

**PARK CITY MUNICIPAL CORPORATION
BOARD OF ADJOURNMENT
COUNCIL CHAMBERS, CITY HALL
February 18, 2014**



AGENDA

MEETING CALLED TO ORDER - 5:00 PM

ROLL CALL

ADOPTION OF MINUTES OF DECEMBER 17, 2013

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

STAFF AND BOARD COMMUNICATIONS/DISCLOSURES

REGULAR AGENDA – *Discussion, possible public hearing, and possible action as outlined below*

632 Deer Valley Drive – Appeal of Historic Preservation Board
determination that the “Significant” structure should remain
designated as “Significant” on the City’s Historic Sites Inventory
(HSI).

PL-13-02160

ADJOURN

A majority of Board of Adjustment members may meet socially after the meeting. If so, the location will be announced by the Chair person. City business will not be conducted.

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Park City Planning Department at (435) 615-5060 24 hours prior to the meeting.
Board of Adjustment - February 18, 2014

Board of Adjustment Staff Report



Subject: 632 Deer Valley Loop
Author: Anya Grahn, Historic Preservation Planner
Date: February 19, 2014
Type of Item: Quasi Judicial – Appeal of Historic Preservation Board’s Determination of Significance

Summary Recommendations

Staff recommends the Board of Adjustment hear the appeal of the Historic Preservation Board’s (HPB) determination of significance of the historic site at 632 Deer Valley Loop. The HPB determined that the site meets the criteria for designation as a “Significant” site.

Topic

Applicant: William and Juli Bertagnole
Location: 632 Deer Valley Loop
Zoning: Residential-Medium Density (RM) District
Adjacent Land Uses: Historic Residential-1 (HR1), Historic Residential-Low Density (HRL), Estate (E), and Residential Development (RD) Districts
Reason for Review: Appeal of the Historic Preservation Board’s determination of significance of the historic site at 632 Deer Valley Loop.

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 existing structure at 632 Deer Valley Loop was added to the Inventory as a Significant Structure based on a reconnaissance level survey by then-Historic Preservation Consultant Dina Blaes in 2009. It had been previously identified as historic in a 1995 reconnaissance level survey, but was not included in the 1982 Historic District Architectural Survey.

During the reconnaissance-level survey, Dina noted that the Sanborn maps identified the structure as a “Hall-Parlor” home, but noted that the side addition had likely been added outside the Mature Mining Era, between 1949 and 1969. Sandborn Fire Insurance maps were used to determine the original shape of the home. Though the structure has retained its historic form, much of its historic integrity has been lost due to changes in its exterior materials. The wood siding material is not original, nor are the aluminum windows and doors. The porch supports have also been replaced. The second floor window opening has been lost as well, and a side porch appears to have been enclosed to create additional interior living space after 1969. (The history of this structure is outlined further in the HPB Report for November 13, 2013, Exhibit B.)

A fire on May 17, 1999, severely destroyed the rear of the structure. Though it had a negative impact on the rear addition, the remainder of the historic structure remained intact on the hall-parlor portion of the house. Years of deterioration and exposure to the elements should have resulted in greater damage and the rapid decline of the exposed walls and roof joists; however, they are in surprisingly fair condition.

A trust deed was recorded at the Summit County Recorder's Office on May 2, 2013, transferring ownership from the Bureau of Land Management (BLM) to the Bertagnoles, following decades of litigation with the BLM. On August 21, 2013, a Notice and Order to Vacate and Demolish the structure was issued by the Building Department due to the fire damage and dilapidated state of the structure. The property owners would like to demolish the structure in order to accommodate new development; they do not believe it is historically significant.

Site visits have been made by the Chief Building Official, Planning Director, and Planning Department staff.

Because of the limited information available in the HSI, the Planning Director directed staff to conduct additional research to determine the historic significance of the 632 Deer Valley Loop site. The Historic Preservation Board (HPB) determined that the structure should remain on the inventory as a "Significant" site on November 13, 2013.

The Planning Department received an appeal of the HPB's determination on November 25, 2013, within ten (10) days of the HPB's determination.

Appeal and Burden of Proof

The specific appeal is to the Historic Preservation Board's Determination of Significance. LMC 15-11-10(B)(4) states that the Applicant or any party participating in the hearing may appeal the Historic Preservation Board decision to the Board of Adjustment pursuant to Section 15-10-7 of this Code. Appeal requests shall be submitted to the Planning Department within ten (10) days of Historic Preservation Board final action.

Appeals shall be considered by the Board of Adjustment on the record made before the Historic Preservation Board. Appeals to the Board of Adjustment will review factual matters for correctness and determine the correctness of the decision of the land use authority in its interpretation and application of the land Use ordinance.

Upon appeal, the Board of Adjustment shall conduct a hearing and shall review the matter under de novo standard review. The BOA, in conformity with the provisions of the Code, may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination as ought to be made. The Owner bears the burden of demonstrating that the HPB erred in their findings.

The applicant's appeal is attached hereto as Exhibit A. The applicant's basis of appeal is that:

1. There is no historic material or elements that may be significant.
2. It is an old building that retains its c. 1900 footprint, but there is no evidence that the structure is significant to the regional history, architecture, engineering, or culture. There is no evidence of significance in the lives of persons associated with the building.
3. The applicant finds that the structure does not meet the criteria outlined in the Municipal Code for designation as a “significant” structure.

Analysis

The applicant finds that the structure does not meet the criteria outlined in LMC 15-11-10(A)(2) regarding the designation of the historic site. The following analysis addresses their findings.

- 1. The applicant finds that there are no original log walls or any other elements that may be significant.*

Staff finds that log walls would likely relate to the settlement period of Utah or even the region, and that the pioneer period is not the only period of significance. The structure should be considered “significant” as part of the Mature Mining Era (1894-1930).



A single photograph from the late-1930s tax assessment depicts the structure in much the same form as it exists today. One-over-one double-hung windows framed the central entry door on the front porch. The front porch had a hip roof supported by turned porch posts. Horizontal railings framed the porch while vertical siding enclosed the area beneath it. On the west elevation, a side entry porch covered shielded a side door. The one-story rear addition is visible behind the porch. An attic entrance or window is provided at the top of

the gable on the west elevation. This photograph documents the appearance of the structure during the Mature Mining Era.



The applicant is correct in that much of the historic character and original features of the building have been lost. The wood siding material is not original, nor are the aluminum windows and doors. The porch supports have also been replaced. The second floor window opening has been lost as well, and a side porch appears to have been enclosed to create additional interior living space after 1969. No original wood windows remain.

The historic structural system of the building remains and has allowed the structure to maintain its historic form. The hip roof of the front porch has been preserved, though steel porch columns have replaced the turned wood columns. The central brick chimney and wood entry door on the façade are also original elements.

Though many of the original features are not visible, they do remain. The historic wood siding has been covered by layers of Bricktex and vertical wood siding. The wood trim around the historic door and window openings exist as well, though their profiles have been compromised by layers of cladding. If the Bricktex and existing wood siding were to be removed, the second story gable window opening would likely be exposed or at least shown to exist through ghost lines.

2. *The applicant finds that it is an old building that retains its c. 1900 footprint, but there is no evidence that the structure is significant to the regional history, architecture, engineering, or culture. There is no evidence of significance in the lives of persons associated with the building.*

In order for a structure to remain “Significant” on the City’s Historic Sites Inventory (HSI), it must be 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.

As outlined in the Historic Sites Form, staff finds that this structure contributes to our overall understanding of the history of the community. Along with the other residential structures that make up the City’s historic districts, these houses provide insight and understanding of the residential character of mining towns of the late nineteenth and early twentieth century, including settlement pattern and socio-economic makeup.

Park City is one (1) of three (3) metal mining districts in the state during Utah’s mining boom period (late-19th Century through early-20th Century). The city is one (1) of only two (2) major metal mining communities to have survived to the present. As such, Park City has the largest and best preserved collection of residential buildings of any Utah metal mining town. As a whole, these structures provide the most complete documentation of the residential character of mining towns of the period.

The structure at 632 Deer Valley Loop was once part of the larger Red Light District. Many of the structures that once made up this neighborhood have been lost; however, four (4) remain in close proximity to one another—632 Deer Valley Loop; as well as 622, 652, and 660 Rossie Hill Drive. The relationship between these four (4) houses demonstrates the density of the Red Light District and this neighborhood that existed just outside the congestion of the downtown.

The applicant is correct in that the structure is not historically significant based on the lives of persons who were of Historic importance to the community. The original builder and residents of this structure are unknown. It was likely also not designed by an architect but, rather, by the property owner or a carpenter-builder.

Staff finds, however, that the structure is historically significant due to its methods of construction, materials, and craftsmanship that reflect the Historic Period. Park City has the state’s largest collection of late-19th Century and early-20th Century frame houses. The use and application of simple building materials—including lumbered wood and brick—represent traditional building patterns. The structure’s lack of foundation and frame construction also depict a common construction technique in Park City.

3. *Lastly, the applicants argue that the structure does not meet the criteria for significance established in the Municipal Code.*

Staff and the Historic Preservation Board have found that the structure does meet the criteria outlined in LMC 15-11-10(A)(2) for Significant Sites. As defined, any buildings (main, attached, detached or public), accessory buildings and/or structures may be designated to the Historic Sites Inventory as a Significant Site if the Planning Department finds it meets all the criteria listed below:

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

Complies. The structure was originally constructed circa 1900, and not later than 1910 making the structure 113 years old.

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

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

Complies. The home retains its original historic form. The 1960s side addition does not detract or negatively impact the historic form of the structure. It could be removed if the owners chose to restore the structure as it has not achieved significance in its own right. Any future panelization or reconstruction will also preserve the historic hall-and-parlor form of the structure.

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

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

Complies. As previously described, the structure contributes to our understanding of Park City's Mature Mining Era (1894-1930). The houses within Old Town and the historic district 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 settlement patterns, building materials, construction techniques, and socio-economic make-up.

These structures greatly add to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.

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

- (a) It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and
- (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
- (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 HPB has found that the structure at 632 Deer Valley Loop 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 retain its historic integrity in terms of location, design, setting, materials, workmanship, feeling and association. Moreover, it would be eligible for the National Register. Due to the alterations, loss of its historic materials, and changes in window and door configuration, the structure is no longer eligible for the National Register of Historic Places.

Future Process

Final Actions by the Board of Adjustment on Appeals may be appealed to Third District Court within thirty (30) calendar days.

Staff Recommendation

Staff requests the Board of Adjustment review the following findings of fact and conclusions of law and order and consider adopting them and denying the appeal:

Findings of Fact:

1. 632 Deer Valley Loop is within the Residential-Medium Density (RM) zoning district.
2. There is an existing side gable hall-parlor structure at 632 Deer Valley Loop. This structure is currently listed on the Park City Historic Sites Inventory as a "Significant" Structure.
3. The existing structure has been in existence at 632 Deer Valley Loop since circa 1900. The structure appears in the 1904 and 1927 Sanborn Fire Insurance maps. Furthermore, the Historic Site Form contains tax cards of the structure from 1949, 1958, and 1969. A late-1930s tax card photo also demonstrates that the overall form of the structure has not been altered.

4. The hall-and-parlor structure and later rear addition were both constructed within the Mature Mining Era (1894-1930) and are historic.
5. Though out of period, the enclosed side porch entrance added in the 1960s does not detract from the historic significance of the structure.
6. The existing structure is in serious disrepair and is not habitable in its current dangerous condition.
7. There is very little original exterior materials remaining on the exterior of the home. The original wood lap siding has been covered by layers of Bricktex and vertical wood siding
8. The double-hung windows on the façade were removed and expanded to install larger, undivided rectangular windows after 1969. The original wood double-hung windows throughout were replaced by aluminum windows.
9. After 1969, the turned wood porch posts were replaced with new decorative metal columns. A brick chimney was installed above the enclosed side porch that was later repaired with thick layers of Portland Cement.
10. The structure is a hall-parlor plan and typical of the Mature Mining Era.
11. The rear addition of the structure, dating prior to 1927, was severely damaged in a fire on May 17, 1999.
12. The site meets the criteria as Significant on the City's Historic Sites Inventory.
13. Built circa 1900, the structure is over fifty (50) years old and has achieved Significance in the past fifty (50) years.
14. Though the structure has lost its historic integrity due to the out-of-period alterations to its historic materials, it has retained its historical form. The out-of-period addition to the west elevation of the structure does not detract from its historic significance.
15. 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 (1894-190).

Conclusions of Law:

1. The existing structure located at 632 Deer Valley Loop meets all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:
 - (a) It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and
 - (b) It retains its Essential Historical Form, meaning there are no major alterations that have destroyed the Essential Historical Form. Major alterations that destroy the Essential Historical Form include:
 - (i) Changes in pitch of the main roof of the primary façade if 1) the change was made after the Period of Historic Significance; 2) the change is not due to any structural failure; or 3) the change is not due to collapse as a result of inadequate maintenance on the part of the Applicant or a previous Owner, or
 - (ii) Addition of upper stories or the removal of original upper stories occurred after the Period of Historic Significance, or
 - (iii) Moving it from its original location to a Dissimilar Location, or
 - (iv) Addition(s) that significantly obscures the Essential Historical Form when viewed from the primary public Right-of-Way.
 - (c) It is important in local or regional history, architecture, engineering, or culture associated with at least one (1) of the following:

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

Order

1. The appeal of the Historic Preservation Board's determination of significance for 632 Deer Valley Loop is denied.

Exhibits

Exhibit A — Applicant's appeal (February 13 2013)

Exhibit B — Historic Preservation Board Staff Report 11.13.13

Exhibit C — Historic Preservation Board Minutes, 11.13.13

William and Juli Bertagnole

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Park City, UT 84060

435 649-8538

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November 25, 2013

Park City Municipal Corp.

Planning Dept.

Historic Preservation Board

15-11-4 Appeal to the Historic Preservation Board decision to the Board of Adjustment pursuant to Section 15-10-7 of this code:

Regarding the property at 632 Deer Valley Loop belonging to William and Juli Bertagnole.

We have reviewed the November 13th staff report related to this structure. We take exception to the findings regarding this property. We have today been advised that we have 10 days from the date of the hearing to appeal your decision and this is the 10th day; therefore, we are sending this letter as a preview of issues we would like to be raised.

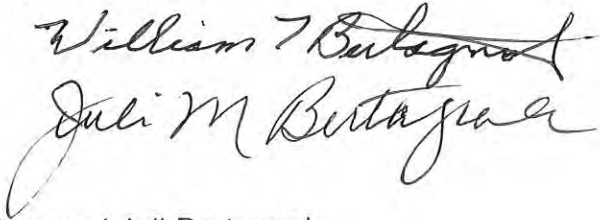
Regarding the historic elements of this structure, we do not remember anything that looked like the original log walls or any other elements that may be significant. As the structure is unstable and near collapse the above issue is critical and we can provide additional information if given the opportunity.

The only thing we agree with is that it is an old building that retains it's 1900 footprint. There has been no evidence presented of it's importance to regional history, architecture, engineering or culture. No evidence of significance in the lives of persons associated with the building. The building was condemned and ordered torn down after the fire of 1999 and considered a total loss and a public safety hazard. Due to major alterations and vandalism it is questionable that any original elements still exist.



We want to be clear that it is our position that the structure does not meet the criteria for significance established in the Municipal Code, and hence, we formally appeal the November 13th decision of the Board.

Respectfully,

Handwritten signatures of William and Juli Bertagnole. The signature of William is written above the signature of Juli.

William and Juli Bertagnole





Planning Department

Historic Preservation Board Staff Report

Author: Anya Grahn, Historic Preservation Planner
Subject: Historic Sites Inventory
Address: 632 Deer Valley Loop
Project Number: PL-13-02094
Date: November 13, 2013
Type of Item: Administrative – Determination of Significance

Summary Recommendation:

Staff recommends the Historic Preservation Board review the application, conduct a public hearing and confirm the status of 632 Deer Valley Loop as a Significant Site on the Park City Historic Sites Inventory.

Topic:

Project Name: 632 Deer Valley Loop
Applicant: Park City Municipal Corporation
Owners: William and Juli Bertagnole
Proposal: Determination of Significance

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 existing structure at 632 Deer Valley Loop was added to the Inventory as a Significant Structure based on a reconnaissance level survey by then-Historic Preservation Consultant Dina Blaes in 2009. It had been previously identified as historic in a 1995 reconnaissance level survey, but was not included in the 1982 Historic District Architectural Survey.

During the reconnaissance-level survey, Dina noted that the Sanborn maps identified the structure as a “Hall-Parlor” home, but noted that the side addition had likely been added outside the Mature Mining Era, between 1949 and 1969. Sandborn Fire Insurance maps were used to determine the original shape of the home. Though the structure has retained its historic form, much of its historic integrity has been lost due to changes in its exterior materials. The wood siding material is not original, nor are the aluminum windows and doors. The porch supports have also been replaced. The second floor window opening has been lost as well, and a side porch appears to have been enclosed to create additional interior living space after 1969.

A fire on May 17, 1999, severely destroyed the rear of the structure. Though it had a negative impact on the rear addition, the remainder of the historic structure remained intact on the hall-parlor portion of the house. Years of deterioration and exposure to the elements should have resulted in greater damage and rapid decline of the exposed walls and roof joists; however, they are in surprisingly fair condition.

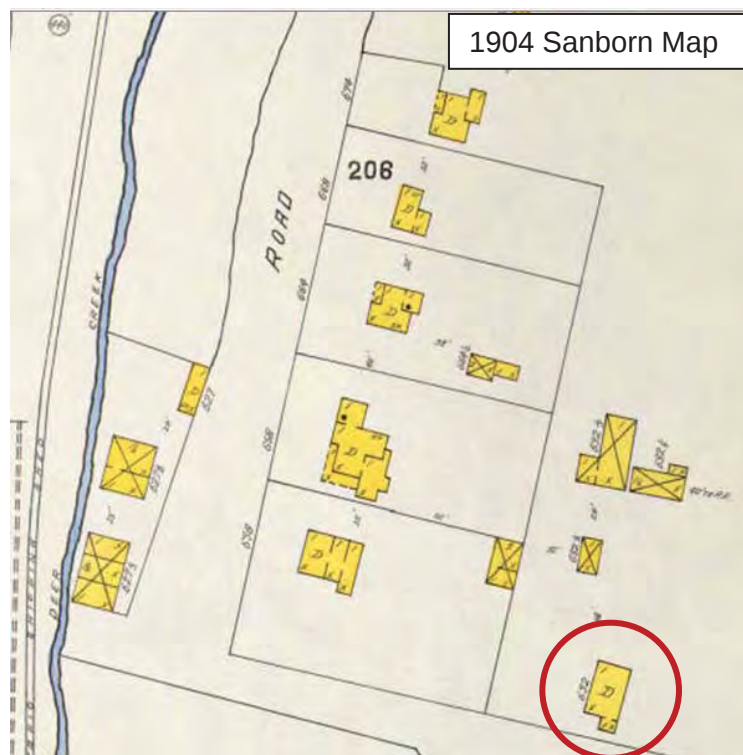
A trust deed was recorded at the Summit County Recorder's Office on May 2, 2013, transferring ownership from the Bureau of Land Management (BLM) to the Bertagnoles, following decades of litigation with the BLM. In August 21, 2013, a Notice and Order to Vacate and Demolish the structure was issued due to the fire damage and dilapidated state of the structure. The property owners would like to demolish the structure in order to accommodate new development; they do not believe it is historically significant.

Site visits have been made by the Chief Building Official and Planning Director.

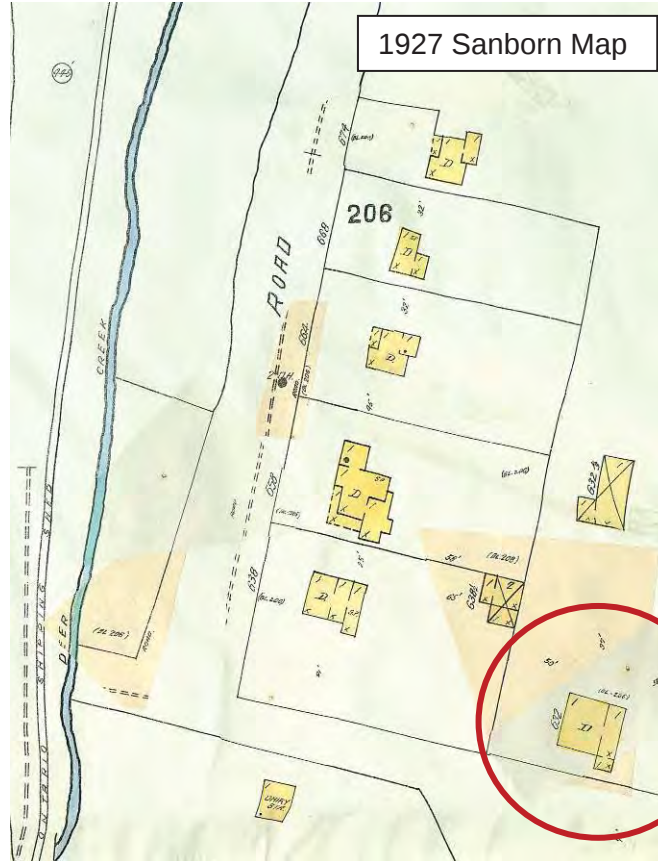
Because of the limited information available in the HSI, the Planning Director has directed staff to conduct additional research to determine the historic significance of the 632 Deer Valley Loop site. The purpose of this staff report is to have the HPB review the criteria to determine whether the structure is a "Significant" site.

History of the Structure:

The residential structure constructed at 632 Deer Valley Loop was originally built circa 1900. The 1900 Sanborn Fire Insurance maps did not include this portion of Park City as it was outside the dense development of Old Town. The structure first appears in the 1904 Sanborn map, however, as seen below, circled in red



The one (1) story, side gable house was constructed as a hall-and-parlor. It appears, per the Sanborn maps, that the structure did not originally have a front porch. Nevertheless, it did have a porch on the west elevation, likely over a side entry, as shown in the 1927 Sanborn Map.



By 1927, a rear addition had been added across the south elevation of the structure. The side porch had also been relocated to this rear portion of the structure. A front porch had not yet been added, or was not identified by the Sanborn map.

A single photograph from the late-1930s tax assessment depicts the structure in much the same form as it exists today (Exhibit B). One-over-one double-hung windows framed the central entry door on the front porch. The front porch had a hip roof supported by turned porch posts. Horizontal railings framed the porch while vertical siding enclosed the area beneath it. On the west elevation, a side entry porch covered shielded a side door. The one-story rear addition is visible behind the porch. An attic entrance or window is provided at the top of the gable on the west elevation. This photograph documents the appearance of the structure during the Mature Mining Era.



Over the next four decades, the house suffered from a number of modifications that have significantly diminished its historic integrity. The 1949 appraisal card notes that the house was sided with Bricktex and the roofing was a patterned shingle. There was no foundation. A concrete block or brick foundation was noted in the 1958 tax assessment. Finally, the 1969 tax card notes a rear porch of about 60 square feet. It is likely that 60 square foot porch had existed all along as reflected in the Sanborn maps, but had not been identified on the tax cards.

After 1969, the house appears to have been renovated. The double-hung windows on the façade were removed and expanded to install larger, undivided rectangular windows. The original wood double-hung windows throughout were replaced by aluminum windows. The Bricktex siding was covered with new wood vertical siding, concealing the attic window. The turned wood porch posts were replaced with new decorative metal columns. A brick chimney was installed above the enclosed side porch that was later repaired with thick layers of Portland Cement. The following c.1990s photograph shows the house largely as it exists today.



On May 17, 1999, heavy smoke and flames were seen from the rear of the building. By the time first responders arrived, the door had been kicked in by bystanders. The back bedroom was fully engulfed in flames, leaving it scorched from floor to ceiling and compromising its roof structure. The fire was identified as suspicious with numerous points of origin; however, the current property owners have explained that the fire was likely caused by their tenant's pets knocking over a heat lamp above an iguana terrarium. Since that time, the Building Department has required the property to be secured and boarded; however, it has been difficult to secure the structure and there have been several reports of unauthorized access

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. 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.

Because the home does retain its historic form, the evidence supports the conclusion that the home is "Significant". A reconstruction of the home, which is necessary based on the structural integrity of the home raised by the Chief Building Official, would also allow the house and site to remain "Significant" based on the following definition:

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

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

The structure was originally constructed circa 1900, and not later than 1910 making the structure 113 years old.

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

- (i) Changes in pitch of the main roof of the primary façade if 1) the change was made after the Period of Historic Significance; 2) the change is not due to any structural failure; or 3) the change is not due to collapse as a result of inadequate maintenance on the part of the Applicant or a previous Owner, or
- (ii) Addition of upper stories or the removal of original upper stories occurred after the Period of Historic Significance, or
- (iii) Moving it from its original location to a Dissimilar Location, or
- (iv) Addition(s) that significantly obscures the Essential Historical Form when viewed from the primary public Right-of-Way. **Complies.**

The home retains its original historic form. The 1960s side addition does not detract or negatively impact the historic form of the structure. It could be removed if the owners chose to restore the structure as it has not achieved significance in its own right. Any future panelization or reconstruction will also preserve the historic hall-and-parlor form of the structure.

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

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

This structure contributes to our understanding of Park City's Mature Mining Era (1894-1930). The houses within Old Town and the historic district 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 settlement patterns, building materials, construction techniques, and socio-economic make-up. These structures greatly add to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.

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

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

- (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
- (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.

Staff finds that the structure at 632 Deer Valley Loop 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 retain its historic integrity in terms of location, design, setting, materials, workmanship, feeling and association. Moreover, it would be eligible for the National Register. Due to the alterations, loss of its historic materials, and changes in window and door configuration, the structure is no longer eligible for the National Register of Historic Places.

Process:

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

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

Notice:

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 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 632 Deer Valley Loop described herein and find the structure at 632 Deer Valley Loop 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 632 Deer Valley Loop 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:

There are no significant impacts on the City as a result of retaining the existing building described in this report to the Historic Sites Inventory as a “Significant” Structure.

Consequences of *not* taking the Recommended Action:

If no action is taken, no change will occur to the designation of 632 Deer Valley Loop on the Historic Sites Inventory. The structure will not be eligible for demolition.

If the Historic Preservation Board chooses to remove this site from the HSI, the structure will not be a designated historic site and will be eligible for demolition.

Recommendation:

Staff recommends the Historic Preservation Board conduct a public hearing and find that criteria have been met to continue the designation of 632 Deer Valley Loop as “Significant” within the Park City Historic Sites Inventory according to the following finding of fact and conclusions of law.

Finding of Fact:

1. 632 Deer Valley Loop is within the Residential-Medium Density (RM) zoning district.
2. There is an existing side gable hall-parlor structure at 632 Deer Valley Loop. This structure is currently listed on the Park City Historic Sites Inventory as a “Significant” Structure.
3. The existing structure has been in existence at 632 Deer Valley Loop since circa 1900. The structure appears in the 1904 and 1927 Sanborn Fire Insurance maps. Furthermore, the Historic Site Form contains tax cards of the structure from 1949, 1958, and 1969. A late-1930s tax card photo also demonstrates that the overall form of the structure has not been altered.
4. The hall-and-parlor structure and later rear addition were both constructed within the Mature Mining Era (1894-1930) and are historic.
5. Though out of period, the enclosed side porch entrance added in the 1960s does not detract from the historic significance of the structure.
6. The existing structure is in serious disrepair and is not habitable in its current dangerous condition.

7. There is very little original exterior materials remaining on the exterior of the home. The original wood lap siding has been covered by layers of Bricktex and vertical wood siding
8. The double-hung windows on the façade were removed and expanded to install larger, undivided rectangular windows after 1969. The original wood double-hung windows throughout were replaced by aluminum windows.
9. After 1969, the turned wood porch posts were replaced with new decorative metal columns. A brick chimney was installed above the enclosed side porch that was later repaired with thick layers of Portland Cement.
10. The structure is a hall-parlor plan and typical of the Mature Mining Era.
11. The rear addition of the structure, dating prior to 1927, was severely damaged in a fire on May 17, 1999.
12. The site meets the criteria as Significant on the City's Historic Sites Inventory.
13. Built circa 1900, the structure is over fifty (50) years old and has achieved Significance in the past fifty (50) years.
14. Though the structure has lost its historic integrity due to the out-of-period alterations to its historic materials, it has retained its historical form. The out-of-period addition to the west elevation of the structure does not detract from its historic significance.
15. 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 (1894-190).

Conclusions of Law

1. The existing structure located at 632 Deer Valley Loop meets all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:
 - (a) It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and
 - (b) It retains its Essential Historical Form, meaning there are no major alterations that have destroyed the Essential Historical Form. Major alterations that destroy the Essential Historical Form include:
 - (i) Changes in pitch of the main roof of the primary façade if 1) the change was made after the Period of Historic Significance; 2) the change is not due to any structural failure; or 3) the change is not due to collapse as a result of inadequate maintenance on the part of the Applicant or a previous Owner, or
 - (ii) Addition of upper stories or the removal of original upper stories occurred after the Period of Historic Significance, or
 - (iii) Moving it from its original location to a Dissimilar Location, or
 - (iv) Addition(s) that significantly obscures the Essential Historical Form when viewed from the primary public Right-of-Way.
 - (c) It is important in local or regional history, architecture, engineering, or culture associated with at least one (1) of the following:
 - (i) An era of Historic importance to the community, or
 - (ii) Lives of Persons who were of Historic importance to the community, or

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

Exhibits:

Exhibit A – Historic Sites Inventory Form, 2008

Exhibit B – Historic photograph, late-1930s

Exhibit C – Letter from Principal Allen Roberts, CRSA

Exhibit D – Photographs from site visits

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 632 DEER VALLEY LOOP RD

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-537

Current Owner Name: BERTAGNOLE WILLIAM T & JULI M TRUSTEES Parent Parcel(s):

Current Owner Address: 1600 LUCKY JOHN DR, PARK CITY, UT 84060-6948

Legal Description (include acreage): 11TH HOUSE S SIDE DEER VALLEY PARK CITY(#632 DEER VALLEY); ALSO DESC AS BEG S 42°52'44" E 1038.31 FT FROM E1/4 COR SEC 16 T2SR4E SLBM; TH S 76°43' E 116.60 FT; TH S 9°17' W 83.58 FT; TH S 80°29' W 129.40 FT; TH N 14°51' E 51.12 FT; TH N 10°39' E 82.35 FT TO BEG CONT 0.29

2 STATUS/USE

Property Category

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

Evaluation*

- ☐ Landmark Site
☒ Significant Site
☐ Not Historic

Reconstruction

- Date:
 Permit #:
☐ Full ☐ Partial

Use

- Original Use: Residential
 Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

- ☐ tax photo:
☒ prints: 1995 & 2006
☐ historic: c.

Drawings and Plans

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

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

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

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

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.
 Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.
 McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.
 Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.
 Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Rectangular or "Hall-Parlor" House

No. Stories: 1½

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

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

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.): Vacant. Slightly sagging roofline, missing shingles, boarded up and exposed window openings, unkempt property, staggered and missing boards along porch foundation, peeling paint, and missing sections of roofline gutters and boards.

☐ 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 visible and therefore its material cannot be verified

Walls: Vertical wooden boards, wooden trim, decorative metal porch supports (no railings)

Roof: Undetermined shingle material (asphalt?) with metal cap endings along roofline edge

Windows: Collaboration of picture windows, aluminum single hung windows, and window openings (windows missing).

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): Building card indicates side room addition between 1949-1969. Siding is not likely original, neither are the porch supports. The window configuration on the primary façade is also not typical of early mining era homes and is not likely original.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): Structure built on a sloped building lot above the roadway. Surrounding grounds and property unkempt and overgrown with naturally occurring grasses and terrain. Narrow building lot surrounded by what appears to be newer multi-family housing developments.

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, the use of non-beveled (drop-novelty) wood siding, plan type, 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 Hall-Parlor house form is the earliest type to be built in Park City and one of the three most common house types built in Park City during the mining era.

The extent of and cumulative effect of the alterations render it ineligible for listing in the National Register of Historic Places.

5 SIGNIFICANCE

Architect: ☒ Not Known ☐ Known: (source:)

Date of Construction: c. 1900¹

¹ Summit County Recorder.

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: Northwest oblique. Camera facing southeast, 2006.

Photo No. 2: Southeast oblique. Camera facing northwest, 2006.

Photo No. 3: East elevation. Camera facing west, 2006.

Photo No. 4: Northwest oblique. Camera facing southeast, 1995.

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

SERIAL NO.
RE-APPRAISAL CARD (1940 APPR. BASE)

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building RES Street No. _____
 Schedule 1 Class 3 Type 1-2-3-4 Cost \$ _____ X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	x x		<u>672</u>	\$	\$ <u>1331</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition FAIR

Description of Building	Add	Deduct
Foundation—Stone Conc. None ☒		<u>104</u>
Ext. Walls <u>BRICK TEX</u>		
Insulated Floors Walls Clrs.		
Roof—Type <u>GAB</u> Mat. <u>FAT SHG</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>112 @ .70</u>	<u>78</u>	
Rear <u>@</u>		
Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>DIRT</u>		
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. Unfin.		
Plumbing— Class Tub Trays Basin Sink Toilet <u>1</u> Urns Ftns Shr. Dishwasher Garbage Disp.	<u>120</u>	
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. Oil Gas Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— Hd. Wd. Floors <u>Hd. Wd.</u> Fir. <u>Conc.</u>		
Cabinets Mantels		
Tile— Walls Wainscot. Floors		
Lighting—Lamp Drops <u>Fix.</u> <u>WOOD LINED</u>		<u>100</u>
Total Additions and Deductions	<u>198</u>	<u>204</u>
Net Additions or Deductions	<u>198</u>	<u>1331</u>

Age 45 Yrs. by ☒ Est. Owner
☒ Tenant
☒ Neighbors
☒ Records
 REPRODUCTION VALUE \$ 1325
 Depr. 1-2-3-4-5-6 50/42 % \$ 556
 Reproduction Val. Minus Depr. \$

Remodeled Est. Cost _____ Remodeling Inc. _____ %
 Garage—S 8 C _____ Depr. 2% 3% _____
 Cars _____ Walls _____ Out Bldgs. _____
 Roof _____ Size x Age _____
 Floor _____ Cost _____ Depreciated Value Garage _____
 Remarks AV. AGE. 37 YRS. RECORDED Total Building Value \$
ON OLD CARD. (1941)

RECORD OF ASSESSMENT OF IMPROVEMENTS

Summit COUNTY SERIAL NO.

OWNER'S NAME Johnson, Harold

OWNER'S ADDRESS Park City

LOCATION 11th House S. Side of Deer Valley

5 672

4 28

1

after Wood to
UR @ 70

[illegible]

Location _____
 Kind of Bldg. RES ^{REAR.} St. No. 623 Deer Valley
 Class 3 Type 1 2/3 4 Cost \$ 1383 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		672		\$ 1383
	x x				
	x x				

Gar.—Carport x Flr. Walls Cl.

Description of Buildings	Additions
Foundation—Stone <u>Brick</u> Conc. <u>None</u>	
Ext. Walls <u>Brick on side</u>	
Insulation—Floors <u></u> Walls <u></u> Cigs. <u></u>	
Roof Type <u>Gab.</u> Mtl. <u>RR</u>	
Dormers—Small <u></u> Med. <u></u> Large <u></u>	
Bays—Small <u></u> Med. <u></u> Large <u></u>	
Porches—Front <u>112° @ 90</u>	90
Rear <u></u>	@
Porch <u></u>	@
Metal Awnings <u></u> Mtl. Rail <u></u>	
Basement Entr. <u></u>	@
Planters <u></u>	@
Cellar-Bsmt. — 1/4 1/2 3/4 Full <u></u> Floor <u></u>	
Bsmt. Apt. <u></u> Rooms Fin. <u></u> Unfin. <u></u>	
Attic Rooms Fin. <u></u> Unfin. <u></u>	
Plumbing { Class <u>1</u> Tub <u></u> Trays <u></u>	
Basin <u></u> Sink <u></u> Toilet <u></u>	
Wtr. Sfr. <u></u> Shr. St. <u></u> O.T. <u></u>	
Dishwasher <u></u> Garbage Disp. <u></u>	350
Built-in-Appliances <u></u>	
Heat—Stove <u>✓</u> H.A. <u></u> Steam <u></u> Stkr. <u></u> Blr. <u></u>	
Oil <u>✓</u> Gas <u></u> Coal <u></u> Pipeless <u></u> Radiant <u></u>	
Air Cond. <u></u>	
Finish—Fir <u>✓</u> Hd. Wd. <u></u>	
Floor—Fir <u>✓</u> Hd. Wd. <u></u> Other <u></u>	
Cabinets <u>1</u> Mantels <u></u>	
Tile—Walls <u></u> Wainseot <u></u> Floors <u></u>	
Storm Sash—Wood D. <u></u> S. <u></u> ; Metal D. <u></u> S. <u></u>	
Total Additions	440 440

Year Built <u>1940-45</u>	Avg. Age <u>54</u>	Current Value	\$ 1823
Inf. by { Owner - Tenant -		Commission Adj. %	
{ Neighbor - Record - Est.		Bldg. Value	
Remodel Year <u></u> Est. Cost <u></u>		Depr. Col. 1 2 3 4 5 6 <u>33</u> %	
		Current Value Minus Depr.	\$ 602
Garage—Class <u></u> Depr. 2% 3% <u></u> Carport <u></u> Factor <u></u>			
Cars <u></u> Floor <u>X</u> Walls <u></u> Roof <u></u> Doors <u></u>			
Size— <u>x</u> Age <u></u> Cost <u></u> x <u></u> %			
Other <u></u>			

Total Building Value \$

Owners Name _____

Location _____

Kind of Bldg. Res St. No. 633 Deer Valley

Class 2 Type 103 4. Cost \$ _____ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
<u>1</u>	<u>x</u> <u>x</u>	<u>980</u>		<u>\$ 2788</u>	<u>\$</u>
	<u>x</u> <u>x</u>				
	<u>x</u> <u>x</u>				

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

Description of Buildings Additions Additions

Foundation—Stone B&K Conc. _____ Sills _____

Ext. Walls B&K-Tex (A)

Roof Type GAB Mtl. PAT

Dormers—Small _____ Med. _____ Large _____

Bays—Small _____ Med _____ Large _____

Porches—Front 112 @ 75 84

Rear 60 @ 100 60

Porch _____ @ _____

Planters _____ @ _____

Ext. Base. Entry _____ @ _____

Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{2}{3}$ $\frac{3}{4}$ 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. Sfr. _____ Shr. St. _____ O.T. _____
Dishwasher _____ Garbage Disp. _____

Heat—Stove X H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____

Oil _____ Gas _____ Coal A Pipeless _____ Radiant _____

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 694

Year Built 1904 Avg. 1904 Replacement Cost 3482

NO AVG AGE Age 2. Obsolescence _____

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

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

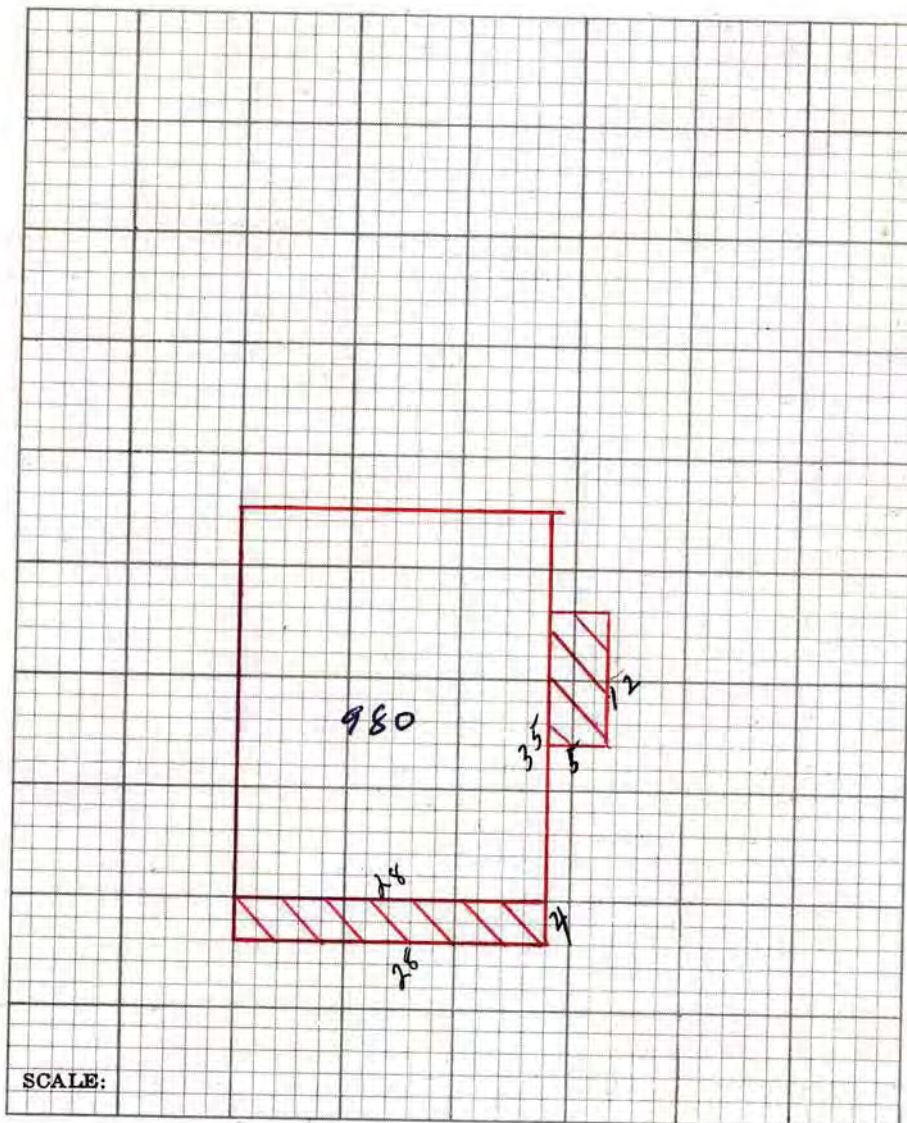
Replacement Cost—1940 Base _____

Depreciation Column 2 3 4 5 6

1940 Base Cost, Less Depreciation _____

Total Value from reverse side _____

Total Building Value \$ _____



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 _____











October 18, 2013

To: Anya Grahn, Preservation Planner, Park City

From: Allen Roberts, AIA, Preservation Consultant, CRSA

In response to the City's request to assess the age of the house at 632 Deer Valley Loop, I provide the following information:

- 1) A c. 1940 photograph taken from the same angle as the photo in the City's 2012 Historic Sites Inventory shows the house to be a c. 1900 (+/- 10 years) residence. The earlier photo clearly shows its turned-wood Victorian columns, "novelty" wood siding, small-paned windows (as used prior to the arrival of the railroad), corbelled brick chimney and simple, hall-parlor floor plan—all evidence of a c. 1900 structure.
- 2) A small, shed-roofed room was added to the right, rear corner of the house, much later than the initial construction.
- 3) The information on the property's tax card also indicates that the main residence dates from the turn-of-the-century period.
- 4) The building's exterior has been altered and its architectural integrity compromised, with newer porch columns, windows and siding, which obscure the original materials and design. The historic corbelled chimney remains intact, however, as does the basic form of the exterior massing.

In summary, the house's exterior materials and design elements were in common use in Park City from the 1870s until about 1910 when newer materials and styles were introduced. While we have not discovered an exact date of construction, it is highly unlikely that the residence was constructed after about 1910, and it could have been built considerably earlier.

Respectfully submitted,



Allen Roberts, AIA

President, CRSA

632 Deer Valley Loop Photographs



Northwest Corner



West Elevation



Northwest Corner



North Elevation (façade)



Northeast Corner



Close-up of East Elevation



East Elevation (note fire damage)



Southeast Corner



South Elevation



Fire Damage on South Elevation



Fire damage at southeast corner



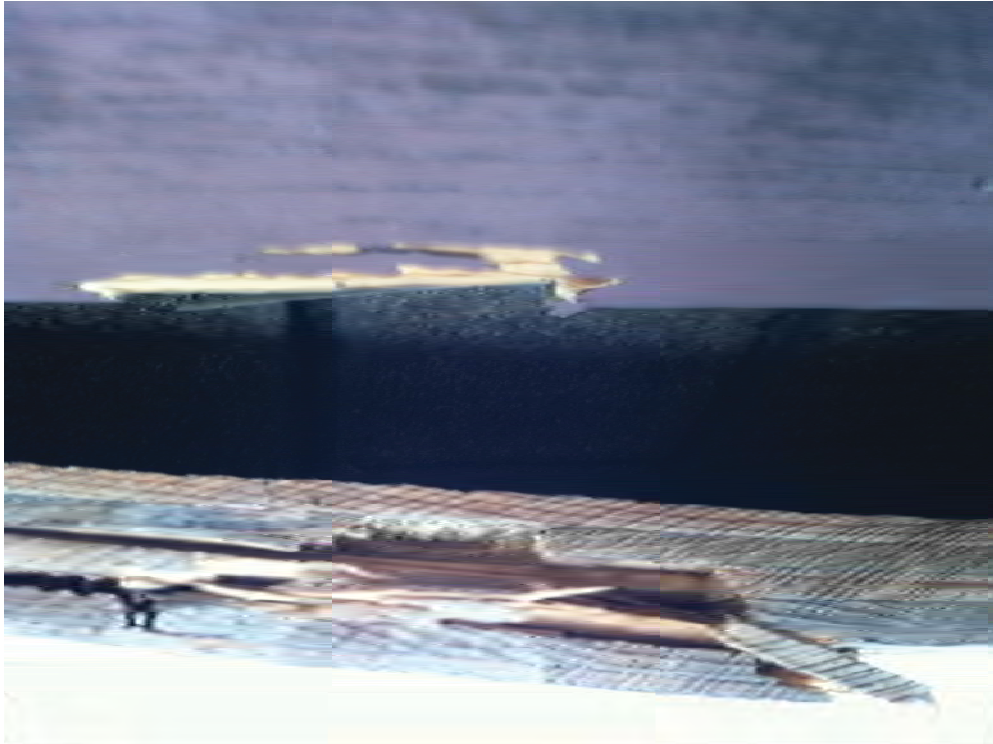
Exposed roof eave, showing old growth timber



Wood floorboards on porch



Dilapidated vertical wood siding used on porch (as seen in 1930s tax photo)



Bricktex beneath vertical wood siding. The original wood lap siding is likely beneath this layer of Bricktex.



Original wood trim. Note the reveal. Layers of Bricktex and vertical wood siding have hidden much of the reveal on this original trim.



Original wood trim. Note the reveal. Layers of Bricktex and vertical wood siding have hidden much of the reveal on this original trim.



Charred ceiling structure, interior



Charred bead-board ceiling in kitchen



Antique nail and charred roof structure, interior



Fire-damaged rear addition. Note the horizontal lumber atop vertical studs.



Historic paneled wood door with antique hardware.



Historic interior wood window trim in front bedroom.



Wall paper applied atop wood wall structure

1. 632 Deer Valley Loop – Determination of Significance
(Application PL-13-02094)

Planner Anya Graham stated that the Historic Sites Inventory is the go-to resource in terms of determining whether or not buildings and structures in Park City are Significant or Landmark.

Planner Grahn reported that a question was raised regarding the significance of 632 Deer Valley Loop. The owners had received a Notice and Order from the Building Department. The property previously owned by the BLM and it was in litigation for 30 years. As part of the Notice and Order it came their attention that the Historic Sites Inventory form for this particular property may not have been as thorough as it could be. Planner Grahn clarified that the discussion this was strictly to determine whether or not the structure should remain significant on the Historic Sites Inventory.

Planner Grahn stated that the building was previously identified as historic in 1995 on a reconnaissance level survey that the City conducted, but it was not included in a 1982 Historic District architectural survey. The 2009 HSI recognizes that it is a Hall-Parlor plan that has a compatible but non-historic side addition, and it has lost much of its historic integrity due to exterior changes to its materials.

Planner Grahn provided background and history of the site as outlined in the Staff report, and presented slides showing photos of the original structure and how it was changed over time. Planner Grahn reiterated that the focus this evening was on historic significance and not the condition of the building.

Planner Grahn stated that the LMC defines that any building, (main, attached, detached or public), accessory buildings and/or structures that can be designated to the Historic Sites Inventory as a Significant Site if it meets the following criteria:

a) The site must be at least 50 years old or has achieved significance in the past 50 years if the site is of exceptional importance to the community.

The Staff believed the structure at 632 Deer Valley Loop complies because the Sanborn maps shows that it was built between 1900 and 1910, making it over a 100 years old.

b) The site retains its essential historic form and that major alterations were not made to the actual form of the building.

Planner Grahn explained that changes that could alter the significance include changes to the main roof of the primary façade. She explained why the Staff believed the structure at 632 Deer Valley Loop retains its essential historic form. She indicated the side gable that was built with the Hall-Parlor Plan and the rear addition.

c) Has the site achieved importance in local or regional history, architecture, engineering or cultural association.

Planner Grahm pointed out that as implied by the HSI, the structure at 632 Deer Valley Loop is historically significant to their understanding of the Mature Mining Era. The building is located in what used to be the red light district and it was of the few remaining buildings.

Planner Grahm pointed out that the difference between the criteria for Significant and Landmark Designations. To be considered a local landmark the site needs to be at least 50 years old, retain its historic integrity in terms of location, design, setting, materials, and workmanship as defined by the National Park Service for a National Register. It also needs to be significant in local, regional or national history. Planner Grahm explained that the structure at 632 Deer Valley Loop would not comply because the loss of materials makes it ineligible for the National Register of Historic places.

Planner Grahm recommended that the Planning Commission conduct a public hearing and find that the criteria outlined shows that the building meets the criteria as defined by the LMC as Significant; according to the findings of fact and conclusions of law outlined in the Staff report.

Board Member Melville understood that there was not an application to remove the structure from the Historic Sites Inventory. Planner Grahm stated that when the Staff was working with the owners to resolve the Notice and Order, the Planning Director recommended that the Staff should come before the Historic Preservation Board and reiterate that the structure should be left as Significant on the HSI because it meets the criteria. Planner Grahm clarified that if the structure had not met the criteria, she would be making a recommendation to remove it from the HSI.

Board Member Melville noted that the exterior siding was underneath a couple of layers of siding and asked if the building could be removed to bring it back to Landmark status. Planner Grahm stated that she had spoken with Cory Jensen with the State Historic Preservation office with the same question, because many of the historic homes have the retained historic materials but it is buried underneath other materials. Mr. Jensen told her that it depends on how much of the historic material was retained and how much could be salvaged. It also depends on how much of the historic material stayed intact during remodeling. Planner Grahm believed that things could be done to possibly return the structure at 632 Deer Valley Loop to Landmark Status and possibly on the National Register.

Board Member Bush asked why the structure was not on the 1985 survey. Planner Grahm was unsure. She stated that the reason could be because it was on BLM land and not within the Old Town core in the area designated as the Historic District. Planner Grahm remarked that a number of sites are outside of the Historic District but remain on the Historic Sites Inventory.

Board Member Bush asked if anyone knew the shape and size of the parcel that the house sits on. Planner Grahm replied that there was not a survey with that information.

Board Member Holmgren noted that the earlier surveys were not very accurate. One survey shows her house as being built in 1957, but it is substantially older. Her other house was not even on the survey. She believed the current surveys are the most accurate.

Madeline Smith, the owner, asked when it was changed from not being in the Historic District to coming into the Historic District. Planner Grahm replied that it was included in the HSI in 2009. Ms. Smith stated that as the owner she was never noticed. She would have dealt with it in 2009. Planner Grahm asked Ms. Smith if she was the owner in 2009. Ms. Smith stated that she has owned the property since 1979. Planner Grahm stated that she could not speak to past notification. She was not with the Planning Department when the Design Guidelines were revised in 2009 and the LMC was amended.

Board Member Holmgren stated that no one was noticed. The survey was done and adopted by the City Council. Board Member White concurred. Patricia Abdullah clarified that every property owner was noticed if their structure was going on the inventory. She recalled that because this was still on BLM land, the notice would have gone to the BLM.

Assistant City Attorney McLean stated that one reason why the Planning Director decided to bring this application to the Board, was due to the possibility of a noticing discrepancy. This process allows the owners the opportunity to have the determination of significance evaluated by the HPB.

Board Member Vance asked when Ms. Smith took possession of the property. He was told that it was in 1980. Board Member Vance wanted to know how that coincided with the BLM owning it in 2009.

William Bertagnole, the applicant, provided a brief history. He explained that in 1980 it was purchased from Mary Dudley. During the process, Ms. Dudley's husband passed away and they got a quit claim deed from her. Two years later he received a letter from the BLM and the Mining Company telling them to get off their property. They had unpatented mining claims, which meant nothing, and they continued to try to make Mr. Bertagnole leave. He received another letter from the BLM informing him that he did not own the mineral rights and he needed to leave. Mr. Bertagnole refused to leave and it ended up in a 33 year court battle until the Spring of 2013. Mr. Bertagnole always understood that they were not in the Historic District and the building has been remodeled so much that the historic elements and materials were gone. Mr. Bertagnole noted that a renter had started a fire in the back of the house and it destroyed the interior.

Chair Pro Tem White pointed out that the original structure is still intact. Mr. Bertagnole agreed that the structure is there but it is not on a foundation and house is crooked. Chair Pro Tem White remarked that the T111 siding is covering the original historic

material and it would have to be inspected to know how much of the original material was retained. Chair Pro Tem White stated that the basic form, shape, size and mass of the house is still there, regardless of what occurred on the interior.

Board Member Bush asked what Mr. Bertagnole intended to do with the structure. Mr. Bertagnole stated that he started the process when he was 30 or 40 years old, and at that time he probably would have rebuilt it. He is now 72 and he would like to sell it. Board Member Bush agreed that the building is badly damaged because it was left unattended for a long time, and it would be difficult to salvage any material. However, the form is still intact. If Mr. Bertagnole wanted to rebuild the form with in-period material, it was something he could support. Board Member Bush did not believe anyone on the HPB expected Mr. Bertagnole to make the old wood beautiful. The HPB was interested in saving or recreating the form of the historic structure. Mr. Bertagnole replied that at his age he was not interested in building anything.

Board Member Bush asked if Mr. Bertagnole was looking for a clean lot that he could sell. Mr. Bertagnole stated that he has had developers contact him wanting to purchase the property. He pointed out that the fire department, the police department, and the building inspectors have all said that the structure was trash. Three or four years ago the former Building Official, Ron Ivie, begged him to tear it down. However, he could not tear it down because it was his claim to the BLM since it was sitting on BLM ground. Mr. Bertagnole explained that he was very young when he purchased the home and was not aware that it was on BLM ground. His plan at that time was to tear down the house and rebuild. After spending years of time and money working on the house and he had no interest in rebuilding it now. All he wants is the ability to sell it so someone else could rebuild it. He is now faced with the issue of the structure being on the Historic Sites Inventory.

Board Member Bush understood that Mr. Bertagnole wanted to get the value out of the home without redeveloping. He also understood that the developers who approached Mr. Bertagnole were not interested in buying unless they could tear down the house. Mr. Bertagnole replied that he wants to tear down the house because it is unsafe and a danger to the neighborhood. Construction people use the property to store materials and others use it as a dump. There have been drug and transient problem and the City has been after him to do something about it. Therefore, he applied to demolish the house. His other choice is to cover it up, but plywood can be pried off and the problems return.

Chair Pro Tem White clarified that the issue before the Board this evening was whether or not to keep the Significant Site designation.

Board Member Bush stated that based on that issue, two of the three criteria were very clear. The material is gone but the form and age support keeping the Significant designation. He understood the hazards it poses to the property owner, but he was unsure how that could be addressed based on the criteria.

Chad Root, the Chief Building Official, stated that like Ron Ivie he had issued a Notice and Order early last year when it was still BLM. Mr. Root clarified that the City has no jurisdiction on federal or state entities. Therefore, when the ownership transferred to Mr. Bertagnole earlier this year, another Notice and Order was sent informing him that the structure needed to either be demolished or repaired. The Building Department later found out the structure was listed as historically significant and the Notice and Order was changed to repair the structure. Mr. Root stated that the Building Department was looking at a mothballing effort in terms of repairing the damaged areas to protect from weather; and also boarding up the doors and windows from the inside to keep out transients.

Mr. Bertagnole could not recall every being told that he could put plywood on the inside of the windows, and he could not recall ever being told to repair it. All the documents he read from any of the City entities have been to tear it down. Mr. Root clarified that the newest Notice and Order took away the option to tear it down because it is historic.

Planner Grahn stated that per the LMC, the City like demolition of buildings because it ruins the urban fabric and it is a loss of their history. If restoration is not an option due to the dilapidated state of the building, there is always panelizing and reconstruction. She believed that was the only option at this point.

Ms. Smith did not believe it was right that four years ago things suddenly changed and the structure was considered to be in the Historic District. She noted that it was ten years after the fire and it was impossible to repair or restore the house to its historic form.

Board Member Holgrem concurred with Board Member Bush that the structure meets the criteria for a Significant designation.

Board Member Bush pointed out that Mr. Bertagnole was stuck with a liability regarding safety issues. Mr. Bertagnole remarked that he is unable to insure the house and he would be personally liable. Board Member Bush stated that a chain link fence could be installed around the house but people would still find a way in. He stated that typically an owner wants to redevelop and the HPB would ask them to incorporate the form into their design, and to use as much material as possible. However, in this case, the owner only wants to eliminate a liability and has no interest in rehabilitating the house in any way. He asked if removing the liability could be tied to a commitment to rebuild that form with the land. The owner would no longer have the liability and the City could retain the Significant structure.

Planner Grahn stated that through the Historic District Design Review process one option could be for the owner to tear down the structure and provide the financial guarantee and document the historic building. The City would retain the financial guarantee until the structure is reconstructed or meets what was approved with the HDDR. Planner Grahn stated that even though it was an option, the issue before the HPB this evening was determination of significance.

She explained that the City was sympathetic to the liability issue and the Planning and Buildings Departments have been trying to find a workable solution for Mr. Bertagnole.

Board Member Melville asked if there was a City program that could assist in securing the building. Mr. Root stated that the Building Department has an abatement program, which is a fund to abate certain structures and to assist; however it is a revolving fund. The City secures the doors and mothballs the building, and if the owner is not able to pay it back to the City, the money is recouped through their taxes.

Chair Pro Tem White opened the public hearing.

Bob Martin a resident across the street at 595 Deer Valley Loop, felt this matter was interconnected with a number of issues. He was unsure of the BLM situation with the City; however, he understood that the structure at 632 Deer Valley Loop sits in the middle of the BLM piece. Mr. Martin stated that those four homes sit across from house and he has been the epicenter of the construction phase of Deer Valley Drive. Mr. Martin was unsure whether the City intended to work a deal with the BLM over this piece of property, but he believed the house is historic. This house and the other three houses that sit on that piece of property are the only things remaining from the red light district of Park City. Mr. Martin preferred that the City do something that piece of property rather than sell it to a developer. His attempts to get answers from the City or the BLM have been unsuccessful. Mr. Martin thought it was legitimate for the HPB to make a decision regarding the significance of the structure, but he also felt it was important for the City to have a plan. He asked if the property with the other three houses was settled with the BLM. He noted that someone lives in one of those structures. Mr. Martin would like the City to put in a historic park rather than to allow development. His understanding was that the land would be traded and he could be looking at a large condo development on the last piece at the entrance to Deer Valley. Mr. Martin remarked that in terms of historic preservation, it was important to focus on the bigger picture. He has three ribbons on his fence indicating that his home is historic. His home and another home are the only two that still exist inside the Loop. Those two and the four homes on BLM land are the only historic homes in that area.

Sandra Morrison, with the Park City Historical Society and Museum thanked the City for a terrific job creating the Historic Sites Inventory in 2009. They hired an extremely well qualified consultant who spent from 2006-2009 identifying all the historic structures in Park City. She noted that both the Historic Preservation Board and the City Council held public hearings before the HSI was adopted. Ms. Morrison welcomed anyone who wanted to do additional research to use the library at the Park City Museum. Ms. Morrison also commended the City on the decision to hire Cooper Roberts to conduct an intensive level survey, which she believed would answer some of the questions raised this evening regarding the amount of historic fabric remaining on the building. She recognized that some of the questions could not be answered tonight, but the Historical Society Museum fully supported the Planning Department and the listing of this house on the Historic Sites Inventory because it is a historic house. Ms. Morrison was pleased to hear about the mothballing effort and she believed it was a good interim

plan. She offered the help of the Historical Society Museum and encouraged the owners to contact her.

Alison Kitching, a resident at 670 Deer Valley Loop Drive, stated that her patio in the Portico Townhome complex was adjacent to the structure at 632 Deer Valley Loop. She is single and lives alone and she was uncomfortable having drug dealers next to her in that home. She has had to call the police twice to report activity outside the house. Ms. Kitching requested that the HPB do something with the structure that would help her feel secure. She thought she was moving into a safe community environment and she still believed that it was a good place to live. However, it would be better if the HPB could help with that issue. Ms. Kitching enjoys being around historic homes and that was one of the reasons why she moved to that area. She preferred that the house not be torn down and the property redeveloped. Ms. Kitching encouraged a solution where the current owners could work with a developer to stay within the same footprint and architecture and redeveloped in a way that fits the area.

Chair Pro Tem closed the public hearing.

Board Member Crosby understood that the cost of mothballing the home would be the responsibility of the owner, and if the owner was incapable of paying for it that it would be added to the taxes and paid for if the property is sold. Mr. Root explained that the responsibility goes to the owner. If the owner does not follow through with mothballing and taking care of the property, the City abates it under the Abatement of Dangerous Building Code. At that point, the City hires a contractor to mothball the structure and cover the windows and doors. He was told that the burned out portion on this structure was not historic because it was a shed addition to the back of the house. Mr. Root stated that the main purpose is to protect the historic structure and the shed may come down because so much of it is burned out.

Board Member Crosby asked if the burned out shed could be demolished as part of mothballing. Planner Grahn replied that from the Sanborn map it looks like the shed or at least a portion of the shed historic. However, the Staff would have to research it further to be sure. Board Member Crosby asked if there were cost estimates. Mr. Root replied that the Building Department had not obtained any estimates.

Board Member Holmgren reiterated that the HPB was only being asked to determine whether the structure should remain on the HSI as a Significant structure. Any other issues were not for discussion this evening. Planner Grahn stated that if the Board was interested in the abatement issue, she could bring it back as a work session item to give them a better understanding of the process as it applies to Old Town.

Board Member Melville understood that part of the process for removing a site from the Inventory was that the owner has the burden of proving that it does not meet the criteria and that it should be removed from the list. Assistant City Attorney McLean explained that this particular issue was more of a hybrid. The HPB should evaluate it based on the criteria outlined in the Staff report from the standpoint of whether or not it meets the

criteria of Significant. She noted that in 2009 when the structures were listed on the Inventory, all the owners were noticed. If the owner disagreed with the finding they had the ability to have the HPB look more specifically at their structure to determine whether or not it was significant. Because of the issues with the land and the possibility that only the BLM was noticed and not the homeowner, the Staff felt it was appropriate for the HPB to relook at the determination.

Board Member Melville clarified that the issue was unique to this property because of the BLM and owner dispute. She wanted to make sure the HPB would not be setting a precedent that all properties on the Historic Sites Inventory would have to be reconfirmed. City Attorney McLean replied that this was a unique situation because of the ownership issue.

Board Member Melville believed the criteria were clear for this structure to remain a Significant site. The house is 50 years old. In comparing the 1938 photo with the current photo, it has retained its essential historical form. It also meets the criteria of local history due to its importance to the mining era.

Board Member Holmgren felt strongly that the structure was significant.

MOTION: Board Member Holmgren moved to keep the property at 633 Deer Valley listed on the Historic Sites Inventory as a Significant Historic Site, in accordance with the Findings of Fact and Conclusions of Law outlined in the Staff report. Board Member Crosby seconded the motion.

VOTE: The motion passed. Board Member Kenworthy was not present for the vote.

Findings of Fact – 632 Deer Valley Loop

1. 632 Deer Valley Loop is within the Residential-Medium Density (RM) zoning district.
2. There is an existing side gable hall-parlor structure at 632 Deer Valley Loop. This structure is currently listed on the Park City Historic Sites Inventory as a “Significant” Structure.
3. The existing structure has been in existence at 632 Deer Valley Loop since circa 1900. The structure appears in the 1904 and 1927 Sanborn Fire Insurance maps. Furthermore, the Historic Site Form contains tax cards of the structure from 1949, 1958, and 1969. A late-1930s tax card photo also demonstrates that the overall form of the structure has not been altered.
4. The hall-and-parlor structure and later rear addition were both constructed within the Mature Mining Era (1894-1930) and are historic.

5. Though out of period, the enclosed side porch entrance added in the 1960s does not detract from the historic significance of the structure.
6. The existing structure is in serious disrepair and is not habitable in its current dangerous condition.
7. There is very little original exterior materials remaining on the exterior of the home. The original wood lap siding has been covered by layers of Bricktex and vertical wood siding.
8. The double-hung windows on the façade were removed and expanded to install larger, undivided rectangular windows after 1969. The original wood double hung windows throughout were replaced by aluminum windows.
9. After 1969, the turned wood porch posts were replaced with new decorative metal columns. A brick chimney was installed above the enclosed side porch that was later repaired with thick layers of Portland Cement.
10. The structure is a hall-parlor plan and typical of the Mature Mining Era.
11. The rear addition of the structure, dating prior to 1927, was severely damaged in a fire on May 17, 1999.
12. The site meets the criteria as Significant on the City's Historic Sites Inventory.
13. Built circa 1900, the structure is over fifty (50) years old and has achieved Significance in the past fifty (50) years.
14. Though the structure has lost its historic integrity due to the out-of-period alterations to its historic materials, it has retained its historical form. The out-of-period addition to the west elevation of the structure does not detract from its historic significance.
15. 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 (1894-190).

Conclusions of Law – 632 Deer Valley Loop

1. The existing structure located at 632 Deer Valley Loop meets all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:
 - (a) It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and
 - (b) It retains its Essential Historical Form, meaning there are no major alterations that have destroyed the Essential Historical Form. Major alterations that destroy the Essential Historical Form include:
 - (i) Changes in pitch of the main roof of the primary façade if 1) the change

- was made after the Period of Historic Significance; 2) the change is not due to any structural failure; or 3) the change is not due to collapse as a result of inadequate maintenance on the part of the Applicant or a previous Owner, or
- (ii) Addition of upper stories or the removal of original upper stories occurred after the Period of Historic Significance, or
 - (iii) Moving it from its original location to a Dissimilar Location, or
 - (iv) Addition(s) that significantly obscures the Essential Historical Form when viewed from the primary public Right-of-Way.
- (c) It is important in local or regional history, architecture, engineering, or culture associated with at least one (1) of the following:
- (i) An era of Historic importance to the community, or
 - (ii) Lives of Persons who were of Historic importance to the community, or Historic Preservation Board.
 - (iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.