of small windows gave light to the stable area. A small milk house was usually attached to the building.[16]

Previous barn design had been based upon European barn traditions, brought to the Unites States by immigrant groups. Though barn builders began to simplify construction techniques and standardizing bay sizes, these small refinements did not create great changes in barn building. The major evolution was the gambrel roof barn. Not only did the shape of the roof make the design innovative, but vast changes in the building system separated it from previous barns. The design incorporated standardized, lightweight machine-sawn structural members into an advanced truss configuration with nail construction. Mail order planning and mass-produced building materials spurred the implementation of the new design across the country. The new ideas were incorporated into older building traditions; for example, even the adoption of the new gambrel roof system with stud walls and a truss roof did not wholly eliminate the old heavy timber mortise-and-tenon construction system. Barn builders frequently integrated both old and new systems into the overall structural framework.[17]

The McPolin barn, measuring 100' x 35', is one of the largest in Summit County. Its gambrel roof allows for maximum storage because the roof structure uses no posts for support and the entire second floor is open usable space. The first level with modern concrete floor with formed drain channels allowed ease of cleaning. Two parallel rows of stanchions to hold and feed cows while milking are situated so the animals are housed in the large center isle with their heads facing the outside isles. This arrangement provides minimum obstruction for

[14] Notice of Lien Book2A page 83, April 14, 1954, Summit County Recorder's office.
[15] Interview with Anji Buckner May 11, 2000; "Ship in a Sea of Grass," Kathleen Shorr, Lodestar Magazine, summer 1994, page 16.
[16] *Taking Care of your old Barn - Historic barn types,* University Vermont website www.uvm.edu/~vhnet/hpres/publ/bamb/bbhbty.html
[17] Thomas C. Hubka, *The Americanization of the Barn,* Department of Architecture, University of Wisconsin-Milwaukee. Article on website: www.nbm.org/blueprints/90s/spring94/page2/page2.htm

the animals while entering and leaving the barn and allows for ease of their inspection. Openings along the exterior wall on through the first level ceiling/second level floor provide easy delivery of feed from above. The new design of the barn housed the entire dairy operation under one roof, adding to the efficiency of the process along with increased comfort for both cows and farmer.

Dairy barns are not as common in Utah, where cattle raising is better adapted to the geography, especially around the high elevations of the Park City area. However two other large dairy barns still exist today in the area. Five miles away at the mouth of Thaynes Canyon stands the Armstrong Barn. Built in 1930, after the McPolin barn, the Armstrong family deliberately strived to construct the largest barn in Summit County.[18] The barn has been extensively remodeled inside, with the second level hayloft now providing housing for the Armstrong family descendants. Fifteen miles away, alongside Interstate 80 stands the Dahl or Hi-Ute Barn. Built about 1924,[19] this barn is English style, with a simple gable roof and main entrance to the hayloft on the broad side of the building. The milking stalls on the first level have been renovated to house horses, though the large open hayloft on the second level still houses feed for these animals. Because of the McPolin Farmstead's abandonment in the late1950s, it is the best-preserved barn and historic farmstead in the area.

[18] "Modern Dairy Barn opens," *Park Record*, October 24, 1930.
[19] Summit County Tax records PP-53. Summit County Assessors office. Coalville, UT.

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Common Label Information:

1. McPolin Farmstead
2. Park City, Summit County, Utah
3. Photographer: Cory Jensen
4. Date: November 2002
5. Negative on file at Utah SHPO.

Photo No. 1:

6. General view of farmstead. Camera facing southwest.

Photo No. 2:

6. North & east elevations of barn. Camera facing southwest.

Photo No. 3:

6. North elevation of barn. Camera facing south.

Photo No. 4:

6. North & west elevations of barn. Camera facing southeast.

Photo No. 5:

6. West elevation of barn. Camera facing east.

Photo No. 6:

6. South elevation of barn showing silos. Camera facing north.

Photo No. 7:

6. Interior of barn. Camera facing southeast.

Photo No. 8:

6. North & west elevations of replicated house. Camera facing southeast.

Photo No. 9:

6. North & east elevations of reception center. Camera facing southwest.

Photo No. 10:

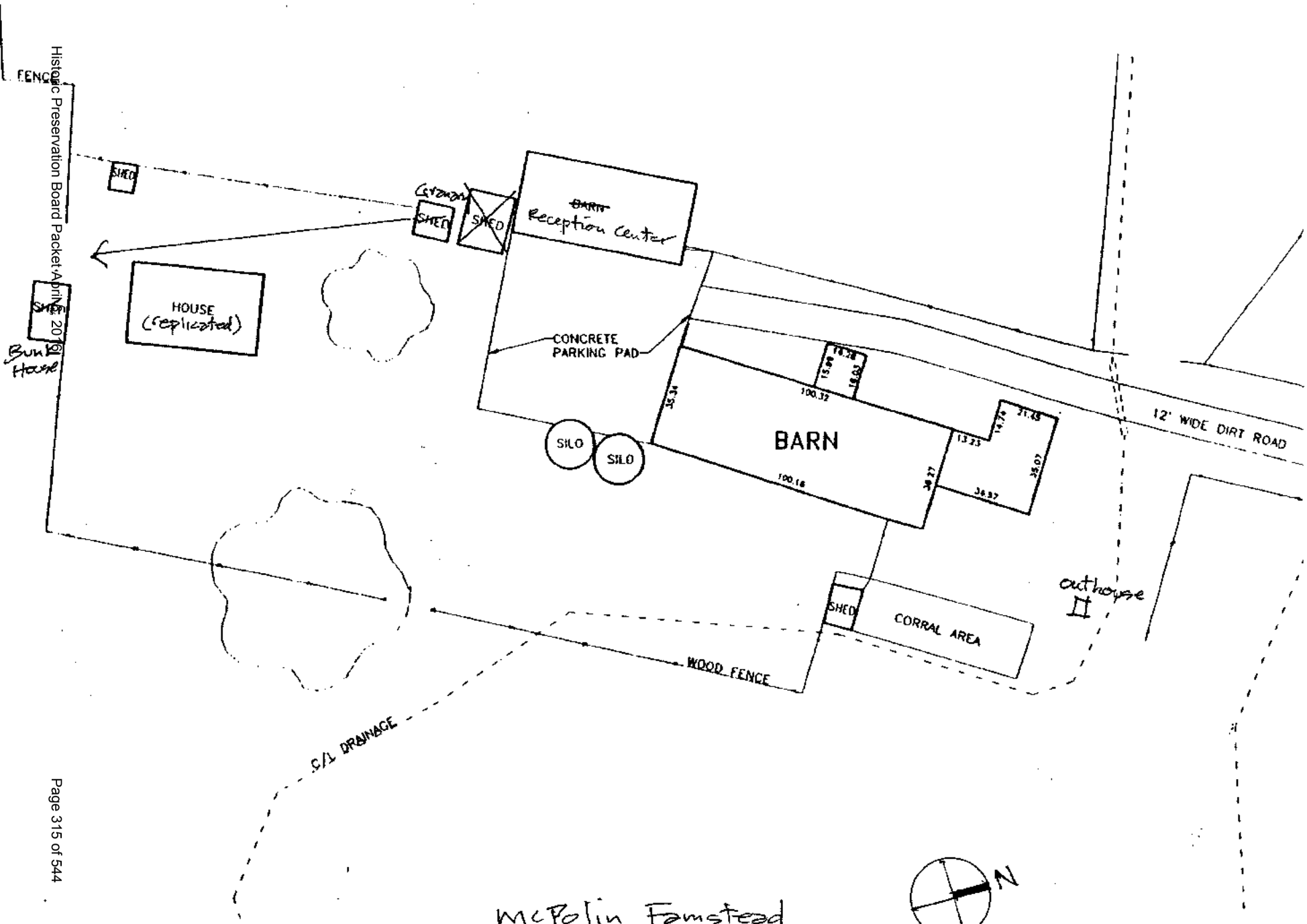
6. North & west elevations of bunkhouse. Camera facing southeast.

Photo No. 11:

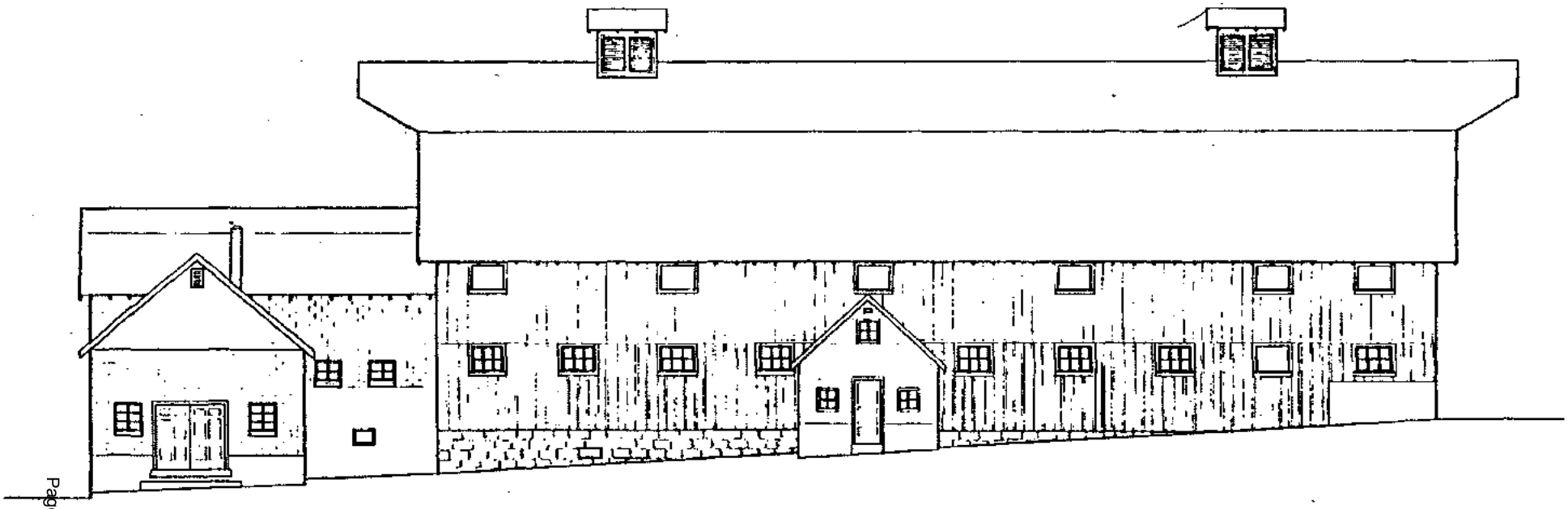
6. North elevation of toolshed (right) & granary (left) . Camera facing south.

Photo No. 12:
6. North & west elevations of corral shelter. Camera facing southeast.

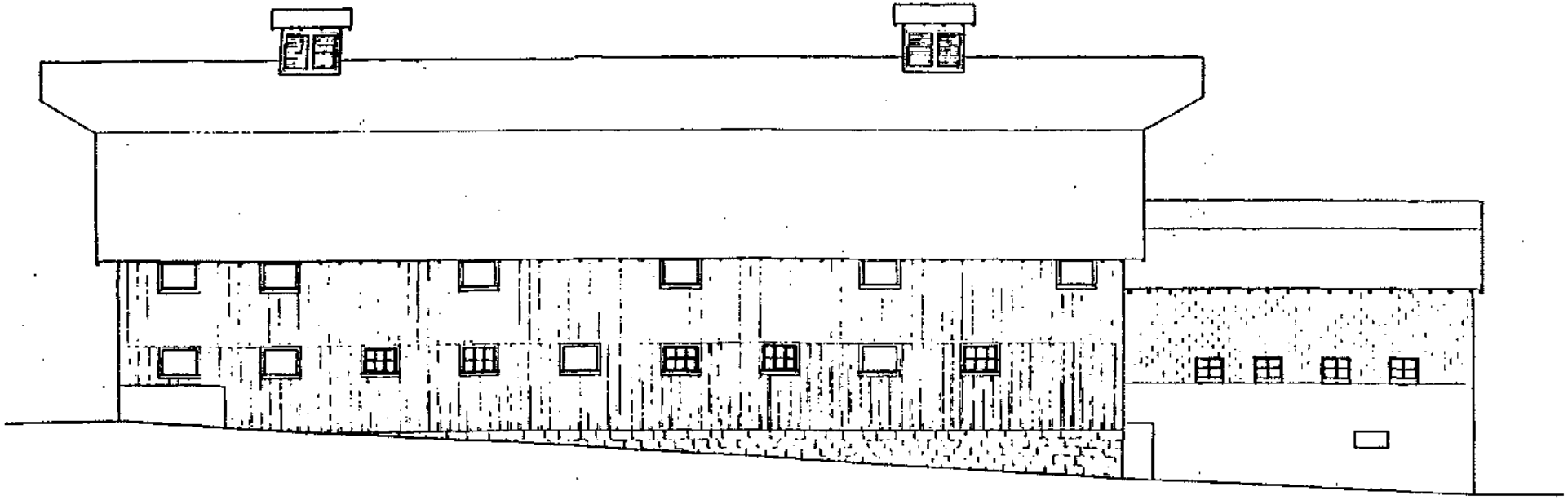
Photo No. 13:
6. South & west elevations of outhouse. Camera facing northeast.



McPolin Farmstead
Schematic Site Plan
Showing Changes c. 2002

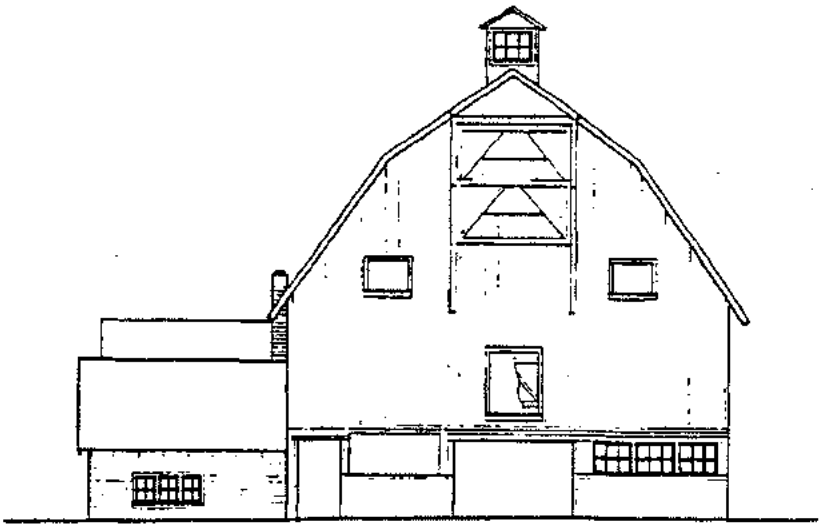


ELEVATION
1/8" = 1'-0"

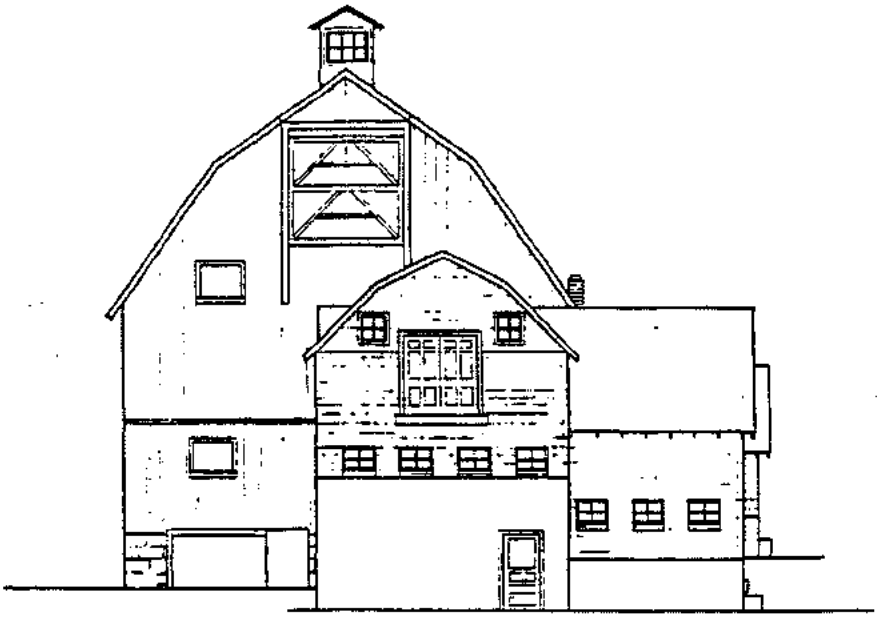


ELEVATION

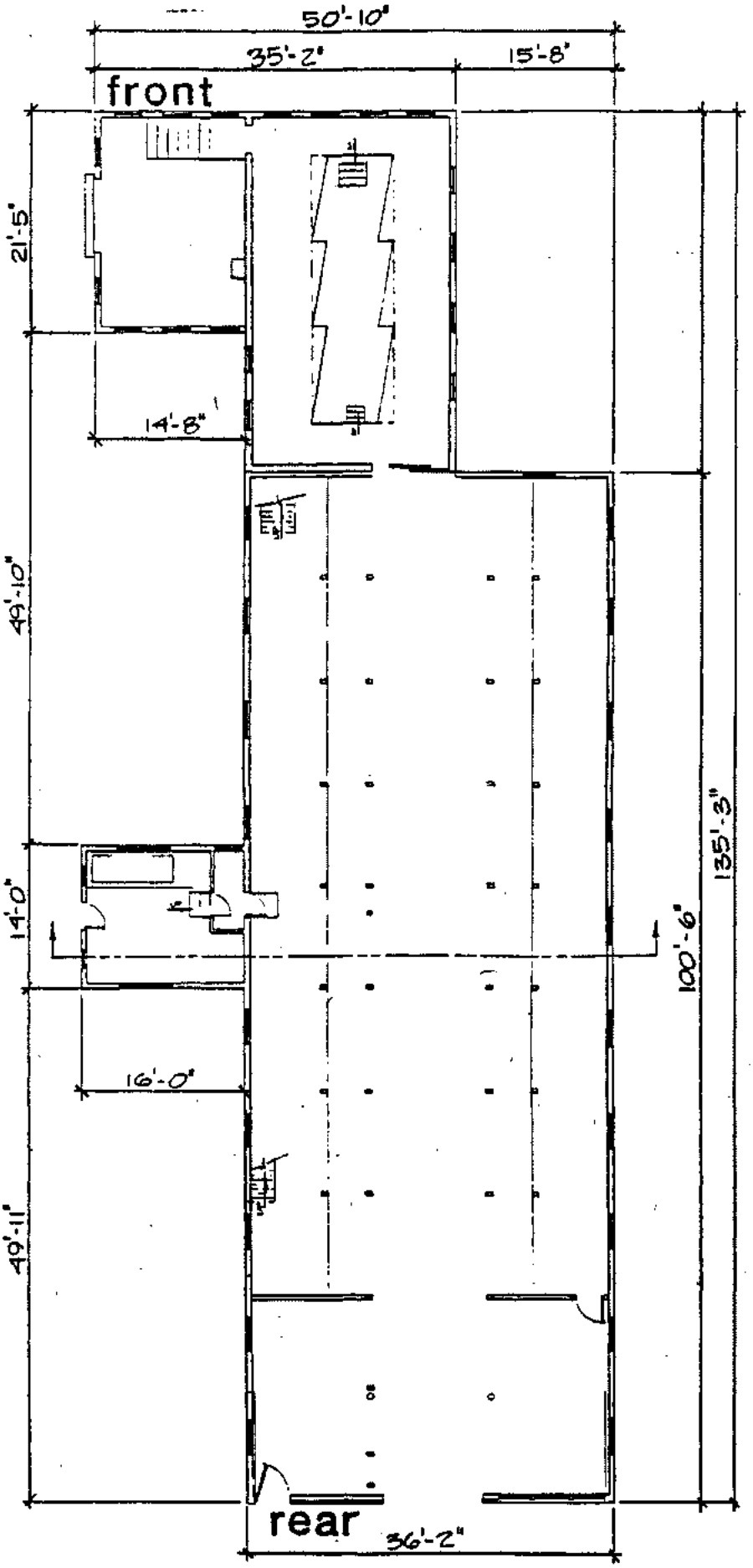
1/8" = 1'-0"



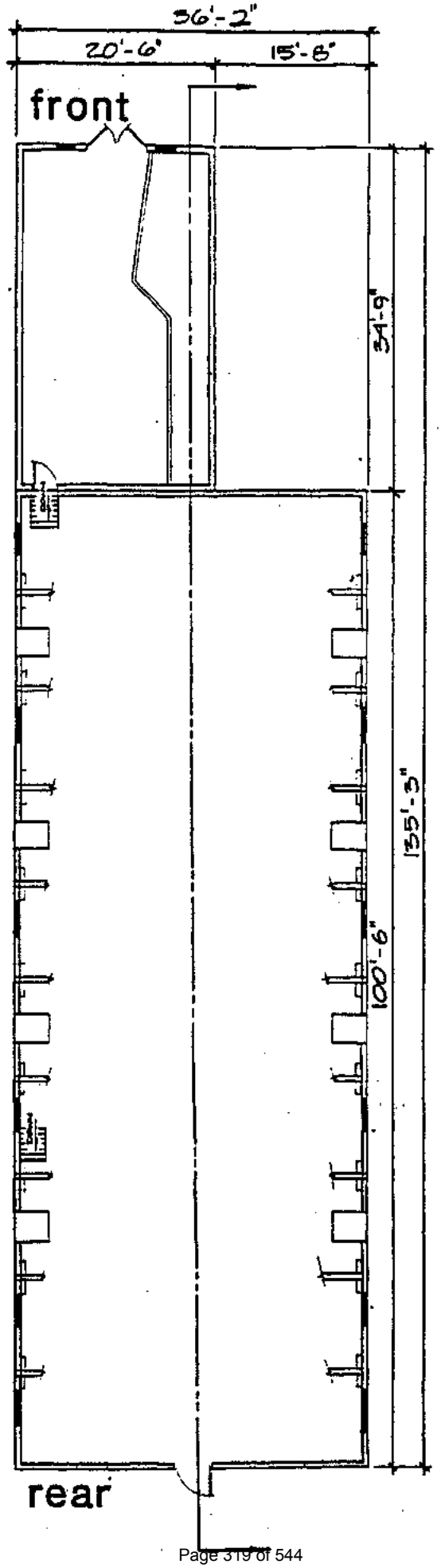
REAR
ELEVATION



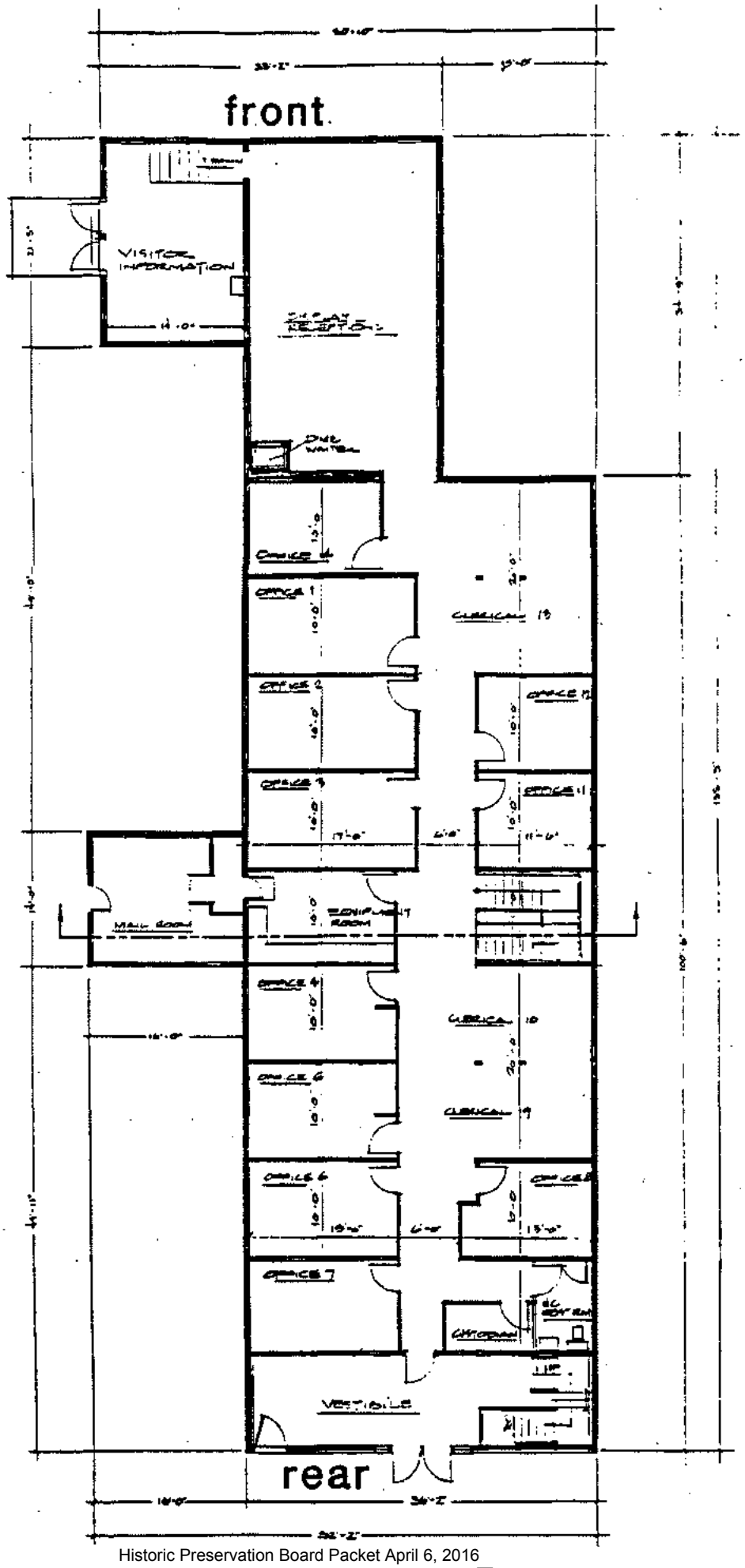
FRONT
ELEVATION

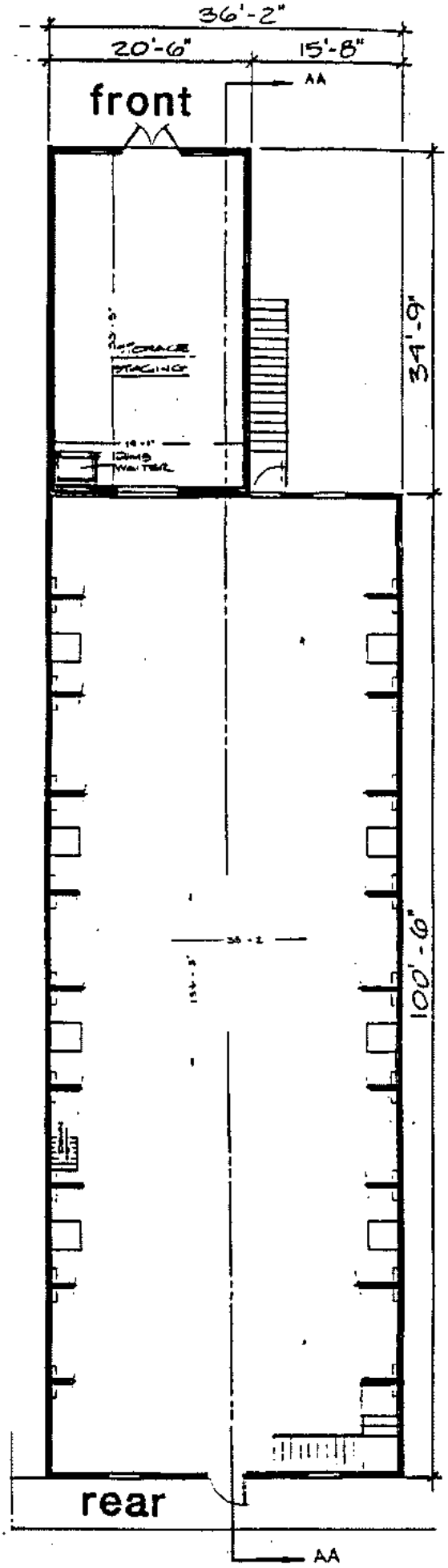


FIRST FLOOR PLAN



SECOND FLOOR PLAN





FIRST FLOOR PLAN
area: 4885 sq ft

SECOND FLOOR PLAN
area: 4347 sq ft

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

(08-09)

HISTORIC PRESERVATION PLAN

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

For Office Use Only

PROJECT PLANNER _____ APPLICATION # _____

DATE RECEIVED _____

PLANNING DIRECTOR CHIEF BUILDING OFFICIAL

APPROVAL DATE/INITIALS_____ APPROVAL DATE/INITIALS _____

PROJECT INFORMATION

[x] LANDMARK SITE [ ] SIGNIFICANT SITE DISTRICT: _____

NAME: McPolin Barn Structural Upgrade

ADDRESS: 3000 Highway 224
Park City, UT 84060

TAX ID #: PCA-18-B-X OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #:_____

APPLICANT INFORMATION

NAME: Park City Municipal Corporation, c/o Matt Twombly

PHONE #: (435)615-5177 FAX #: _____

EMAIL: mtwombly@parkcity.org

Instructions for Completing the HISTORIC PRESERVATION PLAN

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

Your Historic Preservation Plan must include this cover page and the information noted below:

- Prior to you Pre-Application Conference with the Design Review Team, complete only section 1. PROJECT DESCRIPTION.
- To accompany your HISTORIC DISTRICT/SITE DESIGN REVIEW application, complete all sections of the form.

If you have questions regarding the requirements for completing the HISTORIC PRESERVATION PLAN, please contact a member of the Park City Planning Staff at (435) 615-5060.

1 Project Description: Summarize the intent of the proposed project and describe the anticipated scope of work. For projects involving Historic Sites, the description should make known any intentions to remove, relocate, reorient, raise, disassemble/reassemble, and/or reconstruction all or part of the Historic Site.

This renovation of the historic McPolin Barn, a part of the McPolin Farmstead complex on Highway 224, is to provide necessary structural upgrades to allow small groups of patrons to enter the building on a limited basis. It does not meet current structural code, and the project will strengthen the structure against wind (lateral), snow, and seismic loads. The addition of braced frames, shear walls, and roof trusses will allow for the removal of a cluttered system of crossing steel cables that limits accessibility, as well as the demolition of a historically incompatible roof bracing system. The project will mostly affect the building interior, except for exterior improvements in the form of new (historically based) windows and the maintenance of concrete and masonry walls. Any required material deconstruction will be temporary, and materials will be carefully replaced in their historic location and orientation as construction progresses. All work on the McPolin Barn will strictly follow the Secretary of the Interior's Standards for Rehabilitation, under the experienced observation of CRSA Architecture. The resulting building will be better prepared to withstand the elements while reintroducing historic elements that have been lost or altered over the last century.

2 Design Issues: Summarize the impacts the proposed project will have on the site's character-defining features. If the project proposes a negative impact on any character-defining feature, explain why it is unavoidable and what measures are proposed to mitigate the adverse affects. Summarize the design of proposed elements (additions, materials, etc.). Address compatibility with existing character-defining features and historic materials. Summarize the location and placement of proposed elements (additions, materials, etc.). Address visibility from the primary right-of-way, impact on historic building/structure, and impact on historic materials. For project involving ADA compliance, explain how the proposed design solution minimizes adverse impacts on the original materials and design.

The McPolin Barn was completed around 1921, and it has been an important part of the Park City landscape ever since. Its significance to history is best demonstrated by an individual National Register of Historic Places listing in 2004. Character-defining features of the building, as well as the impact of the project on these features, include:

- Rough coursed sandstone foundation: the stone foundation is currently painted. The paint will be removed. Repairs will be compatible in materials, strength, color, and texture. Pointing should also match original in pattern and profile.
- Rough sawn Cedar board-and-batten siding (lower level): not impacted by project.
- Rough-sawn Cedar 1 x 12 siding (hayloft level): not impacted by project.

- Windows: the windows on the barn currently are covered with an existing plywood cover which will be removed and new window sashes will be replicated to match the historic three-over-three window type. Care will be taken to reproduce the historic windows as accurately as possible with the information on hand.
- Gambrel roof: 4 foot wide sections of the roof (roofing shingles, underlayment, and historic skip sheating) will be removed in select locations to allow for steel brace frames to be installed. Because sheathing is visible from the interior, no sheathing boards will be cut, but rather will be removed in their entirety, numbered, and replaced. This approach is unavoidable and the most sensitive due to the large steel sections that must be lifted into the building. This approach will be mitigated by minimizing the size of openings and by numbering and replacing in same location and orientation any historic skip sheathing that must be temporarily removed during the installation of the steel braces.
- Gambrel roof: 4 foot wide sections of the roofing (roofing shingles and underlayment only) will be removed to allow for access to mechanically tie the roof to the top of the wall.
- Cupolas: improved by the reintroduction of historic windows.
- Wood doors: no anticipated impact. The architect will consult with the Planning Director and Project Planner to approve the removal and replacement of damaged or rotten wood boards. Materials will not be removed or replaced without prior approval.
- ca. 1930s Milk House (west addition): narrow strips of roof will be removed to properly attach roof structure to concrete walls, as is necessary for seismic improvements. Mitigated by replacing any historic materials that are temporarily removed in construction in their historic location and orientation.
- 1954 Milking Parlor (north addition): narrow strips of roof will be removed to properly attach roof structure to masonry walls, as is necessary for seismic improvements. Mitigated by replacing any historic materials that are temporarily removed in construction in their historic location and orientation.

There will be no exterior additions to the McPolin Barn. Interior structural additions will either be painted steel or aesthetically and historically appropriate dimensioned lumber (i.e., free of grading stamps or incompatible hardware).

3 Construction Issues: Following the format of the Physical Conditions Report, summarize the work being proposed for each feature. Provide reference to or excerpts from the Physical Conditions Report if needed to supplement the work summaries. Address the treatments being considered and the methods and techniques being proposed. (See Page 6 of the *Design Guidelines for Historic Districts and Historic Sites* for a list of the four treatments for historic sites).

Site Features

A.1. Topography– Minor regrading to improve drainage, no bearing on historic nature of site.

A.2. Landscaping- no work.

A.3. Retaining Wall(s)- no work.

A.4. Exterior Steps- no work.

A.5. Fence(s)- no work.

A.6. Other- no work.

Main Building (McPolin Barn)

B.1. Roof- a narrow strip of the historic roofs (both in the barn and in additions) will be removed in order to make necessary structural upgrades at the roof-wall connection. Because sheathing is visible from the interior, no sheathing boards will be cut, but rather will be removed in their entirety, numbered, and replaced. In the original barn, this removal will only include newer shingles, roofing membrane, and sheathing. A transverse strip of roof will be completely removed at each of the (3) brace frames in order to allow for assembly, and historic skip sheathing will be numbered during demolition and installed in its historic location and orientation. In the northwest and west additions, roof demolition at the wall connection will include the shingles, roofing membrane, sheathing, and historic skip sheathing. Any historic sheathing removed in construction will be numbered and replaced in original location and orientation.

B.2.-B.5.-Original barn walls will be untouched. Masonry in northwest addition will be selectively tucked and pointed. Repairs will be compatible in materials, strength, color, and texture. Pointing should also match original in pattern and profile.

B.6. Foundation- Pointing and tucking as needed to achieve structural requirements.

B.7. Porch(es)- N/A

B.8. Dormer(s)/Bay(s)- N/A

B.9. Additions- N/A

B.10. Mechanical System- no work.

B.11. Electrical System- historic materials will be left in place. New lighting will be added to meet code.

B.12. Structural System- see BHB structural report.

B.13. Hazardous Materials- N/A

B.14. Other- Cupola windows will be reinstated using historically accurate replica casements in existing (boarded over) openings.

Main Building – Details

C.1. Windows- Plywood covering will be removed and replica casements will be installed to match historic appearance.

C.2. Doors- any rotting parts of the historic doors will be replaced in kind.

C.3. Trim- very selective replacement of rotting or damaged members in kind.

C.4. Architectural Ornamentation- no work.

C.5. Other- no work.

Accessory Building(s)

D.1.- silos will be structurally improved by adding micropiles to the foundation, which will not be visible above grade. Spalling and damage to concrete walls will be selectively grouted as needed—damage to structural integrity will be repaired while purely aesthetic issues will not be altered.

Structure(s)

E.1- no work.

4 Project Team: List the individuals and firms involved in designing and executing the proposed work. Include the names and contact information for the architect, designer, preservation professional, contactor, subcontractors, specialized craftspeople, specialty fabricators, etc…. Provide a statement of competency for each individual and/or firm listed above. Include a list or description of relevant experience and/or specialized training or skills. Will a licensed architect or qualified preservation professional be involved in the analysis and design alternatives chosen for the project? Yes or No. If yes, provide his/her name. Will a licensed architect or other qualified professional be available during construction to ensure the project is executed according to the approved plans? Yes or No. If yes, provide his/her name.

CRSA of Salt Lake City is heading the project team. With vast preservation experience and numerous projects working with the Park City preservation guidelines, they are competent as architects of the McPolin Barn structural upgrades. Project manager, Steven Cornell, is trained in architecture with an emphasis in Preservation, with over ten years of experience in preservation architecture. Licensed architect Allen Roberts, a highly respected Utah preservation architect, will act as the principal-in-charge, and he will be available through construction to ensure proper execution of the work. CRSA preservation experience in Summit County includes the High West distillery and tasting room projects on Park Avenue, work on the historic City Hall (now the Park City Museum), and adaptive reuse of the Washington School.

BHB, the structural engineering firm on the project, is experienced at retrofitting historic structures while preserving the historic integrity of the building. Their approach is to change as little as possible while meeting the design objectives. They wish to “do no harm” and use state of the art 3D structural modeling to find the true stress and forces in the structure. They then take data from in place testing and observation to determine stability and adequacy of the existing structure under gravity wind and earthquake loads. Project manager Brett Goodman has extensive experience in Park City, including a

structural analysis of the McPolin Barn, the Park City Film Studios, the Park City Marriott, and 205 Main Street.

Hogan Construction is also experienced in historic preservation projects and are adept at solving the complex issues of constructability in historic structures while maintaining aesthetic standards of excellence. The project manager will be Scott Bryner, working with superintendent Ryan Greenfield, both of whom have remodeling experience. Recent Hogan preservation projects include the historic Union Pacific Roundhouse in Evanston, Wyoming, and the Meridien Condominiums (previously the 1932 VA Hospital) in the Avenues neighborhood of Salt Lake City.

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

Excerpt from the McPolin Farmstead National Register nomination:

> "Construction on the barn was probably completed in 1921, the year property taxes paid on the property increased dramatically because of 'improvements.' Family stories explain that the materials used during construction were recycled from an old silver mill in Park City. The theory is collaborated by the random notches visible in the floor joists. The method of construction mirrors that of many of the area's mining structures from the turn of the century, thus creating a valuable link between Park City's mining and farming pasts."

Daniel McPolin built the barn shortly before his death in 1922. His son and daughter-in-law Patrick and Grace McPolin operated the farm until 1947, when veterinarian Dr. D.A. Osguthorpe bought the farm and increased the herd to over one hundred head. Dr. Osguthorpe commissioned the addition to the northwest and the silos in 1954, which were built by Walter Stewart. The wood farmstead was abandoned for a more modern metal facility across Highway 224 in the 1950s (since demolished). Park City bought the property in 1990 to maintain the open space along a main corridor into Old Town, and newer buildings were added in 1999.

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

City project—to be waived.

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

Signature of Applicant:_____Date:_____

Name of Applicant:_____

PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PROJECT INFORMATION

NAME: McPolin Barn Structural Upgrade

ADDRESS: 3000 Highway 224
Park City, UT 84060

TAX ID: PCA-18-B-X OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

HISTORIC DESIGNATION: ☐ LANDMARK ☐ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: Park City Municipal Corporation

MAILING ADDRESS: P.O. Box 1480
Park City, UT 84060

PHONE #: (435) 615 - 5001 FAX #: ( ) -

EMAIL: webmaster@parkcity.org

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Matt Twombly

PHONE #: (435) 615 - 5177

EMAIL: mtwombly@parkcity.org

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: Matt Twombly

Mailing Address: 445 Marsac Avenue
Park City, UT 84060

Phone #: ( ) - Fax #: ( ) -

Email: twombly@parkcity.org

Type of Application: _____

AFFIRMATION OF SUFFICIENT INTEREST

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

Name of Owner: _____

Mailing Address: _____

Street Address/ Legal Description of Subject Property: _____

Signature: _____ Date: _____

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

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

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

PHYSICAL CONDITIONS REPORT

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

1. Site Design

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

Element/Feature: N/A (No site work proposed)

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

n/a

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

n/a

Photo Numbers: 001, 002 Illustration Numbers: _____

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

2. Structure

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

Element/Feature: Fly Rafters, Wood Posts and Beams, Wood Joists

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

Estimated date of construction: ca. 1921

Describe existing feature:

Fly Rafters: Original heavy timber framing, early 20th c. joinery techniques, exposed on the inside of the hay loft at 9' - 9" on center.

Wood Posts and Beams, Wood Joists: Exposed heavy timber wood posts and beams and rough cut wood joists comprise the support structure for the hay loft at 9' - 9" on center.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

Signs of wood rot, paint deterioration, some splintering in heavy timbers.

Photo Numbers: 003, 004

Illustration Numbers:

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

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: Roofing

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: -

Describe existing feature:

Asphalt shingle roofing with painted metal flashing.

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

The asphalt roofing was installed recently and remains in excellent condition.

The metal flashing remains in good condition.

Photo Numbers: 005, 006, 007 Illustration Numbers: _____

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

4. Chimney

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

Element/Feature: Chimney

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

Estimated date of construction: ca. 1950s

Describe existing feature:

Unreinforced brick chimney on north addition.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

The unreinforced brick chimney is tall and unsupported and shows sign of extensive mortar deterioration.

Photo Numbers: 008

Illustration Numbers:

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

5. Exterior Walls

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

Element/Feature: Barn, first level

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

Estimated date of construction: ca. 1921

Describe existing feature:

Painted board and batten wood siding on original barn
Painted CMU block on North addition
Painted horizontal wood siding on west addition

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Minor wood rot, cracking, warping, wood knots have fallen out, sprinkler heads located immediately beneath walls.

Photo Numbers: 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024

Illustration Numbers: _____

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

Element/Feature: Barn, second level

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

Estimated date of construction: ca. 1921

Describe existing feature:

Painted vertical wood 1 x 12 siding with 1/2" to 1" spaces between, on original barn

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☒ Fair ☐ Poor

Minor wood rot, cracking, warping, wood knots have fallen out.

Photo Numbers: 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024

Illustration Numbers: _____

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

Element/Feature: Eaves , Barn

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

Estimated date of construction: ca. 1921

Describe existing feature:

Painted exposed wood rafter tails

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Signs of insect/bird infiltration and nesting. Minor paint deterioration

Photo Numbers: 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024

Illustration Numbers:

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

6. Foundation

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

Element/Feature: Foundation

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

Estimated date of construction: ca. 1921

Describe existing feature:

Painted stacked rough-cut sandstone on original barn.

Painted, board-formed concrete on west addition.

Painted, board-formed concrete on north addition.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

Minor paint deterioration, mortar erosion, some spalling, sprinkler heads located adjacent to foundation, animal burrows on stone foundation.

Minor cracking, spalling, horizontal stress cracking, some paint deterioration, sprinkler heads located adjacent to foundation, animal burrows on board formed concrete.

Photo Numbers: 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024

Illustration Numbers:

7. Porches

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

Element/Feature: N/A

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

n/a

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

n/a

Photo Numbers: _____ Illustration Numbers: _____

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

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

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

Element/Feature: N/A

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

n/a

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

n/a

Photo Numbers: _____ Illustration Numbers: _____

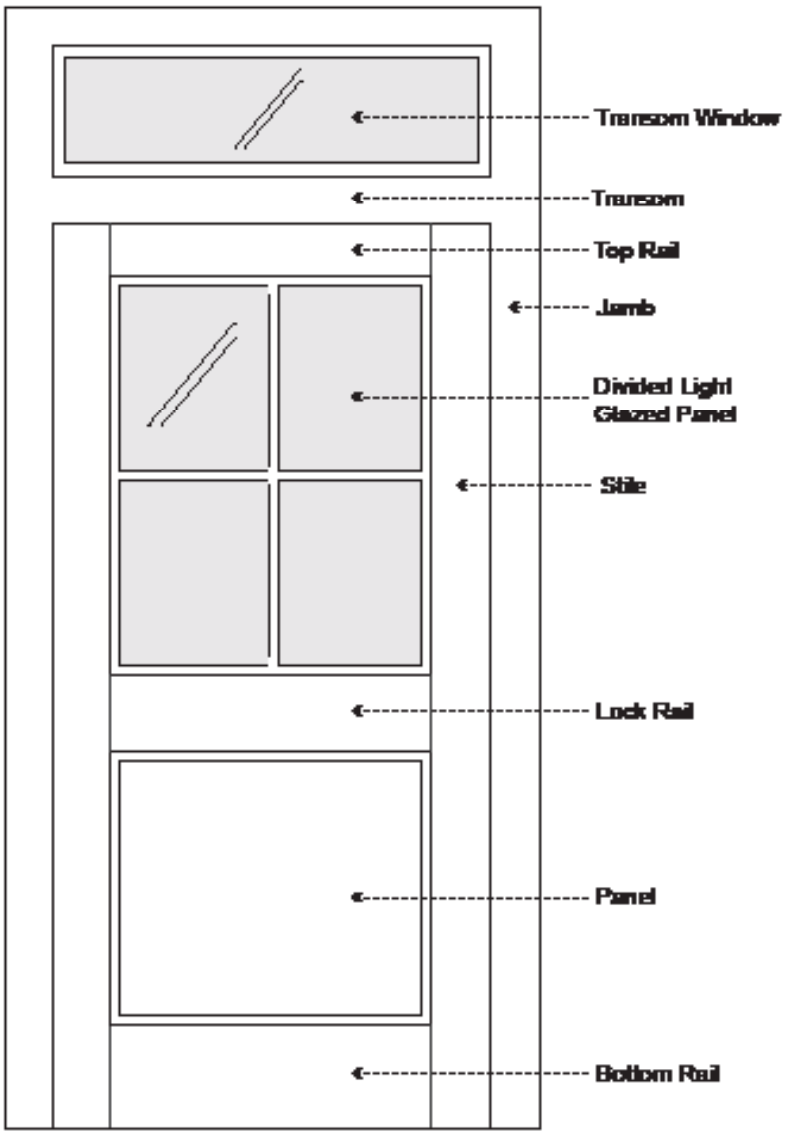
If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

9. Door Survey

Basic Requirements

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

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



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

Door Survey Form

Total number of door openings on the exterior of the structure: 9

Number of historic doors on the structure: 8

Number of existing replacement/non-historic doors: 2

Number of doors completely missing: 0

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

Number of doors to be replaced: 0

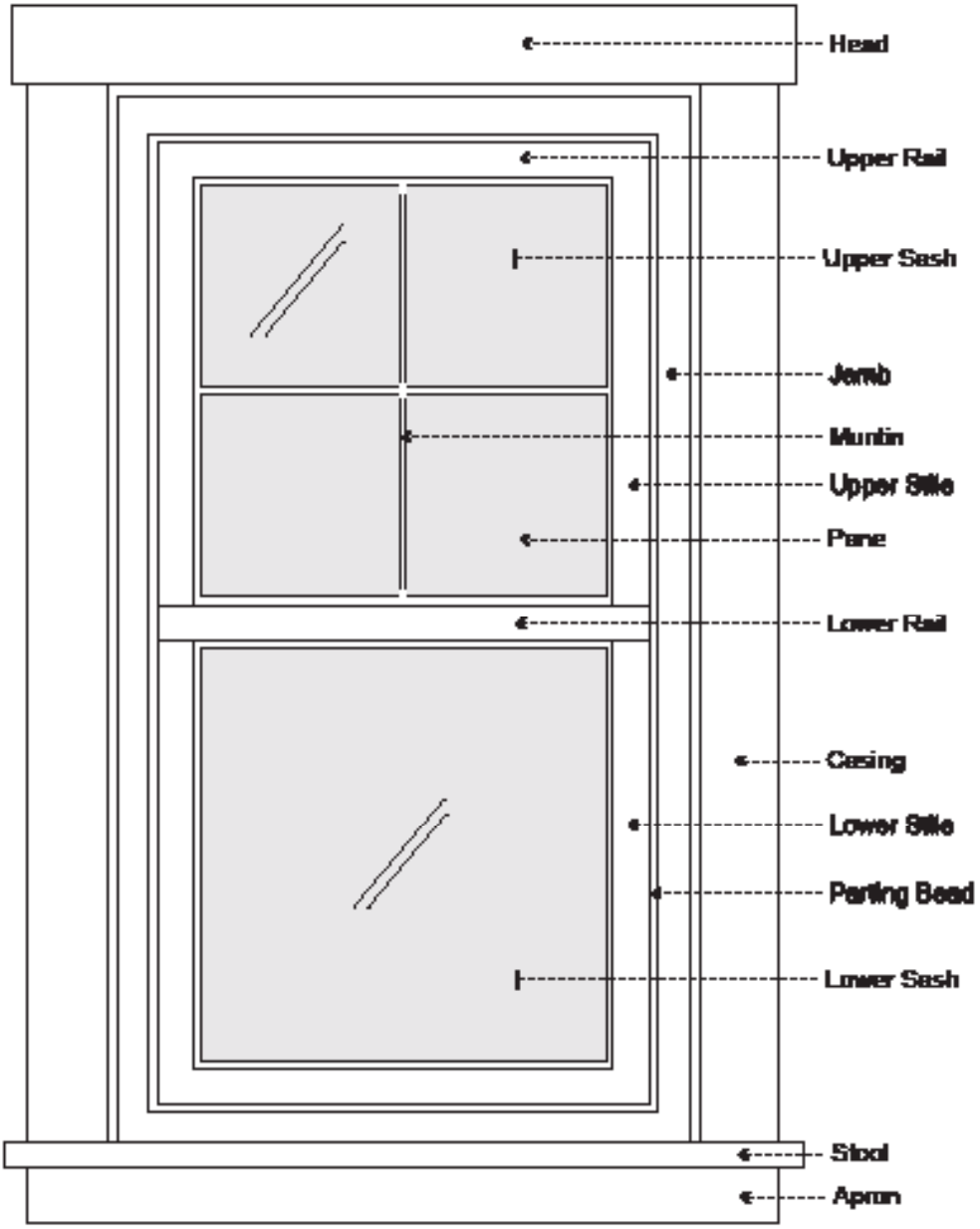
Door #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
1	Poor	missing glazing, rotting wood at ground, open joints, cracked, damaged	25	ca. 1953
2	Good	missing glazing, rotting wood at ground, open joints, cracked, damaged	25	ca. 1953
3	Poor	missing glazing, rotting wood at ground, open joints, cracked, damaged	27	ca. 1953
4	Fair	rotting wood at ground, open joints, cracked, damaged	28	unknown
5	Fair	rotting wood at ground, open joints, cracked, damaged	29	unknown
6	Fair	open joints, cracked, damaged	30	ca.1921
7	Poor	open joints, cracked, damaged	31	ca. 1953
8	Fair	open joints, cracked, damaged	32	ca.1921
9	Fair	open joints, cracked, damaged	33	ca.1921
	Fair			
	Fair			
	Fair			
	Fair			

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

10. Window Survey

Basic Requirements

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



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

Window Survey Form

Total number of window openings on the exterior of the structure: 70

Number of historic windows on the structure: 0

Number of existing replacement/non-historic windows 8

Number of windows completely missing: 62

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

Number of windows to be replaced: 70

Window #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
1-2	Poor	Metal Framed window, painted, rusted, missing glass, boarded over	35-36	ca. 1953
3-7	Poor	Metal Framed window, painted, rusted, missing glass, boarded over	37-41	ca. 1953
3-7	Poor	Painted wood window casing, window sash removed, boarded over	42-55	ca. 1921
22-26	Fair	Painted wood window casing, newer wood sash unit	56-60	ca.1990s
27-37	Poor	Painted wood window casing, window sash removed, boarded over	61-72	ca. 1921
38	Poor	Metal Framed window, painted, rusted, missing glass, boarded over	72	ca. 1953
39-40	Poor	Metal Framed window, painted, rusted, missing glass, boarded over	73-74	ca. 1953
41	Poor	Metal Framed window, painted, rusted, missing glass, boarded over	75	ca. 1953
42-48	Poor	Metal Framed window, painted, rusted, missing glass, boarded over	76-82	ca. 1953
49-66	Fair	Painted wood window casing, window sash removed, boarded over	83-103	ca. 1921
67-70	Fair	Painted wood window casing, window sash removed, boarded over	101-104	ca. 1921
	Poor			
	Poor			

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

11. Interior Photographs

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

Element/Feature: See Structure Section

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

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

Photo Numbers: _____ Illustration Numbers: _____

Photo #001: Site from South

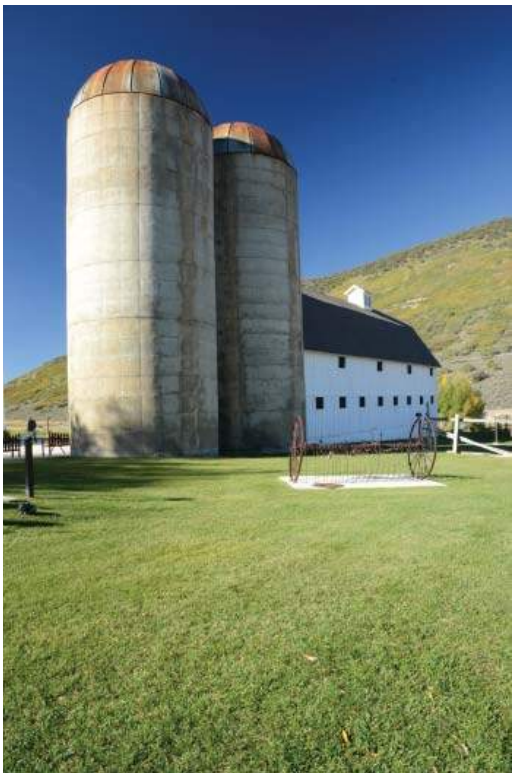


Photo #002: Site from North

Photo #003: Lower Level Structure

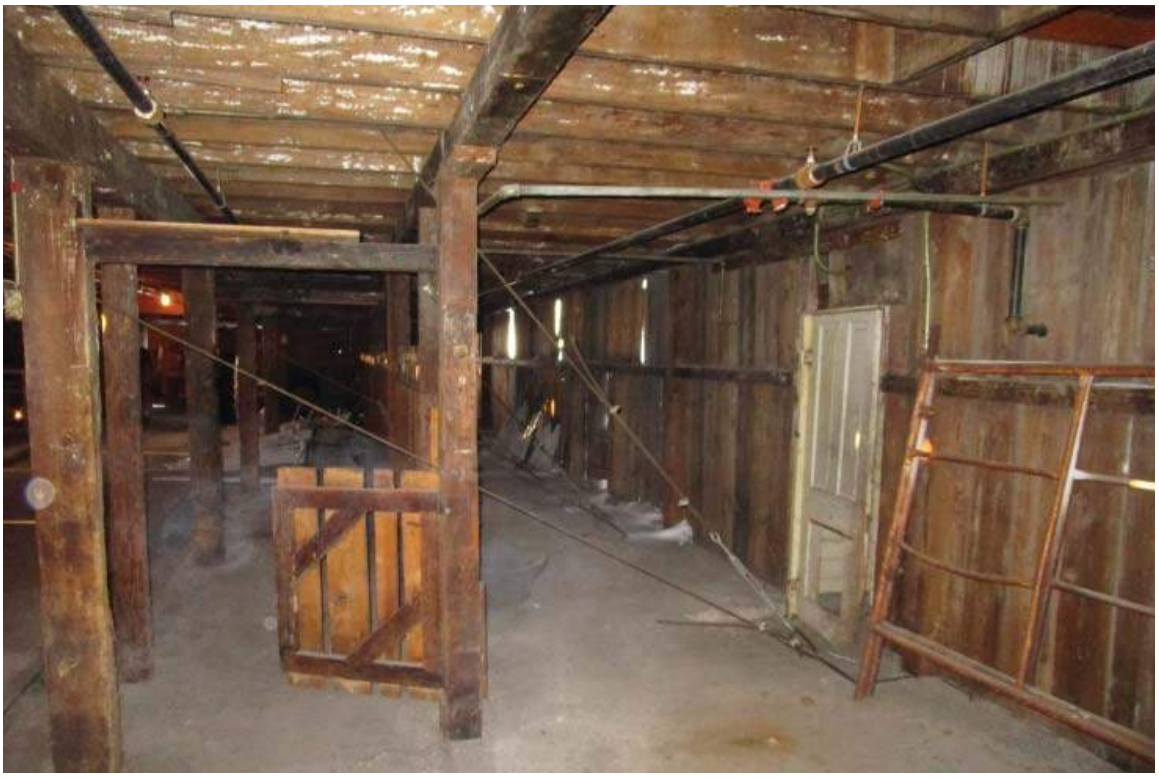


Photo #004: Upper Level Structure

Photo #005: Roof from West

Photo #006: Roof from East

Photo #007: Roof Detail

Photo #004: Chimney

Photo #009: not used

Photo #010: Northwest Addition from South

Photo #011: Barn West Wall

Photo #012: Barn West Wall

Photo #013: Barn West Wall / West Addition North Wall

Photo #014: West Addition North and West Walls

Photo #015: West Addition South Wall / Barn West Wall

Photo #016: Barn West Wall

Photo #017: Barn West Wall

Photo #018: Barn South Wall

Photo #019: Barn East Wall

Photo #020: Barn East Wall

Photo #021: Barn North Wall

Photo #022: Northwest Addition East Wall

Photo #023: Northwest Addition North Wall

Photo #024: Northwest Addition North Wall

Photo #025: Door #001

Photo #026: Door #002

Photo #027: Door #003

Photo #028: Door #004

Photo #029: Door #005

Photo #030: Door #006

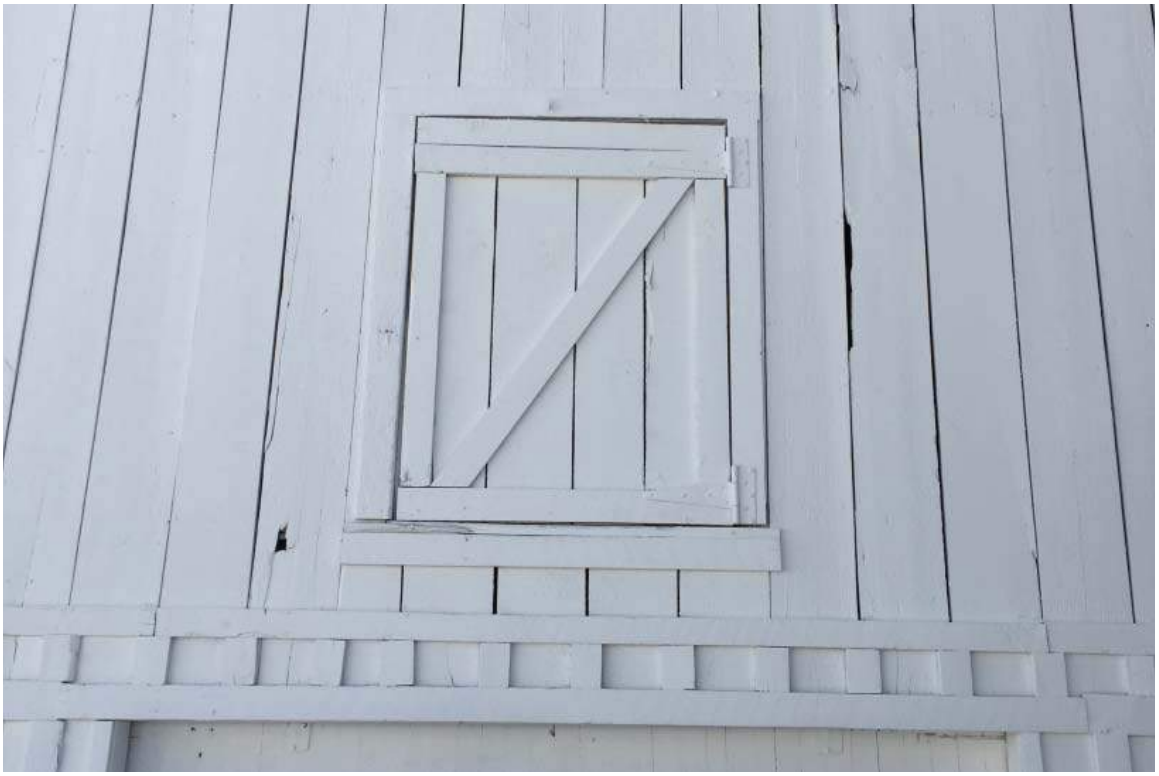


Photo #031: Door #007

Photo #032: Door #008

Photo #033: Door #009

Photo #034: not used

Photo #035: Window #001

Photo #036: Window #002

Photo #037: Window #003

Photo #038: Window #004

Photo #039: Window #005

Photo #040: Window #006

Photo #041: Window #007

Photo #042: Window #008

Photo #043: Window #009

Photo #044: Window #010

Photo #045: Window #011

Photo #046: Window #012

Photo #047: Window #013

Photo #048: Window #014

Photo #049: Window #015

Photo #050: Window #016

Photo #051: Window #017

Photo #052: Window #018

Photo #053: Window #019

Photo #054: Window #020

Photo #055: Window #021

Photo #056: Window #022

Photo #057: Window #023

Photo #058: Window #024

Photo #059: Window #025

Photo #060: Window #026

Photo #061: Window #027

Photo #062: Window #028

Photo #063: Window #029

Photo #064: Window #030

Photo #065: Window #031

Photo #066: Window #032

Photo #067: Window #033

Photo #068: Window #034

Photo #069: Window #035

Photo #070: Window #036

Photo #071: Window #037

Photo #072: Window #038

Photo #073: Window #039

Photo #074: Window #040

Photo #075: Window #041

Photo #076: Window #042

Photo #077: Window #043

Photo #078: Window #044

Photo #079: Window #045

Photo #080: Window #046

Photo #081: Window #047

Photo #082: Window #048

Photo #083: Window #049

Photo #084: Window #050

Photo #085: Window #051

Photo #086: Window #052

Photo #087: Window #053

Photo #088: Window #054

Photo #089: Window #055

Photo #090: Window #056

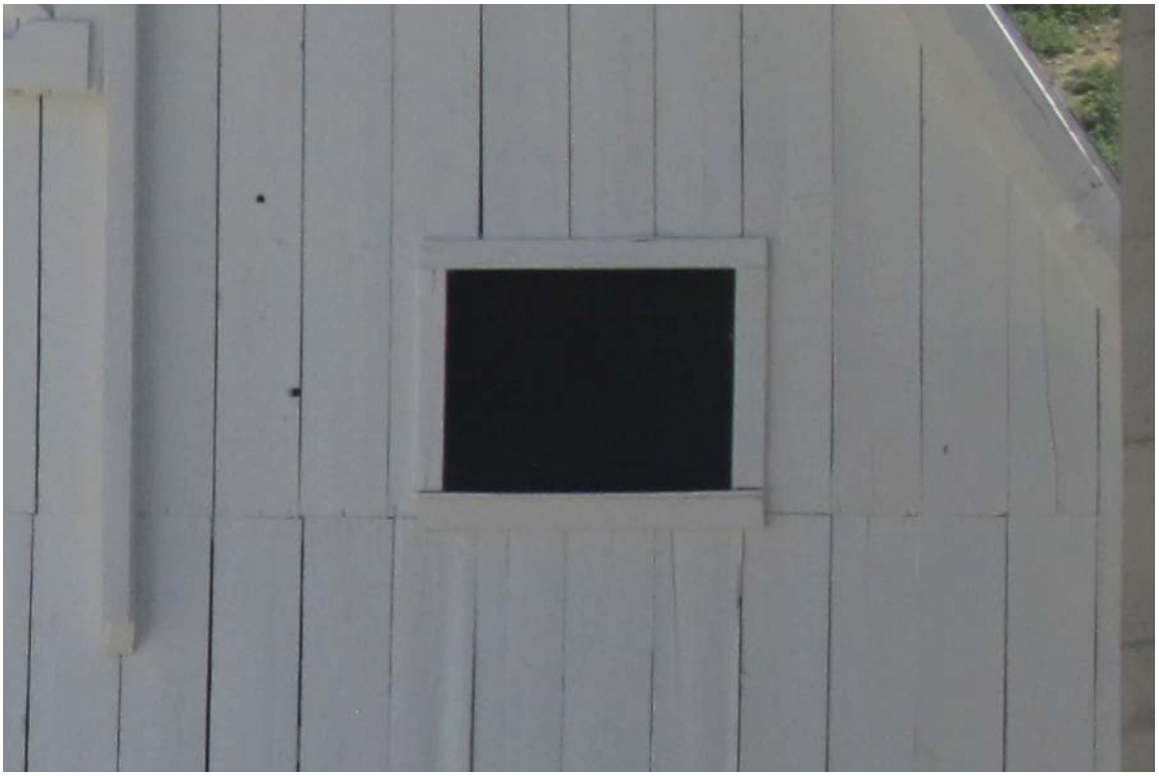


Photo #091: Window #057

Photo #092: Window #058

Photo #093: Window #059

Photo #094: Window #060

Photo #095: Window #061

Photo #096: Window #062

Photo #097: Window #063

Photo #098: Window #064

Photo #099: Window #065

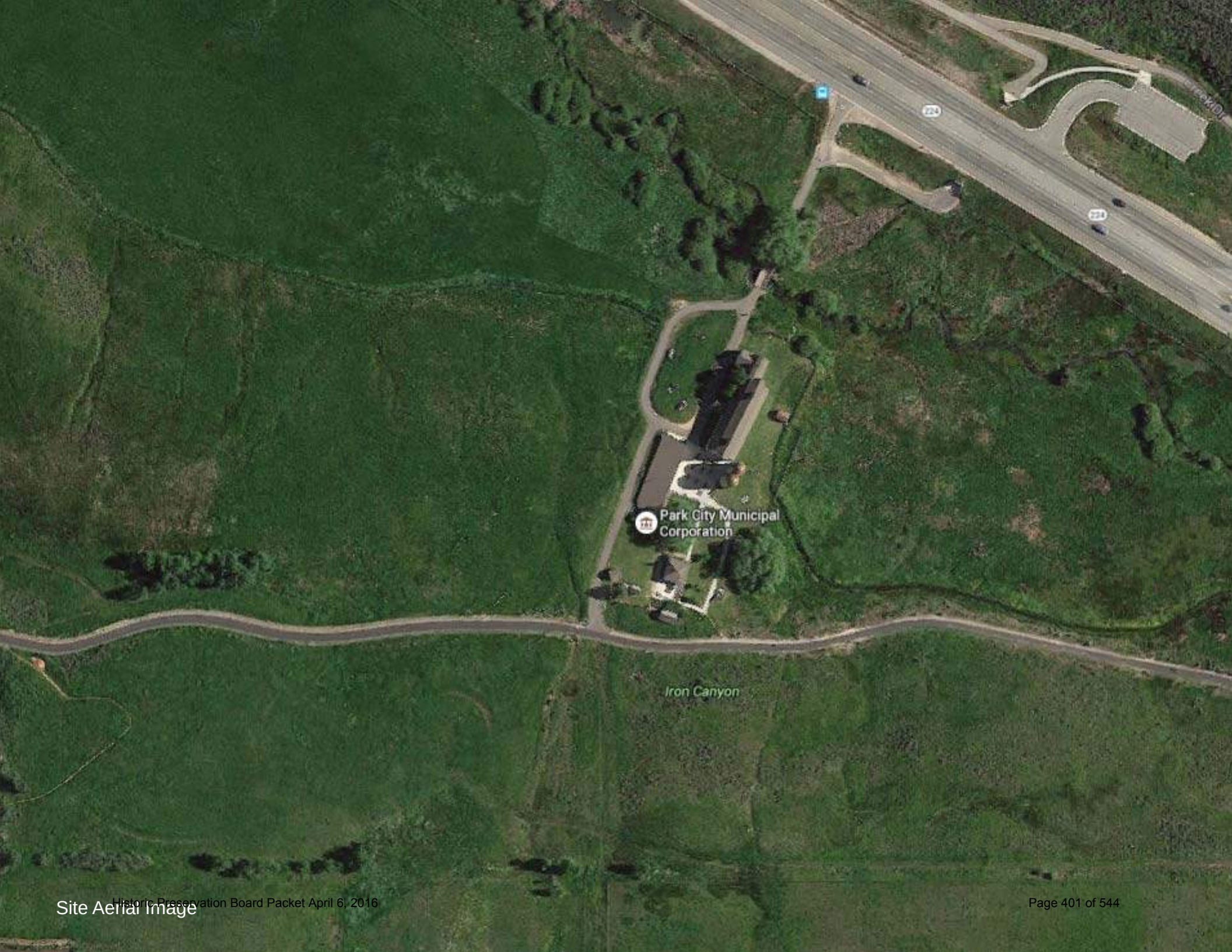
Photo #100: Window #066

Photo #101: Window #067

Photo #102: Window #068

Photo #103: Window #069

Photo #104: Window #070



Site Aerial Image

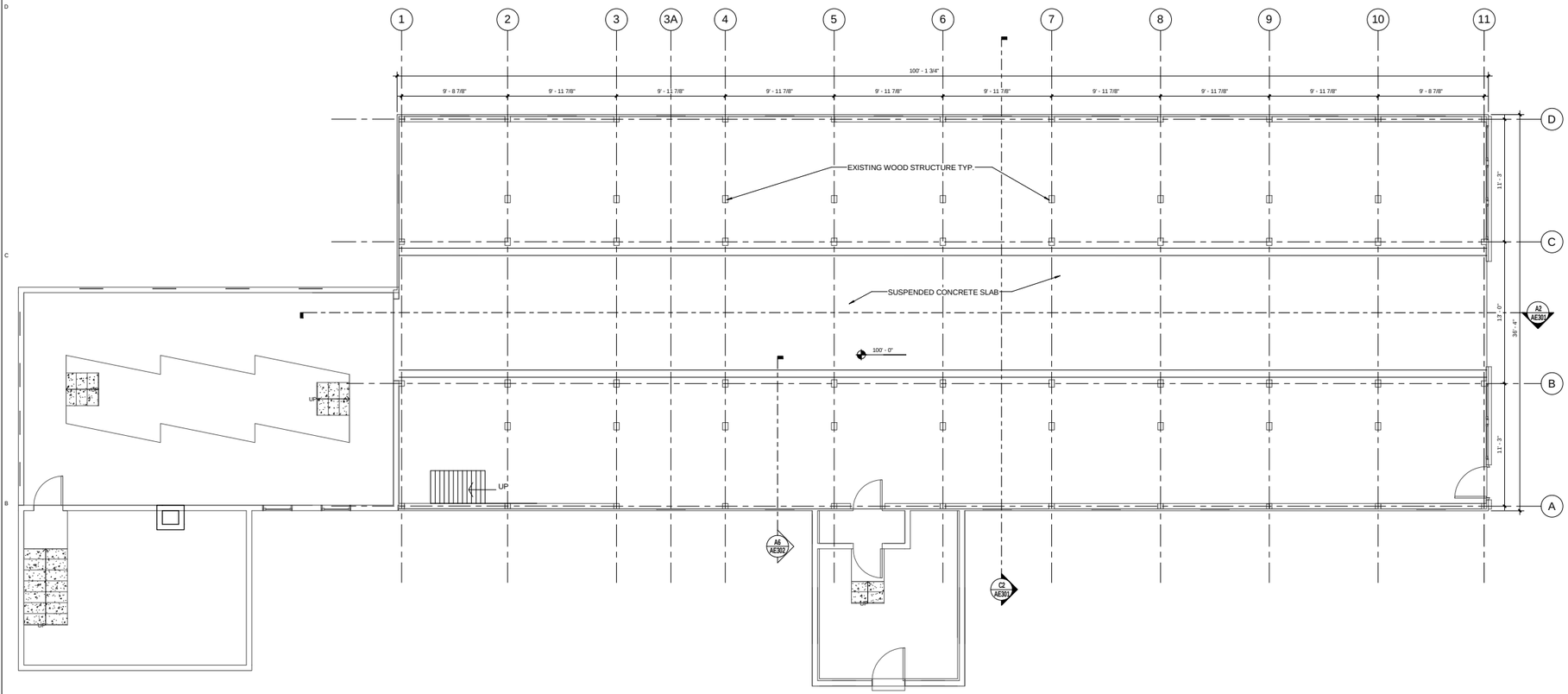
Site from West

Site from South

Site from East

Site from North

Exhibit E - Historic District Design Review Proposed Plans



A2 AE101 FIRST LEVEL FLOOR PLAN _ AS-BUILT

1/4" = 1'-0" (FULL SIZE)
1/8" = 1'-0" (HALF SIZE)

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FIRST LEVEL FLOOR PLAN _ AS-BUILT

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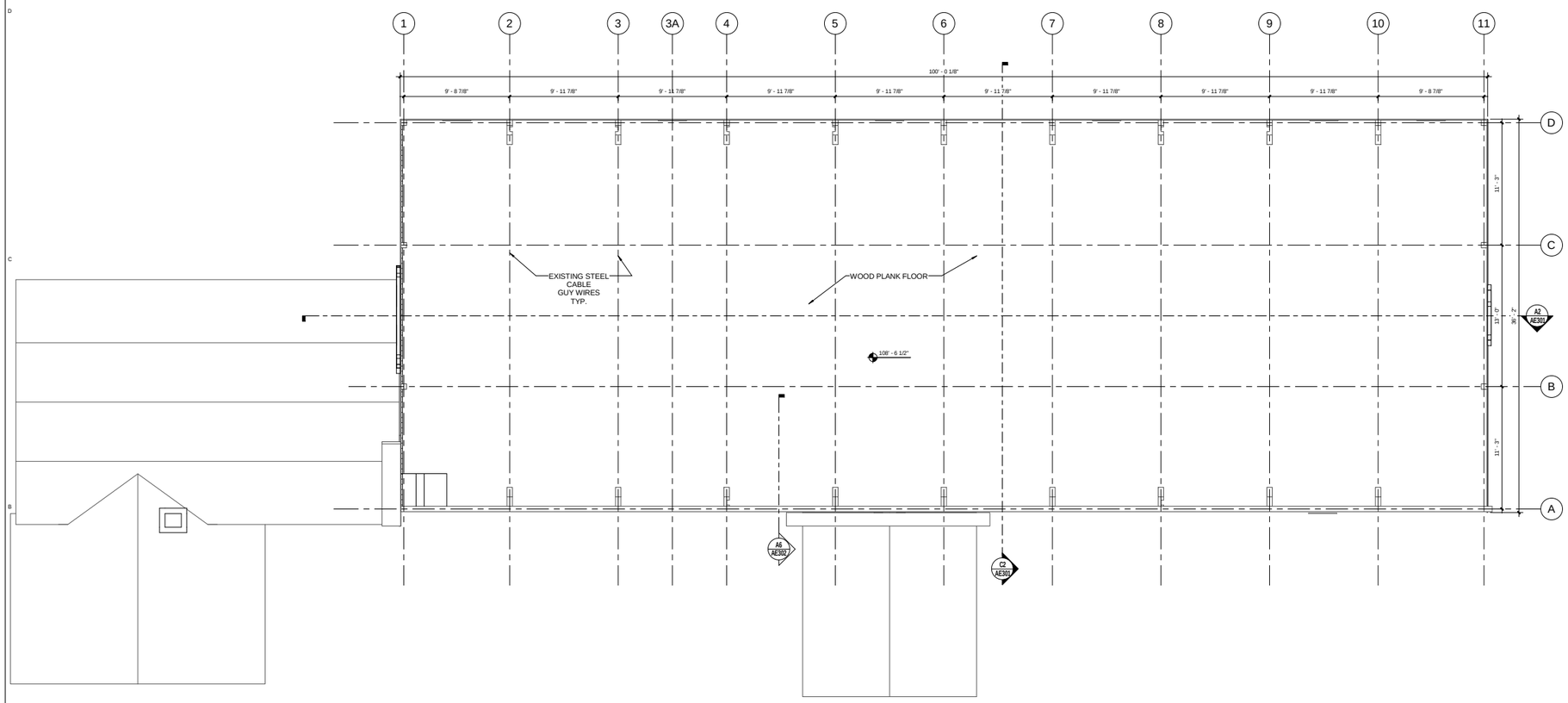

A2 AE102 SECOND LEVEL FLOOR PLAN _ AS-BUILT

1/4" = 1'-0" (FULL SIZE)
1/8" = 1'-0" (HALF SIZE)

N

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SECOND LEVEL FLOOR PLAN _ AS-BUILT

AE102

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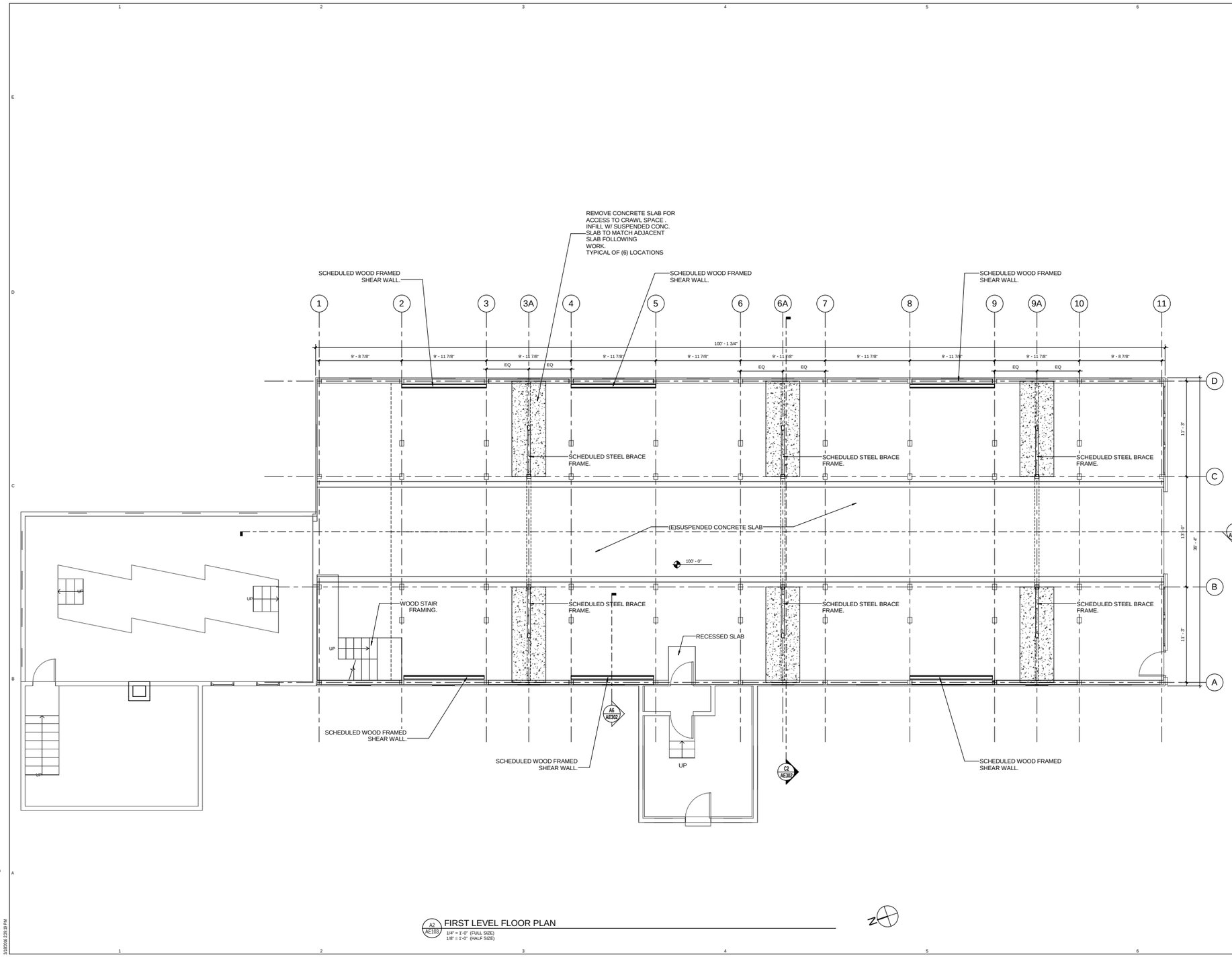

A2 AE103 FIRST LEVEL FLOOR PLAN
1/4" = 1'-0" (FULL SIZE)
1/8" = 1'-0" (HALF SIZE)

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FIRST LEVEL FLOOR PLAN-PROPOSED

AE103

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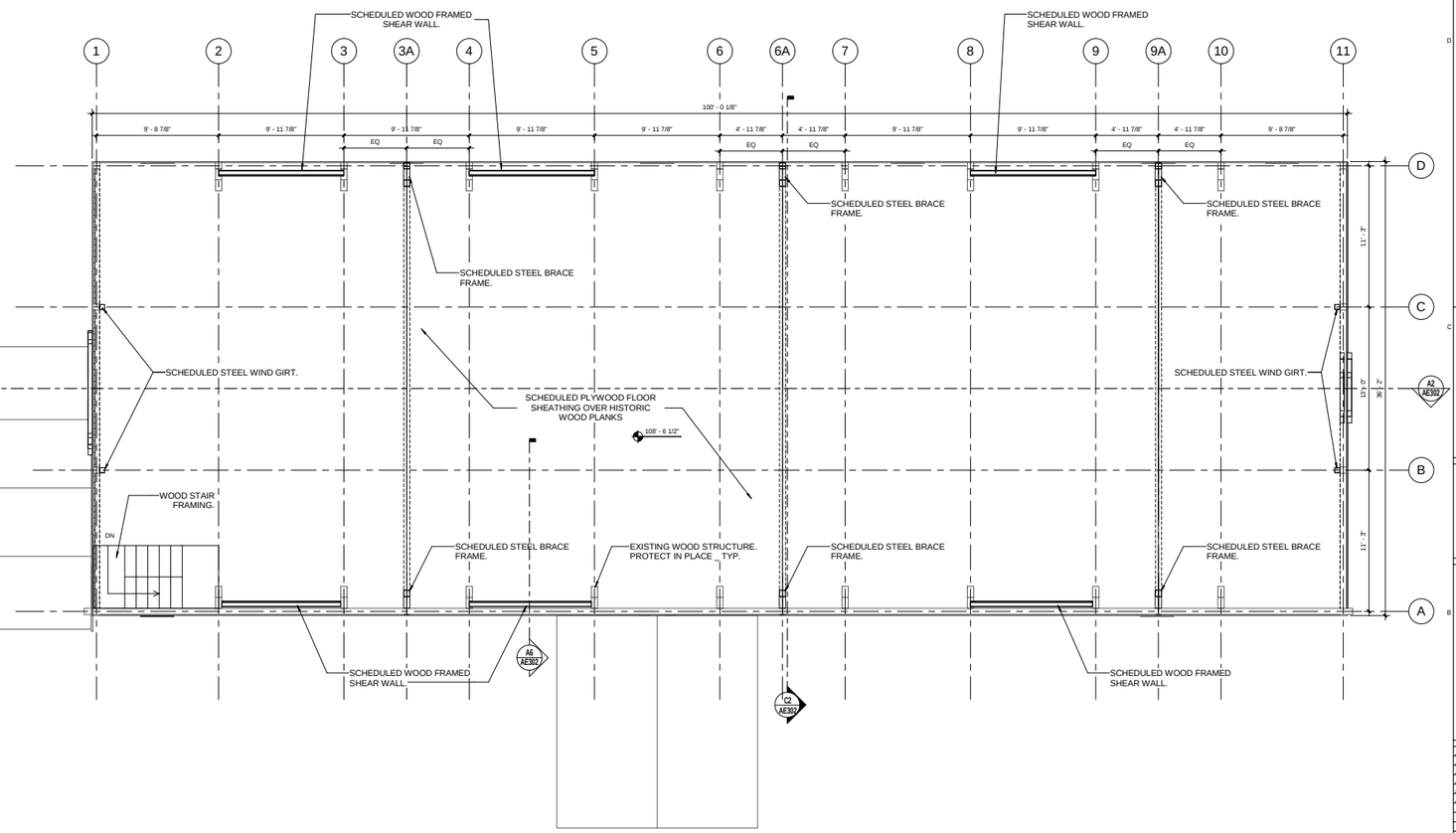

1 AE104 SECOND LEVEL FLOOR PLAN

1/4" = 1'-0" (FULL SIZE)
1/8" = 1'-0" (HALF SIZE)

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SECOND LEVEL FLOOR PLAN-PROPOSED

AE104

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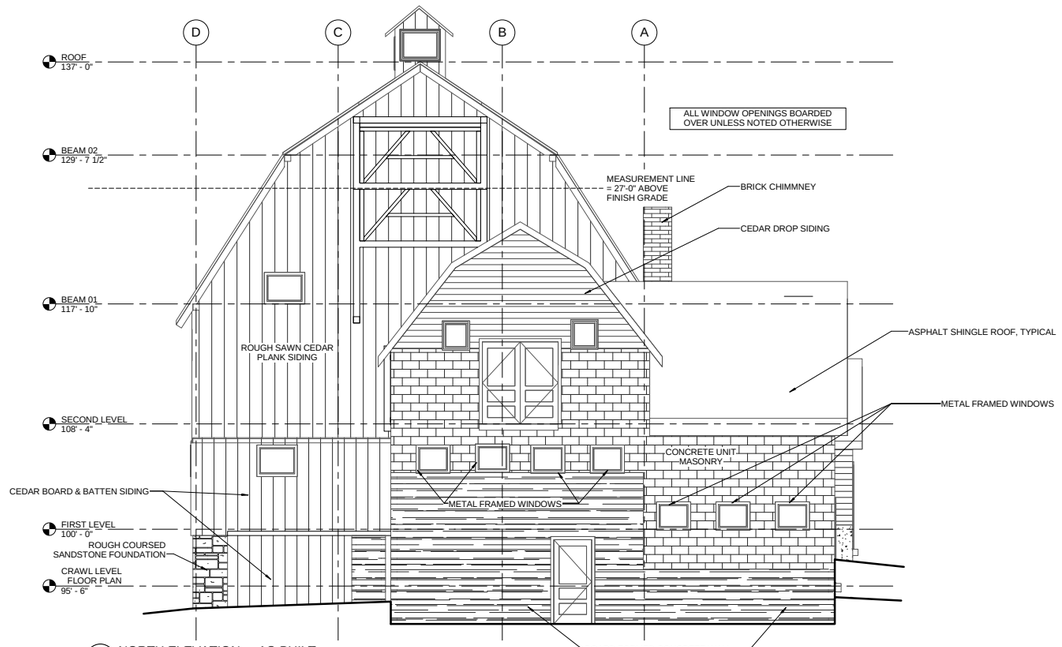
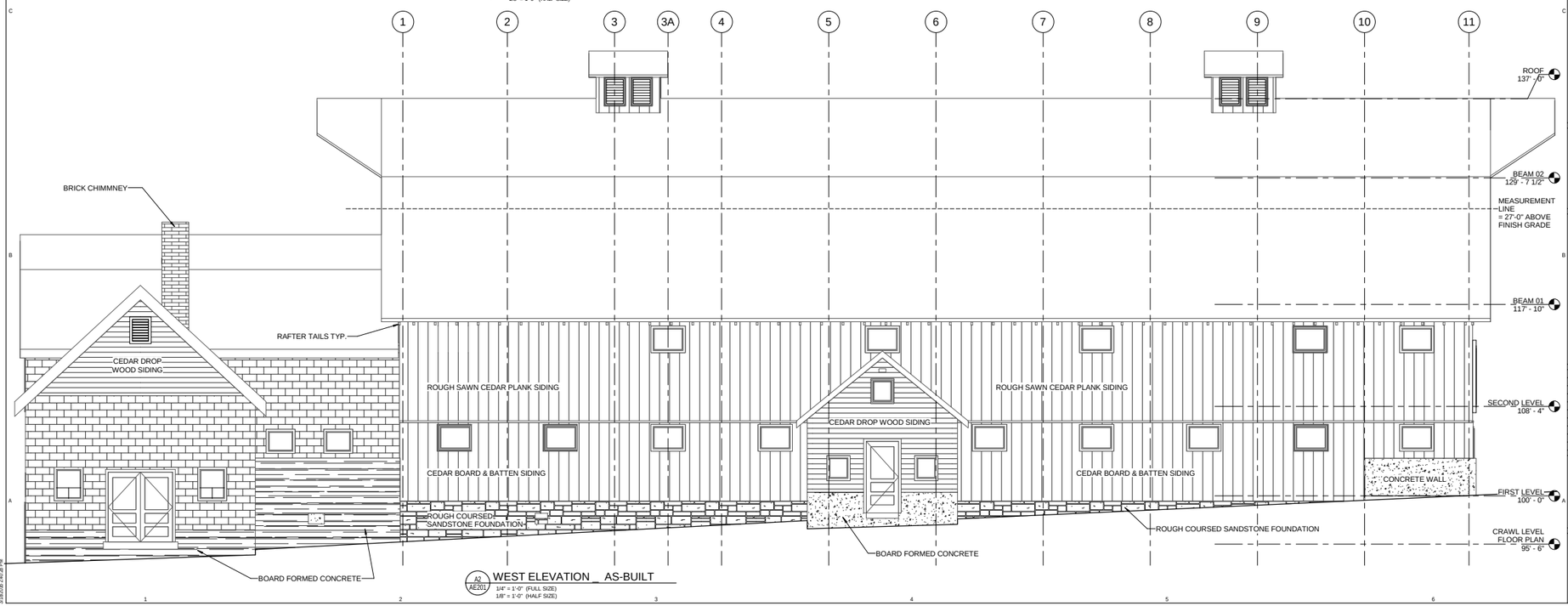


C2 AE201 NORTH ELEVATION _ AS-BUILT
1/4" = 1'-0" (FULL SIZE)
1/8" = 1'-0" (HALF SIZE)



A2 AE201 WEST ELEVATION _ AS-BUILT
1/4" = 1'-0" (FULL SIZE)
1/8" = 1'-0" (HALF SIZE)

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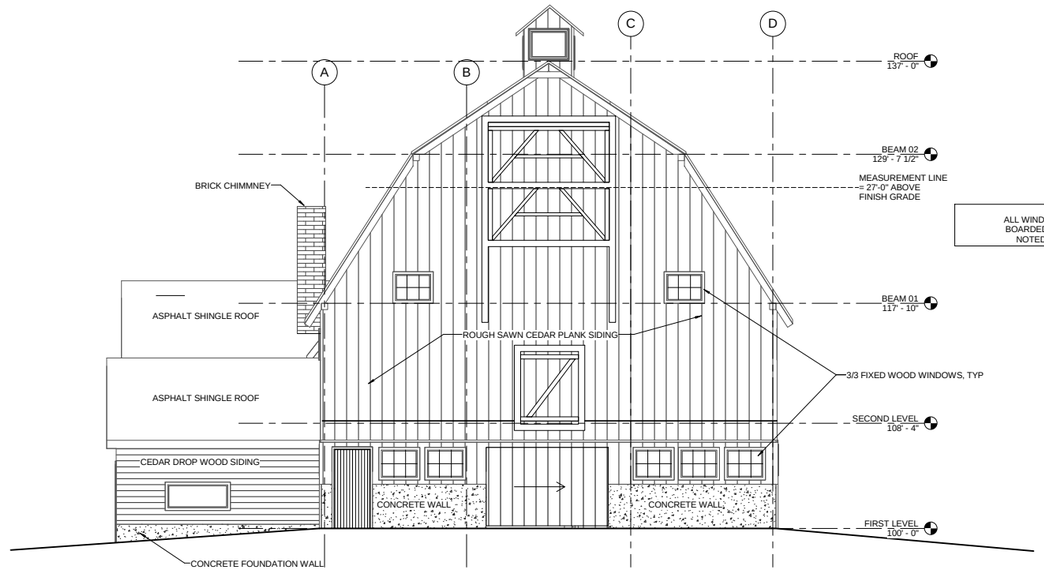
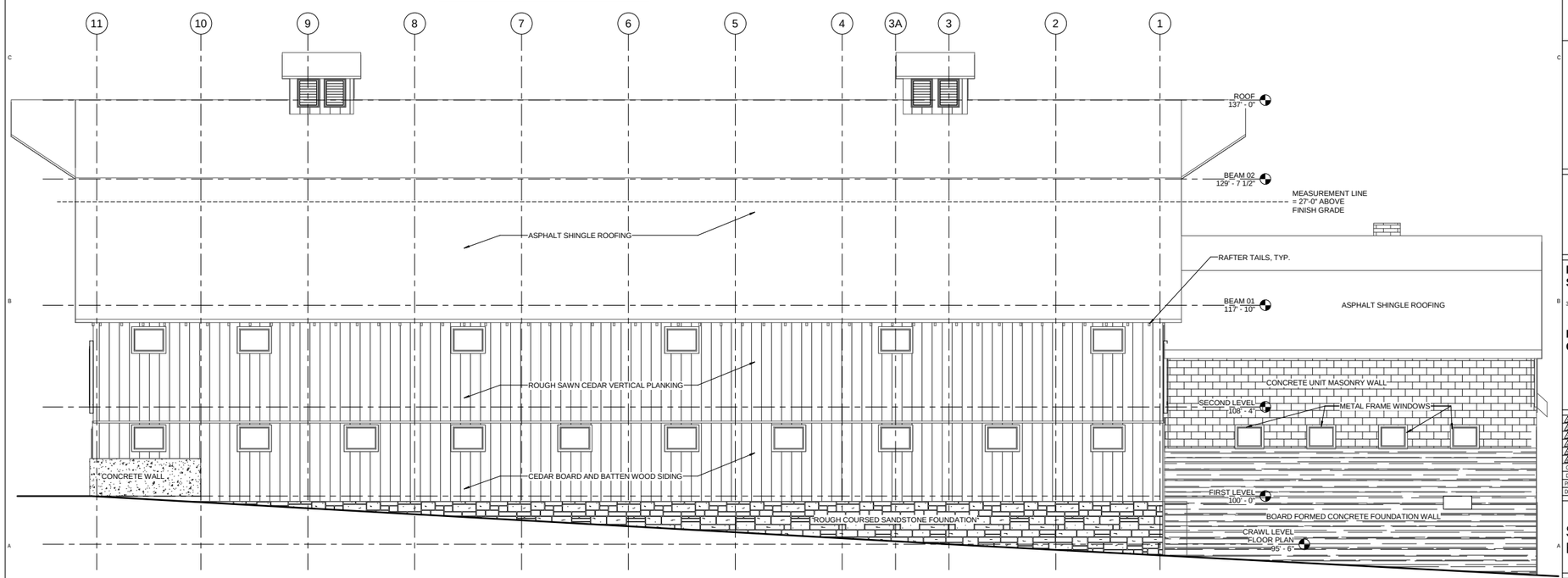
NORTH & WEST EXTERIOR ELEVATIONS _ AS-BUILT

AE201



ALL WINDOWS OPENINGS
BOARDED OVER UNLESS
NOTED OTHERWISE

C2 / AE202 SOUTH ELEVATION _ AS-BUILT
1/4" = 1'-0" (FULL SIZE)
1/8" = 1'-0" (HALF SIZE)



A2 / AE202 EAST ELEVATION _ AS-BUILT
1/4" = 1'-0" (FULL SIZE)
1/8" = 1'-0" (HALF SIZE)

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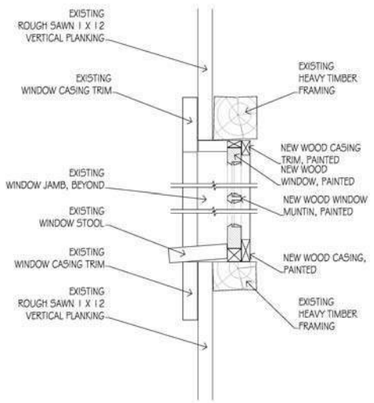
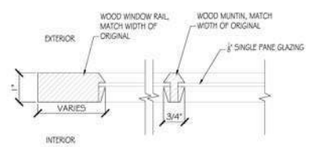
SOUTH & EAST EXTERIOR ELEVATIONS _ AS-BUILT

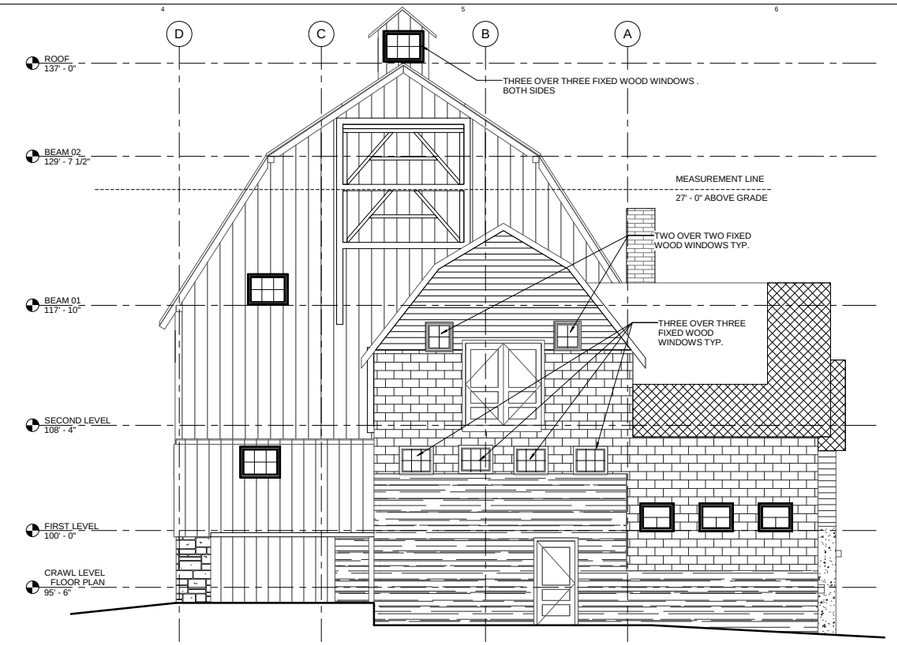
AE202



1 AE203 WINDOW SECTION
3" = 1'-0"



2 AE203 WINDOW DETAIL (PLAN)
6" = 1'-0"

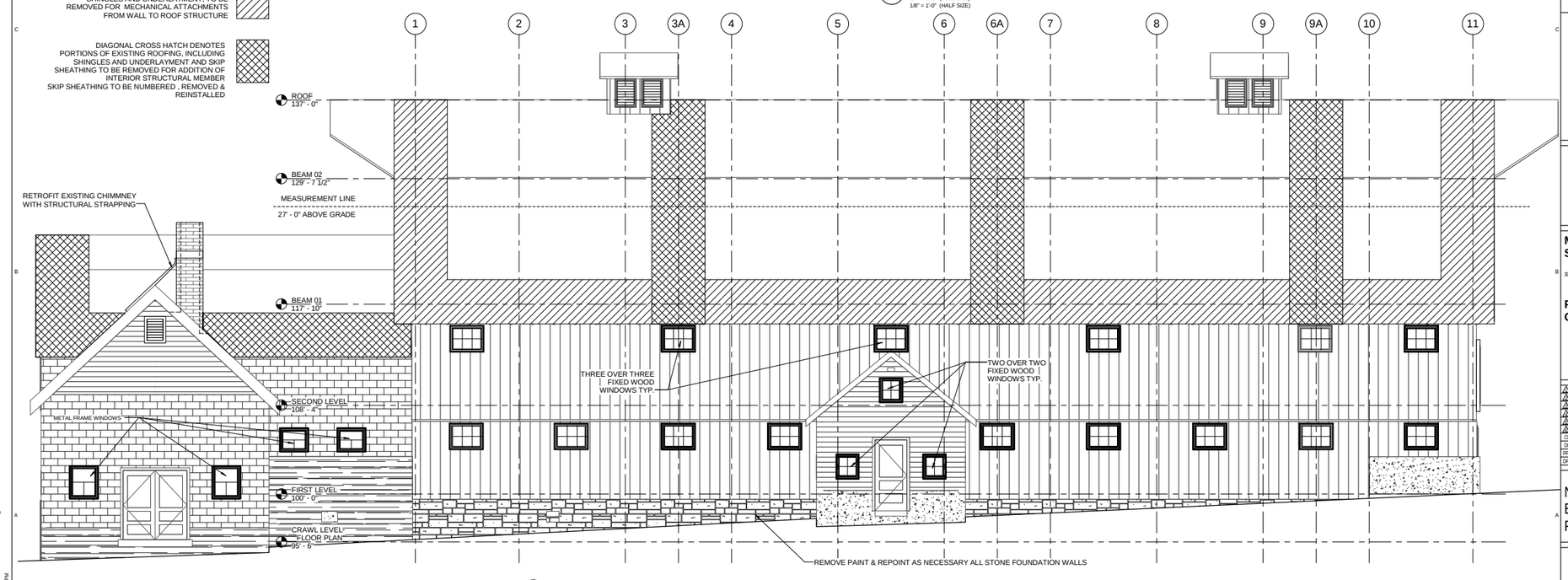


C2 AE203 NORTH ELEVATION _ PROPOSED
1/4" = 1'-0" (FULL SIZE)
1/8" = 1'-0" (HALF SIZE)

ROOF HATCH LEGEND

DIAGONAL CROSS HATCH DENOTES PORTIONS OF EXISTING ROOFING, INCLUDING SHINGLES AND UNDERLAYMENT, TO BE REMOVED FOR MECHANICAL ATTACHMENTS FROM WALL TO ROOF STRUCTURE

DIAGONAL CROSS HATCH DENOTES PORTIONS OF EXISTING ROOFING, INCLUDING SHINGLES AND UNDERLAYMENT AND SKIP SHEATHING TO BE REMOVED FOR ADDITION OF INTERIOR STRUCTURAL MEMBER
SKIP SHEATHING TO BE NUMBERED , REMOVED & REINSTALLED



A2 AE203 WEST ELEVATION _ PROPOSED
1/4" = 1'-0" (FULL SIZE)
1/8" = 1'-0" (HALF SIZE)

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NORTH & WEST EXTERIOR ELEVATIONS _ PROPOSED

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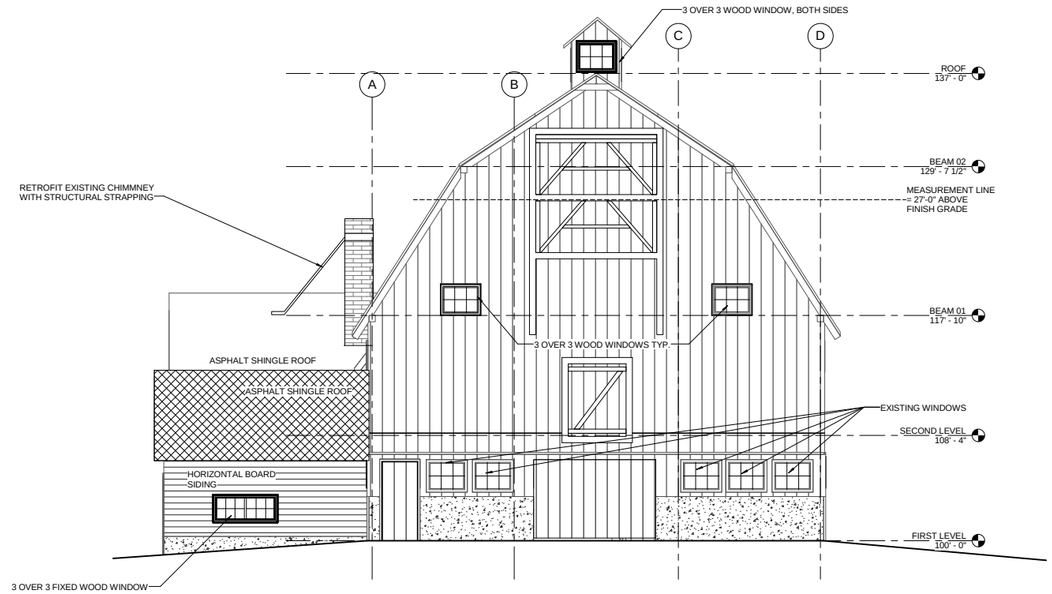
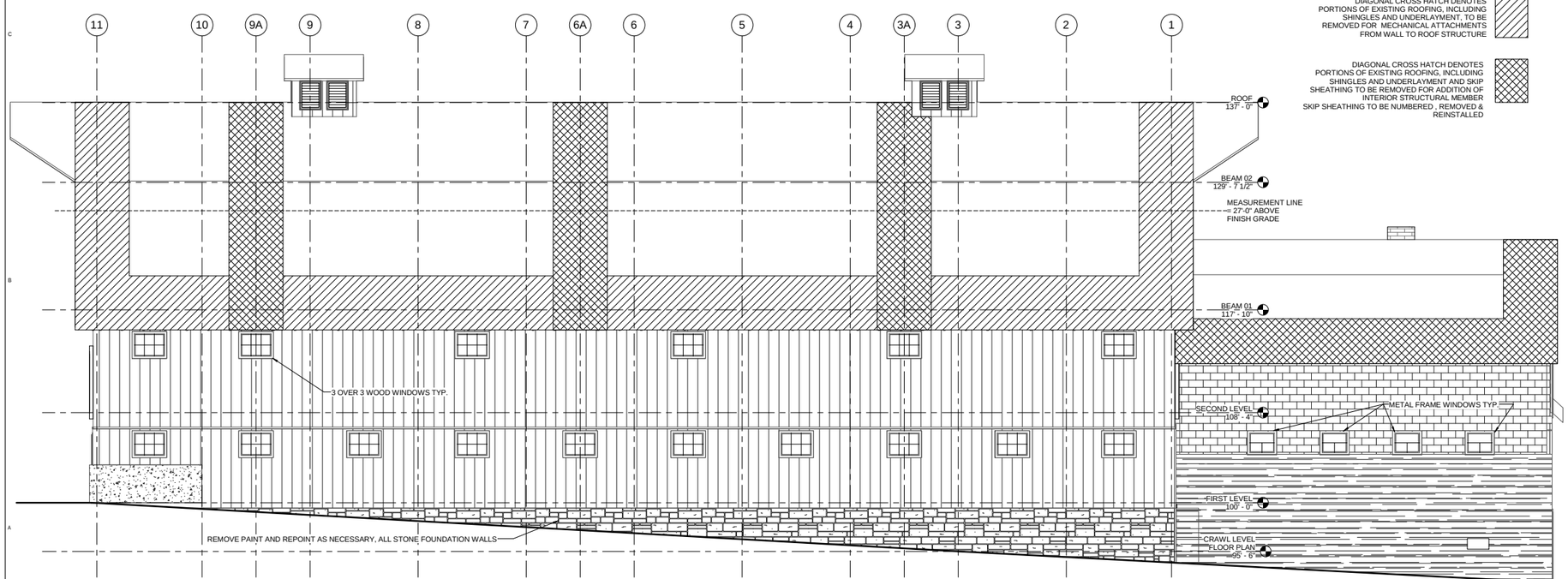


C2 / AE204 SOUTH ELEVATION _ PROPOSED

1/4" = 1'-0" (FULL SIZE)
1/8" = 1'-0" (HALF SIZE)



A2 / AE204 EAST ELEVATION _ PROPOSED

1/4" = 1'-0" (FULL SIZE)
1/8" = 1'-0" (HALF SIZE)

ROOF HATCH LEGEND

DIAGONAL CROSS HATCH DENOTES PORTIONS OF EXISTING ROOFING, INCLUDING SHINGLES AND UNDERLAYMENT, TO BE REMOVED FOR MECHANICAL ATTACHMENTS FROM WALL TO ROOF STRUCTURE

DIAGONAL CROSS HATCH DENOTES PORTIONS OF EXISTING ROOFING, INCLUDING SHINGLES AND UNDERLAYMENT AND SKIP SHEATHING TO BE REMOVED FOR ADDITION OF INTERIOR STRUCTURAL MEMBER
SKIP SHEATHING TO BE NUMBERED , REMOVED & REINSTALLED

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MCPOLIN BARN STRUCTURAL UPGRADE

3000 Highway 224 Park City, Utah 84060

PARK CITY MUNICIPAL CORPORATION

Issue Date	Project Status
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SOUTH & EAST EXTERIOR ELEVATIONS _ PROPOSED

AE204

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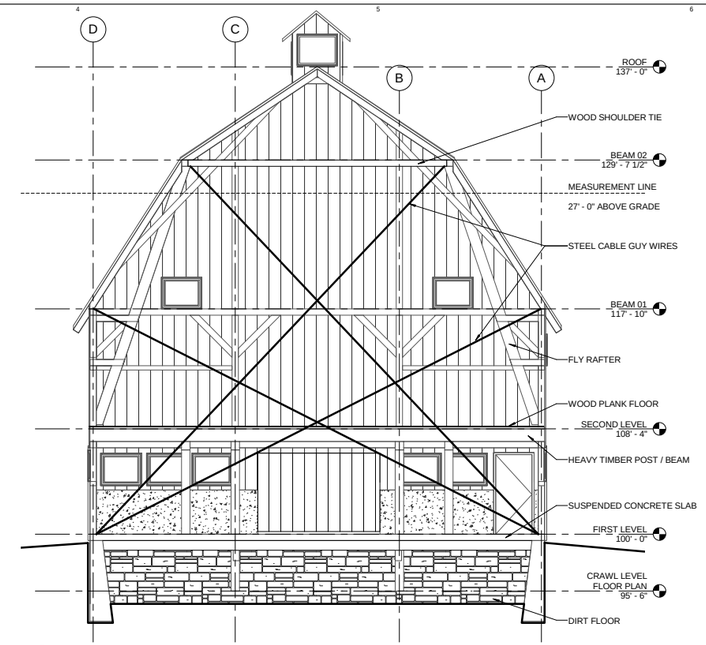

C2 / AE301 TRANSVERSE SECTION _ AS - BUILT

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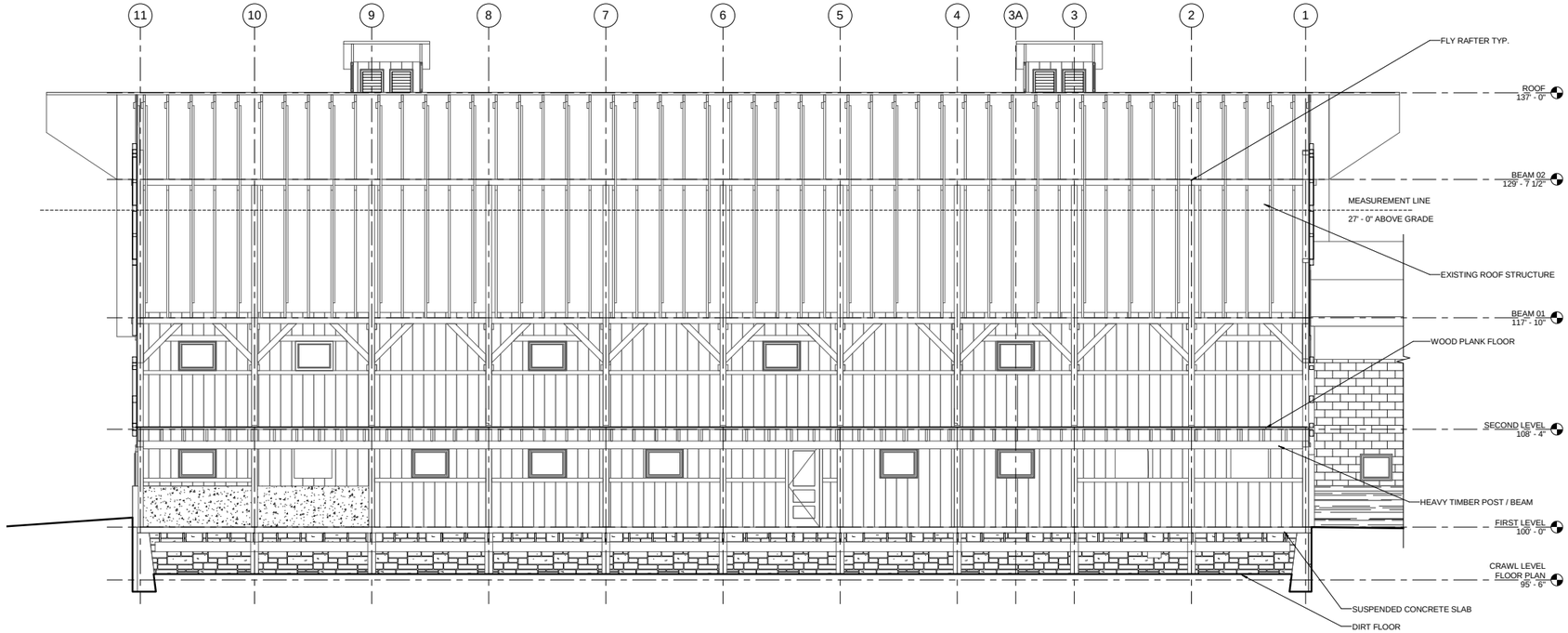

A2 / AE301 LONGITUDINAL SECTION _ AS - BUILT

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1/8" = 1'-0" (HALF SIZE)

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MCPOLIN BARN STRUCTURAL UPGRADE

3000 Highway 224 Park City, Utah 84060

PARK CITY MUNICIPAL CORPORATION

Issue Date	Project Status
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DRAWN BY: Author | CHECKED BY: Checker

BUILDING SECTIONS _ AS-BUILT

AE301

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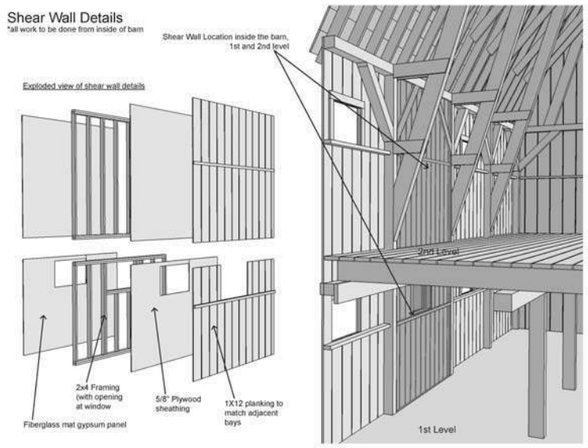
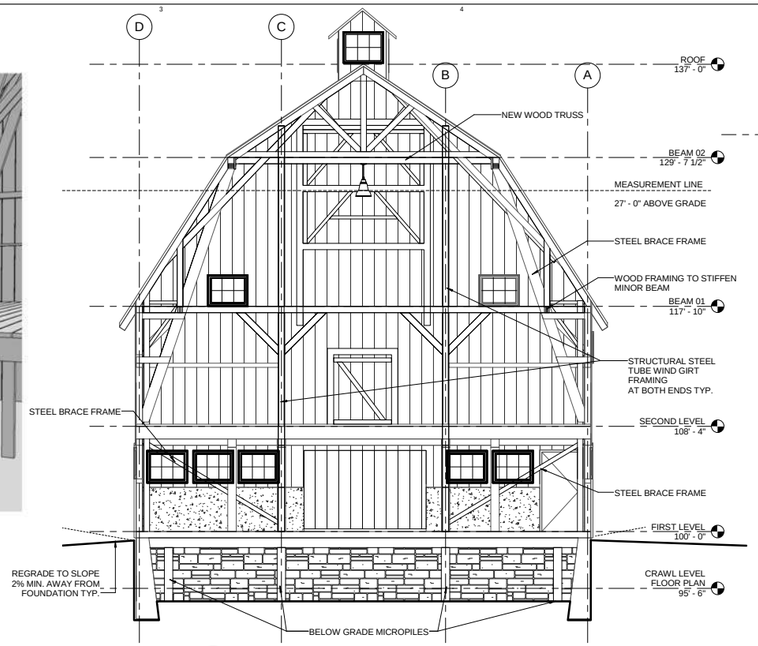


2 AE302 SHEAR WALL DIAGRAM
NO SCALE



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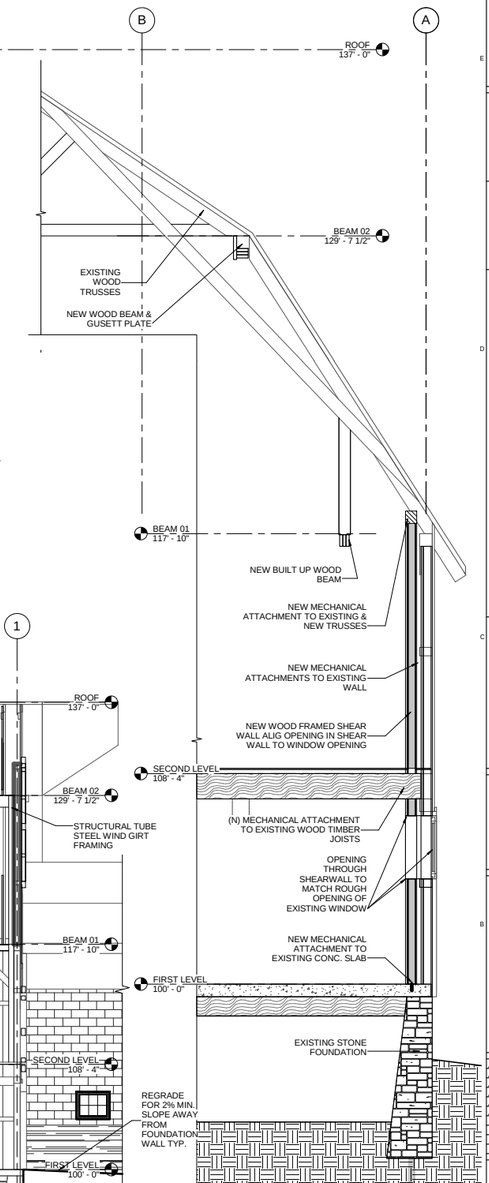
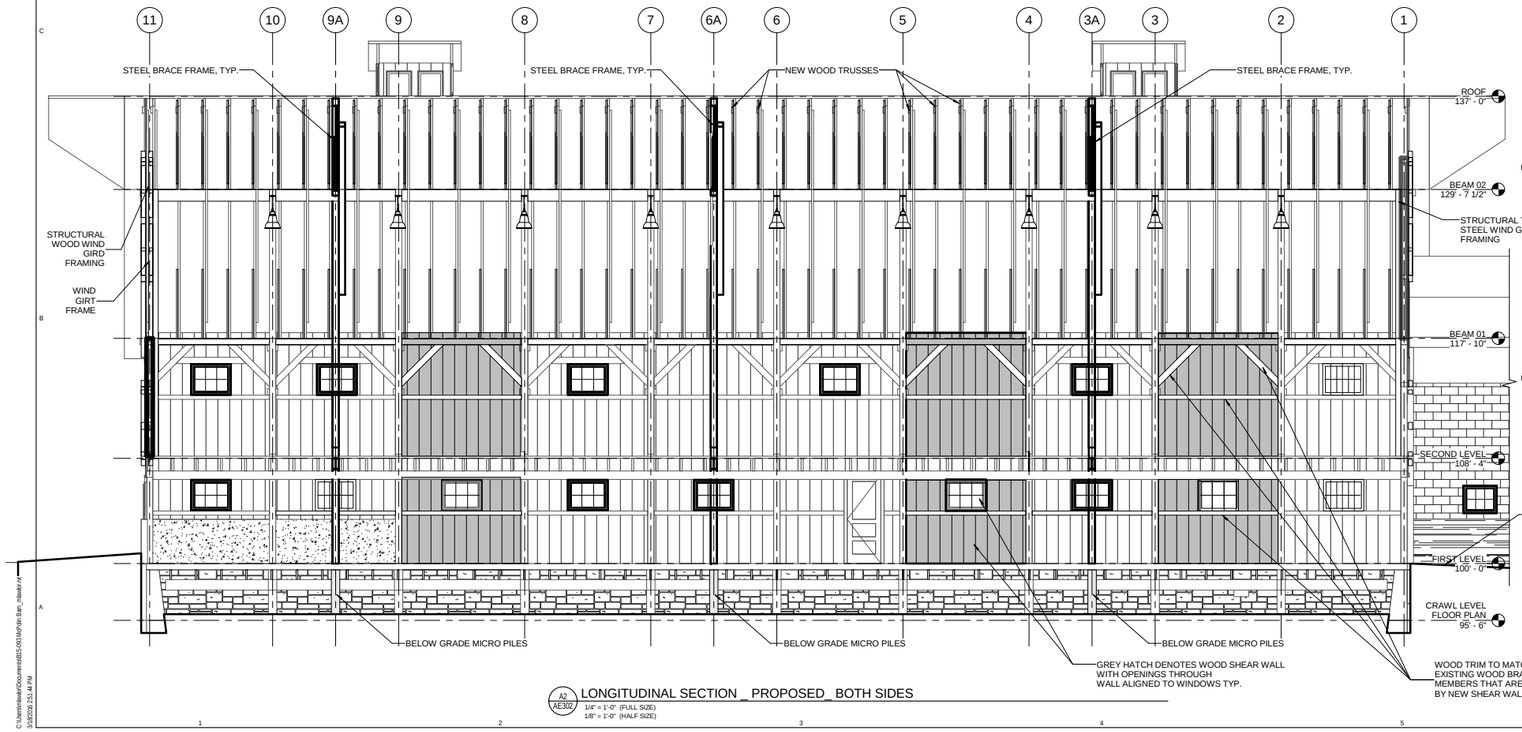
1/8" = 1'-0" (HALF SIZE)





A2 AE302 LONGITUDINAL SECTION _ PROPOSED_ BOTH SIDES
1/4" = 1'-0" (FULL SIZE)
1/8" = 1'-0" (HALF SIZE)

A6 AE302 SHEAR WALL SECTION
1/2" = 1'-0"

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BUILDING SECTIONS _ PROPOSED

AE302

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Historic Preservation Board
Staff Report

Application #:	**PL-16-03117**
Subject:	**McPolin Barn Structural Upgrades and Restoration** **Historic District Design Review**
Author:	**Hannah Turpen, Planner**
Department:	**Planning Department**
Date:	**April 6, 2016**
Type of Item:	**Design Review**

Topic:

Project Name:	McPolin Barn Structural Upgrades
Address:	3000 N. Highway 224
Designation:	Landmark
Applicant:	Park City Municipal Corporation (PCMC), represented by Matthew Twombly
Owner:	Park City Municipal Corporation
Reason for Review:	Design Review participation as directed by City Council

Proposal:
Land Management Code Section 15-11-6(A) allows for the Historic Preservation Board when directed by City Council to "Participate in the design review of any City-owned projects located within the designated Historic District or are structures on the Historic Sites Inventory". City Council requested the HPB's participation at their March 24, 2016 meeting.

Background:
In 2014, staff assembled a team to begin work on the McPolin Barn Historic Preservation Plan including Anne Oliver of SWCA, PCMC Historic Preservation Planner Anya Grahn, and PCMC Planner Hannah Turpen. Throughout the process, input was received from City Council and the FOF regarding the preferred preservation method in regards to the necessary retrofit/structural upgrade of the McPolin Barn (Barn).

In June 2015, staff returned to City Council with a formal structural assessment for the Barn. City Council chose the "Temporary Occupancy Code Level Upgrade, detailed below:

- Temporary Occupancy Code Level Upgrade (approx. $1,023,972) Building can be occupied by less than 50 people, year round. Mechanical, electrical, and plumbing systems not added. Seismic upgrades taken to life safety level. Seismic upgrades will encompass the entire building through a detailed Preservation Plan

The purpose of the HDDR is to address the areas of the McPolin Barn identified in the 2016 McPolin Farm Historic Preservation Plan as in need of immediate attention. In addition, the HDDR will allow for the building to be occupied by less than 50 people.

The City contracted CRSA Architecture (CRSA) to formulate historic preservation methods and treatments that will address the issues identified in the McPolin Farm Historic Preservation Plan. CRSA is a recognized specialist in historic preservation and architecture in Utah. The project team includes Hogan Construction, who is also experienced in historic preservation projects, specifically complex issues of constructability in historic structures.

The City assembled a Design Team to ensure the best use and preservation of the McPolin Barn. The Design Team includes Denise Carey (McPolin Barn Manager), Anya Grahn (Historic Preservation Planner, Planning Department), Matt Twombly (Sustainability Project Manager, Sustainability Department), Chris Morgan (Friends of the Farm and Water Department), and Jarren Chamberlain (Parks Department).

McPolin Barn Structural Upgrades and Restoration Summary
As is outlined in the McPolin Farm Historic Preservation Plan, the McPolin Barn is in need of structural upgrades and restoration.

The Historic Preservation Plan prepared by CRSA specifically for the McPolin Barn HDDR, states:

> *"This renovation of the historic McPolin Barn, a part of the McPolin Farmstead complex on Highway 224, is to provide necessary structural upgrades to allow small groups of patrons to enter the building. It is currently unstable structurally, and the project will strengthen structural integrity against wind (lateral), snow, and seismic loads. The addition of braced frames, shear walls, and roof trusses will allow for the removal of a cluttered system of crossing steel cables that limits accessibility, as well as the demolition of a historically incompatible roof bracing system. The project will mostly affect the building interior, except for exterior improvements in the form of new (historically based) windows and the maintenance of concrete and masonry walls. Any required material deconstruction will be temporary, and materials will be carefully replaced in their historic location and orientation as construction progresses. All work on the McPolin Barn and its silos will strictly follow the Secretary of the Interior's Standards for Rehabilitation, under the experienced observation of CRSA Architecture. The resulting building will be better prepared to withstand the elements while reintroducing historic elements that have been lost or altered over the last century."*

The work proposed by the applicant to address the issues identified by the McPolin Farm Historic Preservation Plan are detailed below:

- There will be minor regrading to improve drainage and allow for a minimum of 2% slope away from the historic structure. Staff finds that this will have no visual impact on the historic site.
- Micropiles will be installed through the existing foundation. These will not be visible on the interior or exterior of the structure.
- The roof of the McPolin Barn, ca. 1930 Milk House Addition, and narrow strips of the 1954 Milking Parlor Addition roof will be removed in order to make necessary

structural upgrades at the roof-wall connections. In the McPolin Barn, this removal will only include newer shingles, roofing membrane, and historic sheathing. A transverse strip of roof will be completely removed at each of the (3) brace frames in order to allow for assembly, and historic skip sheathing will be numbered during removal and reinstalled in its historic location and orientation. In the ca. 1930 Milk House Addition and the 1954 Milking Parlor Addition, the roof demolition at the wall connection will include the shingles, roofing membrane, sheathing, and historic skip sheathing. Any historic sheathing removed in construction will be numbered and replaced in original location and orientation.

- New brace frames and shear walls will be installed along the east and west interior walls. Sheer walls will include window openings if existing. New roof trusses will be placed in between the historic roof structural systems in the hayloft. Structural steel tube wind girt framing will be installed on the south and north interior walls. The existing historic framing and structural systems will remain, but these structural upgrades will allow for the removal of the existing non-historic 1990s cable system. The structural upgrades on the interior will either be painted steel or aesthetically and historically appropriate dimensioned lumber.
- Plywood will be installed as sheathing over the existing historic wood floor planks of the hayloft due to deterioration. This will allow for the wood planks to still appear as the ceiling in the lower level.
- Masonry in the ca. 1930 Milk House Addition will be selectively tucked and pointed using grout to match historic material.
- Pointing and tucking of the foundations will occur as needed to achieve structural requirements.
- All 65 boarded historic window openings will be un-boarded.
    - Replacement windows on the McPolin Barn will be three-over three wood windows.
    - Replacement windows on the ca. 1930 Milk House Addition will be two-over-two wood windows on the west elevation and two three-over-three fixed wood windows on the north and south elevations.
    - Replacement windows on the 1954 Milk Parlor Addition will be steel framed one-over-two awning type windows.
- Wood boards that are damaged or rotted beyond repair will be replaced in-kind. The architect has identified potential areas of such damage as the wood trim and wood doors.
- The silos will be structurally improved by adding micropiles to the foundation, which will not be visible above grade. Spalling and damage to concrete walls will be selectively grouted as needed. Damage to the structural integrity will be repaired while purely aesthetic issues will not be altered.

Historic District Design Review

On March 14, 2016, the Planning Department received a Historic District Design Review (HDDR) application for the McPolin Barn located at 3000 N. Highway 224. The application was deemed complete on March 16, 2016. A Public Hearing was held on

April 4, 2016. The Historic District Design Review (HDDR) application has not yet been approved.

Analysis:

The Historic Preservation Board is authorized by Section 15-11-6(A) to "Participate in the design review of any City-owned projects located within the designated Historic District" when directed by City Council. Staff is requesting the HPB review the Universal Guidelines listed below and provide comments regarding the structural upgrades on the interior of the McPolin Barn, circa 1930 Milk House Addition, and the 1954 Milking Parlor Addition, replacement all boarded historic window openings, structural upgrades to the silos, minor grading to improve drainage on the site, and repairs (if necessary) to the historic foundations and historic wood boards.

Please reference the bullet points in the above section titled "McPolin Barn Structural Upgrades and Restoration Summary" for a complete list of the proposed work. Staff recommends the HPB review the above list, bullet–point-by-bullet-point, with the applicant and provide input on each item. CRSA is prepared to explain the proposed work in greater detail to the HPB, if necessary. HPB's feedback will be presented to City Council who will make the final determination.

Universal Guidelines from the City's Design Guidelines for Historic Districts and Historic Sites:

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.

2. Changes to a site or building that have acquired historic significance in their own right should be retained and preserved.

3. The historic exterior features of a building should be retained and preserved.

4. Distinctive materials, components, finishes, and examples of craftsmanship should be retained and preserved. Owners are encouraged to reproduce missing historic elements that were original to the building, but have been removed. Physical or photographic evidence should be used to substantiate the reproduction of missing features.

5. Deteriorated or damaged historic features and elements should be repaired rather than replaced. Where the severity of deterioration or existence of structural or material defects requires replacement, the feature or element should match the original in design, dimension, texture, material, and finish. The applicant must demonstrate the severity of deterioration or existence of defects by showing that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.

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.

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.

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.

9. New additions, exterior alterations, or related new construction should not destroy historic materials, features, and spatial relationships that characterize the site or building.

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.

Process:
Following input from the HPB, the applicant will go back to City Council and present applicable feedback.

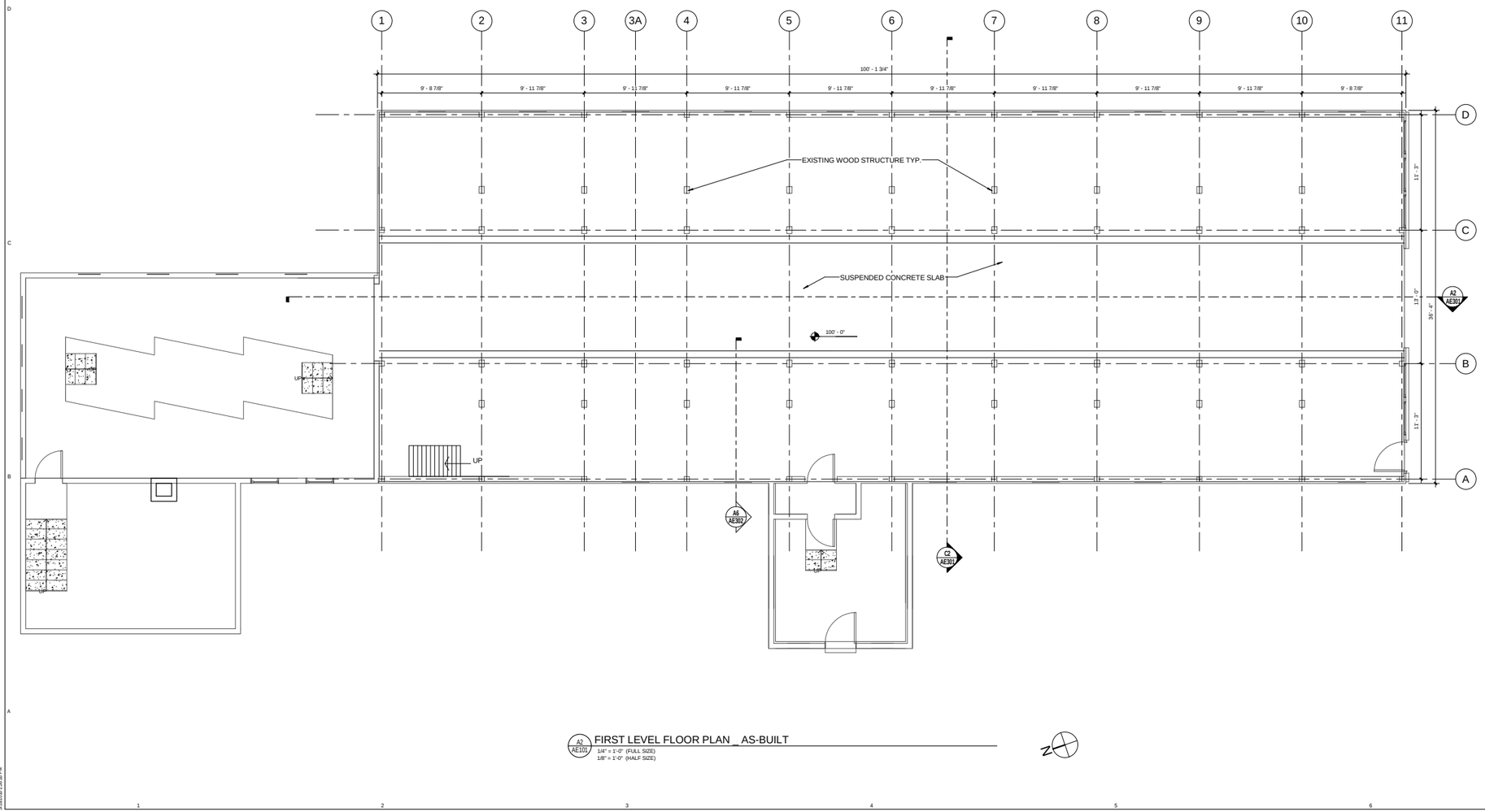
The HDDR application will continue to be reviewed by the Planning Department within the initial forty-five (45) day period. Appeals of the Planning Department's Final Action on the HDDR will be reviewed by the Board of Adjustment (BOA).

Notice:
Legal Notice of this public hearing was posted on March 23, 2016 and published in the Park Record on March 19, 2016.

Public Input:
No public input was received prior to publishing this staff report.

Exhibits:
Exhibit A – Proposed Design – HDDR
Exhibit B – Historic Sites Inventory Form
Exhibit C – March 24, 2016 City Council Staff Report

Exhibit A - Historic District Design Review Proposed Plans



A2 AE101 FIRST LEVEL FLOOR PLAN _ AS-BUILT
1/4" = 1'-0" (FULL SIZE)
1/8" = 1'-0" (HALF SIZE)

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MCPOLIN BARN STRUCTURAL UPGRADE

3000 Highway 224 Park City, Utah 84060

PARK CITY MUNICIPAL CORPORATION

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FIRST LEVEL FLOOR PLAN _ AS-BUILT

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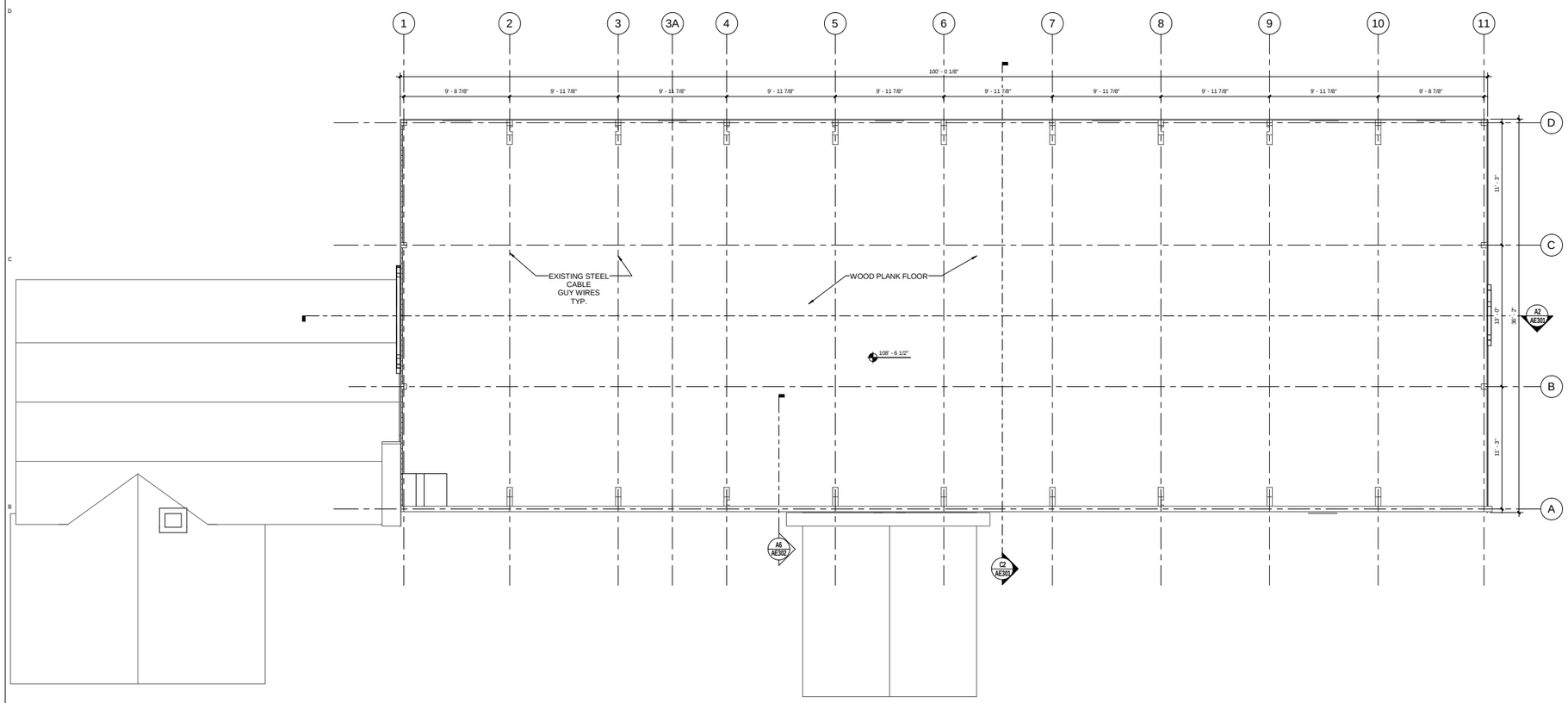

A2 AE102 SECOND LEVEL FLOOR PLAN _ AS-BUILT

1/4" = 1'-0" (FULL SIZE)
1/8" = 1'-0" (HALF SIZE)

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SECOND LEVEL FLOOR PLAN _ AS-BUILT

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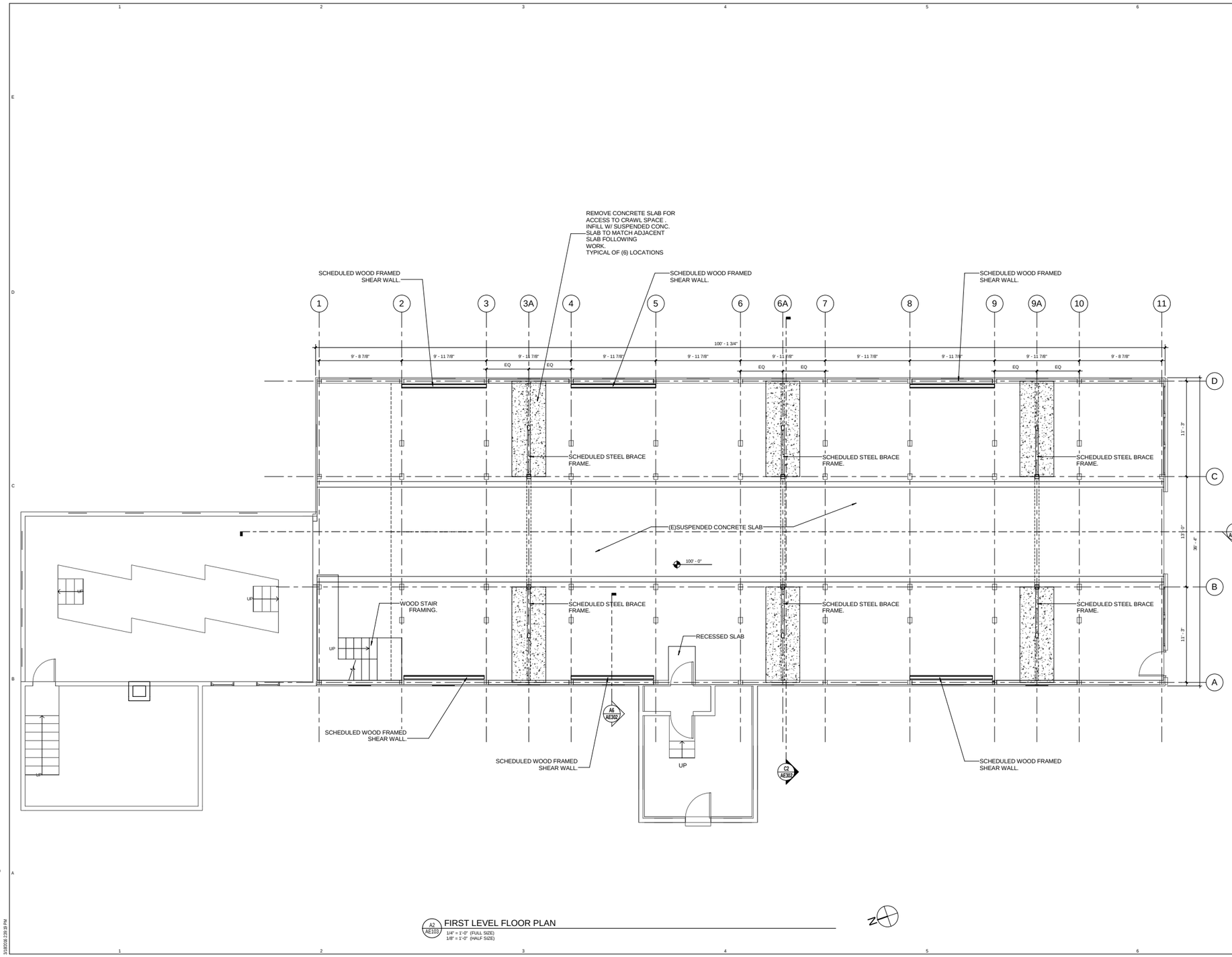

A2 AE103 FIRST LEVEL FLOOR PLAN
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1/8" = 1'-0" (HALF SIZE)

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FIRST LEVEL FLOOR PLAN-PROPOSED

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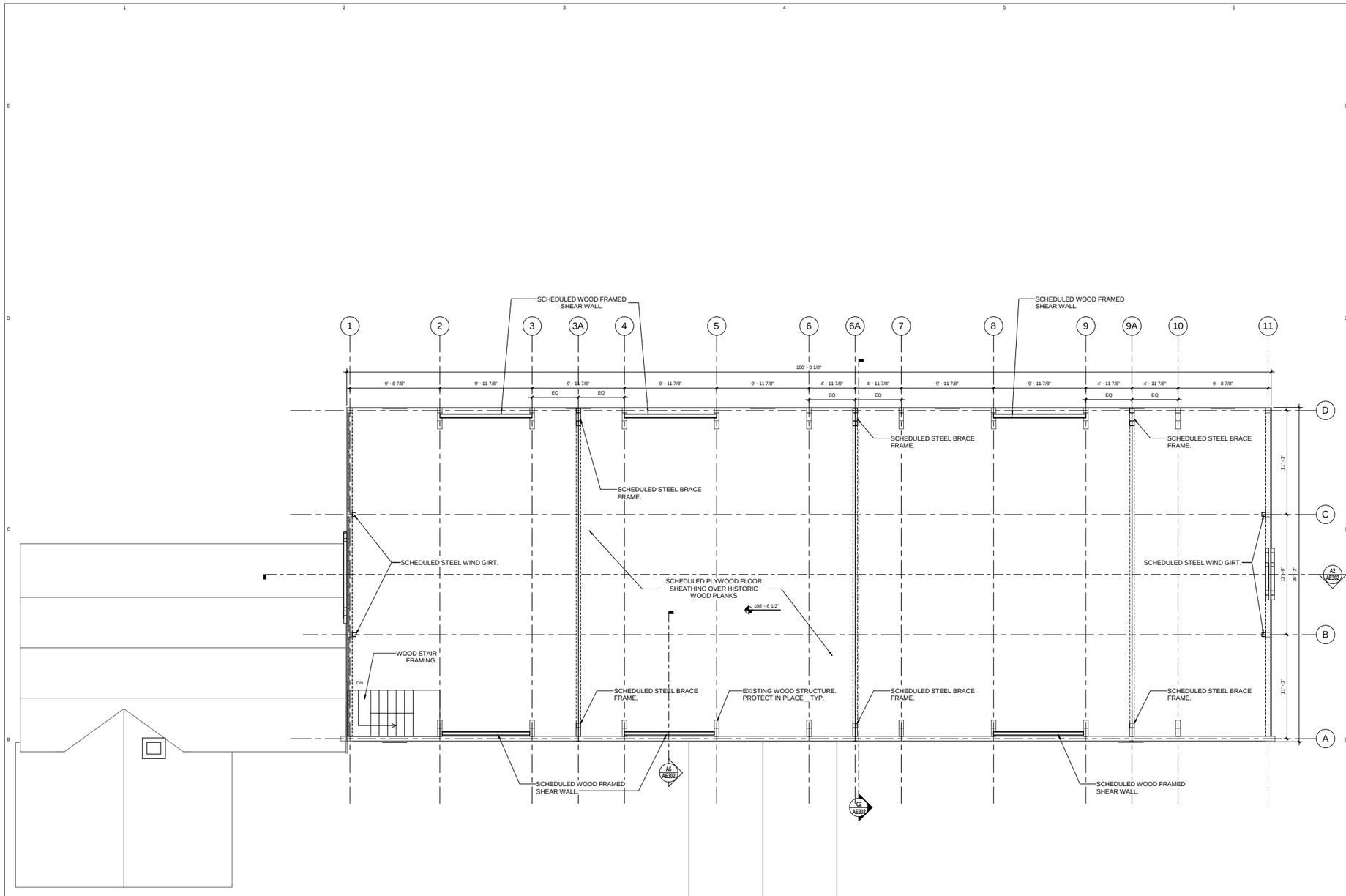

1 AE104 SECOND LEVEL FLOOR PLAN

1/4" = 1'-0" (FULL SIZE)
1/8" = 1'-0" (HALF SIZE)

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SECOND LEVEL FLOOR PLAN-PROPOSED

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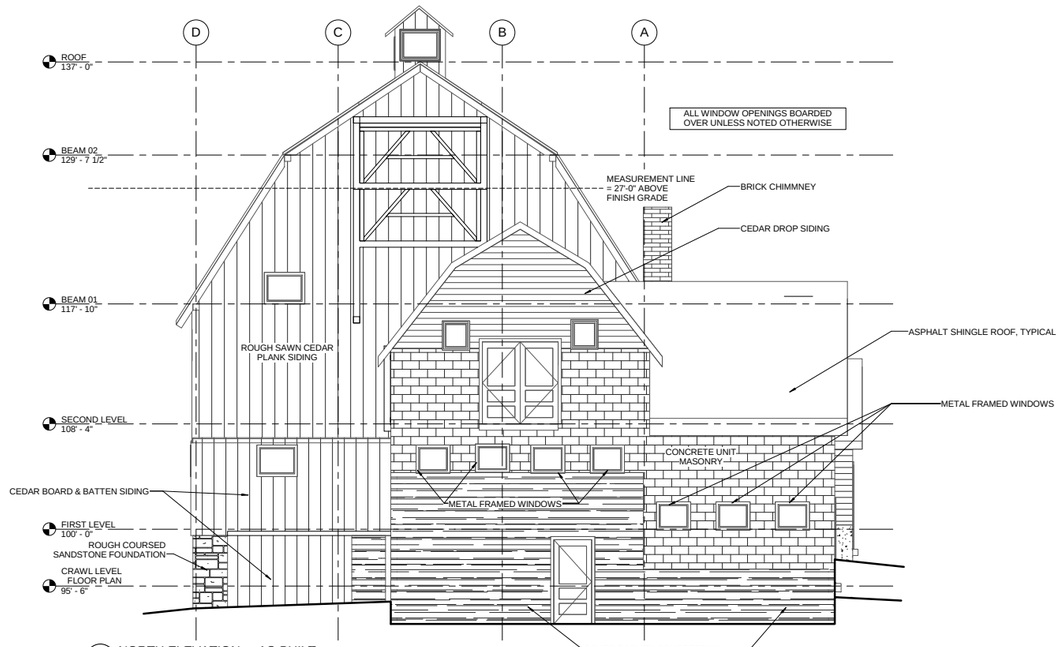

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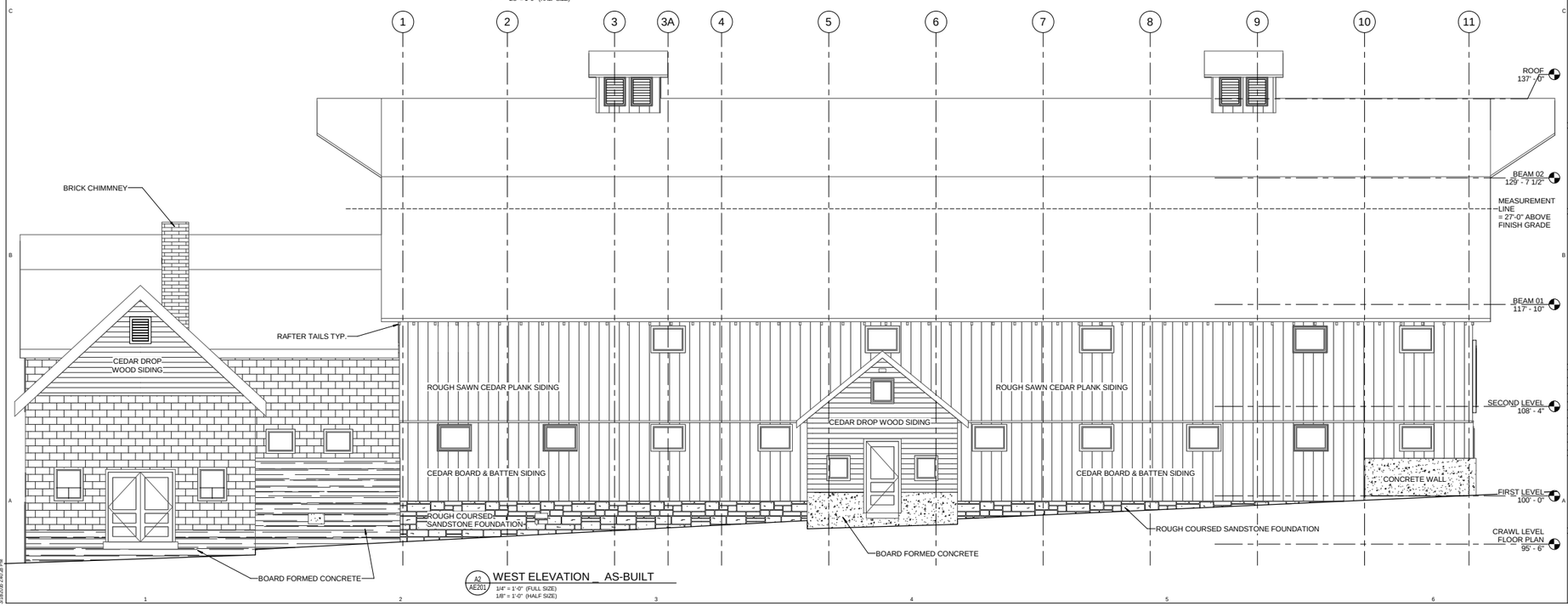
1/8" = 1'-0" (HALF SIZE)



A2 AE201 WEST ELEVATION _ AS-BUILT
1/4" = 1'-0" (FULL SIZE)
1/8" = 1'-0" (HALF SIZE)

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NORTH & WEST EXTERIOR ELEVATIONS _ AS-BUILT

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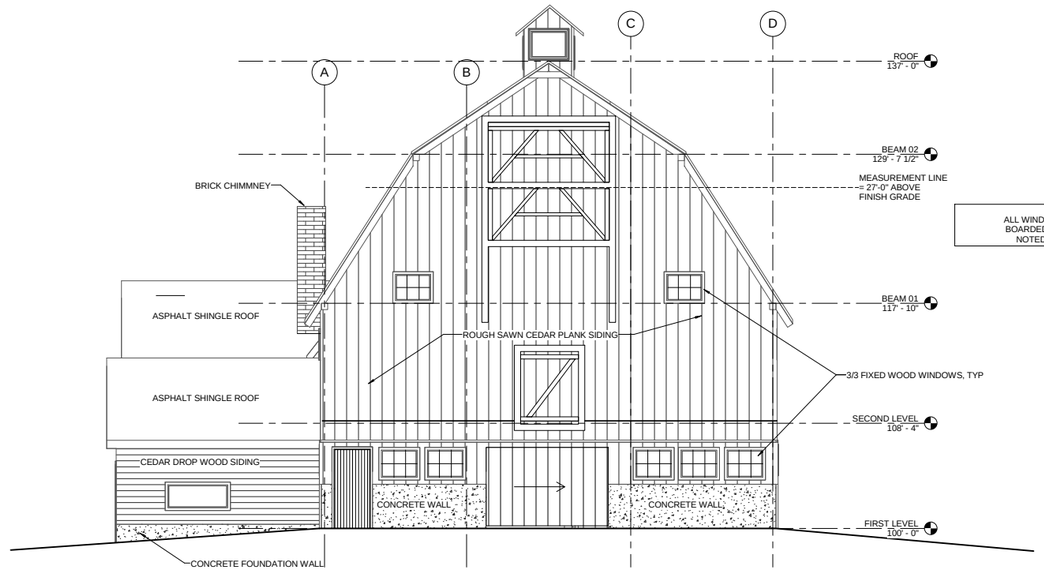

ALL WINDOWS OPENINGS
BOARDED OVER UNLESS
NOTED OTHERWISE

C2 / AE202 SOUTH ELEVATION _ AS-BUILT
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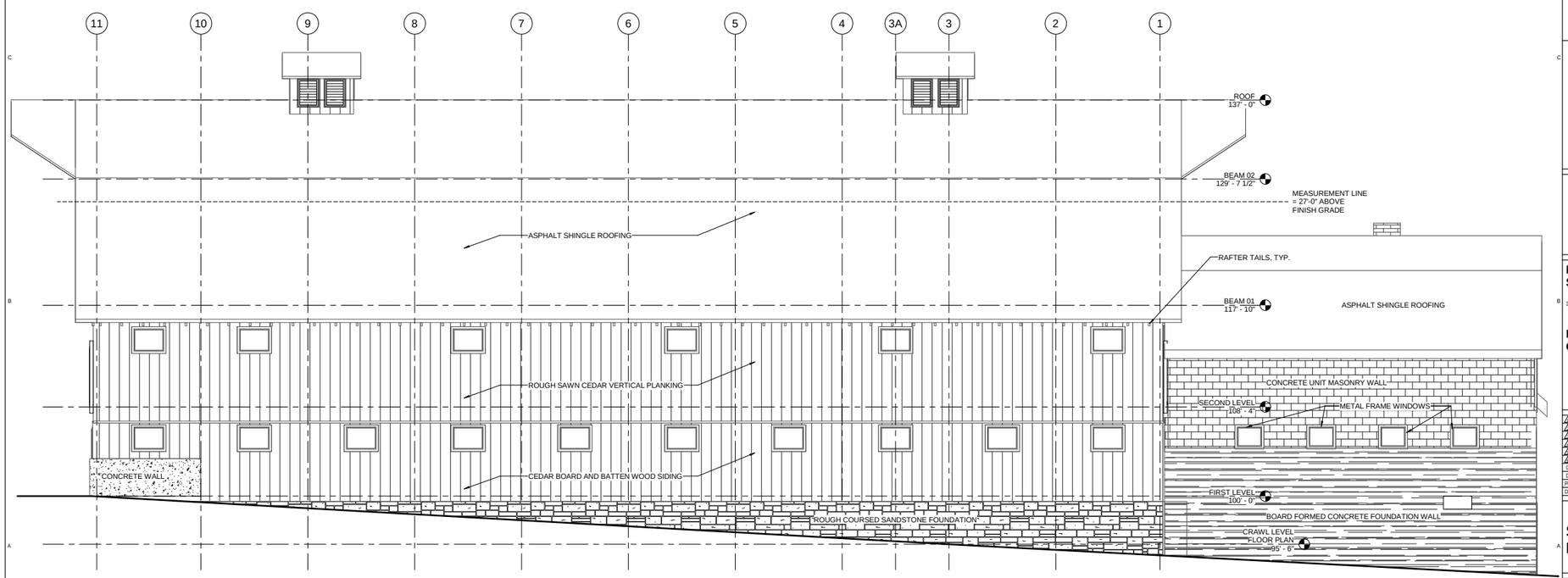
1/8" = 1'-0" (HALF SIZE)



A2 / AE202 EAST ELEVATION _ AS-BUILT
1/4" = 1'-0" (FULL SIZE)
1/8" = 1'-0" (HALF SIZE)

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SOUTH & EAST EXTERIOR ELEVATIONS _ AS-BUILT

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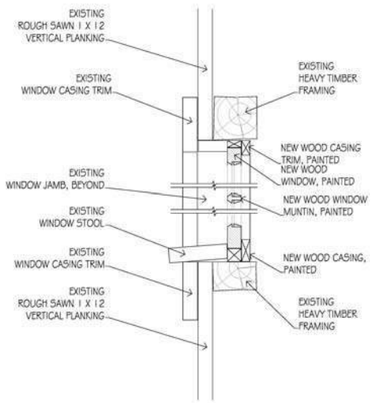

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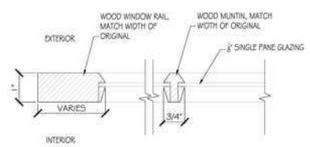
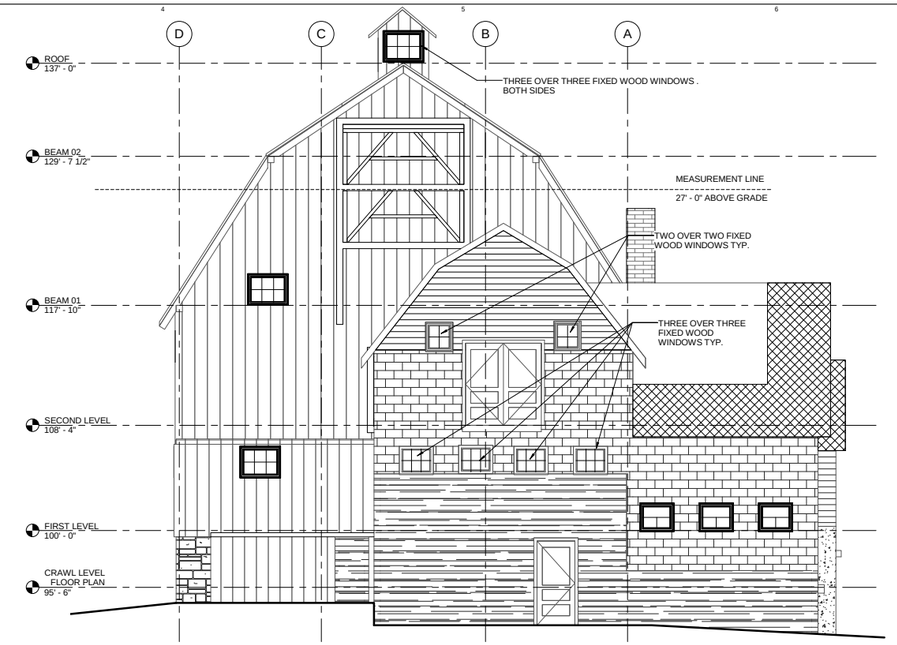


2 AE203 WINDOW DETAIL (PLAN)
6" = 1'-0"

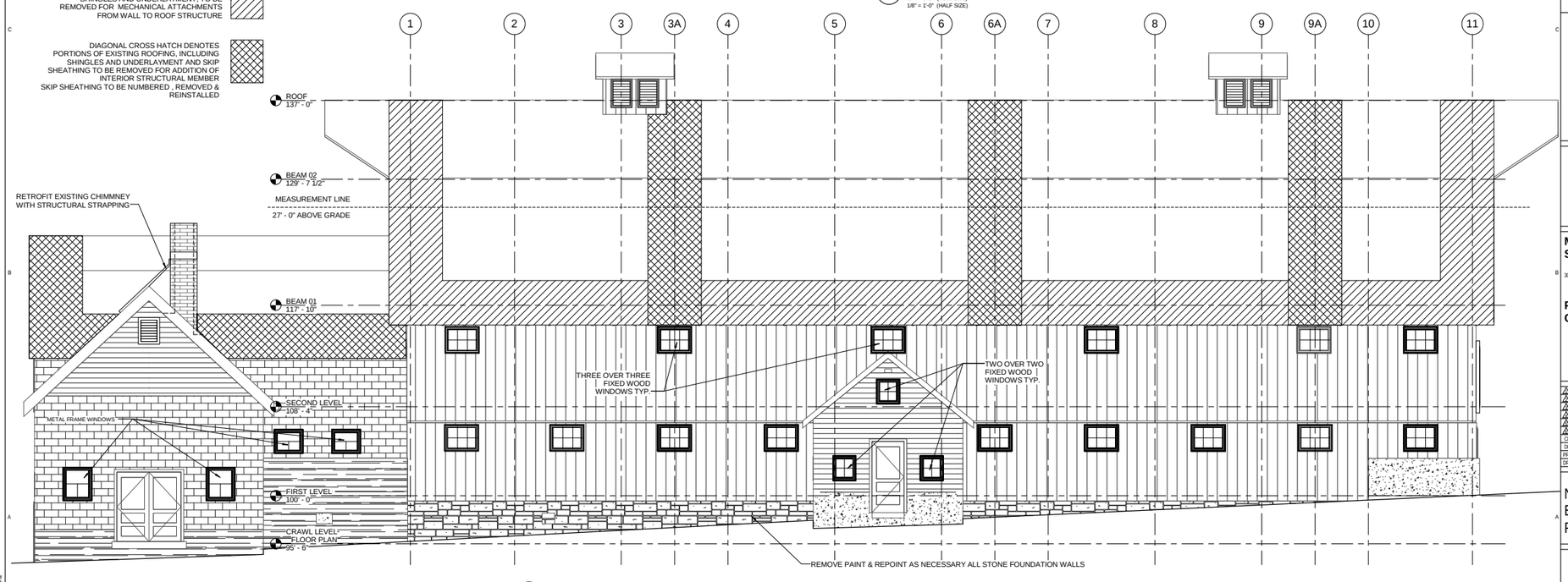


C2 AE203 NORTH ELEVATION _ PROPOSED
1/4" = 1'-0" (FULL SIZE)
1/8" = 1'-0" (HALF SIZE)

ROOF HATCH LEGEND

DIAGONAL CROSS HATCH DENOTES PORTIONS OF EXISTING ROOFING, INCLUDING SHINGLES AND UNDERLAYMENT, TO BE REMOVED FOR MECHANICAL ATTACHMENTS FROM WALL TO ROOF STRUCTURE

DIAGONAL CROSS HATCH DENOTES PORTIONS OF EXISTING ROOFING, INCLUDING SHINGLES AND UNDERLAYMENT AND SKIP SHEATHING TO BE REMOVED FOR ADDITION OF INTERIOR STRUCTURAL MEMBER
SKIP SHEATHING TO BE NUMBERED , REMOVED & REINSTALLED



A2 AE203 WEST ELEVATION _ PROPOSED
1/4" = 1'-0" (FULL SIZE)
1/8" = 1'-0" (HALF SIZE)

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BHB ENGINEERS.

ARCHITECT-ENGINEER STAMP

MCPOLIN BARN STRUCTURAL UPGRADE

3000 Highway 224 Park City, Utah 84060

PARK CITY MUNICIPAL CORPORATION

Issue Date	Project Status
CD	
DD	
PROJECT NUMBER: B15-093	FILE NAME:
DRAWN BY: Author	CHECKED BY: Checker

NORTH & WEST EXTERIOR ELEVATIONS _ PROPOSED

AE203

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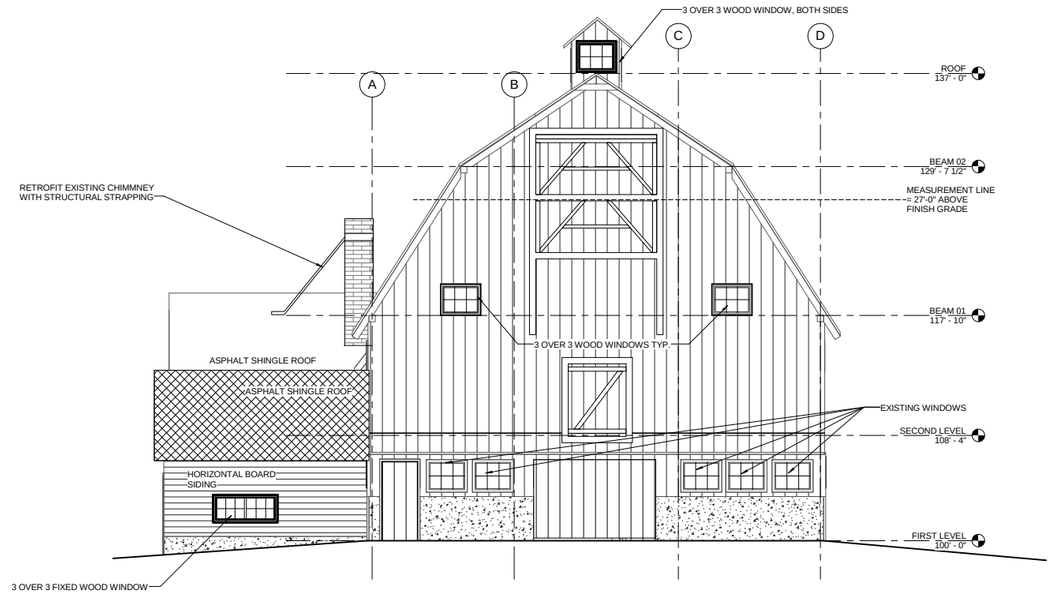
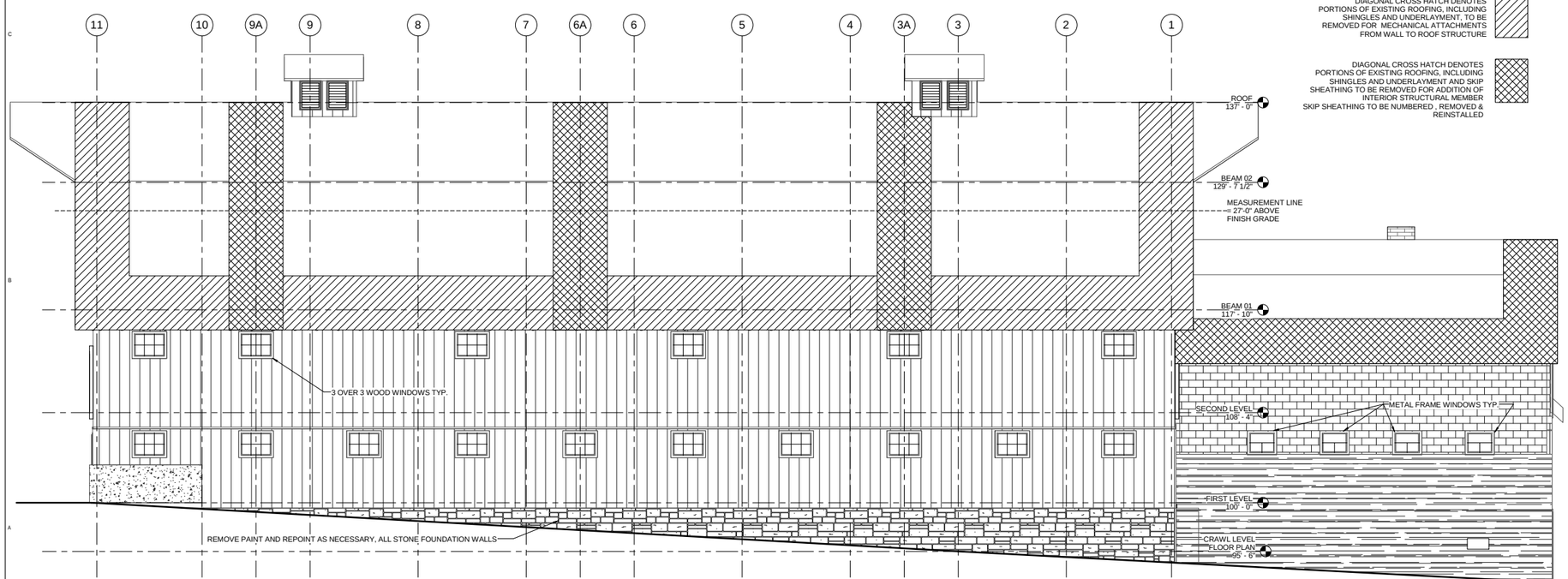


C2 / AE204 SOUTH ELEVATION _ PROPOSED

1/4" = 1'-0" (FULL SIZE)
1/8" = 1'-0" (HALF SIZE)



A2 / AE204 EAST ELEVATION _ PROPOSED

1/4" = 1'-0" (FULL SIZE)
1/8" = 1'-0" (HALF SIZE)

ROOF HATCH LEGEND

DIAGONAL CROSS HATCH DENOTES PORTIONS OF EXISTING ROOFING, INCLUDING SHINGLES AND UNDERLAYMENT, TO BE REMOVED FOR MECHANICAL ATTACHMENTS FROM WALL TO ROOF STRUCTURE

DIAGONAL CROSS HATCH DENOTES PORTIONS OF EXISTING ROOFING, INCLUDING SHINGLES AND UNDERLAYMENT AND SKIP SHEATHING TO BE REMOVED FOR ADDITION OF INTERIOR STRUCTURAL MEMBER
SKIP SHEATHING TO BE NUMBERED , REMOVED & REINSTALLED

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ARCHITECT-ENGINEER STAMP

MCPOLIN BARN STRUCTURAL UPGRADE

3000 Highway 224 Park City, Utah 84060

PARK CITY MUNICIPAL CORPORATION

Issue Date	Project Status
CD	
DD	

PROJECT NUMBER: 815-093 | FILE NAME:
DRAWN BY: Author | CHECKED BY: Checker

SOUTH & EAST EXTERIOR ELEVATIONS _ PROPOSED

AE204

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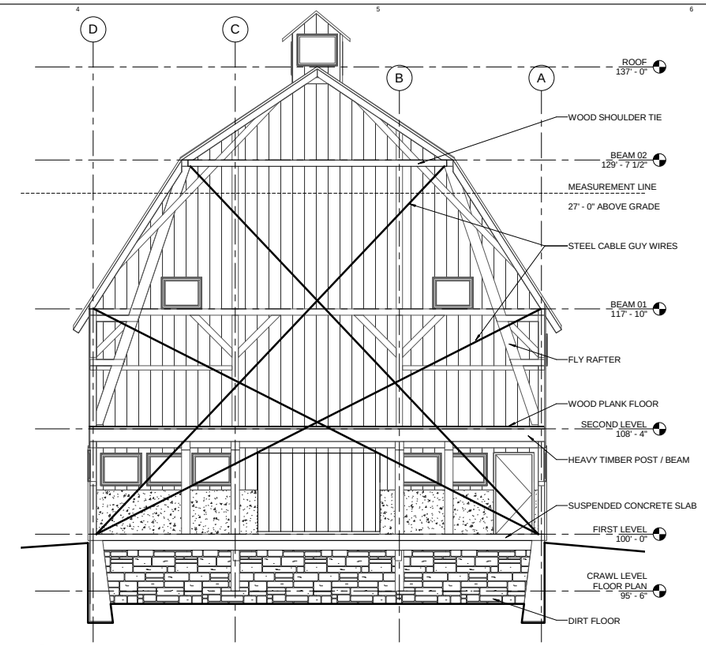
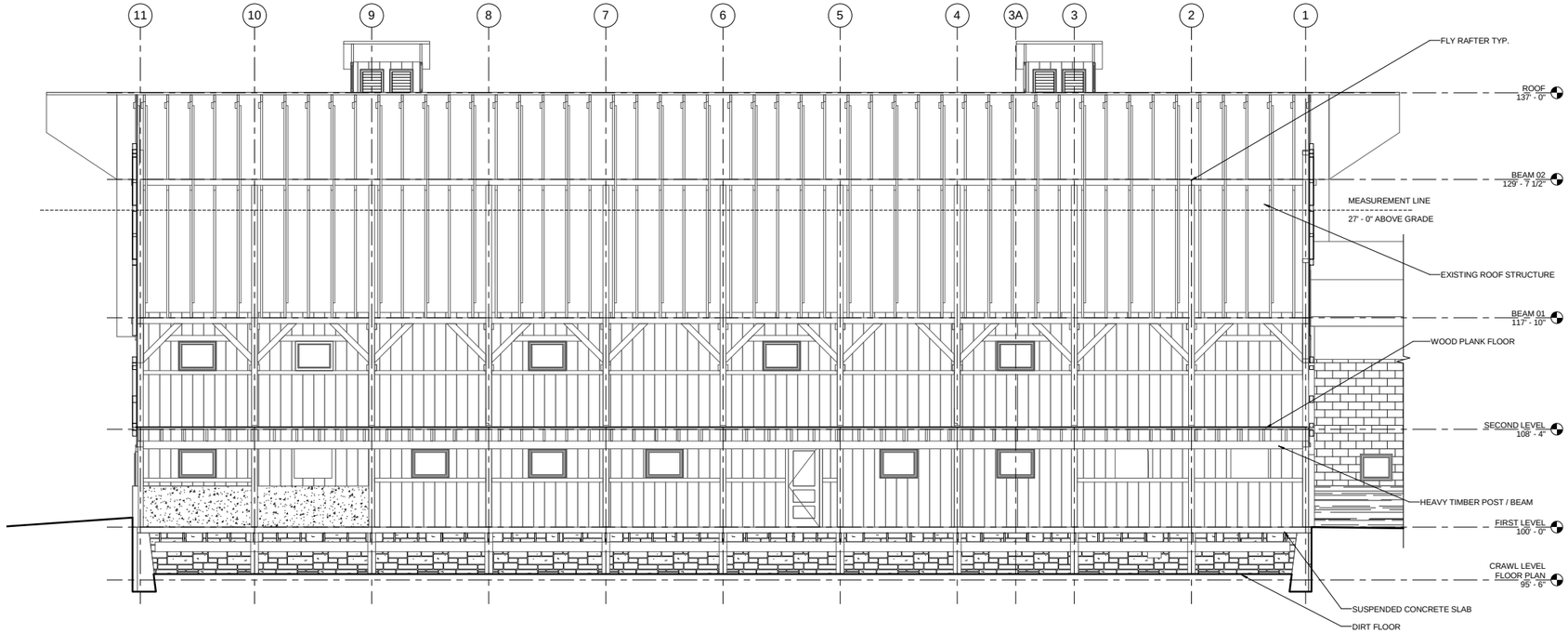


C2 / AE301 TRANSVERSE SECTION _ AS - BUILT

1/4" = 1'-0" (FULL SIZE)
1/8" = 1'-0" (HALF SIZE)



A2 / AE301 LONGITUDINAL SECTION _ AS - BUILT

1/4" = 1'-0" (FULL SIZE)
1/8" = 1'-0" (HALF SIZE)

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ARCHITECT-ENGINEER STAMP

MCPOLIN BARN STRUCTURAL UPGRADE

3000 Highway 224 Park City, Utah 84060

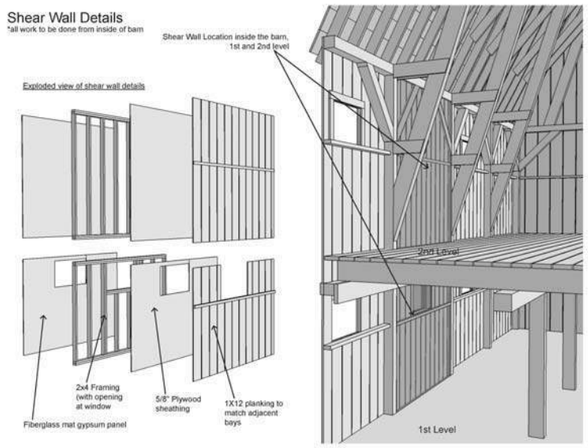
PARK CITY MUNICIPAL CORPORATION

Issue Date	Project Status
CD	
DD	

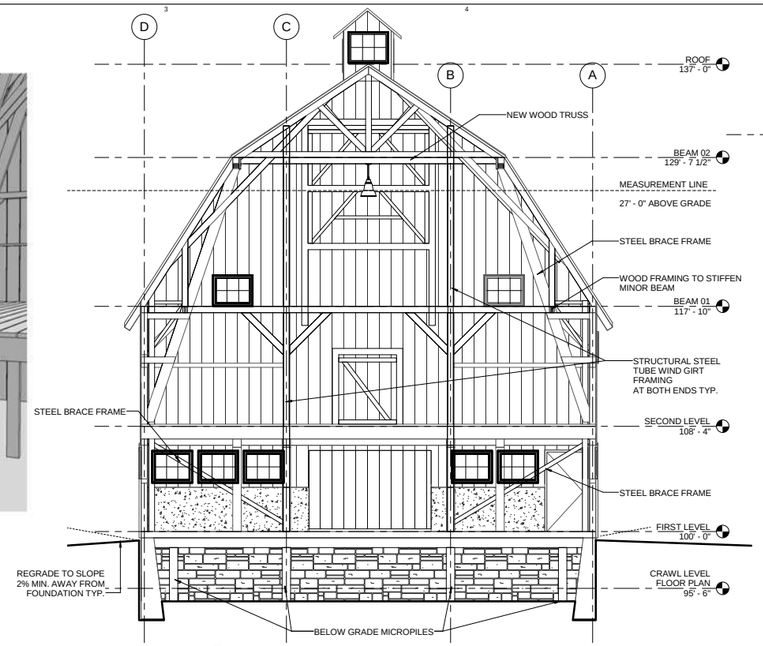
PROJECT NUMBER: 815-093 | FILE NAME:
DRAWN BY: Author | CHECKED BY: Checker

BUILDING SECTIONS _ AS-BUILT

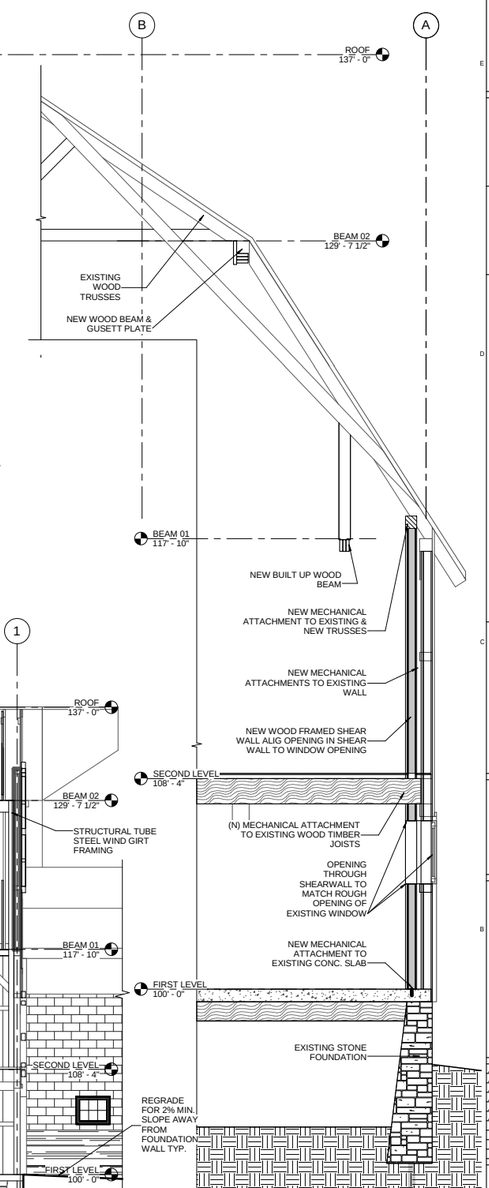
AE301

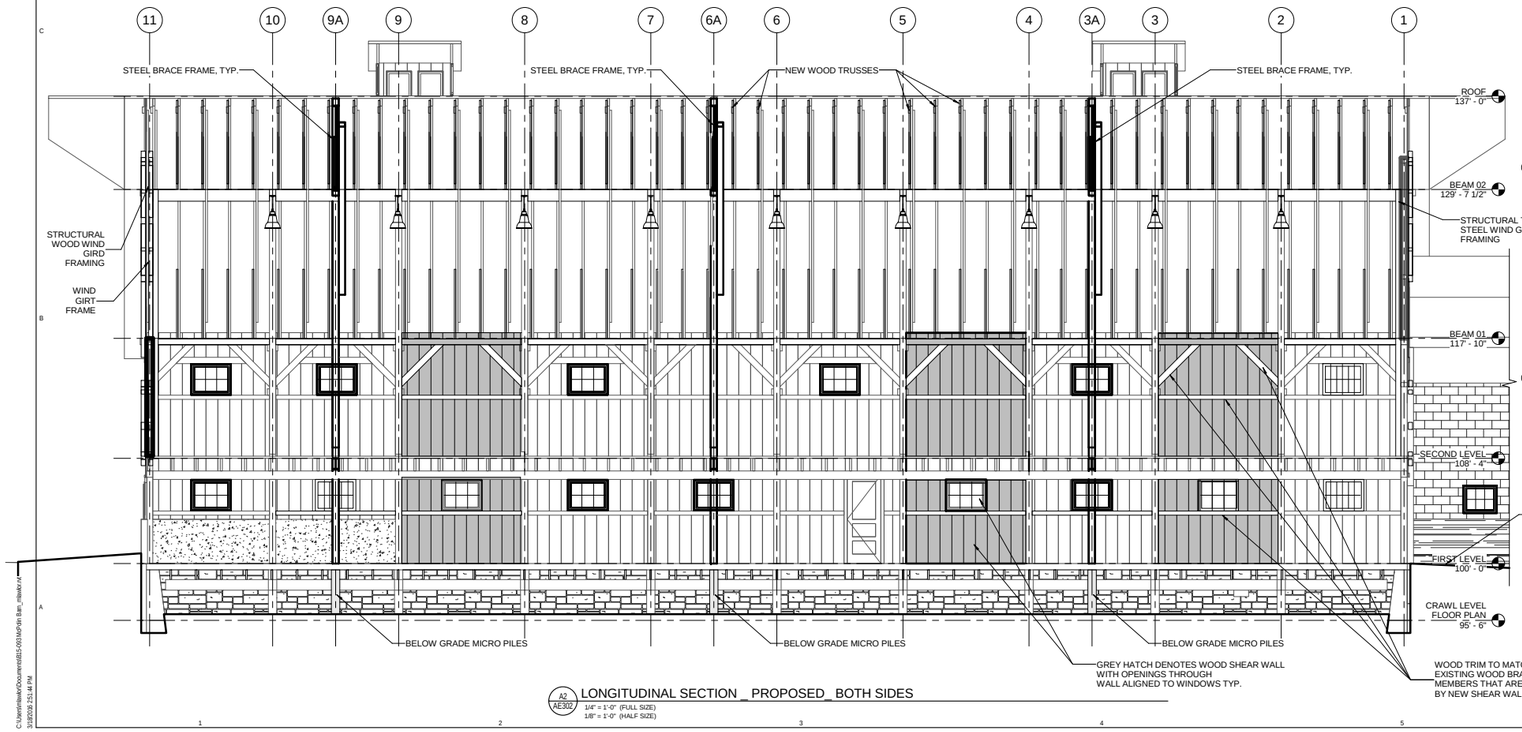


2 AE302 SHEAR WALL DIAGRAM
NO SCALE



C2 AE302 TRANSVERSE SECTION _ PROPOSED_ BOTH SIDES
1/4" = 1'-0" (FULL SIZE)
1/8" = 1'-0" (HALF SIZE)





A2 AE302 LONGITUDINAL SECTION _ PROPOSED_ BOTH SIDES
1/4" = 1'-0" (FULL SIZE)
1/8" = 1'-0" (HALF SIZE)

A6 AE302 SHEAR WALL SECTION
1/2" = 1'-0"

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MCPOLIN BARN STRUCTURAL UPGRADE

3000 Highway 224 Park City, Utah 84060

PARK CITY MUNICIPAL CORPORATION

Issue Date	Project Status
CD	
DD	

PROJECT NUMBER: 815-093 | FILE NAME:
DRAWN BY: Author | CHECKED BY: Checker

BUILDING SECTIONS _ PROPOSED

AE302

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HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **McPolin Farmstead**

Address: 3000 Highway 224 *AKA:*

City, County: Park City, Summit County, Utah *Tax Number:* PCA-18-B-X

Current Owner Name: PCMC *Parent Parcel(s):*

*Current Owner Address:*PO Box 1480, Park City, Utah 84060

Legal Description (include acreage): See Summit County Recorder.

2 STATUS/USE

Property Category	*Evaluation**	*Reconstruction*	*Use*
☑ building(s), main	☑ Landmark Site	Date:	Original Use:
☐ building(s), attached	☑ Significant Site	Permit #:	Current Use:
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☐ building(s), accessory			
☐ structure(s)			

*National Register of Historic Places: ☑ ineligible ☑ eligible
☑ listed (date: 8/14/2003 - Individually listed. Not all buildings on site are eligible.)
Multiple buildings on site - see below for Landmark vs. Significant designation.

3 DOCUMENTATION

Photos: Dates
☐ tax photo:
☑ prints:
☐ 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	☑ city/county histories
	☐ tax card	☐ personal interviews
	☐ original building permit	☐ Utah Hist. Research Center
	☐ sewer permit	☐ USHS Preservation Files
	☑ Sanborn Maps	☐ USHS Architects File
	☐ obituary index	☐ LDS Family History Library
	☐ city directories/gazetteers	☐ Park City Hist. Soc/Museum
	☐ census records	☐ university library(ies):
	☐ biographical encyclopedias	☐ other:
	☐ newspapers	

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.
Morrison, Sandra. "McPolin Farmstead." National Register of Historic Places Registration Form. Park City: 2002.
Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Multiple buildings (See NR nomination) No. Stories: n/a

Additions: ☐ none ☐ minor ☐ major (describe below) Alterations: ☐ none ☐ minor ☐ major (describe below)

Number of associated outbuildings and/or structures: ☐ accessory building(s), # _____; ☐ structure(s), # _____.

General Condition of Exterior Materials:

☑ Good (Well maintained with no serious problems apparent.)

☐ Fair (Some problems are apparent. Describe the problems.):

☐ Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):

☐ Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Foundation: Multiple structures - See NR Registration Form.

Walls: Multiple structures - See NR Registration Form.

Roof: Multiple structures - See NR Registration Form.

Windows/Doors: Multiple structures - See NR Registration Form.

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): The site retains its original design integrity. See NR Registration Form for complete architectural descriptions of the structures that make up the site.

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 changed from the earliest photographs or written descriptions.

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 that defines this early 20th century dairy operation is the collection of structures, but also, as noted in the NR Registration Form, the use of recycled mine-structure materials for the barn.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of agricultural activities taking place around 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 farmstead is associated with the mining era and the related industries that supporting the growing mining operations.

This site was individually listed on the National Register of Historic Places in 2003. It was built within the historic period (c. 1921-1954) is associated with the industries that supported the mature mining industry, and many of the buildings retain historic integrity.

According to the NR Registration Form, the barn, silos, granary, bunkhouse, tool shed, outhouse, and corral with shelter contribute to our understanding of the site and are eligible for (and currently listed) the National Register of Historic Places. Therefore, these structures meet the criteria set forth in LMC Chapter 15-11 for designation as Landmark Sites.

According to the NR Registration Form, the house was moved to this location in 1923, but was damaged by fire in 1955. In 1999, the remains were demolished and the house was reconstructed using new materials and photographic evidence. It retains its essential historical form and meets the criteria set forth in the LMC Chapter 15-11 for designation as a Significant Site.

According to the NR Registration Form, the large shed (reception hall) replaced a shed built c. 1950 and demolished in 1999. It is assumed that the current shed building was designed and constructed with new materials based on photographic evidence of the original shed. It retains the essential historical form and meets the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site.

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c.1921-1954[1]

Builder: ☑ Not Known ☐ Known: (source:)

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

1. Historic Era:
   - ☐ Settlement & Mining Boom Era (1868-1893)
   - ☑ Mature Mining Era (1894-1930)
   - ☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

   As stated in the National Register of Historic Places Registration Form, "the farmstead represents the agricultural industry necessary to support the burgeoning silver mining industry and developing town of Park City…The McPolin Farmstead along with its large expanse of pastureland is one of the best-preerve history farmsteads in the Park City area."

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: Reception Hall (built 1999), 2006.
Photo No. 2: Barn - south oblique, 2006.
Photo No. 3: Barn - northwest elevation, 2006.
Photo No. 4: House (originally moved to this location and then reconstructed following a fire), 2007.
Photo No. 5-19: Photographs submitted as part of the National Register nomination are available on the NPS web site or on file with either the Park City Historical Society & Museum or the Utah State Preservation Office.

Park City Historical Society & Museum has an extensive library of historic photographs; time constraints did not permit review of available historic photographs for this report.

[1] Morrison, page .

NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name McPolin Farmstead

other name/site number McPolin/Osguthorpe Barn, City Farm

2. Location

street & town Highway 224 ☐ not for publication

city or town Park City ☐ vicinity

state Utah code UT county Summit code 043 zip code 84060

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

SHPO 2/5/2003

Signature of certifying official/Title Date

Utah Division of State History, Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

☒ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register.
☐ removed from the National Register.
☐ other, (explain:) _____

Signature of the Keeper Date of Action

3/14/03

5. Classification

Ownership of Property
(check as many boxes as apply)

- ☐ private
- ☒ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(check only one box)

- ☒ building(s)
- ☐ district
- ☐ site
- ☐ structure
- ☐ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
6	2	buildings
		sites
	2	structures
		objects
6	4	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Function
(Enter categories from instructions)

AGRICULTURE/SUSTENANCE: animal facility
AGRICULTURE/storage
AGRICULTURE/agricultural outbuilding

Current Function
(Enter categories from instructions)

VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions)

OTHER: Improvement-Era Dairy Barn
OTHER: vernacular

Materials
(Enter categories from instructions)

foundation STONE
walls WOOD
roof ASPHALT: shingle
other CONCRETE: foundation, floors

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

☒ See continuation sheet(s) for Section No. 7

8. Description

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ **B** Property is associated with the lives of persons significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(enter categories from instructions)

AGRICULTURE

ARCHITECTURE

Period of Significance

c. 1921 - 1953

Significant Dates

c. 1921

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

☒See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey #
☐ recorded by Historic American Engineering Record #

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other Name of repository:

☒ See continuation sheet(s) for Section No. 9

10. Geographical Data

Acreage of Property Approximately 2 acres

UTM References
(Place additional boundaries of the property on a continuation sheet.)

	Zone	Easting	Northing
1	1/2	4/5/5/5/0/0	4/5/0/2/8/4/0
2	/	/ / / / /	/ / / / / /
3	/	/ / / / /	/ / / / / /
4	/	/ / / / /	/ / / / / /

Verbal Boundary Description
(Describe the boundaries of the property.)
The boundaries include the area immediately encicling the group of associated buildings, although the entire property includes 29.73 acres (Beginning . . . that portion of the following described parcel lying in sec 5, t2sr4e, slbm, beg at a pt n 89*56'41" w 3186.42 ft fr the e 1/4 cor of sec 5 t2sr4e, slbm; & run alg the center of sec 5 n 89*56'41"w2095.93 ft; th alg the center of sec 6 n 89*22'53" w 1330.98 ft; then 0*26'54" 22274.18 ft; th s 89*36'48" e 90.89 ft; the m/l alg the proposed wetlands bndry the next 6 courses: 1) s 20*36'02" e 224.21 ft; the 2) s 58*10'09" e 800.00 ftth 3) s 27*12'20" e 116.62 ft; th 4) s 58*10'09" e 100.00 ft; th 5) s 89*07'59" e 116.62 ft; th 6) s 58*10'09" e 284.86 ft; the s 0*05'58" e 41.23 ft; th s 89*50'30" e 66.65 ft; th m.l alg th proposed wetlands bndry the next 4 courses; 1)s 58*10'09" e 336.62 ft; th 2) s 44*25'59" e 463.25 ft; th 3) s 58*10'09" e 80.00 ft; th 4) n 24*59'17" e 251.79 ft; the alg the proposed hwy r/w line s 58*10'09" e 40.00 ft; the m.l alg the proposed wetlands bndry the next 4 courses; 1) s 24*59'17" w 251.79 ft; th 2) s 58*10'09" e 130.00 ft; the 3) s 83*11'10" e 165.53 ft; the 4) s 58*10'09" e asr-ll-r-2) bal 29.73 acres (see qcd 1152-752 U.D.O.T. to state of Utah)

Property Tax No. PCA-18-B-X

Boundary Justification
(Explain why the boundaries were selected.)
The boundaries are those that historically defined the built-up area of concentrated agricultural activity on the farmstead, excluding the areas of now abandoned fields.

☐See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Sandra Morrison
organization Summit County Historical Society date January 23, 2002
street & number 528 Main Street, P.O. Box 555 telephone 435-549-7457
city or town Park City state UT zip code 84060

Additional Documentation
Submit the following items with the completed form:

Continuation Sheets
Maps A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources.
Photographs: Representative **black and white photographs** of the property.
Additional items: (Check with the SHPO or FPO for any additional items)

Property Owner
name/title Park City Municipal Corporation
street & number P.O. Box 1480
telephone 435-615-5000
city or town Park City state UT zip code 84060

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a

Narrative Description

The McPolin Farmstead, with buildings constructed c. 1921 – 1954, and 1999, consists of a large Improvement-era dairy barn and several outbuildings/structures including grain silos, a corral with an animal shelter, an outhouse, a granary, a bunkhouse and a tool shed. The dominant feature of the property is the main barn, approximately 100' x 35'. Prominently located on a hillside, the farm complex is surrounded on three sides by fields and pastureland with State Highway 224 forming the farm's northern boundary several hundred yards in front of the buildings. Though two structures have been reconstructed or replaced (the farm house and lean-to machinery shed), the replica buildings are of similar form and size to the originals and do not detract from the prominent barn. Otherwise little has changed at the farmstead since the completion of the two grain silos and milking parlor addition to the main barn in 1954. Park City, the nearest town to the farm, has grown rapidly over the last twenty years, but the city's purchase of the approximately thirty-acre farm has ensured the preservation of the structures' setting. They remain important contributing historic buildings in Summit County and the Park City area.

Barn

Exterior

Construction on the barn was probably completed in 1921, the year property taxes paid on the property increased dramatically because of "improvements."[1] Family stories explain that the materials used during construction were recycled from an old silver mill in Park City.[2] The theory is collaborated by the random notches visible in the floor joists. The method of construction mirrors that of many of the area's mining structures from the turn of the century, thus creating a valuable link between Park City's mining and farming pasts.

The original portion of the barn is a rectangular shaped building with two levels and basement crawl space. The foundation is rough coursed sandstone, reportedly taken from a quarry on the site. Cladding on the main level is vertical rough sawn cedar board and batten siding, and the upper level rough-sawn cedar vertical-plank siding. The windows on both floors were originally six-pane (three-over-three) divided-light sash, but are currently boarded over with plywood.

[1] Microfilm of 1921 Summit County tax payment records,Summit County Treasurer's office.

[2] "McPolin Homstead," as told by Lane McPolin, undated, Park City Historical Society office. Lane tells of Dan McPolin building a mill to extract ore from the tailings "in what is now know as Prospector Square." He understands that the lumber for the barn came from this mill "when the mill was closed down . . . In 1908 it was hauled by horse and wagon to the present site . . . and reconstructed fitting the lumber together without the use of a single nail." Lane is son of Patrick McPolin, grandson of Daniel McPolin. Several facts in this family history are unsupported. Two mills were built in the Prospector area - the Beggs/Miller Mill and the Broadwater. Dan McPolin is not mentioned as associated with either of these projects, and both were constructed in the 1911-1916 (*Park Record* newspaper issues 10/23/1911 and 9/15/1916). Both were expected to operate for approximately five years although there is no mention in the *Park Record* of their actual closing down. This time period (1916-1921) more closely matches the date demonstrated by the tax rolls.

The barn has a large gambrel roof with exposed rafters, and asphalt shingles covering the original wood roofing material. Located at both the north and south gabled facades are gambrel overhangs designed to facilitate the movement of hay by allowing the hay hooks to extend beyond the barn walls and be lowered unhindered to the ground. Two matching cupolas stand on top of the roof, dividing the ridgeline into thirds.

The barn's primary entrance/exit is located on the building's south end. At ground level, there is a centered sliding door made of horizontal-plank siding and a smaller strap-hinged door on the southwest corner. On the second level, there is a strap-hinged wood-frame door flanked by two windows. In the gable there is a large vertically sliding wood-frame door.

Off-center on the west facade is a one-and-a-half-story gable end addition built in 1954. A poured concrete foundation wall supports the concrete block walls with rough sawn horizontal cedar plank siding in the gable. The entrance consists of three steps leading to a raised six panel wood door, flanked by two wood-framed openings.

The second addition to the barn in 1954 was the milking parlor on the north facade. The milk parlor is L-shaped; the side wing is one story and the projecting wing two and one-half. The foundation is poured concrete, and the walls are concrete block construction with cedar drop siding in the gable/gambrel ends. The principal entrance, a double paneled door, is centered on the end of the side-wing Secondary entrances are located on the gable end of the stem-wing with a small paneled door at ground level, and two large six-panel doors on the second level (primarily used to access interior grain storage facilities by delivery trucks). The windows of this addition were originally two-over-two divided light wood sash, but are currently boarded up. The gambrel roof of the addition is black asphalt shingle, matching the rest of the barn.

Interior

The primary function of the first floor was for housing and milking cows. The interior is divided into three sections by two cattle stanchions that run the entire length of the building. These wood structures encase bottom hinged wood planks that move to cinch the animal's head in place. The two outside sections function as feed stalls, while the central area is devoted to animal movement. The floor is poured concrete with a central formed channel to transport waste. Underneath lies a horizontal rough-sawn wood floor supported by 2x10 floor joists that run lengthwise. The ceiling is supported entirely by two lines of 6x10 posts dovetailed into the ceiling joists. The major joints are bolted together with mine bolts. Offset on the west wall, three steps lead down through a wood panel door to the an addition that consists of a small room with a poured concrete floor, 4x4 rectangular patterned drywall sides, and a stripped wood ceiling.

At the north end of the first floor a doorway opens into the second level of the milking parlor addition. A tiled floor leads around the outside of the room with bays created by metal fencing for holding each cow. The electric milking equipment is still in place and the center of the room opens onto the lower level where workers attached the milking cups to each cows udder. The circular pattern allowed the cows to flow around the room and exit back into the first level of the main barn.

In the northwest corner of the barn's first floor, an inclined ladder stairway leads through the ceiling opening to the second floor. This area is entirely open and was used exclusively for the storage of hay. The floor is made of rough-sawn cedar planks. At either end are two cast iron counter weights each flanking the large vertically sliding doors. The counter weights are encased in vertical rough-sawn cedar planks. The ceiling consists of an exposed heavy timber vaulted truss system with collar beams running the length of the building supported by a 6x10 wall stud every ten feet. In the 1990s, cables designed to stabilize the structure against wind sheer were installed in the barn to diagonally connect the top sill of the wall studs to the floor on the first level and tie beams installed to cross brace the long walls.

Other Contributing Buildings

Granary

Located south of the barn and silos stands the granary. Built c. 1920, this rectangular shed was used to house feed and horse tack. The singe-cell building is a one-story, wood-frame structure with board-and-batten siding and a gable roof with cedar shingles. Two three-over-three windows symmetrically flank the primary entrance on the front façade, although all three of these openings are currently boarded up. The interior has a wood-plank floor and exposed rafters in the ceiling. The room is divided in two by a half wall with the rear partition lined with metal, creating a storage bin for grain. The sill of single window on the rear is also lined with metal to protect the wood while grain was shoveled through the opening.

Bunkhouse

Located next to the granary is the bunkhouse, built c. 1935. This 8'x10' one-story single-cell structure has no foundation, resting instead upon sandstone blocks. The building is sheathed with board-and-batten siding and a new cedar-shake-covered gable roof. The door on the front facade is a strap-hinged wood-frame door. A square window opening is centered on the rear wall. The interior is finished with horizontal tongue-and-groove planks that were previously covered with cardboard to provide additional insulation. A hole in the ceiling and exterior metal chimney provided ventilation for a small wood stove. Family history explains that the bunkhouse was built by James McPolin (born 1918) when he was seventeen years old.[3]

Tool Shed

Next to the bunkhouse stands the 12'x12' tool shed, built c. 1920. This area was used for repairing or constructing farm machinery and equipment. It is a one-story single-cell structure with no foundation, board-and-batten siding and a gable roof. The door is centered on the front facade, and there is a small off-center window opening above the workbench on the south facade. The interior consists of a rough-sawn plank floor, a workbench with wooden nail bins mounted above, a cupboard for tool storage, and a small table in the northeast corner.

[3] *McPolin Homestead as told by Lane McPolin*, Park City Historical Society office. James was Dan McPolin's son who could have inherited the farm but his wife was reportedly allergic to cows.

Grain Silos
Located near the southeast corner of the barn, stand two concrete grain silos that stand approximately forty feet tall. The round silos are approximately ten feet in diameter with poured concrete walls and domed metal roofs. Construction began on the silos in 1953.

Corral with Shelter
Located east of the barn lies the corral and animal shelter. Construction of this area was completed c. 1920. This area was used primarily to house a bull and cow during the breeding process. The corral fence is made of welded standard gauge railroad tracks probably salvaged from the nearby Denver & Rio Grande Western Railroad track north of the property (the abandoned railroad grade is now Highway 224). The shelter consists of a wooden frame clad with corrugated metal siding. A large doorway provides access into the corral from the shelter and a small door opens from the side facing the barn.

Outhouse
Directly north of the corral and animal shelter lies the large three-hole outhouse. The date of construction is unknown, but it is presumed that it was built prior to the installation of indoor plumbing in the house in the 1930s. The exterior cladding is of drop siding and cedar shingles cover the roof. There are no interior walls.

Other Noncontributing Buildings

House
South of the barn, lies a replica of the original primary residence that was constructed in 1999 to replace the original c. 1900 one-story four-square-type house. According to family history, the original house was initially the main office for the Grasseli Mill (later the King Con Mill), a large mining operation in Park City. In 1923, it was moved in two pieces by wagon to its present location, where it was reassembled with a front porch and a lean-to addition to the back.[4] The building was severely damaged by fire in 1955 and abandoned. In 1999, the gutted house was demolished and replicated using similar materials.

Reception Center
West of the barn lies a large one-story wood-frame reception center with a shed roof, designed to look like a shed or large coop. The original shed was built c. 1950, and was used primarily for storage of large farm machinery and equipment. The shed was demolished in 1999, and a new structure constructed to host parties and receptions.

[4] Ibid.

Narrative Statement of Significance

The McPolin farmstead, built c.1921-1954, is significant under Criteria A and C. Under Criterion A the farmstead represents the agricultural industry necessary to support the burgeoning silver mining industry and developing town of Park City. Silver was diseovered in the area in 1868 and local mines began shipping ore in the 1870s. Park City grew rapidly during the last quarter of the nineteenth century and achieved a population of more than 4,300 by 1900. The influx of miners and their families created local demand for fresh produce. Large Improvement-era barns were the result of early twentieth century efforts to create more efficient farms and increase the quantity and quality of farm products. The McPolin farmstead along with its large expanse of pastureland is one of the best-preserved historic farmsteads in the Park City area. The farmstead is architecturally significant under Criterion C for the buildings' reflection of local construction traditions with the use of indigenous materials and techniques. The Improvement-era barn particularly echoes the close association of local mining and ranching through the presence of recycled mine-structure materials. Undertaking the construction of such a large structure in the early 1920s would not have seemed impossible to local farmers as numerous mammoth mining structures already dotted the local landscape. The barn and outbuildings remain intact due to the site's abandonment in the late 1950s and remain one of the most prominent landmarks in the valley.

History of the Park City Area

Parley Pratt, a Mormon settler and church leader, discovered the large "park -like" meadow (from which Park City was later to take its name) in 1848 and opened a direct route from Salt Lake City called the "Golden Pass" road. Samuel Snyder purchased Pratt's squatter's rights to the land for a "yoke of oxen" in 1849 and settled the area with his large polygamist family.[5] The settlement soon became known as Snyderville. The Snyders opened a sawmill, supplying lumber to the eager market in Salt Lake City. As they denuded the local forest, family members turned to farming to make a living. Growing crops was difficult as the high elevation ensured both late and early frosts and long, severe winters. With limited arable land and variable stream flows, Snydervillc's settlers pursed grazing the surrounding "meadow." In the thirty years between 1870 and 1900 the number of cattle in Utah nearly quadrupled and by 1930 one-eighth of all farms in Utah were dairy farms.

When silver was diseovered in the mountains south of Snyderville, settlement patterns suddenly shifted. A new town, Park City, quickly grew, far different than Utah's Mormon towns. Park City's mines fueled a booming import/export economy in stark contrast to the self sufficient, cooperative economies of neighboring Mormon towns. Within a few years after the first mines opened up, there were more than five hundred men working underground. Unskilled immigrants flocked to town to find lucrative mine jobs and several boarding houses were built to accommodate them. Businessmen followed, opening stores and supplying the miners with food,

[5] *Echos of Yesterday: Summit County Centennial History,* Daughters of Utah Pioneers, 1947, page 329-330

timber and other services. Surrounding farmers found readily available markets, supplying both local stores and mine boarding house kitchens.
The railroad's expansion through the area in 1890 assured markets in Salt Lake and Park City with reduced transportation costs. In 1915, the Park Record newspaper reported "The Park City branch of the Denver & Rio Grande railroad daily takes from Snyderville alone better than five hundred gallons of milk and cream to Salt Lake City."[6]

History of the Barn

Daniel McPolin
Daniel McPolin was born in Cork County, Ireland, about 1861. He moved to Park City, Utah, to work in the silver mines but left the profession in 1890 due to an accident that injured both his eyes and hands. After his mining career ended, Daniel and his wife Isabelle turned to other business interests and soon managed a collection of hotels and saloons including the "Bank Saloon" at 304-306 Main Street.[7] In 1899, they purchased the "Park City Bottling Works" and began marketing soft drinks to the entire county. He obtained a butcher's license in 1896 and opened a meat market on Main Street, probably the impetus for his purchase of the farmstead the next year.

Harrison P. McLane originally homesteaded the eighty acres.[8] When Harrison died in 1897 his widow sold the property to McPolin for $600.[9] The McPolins improved the property to increase the farm's efficiency and productivity. The large barn allowed for the newest in scientific methods, combining hay storage, livestock and dairy operations under one roof. It was completed shortly before Daniel's death in 1922. Son, Patrick and his wife Grace inherited the farm,[10] operating it until 1947 when he sold it to Dr. D.A. Osguthorpe[11] for $26,000.[12]

Dr. D.A. Osguthorpe
Dr. Osguthorpe was a successful veterinarian. During the 1940s, his practice brought him from his main office in Salt Lake City to Park City, as his primary patients were the horses that worked in the mines.[13] Lowered down the mineshaft, the horses pulled ore cars through the underground tunnels. Dr. Osguthorpe had first seen the Mcpolin barn in 1926 while retrieving his grandfather's wandering cattle. Though a resident of Salt Lake City, he took an active interest in the farm and updated the dairy operations, increasing the herd to one hundred

[6] *Park Record*, 6 February 1915.
[7] Park City Council minutes May 4, 1911.
[8] Patent - Warranty Deed Book I page 236, Summit County Recorders office.
[9] Warranty Deed Book I page 572, Summit County Recorders office.
[10] Decree - Miscellaneous Records Book R page 81, Summit County Recorders office.
[11] Quit Claim Deed Book H page 224, Summit County Recorders office
[12] D.A. Osguthorpe oral history interview with Anji Buckner, May 11, 2000.
[13] "Delbert Avaron Osguthorpe," by Michelle Sweet, undated, Park City Historical Society office; Oral history interview with Anji Buckner, May 11, 2000.

cows. In 1953 he hired Walter Stewart to build the concrete block milk parlor onto the front of the barn, and two silos at the rear.[14]
In 1955, a plumber working underneath the house accidentally started a fire. No one was injured, but the house was severely damaged. Dairy methods had changed enough by this time that it was decided to abandon the old farm buildings, including the large barn. Operations were moved across the highway to the southern, sunnier base of Quarry Mountain.[15] In 1990 Park City purchased the farm from Dr. Osguthorpe and stabilized the main barn. A fire sprinkling system and a new asphalt roof were installed for protection. In 1999, the remains of the house and large shed were demolished and replaced with the current buildings. And in 2002, minor repairs were made to the bunkhouse and tool shed, including the installation of new wood shingle roofs.

Improvement-era Barn Architecture

After 1910 government health regulations for production and handling of fluid milk required new barn designs. Agricultural college experiment stations promoted the gambrel roof, "ground stable" or improvement-era barn design, which was widely adopted throughout the country. These barns housed cows on washable concrete floors. The gambrel roof made an ample hayloft and could be erected with pre-fabricated trusses. Ducts from ventilators atop the roof provided fresh air for the cows and long rows of small windows gave light to the stable area. A small milk house was usually attached to the building.[16]

Previous barn design had been based upon European barn traditions, brought to the Unites States by immigrant groups. Though barn builders began to simplify construction techniques and standardizing bay sizes, these small refinements did not create great changes in barn building. The major evolution was the gambrel roof barn. Not only did the shape of the roof make the design innovative, but vast changes in the building system separated it from previous barns. The design incorporated standardized, lightweight machine-sawn structural members into an advanced truss configuration with nail construction. Mail order planning and mass-produced building materials spurred the implementation of the new design across the country. The new ideas were incorporated into older building traditions; for example, even the adoption of the new gambrel roof system with stud walls and a truss roof did not wholly eliminate the old heavy timber mortise-and-tenon construction system. Barn builders frequently integrated both old and new systems into the overall structural framework.[17]

The McPolin barn, measuring 100' x 35', is one of the largest in Summit County. Its gambrel roof allows for maximum storage because the roof structure uses no posts for support and the entire second floor is open usable space. The first level with modern concrete floor with formed drain channels allowed ease of cleaning. Two parallel rows of stanchions to hold and feed cows while milking are situated so the animals are housed in the large center isle with their heads facing the outside isles. This arrangement provides minimum obstruction for

[14] Notice of Lien Book2A page 83, April 14, 1954, Summit County Recorder's office.
[15] Interview with Anji Buckner May 11, 2000; "Ship in a Sea of Grass," Kathleen Shorr, Lodestar Magazine, summer 1994, page 16.
[16] *Taking Care of your old Barn - Historic barn types,* University Vermont website www.uvm.edu/~vhnet/hpres/publ/bamb/bbhbty.html
[17] Thomas C. Hubka, *The Americanization of the Barn,* Department of Architecture, University of Wisconsin-Milwaukee. Article on website: www.nbm.org/blueprints/90s/spring94/page2/page2.htm

the animals while entering and leaving the barn and allows for ease of their inspection. Openings along the exterior wall on through the first level ceiling/second level floor provide easy delivery of feed from above. The new design of the barn housed the entire dairy operation under one roof, adding to the efficiency of the process along with increased comfort for both cows and farmer.

Dairy barns are not as common in Utah, where cattle raising is better adapted to the geography, especially around the high elevations of the Park City area. However two other large dairy barns still exist today in the area. Five miles away at the mouth of Thaynes Canyon stands the Armstrong Barn. Built in 1930, after the McPolin barn, the Armstrong family deliberately strived to construct the largest barn in Summit County.[18] The barn has been extensively remodeled inside, with the second level hayloft now providing housing for the Armstrong family descendants. Fifteen miles away, alongside Interstate 80 stands the Dahl or Hi-Ute Barn. Built about 1924,[19] this barn is English style, with a simple gable roof and main entrance to the hayloft on the broad side of the building. The milking stalls on the first level have been renovated to house horses, though the large open hayloft on the second level still houses feed for these animals. Because of the McPolin Farmstead's abandonment in the late1950s, it is the best-preserved barn and historic farmstead in the area.

[18] "Modern Dairy Barn opens," *Park Record*, October 24, 1930.
[19] Summit County Tax records PP-53. Summit County Assessors office. Coalville, UT.

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Common Label Information:

1. McPolin Farmstead
2. Park City, Summit County, Utah
3. Photographer: Cory Jensen
4. Date: November 2002
5. Negative on file at Utah SHPO.

Photo No. 1:

6. General view of farmstead. Camera facing southwest.

Photo No. 2:

6. North & east elevations of barn. Camera facing southwest.

Photo No. 3:

6. North elevation of barn. Camera facing south.

Photo No. 4:

6. North & west elevations of barn. Camera facing southeast.

Photo No. 5:

6. West elevation of barn. Camera facing east.

Photo No. 6:

6. South elevation of barn showing silos. Camera facing north.

Photo No. 7:

6. Interior of barn. Camera facing southeast.

Photo No. 8:

6. North & west elevations of replicated house. Camera facing southeast.

Photo No. 9:

6. North & east elevations of reception center. Camera facing southwest.

Photo No. 10:

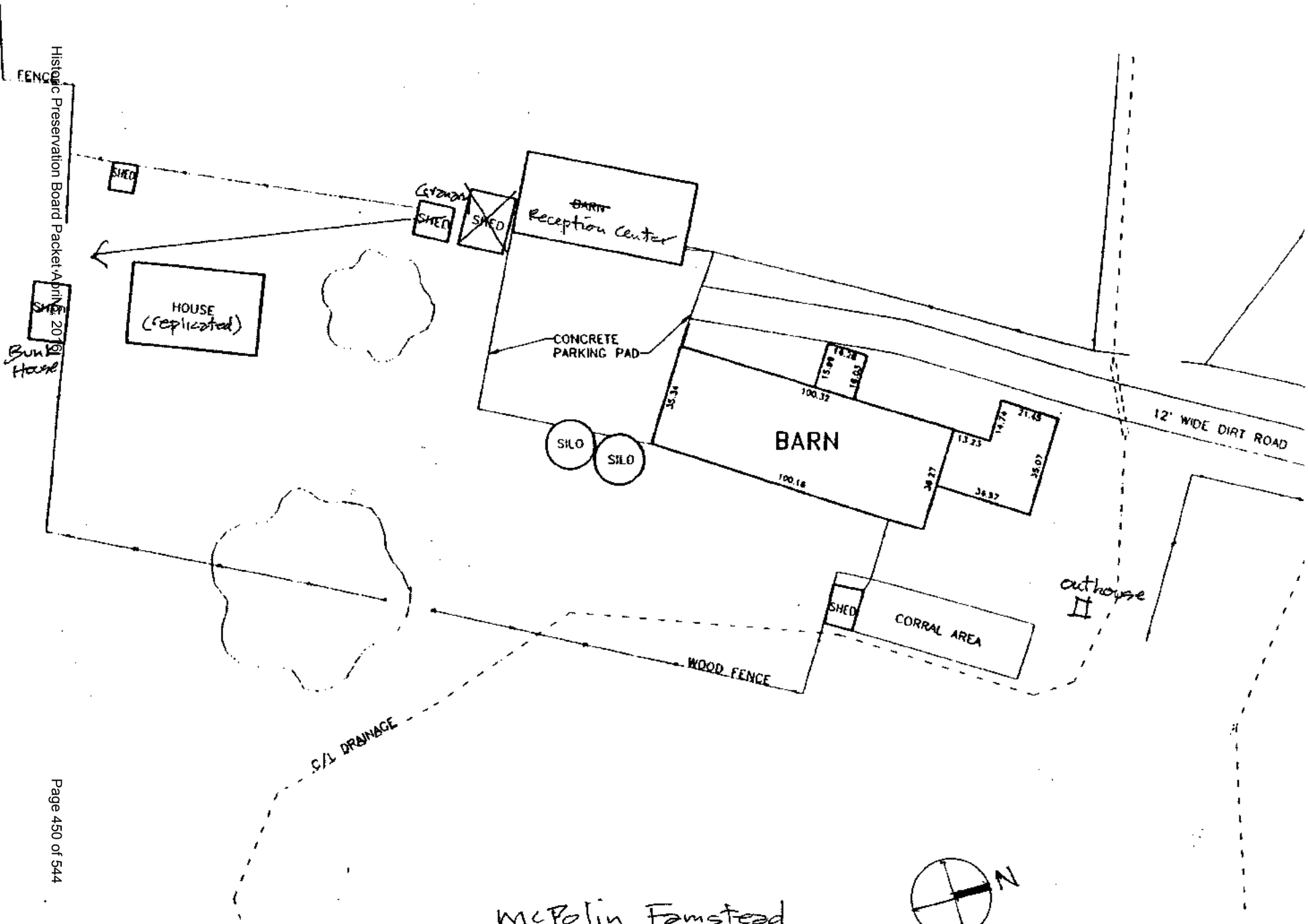
6. North & west elevations of bunkhouse. Camera facing southeast.

Photo No. 11:

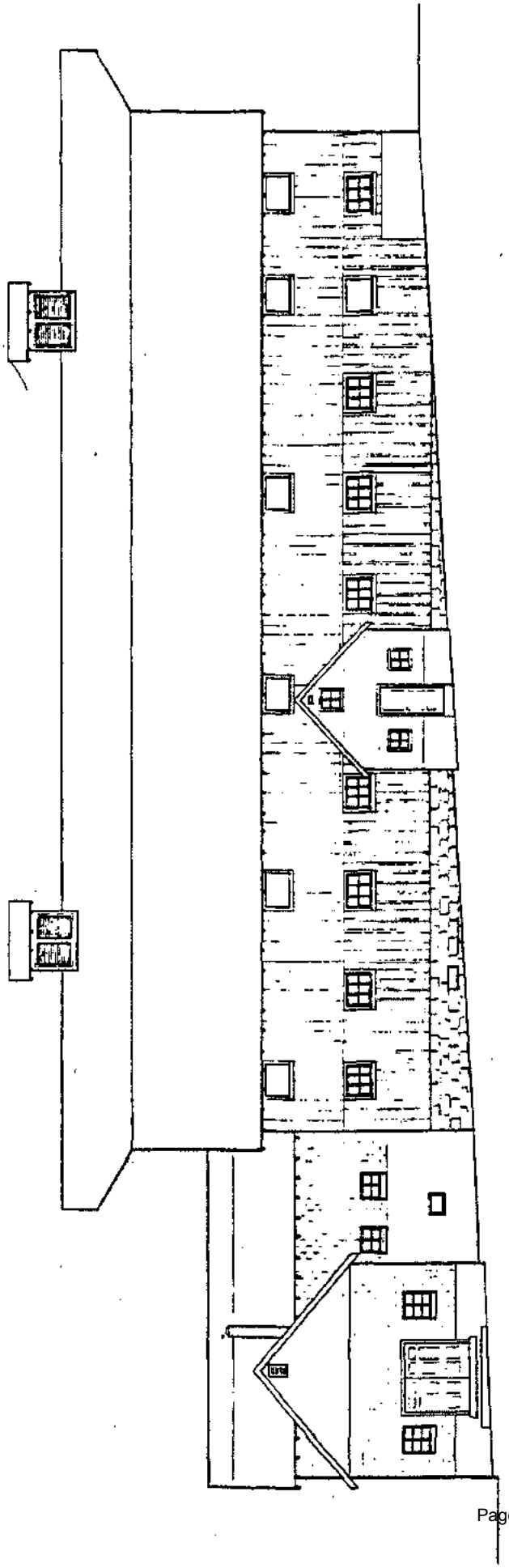
6. North elevation of toolshed (right) & granary (left) . Camera facing south.

Photo No. 12:
6. North & west elevations of corral shelter. Camera facing southeast.

Photo No. 13:
6. South & west elevations of outhouse. Camera facing northeast.



McPolin Famstead
Schematic Site Plan
Showing Changes c. 2002



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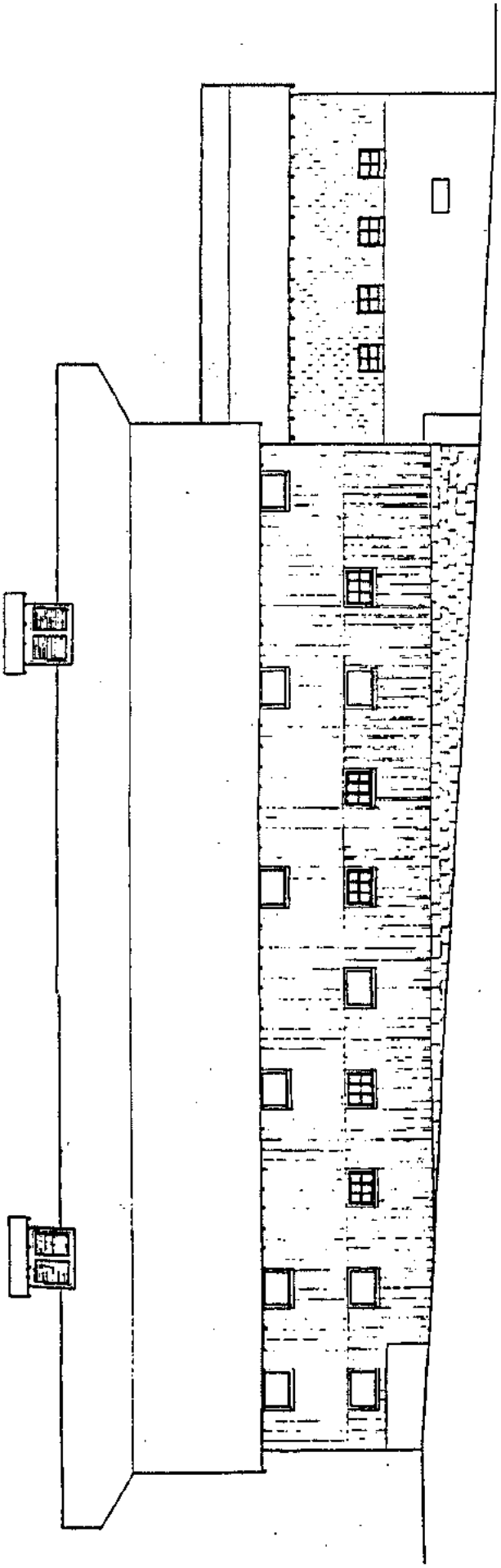
1/8" = 1'-0"



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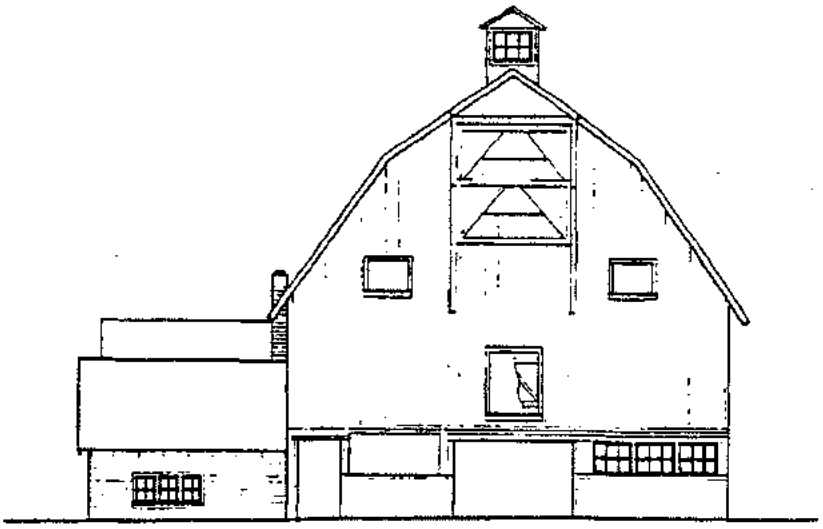
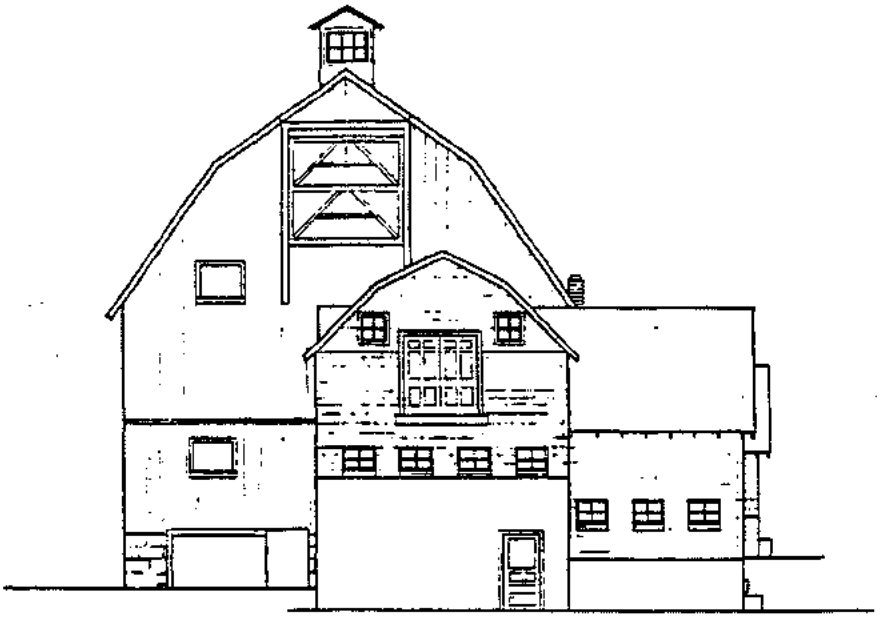
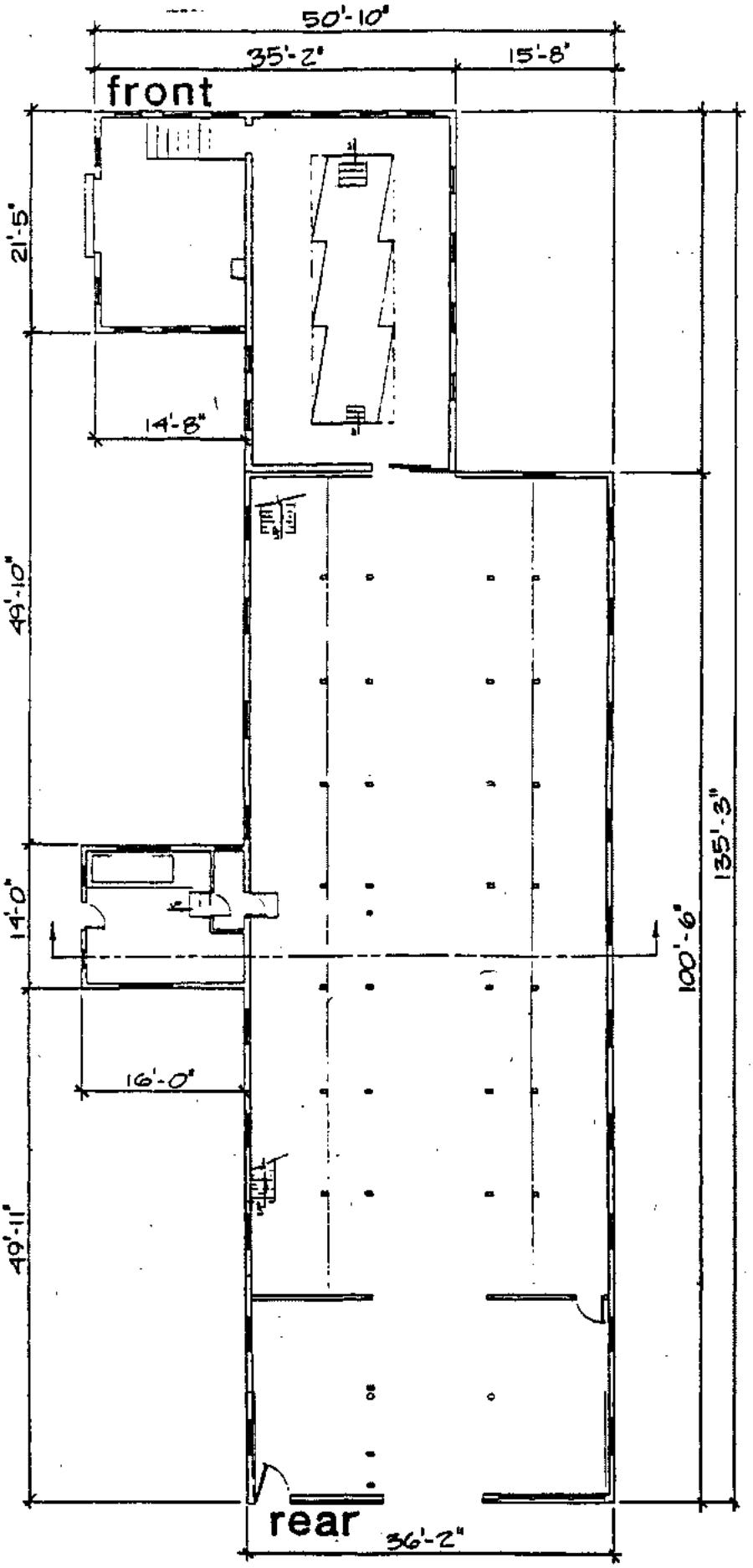


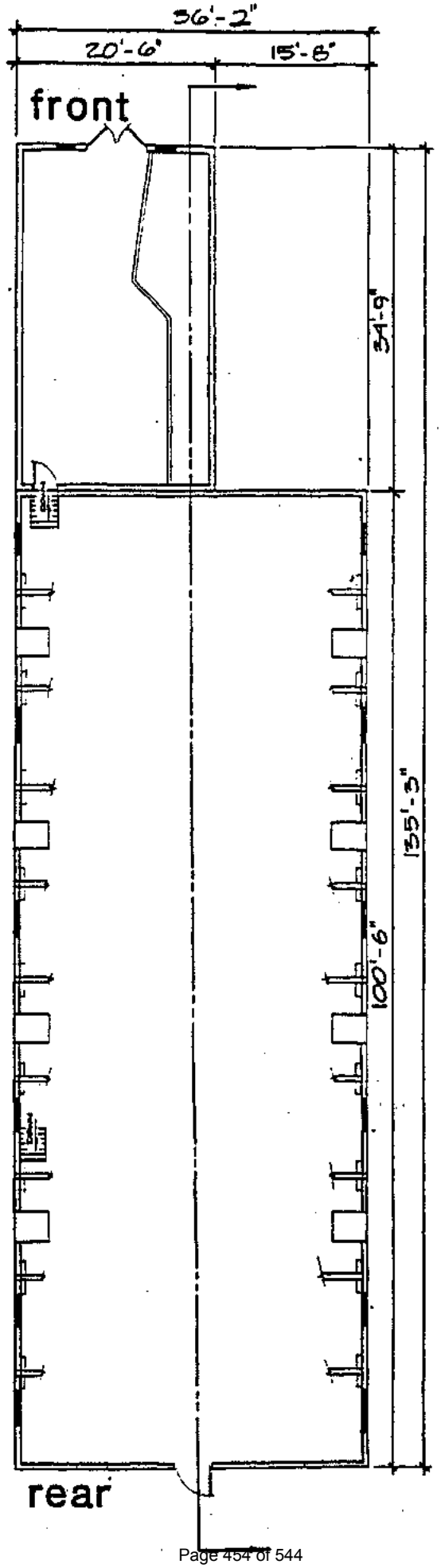
REAR
ELEVATION



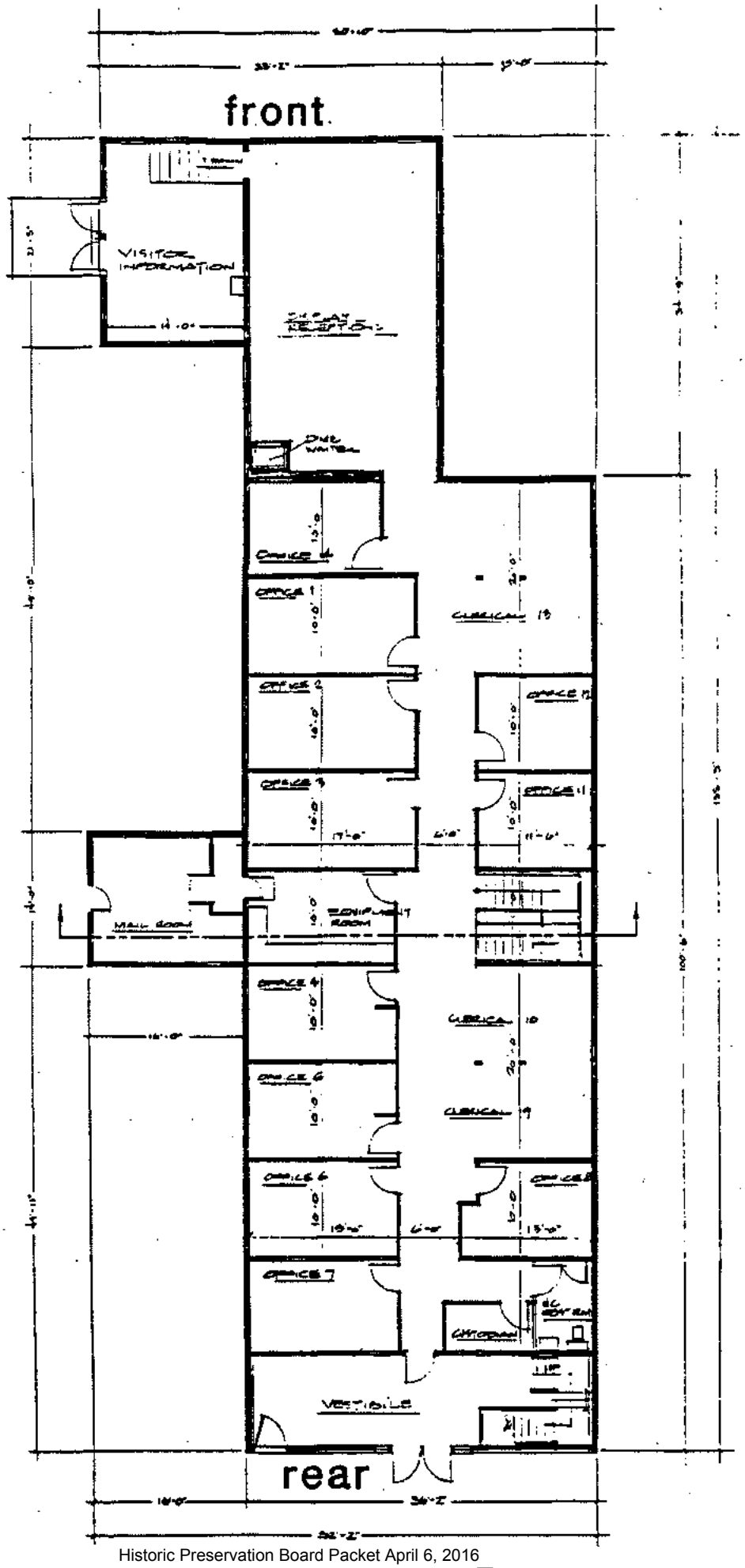
FRONT
ELEVATION

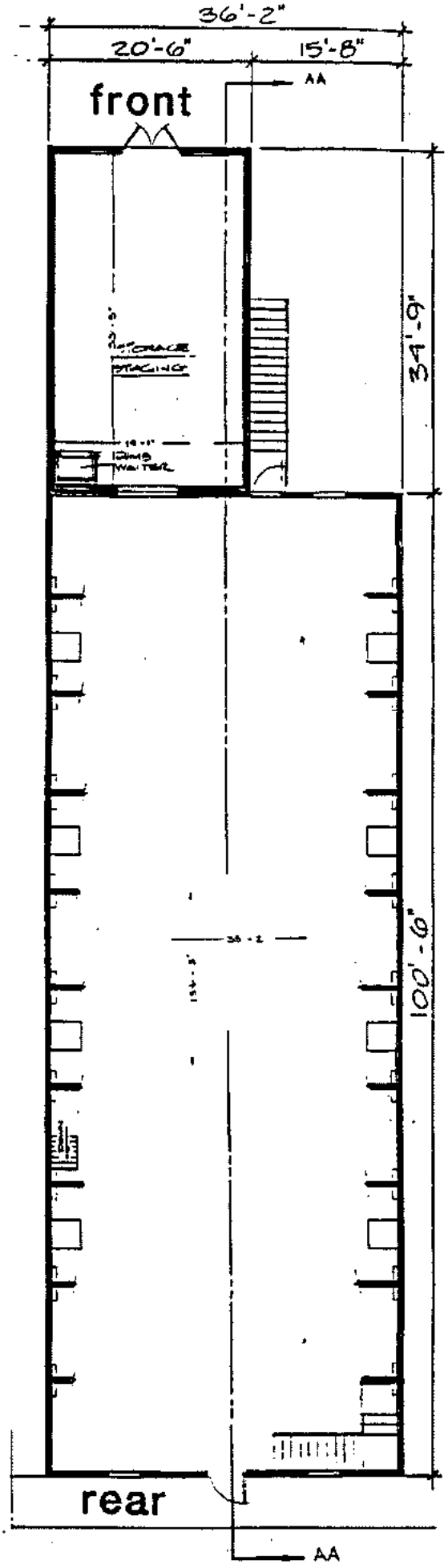


FIRST FLOOR PLAN



SECOND FLOOR PLAN





FIRST FLOOR PLAN
area: 4885 sq ft

SECOND FLOOR PLAN
area: 4347 sq ft

City Council Staff Report

Subject:	**McPolin Barn Structural Upgrade - Historic District Design Review - Historic Preservation Board Review**
Author:	**Matthew A. Twombly**
Department:	**Sustainability**
Date:	**March 24, 2016**
Type of Item:	**Administrative – Award of Contract**

Summary Recommendations:
Allow staff to proceed with the McPolin Barn Structural Upgrade project's Historic District Design Review (HDDR), and have the Historic Preservation Board (HPB) participate in the HDDR beyond the required HPB approval for the Material Deconstruction work necessary outlined in Land Management Code (LMC) 15-11-12.5.

Executive Summary:
On February 25, 2016, Council discussed the proposed structural upgrades as presented by CRSA and awarded the Construction Manager at Risk contract to Hogan Construction to proceed with the McPolin Barn Structural Upgrades. In order to proceed with the structural upgrades, the team submitted an HDDR application for Planning and HPB review. The structural upgrades to the McPolin Barn help to meet City Council's desired outcomes, notably historic preservation, on arguably the Community most iconic manmade historic structure.

Acronyms in this Report:

HDDR	Historic District Design Review
HPB	Historic Preservation Board
PCMC	Park City Municipal Corporation
RFP	Request for Proposals

Background:
In February 2015, Council expressed its overt commitment to protecting and preserving the McPolin Barn structure via a structural retrofit. At the June 11, 2015, Council meeting, staff presented a Manager's Report with an overview of the various retrofit options. Staff recommended a code level upgrade, which was consistent with the draft preservation plan being conducted by the City's Historic Planners in the City's Planning Department. The code level upgrade maintains existing uses, allows temporary occupation (guided tours only) of less than 50 people, and requires no new systems (i.e. mechanical) for human occupancy or uses such as offices or other. In other words, Council and staff agreed to maintain the existing level of uses for the historic and iconic structure. This level of upgrade, however, in no way precludes additional upgrades in the future if additional uses were necessary.

On February 25, 2016, Council reviewed the update from the design team of CRSA. The upgrades include the installation of steel framing at three locations on the interior of the building. The steel framing will be attached to new micropile footings in the crawl space under the Barn. The framing will also attach to new sheer walls from the foundation to the roof inside the building. There will also be new trusses installed on the inside to support the roof and attach to the steel framing. All of the work will be interior to the building except that sections of the roof and shingles will need to be de/reconstructed to install these improvements.

Staff believes the proposed upgrades best addresses Council direction to preserve and protect the Barn without requiring changing the existing Conditional Use Permit, while allowing a limited number of people to tour the inside of the barn. The upgrades will not allow the building to be "occupied" for any other uses such as an office, meetings… To upgrade for "occupancy" would be significantly impactful and expensive to bring the building up to all the Building Codes. Mechanical systems, electrical systems, plumbing, restrooms, lighting, elevator, insulation, flooring, finishes… It would no longer be an old barn.

Analysis:
In order to proceed with the structural upgrades to the Barn, staff has begun the Planning Department process which includes administrative HDDR) through Planning staff and HPB approval for dis/reassembly of a historic building on a Landmark Site. Material Deconstruction work outlined in Land Management Code (LMC) 15-11-12.5 shall be reviewed by the HPB as part of the HDDR approval process.

Per LMC 15-11-6(A), the HPB may, at the direction of City Council, participate in the design review of any City-owned project located within the designated Historic District. In the recent past and for example, the HPB has provided design review input on the Park City Library renovation. The Barn is not in the Historic District; however, staff felt it appropriate that the HPB provide design review input on the proposed structural upgrades as they will already review the material deconstruction work on the Landmark Building and the proposed upgrades help explain the de/reconstruction of the roof. Staff anticipates the HPB to review the McPolin Barn HDDR at the April 6, 2016, meeting.

Department Review:
This report has been reviewed by representatives of Sustainability, Legal, and the City Manager's Office and their comments have been integrated into this report.

Alternatives:

A. Approve:
Approve the request, and allow the Historic Preservation Board to participate in the Historic District Design Review of the McPolin Barn: **(Staff recommendation)**

B. Deny:
Council could choose to not continue with the project at this time.

C. Modify:
Council could choose to modify the project, which would likely delay the schedule.

D. Continue the Item:

Council may feel there is not enough information to make a decision, which will delay the project and the proposed schedule.

E. Do Nothing:

Same effect as continuance.

Significant Impacts:

	World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An Inclusive Community of Diverse Economic & Cultural Opportunities (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
Which Desired Outcomes might the Recommended Action Impact?	+ Balance between tourism and local quality of life + Varied and extensive event offerings + Multi-seasonal destination for recreational opportunities + Internationally recognized & respected brand	+ Abundant preserved and publicly-accessible open space + Enhanced conservation efforts for new and rehabilitated buildings ~ Reduced municipal, business and community carbon footprints	+ Preserved and celebrated history; protected National Historic District + Entire population utilizes community amenities + Community gathering spaces and places + Entire population utilizes community amenities + Vibrant arts and culture offerings	+ Well-maintained assets and infrastructure
Assessment of Overall Impact on Council Priority *(Quality of Life Impact)*	Very Positive	Positive	Very Positive	Positive
Comments:				

Funding Source:

There is currently approximately $800,000 budgeted for the project, with additional funding requested in next year's CIP request. McPolin Farm, Sustainability, Planning, Building, Budget, Public Utilities, Public Works and on a limited basis other City staff resources will be required to complete the project.

Recommendation:

Staff recommends that the City Council allow staff to proceed with the McPolin Barn Structural Upgrade project HDDR and have the HPB participate in the HDDR beyond the required HPB approval for Material Deconstruction work outlined in Land Management Code (LMC) 15-11-12.5.

Historic Preservation Board
Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Subject: **Historic Preservation Updates**
Author: **Anya Grahn, Historic Preservation Planner**
Date: **April 6, 2016**
Type of Item: **Regular Session**

Summary Recommendations

Staff will be meeting with City Council on April 14th to provide a quarterly update regarding the City's historic preservation efforts. Staff requests that the Historic Preservation Board (HPB) discuss and provide input on the following:

- HPB's progress on Design Guideline revisions
- Number of material deconstruction applications processed through HPB since passing the ordinance
- Pro-Cons of HPB doing design review
- HSI updates

Background

Staff has committed to providing City Council a quarterly update regarding the City's preservation efforts. This work session was initially scheduled for March 2nd, but was continued during the last HPB meeting. Staff will be meeting with City Council during work session to discuss the topics outlined above during their April 14th meeting.

Discussion

1. *Design Guideline Revisions*

   Staff has held several work sessions with the Historic Preservation Board (HPB) since September regarding compatible and subordinate additions as well as character zones. Staff has utilized the feedback we received from the HPB during these discussions to revise the Design Guidelines. Thus far, we are currently working on our review of the Universal Design Guidelines and Site Design Guidelines. In May, we hope to begin our review of Guidelines related to primary and accessory structures as well as additions to historic buildings and sites.

   The Design Guidelines are adopted through a resolution by City Council. Because of this, the HPB has expressed interest in breaking up the Design Guideline revisions into two (2) sections—(1) Design Guidelines for Historic Residential and Commercial Structures and (2) Design Guidelines for New Residential and Commercial Infill. Staff anticipates the first section to be adopted by City Council in summer 2016 and the second section in late fall/winter 2016.

   Staff has also begun holding lunchtime work sessions and office hours to engage the public in these Design Guideline revisions. The first of these workshops was held on March 16th; thirteen (13) professionals in the Design, Development, and Building Community attended the workshop. Staff has also developed a webpage in

order to promote our work on the Design Guidelines. Finally, staff is available from 1pm to 2pm on Mondays to meet with the public and discuss these revisions.

2. *Material Deconstruction applications*
   Since adoption of Ordinance 15-53 in December 2015, staff has reviewed four (4) material deconstruction applications with the HPB. Prior to adoption of the ordinance, the HPB was the appeal body for Historic District Design Review (HDDR) applications. Subsequently, the new ordinance makes the appeal of HDDRs to the Board of Adjustment. During the implementation phase of the new ordinance there was some confusion about the HPB's role in material deconstruction applications as the review is limited to the material deconstruction / historic preservation impacts of the action. In addition, the HPB reviews relocation/reorientation of historic structures. The HPB is still not tasked with direct design review or land use decisions. As the ordinance now allows for the Board of Adjustment (BOA) to be the appeal body on HDDRs, there is no conflict by the HPB reviewing material deconstruction or relocation/reorientation of historic structures.

3. *HPB conducting design reviews*
   During the Historic Preservation Board's last work session with City Council in July, there was mixed opinions about whether or not the HPB should be permitted to conduct Design Reviews. City Council asked staff to return to Council for more discussion on this in the future.

   The Land Management Code establishes the Historic Preservation Board and provides the purposes of the HPB. In summary, the HPB has three (3) purposes: Historic Preservation, development and administration of the Design Guidelines, and safeguarding the heritage of the City's Historic resources.

   The Land Management Code states that the purpose of the HPB is:
   - (A) To preserve the City's unique Historic character and to encourage compatible design and construction through the creation, and periodic update of comprehensive Design Guidelines for Park City's Historic Districts and Historic Sites;
   - (B) To identify as early as possible and resolve conflicts between the preservation of cultural resources and alternative land Uses;
   - (C) To provide input to staff, the Planning Commission and City Council towards safeguarding the heritage of the City in protecting Historic Sites, Buildings, and/or Structures;
   - (D) To recommend to the Planning Commission and City Council ordinances that may encourage Historic preservation;
   - (E) To communicate the benefits of Historic preservation for the education, prosperity, and general welfare of residents, visitors and tourists;
   - (F) To recommend to the City Council Development of incentive programs, either public or private, to encourage the preservation of the City's Historic resources;
   - (G) To administer all City-sponsored preservation incentive programs;

(H) To review all appeals on action taken by the Planning Department regarding compliance with the Design Guidelines for Park City's Historic Districts and Historic Sites; and
(I) To review and take action on all designation of Sites to the Historic Sites Inventory Applications submitted to the City.

Historic preservation is about more than just the historic district, and the historic district is more complex than historic preservation. In reviewing these purpose statements, staff finds that the key role of the Historic Preservation Board is to protect the City Historic resources as a *districtist*. The role of a preservationist is to preserve the individual historic resources that make up our community; however, the role of a *districtist* is to sustain the political resources that allow us to preserve those historic resources. As *districtists*, the HPB works to maintain community support for the district (i.e. communicating benefits of historic preservation, recommending incentive programs such as the Historic District Grant, etc.) and providing staff the necessary tools to safeguard the individual components making up the district (i.e. Design Guideline revisions, managing the HSI, etc.) The HPB is balancing the needs of the community while supporting and promoting historic preservation.

The role of the HPB as an agency of preservation includes being the keeper of the Design Guidelines and overseeing the health of the district as a whole—both the historic and non-historic properties that make up the district. In order to ensure the preservation of historic structures and compatible infill design, the LMC has given the HPB the responsibility of managing the Design Guidelines. Staff must use their technical expertise and the Design Guidelines to ensure that the individual projects making up the whole are carried out accordingly and continue to support the overall health of the district. Rather than focusing on the individual projects that make up the whole district, the HPB has a top-down approach of guarding the district as a whole.

Staff will be presenting the pros and cons of the HPB doing Design Reviews on April 14th. These are:

Pros:	Cons:
• Greater transparency in the decision-making process. Staff currently approves all HDDR applications administratively, and other than public input, the public does not get to see the deliberative process of the review. If the HPB were to do design reviews, the public would have greater opportunity to participate in the review process. • Expands the role of the HPB and provides greater interaction with	• The Design Review Team (DRT), which is comprised on the Historic Preservation Planner, Preservation Consultant, representative of the building department, and the planner, spend considerable time assisting the applicant in their preservation approach; the HPB could choose to overturn the decision of the DRT. This will cause confusion and distrust on the part of the applicant if they are forced to

the public. • In doing design review, the HPB would become more familiar with the Design Guidelines. • The HPB would also be more familiar with projects under construction as they would be the ultimate reviewer and decision-maker.	redesign. • The process of going through DRT and then the HPB can seem onerous to the applicant. The timeframe for the HDDR process would increase. • In the past, there were allegations by the public that the Historic District Commission was not uniform in its decision making which led to a distrust among applicants. • The Historic Preservation Board cannot become the "taste police" for individual buildings. This reduces the effectiveness of the HPB stewardship of the Historic districts as a whole. • The purpose of the HPB would shift to preservationist, which requires more specialized expertise in preservation by the HPB and may be detrimental to the General Plan and LMC guidance for compatibility of new construction in the Historic Districts. • Design review is a much narrower focus and prevents the HPB from being the overseer of the entire district as a whole. • Will require a much higher time commitment from the HPB. Currently HDDR reviews are taking place weekly.

Staff does not recommend that the HPB do design review. Staff finds that, as currently defined by the LMC; the purpose of the HPB is to fulfill the role of a *districtist* (in that the HPB must manage the complete suite of LMC purposes for the district and not just preservation of historic structures) over being preservationist. This allows the HPB to oversee the district as a whole, rather than focus on the individual projects that make up the district.

Staff received public comment on this topic prior to the March 2nd HPB meeting; it has been included as Exhibit A.

4. *Historic Site Inventory (HSI) Updates*
   CRSA has completed their Intensive Level Survey (ILS) of the City's two (2) National Register historic districts. Staff is working with CRSA to finalize the Historic Site Inventory forms maintained by the Planning Department. Staff intends to review the results of the survey with the HPB in May so that the HPB may forward a recommendation to City Council.

Public Input
The HPB may choose to take public input during this item, but it is not required.

Recommendation
Staff will be meeting with City Council on April 14th to provide a quarterly update regarding the City's historic preservation efforts. Staff requests that the Historic Preservation Board (HPB) discuss and provide input on the following:

- HPB's progress on Design Guideline revisions
- Number of material deconstruction applications processed through HPB since passing the ordinance
- Pro-Cons of HPB doing design review
- HSI updates

Exhibits
Exhibit A - Public Comment

Exhibit A

March 2, 2016

To: Bruce Erickson, Anya Grahn
Park City Planning Department

From: John Plunkett & Barbara Kuhr, 557 Park Avenue

Re: The Pros & Cons of HPB Design Reviews

Dear Bruce and Anya:

As you may know, Barbara and I have lived in Park City's Historic District for 25 years. During that time we have restored four 100-year old homes and built one new one. Three of the historic homes were rebuilt with the help of Park City's Historic Preservation Grant program.

During this time we've seen the civic pendulum swing back & forth on preservation controls — From the 90s through 2007 we experienced extra costs and delays because of over-regulation. But more recently we've seen the destructive results of under-regulation, with the loss of several 100-year old buildings. On balance, the extra time & costs are worth it to retain what is left of Park City's early days.

We'd like to add our enthusiastic support to restoring the HPB's role in conducting Design Reviews. We agree with the 'pro' in Staff's report: "Greater transparency in the decision-making process. Staff currently approves all HDDR applications ...and the public does not get to see the deliberative process of the review."

We would add another pro: Citizen Oversight of the Planning Process provides the necessary balance between Planner's professional theories and agendas, and the practical reality of day-to-day living in Park City's Historic Neighborhoods.

Consider one example, a Tale of Two Developers: (pictures attached)

Project A had a Dream Developer, who completely understood the meaning and value of his Historic buildings, to both the City and to his business. He went to great lengths, time & cost to preserve the buildings, and created a great, adaptive reuse. If every developer

was like this, Planning could work with them administratively and there would be no need for Citizen Oversight.

But unfortunately this developer is the exception not the rule. Most developers are not this sophisticated regarding the value of authentic, historic buildings. Most developers prefer to eliminate old structures and build new ones.

Project B is a sad example of this. We're familiar with the developer's rationales, but at the end of the day it's obvious that he didn't appreciate the Meaning & Value of this Historic Railroad building to both the City and to his business.

Because of it's Park Avenue location, this building could have welcomed visitors by reminding them of Park City's authentic past. Instead, citizens watched the original building be demolished in plain sight, board by board, to be replaced by a 'tasteful' new building, devoid of all History and Authenticity. What a loss for our town, and what a missed opportunity for the developer!

That is why, as cumbersome, frustrating and difficult as it is, Citizen Oversight is a necessary part of the Preservation Process. An HPB public hearing would surely have Preserved this building, and allowed residents to participate in the process.

Thank-you as always for your consideration.

Sincerely,

John Plunkett & Barbara Kuhr
557 Park Avenue

PS: Perhaps it's not too late to require (or inspire?) Project B's developer to replicate the yellow corrugated siding and red Rio Grande logo, and resucitate this echo from our railroad past...

Project A

Project B

Historic Preservation Board
Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Subject: Annual Historic Preservation Award Program
Author: Anya Grahn, Historic Preservation Planner
Date: April 6, 2016
Type of Item: Work Session
Project Number: GI-15-02972

Summary Recommendations

Staff recommends the Historic Preservation Board review staff's analysis of the Historic Preservation Awards program, discuss options for continuing the program, and direct staff to move forward with this year's award.

Background

Since 2013, the Historic Preservation Board and City Council have jointly presented the annual Historic Preservation Award. The award has been presented in May, which is National Historic Preservation Month, to demonstrate the City Council and the Historic Preservation Board's mutual dedication and appreciation for historic preservation in our community. A more detailed background and history of the Historic Preservation Board's annual Historic Preservation Award is outlined in the February 2, 2016, staff report, attached as Exhibit A.

The HPB provided the following feedback in February regarding the award:

- Majority of the Historic Preservation Board was in favor of commissioning one (1) art piece per year to be displayed in City Hall as well as awarding plaques to property owners.
- The HPB wanted to award as many as four (4) plaques per year. The plaques should be large enough to see from the public right-of-way, but not so large that they distract from the historic building.
- The HPB was divided on how much information should be displayed on the plaques. Some found that the name of the historic resource and its date of construction were sufficient, while others wanted more of a narrative about its history.
- The HPB directed staff to work with the Park City Museum and Historical Society to see if there was a way to promote the awards together.

Since February, staff has:

- Contacted Metal Arts to provide two proposed plaque designs (Exhibit B).
- Discussed options for curating the Historic Preservation Award at City Hall with Library Director Adriane Herrick Juarez. This will better showcase the artwork and allow it to tell the story it intended as part of the Legacy

Gallery.

The Historic Preservation Board continued this item on March 2, 2016.

Analysis

Going forward, the HPB needs to:

1. Direct staff on their preference for the plaques—Option A or B.
2. Select up to four (4) plaque recipients and one (1) recipient for the painting.

Staff will recommend to City Council to revise Resolution No. 20-11 to reflect the modifications the HPB suggested during the last meeting, specifically that up to four (4) plaques be awarded annually and that the award be presented in May during National Historic Preservation month. Staff anticipates presenting this resolution to City Council when the 2015 annual Historic Preservation Award is presented to the recipients.

Recommendation

Staff recommends the Historic Preservation Board review staff's analysis of the Historic Preservation Award program, discuss options for continuing the program, and direct staff to move forward with this year's award.

Exhibits

Exhibit 1- 2.3.16 HPB Report (Minutes included in this packet)
Exhibit 2- Sample Plaques

Exhibit 1

Historic Preservation Board Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Subject: Annual Historic Preservation Award Program
Author: Anya Grahn, Historic Preservation Planner
Date: February 3, 2016
Type of Item: Administrative
Project Number: GI-15-02972

Summary Recommendations

Staff recommends the Historic Preservation Board review staff's analysis of the Historic Preservation Award program, discuss options for continuing the program, and direct staff to move forward with this year's award.

Background

As part of their visioning goals in 2011, the Historic Preservation Board indicated their intent to implement a preservation awards program. The awards program was not meant to compete with the Historical Society's awards, but complement the existing joint preservation efforts already taking place and highlight the 2009 Historic District Design Guidelines (Design Guidelines). The HPB formed a subcommittee made up of Roger Durst, David White, and Sara Werbelow to discuss the parameters of the program, and this subcommittee greatly assisted the HPB in the launch of the program. (Exhibits 3 and 4 outline the progression of development of the program.)

The Historic Preservation Board had several goals for their Historic Preservation Award:

- Put the Historic Preservation Board in front of the public.
- Communicate the benefits of the Design Guidelines and provide the community with a visualization of how the Design Guidelines could be successfully translated into specific projects.
- Identify potential projects in town that contribute to the historic presence and character of the community.
- Create a legacy gallery of one-of-a-kind art pieces to be displayed in the Marsac Building.
- Award property owners with a plaque to be presented by the Historic Preservation Board, but allow the art work to be a worthy legacy to leave with the City.

They established criteria for the awards program; however, they also sought to avoid the program from being overly structured. They decided to nominate one (1) project per year based on the following themes or categories:

- Infill Development – New Construction
- Excellence in Preservation
- Sustainable Preservation
- Embodiment of Historical Context
- Connectivity and Site

The HPB considered limiting the awards by preventing awards for the same theme or category from being repeated within a two (2) year period; however, this was never formalized. They stipulated that the project did not have to occur in the year the award was being given.

The HPB intended to commission an artist each year to develop an art piece to be displayed at City Hall and also present a plaque to the property owner. The board intended to have a different artist every year in order to highlight the different mediums and engage with different artists within the community. The HPB recognized that plaques were costly, especially if the design had to be modified each year. Instead, they opted for a consistent plaque design so that only the award date would have to be modified. The artist stipend and plaque expenses would be covered by the Planning Department.

On July 21, 2011, City Council approved Resolution No. 20-11, establishing the Historic Preservation Board's Annual Preservation Award program (Exhibit 1). City Council added "Adaptive Reuse" as a theme to the HPB's list of categories.

The first award was presented to High West Distillery in August 2011 at the annual Historical Society gala. The Historic Preservation Board presented High West with a plaque at the gala, and commissioned Sid Ostergaard for the painting that is on display at City Hall today.

Since its inception, four (4) additional Historic Preservation Awards have been presented by the Historic Preservation Board:

- 2012: Washington School House Hotel (artist Jan Perkins)
- 2013: House at 929 Park Avenue (artist Dori Pratt) and Talisker on Main/515 Main Street (artist Bill Kranstover)
- 2014: Garage at 101 Prospect (artist Bill Kranstover)

These paintings are on display on the main and upper levels of the Marsac Building, in the public hallways where they can be enjoyed by visitors to City Hall. It is unclear why plaques were not awarded to these recipients after 2011; however, property owners have been presented with a framed copy of the artist's rendering each year.

Since 2013, the Historic Preservation Board and City Council have jointly presented the annual Historic Preservation Award. The award has been presented in May, which is National Historic Preservation Month, to demonstrate the City Council and the Historic Preservation Board's mutual dedication and appreciation for historic preservation in our community.

Analysis

1. *City Council Resolution*

   Resolution No. 20-11 (Exhibit 1), stipulated that the Historic Preservation Board wished to identify and award exemplary historic projects in compliance with the Historic Guidelines on an annual basis, to be selected during the month of June. Awards are selected based on the following criteria; however, other criteria may be considered:

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

   The Planning Department has not been consistent with the resolution's intent to select the award in June, and staff would advise that the HPB recommend to Council to revise the resolution so that the award recipient is selected in November. This time frame provides the HPB adequate time to interview and commission an artist and provide the artist time to complete the art piece prior to National Historic Preservation Month, celebrated in May. Staff recommends that the HPB continue to partner with City Council in May to celebrate and bring attention to Historic Preservation month.

   The resolution does not specify whether or not the award is an art piece or plaque, only that the HPB grant a Preservation Award on an annual basis.

   Does the HPB wish to make a recommendation to City Council to amend the resolution in order to ensure the awards are presented in May, National Historic Preservation Month?

2. *Goals of the Historic Preservation Award*

   As outlined above, the goals of the Preservation Award included promoting the Historic Preservation Board, the 2009 Design Guidelines, exemplary historic preservation projects in the community, and creating a legacy gallery of art pieces to be displayed at City Hall.

   These goals are consistent with the purposes of the Historic Preservation Board to communicate the benefits of Historic preservation for the education, prosperity, and general welfare of residents, visitors and tourists, as well as:

   - Promote the City's preservation policy of encouraging excellence in the

preservation of Buildings, Structures, and Sites of Historic Significance in Park City
- Recognize the importance of Historic Districts and Historic Sites as an integral part of Park City's character
- Recognize the numerous historic preservation projects occurring in Park City's historic districts and work occurring to Park City's Historic Sites on an annual basis.
- Encourage the preservation of historic structures and to encourage construction of Historically Compatible Structures that contribute to the scale of the Historic District and to facilitate the continuation of the visual character and streetscape

3. *Success of the program*
Staff finds that the program has been largely successful. A total of five (5) awards have been presented since the program's inception in 2011. Award recipients have felt honored and appreciative to be recognized for their historic preservation efforts, whether it is the large scale rehabilitation of the Washington Schoolhouse or the smaller reconstruction of the garage at 101 Prospect Avenue. In some cases, the Preservation Award recipients have gone on to be recognized by Utah Heritage Foundation's statewide preservation award, such as 929 Park Avenue. High West's restoration of the National Garage set the pace for their future projects, such as their restoration of the bungalow at 651 Park Avenue.

Prior to the Preservation Award, no paintings were displayed in the hallways of the Marsac Building; however, today, there are five (5) paintings on display. These paintings not only promote exemplary historic preservation projects, but also the talent of our local artists. City Hall visitors often stop to admire the artwork, and staffers look forward to the addition of new paintings to adorn the hallways of our workplace.

Additionally, the paintings have been successful in establishing the "legacy gallery" at City Hall envisioned by the Historic Preservation Board in 2011. The art pieces serve as the institutional memory of past Preservation Award recipients, showcases our community's best historic resources, and reminds the community of the City's dedication to historic preservation. While plaques are beneficial to recipients, they are never remembered by the institution awarding the plaque, and they are easily overlooked by the public; paintings are remembered.

4. *Options for moving forward (Pro/CON)*
During the December 2015 meeting, the HPB suggested three (3) potential routes in moving forward with the 2015 Preservation Award:
- Art Work Only
- Art Work + Plaque
- Plaque Only

For the past four years, the HPB has formed a selection committee to select an artist and commission a piece of artwork. The artwork has always been a painting; however, it is not limited to two-dimensional art. All mediums of artwork are acceptable, provided they are within the budget for the award.

The Park City Museum has been successful in awarding plaques to their past award winners. In discussing the HPB's potential plaque program with the Museum, staff confirmed with Museum Director Sandra Morrison that they have not awarded plaques in the last few years and the HPB's plaques would not be competing with those of the Museum. The plaques could take one of two forms:

(1) Standardized plaque – the plaque would be a standardized plaque with a logo for the Preservation Award and the year the award was granted. The plaque design would stay the same each year, with only the date changing. This is what the HPB initially intended in 2011, and staff's recommendation for moving forward on a plaque.

(2) Historical Marker Plaque – the plaque would be a standardized dimension; however, the plaque's narrative would need to be researched, written, and revised each year to tell the history of the specific property honored by the Preservation Award.

In Breckenridge, Colorado, these historical markers are often installed on a post near the right-of-way so that pedestrians may read the marker as they walk by. One of the difficulties in this approach, however, is that the marker may be difficult to read if it is setback too far from the front property line. It could also be hazardous to the plaque or its post to have it in the ten foot (10') snow storage setback along the right-of-way as it could be buried in snow during the winter or even damaged by the snow plow. The owner may also wish not to display it in the front yard, and it would be onerous to set display standards on a plaque that is meant as an award.

Staff's recommendation is to commission a painting and present a standardized plaque to the award recipient that may be displayed on the historic structure.

Does the HPB wish to move forward with awarding a painting and a plaque to the annual Historic Preservation award recipient?
If the HPB awards a plaque, does the Board wish it to be a standardized award plaque or a historical marker plaque, as described above?

5. *Financing the Award*
The Planning Department has funded past Preservation Awards. The budget for this each year has been set at $3,500. This year, staff finds that there

would be funds available for both one (1) art piece and five (5) plaques. (Staff recommends awarding a plaque and dedicating an art piece to this year's award winner as well as presenting plaques to the previous award winners to commemorate the five (5) year anniversary of the Preservation Award.)

Staff has contacted Metal Arts, and they would charge the following:

- 6"x6"x3" bronze plaque $200.00/ea.
- 10"x10"x3" bronze plaque $350.00/ea.

Should the HPB elect to provide both plaques and a painting, the Planning Department could offer a commission of $1,500 for the painting. In the past, the Planning Department has offered a commission of $800 to $1,000 per art piece, and the HPB has expressed concern that the commission is too low for professional artists. (The selection for the art work is open to both professional and hobby artists.) Staff finds that artists generally do not just do this for the commission, but also the sense of pride in having their paintings displayed at City Hall.

Recommendation

Staff recommends the Historic Preservation Board review staff's analysis of the Historic Preservation Award program, discuss options for continuing the program, and direct staff to move forward with this year's award.

Exhibits

Exhibit 1- Resolution No. 20-11
Exhibit 2- 7.21.11 City Council Report + Minutes
Exhibit 3- 6.15.11 HPB Report + Minutes
Exhibit 4- 7.20.11 HPB Work Session Minutes
Exhibit 5- 12.2.15 HPB Staff Report

Resolution No. 20-11

A RESOLUTION ESTABLISHING THE HISTORIC PRESERVATION BOARD'S ANNUAL PRESERVATION AWARD PROGRAM

WHEREAS, the purpose of the HPB is to preserve the City's unique Historic character and to encourage compatible design and construction through the creation, and periodic update of comprehensive Design Guidelines for Park City's Historic Districts and Historic Sites;

WHEREAS, the purpose of the HPB is to recommend to the Planning Commission and City Council ordinances that may encourage Historic preservation;

WHEREAS, the purpose of the HPB is to communicate the benefits of Historic preservation for the education, prosperity, and general welfare of residents, visitors and tourists;

WHEREAS, Park City's preservation policy is to encourage the preservation of Buildings, Structures, and Sites of Historic Significance in Park City;

WHEREAS, the Historic Preservation Board recognizes the importance of the Historic Districts and Historic Sites as an integral part of Park City's character;

WHEREAS, the Historic Preservation Board recognizes and numerous historic preservation projects occurring in Park City's historic districts and work occurring to Park City's Historic Sites on an annual basis;

WHEREAS, the Purpose Statements of the Land Management Code's historic district zones are to encourage the preservation of historic structures and to encourage construction of Historically Compatible Structures that contribute to the scale of the Historic District and to facilitate the continuation of the visual character and streetscape;

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

The Historic Preservation Board wishes to identify and award exemplary historic projects in compliance with the Historic Guidelines on an annual basis, to be selected during the month of June, in the form of a Preservation Award based on criteria not limited to:

- Adaptive Re-Use
- Infill Development
- Excellence in Restoration
- Sustainable Preservation

- Embodiment of Historical Context
- Connectivity of Site

EFFECTIVE DATE. This resolution shall become effective upon adoption.

Passed and adopted this 21st day of July, 2011.

PARK CITY MUNICIPAL CORPORATION

Mayor Dana Williams

Attest:

Janet M. Scott, City Recorder

Approved as to form:

Mark D. Harrington, City Attorney

City Council Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Subject: Annual Historic Preservation Award Program
Author: Kayla Sintz – Architect/Planner
Date: July 21, 2011
Type of Item: Legislative - Resolution
Project Number: GI-11-00124

Summary Recommendations

Staff recommends the City Council hold a public hearing and consider adopting the attached Resolution for the Park City Historic Preservation Board's annual Preservation Award.

Background

Over the course of the last year, the Historic Preservation Board has indicated as part of their Visioning goals the intent to implement a preservation award program. The award program was to be based on a Project utilizing the Historic Guidelines and the focus of the award could change from year to year. The Board also agreed the HPB Preservation Award should not compete with any of the Historic Society's awards, but complement the existing joint preservation efforts already taking place and highlight the Historic District Guidelines by which all development in the Historic Districts must comply. The Historic Preservation Board formed a subcommittee made up of Roger Durst, David White and Sara Werbelow to meet and discuss parameters of the program; to review and recommend historic preservation projects; and to nominate a recipient of the 2011 award to the rest of the Historic Preservation Board.

On May 4, 2011, the sub-committee reported back to the Board the recommendation for the 2011 recipient be based on 'adaptive re-use' of a historic structure and unanimously recommended the High West Distillery located at 703 Park Avenue, the property previously known as the National Garage.

The Board discussed that possible future themes may be:

- Infill Development – New Construction
- Excellence in Preservation
- Sustainable Preservation
- Embodiment of Historical Context
- Connectivity and Site

The Board also indicated they could award a future recipient for Adaptive Re-Use again, but that no award for the same category or theme should repeat within a two (2) year period. Further, the project need not occur in the year the award was being given and the Board also wanted to make sure that site and landscaping

elements also be considered.

The Board agreed with the sub-committee's recommendation to highlight the annual award recipient with a rendering of the selected property which would be displayed at City Hall (location to be determined). The selected property owner would receive a plaque to be presented by the Historic Preservation Board. The Historic Preservation Board felt this would be a worthy legacy to leave with the City.

Members of the Board met with the Arts Advisory committee to select an artist to provide the rendering for the 2011 Award. Sid Ostergaard was selected for the 2011 artist. The Board indicated a desire to have a different artist each year in order to highlight different art mediums and engage different artists within the community. It is anticipated that members of the Board will continue to follow the same procedure for artist procurement in the coming years. The stipend for the rendering has been identified to come out of the Planning Department's Historic Preservation Board budget.

The Board gave staff direction to come back at their next scheduled meeting with a Resolution to take action and adopt the awards program. On June 15, 2011 the Historic Preservation Board forwarded a positive recommendation of the draft Resolution to City Council for their consideration.

The Board has already indicated their selection for the 2011 award if Council chooses to adopt the recommended resolution. The HPB has arranged for the 2011 award to be presented in conjunction with the Historic Society annual events scheduled for mid to late August.

The HPB sub-committee has since recommended the wording for the 2011 plaque be as follows:

HIGH WEST DISTILLERY
PARK CITY HISTORIC PRESERVATION 2011 AWARD
WINNER for EXEMPLARY ADAPTIVE RE-USE
Park City Historic Preservation Board and City Council

Significant Impacts
There are no significant impacts associated with adopting the Resolution. Staff time and all award related costs will be covered within the existing budget.

Recommendation
Staff recommends the City Council review the attached Resolution as written and consider adopting the Resolution for the Annual Historic Preservation Award Program.

Exhibits
Resolution – Historic Preservation Board Annual Award Program

Resolution No. 11-

A RESOLUTION ESTABLISHING THE HISTORIC PRESERVATION BOARD'S ANNUAL PRESERVATION AWARD PROGRAM

WHEREAS, the purpose of the Historic Preservation Board (HPB) is to preserve the City's unique Historic character and to encourage compatible design and construction through the creation, and periodic update of comprehensive Design Guidelines for Park City's Historic Districts and Historic Sites;

WHEREAS, the purpose of the HPB is to recommend to the Planning Commission and City Council ordinances that may encourage Historic preservation;

WHEREAS, the purpose of the HPB is to communicate the benefits of Historic preservation for the education, prosperity, and general welfare of residents, visitors and tourists;

WHEREAS, Park City's preservation policy is to encourage the preservation of Buildings, Structures, and Sites of Historic Significance in Park City;

WHEREAS, the Historic Preservation Board recognizes the importance of the Historic Districts and Historic Sites as an integral part of Park City's character;

WHEREAS, the Historic Preservation Board recognizes and numerous historic preservation projects occurring in Park City's historic districts and work occurring to Park City's Historic Sites on an annual basis;

WHEREAS, the Purpose Statements of the Land Management Code's historic district zones are to encourage the preservation of historic structures and to encourage construction of Historically Compatible Structures that contribute to the scale of the Historic District and to facilitate the continuation of the visual character and streetscape;

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

The Historic Preservation Board wishes to identify and award exemplary historic projects in compliance with the Historic Guidelines on an annual basis, to be selected during the month of June, in the form of a Preservation Award based on criteria not limited to:

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

EFFECTIVE DATE. This resolution shall become effective upon adoption.

Passed and adopted this ___ day of July, 2011.

PARK CITY MUNICIPAL CORPORATION

_____
Mayor Dana Williams

Attest:

_____
Janet M. Scott, City Recorder

Approved as to form:

_____
Mark D. Harrington, City Attorney

2. Consideration of an Ordinance approving the 929 Park Avenue plat amendment located at 929 Park Avenue, Park City, Utah – Kirsten Whetstone explained that the request is to combine two standard Old Town lots with two adjacent remnant parcels or the back 25 feet of lots that are adjacent but located on Woodside Avenue. An historic house sits across the lot lines. The Planning Commission conducted a public hearing, continued the item to obtain more information from the applicant, reopened the public hearing and now forwards a positive recommendation. Approval was conditioned that the building footprint be reduced from the 1,888 reached by using the formula outlined in the LMC and reducing it to 1,688 square feet. The applicant consented to the reduction in footprint. In response to questions from Ms. Simpson, Kirsten Whetstone explained that no substandard lots will be created on Woodside Avenue. The average house size in the area is 1,625 square feet but the Planning Commission considered the condominiums in the area and the applicant's willingness to reduce the house size. Moving the historic home back to its original location after construction was discussed. The Mayor opened the public hearing; there was no public input and the hearing was closed. Joe Kernan, "I move we approve New Business Item No. 2". Cindy Matsumoto seconded. Motion unanimously carried.

3. Consideration of Resolution establishing the Historic Preservation Board's Annual Preservation Award Program – Kayla Sintz stated that although Roger Durst is no long on the Historic Preservation Board, he was instrumental in creating this project. The High West Distillery has been selected as the award recipient this year and each year a different artist will be selected by the subcommittee to depict the property. It is the intent that the art work would be displayed in the Marsac Building. The owner and the architect will be presented with a plaque to coincide with this year's Historical Society's home tour program. Mr. Durst felt that the program will bring awareness to the community and publicly thanked Ken Martz for his participation. The presentation to High West is scheduled on August 18.

Liza Simpson thanked them for creating the program and including the Historical Society in the process. She liked the expansion of criteria including in-fill development, new construction, excellence in preservation, sustainable preservation and embodiment of historical context and connectivity on-site. The Mayor opened the public hearing; there were no comments from the audience and the public hearing was closed. Dick Peek, "I move we adopt the Resolution for the Historic Preservation Board's Annual Preservation Award". Liza Simpson seconded. Motion unanimously carried.

4. Consideration of an appeal of the Planning Commission's June 8, 2011 denial of an appeal of the administrative extension of the Conditional Use Permit for the North Silver Lake Subdivision Lot 2B and the North Silver Lake Lodge Development - appellant Lisa Wilson, represented by the law firm Miller Guymon – The Mayor explained that Council has the discretion to expand the scope of the appeal or strictly adhere to the grounds of the appeal. He described the order of presentations, including questions and public input. Liza Simpson, "I move we limit the review of this appeal to

Historic Preservation Board Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Subject: Annual Historic Preservation Award Program
Author: Kayla Sintz
Date: June 15, 2011
Type of Item: Legislative - Resolution
Project Number: GI-11-00124

Summary Recommendations

Staff recommends the Historic Preservation Board hold a public hearing and consider forwarding a positive recommendation to City Council for the adoption of the attached Resolution for the Park City Historic Preservation Board's annual Preservation Award.

Background

Over the course of the last year, the Historic Preservation Board has indicated as part of their Visioning goals the intent to implement a preservation awards program. The awards program was to be based on a Project utilizing the Historic Guidelines and the focus of the award could change from year to year. The Board also agreed the HPB Preservation Award should not compete with any of the Historic Society's awards, but complement the existing joint preservation efforts already taking place and highlight the Historic District Guidelines by which all development in the Historic Districts must comply. The Historic Preservation Board formed a subcommittee made up of Roger Durst, David White and Sara Werbelow to meet and discuss parameters of the program; to review and recommend historic preservation projects; and to nominate a recipient of the 2011 award to the rest of the Historic Preservation Board.

On May 4, 2011, the sub-committee reported back to the Board the recommendation for the 2011 recipient be based on 'adaptive re-use' of a historic structure and unanimously recommended the High West Distillery located at 703 Park Avenue, the property previously known as the National Garage.

The Board discussed that possible future themes may be:

- Infill Development – New Construction
- Excellence in Preservation
- Sustainable Preservation
- Embodiment of Historical Context
- Connectivity and Site

The Board also indicated they could award a future recipient for Adaptive Re-Use again, but that no award for the same category or theme should repeat within a

two (2) year period. Further, the project need not occur in the year the award was being given and the Board also wanted to make sure that site and landscaping elements also be considered.

The Board agreed with the sub-committee's recommendation to highlight the annual award recipient with a rendering of the selected property which would be displayed at City Hall. The selected property owner would receive a plaque to be presented by the Historic Preservation Board and the art work would be displayed at City Hall (location to be determined). The Historic Preservation Board felt this would be a worthy legacy to leave with the City.

Members of the Board met with the Arts Advisory committee to select an artist to provide the rendering for the 2011 Award. The Board indicated a desire to have a different artist each year in order to highlight different mediums and engage different artists within the community. It is anticipated that members of the Board will continue to follow the same procedure for artist procurement in the coming years. The stipend for the rendering has been identified to come out of the Planning Department's Historic Preservation Board budget.

The Board gave staff direction to come back at their next scheduled meeting with a Resolution to take action and adopt the awards program. A proposed Resolution is attached.

The Board has already indicated their selection for the 2011 award if Council chooses to adopt the recommended resolution. Staff recommends a formal vote be taken at tonight's meeting so that the 2011 award may be presented in conjunction with the Historic Society annual events scheduled for mid to late August.

Recommendation

Staff recommends that the Historic Preservation Board review the attached Resolution and forward a positive recommendation to City Council to adopt the Resolution as written.

Exhibits

Resolution – Historic Preservation Board Annual Award Program

Resolution No. 11-

A RESOLUTION ESTABLISHING THE HISTORIC PRESERVATION BOARD'S ANNUAL PRESERVATION AWARD PROGRAM

WHEREAS, the purpose of the Historic Preservation Board (HPB) is to preserve the City's unique Historic character and to encourage compatible design and construction through the creation, and periodic update of comprehensive Design Guidelines for Park City's Historic Districts and Historic Sites;

WHEREAS, the purpose of the HPB is to recommend to the Planning Commission and City Council ordinances that may encourage Historic preservation;

WHEREAS, the purpose of the HPB is to communicate the benefits of Historic preservation for the education, prosperity, and general welfare of residents, visitors and tourists;

WHEREAS, Park City's preservation policy is to encourage the preservation of Buildings, Structures, and Sites of Historic Significance in Park City;

WHEREAS, the Historic Preservation Board recognizes the importance of the Historic Districts and Historic Sites as an integral part of Park City's character;

WHEREAS, the Historic Preservation Board recognizes and numerous historic preservation projects occurring in Park City's historic districts and work occurring to Park City's Historic Sites on an annual basis;

WHEREAS, the Purpose Statements of the Land Management Code's historic district zones are to encourage the preservation of historic structures and to encourage construction of Historically Compatible Structures that contribute to the scale of the Historic District and to facilitate the continuation of the visual character and streetscape;

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

The Historic Preservation Board wishes to identify and award exemplary historic projects in compliance with the Historic Guidelines on an annual basis, to be selected during the month of June, in the form of a Preservation Award based on criteria not limited to:

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

EFFECTIVE DATE. This resolution shall become effective upon adoption.

Passed and adopted this ___ day of June, 2011.

PARK CITY MUNICIPAL CORPORATION

_____
Mayor Dana Williams

Attest:

_____
Janet M. Scott, City Recorder

Approved as to form:

_____
Mark D. Harrington, City Attorney

Simpson noted that Mr. Peek was a member of the former Historic District Commission and he is well versed in Historic District issues.

Council Member Peek stated that his introduction to public involvement began with construction of historic homes and he was eventually recruited to the Historic District Commission.

REGULAR AGENDA – Discussion, Public Hearing and Possible Action.

1. Historic Preservation Awards Program – Resolution for Adoption
(Application #GI-11-00124)

Chair Durst stated that the Board met several times and eventually selected the High West Distillery building as the recipient of the first award. Since the last meeting the subcommittee interviewed and commissioned an illustrator to do a painting of the building that would be suitable for hanging. The intent is to continue with an award each year and to create a gallery of historic buildings and preservation in the City. Chair Durst noted that the award presentation would occur on August 18th at a Historical Society event. He noted that several categories were created for the award.

Planner Sintz noted that page 67 of the Staff report lists the themes that were previously discussed. The categories were infill development, new construction, excellence in preservation, sustainable preservation, embodiment of historical context, connectivity and site, adaptive use. She noted that the 2011award was selected for adaptive use.

Chair Durst requested a motion to forward a resolution to the City Council for adoption.

Board Member Werbelow could not recall a discussion among the Board that one theme would not be repeated within a two year period. Planner Sintz noted that she had taken that comment from the minutes where Chair Durst had suggested mixing up the themes to avoid repeating the same one. The Board could change that if they wished. It was noted that the two-year reference was not stated in the resolution. Board Member Werbelow liked the idea of different themes, but she was not comfortable with being bound to a specific time period. Since the time period was not included in the resolution, Board Member Werbelow did not believe it would be an issue.

MOTION: Board Member Werbelow moved to forward a POSTIVE recommendation to the City Council to adopt the Annual Historic Preservation Award Program. Board Member White seconded the motion.

VOTE: The motion passed unanimously.

Planner Sintz asked about process. Assistant City Attorney McLean replied that once the resolution is adopted the program would be in place and the Historic Preservation Board could present the award. The HPB would have the option of asking the City Council to present the award the night the resolution is adopted, they could present it at the next HPB meeting, or it could be presented as discussed at the Historical Society event in August. At a minimum, once the program is in place the Staff could help with a press release to let people know about the award and the results for this year.

Chair Durst noted that in addition to a plaque on the illustration, a plaque would be mounted at the recipient's location. Chair Durst stated that the subcommittee met with the illustrator and he is revising the sketches based on their comments. The illustrator would send Chair Durst a copy that would be distributed to the HPB. He welcomed comments prior to the final illustration.

Chair Durst provided a brief summary of the artist selection process. The subcommittee asked the Park City Arts Board for recommendations. They were given the names of five local artists, but only two applicants responded. Both presented very good work and the subcommittee made their selection. Chair Durst emphasized that the intent is to solicit a different artist each year from four local applicants.

Planner Sintz would inform the Board members when the resolution is scheduled to be heard by the City Council.

Board Member Martz asked if the subcommittee had made a decision on the plaque. He noted that plaques are expensive, particularly if they have to be changed each year. He noted that the Historical Society and the City have done plaques in the past and he suggested that they look at how the HPB could fit in with their approach. Chair Durst stated that the award would be from the City and given by the Historic Preservation Board. The plaque would not change except for the date.

Board Member Werbelow remarked that timing was an issue and the Board could not wait another month to discuss the details for the plaque. Director Eddington understood that there would be a plaque on the actual piece of art and the City would provide the frame. In addition, the recipient would be given a plaque to hang inside their building. The Board concurred that the subcommittee could work out the details.

2. <u>919 Woodside Avenue – Appeal of Staff's Determination to deny the movement of a historic structure.</u> Application #PL-11-01253)

Chair Durst recused himself from this item and turned the chair over to Vice-Chair Ken Martz. Board Member Werbelow recused herself from this item.

Ken Martz assumed the Chair.

Assistant City Attorney McLean noted that the HPB would lack a quorum of members who attended this meeting to approve the minutes at the next meeting. Craig Elliott, representing the applicant, asked if there was a legal reason why the three remaining members could not vote on the minutes. Ms. McLean explained that typically a quorum is required to move forward. If the applicant stipulates that three voting members would be acceptable, it should not be a problem. Ms. McLean remarked that the Board could also offer the applicant the option to request a continuation to the next meeting. Mr. Elliott stated that if it was not illegal for three members to confirm the meeting, he was comfortable moving forward this evening.

Planner Sintz reported that the Historic Preservation Board was being asked to conduct a quasi-judicial hearing on an appeal of Planning Staff's determination of non-compliance with the Design Guidelines for Historic Districts and Historic Sites for the proposed relocation of the historic structure located at 919 Woodside Avenue. The

PARK CITY MUNICPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF JULY 20, 2011

BOARD MEMBERS IN ATTENDANCE: Sara Werbelow, Alex Natt, Puggy Holmgren, Judy McKie, Dave McFawn, Katherine Matsumoto-Gray

EX OFFICIO: Kayla Sintz, Polly Samuels McLean, Patricia Abdullah

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Board Member Werbelow presided over the meeting as the Chair Pro Tem until a Chair was elected later in the meeting. The meeting was called to order at 5:02 p.m.

Chair Pro Tem Werbelow welcomed the new Board members and asked each one to provide a brief introduction.

Alex Natt stated that he was happy to be part of the Board. As a new member he would be learning at the beginning, but he intended to be a significant contributor.

Puggy Holmgren stated that she was a returning member. She loves the Historic Preservation Board and was happy to be back.

Katherine Matsumoto-Gray stated that she was a new member to the HPB. She lives at 823 Norfolk Avenue and was excited to contribute to Old Town.

WORK SESSION

Note: The annual Open and Public Meetings Act training scheduled for work session was moved to the end of the regular session.

Presentation of High West Building for the Historic Preservation Award.

Chair Pro Tem Werbelow updated the new members on the awards program that was instituted by the HPB. She understood that the City Council was being asked to consider a resolution to adopt this awards program at their meeting the next evening.

Chair Pro Tem Werbelow explained that the HPB created a subcommittee a year ago comprised of her, Roger Durst, and David White, to devise an awards program from the HPB in tandem with the Historic Society that would highlight residential or commercial projects in town for a variety of different elements. Those elements were highlighted in the minutes from the last meeting. It would be an annual award determined from a list of categories that highlight different aspects of historic preservation in town that are important to the HPB.

Chair Pro Tem Werbelow stated that the High West Distillery project was the first recipient chosen by the HPB, and the theme was exemplary adaptive reuse. On August 18th the Historic Society was having a fundraiser at the Museum and all the Board members were invited. Sandra Morrison would allow the committee to say a few words about the awards program and to present the art piece that was commissioned and the plaque. Chair Pro Tem Werbelow noted that the plaque says “Historic Preservation

Board and Council". She understood that it was envisioned to be a Historic Preservation Award from the HPB.

Planner Kayla Sintz reiterated that the resolution to adopt the awards program was scheduled as the third item on the agenda for the City Council meeting. She invited all the Board members, as well as former members Roger Durst and Ken Martz, to attend. Planner Sintz had copies of the resolution and her report to the City Council available if anyone was interested. She explained that the Staff report contained draft language for the plaque. Once the City Council approves the resolution, the actual language could be fine-tuned before it goes on the plaque.

Chair Pro Tem Werbelow introduced Sid Ostergaard, the artist who was commissioned to do the artwork for the award presented to High West Distillery.

Mr. Ostergaard stated that it was an honor to be the selected artist to do the painting. He has been working in Park City and Summit County for the last 15 years. Professionally he is a land planner/landscape architect and has done a number of illustrations, including the St. Regis. Mr. Ostergaard presented a number of iterations to show the progress he has made, as well as the view, angle and setting that was chosen. The setting was more of a night/winter to show off how warm and inviting the building is today.

Chair Pro Tem Werbelow remarked that in the early stages of discussion, the intent was to show the connection between the two structures because it highlights the adaptive re-use concept. She was pleased with what Mr. Ostergaard had done so far. Board Member Matsumoto Gray agreed.

Chair Pro Tem Werbelow read the six award categories; adaptive reuse, infill development, excellence in restoration, sustainable preservation, embodiment of historical context, and connectivity of site. She felt it was important for the public to understand what the HPB was trying to recognize through these awards. Planner Sintz remarked that the actual resolution leaves it loose and summarizes the process that the subcommittee and the HPB went through in analyzing what might be an applicable award recipient. Therefore, the draft resolution recognizes the importance of an awards program.

Chair Pro Tem Werbelow suggested that the Board members begin thinking of forming a new subcommittee to find a candidate for the award next year.

Roger Durst reported that he had ordered the plaques. One would be placed on the High West Distillery and the second would be mounted on the illustration. He also suggested that the architect for the High West Distillery project be invited to the reception.

Chair Pro Tem Werbelow expressed regret for not being able to attend the City Council meeting. Board members McKie and McFawn would try to attend. It was noted that Roger Durst was very instrumental in bringing the awards program to fruition. Mr. Durst stated that he would attend the City Council meeting the next evening.

REGULAR MEETING – Discussion, Public Hearing and Possible Action

Historic Preservation Board
Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Subject: **Annual Historic Preservation Award Program**
Author: **Anya Grahn, Historic Preservation Planner**
Date: **December 2, 2015**
Type of Item: **Administrative**
Project Number: **GI-15-02972**

Summary Recommendations

Staff recommends the Historic Preservation Board choose one (1) awardee for the annual Preservation Award. Staff will return to the HPB at a later date to discuss the commemorative plaques in greater detail.

Background

During the November 18th HPB meeting, the HPB members expressed interest in also considering 562 Main Street as a 2015 Historic Preservation Award recipient in addition to the other award nominees, which included:

- 337 Daly Avenue—Infill Development
- 651 Park Avenue—Adaptive Re-Use
- 343 Park Avenue—Excellence in Restoration

Staff has included the November 18th staff report as Exhibit B; the staff report provides background on the Historic Preservation Award and these specific projects.

562 Main Street was a contender for the 2014 Historic Preservation Board award; however, work had not yet been completed at the time of the selection for the award. 562 Main Street was completed in late-2014. Staff recommends that the project be nominated for its Excellence in Restoration:

- *562 Main Street—Excellence in Restoration*
  The "Landmark" structure is protected by a façade easement that required City Council to review and approve any exterior changes. The project's design team also provided an extensive engineering report that demonstrated the need for panelization. Staff worked closely with the construction crew to ensure that the panelization was completed as specified per the plans. Staff also routinely inspected the site to guarantee that all salvageable historic materials, such as the wood siding, were preserved and safeguarded during the construction. The project is nearing completion and is expected to be finished prior to Sundance.

Recommendation
Staff recommends the Historic Preservation Board choose one (1) awardee for the annual Preservation Award.

Exhibits
Exhibit A- 562 Main Street Photos + Historic Site Inventory Form
Exhibit B- 11.18 Staff Report

Exhibit A

562 Main Street

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Raddon Dye Works**

Address: 562 MAIN ST *AKA:* 566 Main Street

City, County: Park City, Summit County, Utah *Tax Number:* CARR-A

Current Owner Name: 562 MAIN ST LLC *Parent Parcel(s):* PC-309, PC-309-A

Current Owner Address: 14400 N 76TH PL, SCOTTSDALE, AZ 85260

Legal Description (include acreage): LOT A CARR REPLAT SUBDIVISION, 0.05 AC

2 STATUS/USE

Property Category	*Evaluation**	*Reconstruction*	*Use*
☑ building(s), main	☑ Landmark Site	Date:	Original Use: Commercial
☐ building(s), attached	☐ Significant Site	Permit #:	Current Use: Commercial
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☐ building(s), accessory			
☐ structure(s)	*National Register of Historic Places: ☐ ineligible ☑ eligible		
	☑ listed (date: 03/07/1979 - Park City Main Street Historic District)		

3 DOCUMENTATION

Photos: Dates
☑ tax photo:
☑ prints:
☐ 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	☑ city/county histories	
☐ tax card	☐ personal interviews	
☐ original building permit	☐ Utah Hist. Research Center	
☐ sewer permit	☐ USHS Preservation Files	
☑ Sanborn Maps	☐ USHS Architects File	
☐ obituary index	☐ LDS Family History Library	
☐ city directories/gazetteers	☐ Park City Hist. Soc/Museum	
☐ census records	☐ university library(ies):	
☐ biographical encyclopedias	☐ other:	
☐ newspapers		

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.

Longstreth, Richard. *The Buildings of Main Street; A Guide to Commercial Architecture*. Updated edition. Walnut Creek, CA: Alta Mira Press, a division of Rowman & Littlefield Publishers, Inc., 2000.

Notarianni, Philip F., "Park City Main Street Historic District." National Register of Historic Places Inventory, Nomination Form. 1979.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: 2-Part Block No. Stories: 2

Additions: ☑ none ☐ minor ☐ major (describe below) Alterations: ☑ none ☐ minor ☐ major (describe below)

Number of associated outbuildings and/or structures: ☐ accessory building(s), # _____; ☐ structure(s), # _____.

General Condition of Exterior Materials:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation *Date:* 12-2008

☑ 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: Not verified.

Walls: Drop siding with cornice brackets.

Roof: Shed roof form.

Windows/Doors: Single and paired double-hung sash type, large display windows flanking a center recessed entryway.

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): The two-story frame 2-pat block remains as it was described in the National Register nomination and as seen in early photographs. The site retains its original design character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is typical of a mining era commercial core; buildings are located adjacent to one another and abut the sidewalk or street edge.

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 commercial building are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the recessed entrance and display windows, 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 the commercial activity 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 two-part block is one of the most common commercial building types constructed in Park City during the mining era.

This site was listed as a contributing building on the National Register of Historic Places in 1979 as part of the *Park City Main Street Historic District*. It was built within the historic period (1868-1929), is associated with the mining era, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c. 1922[1]

Builder: ☑ Not Known ☐ Known: (source:)

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

1. Historic Era:

[1] Notarianni, page 126.

☐ 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 commercial buildings represent the best remaining metal mining town business district in the state. The buildings along Main Street, in particular, provide important documentation of the commercial character of mining towns of that period, including the range of building materials, building types, and architectural styles. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining business district[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: Southwest oblique. Camera facing northeast, 2008.
Photo No. 2: West elevation. Camera facing east, 2008.
Photo No. 3: Northwest oblique. Camera facing southeast, 2008.
Photo No. 4: West elevation. Camera facing east, 2006.
Photo No. 5: West elevation. Camera facing east, 1995.
Photo No. 6: Southwest oblique. Camera facing northeast, tax photo.

Park City Historical Society & Museum has an extensive library of historic photographs; time constraints did not permit review of available historic photographs for this report.

[2] From "Park City Main Street Historic District" written by Philip Notarianni, 1979 and "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

PC 309
X-118

NORTH
NORTH

Chloe Lane
562

Chuckie

Chloe Lane
562

Chase Lane

Historic Preservation Board Staff Report

Subject: Annual Historic Preservation Award Program
Author: Anya Grahn
Date: November 18, 2015
Type of Item: Administrative
Project Number: GI-15-02972

Summary Recommendations

Staff recommends the Historic Preservation Board choose one (1) awardee for the annual Preservation Award, select three (3) members to form an Artist Selection Committee, and discuss awarding commemorative plaques.

Background

The Historic Preservation Board (HPB) has indicated as part of their Visioning goals the intent to continue the Preservation Awards program. The awards program is to be based on a Project utilizing the *Design Guidelines for Historic Districts and Historic Sites,* adopted in 2009, and the focus of the award may change from year to year. The Board has agreed that the HPB Preservation Award should not compete with any of the Historical Society's awards, but complement the existing joint preservation efforts already taking place and highlight the *Design Guidelines for Historic Districts and Historic Sites* by which all development in the Historic Districts must comply.

Properties are selected for this award based on the following categories:

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

Previous award winners include:

- 2011: High West Distillery (artist Sid Ostergaard)
- 2012: Washington School House Hotel (artist Jan Perkins)
- 2013: House at 929 Park Avenue (artist Dori Pratt) and Talisker on Main/515 Main Street (artist Bill Kranstover)
- 2014: Garage at 101 Prospect (artist Bill Kranstover)

All five (5) of these paintings are showcased in City Hall, on the main and second levels. Owners of these sites have received a frame copy of the art work as part of the award.

In the past, the Historic Preservation Board has discussed commemorating these award recipients with a plaque. This award is not intended to compete with any of the Historical Society's awards, and staff has confirmed with the Park City Museum that they are currently not awarding plaques to property owners.

If the Historic Preservation Board is interested in awarding plaques to past and future Historic Preservation Award recipients, staff will return to the HPB to discuss these options more fully. ***Would the Historic Preservation Board be interested in either of the following?***

1. Customized plaque with limited text stating the property address, Historic Preservation Award Recipient, and the year the site received the award. The plaque would measure no more than ten inches by seven inches (10"x7").
2. Customized plaque with headline that states the property address, Historic Preservation Award Recipient, and the year the site received the award. Additionally, the plaque would also provide a short history of the site. Staff has heard from several property owners and Old Town residents that a short history of sites would help the community better connect and promote the history of Old Town.

This is the fifth (5th) year that the Historic Preservation Board is honoring projects in Old Town. If the HPB chooses to present property owners with a commemorative plaque, staff recommends that we invite the past award winners to attend the City Council ceremony in which we honor this year's award winner as well as past Historic Preservation Award recipients. The plaques could be distributed at this City Council ceremony in May, in honor of Historic Preservation Month.

The Historic Preservation Award is intended to honor those projects completed under the 2009 *Design Guidelines*. Staff recommends that the HPB consider the following projects as an award recipient this year:

1. **337 Daly Avenue**. This new structure is Infill Development. The applicant utilized the Design Guidelines to build new compatible construction that reflects vernacular Park City architecture in its use of a cross-wing form, simple posts, double-hung windows and panel doors, stacked stone and vertical siding. Despite the large size of the house, the volumes have been broken up to reflect the mass and scale of adjacent historic houses. The owner has completed most of the construction work himself, and he intends for the project to be completed in December 2015.

2. **651 Park Avenue.** This structure is an example of Adaptive Re-Use. High West renovated and added a small kitchen addition to the rear of this bungalow. The site is currently used as event space for the distillery. Construction was completed late-2014, so this property was not

considered for an award last year. The site is designated as "Landmark" on the City's Historic Site Inventory and is eligible for the National Register of Historic Places.

3. **343 Park Avenue.** This project is an example of Excellence in Restoration. In 2014, the Historic Preservation Board awarded a Historic District Grant in the amount of $30,000 to fund the renovation of this site. Work included pouring a new foundation, structural upgrades, and window/door restoration. The work was completed in 2015, and the house is designated as Landmark on the City's Historic Site Inventory and was listed on the National Register of Historic Places in 1984.

Staff would recommend that the HPB focus on choosing one (1) of the above nominees for their annual Historic Preservation Award.

Recommendation

Staff recommends the Historic Preservation Board choose one (1) awardee for the annual Preservation Award, select three (3) members to form an Artist Selection Committee, and discuss awarding commemorative plaques.

Exhibits

Exhibit A- Photographs of 337 Daly Avenue
Exhibit B- HSI Form for 651 Park Avenue + Current Photographs
Exhibit C- HSI Form for 343 Park Avenue + Current Photographs

Exhibit A– 337 Daly Avenue

Exhibit B– 651 Park Avenue

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **House at 651 Park Avenue**

Address: 651 Park Ave *AKA:*

City, County: Park City, Summit County, Utah *Tax Number:* BA-ALL

Current Owner Name: MOORE ANNE HADLEY TRUSTEE *Parent Parcel(s):*

Current Owner Address: 2274 S 1300 E #G15-323, SALT LAKE CITY, UT 84106

Legal Description (include acreage) ALL THE BADASS SUBDIVISION; CONT 3749.8 SQ FT OR 0.09 AC

2 STATUS/USE

Property Category	Evaluation*	Reconstruction	Use
☑ building(s), main	☑ Landmark Site	Date:	Original Use: Residential
☐ building(s), attached	☐ Significant Site	Permit #:	Current Use: Commercial
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☐ building(s), accessory			
☐ structure(s)	*National Register of Historic Places: ☐ ineligible ☑ eligible		
	☐ listed (date:)		

3 DOCUMENTATION

Photos: Dates
☑ tax photo:
☑ prints:
☐ 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	☑ city/county histories
☑ tax card	☐ personal interviews
☐ original building permit	☐ Utah Hist. Research Center
☐ sewer permit	☐ USHS Preservation Files
☑ Sanborn Maps	☐ USHS Architects File
☐ obituary index	☐ LDS Family History Library
☐ city directories/gazetteers	☐ Park City Hist. Soc/Museum
☐ census records	☐ university library(ies):
☐ biographical encyclopedias	☐ other:
☐ newspapers	

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: Bungalow type 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), # _____; ☐ structure(s), # _____.

General Condition of Exterior Materials:

☑ Good (Well maintained with no serious problems apparent.)

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation *Date:* 12-2008

☐ 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: Tax cards indicate a concrete foundation.

Walls: Narrow wood novelty siding.

Roof: Main-hipped roof form; porch-truncated low-pitched gable sheathed in standing-seam metal.

Windows/Doors: Large rectangular fixed casement type.

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): The one-story frame bungalow remains as it was described in the National Register nomination (see Structure/Site Form, 1983). Minor changes--the front steps and lattice porch skirt--are minor and do not affect the sites original design integrity.

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 altered from what is seen in early photographs.

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 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 bungalow was a common house type built in Utah during the early twentieth century.

This site was nominated to the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*, but was not listed because of the owner's objection. It was built within the historic period, defined as 1872 to1929 in the district nomination. The site retains its historic integrity and would be considered eligible for the National Register as part of an updated or amended nomination. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c. 1925[1]

Builder: ☑ Not Known ☐ Known: (source:)

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

1. Historic Era:
   ☐ Settlement & Mining Boom Era (1868-1893)
   ☑ Mature Mining Era (1894-1930)

[1] National Register nomination.

☐ 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: Southeast oblique. Camera facing northwest, 1995.
Photo No. 3: Southeast oblique. Camera facing northwest, 1983.
Photo No. 4: Southeast oblique. Camera facing northwest, tax photo.

[2] From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

Serial No. PC 122

Location

Kind of Bldg. Res. St. No. 651 Park

Class — Type 1 2 (3) 4. Cost $ X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		841		$ 2388
	x x				
	x x				

Gar.—Carport x Flr. Walls Cl.

Description of Buildings	Additions
Foundation—Stone Conc. ✓ None	
Ext. Walls Siding	
Insulation—Floors Walls Clgs.	
Roof Type Gable Mtl. Bldg	
Dormers—Small Med. Large	
Bays — Small Med. 1 Large	50
Porches — Front 96 @ 1.80	173
Rear 65 @ 1.20	78
Porch @	
Metal Awnings Mtl. Rail	
Basement Entr. @	
Planters Bed 40 @	
Cellar-Bsmt. — ¼ ⅓ ½ ⅔ ¾ Full Floor None	
Bsmt. Apt. Rooms Fin. Unfin.	
Attic Rooms Fin. Unfin.	
Plumbing: Class 2 Tub 1 Trays; Basin 1 Sink 1 Toilet 1; Wtr. Sftr. Shr. St. O.T.; Dishwasher Garbage Disp.	110
Built-in-Appliances	
Heat—Stove ✓ H.A. Steam Stkr. Blr.	
Oil Gas ✓ Coal Pipeless Radiant	
Air Cond.	
Finish— Fir ✓ Hd. Wd.	
Floor— Fir Hd. Wd 2 Other	60
Cabinets 1 Mantels	
Tile — Walls Wainscot Floors	
Storm Sash— Wood D. S. ; Metal D. S.	
Total Additions	771

Year Built	Avg. Age 32	Current Value	$ 3159
		Commission Adj. %	
Inf. by Owner Tenant Neighbor Record Est.		Bldg. Value	
		Depr. Col. 1 2 3 4 5 6 55 %	
Remodel Year Est. Cost		Current Value Minus Depr.	$ 1737

Garage — Class Depr. 2% 3% Carport — Factor

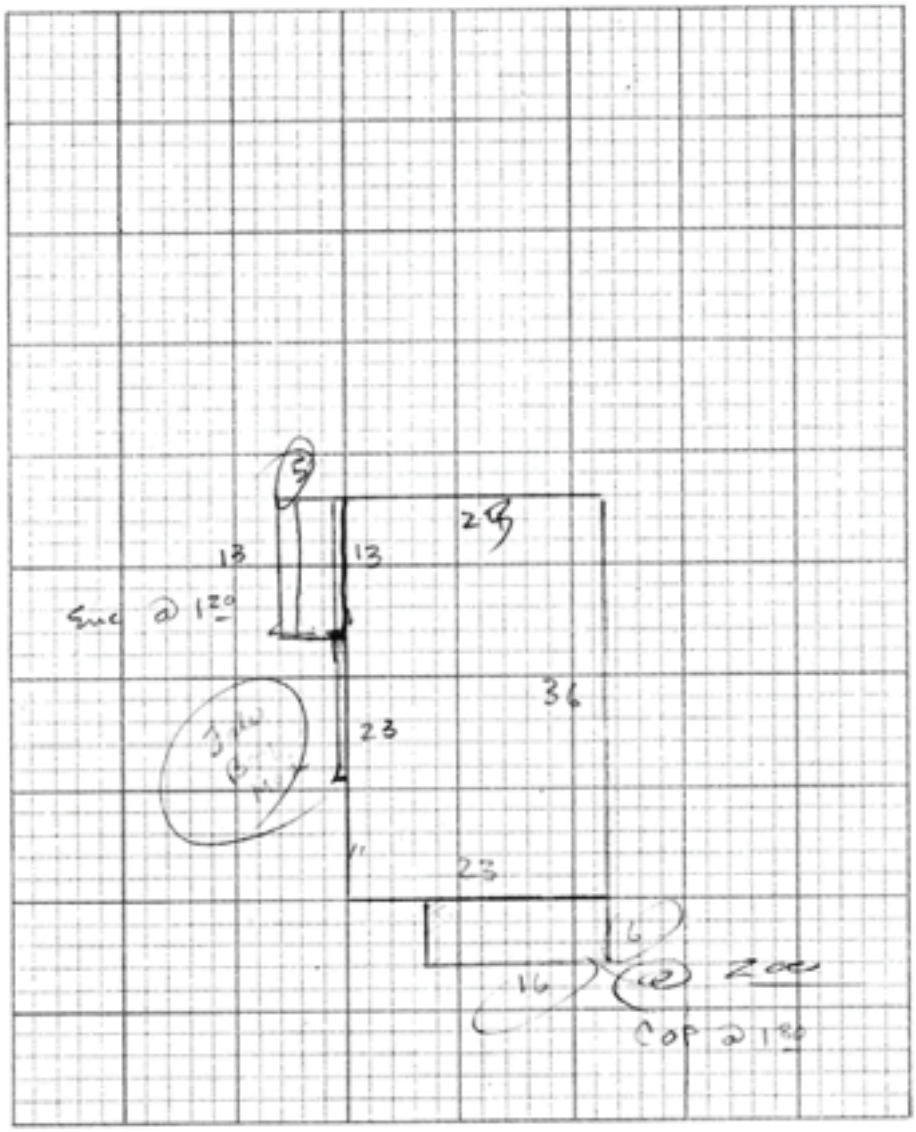
Cars Floor Walls Roof Doors

Size — x Age Cost x %

Other

Total Building Value $

Appraised Dec 3 19 52 By 1331



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
TOTAL						

Remarks:

TC-74 Rev. 57 25M

STATE OF UTAH — STATE TAX COMMISSION

PC 100
Serial Number

OF
Card Number

Owners Name

Location

Kind of Bldg. Res St. No. 651 Park

Class 5 Type 1 2 3 4. Cost $ 5283 X 94 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	828	6.00	$ 4966	$
	x x				
	x x				

Att. Gar.—C.P. x Flr. Walls Cl.

Description of Buildings — Additions — Additions

Foundation—Stone Conc. Sills

Ext. Walls Sid

Roof Type H.P Mtl. Sly

Dormers—Small Med. Large — 50

Bays—Small X Med Large — 160

Porches—Front 80 @ 2.00

Rear 65 @ 2.00 — 130

Porch @

~~Planters~~ Rail 40' @ .50 — 20

Ext. Base. Entry @

Cellar-Bsmt. — ¼ ⅓ ½ ⅔ ¾ Full Floor None

Bsmt. Gar.

Basement-Apt. Rms. Fin. Rms

Attic Rooms Fin. Unfin.

Plumbing: Class 2 Tub 1 Trays — 650
Basin 1 Sink 1 Toilet 1
Wtr. Sftr. Shr. St. O.T.
Dishwasher Garbage Disp.

Heat—Stove X H.A. FA HW Stkr Elec.

Oil Gas X Coal Pipeless Radiant

Air Cond. — Full Zone

Finish—Fir. 1 Hd. Wd. Panel

Floor—Fir. Hd. Wd 2 Other — 80

Cabinets 1 Mantels

Tile—Walls Wainscot Floors

Storm Sash—Wood D. 1 S. ; Metal D. 1 S. — 55

Awnings — Metal Fiberglass

Total Additions — 1165

Year Built 1925 Avg. Age 1. Replacement Cost — 6111
2. Obsolescence

Adj. Bld. Value

Inf. by Owner - Tenant - Neighbor - Record - Est.

Conv. Factor 118

Replacement Cost—1940 Base

Depreciation Columns 1 2 3 4 5 6

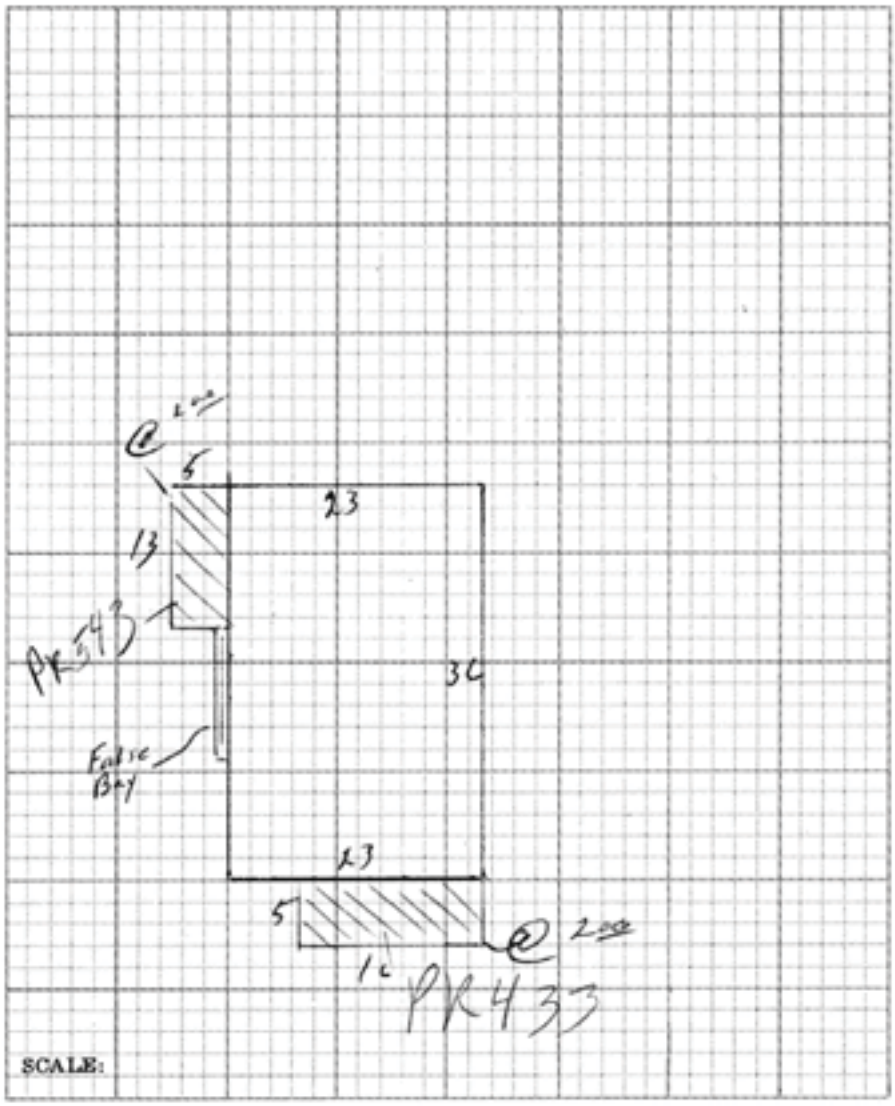
1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value $ 5717

10-22- 19 68 By 1708 DEC 17 1968 1325

Appraised 19 By



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

_____ 1940 Base Cost _____ x _____ % Depr. _____

_____ Total _____

REMARKS _____

TC-74 REV. 61

(Serial No.-Owner-Add.-Desc. of Property)

PC-100
VarLB6UWD-
357 JQC108
M82-414 OUT

Sarah A White &
Maureen Brown
P.O. Box 242
Park City, Utah 84060

PC 100 All lots 12-13-25 & 26 Blk
6 Park City Survey

PARCEL NO.	FRONTAGE OR AREA	DEPTH FACTOR	RATE	CORNER INFLU-ENCE	RATE	VALUE
	50 ff. (x 75')	1.000	65/ff			3250
	50 ff. (x 52 avg)	0.740	40/ff.			1480
	val lost fr.	25 & 26	second subj. to public R.of.W.		*	- 702

eg. ca 1300 ft.2 @ 0.54

TOTAL 4028

ASSESSED VALUE 805

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

PO 100
X-7

Property Type:

Utah State Historical Society

Historic Preservation Research Office

Site No. _____

Structure/Site Information Form

Street Address: 651 Park
Park City, Summit County, Utah

UTM: 12 457940 4499390

Name of Structure: House at 651 Park

T. R. S.

Present Owner: Maureen Brown and Sarah White

Owner Address: P.O. Box 242, Park City, Utah 84060

Year Built (Tax Record):

Effective Age:

Tax #: PC 100

Legal Description

Kind of Building:

All of Lots 12, 13, 25, and 26 Block 6, Park City Survey.
Less than one acre.

Original Owner: Lila Nelson

Construction Date: c. 1925

Demolition Date:

Original Use: Residential rental

Present Use:

Building Condition:

- ☐ Excellent
- ☑ Good
- ☐ Deteriorated
- ☐ Site
- ☐ Ruins

Integrity:

- ☐ Unaltered
- ☑ Minor Alterations
- ☐ Major Alterations

Preliminary Evaluation:

- ☑ Significant
- ☐ Contributory
- ☐ Not Contributory
- ☐ Not of the Historic Period

Final Register Status:

- ☐ National Landmark
- ☐ National Register
- ☐ State Register
- ☐ District
- ☐ Multi-Resource
- ☐ Thematic

Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:

Views: ☐ Front ☐ Side ☐ Rear ☐ Other Views: ☐ Front ☐ Side ☐ Rear ☐ Other

Research Sources:

- ☑ Abstract of Title
- ☑ Plat Records/Map
- ☑ Tax Card & Photo
- ☐ Building Permit
- ☐ Sewer Permit
- ☑ Sanborn Maps
- ☐ City Directories
- ☐ Biographical Encyclopedias
- ☑ Obituary Index
- ☑ County & City Histories
- ☑ Newspapers
- ☐ Utah State Historical Society
- ☐ Personal Interviews
- ☐ LDS Church Archives
- ☐ LDS Genealogical Society
- ☐ U of U Library
- ☐ BYU Library
- ☐ USU Library
- ☐ LC Library
- ☐ Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Hanley, Gerald. Telephone interview, May 1, 1984, Park City, Utah.

Park Record. May 25, 1939, p. 1. Lila Nelson obituary.

Researcher: Roger Roper

Date: 4/84

Street Address: 651 Park Site No:

4 Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Bungalow

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one story frame bungalow with a hip roof. Characteristic of a bungalow is the low pitch of the hip roof and the prominent front porch. The facade is almost symmetrical with a door set slightly off-center between two large plate glass windows. The porch is set off-center, spanning just two thirds of the facade. It has a clipped gable roof, porch piers that are original, and a balustrade that is a more recent addition. The balustrade is unobtrusive and is in keeping with the character of the building. Because the porch is positioned off-center it creates the impression of asymmetry. The siding of this house is narrow novelty siding, like a majority of Park City's bungalows. The house is raised slightly off the ground, and has lattice panels along the lower edges. A square bay projects from the south side to which a small half frame half screen porch is attached at the west end. The house is in fair condition, and except for the replacement of the balustrade, has no exterior alterations. It, therefore, maintains its original integrity.

5 Statement of Historical Significance: Construction Date: c.1925

Built c. 1925, the house at 651 Park is architecturally significant as one of 18 extant bungalows in Park City, eight of which are included in this nomination. The bungalow is the major Park City house type that was built between 1907 and the end of the mining boom period, and significantly contributes to the character of the residential area.

This house was built c.1925 as investment property for Lila Nelson,[1] a daughter of one of the early settlers of Park City. Her parents were Col. John A. and Eliza C. Nelson, who came to Park City in the mid-1870s and were prominent in the mining, social, and business affairs of the community. Lila was born in 1868 in Virginia City, Montana, graduated from the Sacred Heart Academy in Ogden, Utah, and for several years served as treasurer of a large theatrical chain in the East. She also taught school for a time in Montana and spent two years in Alaska during the gold rush with her brother, John, before returning to take up her permanent residence in Park City. Lila'a residence was on Nelson Hill (now the location of the headquarters of the Park City Ski Resort). She died in 1939. This house remained in the Nelson family until 1953, when it was purchased by William P. Hanley. The Hanleys owned it until the current owners bought it in 1976.

The basic styling of this house is similar to that of other bungalows in town which were built in the late 1920s, two examples being the houses at 1100 and 1110 Woodside.

[1]Telephone interview with Gerald Hanley, brother of William Hanley, May 1, 1984, Park City, Utah. Mr. Hanley's statement that this house was built in the 1920s as investment property for Lila Nelson is supported by all the available evidence.

OPEN

OPEN

Exhibit C– 343 Park Avenue

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 343 Park Ave *AKA:*

City, County: Park City, Summit County, Utah *Tax Number:* PC-44

Current Owner Name: NEELY BLAKE IV & BETH H/W (JT) *Parent Parcel(s):*

Current Owner Address: 15720 WOODVALE RD, ENCINO, CA 91436

Legal Description (include acreage): ALL LOT 11 & S1/2 LOT 12 BLK 3 PARK CITY SURVEY; Acres 0.07

2 STATUS/USE

Property Category	*Evaluation**	*Reconstruction*	*Use*
☑ building(s), main	☑ Landmark Site	Date:	Original Use: Residential
☐ building(s), attached	☐ Significant Site	Permit #:	Current Use: Residential
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☐ building(s), accessory			
☑ structure(s)			

*National Register of Historic Places: ☐ ineligible ☑ eligible
☑ listed (date: 7/12/1984 - Mining Boom Era Residences Thematic District)

3 DOCUMENTATION

Photos: Dates
☑ tax photo:
☑ prints:
☐ 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	☑ city/county histories
☑ tax card	☐ personal interviews
☐ original building permit	☐ Utah Hist. Research Center
☐ sewer permit	☐ USHS Preservation Files
☑ Sanborn Maps	☐ USHS Architects File
☐ obituary index	☐ LDS Family History Library
☐ city directories/gazetteers	☐ Park City Hist. Soc/Museum
☐ census records	☐ university library(ies):
☐ biographical encyclopedias	☐ other:
☐ newspapers	

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: Foursquare No. Stories:

Additions: ☑ none ☐ minor ☐ major (describe below) Alterations: ☐ none ☑ minor ☐ major (describe below)

Number of associated outbuildings and/or structures: ☐ accessory building(s), # _____; ☑ structure(s), # __1___.

General Condition of Exterior Materials:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation *Date:* 12-2008

☑ 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.):

Site: Stone retaining wall runs the length of frontage; line is broken to accommodate steps to entry porch.

Foundation: Tax cards indicate no foundation, not verified.

Walls: Drop siding.

Roof: Hipped roof form sheathed in asphalt shingles.

Windows/Doors: Paired double-hung sash type.

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): The one-story frame foursquare remain unchanged from the description provided in the National Register nomination form (see Structure/Ste Form, 1983).

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting remains unchanged from what is described in the National Register nomination form.

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 foursquare was a common house type built in Utah during the mining era.

This site was listed on the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*. It was built within the historic period, defined as 1872 to1929 in the district nomination, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c. 1898

Builder: ☑ Not Known ☐ Known: (source:)

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

1. Historic Era:
   ☐ Settlement & 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.[1]

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: East elevation. Camera facing west, 1995.
Photo No. 3: Northeast oblique. Camera facing southwest, 1983.
Photo No. 4: Southeast oblique. Camera facing northwest, tax photo.

[1] 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. 343 Fick

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

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		244	$ —	$ 2396
	x x			$	$
	x x			$	$

No. of Rooms 4 Condition

Description of Building	Add	Deduct
Foundation—Stone 156 Conc. None ✓		156
Ext. Walls Siding		
Insulated—Floors Walls Clgs.		
Roof—Type Hip Mat. Shg.		
Dormers—Small Med. — Lg.		
Bays—Small Med. — Lg.		
Porches—Front 110" @ 1.10	121	
Rear @		
Cellar—Basm't—¼ ⅓ ½ ⅔ ¾ full-floor No		45
Basement Apts.—Rooms Fin. —		
Attic Rooms Fin. — Unfin.		
Plumbing— Class 1 Tub 1 Trays Basin 1 Sink 1 Toilet 1 Urls. Ftns. Shr. Dishwasher Garbage Disp.		
Heat—Stove ✓ H. A. Steam S. Blr. Oil Gas Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— Hd. Wd. Fir. ✓ Floors— Hd. Wd. ✓ Fir. Conc.		
Cabinets 1 Mantels —		125
Tile— Walls Wainscot Floors —		
Lighting—Lamp Drops ✓ Fix.		
Wall Hung Pull Switch 4 @ 30"		120
Total Additions and Deductions	121	446 2396
Net Additions or Deductions		-121 $ -325

Age 45 Yrs. by Est. ✓ Owner Tenant Neighbors Records ✓

REPRODUCTION VALUE $ 2071

Depr. 1-2-3-4-5-6 54/42 % $

Reproduction Val. Minus Depr. $ 870

Remodeled Est. Cost | Remodeling Inc. % $

Garage—S 8 C Depr. 2% 3% | Obsolescence $

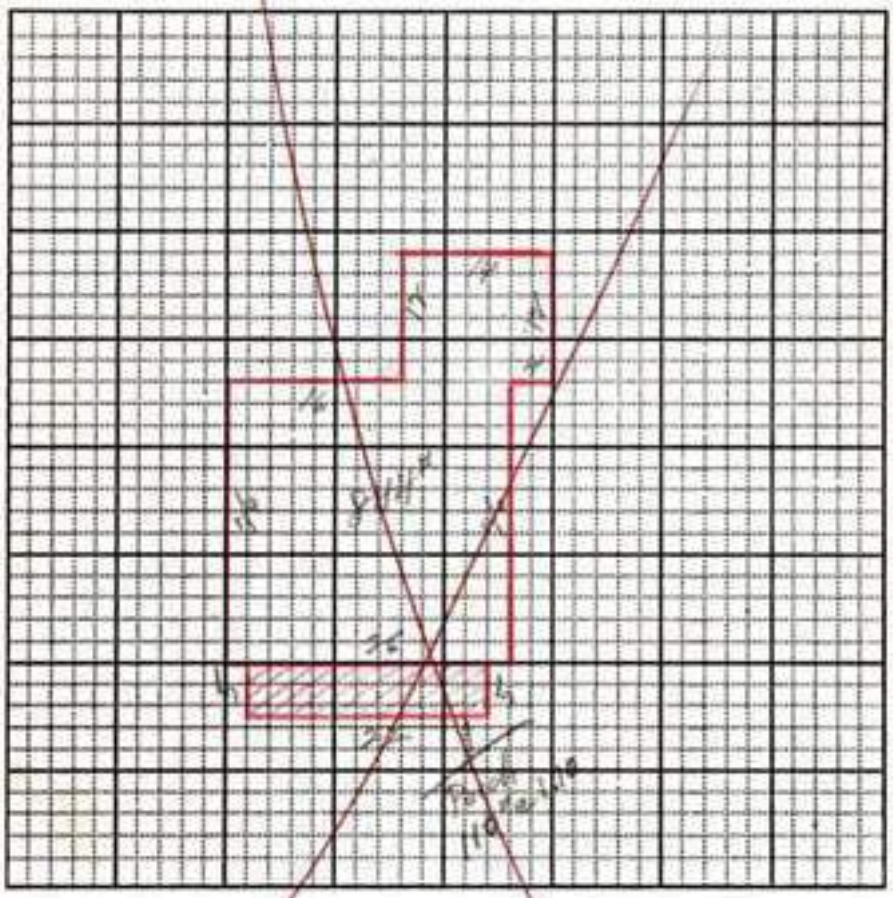
Cars Walls | Out Bldgs. $

Roof Size x Age | $

Floor Cost Depreciated Value Garage $

Remarks (Yr. Blt. Est. 1941) Total Building Value $

Appraised 1/ 194 by CAO + AG



OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				

Form T. C. 74

Serial No. PC 44

Location

Kind of Bldg. Res St. No. 343 Park

Class 3 Type 1 2 3 4 Cost $ X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		844		$ 1709
	x x				
	x x				

Gar.—Carport x Flr. Walls Cl.

Description of Buildings	Additions
Foundation—Stone Conc. None ✓	
Ext. Walls Siding	
Insulation—Floors Walls Clgs.	
Roof Type Gab Mtl. Slg	
Dormers—Small Med. Large	
Bays — Small Med. Large	
Porches — Front 110 @ 1st	110
Rear @	
Porch @	
Metal Awnings Mtl. Rail	
Basement Entr. @	
Planters @	
Cellar-Bsmt. — ¼ ⅓ ½ ⅔ ¾ Full Floor —	
Bsmt. Apt. Rooms Fin. Unfin.	
Attic Rooms Fin. Unfin.	
Plumbing: Class 1 Tub 1 Trays; Basin 1 Sink 1 Toilet 1; Wtr. Sftr. Shr. St. O.T.; Dishwasher Garbage Disp.	350
Built-in-Appliances	
Heat—Stove ✓ H.A. Steam Stkr. Blr.	
Oil Gas Coal Pipeless Radiant	
Air Cond.	
Finish— Flr ✓ Hd. Wd.	
Floor— Flr ✓ Hd. Wd Other	
Cabinets Mantels	
Tile — Walls Wainscot Floors	
Storm Sash— Wood D. S. ; Metal D. 62 S.	
Total Additions	460

Year Built	Avg. Age 53	Current Value	$ 2169
		Commission Adj. %	
Inf. by Owner - Tenant - Neighbor - Record - Est.		Bldg. Value	
		Depr. Col. 1 2 3 4 5 6 34 %	
Remodel Year	Est. Cost	Current Value Minus Depr.	$ 737

Garage — Class Depr. 2% 3% Carport — Factor

Cars Floor Walls Roof Doors

Size — x Age Cost x %

Other

Total Building Value $

Appraised 12-3 19 59 By 1331

PC 44
Serial Number

Card Number

Owners Name

Location

Kind of Bldg. Res St. No. 343 Park Ave

Class 3 Type 1 2 3 4. Cost $ X %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	676		$ 2970	$
	x x				
	x x				

Att. Gar.—C.P. x Flr. Walls Cl.

Description of Buildings	Additions	Additions
Foundation—Stone Conc. Sills		
Ext. Walls Sid (A)		
Roof Type Hip Mtl. Pat + Alum		
Dormers—Small Med. Large		
Bays—Small Med Large		
Porches—Front 110 @ 1.20	132	
Rear @		
Porch @		
Planters @		
Ext. Base. Entry @		
Cellar-Bsmt. — ¼ ⅓ ½ ⅔ ¾ Full NONE		
Bsmt. Gar.		
Basement-Apt. Rms. Fin. Rms.		
Attic Rooms Fin. Unfin.		
Plumbing: Class 1 Tub 1 Trays; Basin 1 Sink 1 Toilet 1; Wtr. Sftr. Shr. St. O.T.; Dishwasher Garbage Disp.	550	
Heat—Stove H.A. FA X HW Stkr Elec.; Oil Gas X Coal Pipeless Radiant	313	
Air Cond. — Full Zone		
Finish—Flr. ✓ Hd. Wd. Panel		
Floor—Flr. ✓ Hd. Wd Other		
Cabinets 1 Mantels		
Tile—Walls Wainscot Floors		
Storm Sash—Wood D. S.; Metal D. 1 S.	30	
Awnings — Metal Fiberglass		
168 ☐ ☐ STORAGE @ 1.50	252	
Total Additions	1277	

Year Built 1904	Avg.	1/84	Replacement Cost	4247
	Age	2.	Obsolescence	
Inf. by Owner - Tenant - Neighbor - Record - Est.			Adj. Bld. Value	
			Conv. Factor	.16

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

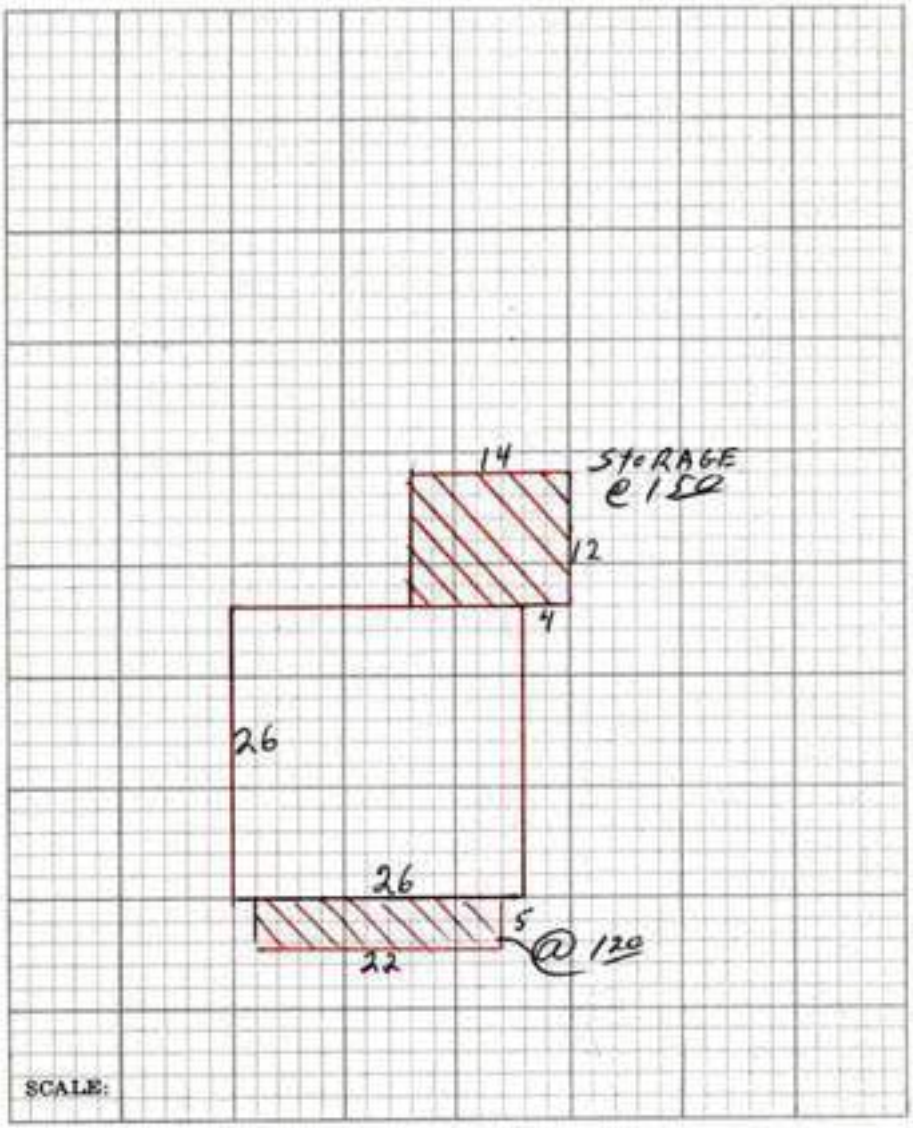
1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value $

Appraised ① 19 62 By 1708 DEC 13 1968 1528

Appraised ② 19 By



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

_____ 1940 Base Cost _____ x _____ % Depr. _____

_____ Total _____

REMARKS _____

TC-74 REV. 61

STATE OF UTAH — STATE TAX COMMISSION

39

Utah State Historical Society

Historic Preservation Research Office

Property Type:

Site No. _____

Structure/Site Information Form

1 IDENTIFICATION

Street Address: 343 Park
Park City, Summit County, Utah

UTM: 12 458120 4498980

Name of Structure: House at 343 Park

T. R. S.

Present Owner: Robert W. Thielke

Owner Address: 1026 Hillview Drive, Salt Lake City, Utah 84117

Year Built (Tax Record):

Effective Age:

Tax #: PC 44

Legal Description

Kind of Building:

All Lot 11 and South half Lot 12 Block 3, Park City Survey

Less than one acre.

2 STATUS/USE

Original Owner: probably Walter and Ann W. Wilcocks

Construction Date: c.1898

Demolition Date:

Original Use: Residence

Present Use:

Building Condition:		Integrity:	Preliminary Evaluation:		Final Register Status:	
☐ Excellent	☐ Site	☐ Unaltered	☑ Significant	☐ Not of the Historic Period	☐ National Landmark	☐ District
☑ Good	☐ Ruins	☑ Minor Alterations	☐ Contributory		☐ National Register	☐ Multi-Resource
☐ Deteriorated		☐ Major Alterations	☐ Not Contributory		☐ State Register	☐ Thematic

3 DOCUMENTATION

Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:

Views: ☐ Front ☐ Side ☐ Rear ☐ Other Views: ☐ Front ☐ Side ☐ Rear ☐ Other

Research Sources:

☑ Abstract of Title	☑ Sanborn Maps	☑ Newspapers	☐ U of U Library
☑ Plat Records/Map	☐ City Directories	☐ Utah State Historical Society	☐ BYU Library
☑ Tax Card & Photo	☐ Biographical Encyclopedias	☐ Personal Interviews	☐ USU Library
☐ Building Permit	☑ Obituary Index	☐ LDS Church Archives	☐ SLC Library
☐ Sewer Permit	☑ County & City Histories	☐ LDS Genealogical Society	☑ Other Census Records

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

1900 Census Records. Summit County, Park City Precinct. p. 156-A.

Deseret News. March 12, 1930, p. 10. Ann Wilcocks obituary.

Salt Lake Tribune. June 20, 1898, p.1.

Researcher: Roger Roper

Date: 4/84

Street Address: 343 Park Site No:

4 ARCHITECTURE

Architect/Builder: unknown

Building Materials: wood

Building Type/Style: Pyramid House

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one story frame pyramid house with a truncated hip roof. Typical of the pyramid house is the square plan, the generally symmetrical facade with the door set slightly off center between pairs of double hung sash one over one light windows, the truncated hip roof, and the porch supported on lathe turned piers that spans the facade. The windows are framed with a common type of Victorian molding, one that is grooved and has decorative corner blocks. There is a rear shed extension on the northwest corner of the building, which in scale and materials complements the original section, and may in fact be original. In-period rear extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. This house has received no major alterations and is in excellent condition. It maintains its original integrity.

Photos

5 HISTORY

Statement of Historical Significance: Construction Date: c.1898

Built c. 1898, the house at 343 Park is architecturally significant as one of 69 extant pyramid houses in Park City, 28 of which are included in this nomination. Of the 28 being nominated, 11 are true pyramid houses and 17 are variants of the basic type. This house is one of the true pyramid houses. The pyramid house is one of the three most common house types built during the early period of Park City's mining boom era, and significantly contributes to the character of the residential area. It appeared early on, but continued to be built with variations longer than the other two types.

This house was built by at least 1900, as indicated by the Sanborn Insurance Maps, having probably been built c.1898 as investment property by Walter and Ann W. Wilcocks, who lived down the block at 363 Park. William Scoble, Ann Wilcocks' brother, sold them the property in 1888, at which time there was a different house located there. That house was probably destroyed in the fire of 1898, which burned many of the houses in town, including some along this the west side of Park Avenue.[1] Ann Wilcocks, widowed in 1900, probably rented out this house until selling it in 1905 to her 21 year old nephew, William J. Scoble (a son of William Scoble). The 1900 census records indicate that at that time this house was probably occupied by William Boyd, a druggist, and his family. William J. Scoble, who had previously lived with the Wilcocks in their neighboring house, owned this house until 1924, although it is unclear whether or not he ever lived here. Other owners of the house include Willard R. Jones (1924-26), Henry and Corina Tuggle (1926-49), and Robert W. Thielke (1949-c.1980).

[1] Salt Lake Tribune, June 20, 1898, p. 1.

House at 343 Park
Park City, Summit County, Utah

View from Northeast corner

Photo by Roger Roper, October 1983
Negative: Utah State Historical Society

Exhibit 2

Please note that the plaques will say "Park City Historic Preservation Board" not "Park City Historical Society"