

**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
CITY COUNCIL CHAMBERS
February 7, 2018**



AGENDA

MEETING CALLED TO ORDER AT 5:00 PM

ROLL CALL

ADOPTION OF MINUTES OF January 16, 2018

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

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

CONTINUATIONS

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

Public Hearing and Continuation to March 7, 2018.

PL-16-03379 31

Planner

Tyler

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

173 Daly Avenue - PL-17-03468 —Disassembly/Reassembly and Material Deconstruction—Significant House. The applicant is proposing to disassemble and reassemble the Historic House, Historic shed, and the east and south walls of the Historic single-car garage. The applicant is proposing to panelize the west and north walls of the Historic single-car garage. The non-historic siding will be removed. The applicant will be removing the existing Historic windows, an existing stack rubble wall on the east side of the building, the existing roofs and roof framing, the existing historic doors, and the east wall of the historic shed structure to accommodate a connection to the Historic house.

Public Hearing and possible action

PL-17-03468 33

Planner

Tyler

269 Daly Avenue (historic location) – HDDR – Relocation of the historic house four feet (4’) west towards Daly Avenue.

Public hearing and possible action. Continued from January 16, 2018 meeting.

PL-17-03554 193

Planner

Grahn

ITEMS CONTINUE ON NEXT PAGE

Annual Preservation Award - Staff recommends the Historic Preservation Board choose one (1) awardee for the annual Preservation Award, choose up to four (4) nominees for a historic award plaque.

Continued from January 16, 2018 meeting

GI-15-02972 231

Planner

Grahn

ADJOURN

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF JANUARY 16, 2018

BOARD MEMBERS IN ATTENDANCE: Douglas Stephens, Lola Beatlebrox, Puggy Holmgren, Jack Hodgkins, John Hutchings, Randy Scott, Alex Weiner

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

ROLL CALL

Vice-Chair Beatlebrox called the meeting to order at 5:00 p.m. and noted that all Board Members were present except Jack Hodgkins, who arrived late.

ADOPTION OF MINUTES

December 5, 2017

MOTION: Board Member Scott moved to APPROVE the minutes of December 5, 2017 as written. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously. Douglas Stephens abstained since he was absent on December 5th. Board Member Hodgkins was not present for the vote.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Director Erickson thanked the HPB for their willingness to meet in a different room this evening. The Council Chamber was unavailable because The City Council was holding a special meeting in the Council Chamber from 3:00 p.m. to 8:00 p.m.

Director Erickson announced that he had validations for anyone who parked in China Bridge to attend this meeting.

Planner Grahm reported that the next HPB meeting would be February 7th, which is their normal day and time.

CONTINUATIONS (Public hearing and continue to date specified.)

173 Daly Avenue —Disassembly/Reassembly and Material Deconstruction—
Significant House. The applicant is proposing to disassemble and reassemble

the Historic single-car garage. The house will be re-framed from the interior and the non-historic siding will be removed. The applicant will be removing the existing Historic windows, an existing stack rubble wall on the east side of the building, the existing roofs and roof framing, the non-historic porches on the front façade, the existing historic doors, and a portion of the historic shed structure to accommodate a connection to the single-family dwelling.
Public hearing and possible action. (Application PL-17-03468)

MOTION: Board Member Beatlebrox moved to CONTINUE 173 Daly Avenue to February 7, 2018. Board Member Scott seconded the motion.

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

Jack Hodgkins arrived.

REGULAR AGENDA – Discussion, Public Hearing and Possible Action

1. 269 Daly Avenue – HDDR Material Deconstruction and Reconstruction – The applicant is proposing to reconstruct the historic house and historic garage designated as “Significant” on the City’s Historic Sites Inventory. In addition the applicant will be removing existing non-historic fences, a non-historic addition on the southwest corner of the house, the roof structure, one deteriorated chimney, exterior walls and layers of non-historic siding, non-historic front porch, non-original front door, and non-historic windows on the historic house. The applicant is only proposing to modify the garage doors as part of the reconstruction of the historic garage.
(Application PL-17-03554)

Planner Grahn introduced Russ Henry, the contractor and part-owner of the project.

Planner Grahn commented on the development history. The house has changed significantly as evidenced from the Sanborn maps. It was originally built as a hall parlor, and during the late 19th Century a stem-wing was added. At some point the house became more of a rectangular shape with a front porch, and it remained that way from 1900 onward. Planner Grahn stated that it was difficult to determine whether the cross-wing was filled in to create the rectangle hall-parlor or whether it was demolished and re-built.

Planner Grahn noted changes to the garage. In the 1900 and 1907 Sanborn it is very rectangular and similar to the footprint that exists today. However, in 1929 and 1941 the shape was more square. There was no evidence in the research to indicated an addition to the garage. She explained that in the past, accessory

building have been misrepresented on the Sanborn map, and that could possibly be the case with this structure.

Planner Grahn reported that a number of applications were recently made starting in 2010. In 2013 the Staff met with the Historic Preservation Board. The site was originally Landmark, but it was discovered at a later time that the gabled L on the front was actually built between 1965 and 1970 and it was not historic. They also recognized under the previous owners that the house needed to be reconstructed due to its poor condition. At that time the designation was changed from Landmark to Significant.

Planner Grahn noted that the property now has a different owner. There is also a Notice and Order on the property due to the significant amount of deterioration and the failing condition of the building. She assumed the Board had read the Chief Building Official's letter and looked through the Notice and Order and were aware of some of the issues. The roof is about to collapse, the walls are buckling both on the house and the garage. There is a lot of wood rot and mildew in the house. The porch is not historic but it is starting to pull away from the house.

Planner Grahn stated that the first part of this item is to look at the criteria to determine whether or not the historic house and the garage should be reconstructed. The first is whether or not the historic building has been found hazardous by the Chief Building Official. She pointed out that the Chief Building Official has found it hazardous and issued a Notice and Order on the building. Planner Grahn noted that the Staff report outlined the issues related to deterioration.

Planner Grahn remarked that the second criteria is whether the historic buildings can be made safe and serviceable through repair. She stated that the Staff went to the site when the Notice and Order was issued, but they also went out with the owners and looked at it closer with the Chief Building Official. Based on the lack of structure and the amount of deterioration, the Chief Building Official did not believe it could be repaired in place. Due to the amount of accumulated damage, reconstruction is the best method with salvaging materials where possible. Planner Grahn thought the amount of salvageable materials was very little, primarily because of the different remodels that occurred over the years, and because of the overall poor condition of the building.

Planner Grahn stated that the third criteria is whether or not the form, features, detailing, placement, orientation and location can be reconstructed based on accurate measured drawings. She noted that the architect, Rick Otto, had provided documented evidence that the house could be reconstructed as the historic hall-parlor. The Planning Department would make sure it is an accurate reconstruction.

Planner Grahn explained that the procedure for the reconstruction is to have a vote by the HPB. She asked if the Board wanted to take action on the reconstruction first and then discuss material deconstruction, or whether they wanted to have that discussion first.

Chair Stephens suggested that they talk about the garage and the house at the same time. He thought moving the house should be a separate discussion.

Planner Grahn commented on the site improvements. The survey notes an old rock wall lining the property. She has not been able to get up there to see it because a portion of the hillside has fallen into the back of the house, as well as a significant amount of overgrowth. She had added a condition of approval to salvage the rocks and use them to rebuild a new retaining wall to help maintain the character of the site. Planner Grahn noted that there is also an old picket fence, but she did not believe it has any historical significance. She indicated a concrete pad and sidewalks, which are not historic. However, the applicant proposes to build a walkway back to the house.

Planner Grahn pointed out that the main addition to the house has only been the gabled L that was added on to the front between 1965 and 1970. They know that based on documentation in the Sanborn maps, the tax cards, and the method of construction. The applicant was proposing to remove the gabled L, which would leave the hall-parlor with a salt box shape and the shed in the back.

Chair Stephens thought the addition from the 1960s was apparent when he visited the site. Planner Grahn agreed. It is a non-historic addition and the Staff finds that the material deconstruction is necessary to restore the original hall-parlor. Planner Grahn stated that the structure is single-wall construction. The floor structure is settled and slumped and shifting in different directions. The floor has rotted, which caused the wall to buckle in different directions. It also caused the roof to give way. When the applicant reconstructs the house, the new structural system will meet Code and support the weight of the house.

Chair Stephens asked if there was different siding between the historic house in the back and the new addition from the 1960s. Planner Grahn recalled that there were three or four different sidings. Chair Stephens clarified that he was only asking about that one side. Planner Grahn answered yes.

Planner Grahn noted that the roof is in very poor condition. The asphalt shingles have worn away. The roof is deteriorated and water seeping in has caused much of the mildew and rot on the interior of the house. The roof would be reconstructed as part of the restoration of the building. Planner Grahn pointed to an existing chimney on the center of the house. They would like to keep the chimney; however, it is unclear whether it could be salvaged given the poor roof condition. For that reason, she added a condition of approval to salvage and use

the bricks to the best ability and reconstruct the faux chimney. She believed that would help with the restoration of the original house form. There are several different siding profiles on the house due to the number of times it was remodeled and the need to make repairs. Planner Grahn had added conditions of approval that talk about how the applicants can identify and analyze the different siding materials as they pull the house apart. If any of the original materials can be salvaged, they would make the best effort to save it. Planner Grahn thought it was questionable whether much could be saved.

Planner Grahn stated that because of the Notice and Order, it is important to address the health and safety concerns of the structure as soon as possible. If there had been more snow this winter, there was concern that the roof might have collapsed. She noted that the applicant had broken things into two different design reviews. The first is to address the historic house and reconstruct it. A second review would take place in the future when the applicant decides what the addition would look like. Planner Grahn remarked that an HDDR for an addition was approved in 2013, and the applicant would like to have a similar plan. She had added a condition of approval indicating how much of that rear wall could be removed, to avoid having to come back to the HPB for the addition.

Planner Grahn noted that currently there is no foundation, which is typical. A foundation would be added when the house is reconstructed. The porch, which she believed was probably built during a 1980s remodel, was pulling away from the building and had deteriorated significantly. When the house is reconstructed they would add a new porch that is more typical of hall-parlors.

Planner Grahn pointed out that the house only has one door, which does not meet the Fire Code for exits. The door is from the 1980s. It is craftsman inspired, but warped because of how the house has settled. The applicant intends to replace the door with a period appropriate front door. Planner Grahn stated that there are a number of different windows on the house; but none are historic windows typically seen during the Mining Era. She had added a condition of approval to verify the actual window openings once they start tearing off the siding. Any new windows on the historic house will be wood and double-hung to match what existed historically.

Planner Grahn reiterated the plan to reconstruct the garage. She pointed to two additions on the garage. One was a lean-to on the south side of the garage. The second addition was across the back of the garage. The additions were constructed of scrap metal and plywood, and the Staff did not believe they were historic. The additions were failing and adding to the unsafe condition of the garage. The applicant was proposing to remove the additions but maintain the original garage shape and structure in the reconstruction. Planner Grahn noted that the roof of the garage was also failing. It was settled and buckled, and things were pulling apart and shifting in different directions. The exterior walls

are board and batt. However, because they have been buried by about three feet of soil and materials, the walls are rotted about three feet around the perimeter of the building. Planner Grahm indicated a service door on one side of the garage, as well as the front garage doors. The applicant was proposing to keep a period door, and also rebuild the garage doors during the reconstruction, but keep the same chevron wood panel pattern. She had added a condition of approval to address that as well since it is a character defining feature of the garage. Planner Grahm noted that the garage has one window that is plexiglass in a wood frame. It is likely a historic window opening, and it would be replaced with wood as part of the restoration of the garage.

Planner Grahm asked for questions or comments regarding the materials deconstruction before moving on to the relocation.

Board Member Hutchings asked if there was a timeframe for when the applicant has to submit the second HDDR application. Planner Grahm answered no. However, a financial guarantee will be in place before the house is demolished or deconstructed. The financial guarantee gives the applicant 24 months from the date the permit is pulled to the date that a certificate of occupancy is issued. That is the incentive to reconstruct the historic house. Whenever the applicant comes in for the addition, there would be the tie to get the historic house reconstructed.

Board Member Hutchings wanted to know the process if the applicant did not rebuild the structure. Planner Grahm stated that nothing requires the applicant to add the addition. In terms of the reconstruction, if the applicants walks away from the project the City has the ability to complete it. Typically, the applicant works with the City and an extension can be granted if needed. Very rarely does the City have to step in.

Russ Henry clarified that it was their intention to move forward with the reconstruction. He has lived on the street for 25 years. He had done a historical reconstruction below this house and lived in that house. He currently lives in a historic home above that that was reconstructed. Mr. Henry stated that this is his neighborhood and he has a vested interest in improving the street.

Board Member Hutchings noted that a house on Park Avenue sat for years, which is why he asked the question.

Chair Stephens understood that this project was not approved under the 2013 HDDR and it would be starting the process over again. Planner Grahm replied that he was correct. Chair Stephens remarked that the Staff has a sense of the massing, but it would be fined tuned specific to this application.

Board Member Scott thanked the applicant for taking an interest in this home. Based on its condition, it would not have many years left and it is important to preserve these structures.

Chair Stephens commented on the siding. It was clear that the siding on the addition that was done in the 1980s was not the original siding. From what he could see from the street, it appeared that the siding on the south end was most likely the original siding. He asked if they had a sense of what siding might be historic. Mr. Henry thought the north side and the south side had some of the original siding.

Planner Grahn suggested that some the siding might have been salvaged from other houses. There are no ghost lines from the previous windows, which makes her think it was added on once the window changes were made. Chair Stephens stated that speaking from experience, when the addition was done on the front it was possible that the siding was taken from that portion and pieced in.

Chair Stephens was uncomfortable with a blanket assumption that the siding is going to be bad. In reality, if someone is told that, it is easy to ruin the siding taking it off. Chair Stephens believed it was possible to salvage a lot of the siding and reuse it. Mr. Henry stated that if the siding was added later it would come off easier. If it was in the original construction the siding was actually shear wall and it has the bigger square nails through it. The nails were bent over on the inside so they did not stick into the room. In his experience it is harder to salvage and the end result is a percentage of the material. Chair Stephens assumed the Planning Department would be working with the applicant on that phase of the project.

Planner Grahn stated that for 632 Deer Valley Loop, the HPB required that she and the Chief Building Official watch them take down the siding to make sure that it was not being damaged and that it was stored properly. She noted that they could add a similar condition of approval to this project. Chair Stephen favored adding that condition.

Chair Stephens commented on the siding on the garage and he thought it made sense that the structure would be rotting at the bottom sitting in snow. He wanted to know an acceptable way to address that siding. Planner Grahn thought they should salvage whatever they could; however, she was not confident that it would be very much given the amount of rot.

Rick Otto, the project architect, stated that an issue on Daly Avenue over the years of reconstruction is that there is more dirt than snow laying up against the structure, and that causes the rot. Chair Stephens agreed, but if the bottom three feet is rotted out, they should still try to salvage the upper part of the boards

in the design. Chair Stephens thought the garage was a dominant feature of the home because it is right on Daly. If they put new material on it, it would look like a new garage sitting in front. Mr. Henry noted that in looking at the garage you can see where there have been repairs and it is not the original. There are different kinds of board and batt and it is easy to tell the old boards from the new boards. Chair Stephens reiterated that they should remove and save what they can, and put it back in a consistent manner rather than in a repaired state.

Chair Stephens opened the public hearing.

Harriet Henry stated that she could vouch for the work and that Russ Henry would do his very best and make the house look just like it should.

Chair Stephens closed the public hearing.

Chair Stephens stated that he is very familiar with Mr. Henry's work and he does good work. He explained that the intent is to codify because whatever the HPB approves through this process is not only Mr. Henry's responsibility, but it carries over to the next owner if they ever decide to sell it.

Board Member Beatlebrox thought it looked like a great plan. Mr. Russ was obviously a brave heart for taking on this project and she was excited for this house. Board Member Holmgren stated that she was also excited for the neighborhood.

Planner Grahn asked if the Board wanted to add conditions of approval based on their comments this evening. Chair Stephens asked if the conditions as drafted included the condition for the Planner and the Building Official to be on site when the siding is removed. Planner Grahn answered no, but she had drafted a condition to read, "The Historic Preservation Planner and Chief Building Official will conduct a site visit during removal of the siding on the house and garage to ensure the siding is being removed carefully and will be stored properly to prevent further deterioration." Chair Stephens asked if that would occur before the architectural plans are submitted. Planner Grahn added another condition of approval to read, "The applicant shall make an effort to remove only the bottom portion of the garage siding where the rot has occurred to preserve the remainder of the historic board." Chair Stephens wanted to make sure that the material could be relocated in a fashion that could be used most efficiently.

Board Member Hodgkins commented on the condition of determining where the original windows were. He asked if Planner Grahn takes the conclusion or goes back to the site to see inspect it herself. Planner Grahn offered to add a line to the condition stating that it needs to be approved again by the Planning Department.

Chair Stephens stated that the HPB would be giving the go ahead to do demolition, which would include exploratory demolition. In that process they should be able to tell from the inside where it is board on board with lap siding going around where the original windows were located. Mr. Henry agreed, but stated that it depends on where the windows were cut out. Chair Stephens thought that would be part of the as-is plans that come in. Planner Grahn remarked that given the structural instability of the house, she was unsure how much could actually be done from the interior without it collapsing. She noted that the condition of approval did have language stating that the window configuration would be approved by the Planning Department to make sure it is done correctly. The Staff would do their best considering the site conditions and the instability of the building.

Board Member Scott stated that from walking around the site he agreed that removing the siding would be difficult; however, he thought some sections could probably be save. In looking at the front elevation from Daly that uses the least amount of siding, he assumed it would be prioritized to go in the front. Planner Grahn stated that in a case like this house where what they can salvage may be limited, they would prioritize the front. On a different house they might be more apt to number the siding and make sure it gets returned to the side of the building. For this structure, she believed they would salvage what they could and figure out what to do with it.

Planner Grahn stated that a motion would be to Approve the Reconstruction and Material Deconstruction of the Significant structure at 269 Daly Avenue, according to the Findings of Fact, Conclusions of Law, and Conditions of Approval as amended.

MOTION: Alex Weiner moved to APPROVE the Reconstruction and Material Deconstruction at 269 Daly as stated by Planner Grahn. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

Finding of Fact – 269 Daly Avenue

1. The site is located at 269 Daly Avenue in the Historic Residential (HR-1) zoning District.
2. The site has been designated as “Significant” on the City’s Historic Sites Inventory (HSI) and includes a historic house and historic garage.
3. The house first appears on the 1889 Sanborn Fire Insurance map to the west of the Union Concentrator Mill. The Ontario Mining Company and its subsidiaries continued to own many of the parcels on Daly Avenue and rented out houses constructed on their mining claims, such as 269 Daly, well into the late-twentieth century.

4. The house was likely built prior to 1889 as a two-room hall-parlor; however, it was expanded by adding a stem-wing to the south end of the hall-parlor form before 1889. T-shaped cottages became a predominant house form in the 1880s and 1890s.
5. By the 1900 Sanborn Fire Insurance map, the house was expanded once again or replaced by a house that is more rectangular in form with a full-width front porch.
6. In April 2011, a Historic District Design Review (HDDR) application was submitted for the purpose of relocating the house towards Daly Avenue, rehabbing the historic house, and constructing a new rear addition.
7. In June 2013, Chief Building Official Chad Root and Planning Director Thomas Eddington approved the relocation of the historic house to accommodate the rear addition, finding that the relocation would avoid excavation on the wall of the canyon and solve drainage issues that had caused the back wall of the historic house to deteriorate. The HDDR application was issued on May 17, 2013, with the Condition of Approval that the HDDR would expire by May 17, 2014, if a building permit had not been issued. The HDDR expired in May 2014 as no application for building permit was ever filed.
8. In April 2012, the Park City Council approved Ordinance 12-10 for the 269 Daly Avenue Plat Amendment. It included a "Maximum Building Line" on the east (rear) side of the house that would prevent development from creeping up the steep slope of the canyon wall.
9. In September 2013, the Historic Preservation Board approved a Determination of Significance (DOS) application to modify the designation from "Landmark" to "Significant."
10. In December 2015, the Land Management Code (LMC) was amended to require that the Historic Preservation Board (HPB) review and approve
11. On January 12, 2017, the Building Department issued a Notice and Order for the site due to the overall dilapidated conditions and structural instability of the house and garage.
12. The house was then sold to the current owners, David and Harriet Henry, in April 2017.
13. On September 8, 2017, the Planning Department received a Historic District Design Review (HDDR) application for the property at 269 Daly Avenue. The application became vested under the current Land Management Code (LMC) and Design Guidelines when the application was deemed complete on October 17, 2017.
14. On November 27, 2017, the Chief Building Official issued a letter in support of reconstructing the historic house and garage due to the deficiencies outlined in the Notice and Order.
15. The proposal to reconstruct the historic house and garage complies with LMC 15-11-15(A) in that:
 - a) The Historic house and garage has been found by the Chief Building Official to be hazardous and dangerous, pursuant to Section 116.1 of the International Building Code. In addition to the January 12, 2017, Notice

and Order on the property, Chief Building Official Dave Thacker wrote a letter in support of reconstruction due to the hazardous conditions on November 27, 2017.

b) The Historic Buildings cannot be made safe and/or serviceable through repair. The structural system and materials of the historic house have deteriorated to such an extent due to uneven settling, wood rot, and water damage that they are no longer salvageable and cannot be reused.

Similarly, the structural system and materials of the historic garage have buckled and cause significant deterioration of the historic materials.

c) The form, features, detailing, placement, orientation, and location of the Historic Buildings will be accurately depicted by means of new construction, based on as-built measured drawings, historical records, and/or current photographs. The applicant has proposed to reconstruct both the historic house based on the hall-parlor form that existed prior to 1965. The historic garage will be reconstructed as it exists today, without the non-historic additions to the east and south of the garage; measured drawings will aid in the accurate reconstruction.

16. The material deconstruction of the existing non-historic wood picket fence, sidewalk, and asphalt parking strip is appropriate as they do not contribute to the historic integrity or historical significance of the structures or site. There is an existing historic retaining wall that contributes to the historic character of the site that will be rebuilt following construction of an addition to the rear of the house at a future time; the proposed scope of work regarding the rock wall will mitigate any impacts that will occur to the visual character of the neighborhood as conditioned.

17. The applicant is proposing to remove the non-historic gable stem-wing on the west façade that was constructed between 1965 and 1970. The material deconstruction is necessary for the restoration of the hall-parlor's original façade.

18. The historic roof structure has visible deterioration and a "wavy" appearance to structural failure. The asphalt shingles roofing has failed due to age and deferred maintenance. Inside the attic, the structural supports of the roof have bowed, detached, and created an unstable roof structure that has broken through the ceiling inside. Any material deconstruction of the roof is necessary as part of the restoration of the building.

19. The existing brick chimney is in the center of the house. It suffers from mortar deterioration, loose bricks, and instability due to the failing roof structure. The applicant will reconstruct the chimney. Any material deconstruction is necessary in order to restore the original appearance of the chimney.

20. The single-wall construction of the house has contributed to its lack of structural integrity. The walls have settled, buckled, and pulled apart. There are several styles of siding profiles on the exterior of the house, including shiplap and dro-novelty siding. The applicant will analyze and determine the original siding material as the house is deconstructed. The material deconstruction is necessary for the restoration of the original hall-parlor house's appearance.

21. The applicant will submit a second Historic District Design Review (HDDR) application after the house has been deconstructed to satisfy the active Notice and Order. An addition will be constructed on the back of the house and remove approximately 27 feet linear feet of the back of the house.
22. There is no existing foundation and the floor structure rests largely in the dirt. The material deconstruction of the existing wood floor structure is needed in order to restore and reconstruct the hall-parlor house.
23. The existing porch is not original and likely constructed during the 1980 remodel to the façade. The porch's floor structure has slumped and settled in different directions, causing the porch to pull away from the house. The material deconstruction of the non-historic porch is necessary to restore the original porch to the reconstructed hall-parlor form.
24. There is only one existing, non-historic, Craftsman-style door on the west façade of the historic house. It has a non-historic screen door attached to its frame. The front door will be replaced as part of the reconstruction of the hall-parlor form. The material deconstruction is appropriate as the door does not contribute to the historic integrity of the structure.
25. The original window openings of this house have been lost, likely in one of the renovations that occurred after 1965. The existing non-historic windows consist of wood, aluminum, and vinyl windows that are in fair to poor condition. The applicant has proposed to reconstruct the original window openings of the house. The material deconstruction is necessary as these additions to the building do not contribute to its historic integrity or historical significance. The material deconstruction is necessary in order to restore the original window configuration of the hall-parlor form.
26. The historic garage has two additions constructed on its east and south elevations sometime after the Mature Mining Era (1894-1930). The east addition consists of an exposed wood plank roof with board and batten siding. The addition to the south is sided with plywood and sheet metal. The applicant is proposing to remove these non-historic additions. These additions do not contribute to the historic integrity or historical significance of the garage.
27. The existing garage roof consists of panels of corrugated steel over a failing roof structure. The applicant is proposing to reconstruct the historic garage roof. The material deconstruction of the roof is necessary for the restoration of the historic garage.
28. The exterior walls of the original garage consist of board-and-batten siding. The walls on the north and east sides of the building have become buried by changes in the grade and overgrown landscaping, causing the walls to rot. Around the periphery of the structure, approximately three feet (3') of the lower half of the walls have deteriorated. The walls have settled, buckled, and pulled apart due to the lack of foundation. The existing wood siding is in poor condition and has been covered with sheet metal in some places. The applicant is proposing to reconstruct the garage in its entirety. The proposed material deconstruction to reconstruct the garage and replicate the historic board-and-batten wood siding is necessary to restore the garage.

29. There are a pair of swinging carriage doors that measure approximately five feet by seven feet on the west façade. The doors consist of a wood frame securing a chevron pattern of wood slats. A historic four-panel wood service door on the north side of the garage has largely rotted out due to moisture and the lack of foundation. Both of the doors are in poor conditions and cannot be made safe and serviceable through repair, thus they will need to be reconstructed. The material deconstruction is necessary for the restoration of the historic garage.

30. There is only one window in the historic garage and it is located on the south side of the east façade. The window is an undivided light, single-pane square-shaped window. The material deconstruction is necessary in order to restore the original window configuration and restore the historic garage.

Conclusions of Law – 269 Daly Avenue

1. The proposal complies with the Land Management Code requirements pursuant to the HR-1 District and regarding material deconstruction.
2. The proposal complies with Land Management Code 15-11-15 Reconstruction of an Existing Historic Building or Historic Structure.

Conditions of Approval – 269 Daly Avenue

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on September 8, 2017 and December 19, 2017. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
2. The applicant shall salvage rocks from the existing rock wall. These rocks shall then be reused on the site to construct any new retaining walls. If constructing an engineered retaining wall is necessary, the rocks can be used as a faux veneer over the concrete retaining wall.
3. The applicant shall make an effort to salvage and reuse the bricks from the existing historic brick chimney for its reconstruction. If this is not possible, the new bricks used to construct the historic chimney shall match the originals in all respects: design, dimension, texture, material, and finish.
4. As the house is deconstructed, the applicant shall identify and analyze different siding profiles to determine the original siding profile. The applicant shall salvage and reuse any original siding materials that can be made safe and/or serviceable through repair.
5. Where the severity of deterioration or existence of material defects requires replacement, the new wood siding materials shall match the original in design, dimension, texture, material, and finish. The applicant shall demonstrate the severity of deterioration or existence of defects by showing the Planning Department that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.

6. Any future addition made to the east (rear) wall of the historic house shall not exceed 27 feet in length.
 7. Following removal of the non-historic wood siding materials, the applicant shall update his Historic Preservation Plan with a conditions report detailing the locations of original window and door openings. The applicant shall base any window and door modifications on the façade (west elevation) or secondary facades (north and south elevations) that will be visible from the Daly Avenue right-of-way on physical, measured evidence uncovered during the demolition process. Planning staff shall review and approve the updated window configuration based on this new physical evidence.
 8. The new windows on the historic house shall be wood, double-hung windows consistent with what existed historically.
 9. The chevron-pattern panel garage door is a character-defining feature of this historic garage. As part of its reconstruction, the new garage door shall match the original in all respects: scale, dimension, texture, profile, material, and finish.
 10. The new window on the historic garage shall be wood and match the existing in all respects: scale, dimension, texture, profile, material, and finish.
 11. The Historic Preservation Planner and Chief Building Official will conduct a site visit during the removal of the siding on the house and garage to ensure that the siding is being removed carefully and will be stored properly to prevent further deterioration.
 12. The applicant shall make an effort to remove the bottom portion of the garage siding where rot has occurred to preserve the remainder of the historic boards.
2. 269 Daly Avenue (historic location) – HDDR – Relocation of the historic house four feet (4') west towards Daly Avenue. (Application PL-17-03554)

Planner Grahn reported that she and the applicant had differing opinions on this application. She would give the Staff's position and the applicant would have the opportunity to give their position.

Planner Grahn recalled that in 2013 the house had either a Notice and Order or it was determined to be in poor condition. At that time the previous owner went through the plat amendment process, and as part of that process the Planning Commission had expressed concern that they did not want the new addition or any development creeping up the hillside. Therefore, they put in a maximum development line, which she indicated on the plat amendment. Planner Grahn pointed to the approximate location of the historic house, and noted that the applicant was proposing to move it 4 feet forward. The garage would stay in its original location. The dash line represented the footprint of what was proposed and approved in 2013.

Planner Grahn noted that in 2013 the Code was different than it is today. At that time the Chief Building Official and the Planning Director only had to find unique conditions, per the Code. They found that the concern and reason for allowing it

to be moved forward 4 feet was because the wall of the canyon had fallen on the back of the house and had eroded the back of the house. The Planning Director and Chief Building Official believed that drainage and other issues would not get resolved if the house was not moved forward; and that was the basis for their approval. Planner Grahn stated that in 2015 and 2016 the Staff and the Historic Preservation Board talked a lot about changing the Code, and the change was made to have the HPB make the decisions on relocation, reconstruction and panelization rather than the Staff. She noted that at the same time they defined unique conditions to make it less broad and generic. The result was the criteria that is in place today.

Planner Grahn stated that even though the house was approved to be reconstructed with the addition in 2013, it was vested at that time but the approval expired after one year because a building permit was never pulled. The approval expired, the owners are new, and project must comply with the current Code that was in place when this new application was submitted in October.

Planner Grahn reiterated that this application was being reviewed under the current Code that exists today. The first criteria is whether or not the building can be moved. It assumes that the building is structural sound, but they already know it is not structurally sound. The City did not require this applicant to have a licensed structural engineer assess the house because they know it needs to be reconstructed. Relocating the house would not hurt its structural stability because its stability is gone. For that reason, the application complies. This is not a Landmark structure so it is able to be moved.

Board Member Hodgkins asked if this house was originally designated Landmark and was later changed to Significant. Planner Grahn explained that prior to 2013 the house had been listed as Landmark because it was not uncommon for Ls to be added to hall-parlors. The Reconnaissance Level Survey that was done in 2009 was a general survey and they thought the L was historic. In 2013 the owner found evidence that the L was actually built between 1965-1970 and it was not historic. The L had changed the historic form of the house and that, combined with the need to reconstruct the house, changed the designation from Landmark to Significant. Planner Grahn noted that Landmark structures are National Registry eligible and cannot be reconstructed. Often times structures are designated as Significant so they can be reconstructed. Board Member Hodgkins clarified that the house still meets the criteria for Significant under the new Code. Planner Grahn answered yes.

Planner Grahn pointed out that they were only talking about moving the house 4 feet west towards Daly Avenue. The LMC has been modified, and it has been demonstrated that the house is in poor condition. The house needed to be deconstructed not because of its location but because of other conditions on the site.

Planner Grahn stated that the second criteria is whether or not the Planning Director and Chief Building Official determines that the house is a threat in its present setting because of its hazardous conditions. In 2013 the argument was that there were hazardous conditions because of the drainage issues. However, under the current Code the Planning Director and the Chief Building Official found that the drainage issues could be addressed in other ways without relocating the building.

Planner Grahn stated that Item c) under Criteria 3 is that the HPB, with input from the Planning Director, finds that there are unique conditions; and they have to include all of the items, which is 1) whether or not the historic context of the historic buildings have been so radically altered that the proposed relocation will enhance the ability to interpret the character of the historic buildings or sites or the District. Planner Grahn noted that she was asking the HPB to discuss this issue. She had looked through the 1909 Sanborn Fire Insurance Map of the 200 and 300 blocks of Daly Avenue. She found that 9 historic structures designated on the HSI still remain; and three of the nine have been relocated. Planner Grahn stated that in looking at all of Daly Avenue, there are 33 historic structures and six have been relocated.

Planner Grahn stated that another thing discussed in the Staff report is that location is part of the integrity of the structure. There are seven aspects of integrity and they have previously talked about the importance of location and how it contributes to the character of the site and contributes to its significance. She noted that relocating the structure 4 feet changes the context and setting of the building. Planner Grahn remarked that they were not just talking about the setting of this particularly house on this lot, but how it relates to all of Daly as a whole. She presented the Sanborn Map and noted that the green buildings were the ones that were relocated. The red building was the current historic house and the garage in its current location. Planner Grahn stated that the green buildings are Significant, the blue buildings are Landmark, and the ones circled were the buildings that were relocated within this mini-neighborhood.

Planner Grahn stated that the next criteria is whether the proposed relocation diminishes the overall physical integrity of the Historic District. She noted that this building is not on the National Register and it is not eligible for the National Register, however, the LMC and the Design Guidelines are written such that it is tied to the National Register standard. Significant Buildings are treated as National Register eligible, even though most are not.

Planner Grahn stated that the next criteria is that the historic integrity and significance will not be diminished by the relocation and reorientation. She pointed out that location is a big part of the integrity of the site.

Planner Grahn stated that the last criteria is whether the potential to preserve this building is enhanced by its relocation. She noted that there were only talking 4 feet and there was still room to put the addition proposed. If the house is not moved, the addition will be closer to the canyon wall.

Chair Stephens referred to the plat map and the development line that was drawn. He asked if the line was just past the rock walls. Planner Grahn stated that it was the maximum development line. They could build on it but not past it. The rear yard setback will be determined from the back of the lot. Chair Stephens understood that the addition proposed in 2013 did not taking full advantage. Rick Otto stated that it was more a function of getting retaining and drainage around the back. Setting the maximum development line was based on what was planned so they could get rock retaining and drainage around the house.

Board Member Beatlebrox read from the criteria, "The proposed relocation and reorientation will abate demolition of the historic buildings and structures on the site". She noted that Planner Grahn had indicated that it did not comply with the criteria because the building was already falling down. Ms. Beatlebrox believed that the building would fall down if it is moved, and she questioned when it would be moved. Planner Grahn stated that in this particular case, it was not being demolished because of its location on the site, but rather due to years of deferred maintenance and the hillside settling and falling into the back of the building. She did not believe the location alone was contributing to its poor condition.

Ms. Beatlebrox understood that in order to move a building, it could not collapse while it was being moved. In this case the house is in such poor condition it will collapse when moving. She asked if the idea was to reconstruct the house and then move it. Mr. Otto replied that the idea is to salvage whatever materials possible, and then demolish the house. The house would not be moved. Chair Stephens explained that they were not talking about the home 4 feet, but rather relocating the footprint and rebuilding the house in its new location 4 feet closer to Daly Avenue.

Mr. Otto provided a brief history of the property. When the original architect retired he took over the project and they went through the process and designed the project. Mr. Otto stated that they were allowed the 4' move; and in his mind with the 30" addition on the back of the garage, they were moving the house 18" closer to the garage. He pointed out that it was not a significant move and kept the historic integrity of the house. Mr. Otto remarked that Daly Avenue has a lot of variation and locations, and at the time that was part of the logic for allowing it to be moved 4' closer. Another reason was to move the house off the hillside. It was a technical issue of trying to create some space. Mr. Otto noted that the Henry's bought the house based on those approvals. Mr. Otto stated that very

little has changed from what was approved in 2013, and allowing them to move the house 4 feet would help with technical issues.

Mr. Henry stated that the house is located on the old Washington Mill Site. He noted that the homes on Daly Avenue were squatters' shacks and they were built as temporary structures for the mine workers. Mr. Henry remarked that because it was a mill site and a large cable ran through there, some of those houses are staggered based on the Millsite and not on civil engineering. Mr. Henry believed that the house at 269 Daly would get lost when a house is built on the adjacent lot. Pulling the house forward would give the street more historical integrity. He noted that the two houses he reconstructed on that street were moved. One house was moved 24 feet. The other house was moved 16' forward and 18' sideways. This request for 4 feet was minimal in comparison.

Mr. Henry stated that another reason for wanting move the house 4' is that Daly Avenue is challenged for sunlight, and moving the house forward 4' makes a difference in the number of hours it gets sunlight.

Chair Stephens appreciated Mr. Otto's comments regarding the prior approval; however, the HPB is obligated to review this application under the current Code.

Board Member Wiener asked if the current Code allowed the house to be moved. Chair Stephens stated that the HPB needed to review the criteria to see if it is allowed within the current Code. Planner Grahn stated that Exhibit A in the Staff report was the criteria they should use to make their findings.

Mr. Henry did not believe anyone would know the difference if the house is reconstructed 4 feet closer to the road. He pointed out that 4 feet is not a lot, and the relationship between the house and the garage remains the same. Allowing the house to move results in a nicer project and keeps it off the hillside, which is advantageous for the neighborhood.

Mr. Otto stated that without the 4-foot move, the addition would creep further up the hillside and appear to overpower the historic house. He asked if the LMC allows the HPB the flexibility to make variations to the Code. Chair Stephens stated that the addition is not within the purview of the HPB. Their role is to look at the historic house. It would be up to the Planning Department and the HDDR to address the addition and how it impacts the neighborhood.

Chair Stephens appreciated that Mr. Henry pointed out that taking the addition off the rear of the garage keeps the relation with the garage and the house the same. His primary concern is the relationship between the front of the current house and the historic houses on each side, and how that fits if the house is moved. He also noted that the front façade of the house would be moved back towards the hillside because they would be removing the addition.

Mr. Otto stated that logically they would be creating air with the deck versus the addition, which is a solid façade. Chair Stephens pointed out that they did not know whether the front porch would go all the way across. Planner Grahn stated that the porch is designed to go all the way across.

Board Member Weiner understood that “unique condition” would still apply if there is a unique condition that warrants moving the structure. She wanted to know more about what changed from the previous approval, when the Planning Director and the Building Official found unique condition by virtue of the land in the back. Ms. Weiner wanted to know why that was no longer relevant. Planner Grahn explained that at that time the Code only said that the Chief Building Official and the Planning Director could approve the relocation of a house if there were unique conditions. It did not identify unique conditions or specify the impacts. The previous Building Official and Planning Director found unique conditions based on the drainage; however, in looking further, it was later determined that the drainage could be addressed without relocation.

Board Member Weiner asked Mr. Otto if he believed the drainage could be addressed by other means. Mr. Otto replied that drainage would have to be addressed regardless, but getting the retaining walls around the back of the house is an expensive solution to try to deal with the hillside. Not being allowed the additional 4 feet would exacerbate the situation. Ms. Weiner asked if the erosion would become worse over time and the rock wall would begin to move forward over time. Mr. Otto stated that rock walls tend to move, but they would have to be structural rock walls. Chair Stephens pointed out that the rock walls would be an issue for the Building and Engineering Departments. Mr. Otto agreed, and commented on the need to be very careful about how the walls are built.

Board Member Scott referred to page 110 of the Staff report, which showed the front porch is the distance of the L coming out. Mr. Otto believed it was approximately 6 feet. He noted that the deck would continue all the way across the front with a replicated door centered in the deck.

Board Member Beatlebrox referred to Exhibit A and noted that the guidelines say that unique conditions shall include the following. The first one is the historic context of the historic buildings and structures have been so radically altered that the proposed relocation will enhance the ability to interpret the historic character. Ms. Beatlebrox thought that was very important. She was having a difficult time finding that the historic context had changed at all on the street, and certainly not radically. Ms. Beatlebrox did not believe there was a unique condition regarding that particular issue. Chair Stephens did not disagree. However, in his opinion, it is the context of the surrounding buildings rather than the entire street. He would like to see how the historic house would be located if it was built in place

with the addition gone, in relationship to the other two buildings. He also wanted to know if it was moved 4 feet and the addition removed in the front, what the relationship would be to those two buildings.

Mr. Henry referred to the house to the south that was redone and built into the hillside. He noted that a stone wall was built on the property line with planter boxes on top of the wall. Coming down the hill, the house is lost behind all the planters and the stone wall. Board Member Beatlebrox stated that she had noticed that it was obscured and it was difficult to tell that it was a Landmark house. Mr. Henry stated that if the house at 269 Daly moves forward, it would enhance the historical context of the street.

Chair Stephens opened the public hearing.

There were no comments.

Chair Stephens closed the public hearing.

Board Member Hodgkins understood that it was already determined that the house would be demolished. He questioned why it should go back into the same spot because it will be a reconstructed house rather than the original house. Mr. Hodgkins clarified that he has never voted in favor of moving an original house, and he always has issues with demolishing a house and reconstructing it. However, since demolition was not part of this discussion, he did not understand why the historic location was such an issue. Mr. Hodgkins stated that if the historic location was so important, why were they allowing the house to come down. Chair Stephens stated that they were allowing demolition because the house was in a deteriorated condition. He explained that the intent with reconstruction is to reconstruct the home in place so as not to deceive the public and people viewing the home in the future.

Ms. Hodgkins pointed out that the same conditions do not apply to the house next door, and that house will be built 10' off the street. Part of the argument is how this house relates to the houses on either side, but in reality they do not have control over the streetscape. Chair Stephens clarified that his point was how this house related to the historic homes on the street; not the new homes that would be built.

Director Erickson noted that the Code says to protect the historic character of the neighborhood. If the definition of neighborhood character was on the screen, they would see random placement of homes for trams towers, the Millsite, and overhead cables. He stated that two houses to the south were relocated because of the proximity to the creek. Director Erickson thought the policy decision was relative to how to protect the character of the neighborhood; not how to protect the character of the street. He pointed out that if the Board was

trying to interpret the character of the street, moving the house may diminish the historic character of the street and not necessarily the proximity to the two historic homes. That was the reason why the City Council gave direction to change the Land Management Code. Director Erickson believed that was a good position to be discussing in order for the HPB to understand the difference in the different neighborhoods and why the houses are in their current location. He remarked that if there was a unique condition relative to the site, they would direct the applicant to apply for a variance with the Board of Adjustment because that body has the power to change the rules. The other alternative would be to amend the plat and allow that limited development behind the move. That does not necessarily help because the large redevelopment behind Landmark houses caused the City to write a more rigorous regulation.

Director Erickson stated that the strategy is to protect the historic house and to protect the neighborhood. The alignment of houses on the street is not necessarily historic character; but the positioning of the houses on this street create the character on Daly Avenue. He thought the HPB needed to worry less about the house and more about the impact to the neighborhood. He pointed out that Planner Grahn's conditions talk about how the National Register views relocated structures.

Chair Stephens stated that ultimately the HPB needed to find a reason within the criteria to justify moving the house. Planner Grahn noted that it needed to meet Criteria A, B or C. If it is C, then it has to meet 1-4.

Board Member Hutchings did not think it met Criteria A or B. He was struggling with C because he could not see where the structure had been so dramatically altered to meet the requirement.

Director Erickson noted that normally the Code requires a transitional element. He asked if it was possible to do a different kind of transitional element if the house did not move. Planner Grahn stated that the addition being proposed is far smaller than most additions they look at for material deconstruction. This is only a 1 story addition off the back. Between that and the fact that the footprint of the addition is only half of the historic structure, she thought they could treat it differently. One of the things they did was skew the addition so it reads separately. Normally, when they look at these they make the house an I or H shape with the traditional element because it helps push the bulky mass of the addition behind the house so it reads separately. In this case, the addition will be shorter than the ridge line of this building. Some of the things that can be done to differentiate it is to choose materials that break up the mass. The roof pitch will be different. Those types of things could be done to help with this project.

Board Member Hutchings wanted to know how that would help meet the requirements in this case. Planner Grahn replied that they could talk about this

addition being a transition in itself instead of an element. It is a Design Guideline and once they see the addition they would sit down with the Design Review Team to look at it closer. However, what they typically do with transitional elements may not be 100% applicable here because of the mass and scale.

Chair Stephens thought the question is what impact it would have if the house is not relocated. It may help mitigate some of the issues with regards to square footage that might be lost, as well as the ability to design the addition.

Mr. Otto noted that the addition was by the previous owner. It is relevant but it will change.

Board Member Beatlebrox read Criteria C3, "The historical integrity and significance of the Historic Building and/or Structure will not be diminished by relocation and/or reorientation". In her opinion, when an addition is huge and overpowers the original building, the historic structure is diminished. She thought the idea of having a 1 story addition in the back was a unique situation, and that the applicant should be commended. Mr. Beatlebrox suggested that this could possibly be a condition of approval for moving it. If they get more square footage for a 1 story, smaller is better.

Director Erickson stated that the criteria is fairly clear in the LMC, but it was open to a policy discussion. There also needs to be consistency in what they do for this application and how they approve projects in the future. In five years they need to be able to explain how they made their decision. Director Erickson stated that if they could implement this consistently with the code they could move it forward. The purpose is to restore the house and allow an appropriate addition, but in a way that is consistent with the LMC.

Board Member Hodgkins asked Planner Grahn if she was willing to consider no transitional element or whether she was saying that it looks different but it does meet the transitional element. Planner Grahn thought they should avoid talking about the addition because the design was not the purview of the HPB. She pointed to Mr. Otto's comment that the addition that was approved in 2013 would not be the same addition this applicant will propose when they come back for Design Review. Planner Grahn clarified that there is room for an addition regardless of whether or not the house is moved 4 feet.

Chair Stephens agreed that they should not be talking about the addition, which is why they clarified that the line in the back is the maximum development line.

Board Member Hodgkins stated that based on the current Land Management Code, he did not think the 2013 approval could be done today. Planner Grahn pointed out that when it was approved in 2013 it was under the 2009 guidelines. They need to look at it carefully and consider why it was allowed at that time.

She assumed that it was approved without the transition due to the size and scale. Chair Stephens noted that it was only one story and there are architectural ways to make a transition easier.

Board Member Scott understood that there were neighboring Landmark structures, the 2013 approval was done under the previous code, and that it does not meet certain requirements of the current code. He also understood that trees were an issue and he did not think a 4' movement was significant enough to change that issue. They were also within the maximum development line. Mr. Scott stated that the primary points for moving the house were sunlight and the cost of retaining the back. He stated that in looking at the street five years into the future, the front mass and scale will have changed from an L-shape with a decent mass and a small front porch. The front mass would be gone and the front porch would go all the way across. In his opinion, 4 feet makes up for that. With the house closer to the street it brings the scale back into interest. He pointed out that the entire front of house would be changed anyway.

Board Member Weiner stated that if the purpose of the change is to bring the house into alignment with how it was historically built, she thought that was significant.

Board Member Scott stated that his concern was being consistent and protecting the neighborhood.

Director Erickson stated that the HPB could argue the policy that moving the house 4 feet forward and removing the non-historic front increases the historical integrity of the home. They would need to make a finding on how this would not decrease the historical integrity of the neighborhood. They would weigh the two and say it is better to preserve the house rather than worry about the 4 feet; or be able to interpret the 4 feet in the Staff recommendation. If they decide this is the direction to take in order to preserve the house, they may have to weaken the integrity of the neighborhood. It would have to be a consistent thought that they could argue in the future.

Board Member Beatlebrox thought the intent of the Guidelines is to make sure that owners do not move their house to accommodate large additions or other non-historic elements. Board Member Holmgren pointed out that they should not be talking about additions and elements that were not within their purview. Chair Stephens agreed that their decision needed to be made within the Guidelines. He believed there was consensus that a motion to move forward needed to be within the language of the Code.

Planner Grahn stated that if there was consensus for Criteria C, they needed to find compliance with all the requirements of items 1 through 4.

Board Member Holmgren stated that she has lived in her house for 30 years and she watched many Landmark homes get moved prior to the LMC. She has always strongly objected, and she believed minutes from meetings in years past would reflect her comments and objection. Ms. Holmgren understood the importance of light in the house and how it affects everything, and she was conflicted on this decision.

Board Member Hutchings understood this project was practical, but he was still having a hard finding compliance with C1. Board Member Hodgkins stated that the house would be torn down so it would not be the same historic house. Board Member Holmgren remarked that it was still part of the neighborhood.

Mr. Henry stated that as new homes are built, historic homes get lost in shadows. His point for #1 is that moving the house forward would be an enhancement. It would enhance the historic character of the neighborhood because it would give the house more prominence. The house that was built last year left this house in a big shadow, and another house will be built next door.

Board Member Hutchings did not dispute that it might enhance the neighborhood. In order to comply with 3C1, he asked if they needed to find that the historical context has been altered; or if they could just say moving the house would enhance the historical context.

Planner Grahn believed they needed to show that the historic context has been altered. However, they could argue that the context has been altered because so many buildings on Daly have been relocated and new developments changed the look and feel of the street.

Board Member Weiner liked the fact that the front of the house would be returned to its original form. If the house is not moved 4' forward they would not have the luxury of having the original façade. Planner Grahn pointed out that the original façade would return even if the house is not moved forward.

Board Member Beatlebrox did not believe the historic context had changed. It was the one street that still has the old mining feel. Even if the homes were moved, they still look similar.

Mr. Henry noted that they were proposing to save the garage and return the house to its original look. Moving the house would not change the historical nature of the street. Board Member Beatlebrox agreed that it would not change the historical nature of the street. She believed this application complied with Items 2 and 3.

Director Erickson stated that he still supported Planner Grahn's recommendation; however, if the applicant's testimony was correct and things such as the barns and shops are gone, how could the street be historically correct. Planner Grahn thought they could make that argument. Director Erickson pointed out that there was no evidence in the Findings of Fact to do that and to have that conversation with the HPB. There were two contexts that they could not explain; the location of the home and the setback against the hillside. He wanted to know how they could interpret it for the public to explain why the house is in its current location. It would be helpful if they could find additional information or photos that would respond to the historical context of Daly Avenue to see if it has radically changed. However, if they do that, it opens up the threat to other historic homes on Daly that may be in the same situation, and it will test C1 every time. That is something they would want to avoid.

Chair Stephens stated that in some instances it would not meet the test on 3 or 4. Even if people claim the street has been changed, there is some justification not to allow it based on the criteria. Chair Stephens pointed out that if they decide to allow this house to move 4 feet they need to make sure that it does not create future problems. He echoed the importance of being consistent.

Director Erickson stated that the consistency with the previous code was changed by policy. They were being consistent with the current code not to relocate houses unless evidence makes a compelling case. If the Board felt like a piece of evidence was missing, he would rely on the historic preservation team to respond.

Chair Stephens thought the Board was primarily having issues with C1. With the information presented this evening, there was nothing that helped him justify C1. He suggested that there may be additional evidence or materials related to historical context that might help the HPB come to consensus for a motion.

Planner Grahn stated that if the other Board Members felt the same way, they could continue to February 7th, and give direction on what additional information they would like to see. Board Member Holmgren stated that she was very torn on this issue and she would feel more comfortable if they could wait for additional information.

Mr. Otto asked if it would be appropriate to consult Dina Blaes. Planner Grahn replied that if the applicant wanted additional time to work with a consultant or do their own research, the Board could continue to a date uncertain.

Chair Stephens clarified that he was not looking at the entire street. Daly is a long street and different things occur depending on where it is on the street. He wanted to confine this to the surrounding properties in the area to see the historic context and whether it has changed.

Director Erickson pointed out that given the steepness of the lot in the back, it is possible that the front yard was used for the outhouse, which is why the house was set back further. Chair Stephens suggested that there may have been flooding issues as well because the stream was changing direction. He believed this was the type of information they needed to have to get better understanding. At this point the Board was struggling with it, and with the current information he could see no way around C1.

Chair Stephens asked if the applicant was willing to accept a continuation or if they preferred to have a decision this evening.

Mr. Henry was not opposed to a continuation if the Board needed additional information. Chair Stephens suggested that they continue this item to February 7th. If the Staff or the applicant needed additional time to do the requested research, the item could be continued again to a later date. The applicant agreed.

MOTION: Board Member Holmgren moved to CONTINUE 269 Daly Avenue to February 7, 2018. Board Member Scott seconded the motion.

VOTE: The motion passed unanimously.

3. Annual Preservation Award - Staff recommends the Historic Preservation Board choose one (1) awardee for the annual Preservation Award, choose up to four (4) nominees for a historic award plaque.
(Application GI-15-02972)

Due to the late hour, the majority of the Board recommended a continuance to the next meeting.

MOTION: Board Member Holmgren moved to CONTINUE the Annual Preservation Award discussion to February 7, 2018. Board Member Hodgkins seconded the motion.

VOTE: The motion passed. Board Member Beatlebrox voted to hold the awards discussion this evening.

Board Member Hutchings asked if they could talk to the Staff off the record about the artists. Planner Grahn stated that any Board member could stop by the office to speak with her, or if they had artists to recommend they could submit the names in writing.

Historic Preservation Board Meeting
January 16, 2018

The Meeting adjourned at 6:59 p.m.

Approved by _____
Stephen Douglas, Chair
Historic Preservation Board



Planning Department

Historic Preservation Board Staff Report

Author: Hannah M. Tyler, Planner
Subject: Reorientation
Address: 424 Woodside Avenue
Project Number: PL-16-03379
Date: February 7, 2018
Type of Item: Administrative – Reorientation (Rotation)

Summary Recommendation:

Staff recommends the Historic Preservation Board conduct a public hearing and continue the item to March 7, 2018 due to a scheduling conflict with the applicant.

Topic:

Address: 424 Woodside Avenue
Zoning: Historic Residential (HR-1) District
Designation: Significant
Applicant: Jon and Heather Berkley (Represented by Jonathan DeGray, Architect)
Proposal: Reorient the Historic Structure towards Woodside Avenue (west). The primary façade of the Historic Structure currently faces towards Main Street (east), and the applicant is proposing to reorient the building 180 degrees towards Woodside Avenue. The Historic Structure will be lifted 7 feet 7 ¾ inches upon reorientation.



Historic Preservation Board Staff Report

Planning Department

Author: Hannah M. Tyler, Planner
Subject: Disassembly/Reassembly (Panelization), Reconstruction, and Material Deconstruction Review
Address: 173 Daly Avenue
Project Number: PL-17-03468
Date: February 7, 2018
Type of Item: Administrative – Disassembly/Reassembly (Panelization), Reconstruction, and Material Deconstruction

Summary Recommendation:

Staff recommends the Historic Preservation Board conduct a public hearing and approve the (1) Disassembly/Reassembly (Panelization) of the west and north walls of the Historic single-car garage, (2) Reconstruction of the Historic shed, Historic House, and east and south walls of the Historic single-car garage, and (3) Material Deconstruction/Repairs of portions of the Historic House, Historic shed, and Historic single-car garage at 173 Daly Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Topic:

Address: 173 Daly Avenue

Designation: Significant

Applicant: Gary Bush, Represented by Jonathan DeGray, Architect

Proposal(s): (1) The following Disassembly and Reassembly (**Panelization**) work is proposed at 173 Daly Avenue:

- Panelization of the west and north walls of the Historic single-car garage.

(2.) The following **Reconstruction** work is proposed at 173 Daly Avenue:

- Reconstruction of the Historic house.
- Reconstruction of the Historic shed structure.
- Reconstruction of the east and south walls of the Historic single-car garage.

(3.) The following **Material Deconstruction** work is proposed at 173 Daly Avenue:

Historic House:

- The non-historic siding will be removed.
- The existing Historic windows will be removed due to their unserviceable condition.
- An existing stack rubble wall on the east side of the building will be removed and replaced with a reinforced retaining wall to help mitigate the slope, drainage, and structural issues in the rear (east) of the property.
- The existing structurally compromised roofs and roof framing will be removed.
- The existing Historic and non-historic doors will be removed. The Historic doors have been deemed unserviceable.

- Remove any remnants of the damaged floor structure and foundation material (if extant) to accommodate the lifting of the structure two (2) feet.
- What is left of the Historic chimney will be deconstructed and replaced with a faux chimney in its current location.
- A portion of the Historic East (rear) roof form will be removed to accommodate a dormer addition.

Shed Structure:

- Removal of the Historic east wall to accommodate a connection to the Historic house.
- Removal of the non-historic doors on the south elevation.

Single-Car Garage:

- Removal and replacement of non-serviceable wood siding that is beyond repair.
- Removal and replacement of the Historic single-car garage door due to its unserviceable condition.
- Removal and replacement of Historic door and window due to their unserviceable condition.

Background:

On February 7, 2017, the Planning Department received a Historic District Design Review (HDDR) application for the property at 173 Daly Avenue. After working with the applicant on the materials for their submittal, the application was deemed complete on February 23, 2017. The Historic District Design Review (HDDR) application is currently under review and has not yet been approved, as it is dependent on HPB's Review for Disassembly/Reassembly (Panelization), Reconstruction, and Material Deconstruction.

The HPB continued this item on February 16, 2018 as the applicant had submitted additional information. There was no discussion at the meeting.

In 2009, City Council approved the Four's Company Replat creating a four (4) lot subdivision. The subject property is known as Lot 3 of the Four's Company Replat.

Figure 1: Current photographs of the site at 173 Daly Avenue.



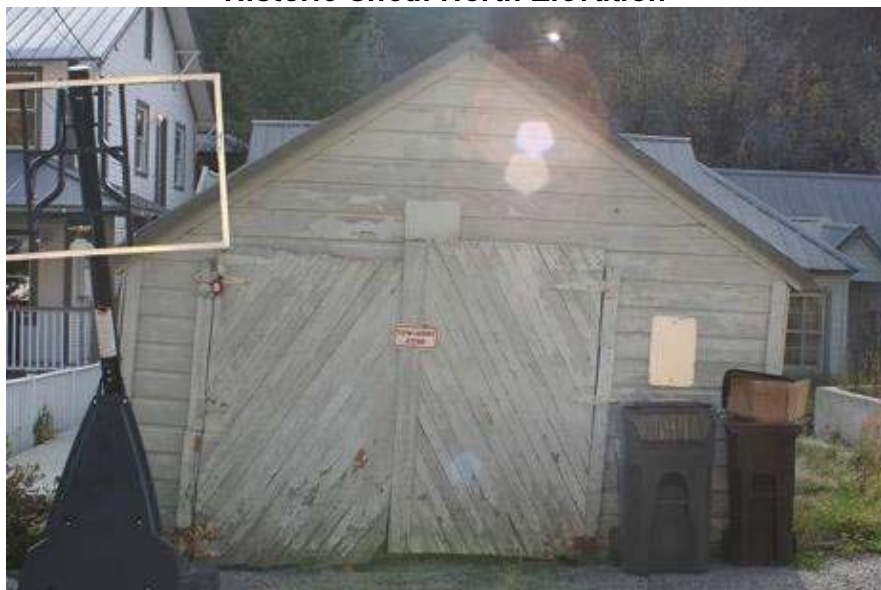
Historic House: West Elevation (northern end)



Historic House: West Elevation (southern end)



Historic Shed: North Elevation



Historic Single-Car Garage: West Elevation

173 Daly Avenue Developmental History:

173 Daly Avenue is designated as a Significant Site on the Park City Historic Sites Inventory (HSI). According to Summit County records, the house was constructed ca. 1900. According to the Park City HSI, the house is significant to the Mature Mining Era (1894-1930).

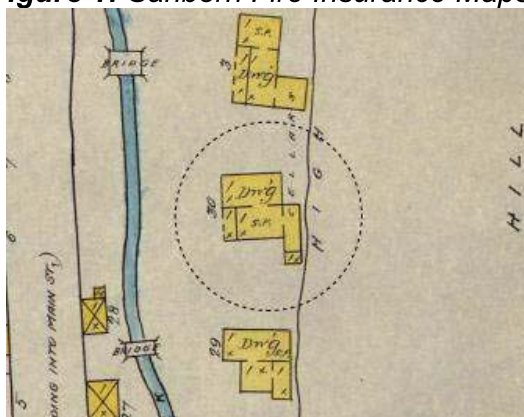
As stated in the Draft Intensive Level Survey, the house at 173 Daly Avenue has been added onto and modified numerous times. Piecemeal additions and modifications represent a common practice in Park City. The house first appeared on Sanborn Fire Insurance Map records in 1889 as a T-cottage with additional rooms to the rear (east). The T-cottage type was common in Park City around the turn of the century and featured a main rectangular volume with an intersecting cross-wing and a front porch in the angle created between the two wings. It was expanded by 1900 by filling in the porch and constructing new mass to the south. A second expansion was also completed by 1929 to create the shape seen today.

By the 1929 Sanborn Fire Insurance Map, an addition was built to the south of the original house. A porch was added to the south façade of the house to provide cover for a door that was added with the south wing, suggesting that it was probably built as a separate apartment. Census data confirms that this house was used as a duplex as late as 1930, which explains the dual front doors.

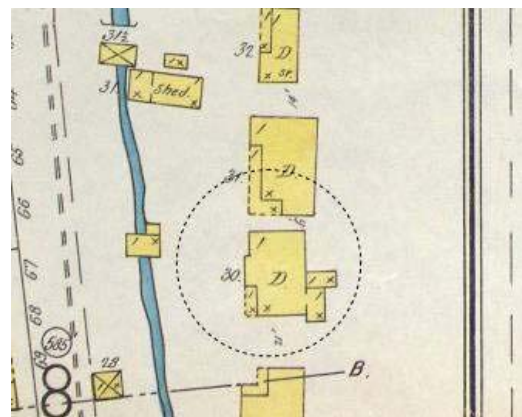
The house is similar in appearance today as it was in c. 1941 tax photograph, although it has since been re-clad in wood siding to replace the Bricktex. Paired double-hung sash windows on the west façade have been replaced with one multi-pane metal window. A similar window type was inserted into an expanded opening in the south façade where there was a double-hung sash window in the tax photo. Many of the doors have been replaced, as well, but the house retains its Historic integrity to be designated as "Significant" on the HSI.

The front yard of the house contains two outbuildings. A wood framed single-car garage fronts on Daly Avenue. With a small hinged opening, this gabled roof single-car garage is historic. A Historic shed-roofed storage building lies between the single-car garage and the house. Figure 1 identifies the Sanborn Fire Insurance Maps between 1889 and 1941. Figure 2 identifies the ca. 1941 tax photograph.

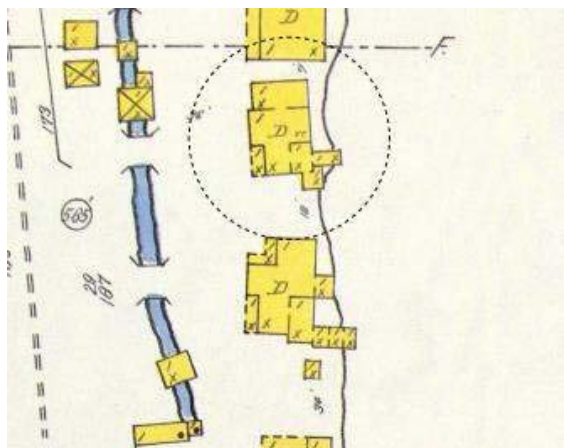
Figure 1: Sanborn Fire Insurance Maps



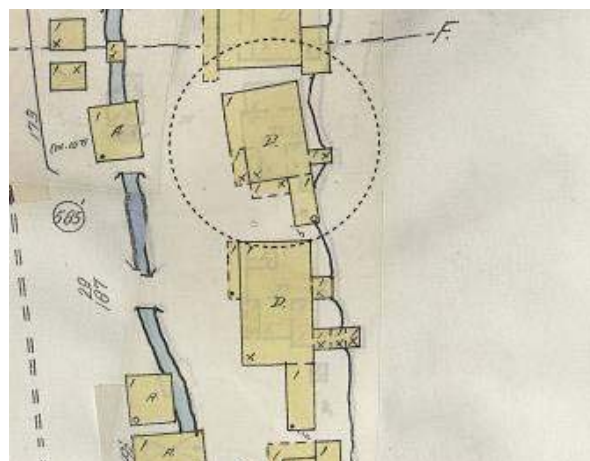
1889



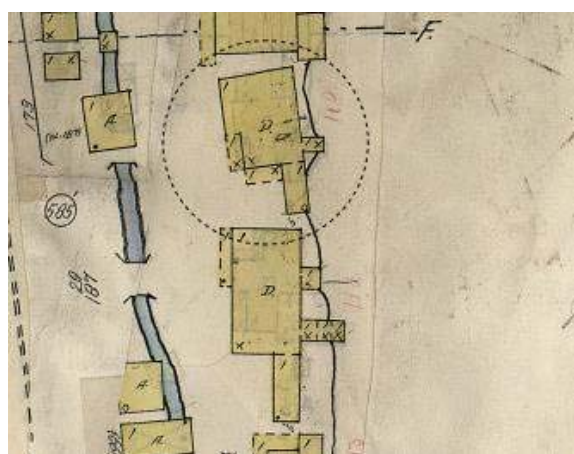
1900



1907



1929



1941

Figure 2: ca. 1941 Tax Photograph



Analysis:

The applicant is proposing Disassembly and Reassembly (Panelization), Reconstruction, and Material Deconstruction. Staff has provided analysis for each below. The analysis is based on the following sections of the Land Management Code (LMC):

- [LMC 15-11-14 Disassembly And Reassembly Of A Historic Building Or Historic Structure](#)
- [LMC 15-11-15 Reconstruction Of An Existing Historic Building Of Historic Structure](#)
- [LMC 15-11-12.5 Historic Preservation Board Review For Material Deconstruction](#)

PROPOSAL #1: Disassembly and Reassembly (Panelization)

The following Disassembly and Reassembly (**Panelization**) work is proposed at 173 Daly Avenue:

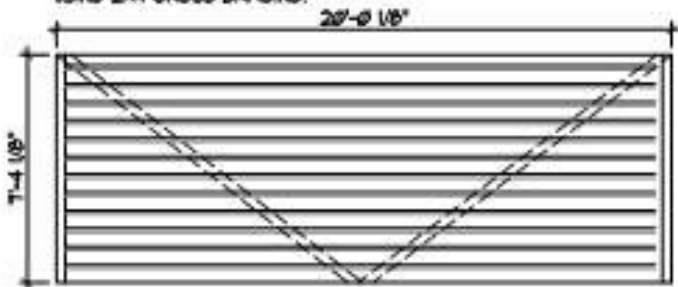
- Panelization of the west and north walls of the Historic single-car garage.

The applicant submitted a proposed plan for the Panelization of the west and north walls of the Historic single-car garage (see Figure 3). The architect identified the structural members that will be used for stabilizing the panels during removal and storage. This plan will need to be approved by the Building Department at the Building Permit stage. The complete set of plans is included in Exhibit F.

Figure 3: The architect identified the structural members that will be used for stabilizing the panels during removal and storage.

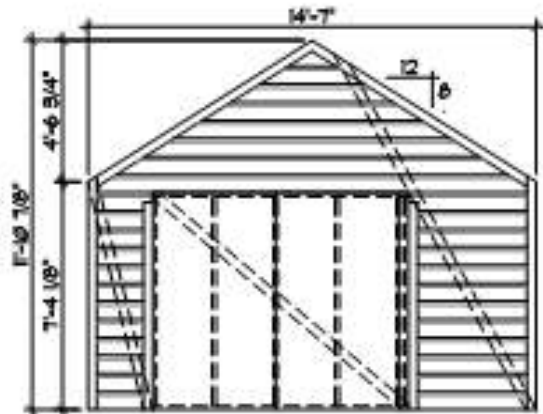
PANELIZATION NOTES

- PANEL DIMENSIONS AND CONDITIONS TO BE FIELD VERIFIED.
- EXISTING GARAGE DOOR OPENING TO BE FILLED IN WITH TEMPORARY FRAMED WALL, 2x4 @ 24" O.C. W/ 1/2" SHEATHING.
- WALLS ARE TO BE MADE SQUARE AND PLUMB THE STABILIZED USING 2x4 CROSS BRACING.



PANELIZED NORTH GARAGE WALL

1/4" = 1'-0"



PANELIZED WEST GARAGE WALL

1/4" = 1'-0"

Proposals for Disassembly and Reassembly (Panelization) are subject to Land Management Code (LMC) 15-11-14 **DISASSEMBLY AND REASSEMBLY OF A HISTORIC BUILDING OR HISTORIC STRUCTURE**. Staff has determined compliance with LMC 15-11-14 based on the following (LMC language is in **bold** and staff analysis is in *italics*):

LMC 15-11-14(A) CRITERIA FOR DISASSEMBLY AND REASSEMBLY OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON A LANDMARK SITE OR SIGNIFICANT SITE. In approving a Historic District or Historic Site design review Application involving disassembly and reassembly of the Historic Building(s) and/or Structure(s) on a Landmark Site or Significant Site, the Historic Preservation Board shall find the project complies with the following criteria:

1. **A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) cannot reasonably be moved intact; and**

Complies. *The applicant has submitted a licensed structural engineer's report indicating that all structures on the site cannot be reasonably moved intact. The licensed structural engineer's report has indicated that the west and north walls of the Historic single-car garage can be disassembled through panelization and will have no negative impact on the structural integrity or historic integrity.*

2. **At least one of the following:**

- a. **The proposed disassembly and reassembly will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or**

Not Applicable. *The structure is not currently threatened by demolition.*

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

Complies. *The Chief Building Official made a site visit with the Project Planner and Historic Preservation Planner on January 4, 2018. At that time, the Chief Building Official observed the conditions of the structures on site to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code. The Chief Building Official found that the west and north walls of the Historic single-car garage can be panelized.*

The Chief Building Official's Determination Letter has been included as Exhibit I.

- c. **The Historic Preservation Board determines, with input from the Planning Director and the Chief Building Official, that unique conditions and the quality of the Historic Preservation Plan warrant the proposed disassembly and reassembly; unique conditions include but are not limited to:**
 - (1.) **If problematic site or structural conditions preclude temporarily lifting or moving a building as a single unit; or**
 - (2.) **If the physical conditions of the existing materials prevent temporarily lifting or moving a building and the applicant has demonstrated that panelization will result in the preservation of a greater amount of historic material; or**
 - (3.) **All other alternatives have been shown to result in additional damage or loss of historic materials.**

Complies. *Staff, the Planning Director and the Chief Building Official met with the applicant in December to discuss unique conditions, including, the problematic structural conditions, the physical condition of the existing materials, and the additional report that the applicant submitted (Engineer's Report). During the meeting, staff discussed the Chief Building Official's findings for the hazardous or dangerous conditions of the structure(s), pursuant to Section 116.1 of the International Building Code. Because of the Chief Building Official's findings of a dangerous building, staff finds it apparent that there are unique conditions, specifically, the structural conditions,*

physical conditions of the existing materials, and the additional submitted report by the applicant supporting the dangerous building finding.

The Planning Director and Chief Building Official have found that unique conditions and the quality of the Historic Preservation Plan and supplemental submittals warrant the proposed panelization of the west and north walls of the Historic single-car garage.

Under all of the above criteria, the Historic Structure(s) and or Building(s) must be reassembled using the original materials that are found to be safe and/or serviceable condition in combination with new materials; and

The Building(s) and/or Structure(s) will be reassembled in their original form, location, placement, and orientation.

Complies. *The applicant has worked with staff to develop a Historically accurate set of plans for the panelization. The Structure's panels will be reassembled in their original form, location, placement, and orientation.*

Overall, Staff finds that the proposal for disassembly and reassembly (panelization) complies with LMC 15-11-14(A) CRITERIA FOR DISASSEMBLY AND REASSEMBLY OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON A LANDMARK SITE OR SIGNIFICANT SITE.

PROPOSAL #2: Reconstruction

The following **Reconstruction** work is proposed at 173 Daly Avenue:

- Reconstruction of the Historic house.
- Reconstruction of the Historic shed structure.
- Reconstruction of the east and south walls of the Historic single-car garage.

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

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

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

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

Complies. The Chief Building Official made a site visit with the Project Planner and Historic Preservation Planner on January 4, 2018. At that time, the Chief Building Official observed the conditions of the structures to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code. The structure was posted “Uninhabitable – Limited Entry” due to its general dilapidated and unsafe state on January 04, 2018. The hazardous or dangerous conditions observed included:

- Due to the lack of foundation beneath the historic house, the floor structure has slumped and has considerably rotted. This has caused the walls to buckle and settle unevenly. It is no longer safe to enter the building due to its structural instability.
- The hillside has settled across the back of the historic house, accelerating the deterioration of the wood sided walls. Moisture has entered the structure through the deteriorated floor and rotted wood siding, causing black mold throughout the interior of the house, this can be clearly seen and creates an extreme health hazard.
- Asbestos has been discovered throughout the structure furthering the need to mitigate.

Due to the structural instability of the house’s structural system, the extent of the deterioration of the original materials, as well as the health concerns, the safest approach is to reconstruct the historic structure. The same findings have been made for the Historic shed and the south and east walls of the Historic single-car garage.

The Chief Building Official’s Determination Letter has been included as Exhibit I. Staff has included the photographs in Figure 3 that detail the conditions of the interior of the Historic House. These photographs were submitted by the applicant as a part of the Physical Conditions Report (Exhibit D) and supplemental submittals.

Figure 4: Detailed conditions of the interior of the Historic House.



Rotted wall in the bathroom.



Rotted floor in kitchen against east (rear) wall.



Rotted floor in north bedroom.



Rotted floor in the south bedroom against the west wall.

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

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

The Planning Director and Chief Building Official have found that unique conditions and the quality of the Historic Preservation Plan and supplemental submittals warrant the proposed reconstruction of the Historic House, Historic shed structure, and the east and south walls of the Historic single-car garage.

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

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

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

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

Complies. *On February 7, 2017, the Planning Department received a Historic District Design Review (HDDR) application for the property at 173 Daly Avenue. The application was deemed complete on February 23, 2017. Approval of the HDDR application is dependent on the Historic Preservation Board's approval of the Disassembly/Reassembly (Panelization), Reconstruction, and Material Deconstruction.*

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

PROPOSAL #3: Material Deconstruction

The following **Material Deconstruction** work is proposed at 173 Daly Avenue:

Historic House:

- The non-historic siding will be removed.
- The existing Historic windows will be removed due to their unserviceable condition.
- An existing stack rubble wall on the east side of the building will be removed and replaced with a reinforced retaining wall to help mitigate the slope, drainage, and structural issues in the rear (east) of the property.
- The existing structurally compromised roofs and roof framing will be removed.
- The existing Historic and non-historic doors will be removed. The Historic doors have been deemed unserviceable.
- Remove any remnants of the damaged floor structure and foundation material (if extant) to accommodate the lifting of the structure two (2) feet.
- What is left of the Historic chimney will be deconstructed and replaced with a faux chimney in its current location.
- A portion of the Historic East (rear) roof form will be removed to accommodate a dormer addition.

Shed Structure:

- Removal of the Historic east wall to accommodate a connection to the Historic house.
- Removal of the non-historic doors on the south elevation.

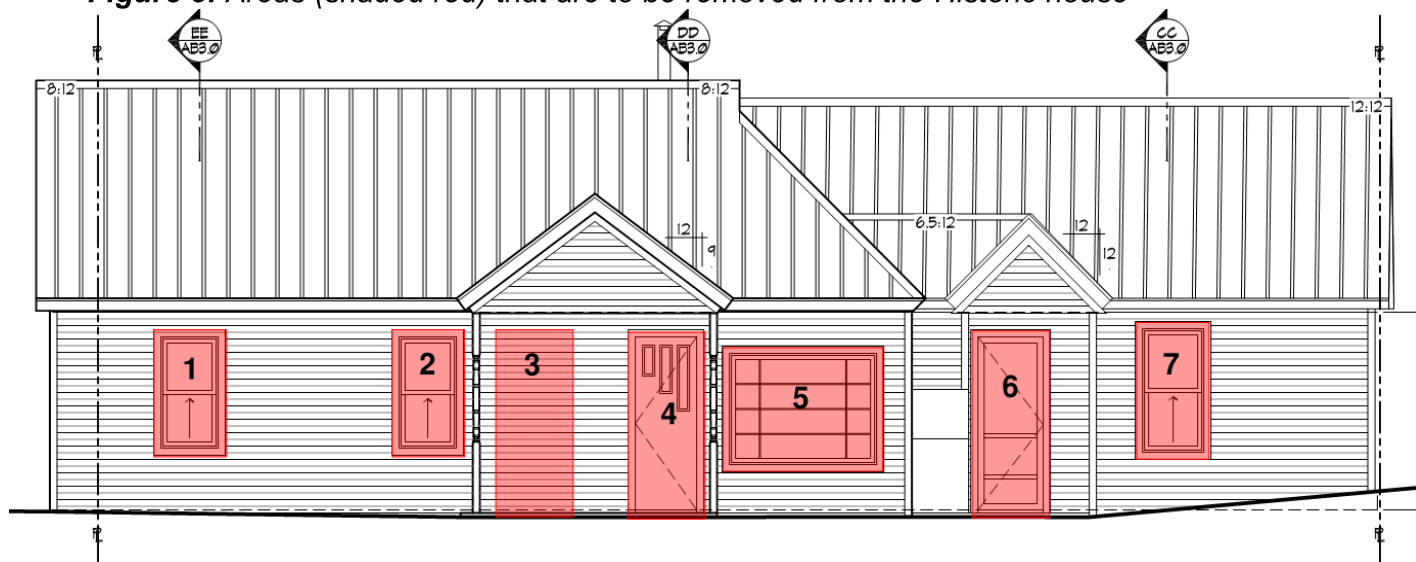
Single-Car Garage:

- Removal and replacement of non-serviceable wood siding that is beyond repair.
- Removal and replacement of the Historic single-car garage door due to its unserviceable condition.
- Removal and replacement of Historic door and window due to their unserviceable condition.

The applicant intends to replace non-historic materials with historically compatible materials. Staff has worked extensively with the applicant to identify the proper Historic materials based on physical and documentary evidence.

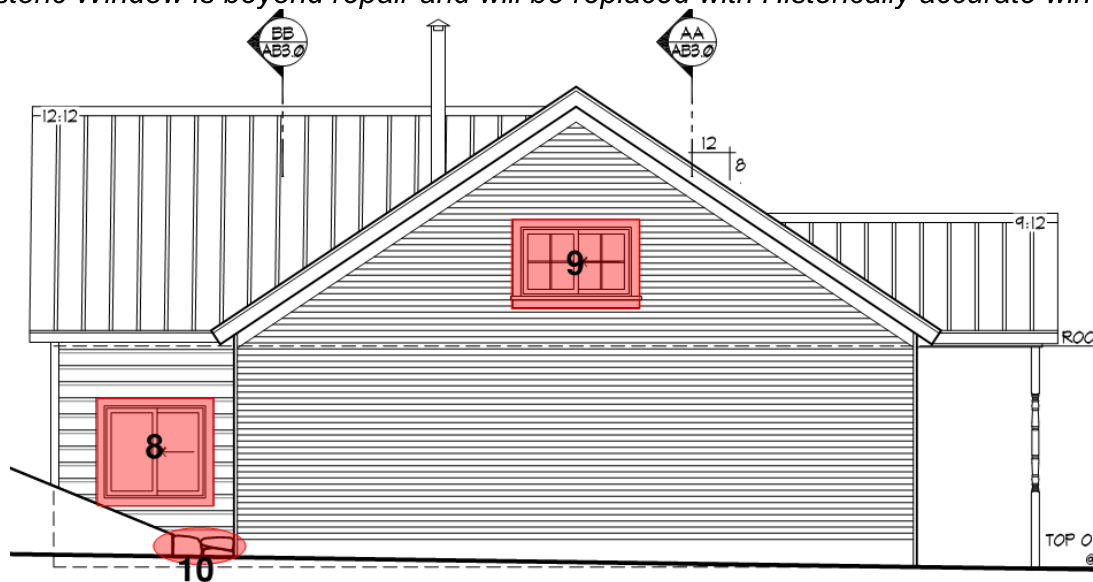
Staff finds that the removal of the proposed non-historic materials will assist in restoring the house to its Historic Form because the existing non-historic materials are incompatible and/or beyond repair. The following figures detail the areas of the structure where Material Deconstruction will occur. Staff has numbered each area to be removed and provided a brief description. Supplemental photographs have been provided where possible.

Figure 5: Areas (shaded red) that are to be removed from the Historic house



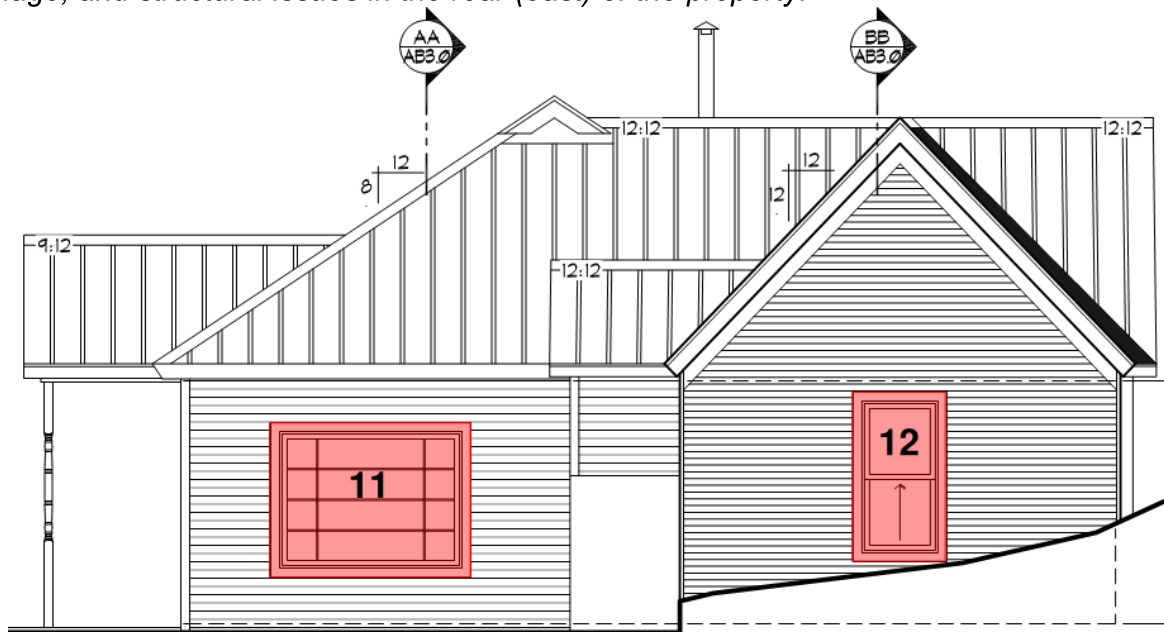
West (Front) Elevation

1. The Historic Window is beyond repair and will be replaced with Historically accurate window.
2. The Historic Window is beyond repair and will be replaced with Historically accurate window.
3. The applicant will remove the non-historic siding to accommodate the location of a Historic entrance. This will restore the Historic front entrance(s).
4. The applicant will remove the non-Historic door and replace with Historically accurate door.
5. The non-Historic window will be replaced with Historically accurate window.
6. The applicant will remove the non-Historic door and replace with Historically accurate door.
7. The Historic Window is beyond repair and will be replaced with Historically accurate window.



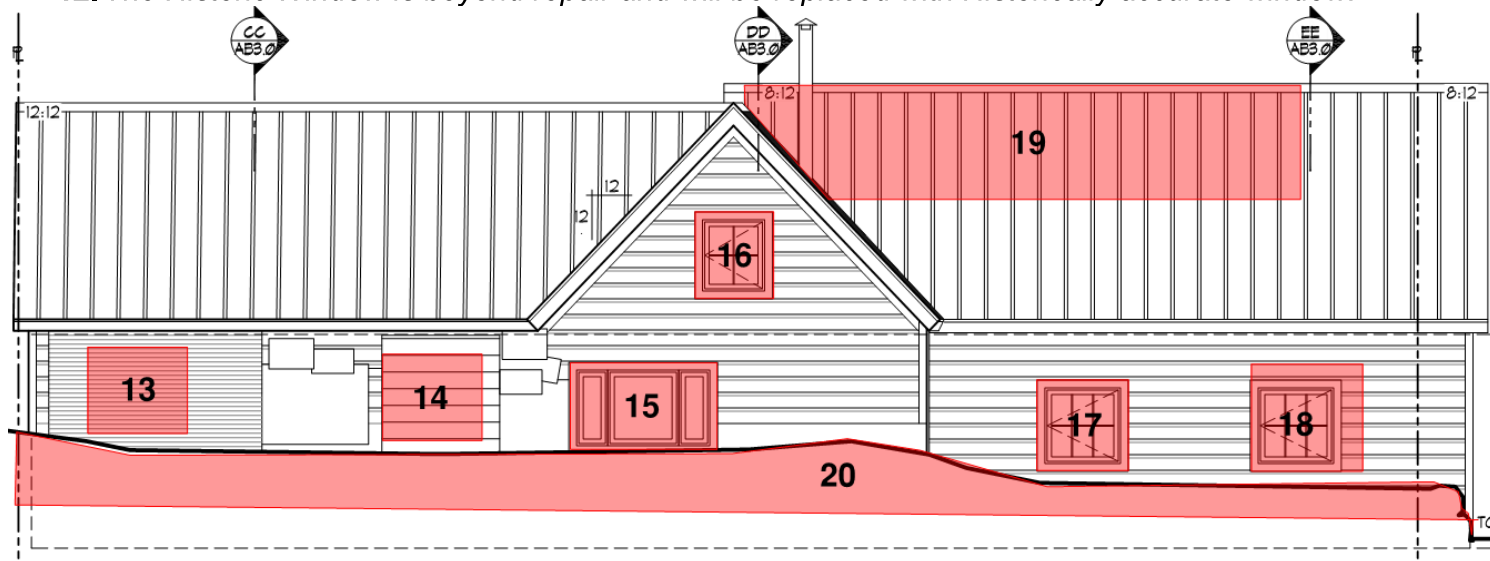
North (Side) Elevation

8. The non-Historic window will be replaced with new wood window matching the original window's materials, dimensions, etc.
9. The Historic Window is beyond repair and will be replaced with Historically accurate window.
10. The applicant will remove the rubble wall with a reinforced retaining wall to help mitigate the slope, drainage, and structural issues in the rear (east) of the property.



South (Side) Elevation

11. The non-Historic window will be replaced with Historically accurate window.
12. The Historic Window is beyond repair and will be replaced with Historically accurate window.

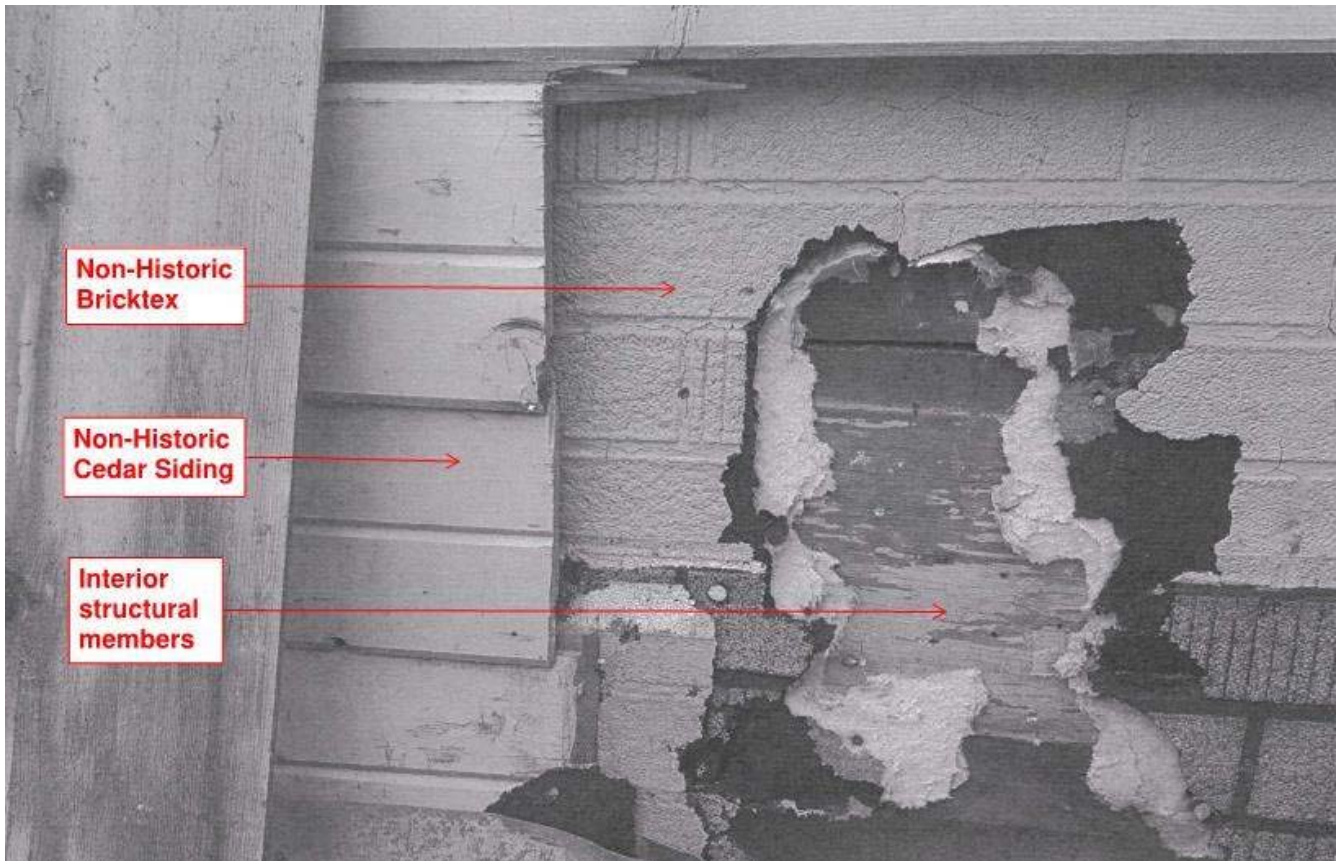


East (Rear) Elevation

13. The siding will be removed to accommodate a new window.
14. The siding will be removed to accommodate a new window.
15. The Historic Window is beyond repair and will be replaced with Historically accurate window.
16. The Historic Window is beyond repair and will be replaced with Historically accurate window.
17. The Historic Window is beyond repair and will be removed.
18. The Historic Window is beyond repair and will be replaced with Historically accurate window.

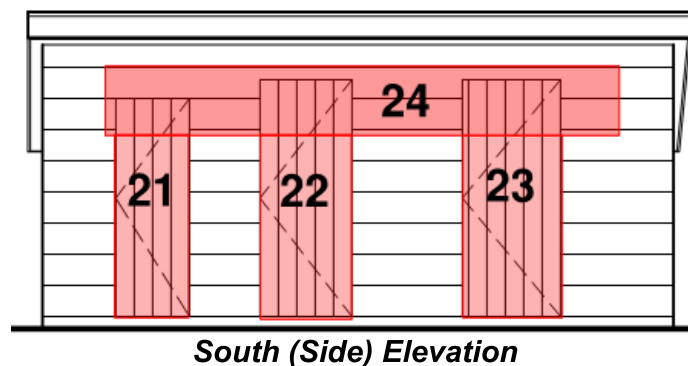
19. A portion of the East (rear) roof form will be removed to accommodate a dormer addition.
20. The applicant will remove the rubble wall with a reinforced retaining wall to help mitigate the slope, drainage, and structural issues in the rear (east) of the property.

Figure 6: Detailed photograph of the non-historic siding that is to be removed from the Historic House.

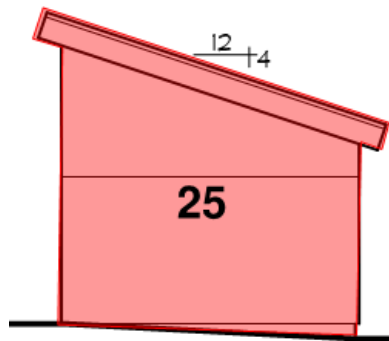


As stated previously, there is non-historic cedar horizontal wood siding with Bricktex beneath. When the Bricktex was applied to the exterior of the structure, most, if not all of the Historic wood siding was removed. Beneath the Bricktex siding is the structural members of the wall and interior wall paper. There are many areas of the Historic house where daylight is visible through the wall because of the deteriorating siding.

Figure 7: Areas (shaded red) that are to be removed from the Historic shed structure.



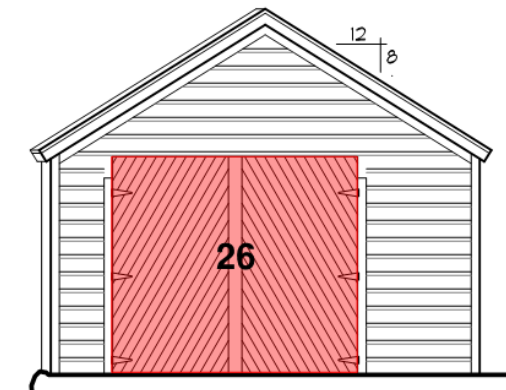
21. Non-Historic Shed Door to be removed to restore the Historic Shed to its original form.
22. Non-Historic Shed Door to be removed to restore the Historic Shed to its original form.
23. Non-Historic Shed Door to be removed to restore the Historic Shed to its original form.
24. Non-Historic siding to be removed to allow for Historically accurate windows to be restored.



East (Rear) Elevation

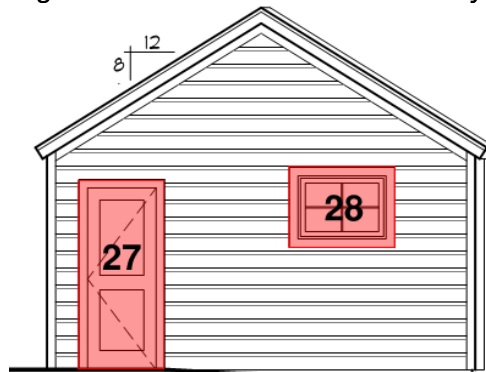
25. Non-Historic siding and trim to be removed to accommodate a connection to the Historic house.

Figure 8: Areas (shaded red) that are to be removed from the Historic Single-Car Garage.



West (Front) Elevation

26. Removal and replacement of the Historic single-car garage door. The Existing Historic single-car garage door is unserviceable and beyond repair.



East (Rear) Elevation

27. *The Historic door is beyond repair and will be replaced with Historically accurate door.*
28. *The Historic window is beyond repair and will be replaced with Historically accurate window.*

Figure 9: Detailed photograph of the non-historic siding that is to be removed from the Historic House.



Process:

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

- [LMC 15-11-14 Disassembly And Reassembly Of A Historic Building Or Historic Structure](#)
- [LMC 15-11-15 Reconstruction Of An Existing Historic Building Of Historic Structure](#)
- [LMC 15-11-12.5 Historic Preservation Board Review For Material Deconstruction](#)

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

The Applicant or any party participating in the hearing may appeal the Historic Preservation Board decision to the Board of Adjustment or City Council. Appeal requests shall be submitted to the Planning Department 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 January 2, 2018, Legal Notice of this public hearing was published in the Park Record and posted in the required public spaces. Staff sent a courtesy mailing notice to property owners within 100 feet on and posted the property on December 28, 2017.

Recommendation:

Staff recommends the Historic Preservation Board conduct a public hearing and approve the (1) Disassembly/Reassembly (Panelization) of the west and north walls of the Historic single-car garage, (2) Reconstruction of the Historic shed, Historic House, and east and south walls of the Historic single-car garage, and (3) Material Deconstruction/Repairs to the Historic House, Historic shed, and Historic single-car garage at 173 Daly Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Finding of Fact:

1. The site is located at 173 Daly Avenue in the Historic Residential (HR-1) zoning District.
2. The site has been designated as "Significant" on the City's Historic Sites Inventory (HSI) and includes a historic house, historic shed, and historic garage.
3. The house is significant to the Mature Mining Era (1894-1930).
4. On February 7, 2017, the Planning Department received a Historic District Design Review (HDDR) application for the property at 173 Daly Avenue. The application was deemed complete on February 23, 2017.
5. The HPB continued this item on February 16, 2018 as the applicant had submitted additional information. There was no discussion at the meeting.
6. In 2009, City Council approved the Four's Company Replat creating a four (4) lot subdivision. The subject property is known as Lot 3 of the Four's Company Replat.
7. The house first appeared on Sanborn Fire Insurance Map records in 1889 as a T-cottage with additional rooms to the rear (east). It was expanded to the south by 1900.
8. By the 1929 Sanborn Fire Insurance Map, an addition was built to the south of the original house. A porch was added to the south façade of the house to provide cover for a door that was added with the south wing, suggesting that it was probably built as a separate apartment.
9. Census data confirms that this house was used as a duplex as late as 1930.
10. The house is similar in appearance today as it was in c. 1941 tax photograph, although it has since been re-clad in wood siding to replace the Bricktex. Paired double-hung sash windows on the west façade have been replaced with one multi-pane metal window. The doors have been replaced, as well, but the house retains its Historic integrity.
11. The front yard of the house contains two outbuildings. A wood framed garage fronts on Daly Avenue. With a small hinged opening, this gabled roof garage is historic. A Historic shed-roofed storage building lies between the single-car garage and the house.
12. The following Disassembly and Reassembly (Panelization) work is proposed at 173 Daly Avenue:
 - Panelization of the west and north walls of the Historic single-car garage.
13. The applicant submitted a proposed plan for the Panelization of the west and north walls of the Historic single-car garage. The architect identified the structural members that will be used for stabilizing the panels during removal and storage.

This plan will need to be approved by the Building Department at the Building Permit stage.

14. The proposal for Disassembly and Reassembly of the historic garage complies with LMC 15-11-14(A)(1) as the applicant has submitted a licensed structural engineer's report indicating that the all structures on the site cannot be reasonably moved intact. The licensed structural engineer's report has indicated that the west and north walls of the Historic single-car garage can be disassembled through panelization and will have no negative impact on the structural integrity or historic integrity. The east and south walls of the Historic garage are too deteriorated to panelize and will need to be reconstructed.
15. LMC 15-11-14(A)(2)(a) is not applicable as the structures on the site are not threatened by demolition.
16. The proposal for Disassembly and Reassembly complies with LMC 15-11-14(A)(2)(b) as the Historic Building(s) and/or Structure(s) are found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code.
17. The Chief Building Official made a site visit with the Project Planner and Historic Preservation Planner on January 4, 2018. The site was posted "Uninhabitable – Limited Entry" due to its general dilapidated and unsafe state on January 04, 2018.
18. The proposal for Disassembly and Reassembly of the historic garage complies with LMC 15-11-14(A)(2)(c) because the Chief Building Official finds that the structures are dangerous buildings, therefore, staff finds it apparent that there are unique conditions, specifically, the structural conditions, physical conditions of the existing materials, and the additional submitted reports by the applicant supporting the dangerous building finding.
19. The applicant has worked with staff to develop a Historically accurate set of plans for the reconstruction and panelization to ensure the structures will be rebuilt to the same dimensions, size, and scale as the existing historic building. The Building(s) and/or Structure(s) will be reassembled in their original form, location, placement, and orientation.
20. Staff finds that the proposal for disassembly and reassembly (Panelization) of the west and north walls of the single-car garage complies with LMC 15-11-14(A) Criteria For Disassembly And Reassembly Of The Historic Building(S) And/Or Structure(s) On A Landmark Site Or Significant Site.
21. The following Reconstruction work is proposed at 173 Daly Avenue:
 - Reconstruction of the Historic house.
 - Reconstruction of the Historic shed structure.
 - Reconstruction of the east and south walls of the Historic single-car garage.
22. The proposal for Reconstruction complies with LMC 15-11-15(A)(1) as the The Chief Building Official made a site visit with the Project Planner and Historic Preservation Planner on January 4, 2018. At that time, the Chief Building Official observed the conditions of the structures to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code. The site was posted "Uninhabitable – Limited Entry" due to its general dilapidated and unsafe state on January 04, 2018. The hazardous or dangerous conditions observed included:
 - Due to the lack of foundation beneath the historic house, the floor structure has slumped and has considerably rotted. This has caused the walls to buckle and settle unevenly. It is no longer safe to enter the building due to its structural instability.

The hillside has settled across the back of the historic house, accelerating the deterioration of the wood sided walls. Moisture has entered the structure through the deteriorated floor and rotted wood siding, causing black mold throughout the interior of the house, this can be clearly seen and creates an extreme health hazard.

- Asbestos has been discovered throughout the structure furthering the need to mitigate.
23. Due to the structural instability of the house's structural system, the extent of the deterioration of the original materials, as well as the health concerns, the safest approach is to reconstruct the historic structure. The same findings have been made for the Historic shed and the south and east walls of the Historic single-car garage.
24. The proposal complies with LMC 15-11-15(A)(2) as the Chief Building Official's found the building to be dangerous. Staff finds it apparent that there are unique conditions, specifically, the structural conditions, physical conditions of the existing materials, and the additional submitted reports by the applicant supporting the dangerous building finding. The Historic Building(s) cannot be safe and/or serviceable through repair.
25. The proposal complies with LMC 15-11-15(A)(3) as the applicant has worked with staff to develop a Historically accurate set of plans for the reconstruction. The Building(s) and/or Structure(s) will be reassembled in their original form, location, placement, and orientation.
26. The proposal complies with LMC 15-11-15(B) as on February 7, 2017, the Planning Department received a Historic District Design Review (HDDR) application for the property at 173 Daly Avenue. The application was deemed complete on February 23, 2017. Approval of the HDDR application is dependent on the Historic Preservation Board's approval of the Disassembly/Reassembly (Panelization), Reconstruction, and Material Deconstruction.
27. The following Material Deconstruction work is proposed for the house at 173 Daly Avenue:
- Historic House:
- The non-historic siding will be removed.
 - The existing Historic windows will be removed due to their unserviceable condition.
 - An existing stack rubble wall on the east side of the building will be removed and replaced with a reinforced retaining wall to help mitigate the slope, drainage, and structural issues in the rear (east) of the property.
 - The existing structurally compromised roofs and roof framing will be removed.
 - The existing Historic and non-historic doors will be removed. The Historic doors have been deemed unserviceable.
 - Remove any remnants of the damaged floor structure and foundation material (if extant) to accommodate the lifting of the structure two (2) feet.
 - What is left of the Historic chimney will be deconstructed and replaced with a faux chimney in its current location.
 - A portion of the Historic East (rear) roof form will be removed to accommodate a dormer addition.
- Shed Structure:
- Removal of the Historic east wall to accommodate a connection to the Historic house.
 - Removal of the non-historic doors on the south elevation.

Single-Car Garage:

- Removal and replacement of non-serviceable wood siding that is beyond repair.
 - Removal and replacement of the Historic single-car garage door due to its unserviceable condition.
 - Removal and replacement of Historic door and window due to their unserviceable condition.
28. Staff finds that the removal of the proposed non-historic materials will assist in restoring the house to its Historic Form because the existing non-historic materials are incompatible and/or beyond repair.
29. Staff finds that the removal of the proposed non-historic materials will assist in restoring the house to its Historic Form because the existing non-historic materials are incompatible and/or beyond repair.
30. On January 2, 2018, Legal Notice of this public hearing was published in the Park Record and posted in the required public spaces. Staff sent a mailing notice to property owners within 100 feet on and posted the property on December 28, 2017.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to the HR-1 District and regarding material deconstruction.
2. The proposal complies with Land Management Code 15-11-12.5 Historic Preservation Board Review For Material Deconstruction
3. The proposal complies with Land Management Code 15-11-14 Disassembly And Reassembly Of A Historic Building Or Historic Structure
4. The proposal complies with Land Management Code 15-11-15 Reconstruction Of An Existing Historic Building Of Historic Structure

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on January 17, 2018. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
2. Where the historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing historic materials, the applicant shall demonstrate to the Planning Director and Project Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No historic materials may be disposed of prior to advance approval by the Planning Director and Project Planner.
3. Any deviation from approved Material Deconstruction scope of work will require review by the Historic Preservation Board.
4. The applicant shall salvage and reuse any and all serviceable Historic Materials. The applicant shall demonstrate the severity of deterioration or existence of defects by showing the Planning Department that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition prior to disposal.
5. The applicant shall make an effort to salvage and reuse the bricks from the existing historic brick chimney for its reconstruction. If this is not possible, the new bricks used

to construct the historic chimney shall match the originals in all respects: design, dimension, texture, material, and finish.

6. As the house is deconstructed, the applicant shall identify and analyze different siding profiles to determine the original siding profile. The applicant shall work with the Planning Department to approve determination of the original siding material. The applicant shall salvage and reuse any original siding materials that can be made safe and/or serviceable through repair.
7. Where the severity of deterioration or existence of material defects requires replacement, the new wood siding materials shall match the original in design, dimension, texture, material, and finish. The applicant shall demonstrate the severity of deterioration or existence of defects by showing the Planning Department that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.
8. The new windows on the historic house shall be wood, double-hung windows consistent with what existed historically.
9. The chevron-pattern panel garage door is a character-defining feature of this historic garage. As part of its reconstruction, the new garage door shall match the original in all respects: scale, dimension, texture, profile, material, and finish.
10. The new window on the historic garage shall be wood and match the existing in all respects: scale, dimension, texture, profile, material, and finish.
11. The Project Planner, the Historic Preservation Planner and the Chief Building Official will conduct a site visit during course of construction to inspect the storage of the panels.
12. Prior to approval of the Historic District Design Review application, the applicant shall submit a site plan identifying the storage location of the Historic single-car garage panels.
13. The applicant shall make an effort to remove the bottom portion of the garage siding where rot has occurred to preserve the remainder of the historic boards.

Exhibits:

Exhibit A – HPB Demolition Review Checklist

Exhibit B – Intensive Level Survey Form

Exhibit C – Park City Historic Sites Inventory (HSI) Form

Exhibit D – Historic District Design Review Physical Conditions Report

Exhibit E – Historic District Design Review Historic Preservation Plan

Exhibit F – Historic District Design Review Plans

Exhibit G – Mold Report

Exhibit H – Structural Engineer's Report

Exhibit I – Chief Building Official IBC Section 116.1 Dangerous Building Determination

Exhibit A: HPB Demolition Review Checklist

Historic Preservation Board Material Deconstruction Review Checklist:

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

Exhibit B
Intensive Level Survey Form

HISTORIC SITE FORM

UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

1 IDENTIFICATION

Name of Property: **Tim Holland House**

Address: **173 Daly Avenue**

Twnshp Range Section:

City, County: **Park City, Summit, Utah**

UTM:

Current Owner Name: **Glenn Arvil Price**

USGS Map Name & Date: **Park City East**

Current Owner Address: **PO Box 214**

Quad/2011

Park City, UT 84060-0214

Tax Number: **PC-622**

Legal Description (include acreage): **see continuation sheet**

2 STATUS/USE

Property Category

☒ building(s)

☐ structure

☐ site

☐ object

Evaluation

☐ eligible/contributing

☒ ineligible/non-contributing

☐ out-of-period

Use

Original Use: **single dwelling**

Current Use: **single dwelling**

3 DOCUMENTATION

Photos: Dates

☒ digital: **Nov. 2013 (3)**

☒ prints: **1940s, 1995, 2006 (2)**

☐ historic:

Drawings and Plans

☐ measured floor plans

☐ site sketch map

☐ Historic American Bldg. Survey

☐ original plans available at:

☐ other:

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

☒ abstract of title

☒ tax card & photo

☐ building permit

☐ sewer permit

☒ Sanborn Maps

☐ obituary index

☐ city directories/gazetteers

☒ census records

☐ biographical encyclopedias

☒ newspapers

☒ city/county histories

☐ personal interviews

☐ USHS History Research Center

☒ USHS Preservation Files

☐ USHS Architects File

☐ LDS Family History Library

☒ local library: **Park City Museum**

☐ university library(ies):

Bibliographical References (books, articles, interviews, etc.)

Attach copies of all research notes, title searches, obituaries, and so forth.

Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.

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.

Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.

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

Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.

Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.

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

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: **other residential type** *No. Stories:* **2**
Foundation Material: **not verified** *Wall Material(s):* **drop-novelty wood siding**
Additions: none minor ☒ major (describe below) *Alterations:* none ☒ minor major (describe below)
Number of associated outbuildings 2 *and/or structures* 0.

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.

This house has been added onto and modified numerous times, and in its current state does not represent one of the three main house types typically found in Park City. Piecemeal additions and modifications represent a common practice in Park City housing, however, so the historical value of the house should not be dismissed simply because it is not a “pure” example of a specific type. Instead, it can be seen as a valuable example of a house being modified to match changing spatial needs and tastes over time. Furthermore, the house reached its current appearance during the historic period. The house first appeared on Sanborn map records in 1900 as a T-cottage with additional rooms to the rear (east). The T-cottage type was common in Park City around the turn of the century and featured a main rectangular volume with an intersecting cross-wing and a front porch in the angle created between the two wings. By the 1929 Sanborn, an addition was built to the south of the original house. A porch was added to the south façade of the house to provide cover for a door that was added with the south wing, suggesting that it was probably built as a separate apartment. Census data confirms that this house was used as a duplex as late as 1930, which explains the dual front doors.

The house is similar in appearance today as it was in a c. 1941 tax photograph, although it has since been reclad in wood siding to replace the 1940s faux brick. Paired double-hung sash windows on the west façade have been replaced with one multi-pane metal window. A similar window type was inserted into an expanded opening in the south façade where there was a double-hung sash window in the tax photo. The doors have been replaced, as well, but the house generally retains its historic appearance and integrity. It is not consistent with other housing types in Park City, but it was used as a miner’s residence and is a good example of an alternative living situation in a duplex. The cumulative formal and material changes have diminished its historic value.

The front yard of the house contains two outbuildings, although the historic integrity of these structures is unknown. A wood framed garage fronts on Daly Avenue. With a small hinged opening, this gabled roof garage appears historic, although it is oriented differently than a garage depicted on the 1929 Sanborn map. A shed-roofed storage building lies between the garage and the house, which also appears historic. A similar structure appears on the left side of the 1941 tax photo, although that shed contained windows on the south façade. Without further research, it should be assumed that both of the outbuildings were constructed in the historic period and are, therefore, of historic value.

5 HISTORY

Architect/Builder: **unknown** *Date of Construction:* **c. 1900**

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing). (see instructions for details)

☐ Agriculture	☐ Economics	☒ Industry	☐ Politics/ Government
☐ Architecture	☐ Education	☐ Invention	☐ Religion
☐ Archeology	☐ Engineering	☐ Landscape	☐ Science
☐ Art	☐ Entertainment/ Recreation	☐ Architecture	☐ Social History
☐ Commerce	☐ Ethnic Heritage	☐ Law	☐ Transportation
☐ Communications	☐ Exploration/ Settlement	☐ Literature	☒ Other: Mining
☐ Community Planning & Development	☐ Health/Medicine	☐ Maritime History	
☐ Conservation		☐ Military	
		☐ Performing Arts	

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

Conveniently located between downtown and the Ontario Mining Company mines, Empire Canyon was settled by miners starting in the early days of Park City. Many of the houses on Daly Avenue were built during this initial building boom, but the land was legally owned by the Townsite Company into the 1910s. This situation, which makes it difficult to determine early owners through a title search, was caused by the reluctance of many Parkites to accept the authority of the Townsite

Company in acquiring land that had been previously improved. The confusion over the parcels was exacerbated further over the death of Townsite Company trustees W. Mont. Ferry and David McLaughlin and lawsuits over their estates. W.I. Snyder was trusted with the job of disbursing these parcels to their individual owners, many of whom had been squatting for decades and had legitimate claims to property rights. Snyder undertook this task in 1916, and this property was transferred to Timothy Holland, its first individual owner, in that year.

Holland probably lived in this house for some time before it was legally deeded to him in 1916, although it is difficult to determine how long he had been there. Like most of his neighbors in Empire Canyon, Holland was a miner who had emigrated from Europe. Born in 1887 in Castledown, Ireland, he came to America in the early 1910s and lived until 1932, when Holland succumbed to miner's consumption.¹

Holland sold the house in 1924 to Gregorio Molin, who sold it to Carl Hleber the following year. Hleber owned the house until 1928, when it was sold to John Kikel. The 1930 census showed Kikel, a miner born in Yugoslavia, living in the house with wife Mary and eight children. The addition had been completed by this time, and Colorado-born miner John Miklich was living in the south apartment with his wife Mary and daughter.

Kikel sold the house in 1940 to George Hill, who rented it out. The census of that year shows Utah native and miner George Hunt renting the main house with his wife Marlene and German miner William Beckendorf renting the apartment with his wife Pearl. The house has been owned by Glenn Price since 1947.

¹ "Tim Holland Dies," *Park Record*, March 25, 1932.

Legal Description (include acreage): **ALL OF THE E 1/2 OF THE S 14 FT OF LOT 28, & ALL OF THE E 1/2 OF LOT 29, & ALL OF THE E 1/2 OF THE N 12 FT OF LOT 30, BLK 73, PARK CITY SURVEY OF THE BUILDING LOTS, OR ANY SUCH OTHER DESIGNATION AS MAY BE DESIGNATED FOR THE PARK CITY SURVEY OF BUILDING LOTS CONT 0.06 ACRES & ALL OF THE W 1/2 OF THE S 14 FT OF LOT 28 & ALL OF THE W 1/2 OF LOT 29, & THE W 1/2 OF THE N 12 FT OF LOT 30, BLK 73, MILLSITE ADDITION TO PARK CITY CONT 0.06 ACRES TOTAL 0.12 ACRES RWD-234 IQCD-579 M175-720 M176-525 M179-373 M246-256**



173 Daly Avenue. Southwest oblique. November 2013.



173 Daly Avenue. West elevation. November 2013.



173 Daly Avenue. Northwest oblique. November 2013.

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 173 Daly Avenue

City: Park City, UT

Current Owner: Glenn Arvil Price

Address: (see historic site form for address)

Tax Number: PC-622

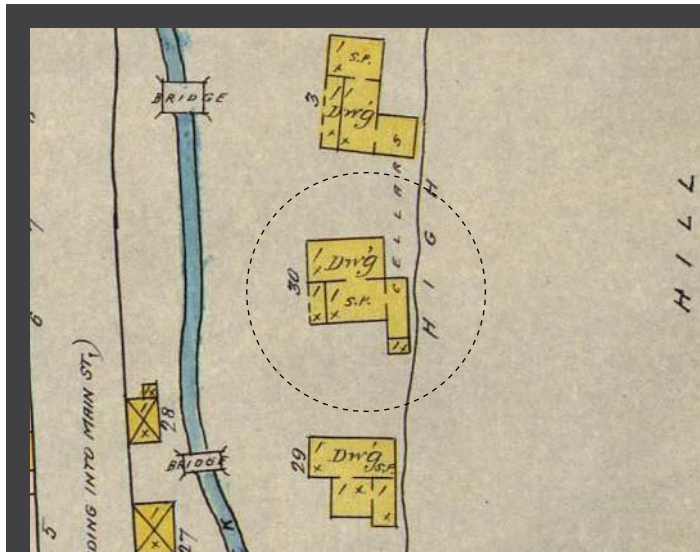
Legal Description (include acreage): L2 Four's Company Replat Sub., replatted 1/5/2010
(PC Millsite BK 73 S14ft. L28, L29, N12ft. L30)
(see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
12/20/1909	W.M. Ferry et al	H.M. McLaughlin et al	Decree		[L 1-6, 8-33]
5/5/1916	W.I. Snyder	Timothy Holland	W.D.		"S14ft. 28, 29, N.12ft. 30" [rest of form]
9/7/1924	Timothy Holland, et ux	Gregorio Molin	W.D.		
4/7/1925	Gregorio Molin, et ux	Carl Hleber	W.D.		
8/28/1928	Carl Hleber	John Kikel	W.D.		
2/5/1940	John Kikel, et ux	George Hill	W.D.		
4/5/1947	George H. Hill	Glenn Price	Q.C.D.		

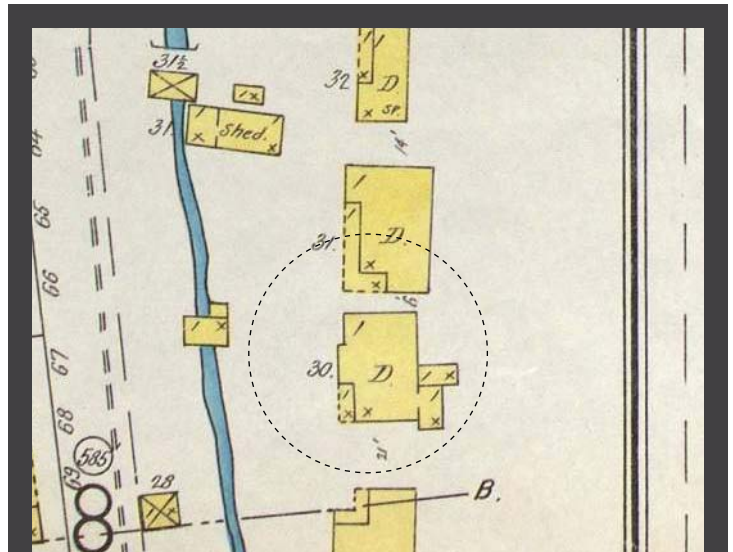
Researcher: John Ewanowski, CRSA Architecture

Date: 3/26/2014

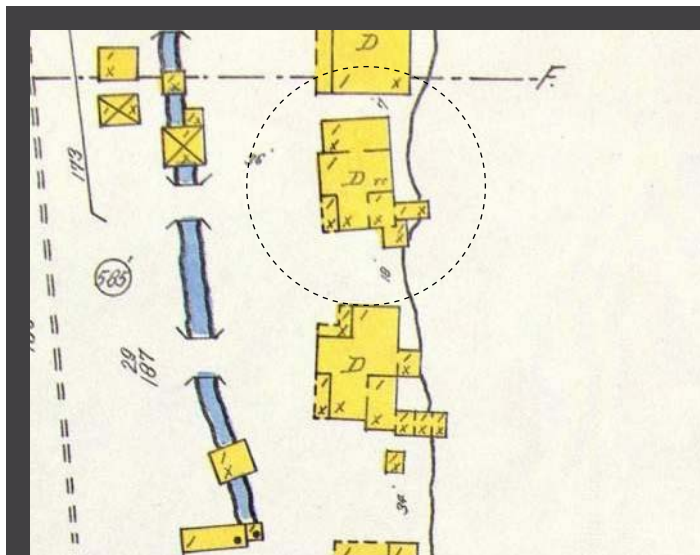
173 Daly Avenue, Park City, Summit County, Utah
 Intensive Level Survey—Sanborn Map history



1889



1900



1907



1929



HPB Packet 2.7.18

1941

Tim Holland Dies

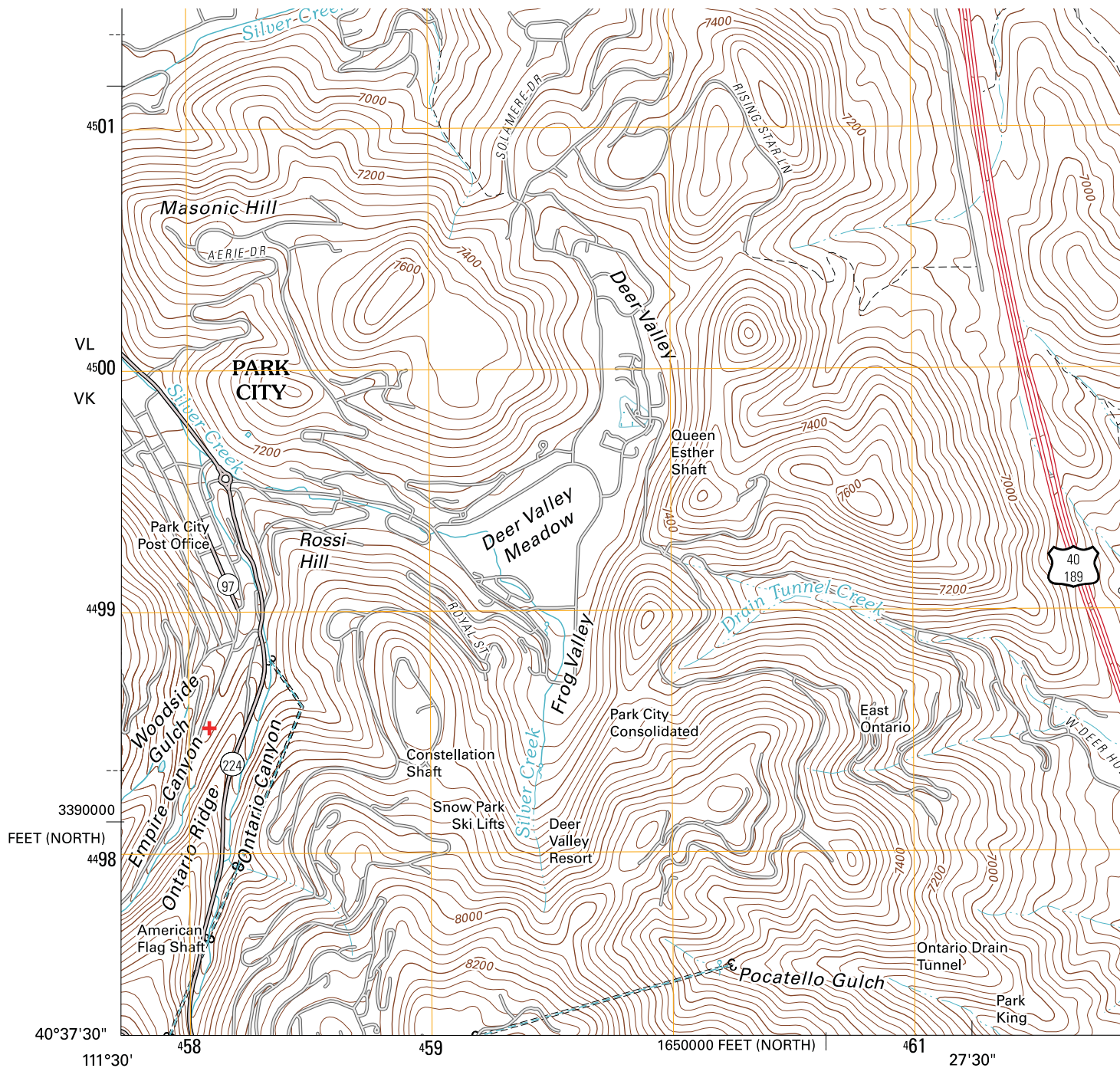
At his room at the Silver King Coalition yesterday, Timothy J. Holland, a well known miner who for the past twenty years had made his home in this city, passed on, after a long, lingering illness with miners consumption. He was forty-three years of age, being born in Castle-down, Ireland, on May 20, 1887.

He is survived by two brothers residing in Boston, Massachusetts, and a brother and sister in Ireland. Funeral arrangements are awaiting word from the relatives.

Park Record, 3/25/1932

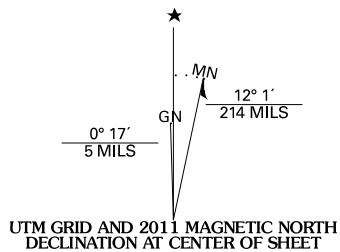


c. 1941 (Summit County)



Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84). Projection and
 1 000-meter grid: Universal Transverse Mercator, Zone 12T
 10 000-foot ticks: Utah Coordinate System of 1983
 (north and central zones)

Imagery.....NAIP, July 2009 - August 2009
 Roads.....©2006-2010 Tele Atlas
 Names.....GNIS, 2009
 Hydrography.....National Hydrography Dataset, 2009
 Contours.....National Elevation Dataset, 2008



U.S. National Grid	
100,000-m Square ID	
VL	4500
VK	
Grid Zone Designation	
12T	

Exhibit C
Park City Historic Sites Inventory (HSI) Form

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 173 DALY AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-622

Current Owner Name: PRICE EVELYN & GLEN ARVIL (JT)

Parent Parcel(s):

Current Owner Address: PO BOX 66, PARK CITY, UT 84060-0066

Legal Description (include acreage): ALL OF THE E 1/2 OF THE S 14 FT OF LOT 28, & ALL OF THE E 1/2 OF LOT 29, & ALL OF THE E 1/2 OF THE N 12 FT OF LOT 30, BLK 73, PARK CITY SURVEY OF THE BUILDING LOTS, OR ANY SUCH OTHER DESIGNATION AS MAY BE DESIGNATED FOR THE PARK CITY SURVEY OF BUILDING LOTS CONT 0.06 ACRES & ALL OF THE W 1/2 OF THE S 14 FT OF LOT 28 & ALL OF THE W 1/2 OF LOT 29, & THE W 1/2 OF THE N 12 FT OF LOT 30, BLK 73, MILLSITE ADDITION TO PARK CITY CONT 0.06 ACRES; TOTAL 0.12 AC

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:
- ☐ 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

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

Building Type and/or Style: Other residential 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), # __1__ ; ☐ 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: Not visible and therefore its material cannot be verified

Walls: Possible drop-novelty wood siding (unable to fully determine based on photos alone)

Roof: Metal

Windows: Single hung, picture window with horizontal muntins

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): Layout of structure retains its basic form and shape from its earliest tax photo indications up to 2006 photo. Evidence of continual alterations in placements and styles of doors and windows to the front elevation, although porch locations remain intact in original positions. A peculiar derivation of building types for this area, but complimentary to era as well. Materials are greatest evidence of change over time, as seen with shingle to metal roofing, and brick-text to wood siding, when comparing tax photo to later photographic evidence.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): Narrow building lot with structure fairly recessed from city roadway on the property. One car garage structure faces immediate roadway access on left side of front elevation, with a two-car width paved section on the immediate right of front elevation facing the roadway, built up with a slight retaining wall facing the structure to adjust for the grading slope. A small paved walkway and grass area between parking areas and recessed building. Building lot is on fairly flat terrain with a steep hilly slope rising directly behind the property line. Accessory building/garage placement on left of front elevation appears to have been an evident reoccurring feature in even the earliest tax photo.

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.): Although not a commonly identified house type, the scale and stylized shaping of this building is in compliance with the era and sentiment of residential structures typically found within a mining community; 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. 1910¹

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: West elevation (primary façade). Camera facing east, 2006.

Photo No. 2: Southwest oblique accessory building. Camera facing northeast, 2006.

Photo No. 3: West elevation(primary façade) partial. Camera facing east, 1995.

Photo No. 4: West elevation (primary façade). Camera facing east, tax photo.

¹ Based on Summit County Recorder; structure does not appear on 1907 Sanborn Insurance Map.

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
1	x x		1351	\$	\$ 2270
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition Good

Description of Building	Add	Deduct
Foundation—Stone Conc. None ☒		170
Ext. Walls <u>BRICK TEX.</u>		
Insulated—Floors Walls Cigs.		
Roof—Type <u>GAB</u> Mat. <u>AT. S/H</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>50 @ 1.00 50</u>		
Rear <u>20 @ 1.00 20</u>		
Cellar—Basin't $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>No.</u>		40
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. Unfin.		
Plumbing— Class <u>Tub</u> Trays Basin <u>Sink</u> Toilet Urns <u>Ftns.</u> Shr. Dishwasher Garbage Disp.	245	
Heat—Stove <u>H. A.</u> Steam S. Blr. Oil Gas Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— Hd. Wd. <u>Fir.</u> Floors— Hd. Wd. <u>Fir.</u> Conc.		
Cabinets Mantels		
Tile— Walls Wainscot. Floors		
Lighting—Lamp Drops <u>Fix.</u>		
<u>PLYWOOD LINED</u>	<u>Val.</u>	

Total Additions and Deductions 315 210 2270
 Net Additions or Deductions 210 + 105

AV 33 Age Yrs. by Est. Owner **REPRODUCTION VALUE** \$ 2375
Tenant Depr. 1-2-3-4-5-6 46/54 % \$ 1282
Neighbors Reproduction Val. Minus Depr. \$ 1282
Records

Remodeled Est. Cost _____ Remodeling Inc. _____ %
 Garage—S 8 C 1 Depr. 2% 3% _____
 Cars _____ Walls SID. _____
 Roof T.P. Size 14 x 18 Age 1947 _____
 Floor DIRT Cost 138/79 Depreciated Value Garage \$ 109

Remarks AV AGE RECORDED **Total Building Value** \$ _____
ON OLD CARD 25 YRS (1941)

RECORD OF ASSESSMENT OF IMPROVEMENTS

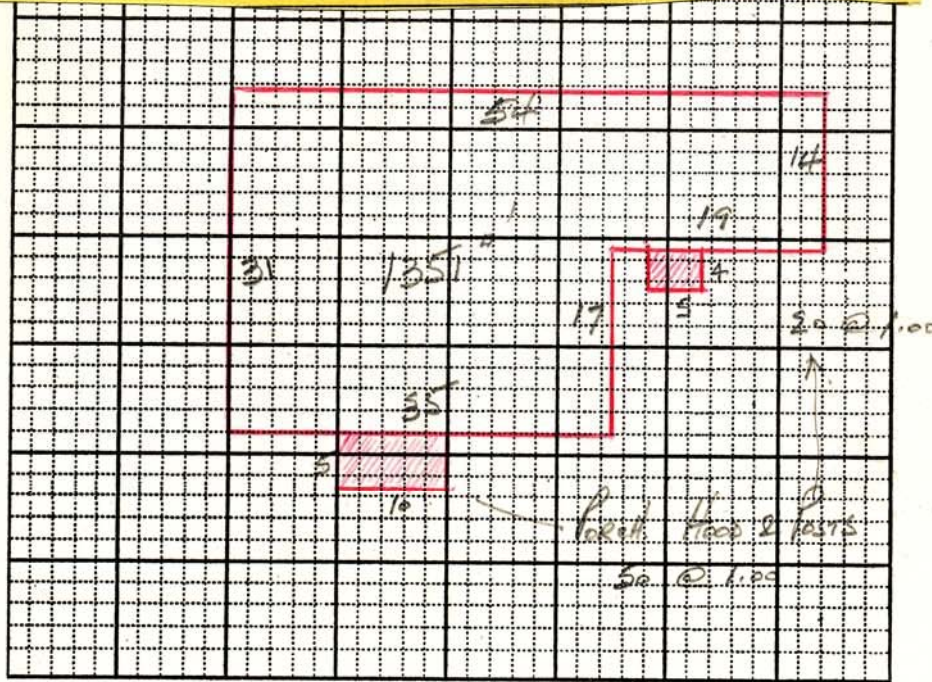
PC 622

Summit COUNTY SERIAL NO. # 23

OWNER'S NAME Hill, George & Helen Hill

OWNER'S ADDRESS park city

LOCATION Part of lots 28 & 29, Blk 73, Mill site.



OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				

Serial No. PC 622

Location Block 73 Millsite P4 Lots 28+29
 Kind of Bldg. RES St. No. 173 Daly Ave.
 Class 3 Type 1 2 3 4. Cost \$ 2297 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
<u>1</u>	<u>x x</u>		<u>1351</u>		\$ <u>2297</u>
	<u>x x</u>				
	<u>x x</u>				

Gar.—Carport x Flr. Walls Cl. —

Description of Buildings	Additions
Foundation—Stone <u>—</u> Conc. <u>—</u> None <u>✓</u>	
Ext. Walls <u>Bricktex on Siding</u>	
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>—</u>	
Roof Type <u>Gab.</u> Mtl. <u>Pat.</u>	
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>5x10</u> @ <u>80</u>	<u>40</u>
Rear <u>—</u> @ <u>—</u>	
Porch <u>4x11</u> @ <u>80</u>	<u>16</u>
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>	
Basement Entr. <u>—</u> @ <u>—</u>	
Planters <u>—</u> @ <u>—</u>	
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full <u>—</u> Floor <u>—</u>	
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Plumbing { Class <u>1</u> Tub <u>1</u> Trays <u>—</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u> Dishwasher <u>—</u> Garbage Disp. <u>—</u>	<u>350</u>
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	<u>406</u>

Year Built <u>1949-33</u>	Avg. Age <u>42</u>	Current Value	\$ <u>2703</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Commission Adj. %	
		Bldg. Value	
		Depr. Col. (1) 2 3 4 5 6 <u>45</u> %	
Remodel Year <u>—</u> Est. Cost <u>—</u>		Current Value Minus Depr.	\$ <u>1216</u>
Garage—Class <u>1</u> Depr. 2% 3% <u>3%</u> Carport—Factor <u>—</u>			
Cars <u>1</u> Floor <u>Wood</u> Walls <u>Sid</u> Roof <u>TP</u> Doors <u>1</u>			
Size— <u>14</u> x <u>18</u> Age <u>1942</u> Cost <u>163</u> x <u>52</u> %			<u>85</u>
Other <u>—</u>			

Total Building Value

\$

Appraised 5-13- 1958 By 1302

PC 622
Serial Number

OF
Card Number

Owners Name

Geo Hill

Location

lot 28, 29 m S B R 73

Kind of Bldg.

Rdw

St. No.

173 Daly Ave

Class

2

Type 1 2 3 4

Cost \$

3551

X

%

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1351		\$ 31556	\$
	x x				
	x x				

Att. Gar.—C.P. x Flr. Walls Cl.

Description of Buildings

Additions

Additions

Foundation—Stone Conc. Sills ✓

Ext. Walls Brick on Frame

Roof Type Gable Mtl. RR + Metal

Dormers—Small Med. Large

Bays—Small Med Large

Porches—Front (2) 78 @ 100 78

Rear @

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. Sfr. Shr. St. O.T.

Dishwasher Garbage Disp. 550

Heat—Stove H.A. FA HW Stkr Elec.

Oil Gas Coal Pipeless Radiant 461

Air Cond. — Full Zone

Finish—Fir. Hd. Wd. Panel

Floor—Fir. Hd. Wd. Other

Cabinets Mantels

Tile—Walls Wainscot Floors

Storm Sash—Wood D. S.; Metal D. 2 S. 2 60

Awnings — Metal Fiberglass

Total Additions

1149

Year Built 1916

Avg. 1921

Replacement Cost

4700

1964

Age 2.

Obsolescence

Inf. by { Owner - Tenant -
Neighbor - Record - Est.

Adj. Bld. Value

Conv. Factor

x.47

Replacement Cost—1940 Base

Depreciation Column 2 3 4 5 6

1940 Base Cost, Less Depreciation

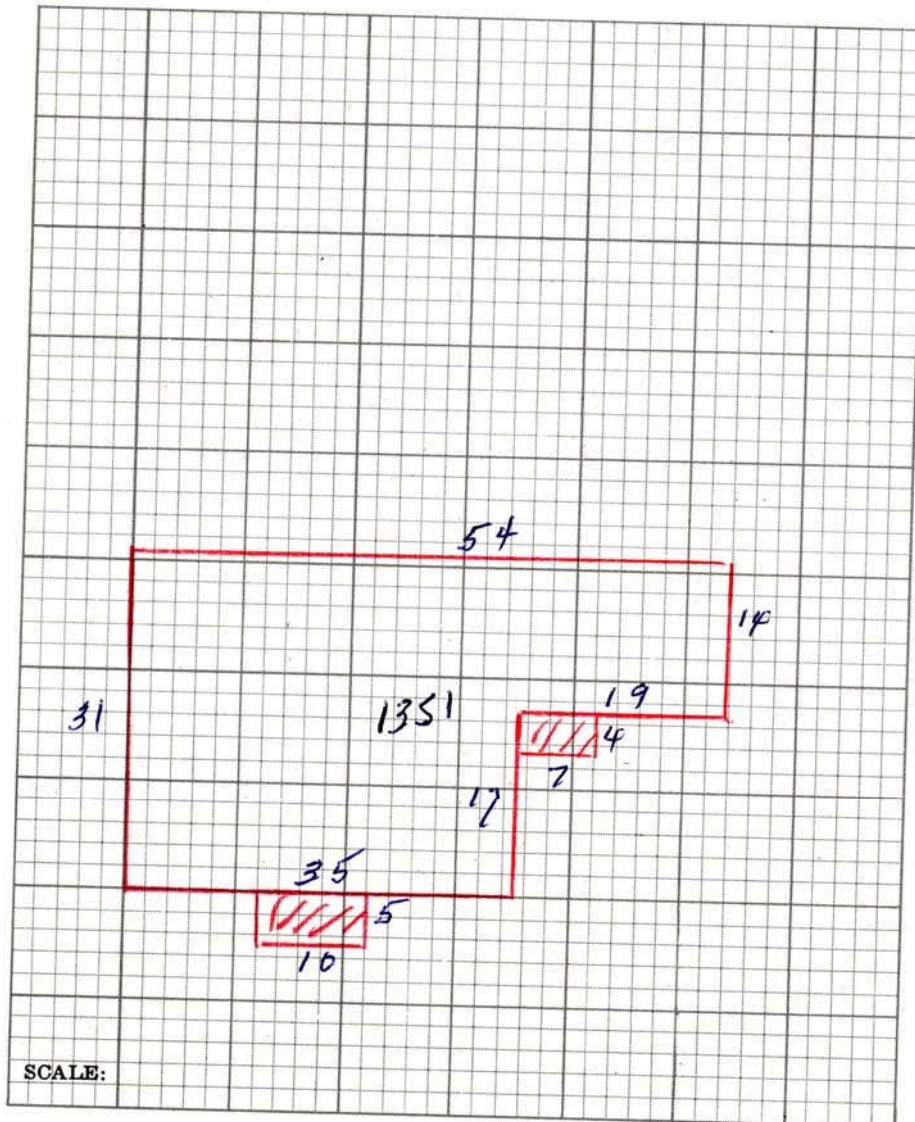
Total Value from reverse side

Garage + Shed

1388

Total Building Value

\$



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
Shed wood satg RR	10	8 x 16	128	and	112	70%	98	78
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class 1 Depr. 2% 3%

Cars 1 Floor wood Walls and Roof RR Doors 1

Size 14 x 20 Age 1942 Cost 321

1940 Base Cost 25 x 25 % Depr. 80

Total 78

REMARKS Average Year of Construction Computation:

Year 1916 \$ 4304 = 89 % X 49 Year = 4361

Year 1964 \$ 521 = 11 % X 1 Year = 11

Average Year of Construction 1921 4372

Geo & Helen Hill % Glen Price PC 622
L29pt28&30 Blk 73
Park City Utah RWD234

W $\frac{1}{2}$ of s 14 ft lot 28 & all W $\frac{1}{2}$ of lot
29 & W $\frac{1}{2}$ of N 12ft of lot 30 Blk 73
Millisite PC

Total of PC622 & PC622A eq.
to 51 off X 1.181 DF X #25 = 1506

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

PARCEL NO.	FRONTAGE OR AREA	DEPTH FACTOR	RATE	CORNER INFLU- ENCE	RATE	VALUE
	51x50' = 2550'	~~~~~	0.357/ft	~~~~~	~~~~~	893
TOTAL						893
ASSESSED VALUE						180

30 April 1969 by LST/LOAAW









Exhibit D
Historic District Design Review Physical Conditions Report



PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____
DATE RECEIVED: _____

PROJECT INFORMATION

NAME: Residence
ADDRESS: 173 Daly Avenue
Park City, UT 84060

TAX ID: PC-622 OR
SUBDIVISION: _____ OR
SURVEY: _____ LOT #: _____ BLOCK #: _____
HISTORIC DESIGNATION: ☐ LANDMARK ☒ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: _____
MAILING ADDRESS: _____

PHONE #: () - FAX #: () -
EMAIL: _____

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Jonathan DeGray, Architect
PHONE #: (435) 649 - 7263
EMAIL: degrayarch@qwestoffice.net

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 Topography**

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

Estimated date of construction: **Varies**

Describe existing feature:

The site slopes gradually uphill from Daly Avenue to the east. At the rear of home grade climbs sharply. Low point at northwest corner is 7223'. High point at southeast corner is 7234'.

There are stone retaining walls at the rear property line and just outside the south property line. There are concrete retaining walls just outside the northeast corner of the property and at the south portion of the front yard to create elevated off street parking.

The front and south side yards are grass with natural vegetation and in the rear yard.

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

Grade is above wood framed structure in several areas. Signs of water damage can be seen inside home.

Photo Numbers: **7,8,10,11,12,14**

Illustration Numbers: **1,3,4,5,6**

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: **Structure**

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

Estimated date of construction: **Varies**

Describe existing feature:

The original structure was the small rectangular form with 12:12 pitch north to south running gable form at the rear of property. this space is currently the kitchen and bedroom.

The addition made to the north and west has a 9:12 pitch gable end at the north and hipped roof to south.

The walls of the home are wood framed using various sized lumber and methods.

The floor framing is 2"x6" @ 18" o.c.

There is a sandstone retaining wall at mechanical crawlspace but no visible sign of foundation.

A small section of concrete foundation is visible at south wall.

Roof framing is 2 1/2" x 5 1/2" @ 18" o.c. rafter with no ridge beam.



Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☒ Poor

No visible foundation at addition and only a small section of concrete foundation is visible at south wall of original structure.

There are several instances of wood to earth contact at floor framing.

Grade rises above base of wood framing at south and east of home there are signs of severe water damage at interior.

Photo Numbers: **7,8,22,23,24,25,26,27**

Illustration Numbers: **2,3,4,5,6**

3. Roof

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

Element/Feature: **Roof**

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

Estimated date of construction: **Unknown**

Describe existing feature:

The home has a rolled metal roof over plywood sheathing over skip plank. Mechanical flues pass through the roof at the rear (east).

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

The roof is dented and bent in several locations

Photo Numbers: 7,8,22,23,24,28,29,30,32 Illustration Numbers: 1,3,4,5,6

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 Stack**

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

Estimated date of construction: **C. 1910**

Describe existing feature:

There is an existing brick chimney that appears to have been abandoned. Exterior chimney has been removed at plane of roof.



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

Photo Numbers: **31**

Illustration Numbers: _____

5. Exterior Walls

Use this section to describe exterior wall construction, finishes, and masonry. Be sure to also document other exterior elements such as porches and porticoes separately. Must include descriptions of decorative elements such as corner boards, fascia board, and trim. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Exterior Walls**

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

Estimated date of construction: **Varies**

Describe existing feature:

The walls of the home are wood framed using various sized lumber and methods.
The floor framing is 2"x6" @ 18" o.c.

Front and rear of home are clad with wood siding. North and South walls are clad with bricktex asphalt siding.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Grade rises above base of siding and wood framing at south and east of home there are signs of severe water damage at interior.

East wall of original structure has been clad with a variety of materials.

Photo Numbers: **7,8,9,10,11,12,14,34**

Illustration Numbers: **2,3,4,5,6**

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: **Varies**

Describe existing feature:

There is a sandstone retaining wall at mechanical crawlspace but no visible sign of foundation.

A small section of concrete foundation is visible at south wall.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

No visible foundation at addition and only a small section of concrete foundation is visible at south wall of original structure.

Photo Numbers: **25,26**

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: **Covered Porches**

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

Estimated date of construction: **Unknown**

Describe existing feature:

There are 2 concrete slab porches with framed roofs on the home. 1 at west side of original structure and 1 at west side of addition.

The porch roofs are supported by 4x4 wood posts



Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

The eave at north of the porch cover roof at the original structure comes very close to the south eave of the addition. This space has been filled in with low sloped roof over various materials.

Photo Numbers: **7,8,28,29,35,37**

Illustration Numbers: **2,3**

8. Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **MEP Systems**

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: **Unknown**

Describe existing feature:

Mechanical equipment is located in crawl space. Furnace flue runs up through kitchen, attic, and out the east slop of the roof at addition.
Electrical and meter is located at front porch.
Gas meter is located to north of front porch.
Water meter is located at off street parking.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

All mechanical, electrical, and plumbing systems will be removed and replaced with new code compliant systems.

Photo Numbers: **31,32,36,37,43**

Illustration Numbers: _____

Door Survey Form

Total number of door openings on the exterior of the structure	7
Number of historic doors on the structure	6
Number of existing replacement/non-historic doors	1
Number of doors completely missing	0
Number of doors to be replaced	7

Door #	Exist. Cond.	Describe any deficiencies	Photo #	Historic
101	Fair	finish on door has worn off and wood is weathered	2,3,8	no
102	Fair	Jamb is out of square and door is difficult to open	2,3,7	yes
103	Fair	Door has been covered over from outside	2,5,12	yes
104	Fair	Wood is worn and hardware rusted	2,21	yes
105	Fair	Wood is worn and hardware rusted	2,21	yes
106	Fair	Wood is worn and hardware rusted	2,21	yes
107	Fair	Garage has settled and door is out of square	2	yes
108	Fair	Garage has settled and doors are out of square	2,15	yes

Window Survey Form

Total number of window openings on the exterior of the structure	13
Number of historic windows on the structure	13
Number of existing replacement/non-historic windows	10
Number of windows completely missing	0
Number of windows to be replaced	13

Win. #	Exist. Cond.	Describe any deficiencies	Photo #	Historic
A	Fair	Newer window installed outside historic	2,6,7	yes/no
B	Fair	Newer window installed outside historic	2,3,7	yes/no
C	Fair	Newer window installed outside historic	2,3,8,37	yes/no
D	Fair	Newer window installed outside historic	2,3,8,38	yes/no
E	Fair	Newer window & metal grate outside historic	2,5,10,39	yes/no
F	Fair	Newer window & metal grate outside historic	2,5,10,39	yes/no
G	Fair	Newer window & metal grate outside historic	2,4,10,43,44	yes/no
H	Fair	Newer window installed outside historic	2,5,11,44	yes/no
J	Fair	Newer window installed outside historic	2,3,6,14	yes/no
K	Fair	Newer window installed outside historic	2,7	yes/no
L	poor	wood is worn, glass pane is broken	2,17	yes
M	poor	wood is worn	4,40	yes
N	poor	wood is worn	5,41	yes

11. Interior Photographs

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

Element/Feature: **Interior**

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

Estimated date of construction: **Varies**

Describe existing feature:

Updates have been made over time to the interior.

All areas will be gutted and remodeled.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☒ Poor

Floor is deteriorating in several areas.

There is water damage in several areas. The worst damage is at east and south exterior walls.

Photo Numbers: **42,43,44,45,46,47,48**

Illustration Numbers: _____

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



HISTORIC PRESERVATION PLAN

For Use with the *Historic District/Site Design Review* Application

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

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

PROJECT INFORMATION

☐ LANDMARK ☒ SIGNIFICANT DISTRICT: _____

NAME: Residence

ADDRESS: 173 Daly Avenue

Park City, UT 84060

TAX ID: PC-622 _____ OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: Jonathan DeGray, Architect

PHONE #: (435) 649 - 7263 FAX #: () -

EMAIL: degrayarch@qwestoffice.net

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: **Retaining Walls and Fences**

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 stacked rock retaining wall will be built just inside the east property line to retain the steep slope to east.
A stacked rock retaining wall will be built in front yard to create a landscape feature and retain grade at southwest corner of proposed accessory building.
A 6' tall board formed concrete wall will be built at south property line around proposed concrete patio area to retain grade of neighboring property and provide privacy.
A 6' tall wood privacy fence will be built at south property line and just inside west setback line.

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: **Foundation and Framing**

This involves: ☒ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

All existing exterior wall framing is to be sistered with new 2x6 framing..
All historic structures (house, garage, shed) will be stabilized and lifted in place.
Area below existing historic house and area of proposed accessory building is to be excavated for new basement living space.
Existing main level floor framing is to be evaluated and sistered with new engineered floor framing per engineer.
New concrete footings and foundations will be poured.
Existing structures are to be lowered and secured with hold downs per structural engineer.
Existing roof and attic floor framing is to be removed and reconstructed per structural engineer.

Roof

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

Element/Feature: **Roofs**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

All existing roofs are to be removed and reconstructed per structural engineer.
New architectural composition shingles are to be installed at historic home, historic shed (converted to 1/2 bath and mud room), proposed utility room connector, and proposed accessory building.
New standing seam metal roof to be installed at historic garage.

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: **Chimneys**

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 brick chimney has been removed above roof line. This chimney will be removed completely.
A new faux brick chimney with metal cap will be built at the south facing slope of the hip roof on the most prominent form of the historic home.

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: **Wall Framing**

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

All existing exterior wall framing is to be sistered with new 2x6 framing to increase strength and insulation value.

Element/Feature: **Siding**

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:

Walls are to be clad with new siding.
Main house, garage, and upper level of accessory building to be drop siding with profile to match remaining historic siding at east wall of home.
Historic shed, utility connector, and main level of accessory building to be 12" vertical wood lap siding.

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:

All historic structures (house, garage, shed) will be stabilized and lifted in place.
Area below existing historic house and area of proposed accessory building is to be excavated for new basement living space.
New concrete footings and foundations will be poured.
Existing structures are to be lowered and secured to foundation with hold downs per structural engineer.

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: **Porches**

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

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

There are 2 historic porches. The roofs will be stabilized with horizontal braces in order to lift the home. New concrete porch stoops will be poured and new 6x6 wood posts are to be installed to support roofs.

A new porch will be installed at north elevation of proposed accessory building.

Doors

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

Element/Feature: **Doors**

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

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

All remaining historic doors are in disrepair and are to be removed and replaced with new doors of historic scale and design. New doors added the the historic structure and additions to also be of historic character.

Element/Feature: **Faux Door**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

The historic entry door at the west side of the most prominent historic form will be closed off. A faux door will be built at this location to match the design and finish of the new door installed to the left (north)

Windows

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

Element/Feature: **Windows**

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

All remaining historic windows are in disrepair and are to be removed and replaced with new windows of historic scale and design. New windows added the the historic structure and additions to also be of historic character.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe proposed scope of work and preservation treatment for items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features. Use supplemental pages if necessary.

Element/Feature: **MEP Systems**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

All existing mechanical, electrical, and plumbing systems are to be removed and replaced with new code compliant systems.

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: **Additions**

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:

An addition will be made to the north end of the west wall of the historic home. This utility space will act as a connector to the historic shed which will be rehabilitated as additional living space.

An accessory building will be added to the west of existing home.

New lower level living space will be created below historic home and added accessory building. These basement areas will be connected by a subterranean hallway.

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

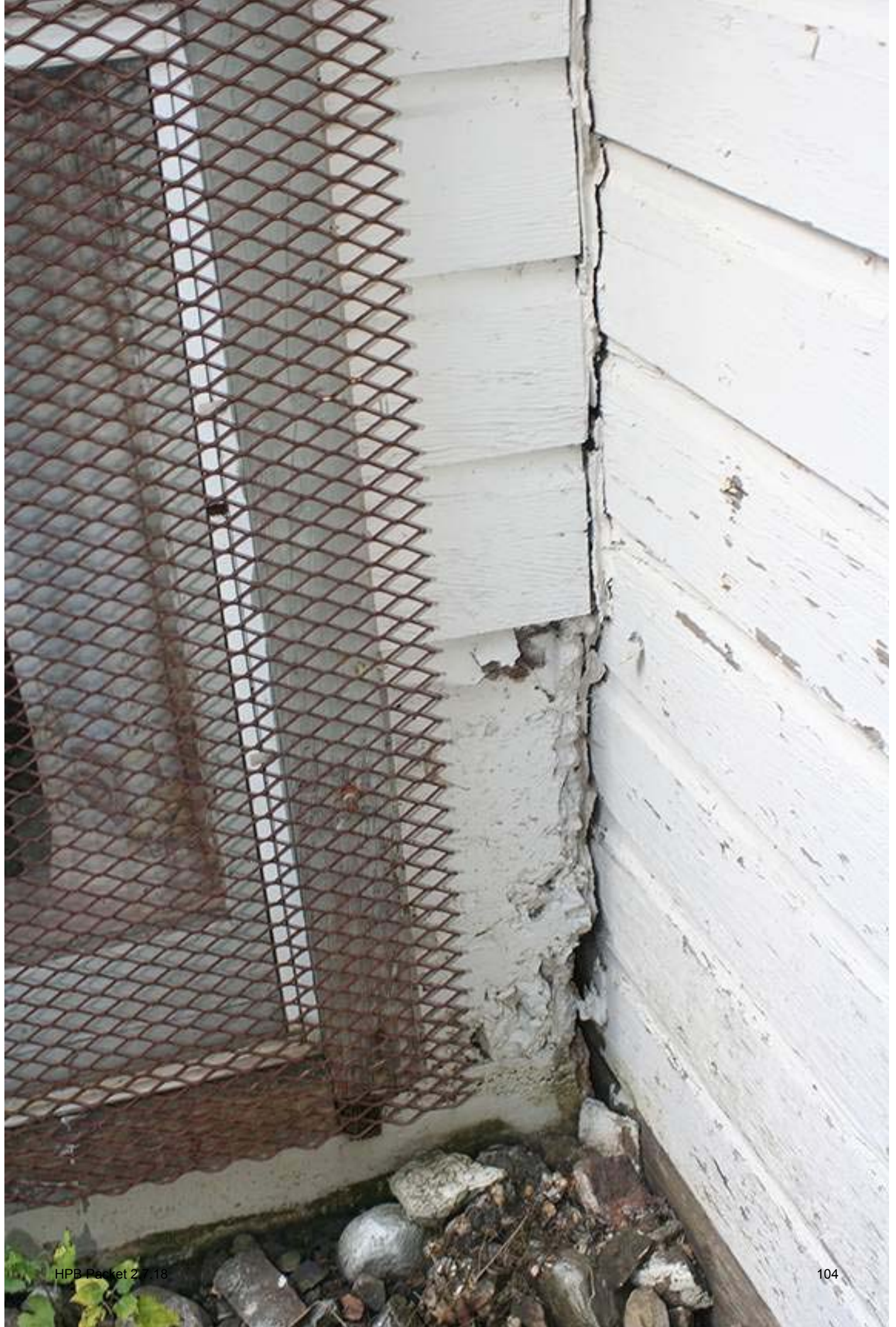
I have read and understand the instructions supplied by Park City for processing this form as part of the Historic District/Site Design Review application. The information I have provided is true and correct to the best of my knowledge.

Signature of Applicant: _____ Date: _____

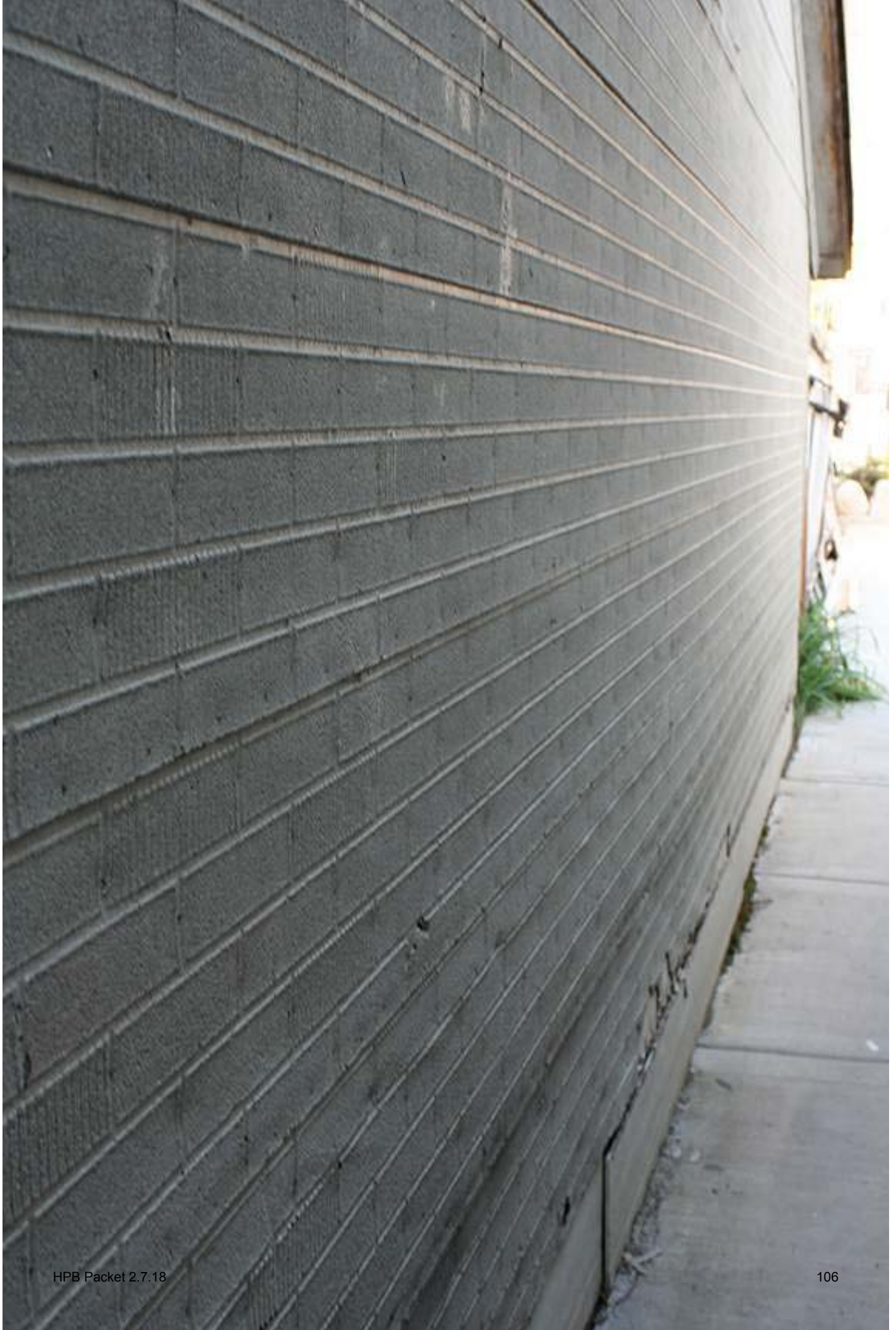
Name of Applicant: _____





















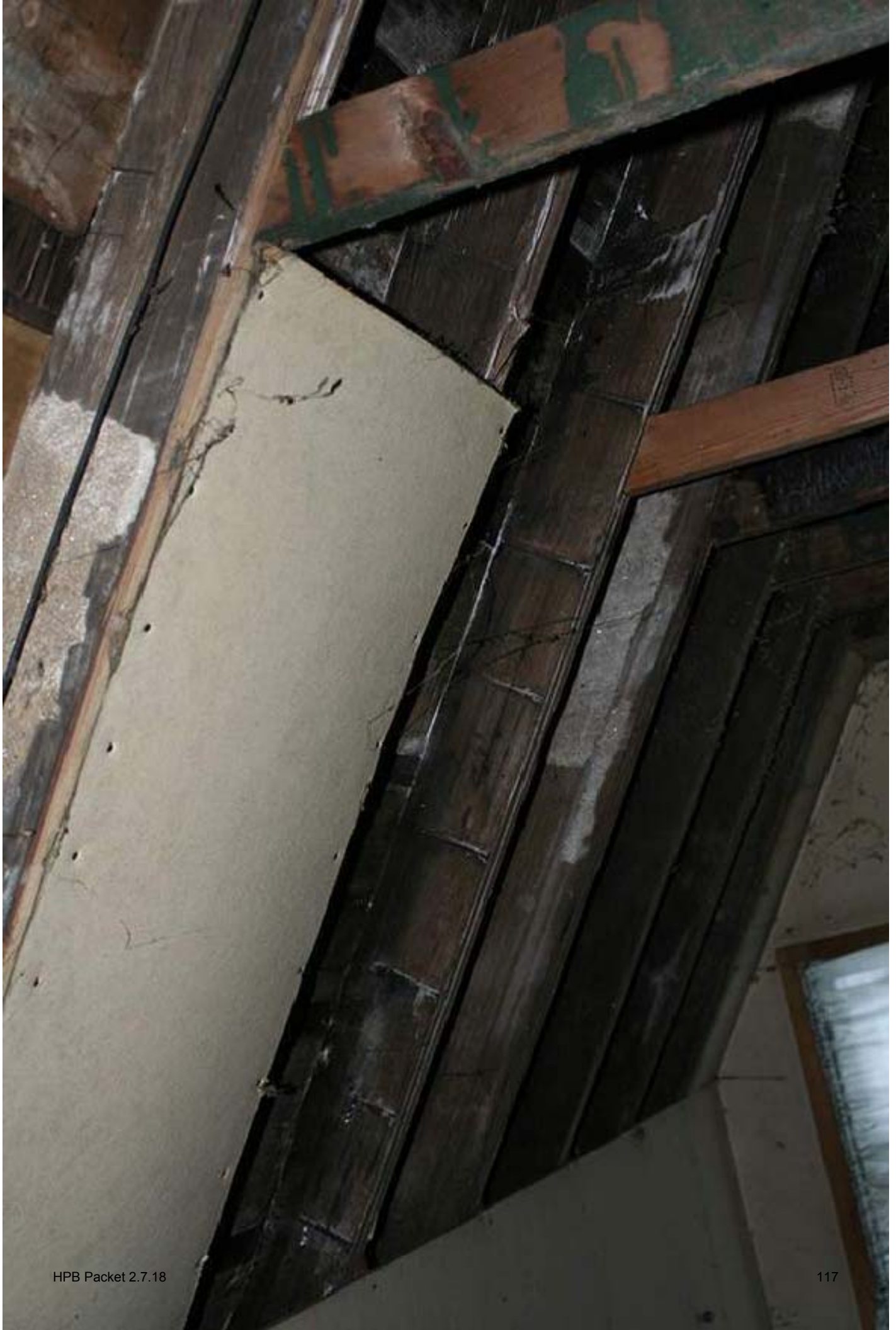


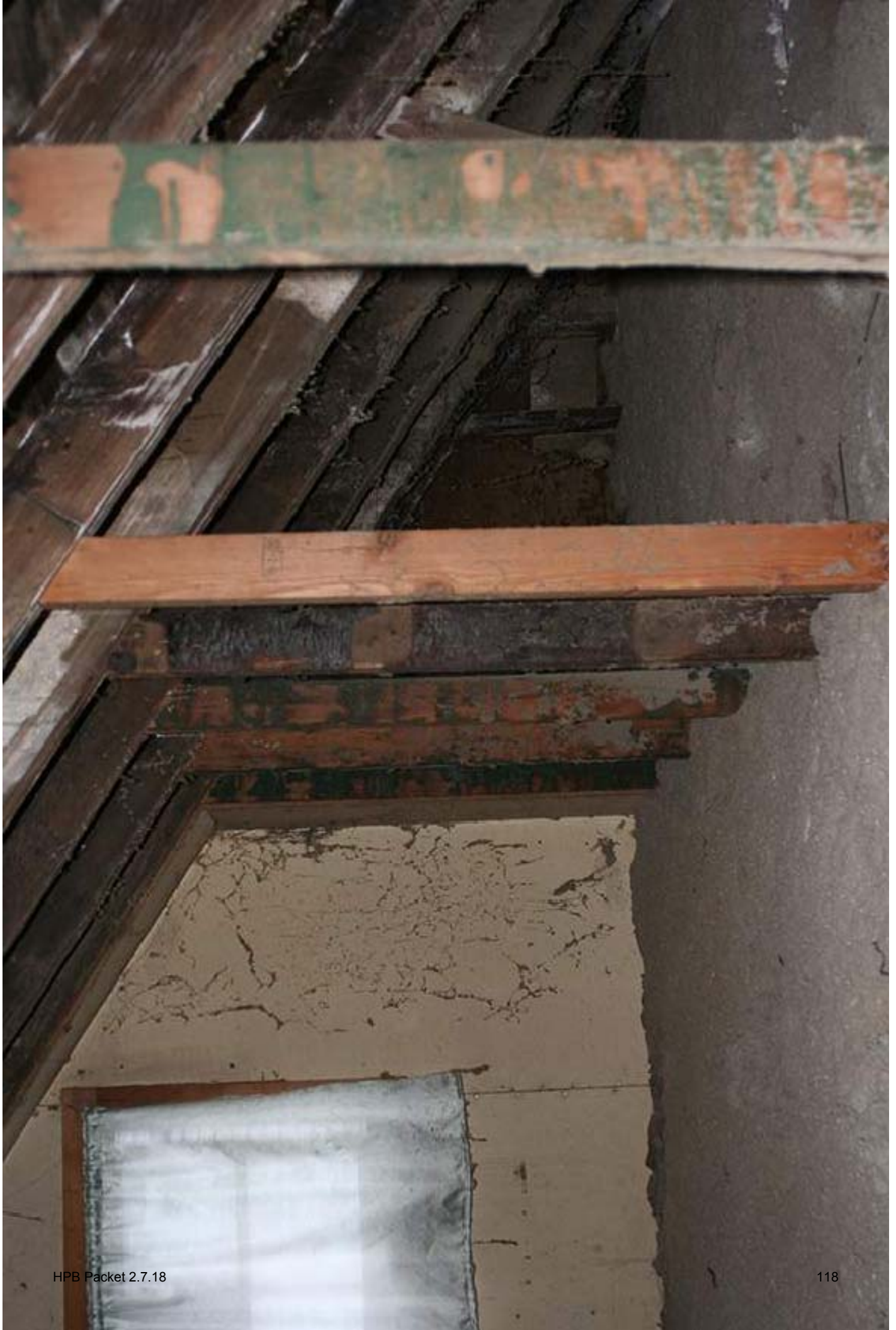


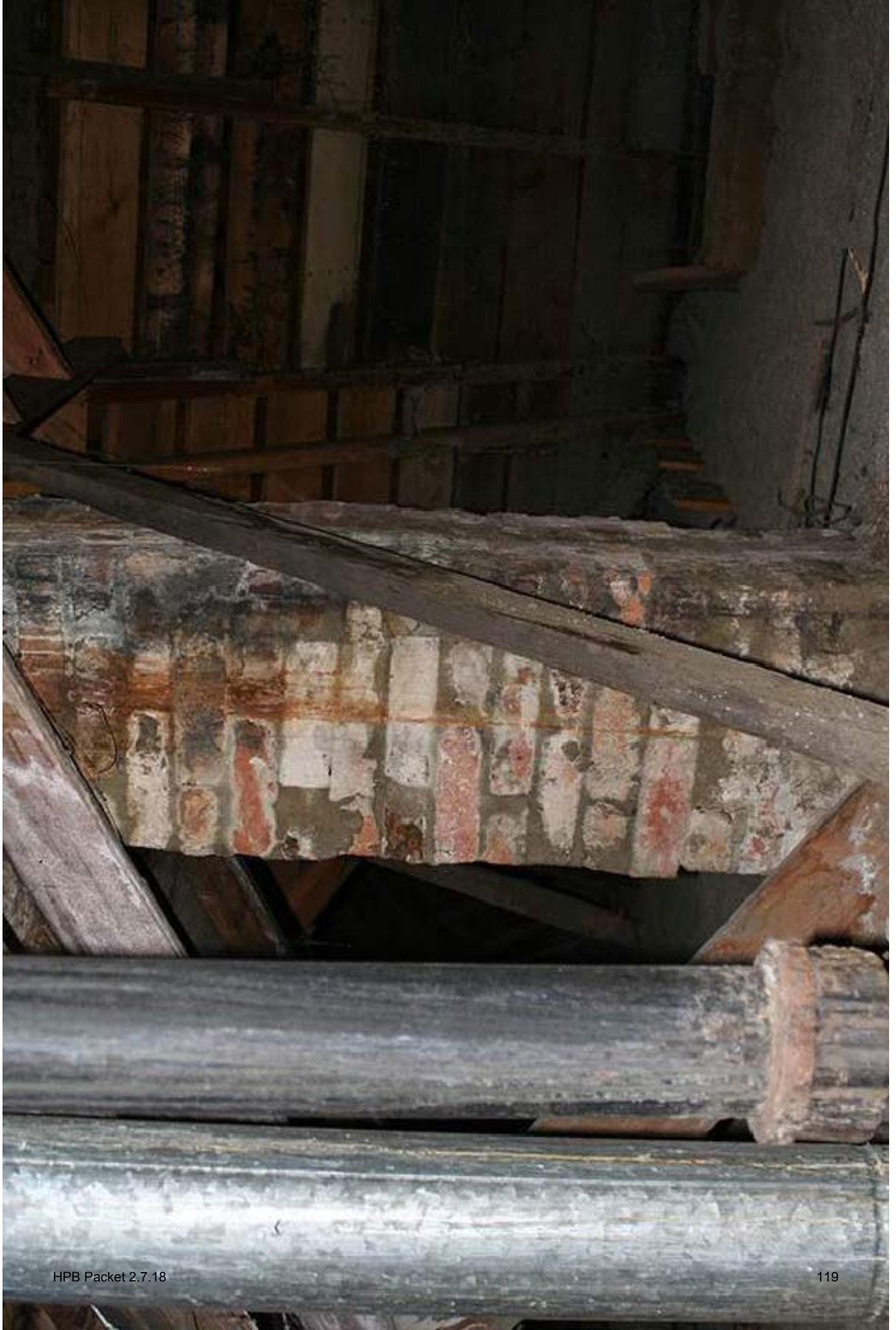






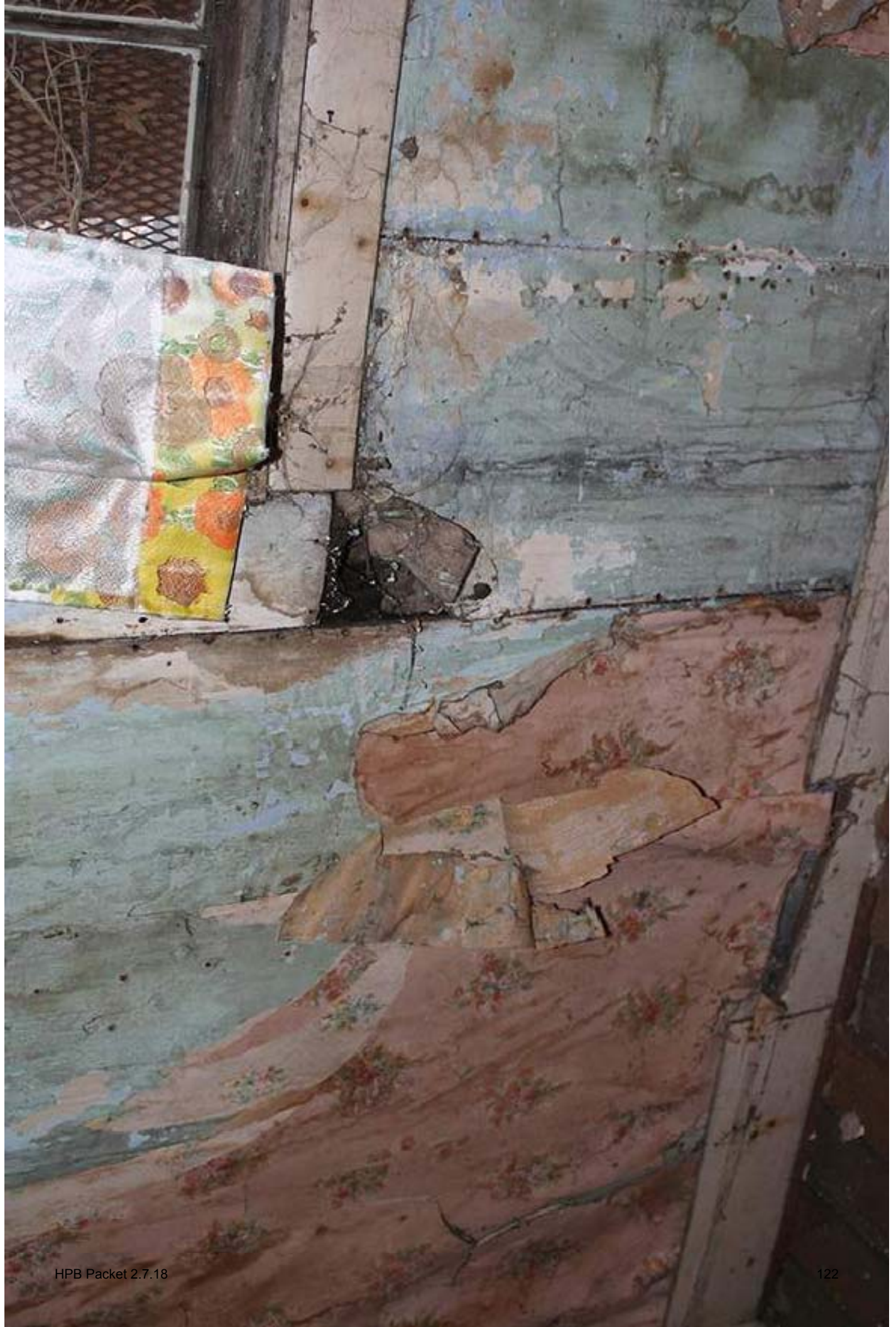




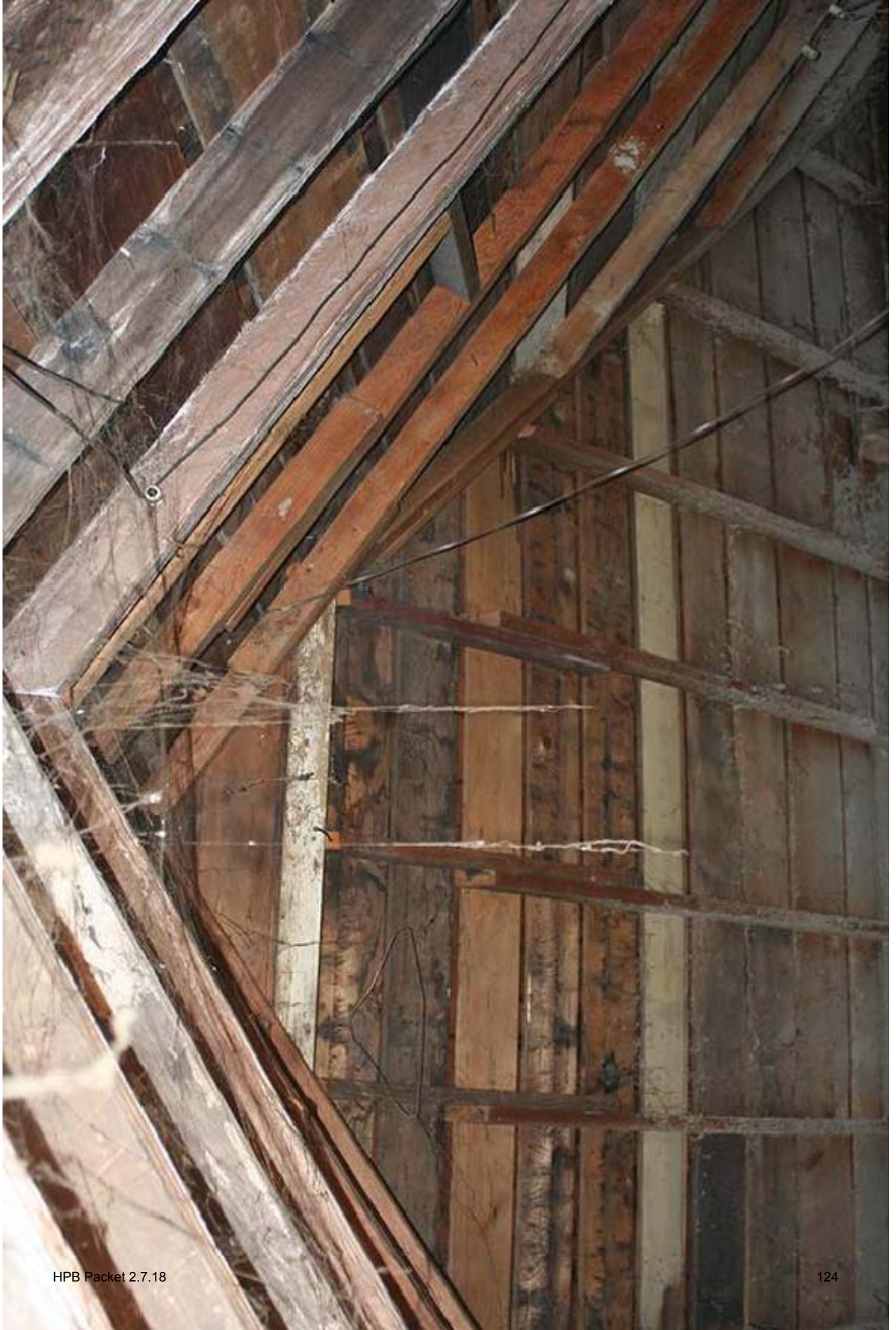


















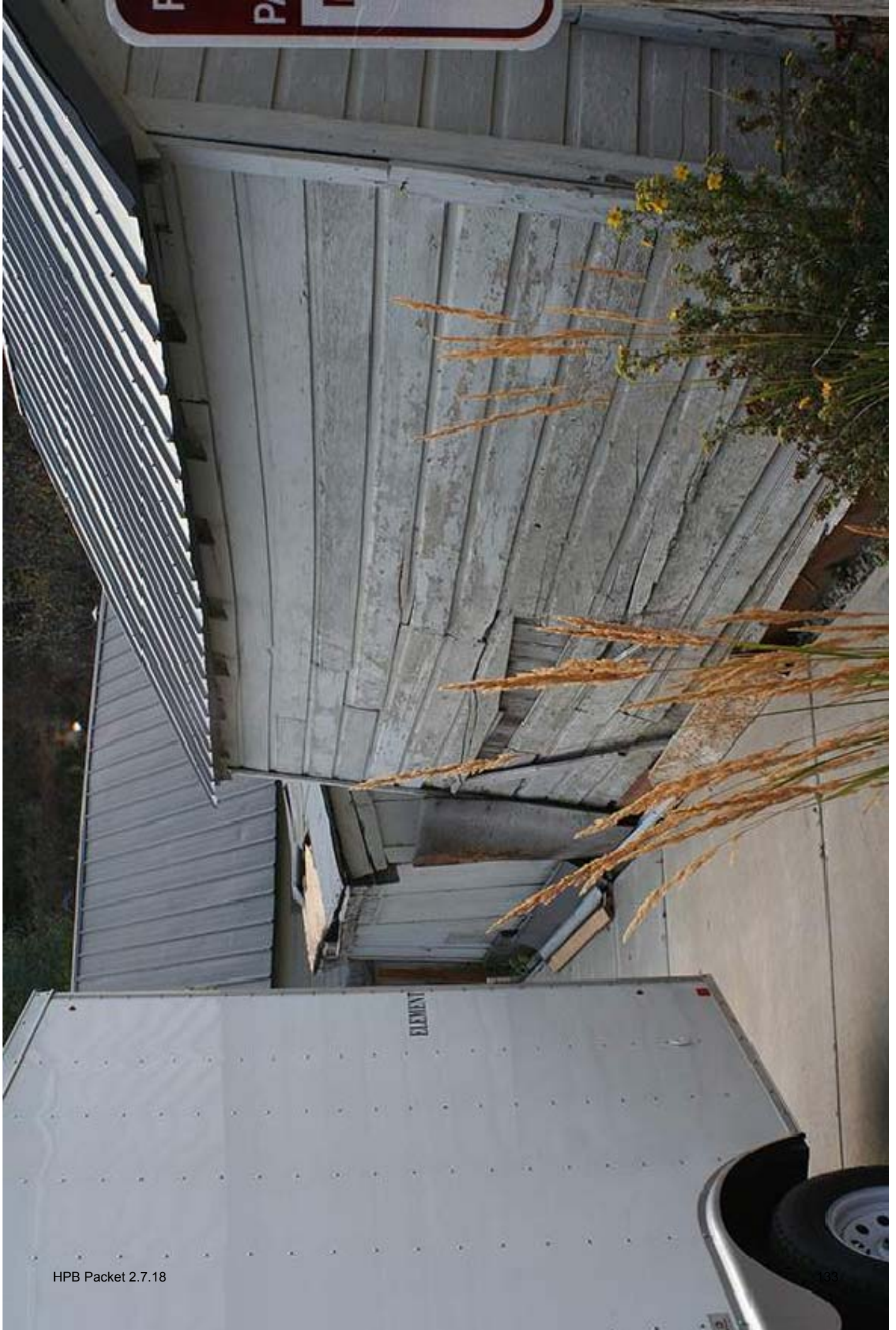




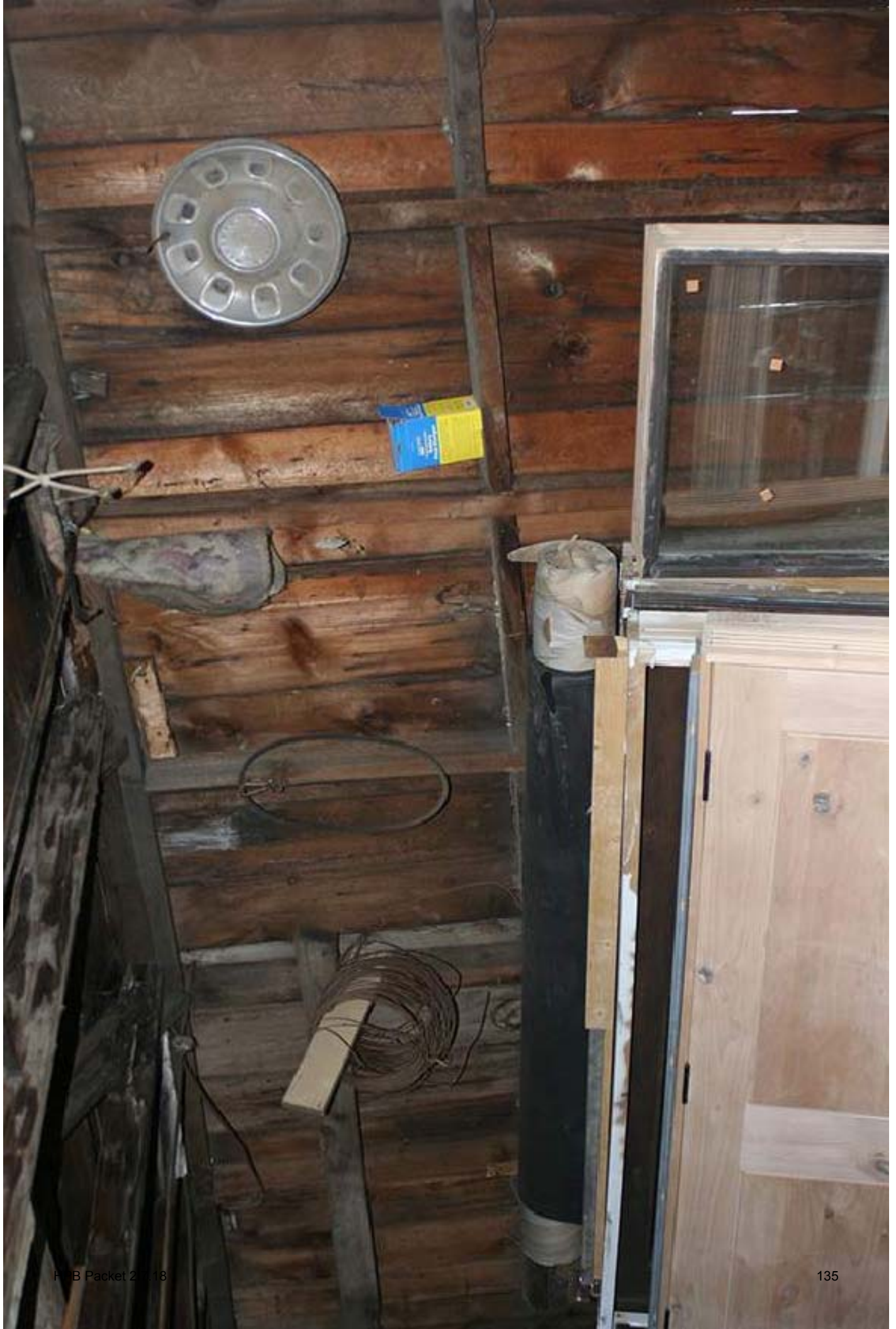


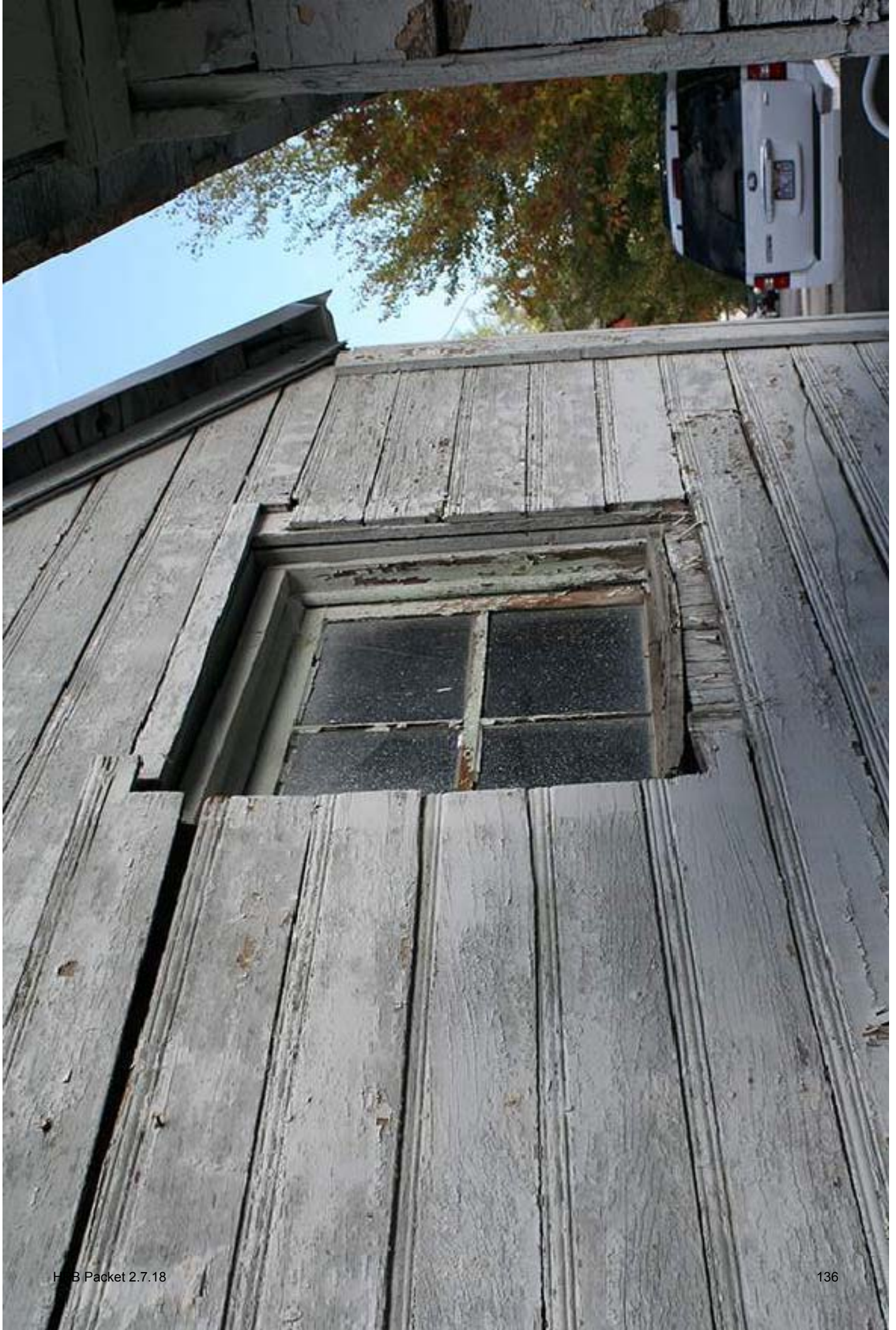












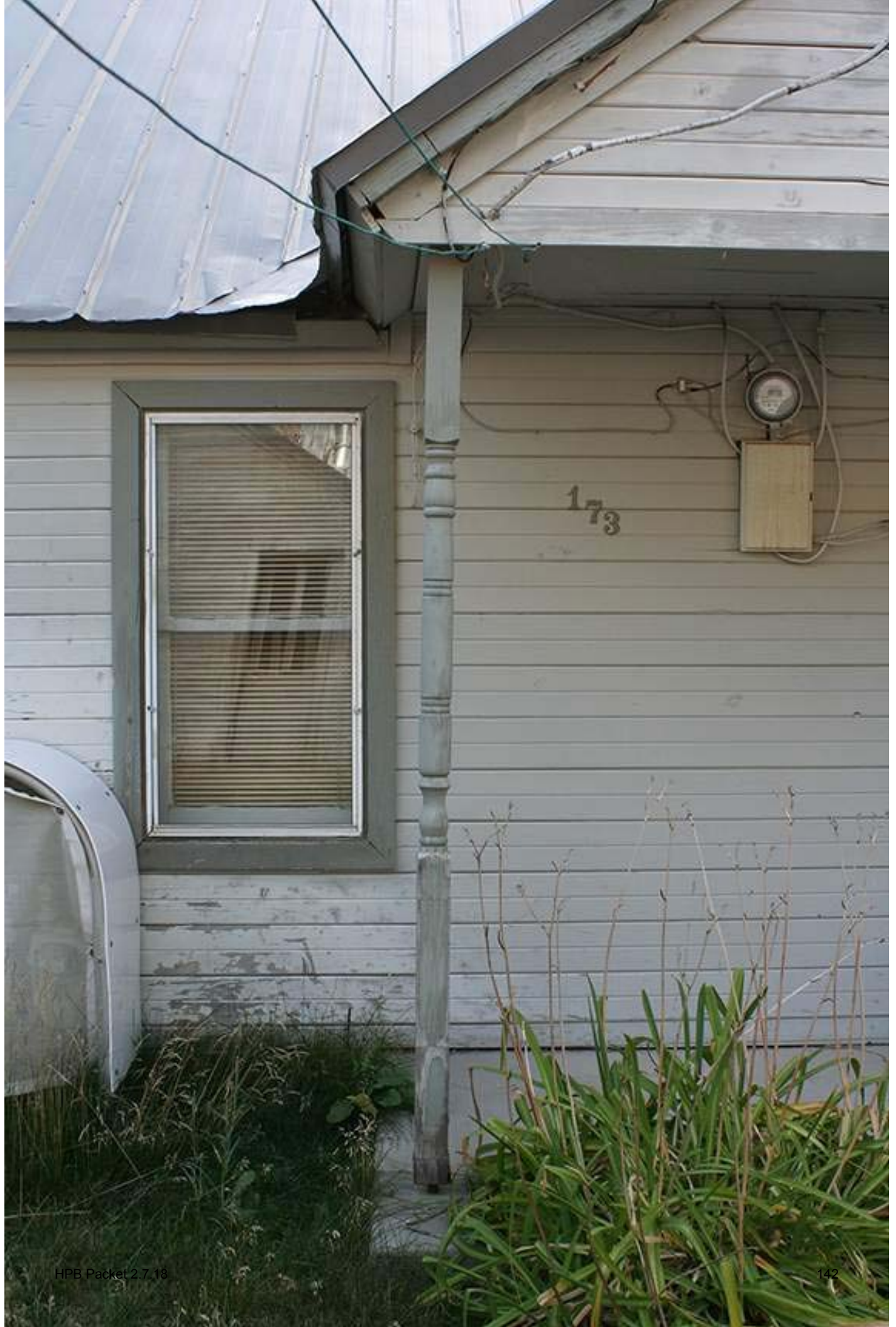


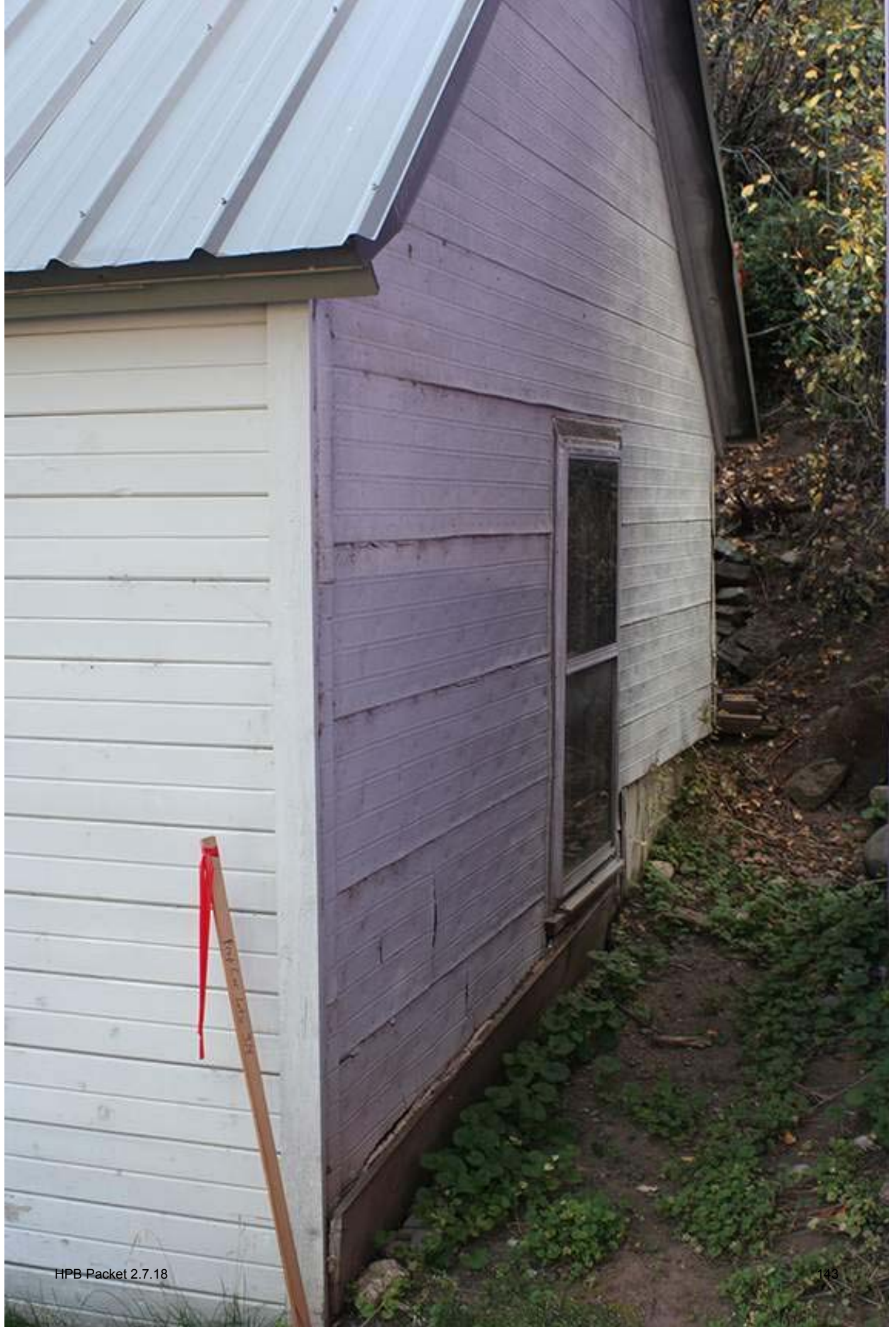


























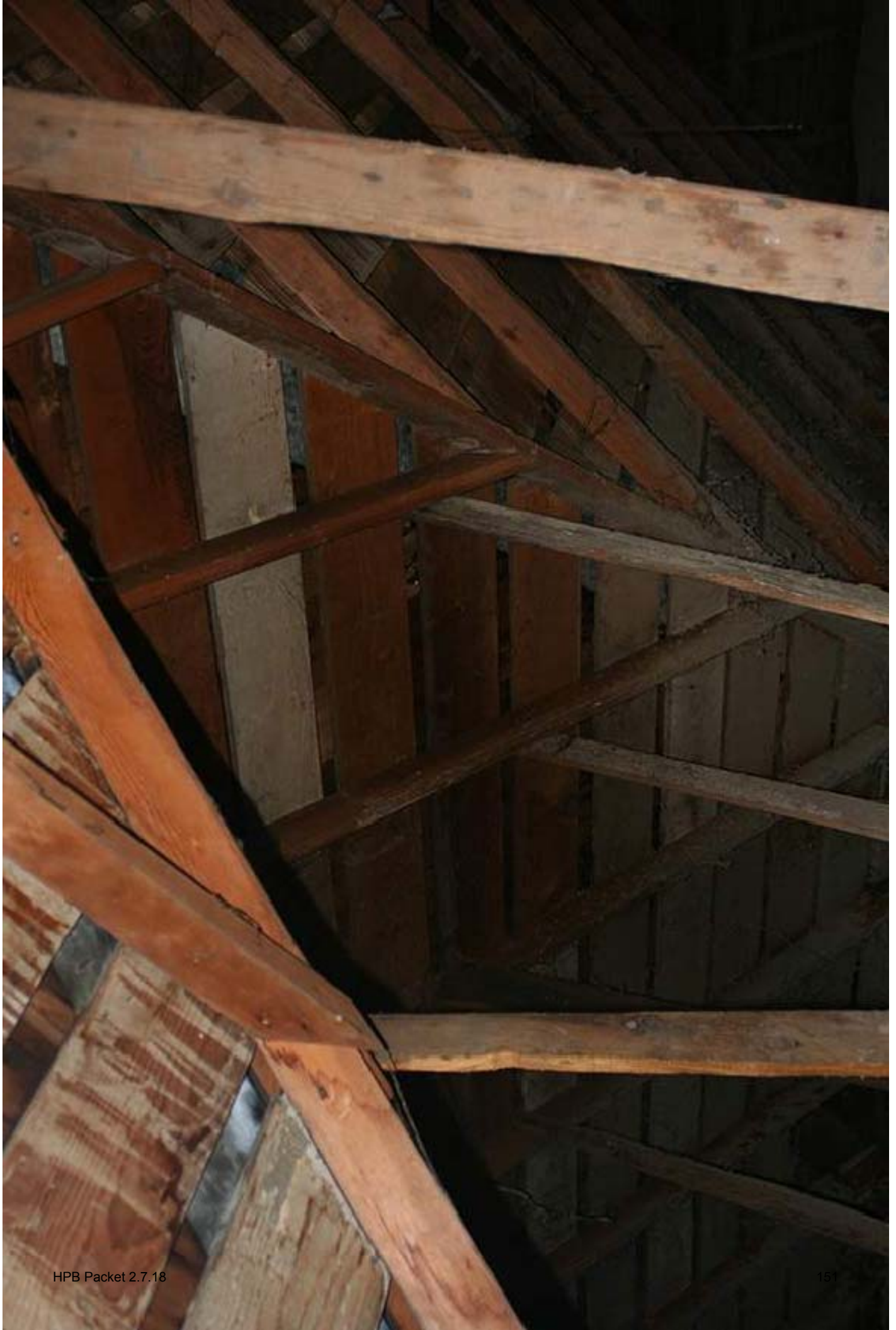




Exhibit E
Historic District Design Review Historic Preservation Plan

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



HISTORIC PRESERVATION PLAN

For Use with the *Historic District/Site Design Review* Application

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

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

PROJECT INFORMATION

☐ LANDMARK ☒ SIGNIFICANT DISTRICT: _____

NAME: Residence

ADDRESS: 173 Daly Avenue

Park City, UT 84060

TAX ID: PC-622 _____ OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: Jonathan DeGray, Architect

PHONE #: (435) 649 - 7263 FAX #: () -

EMAIL: degrayarch@qwestoffice.net

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: **Retaining Walls and Fences**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

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

There is an existing stack rubble wall on the east side of the building at the toe of the slope. This wall will be removed to allow for the construction of a new foundation at the home..
A new stacked rock retaining wall will be built just inside the east property line to retain the steep slope to east once the new foundation has been constructed.

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: **Foundation and Framing**

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:

Area below existing historic house and area of proposed accessory building are to be excavated for new basement living space. A new code compliant foundation will be constructed at the home, garage and shed.
The existing floor framing is rotted and is not serviceable. See Photos 1-7FC. The wall panels have been stripped of all siding and are rotted at the base in many locations. See Wall Panel Photos 1-11WP
Existing roof, per structural evaluation , is not code compliant and needs to be re-framed. Based on conditions the building will be re-framed with new material to meet building codes. The north and west panel of garage will be panelized. Any serviceable existing material will be reused.

Roof

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

Element/Feature: **Roofs**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

All existing roofs are to be removed and reconstructed per structural engineer.
New architectural composition shingles are to be installed at historic home, historic shed (converted to 1/2 bath and mud room), proposed utility room connector, and proposed accessory building.
New standing seam metal roof to be installed at historic garage.

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: **Chimneys**

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 brick chimney has been removed above roof line. This chimney will be removed completely.
A new faux brick chimney with metal cap will be built at the south facing slope of the hip roof on the most prominent form of the historic home.

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: **Wall Framing**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

The existing floor framing is rotted and is not serviceable. See Photos 1-7FC. The wall panels have been stripped of all siding and are rotted at the base in many locations. See Wall Panel Photos 1-11WP
Based on conditions the building will be re-framed with new material to meet building codes. The north and west panel of garage will be panelized. Any serviceable existing material will be reused.

Element/Feature: **Siding**

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:

Based on Wall Panel Photos 1-11WP, no exiting historic siding remains.
Walls are to be clad with new siding.
Main house, garage, and upper level of accessory building to be drop siding with profile to match remaining historic siding at east wall of home.
Historic shed, utility connector, and main level of accessory building to be 12" vertical wood lap siding.

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:

All historic structures (house, garage, shed) will be re-constructed on a new code compliant concrete foundation.

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: **Porches**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

The existing porches, while historic in form, have no historic material. We will reconstruct these porches to match historic photos.

Doors

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

Element/Feature: **Doors**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

All remaining historic doors are in disrepair and are to be removed and replaced with new doors of historic scale and design. New doors added the the historic structure and additions to also be of historic character.

Element/Feature: **Faux Door**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

The historic entry door at the west side of the most prominent historic form will be closed off. A faux door will be built at this location to match the design and finish of the new door installed to the left (north)

Windows

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

Element/Feature: **Windows**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

All remaining historic windows are in disrepair and are to be removed and replaced with new windows of historic scale and design.

See attached evaluation by window restoration consultant.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe proposed scope of work and preservation treatment for items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features. Use supplemental pages if necessary.

Element/Feature: **MEP Systems**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

All existing mechanical, electrical, and plumbing systems are to be removed and replaced with new code compliant systems.

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: **Additions**

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:

An addition will be made to the north end of the west wall of the historic home. This utility space will act as a connector to the historic shed, chicken coop, which will be rehabilitated as additional living space. Accessory garage and chicken coop will be stabilized, lifted and reconstructed on new foundations.

A new accessory building will be added to the site on the south-west area of the lot, currently a large paved parking area. This building will be connected to the existing home through a common basement.

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: 1-10-18

Name of Applicant: Jonathan DeGray

Exhibit F
Historic District Design Review Plans

HPB Packet 2.7.18

CONSULTANTS

ARCHITECTURAL
JONATHAN JEGGAY
771 MAIN STREET
60A BOSTON STREET SUITE 302
PARK CITY, UTAH 84060
TEL. (435) 684-7263
FAX. (435) 684-7263
EMAIL: designarch@amsurf.net

	BRICK & STONE	ROOM NAME & NUMBER	APPLICABLE CODES 2015 IRC, 2015 IBC, 2015 IPC, 2015 IMC, 2014 NEC, 2015 EEC, 2015 EFC, 2015 FC	SHEET #4	COVER SHEET	SHEET DESCRIPTION
	EARTH	FLOOR, POINT ELEV.	2015 IRC, 2015 IBC, 2015 IPC, 2015 IMC, 2014 NEC, 2015 EEC, 2015 EFC, 2015 FC	1	AS BUILT - MAIN LEVEL FLOOR PLAN	ARCHITECTURAL
	CONCRETE	CENTER LINE	2015 IRC, 2015 IBC, 2015 IPC, 2015 IMC, 2014 NEC, 2015 EEC, 2015 EFC, 2015 FC	2	AS BUILT - BUILDING SECTIONS	ARCHITECTURAL
	CONCRETE MASONRY UNIT	ROUND DIA.	2015 IRC, 2015 IBC, 2015 IPC, 2015 IMC, 2014 NEC, 2015 EEC, 2015 EFC, 2015 FC	3	AS BUILT - BUILDING SECTIONS	ARCHITECTURAL
	STEEL (LARGE SCALE)	CORNER DIA.	2015 IRC, 2015 IBC, 2015 IPC, 2015 IMC, 2014 NEC, 2015 EEC, 2015 EFC, 2015 FC	4	AS BUILT - BUILDING SECTIONS	ARCHITECTURAL
	RIGID INSULATION	ANGLE	2015 IRC, 2015 IBC, 2015 IPC, 2015 IMC, 2014 NEC, 2015 EEC, 2015 EFC, 2015 FC	5	AS BUILT - BUILDING SECTIONS	ARCHITECTURAL
	ROUGH WOOD	DETAIL	2015 IRC, 2015 IBC, 2015 IPC, 2015 IMC, 2014 NEC, 2015 EEC, 2015 EFC, 2015 FC	6	AS BUILT - BUILDING SECTIONS	ARCHITECTURAL
	BLOCKING	SECTION CUT DETAIL	2015 IRC, 2015 IBC, 2015 IPC, 2015 IMC, 2014 NEC, 2015 EEC, 2015 EFC, 2015 FC	7	AS BUILT - BUILDING SECTIONS	ARCHITECTURAL
	ALUMINUM (LARGE SCALE)	FINISHED WOOD	2015 IRC, 2015 IBC, 2015 IPC, 2015 IMC, 2014 NEC, 2015 EEC, 2015 EFC, 2015 FC	8	AS BUILT - BUILDING SECTIONS	ARCHITECTURAL
	GRAVEL	KEYED NOTES	2015 IRC, 2015 IBC, 2015 IPC, 2015 IMC, 2014 NEC, 2015 EEC, 2015 EFC, 2015 FC	9	AS BUILT - BUILDING SECTIONS	ARCHITECTURAL
	PLASTER, SAND, GROUT, MORTAR	DOOR NUMBER	2015 IRC, 2015 IBC, 2015 IPC, 2015 IMC, 2014 NEC, 2015 EEC, 2015 EFC, 2015 FC	10	AS BUILT - BUILDING SECTIONS	ARCHITECTURAL
	BITUMINOUS PAVING	REVISION	2015 IRC, 2015 IBC, 2015 IPC, 2015 IMC, 2014 NEC, 2015 EEC, 2015 EFC, 2015 FC	11	AS BUILT - BUILDING SECTIONS	ARCHITECTURAL
	GYPNUM BOARD	INTERIOR WALL ELEV.	2015 IRC, 2015 IBC, 2015 IPC, 2015 IMC, 2014 NEC, 2015 EEC, 2015 EFC, 2015 FC	12	AS BUILT - BUILDING SECTIONS	ARCHITECTURAL
	WALL TYPE	WALL TYPE	2015 IRC, 2015 IBC, 2015 IPC, 2015 IMC, 2014 NEC, 2015 EEC, 2015 EFC, 2015 FC	13	AS BUILT - BUILDING SECTIONS	ARCHITECTURAL

[illegible]

SURVEYOR'S CERTIFICATE

I, North A. Morrison, do hereby certify that I am a registered land surveyor in the State of Ohio, and that I have personally and exclusively surveyed the above described premises, and that the same are correctly and truthfully represented on this map. I further certify that the survey is a correct representation of the land surveyed at the time the same was surveyed, and that the same are in compliance with generally accepted industry standards for accuracy.



NOTES

1. Site Benchmark: Moyer Meter Ltd
Elevation= 722.17'
2. The architect is responsible for verifying building setbacks, zoning requirements and building height.
3. Survey was performed on 10/15/15.
4. Property corners were set.

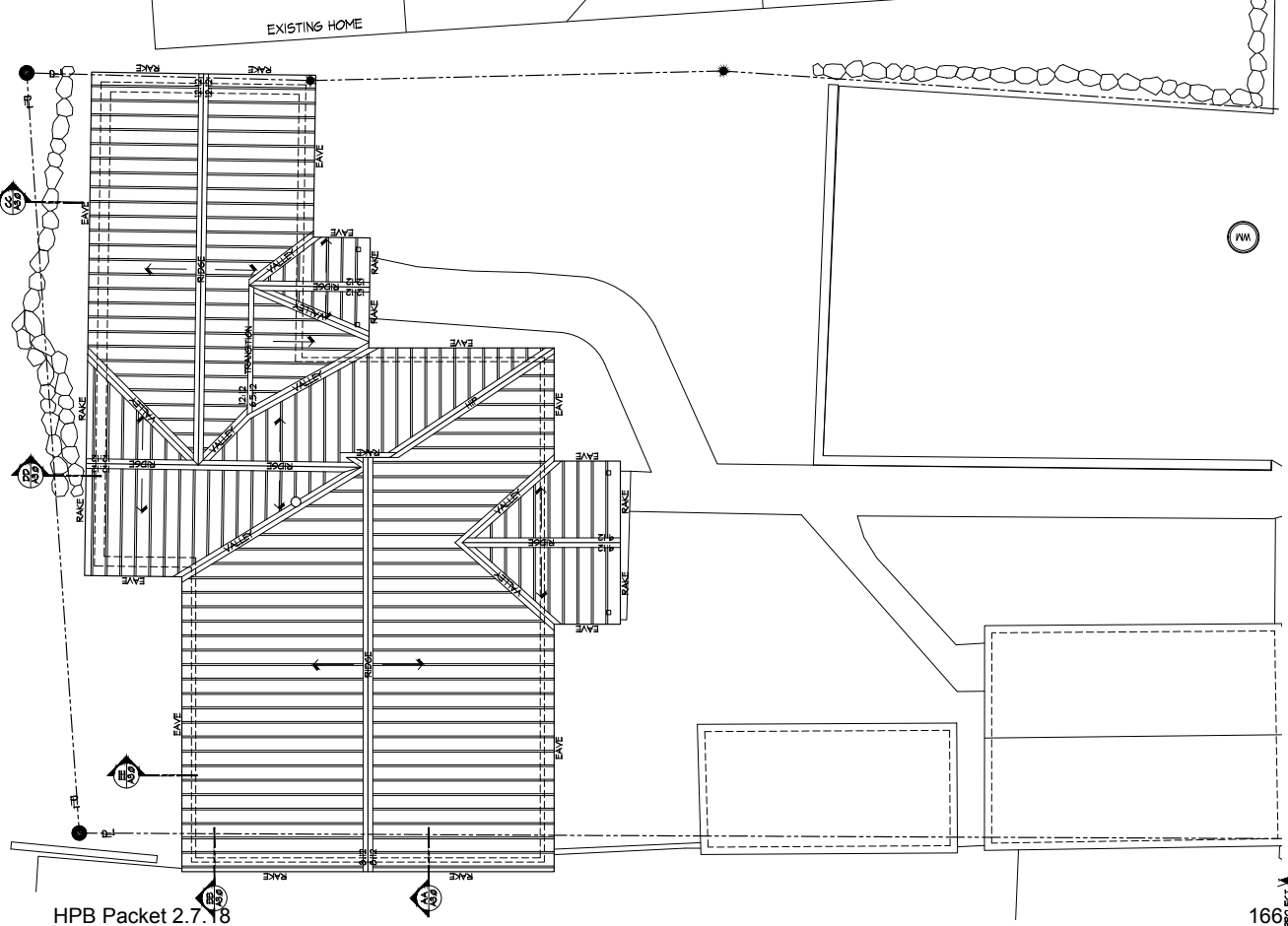
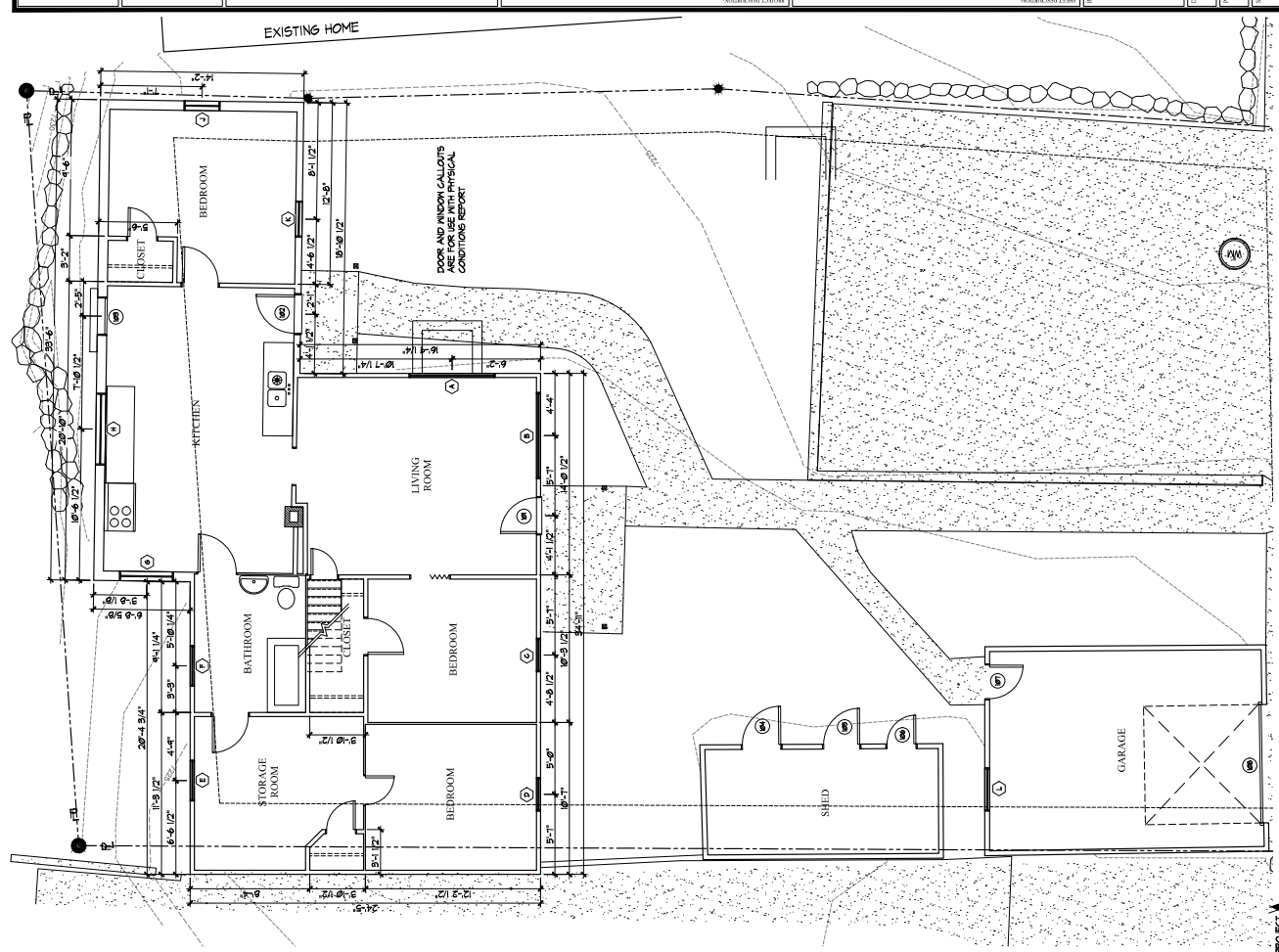


120' 50" FT. LIVING SPACE
280' 50" FT. GARAGE
155' 50" FT. SHED

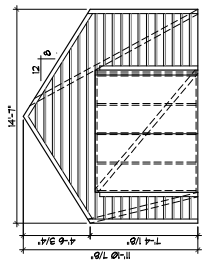
1 AS BUILT - MAIN LEVEL FLOORPLAN
1/4" = 1'-0"



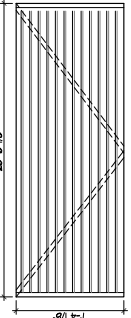
2 AS BUILT - ROOF LEVEL PLAN
1/4" = 1'-0"



PANELIZATION NOTES
 - PANEL DIMENSIONS AND CONDITIONS TO BE FIELD VERIFIED.
 - PANELS SHALL BE FIELD VERIFIED FOR CORRECT PANELIZATION.
 - TEMPORARY FRAMED WALL 2x4 @ 24" O.C. W/ 1/2" SHEATHING.
 - WALLS ARE TO BE MADE SQUARE AND PLUMB THE STABILIZED
 USING 2x4 CROSS BRACING. 20'-0" @ 10'

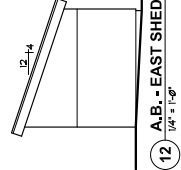


13 PANELIZED WEST GARAGE WALL
 1/4" = 1'-0"

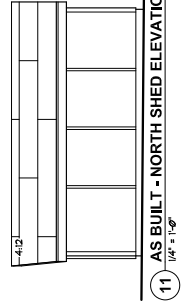


14 PANELIZED NORTH GARAGE WALL
 1/4" = 1'-0"

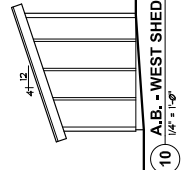
PANELIZATION DRAWINGS



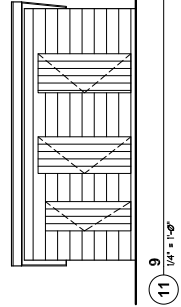
12 A.B. - EAST SHED
 1/4" = 1'-0"



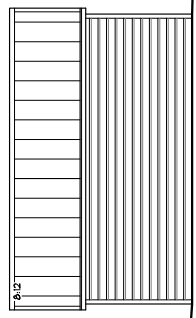
11 AS BUILT - NORTH SHED ELEVATION
 1/4" = 1'-0"



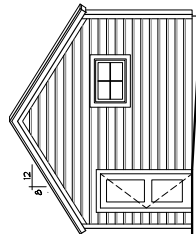
10 A.B. - WEST SHED
 1/4" = 1'-0"



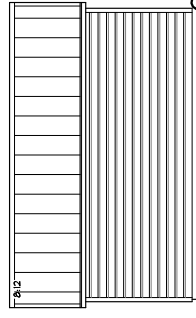
9 AS BUILT - WEST GARAGE ELEV.
 1/4" = 1'-0"



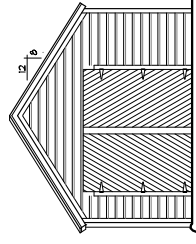
8 AS BUILT - SOUTH GARAGE ELEVATION
 1/4" = 1'-0"



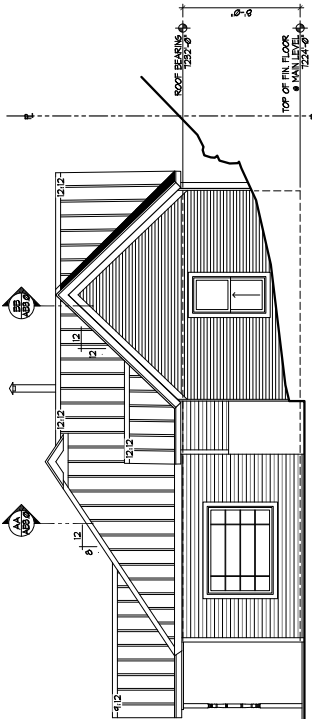
7 AS BUILT - EAST GARAGE ELEV.
 1/4" = 1'-0"



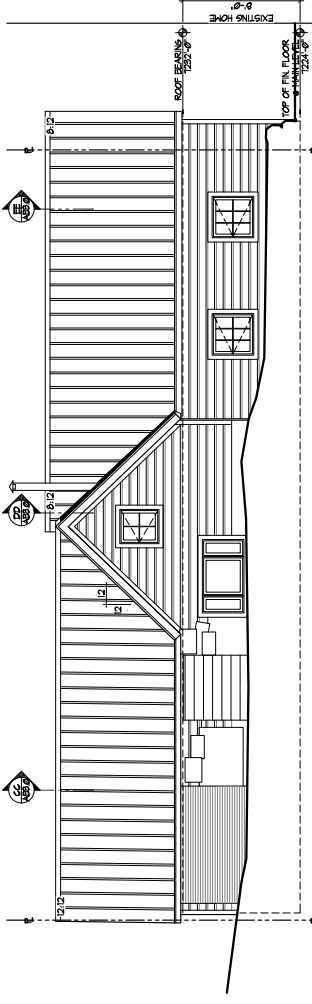
6 AS BUILT - NORTH GARAGE ELEVATION
 1/4" = 1'-0"



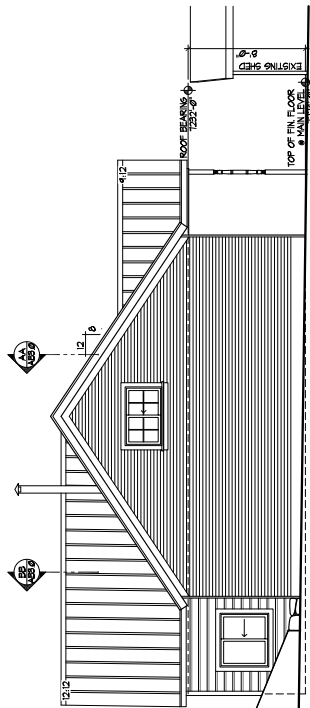
5 AS BUILT - WEST GARAGE ELEV.
 1/4" = 1'-0"



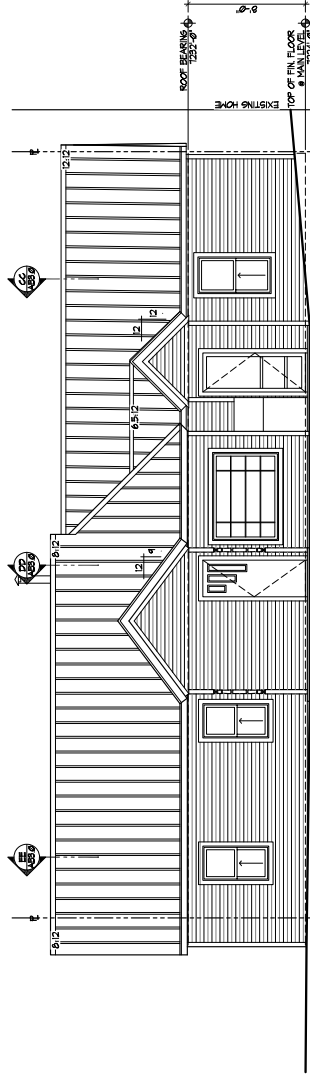
4 AS BUILT - SOUTH ELEVATION
 1/4" = 1'-0"



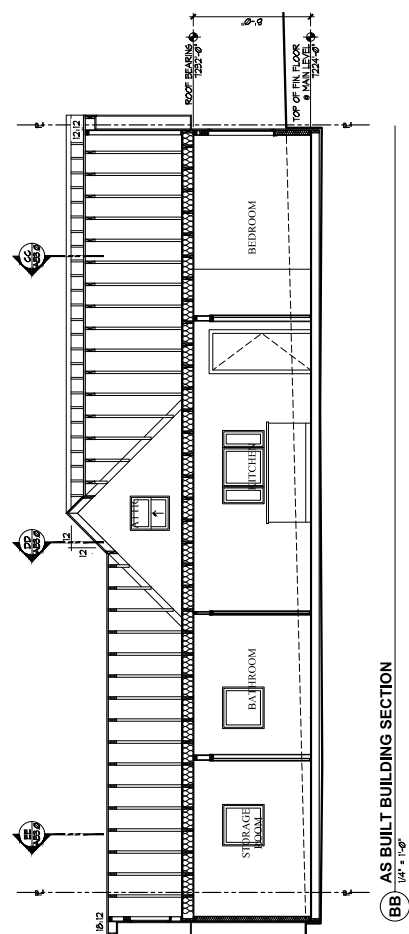
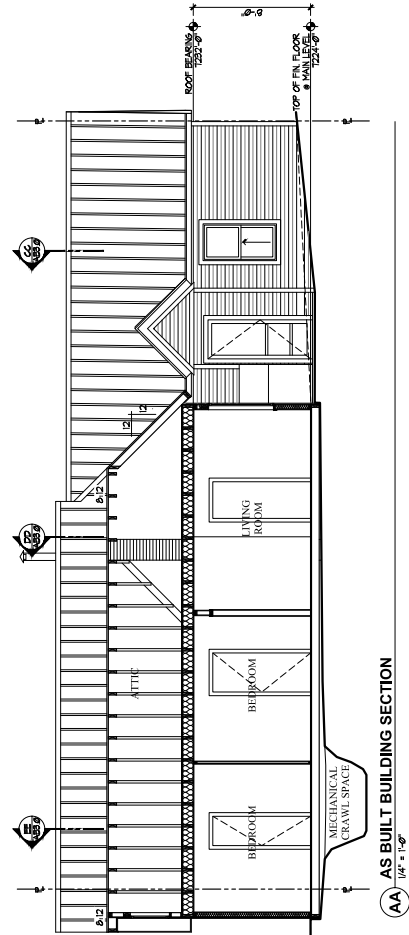
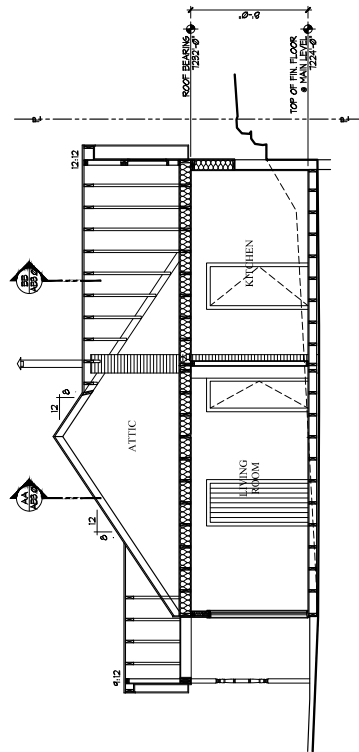
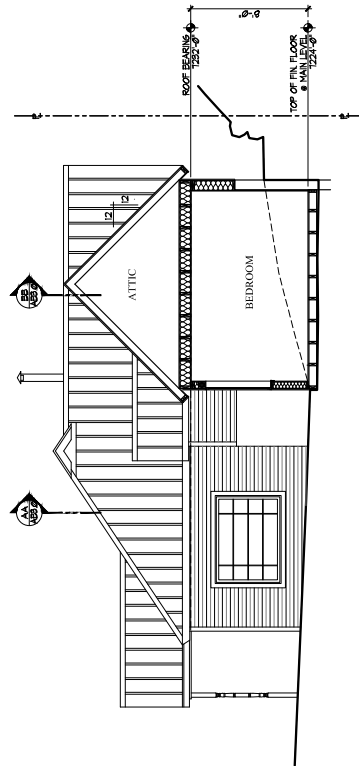
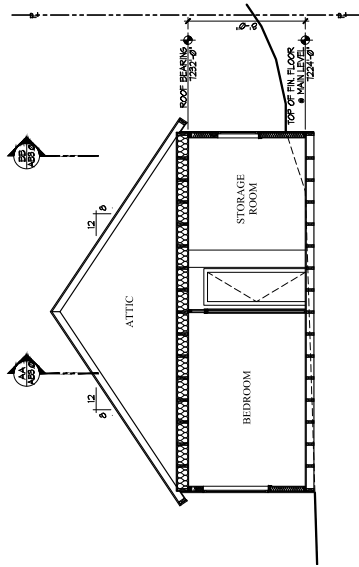
3 AS BUILT - EAST ELEVATION
 1/4" = 1'-0"



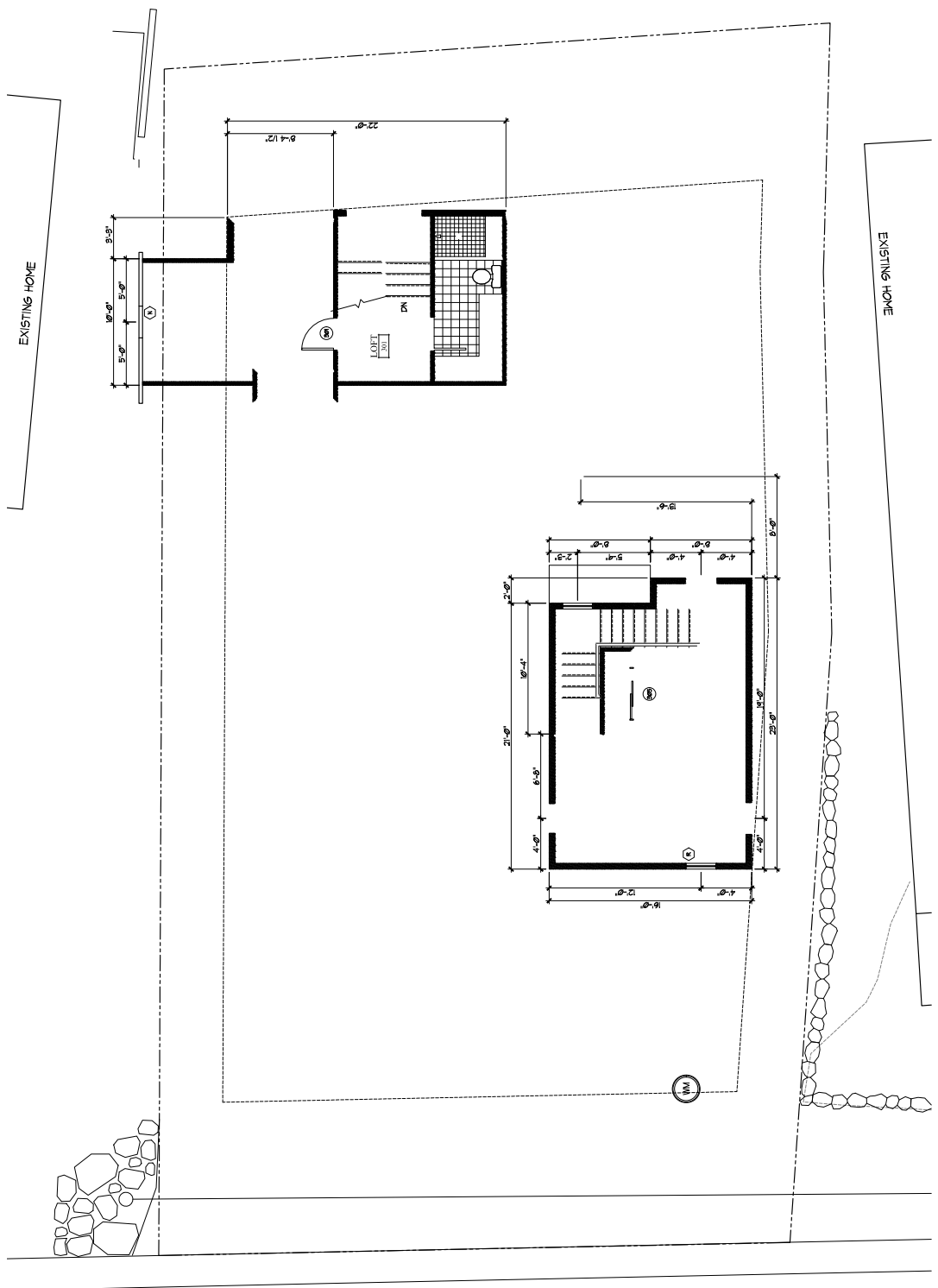
2 AS BUILT - NORTH ELEVATION
 1/4" = 1'-0"



1 AS BUILT - WEST ELEVATION
 1/4" = 1'-0"

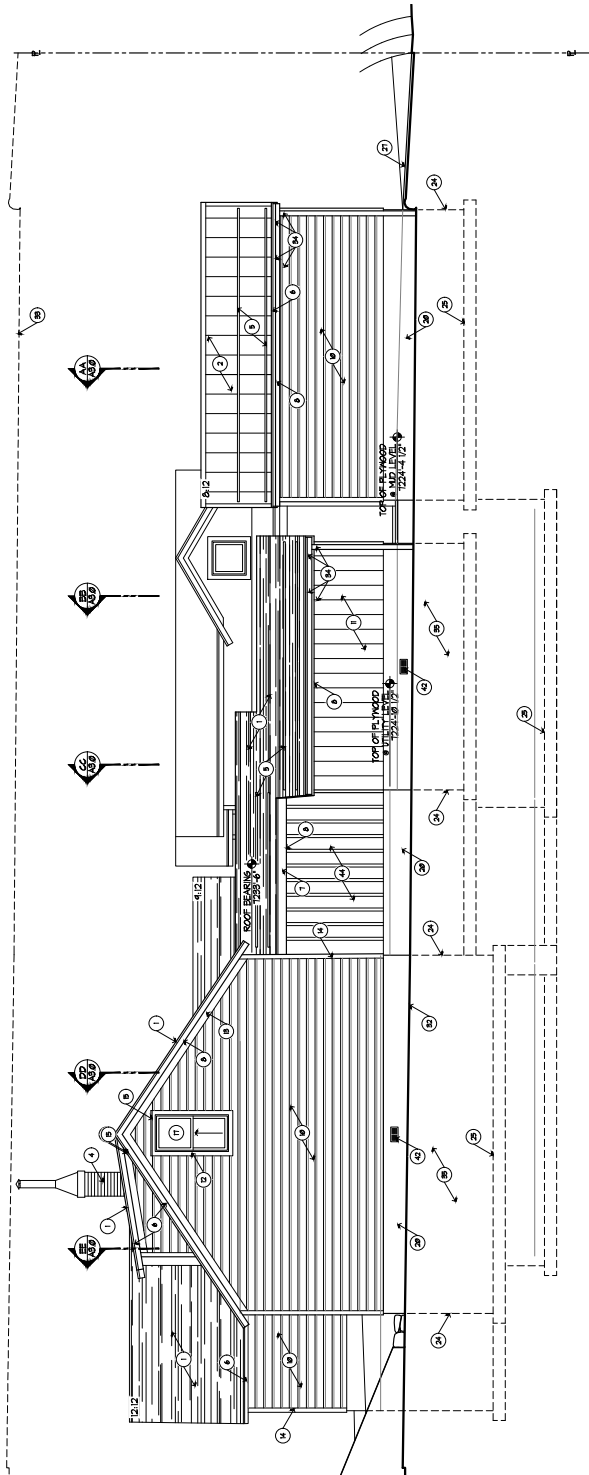


- 172

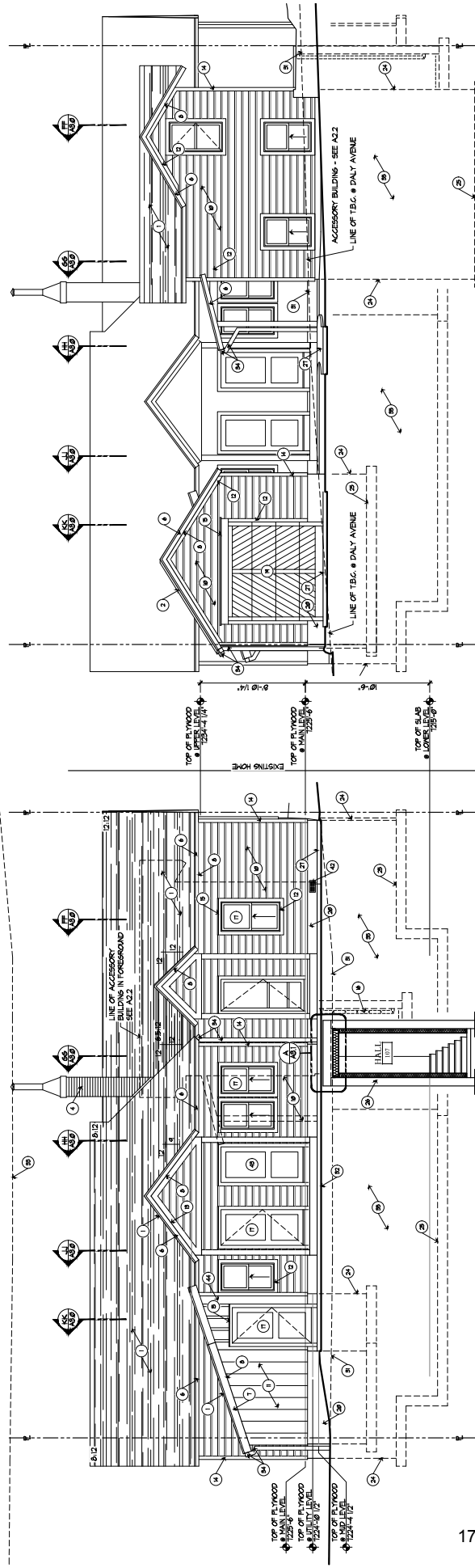


KEYED NOTES

- 1) ARCHITECTURAL GRADE COMPOSITION SHALL BE AS SHOWN IN THE SCHEDULE AND RESURF REPORT.
- 2) ALUMINUM GLAD ROOF WINDOWS AND ROOF FLASHING SHALL BE AS SHOWN IN THE SCHEDULE AND RESURF REPORT.
- 3) CARBIDE STYLE OVERHEAD GARAGE DOOR SHALL BE AS SHOWN IN THE SCHEDULE AND RESURF REPORT.
- 4) RAS RUBBER CONCRETE FINISH SHALL BE AS SHOWN IN THE SCHEDULE AND RESURF REPORT.
- 5) FOUNDATION LINE SHOWN HIDDEN - SEE SCHEDULE AND RESURF REPORT.
- 6) FOOTING LINE SHOWN HIDDEN - SEE SCHEDULE AND RESURF REPORT.
- 7) CONCRETE FOUNDATION - SEE SCHEDULE AND RESURF REPORT.
- 8) BRICK FINISHED NATURAL COLOR 4" TRICK IV 646 K14 X 1/4" W/ 1/4" DETAIL DASH
- 9) NATURAL GRADE
- 10) PROPOSED FINAL GRADE
- 11) 21'-0" ABOVE PROPOSED FINAL GRADE
- 12) METAL GUTTER - DOWNSPOUT TO DRAIN TO SUB-TERRANEAN TOLERANCE DRAIN
- 13) SPRAY APPLIED FOUNDATION DAMP PROOFING TO DRAIN TO 4" CONTIGUOUS DRAIN
- 14) BACKFILL FOUNDATION WITH GRANULAR
- 15) VENTILATION TO BE COMPLIANT AT ALL GRADE/SPACE AREAS. SEE FOOTING AND LOCATIONS OF VENTS. INSULATION TO BE HELD BACK TO MAINTAIN CLEARANCE
- 16) 1/2" X 5/8" CEDAR TRIM - STAINED
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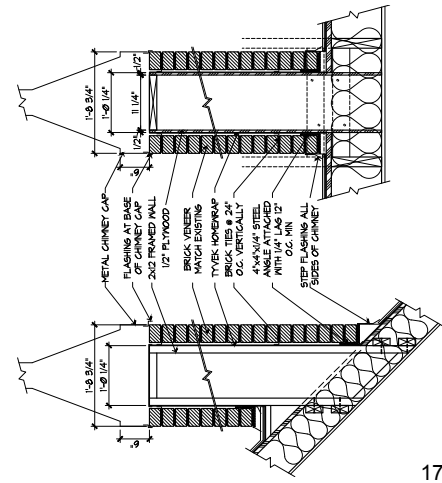


3 NORTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION AND SECTION @ HALL 107
1/4" = 1'-0"

FAUX CHIMNEY CONSTRUCTION

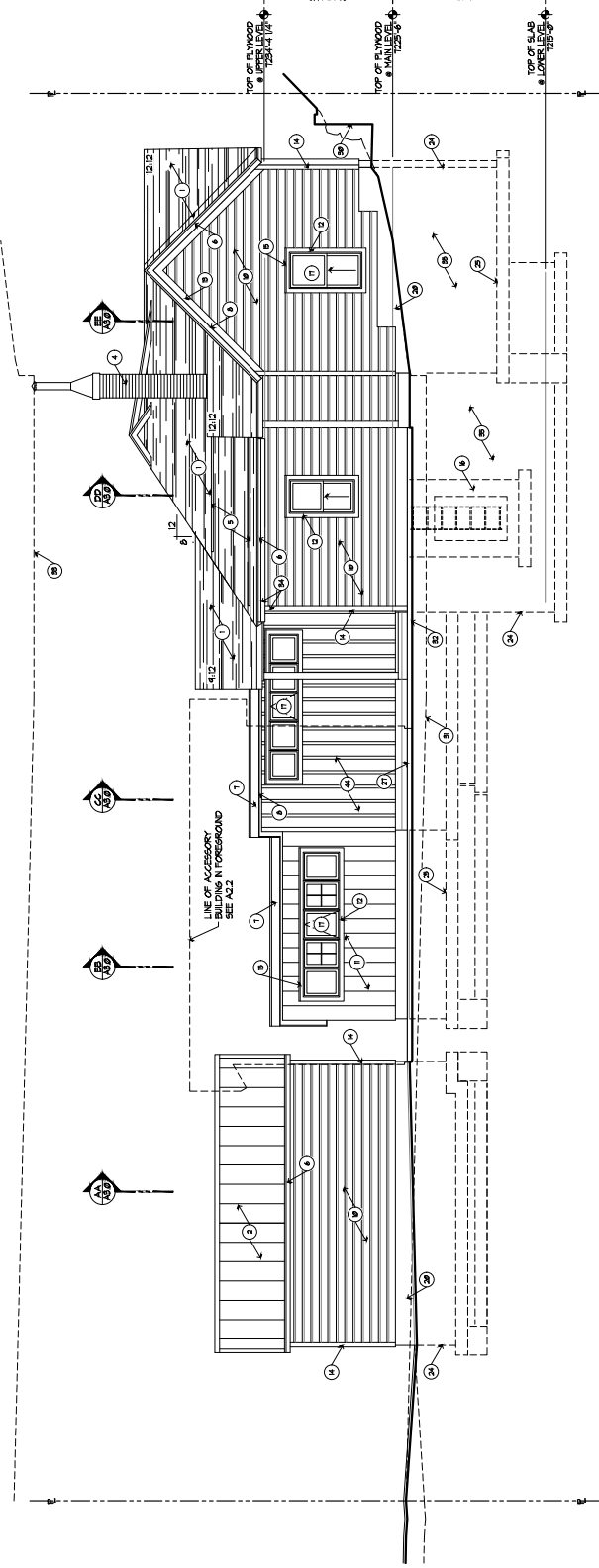


KEYED NOTES

- 1 ARCHITECTURAL GRADE COMPOSITION SINGLE 80 YEAR PRESIDENTIAL TILE SHINGLE OVER ENTIRE ROOF SURFACE 1/8" TO 24" DOWN FROM RIDGE TYP. ROOF WITH SLOPE 4:12 OR LESS.
- 2 26 GAUGE STANDING SEAM METAL ROOF FLASHING OVER ENTIRE ROOF SURFACE 1/8" TO 24" DOWN FROM RIDGE TYP. ROOF WITH SLOPE 4:12 OR LESS.
- 3 1/2" x 8" CEDAR TRIM - STAINED.
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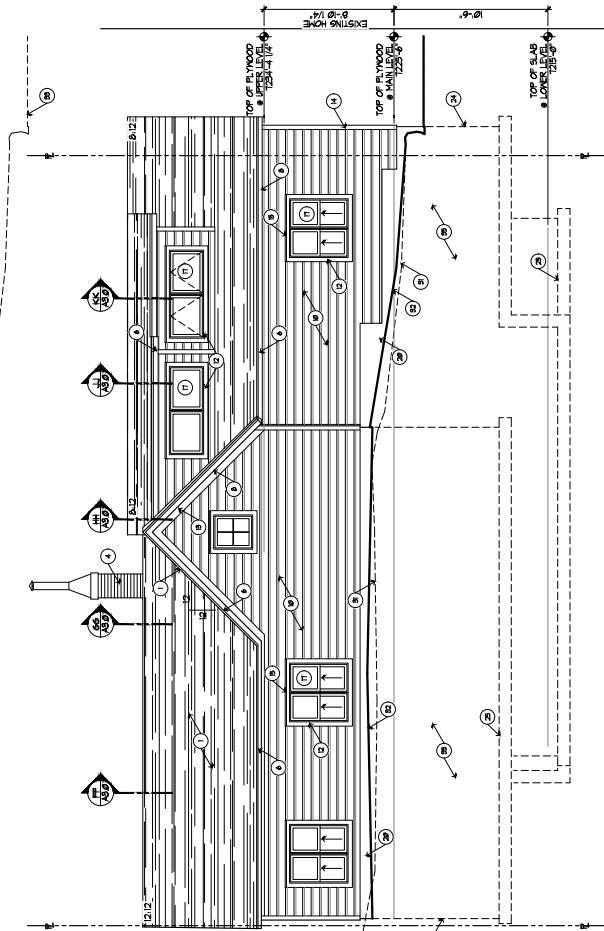
2 SOUTH ELEVATION

1/4" = 1'-0"



1 EAST ELEVATION

1/4" = 1'-0"



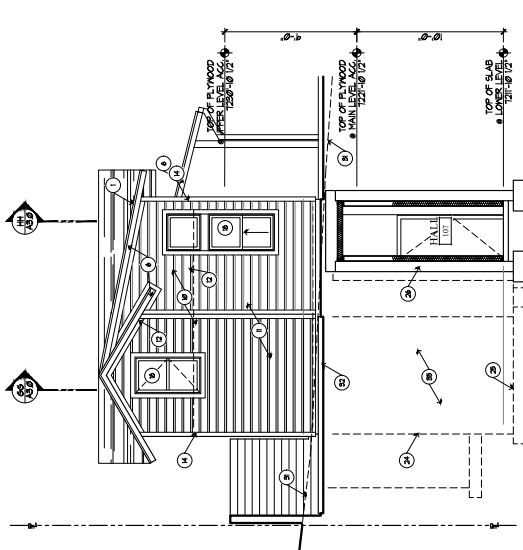
EXTERIOR ELEVATIONS

Jonathan DeGray Architect

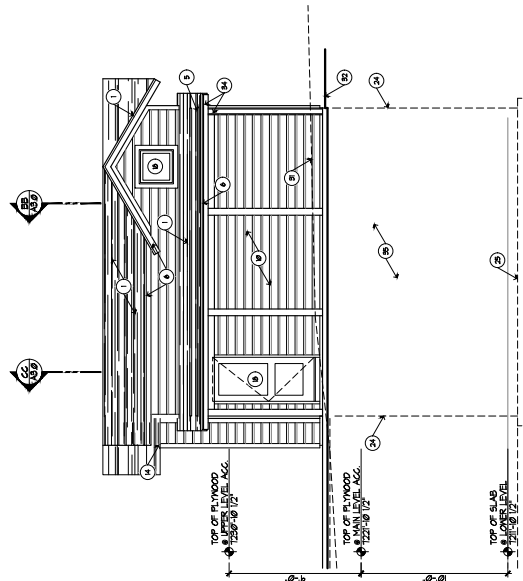
RESIDENCE
173 DALY AVENUE
PARK CITY, UT 84060

A2.1

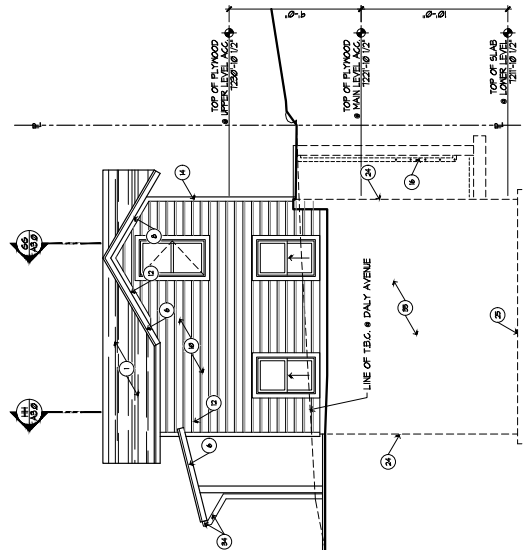
- KEYED NOTES**
- 1 ARCHITECTURAL GRADE COMPOSITION: 1" MIN. THICK PRESIDENTIAL T&B® MEMBRANE OVER ENTIRE ROOF SURFACE UP TO 24" DOWN FROM RIDGE TYP. ROOFS WITH SLOPE 4:12 OR LESS. AT 26 GAUGE STANDING SEAM METAL ROOF IN NON-REFLECTIVE FINISH SEAMS & 6" SPECIFICATIONS OVER ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE. CHIMNEY CAP: SEE AIA-3.
 - 2 1/2" X 1/2" CEDAR TRIM - STAINED.
 - 3 1/2" X 1/2" CEDAR TRIM - STAINED.
 - 4 1/2" X 1/2" CEDAR TRIM - STAINED.
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4 SOUTH ELEVATION - ACCESSORY
1/4" = 1'-0"



2 NORTH ELEVATION - ACCESSORY
1/4" = 1'-0"



3 EAST ELEVATION - ACCESSORY
1/4" = 1'-0"

1 WEST ELEVATION - ACCESSORY
1/4" = 1'-0"

EXTERIOR ELEVATIONS

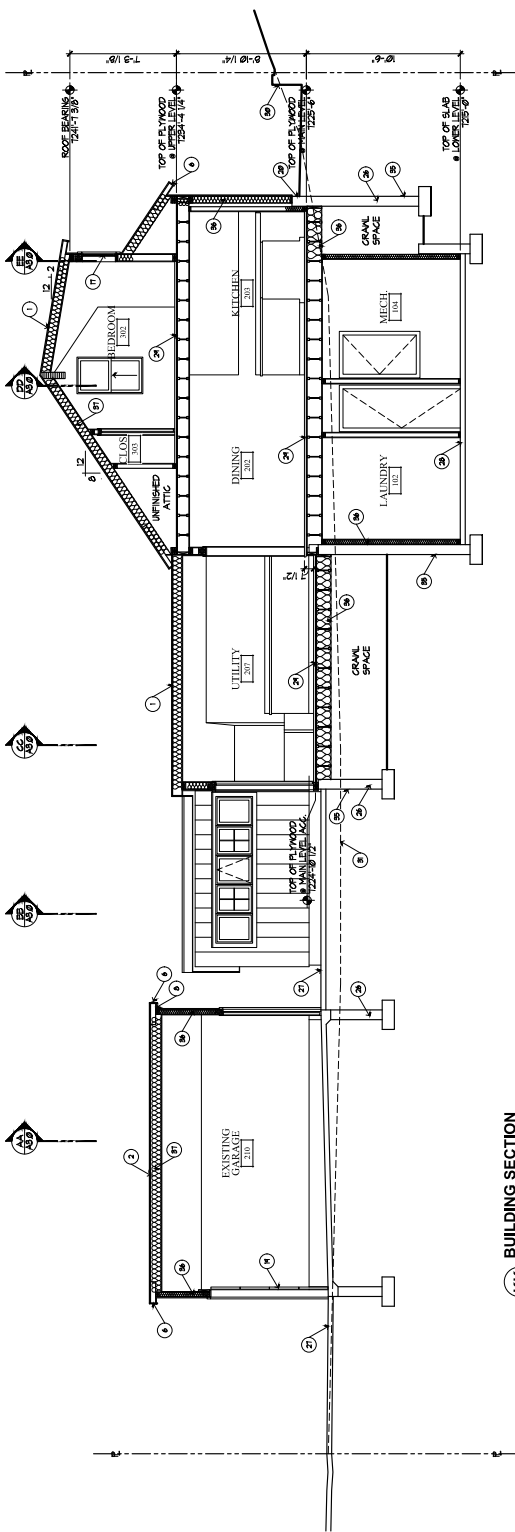
Jonathan DeGray
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RESIDENCE
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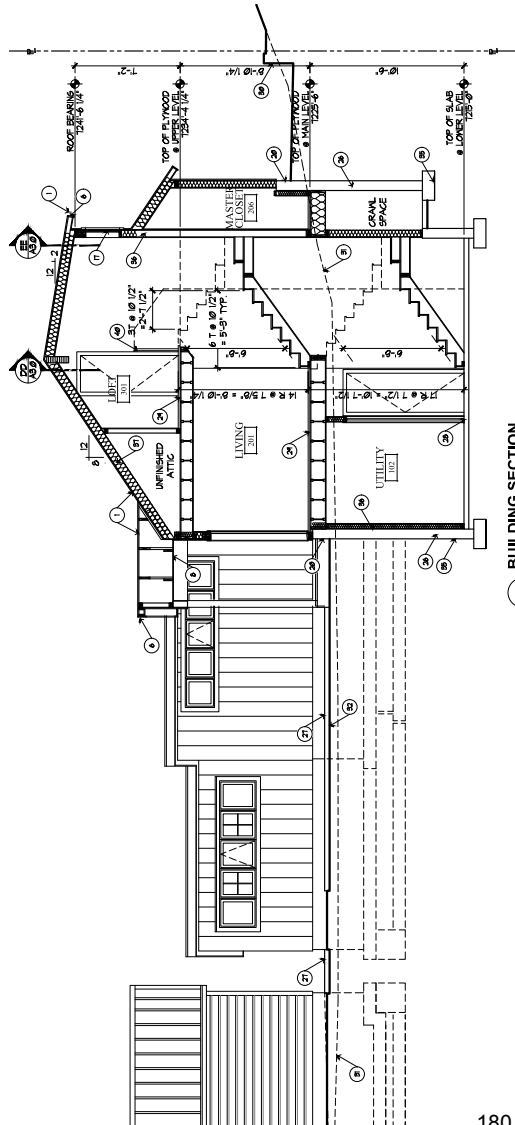
A2.2

KEYED NOTES

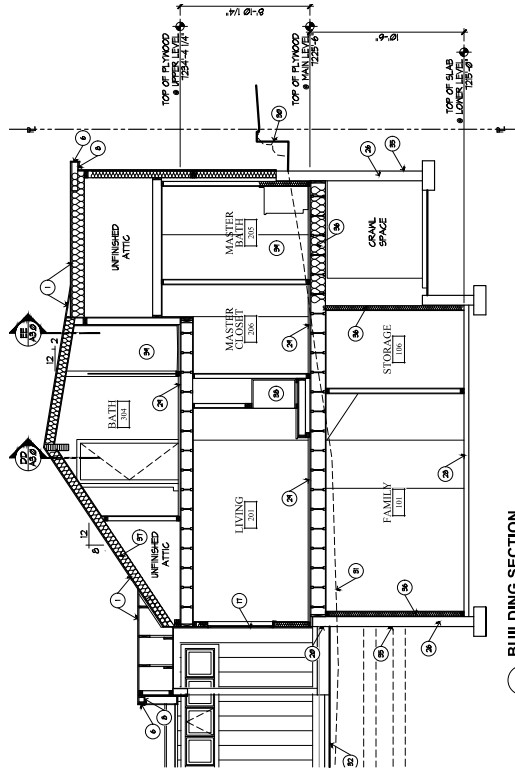
- 1) ARCHITECTURAL GRADE COMPOSITION PER SQUARE YARD ON ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE. SEE SCHEDULE FOR DETAILS.
- 2) 1/4" CEDAR FASCIA - STAINED.
- 3) 1/4" CEDAR DOORS & WINDOWS - STAINED.
- 4) 1/4" CEDAR DOORS & WINDOWS - STAINED.
- 5) 1/4" CEDAR DOORS & WINDOWS - STAINED.
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KK BUILDING SECTION
1/4" = 1'-0"



JJ BUILDING SECTION
1/4" = 1'-0"



HH BUILDING SECTION
1/4" = 1'-0"

BUILDING SECTIONS

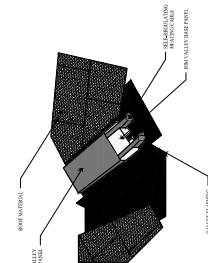
REVISIONS

DATE: 11/02/17
PROJECT NUMBER: 1110217

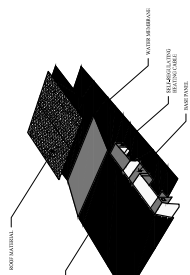
PROJECT NAME: A3.2

RESIDENCE
173 DALY AVENUE
PARK CITY, UT 84060

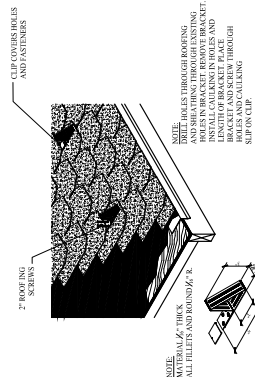
Jonathan DeGray
Architect
P.O. Box 1074, 614 Main Street, Suite 202, Park City, Utah 84060
Tel: 435-944-2051, Email: jdegay@jonathandegray.com



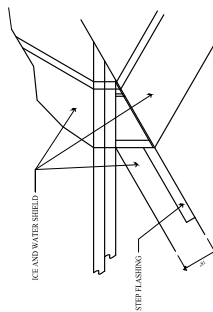
1 VALLEY SNOW MELT DETAIL
AS2 NO SCALE



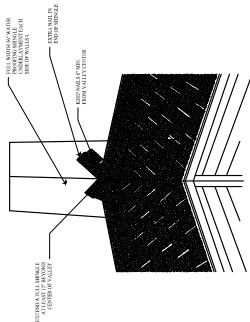
2 EAVE SNOW MELT DETAIL
AS2 NO SCALE



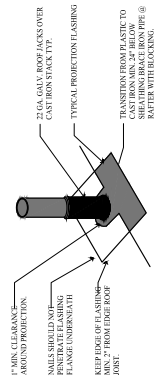
3 CLOSED VALLEY FLASHING
AS2 NO SCALE



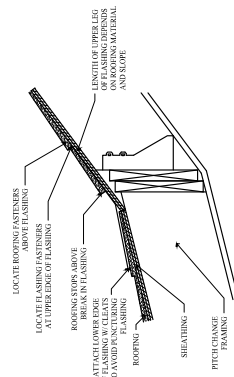
4 DORMER ROOF
AS2 NO SCALE



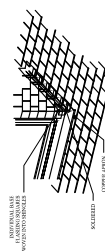
5 WOVEN VALLEY DETAIL
AS2 NO SCALE



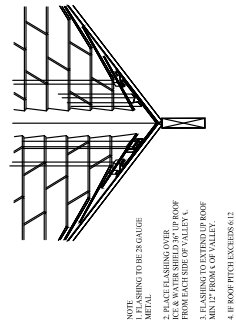
6 SNOW BRACKET DETAIL
AS2 NO SCALE



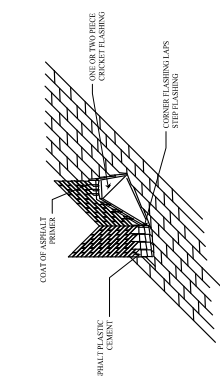
7 CHIMNEY FLASHING
AS2 NO SCALE



8 DORMER FLASHING DETAIL
AS2 NO SCALE



9 VENT FLASHING DETAIL
AS2 NO SCALE



10 RAKE WALL FLASHING DETAIL
AS2 NO SCALE

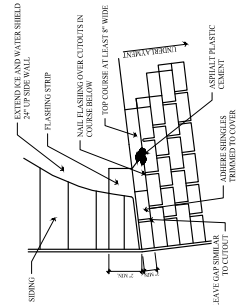
11 ROOF PITCH TRANSACTION DETAIL
AS2 NO SCALE

12 FLASHING DETAIL
AS2 NO SCALE

13 OPEN VALLEY DETAIL
AS2 NO SCALE

14 CHIMNEY CRICKET FLASHING
AS2 NO SCALE

15 ROOF WALL FLASHING DETAIL
AS2 NO SCALE



ROOM FINISH SCHEDULE

ROOM		FLOOR		WALLS			CEILING		REMARKS	
NO	NAME	MATERIAL	BASE	NORTH	EAST	SOUTH	WEST	HEIGHT		MATERIAL
LOWER LEVEL										
101	FAMILY	WOOD	MOOD	6"Y	6"Y	6"Y	6"Y	6'-4" 10'	6"Y	-
102	LAUNDRY	TILE	MOOD	6"Y	6"Y	6"Y	6"Y	6'-4" 10'	6"Y	-
103	CLOSET	WOOD	MOOD	6"Y	6"Y	6"Y	6"Y	6'-4" 10'	6"Y	-
104	MECHANICAL	CONCRETE	-	6"Y	6"Y	6"Y	6"Y	6'-4" 10'	6"Y	-
105	BATH	TILE	TILE	6"Y	6"Y	6"Y	6"Y	6'-4" 10'	6"Y	-
106	STORAGE	WOOD	MOOD	6"Y	6"Y	6"Y	6"Y	6'-4" 10'	6"Y	-
107	HALL	WOOD	MOOD	6"Y	6"Y	6"Y	6"Y	VARIABLES	6"Y	-
108	BEDROOM	WOOD	MOOD	6"Y	6"Y	6"Y	6"Y	6'-1" 14"	6"Y	-
109	CLOSET	WOOD	MOOD	6"Y	6"Y	6"Y	6"Y	6'-1" 14"	6"Y	-
110	BATH	TILE	TILE	6"Y	6"Y	6"Y	6"Y	6'-1" 14"	6"Y	-
MAIN LEVEL										
201	LIVING	WOOD	MOOD	6"Y	6"Y	6"Y	6"Y	T-3"	6"Y	-
202	DINING	WOOD	MOOD	6"Y	6"Y	6"Y	6"Y	T-3"	6"Y	-
203	KITCHEN	WOOD	MOOD	6"Y	6"Y	6"Y	6"Y	T-3"	6"Y	-
204	MASTER BEDROOM	WOOD	MOOD	6"Y	6"Y	6"Y	6"Y	W-6"	6"Y	-
205	MASTER BATH	TILE	TILE	6"Y	6"Y	6"Y	6"Y	W-6"	6"Y	-
206	MASTER CLOSET	WOOD	MOOD	6"Y	6"Y	6"Y	6"Y	T-3"	6"Y	-
207	UTILITY	WOOD	MOOD	6"Y	6"Y	6"Y	6"Y	VARIABLES	6"Y	-
208	HAD	WOOD	MOOD	6"Y	6"Y	6"Y	6"Y	VARIABLES	6"Y	-
209	1/2 BATH	TILE	TILE	6"Y	6"Y	6"Y	6"Y	VARIABLES	6"Y	-
210	EXISTING GARAGE	CONCRETE	-	6"Y	6"Y	6"Y	6"Y	VARIABLES	6"Y	-
211	STUDIO	WOOD	MOOD	6"Y	6"Y	6"Y	6"Y	8'-2"	6"Y	-
212	BATH	TILE	TILE	6"Y	6"Y	6"Y	6"Y	8'-2"	6"Y	-
UPPER LEVEL										
301	LOFT	WOOD	MOOD	6"Y	6"Y	6"Y	6"Y	VARIABLES	6"Y	-
302	BEDROOM	WOOD	MOOD	6"Y	6"Y	6"Y	6"Y	VARIABLES	6"Y	-
303	CLOSET	WOOD	MOOD	6"Y	6"Y	6"Y	6"Y	VARIABLES	6"Y	-
304	BATH	TILE	TILE	6"Y	6"Y	6"Y	6"Y	VARIABLES	6"Y	-
305	BEDROOM	WOOD	MOOD	6"Y	6"Y	6"Y	6"Y	VARIABLES	6"Y	-
306	CLOSET	WOOD	MOOD	6"Y	6"Y	6"Y	6"Y	VARIABLES	6"Y	-

WINDOW NOTES

[illegible]

DOOR NOTES

- 1- ALL DOORS TO BE 3/4" SOLID CORE UNLESS NOTED OTHERWISE.
- 2- ALL SHOWER DOORS AND GLASS SHOWERS ENCLOSED SHALL BE TEMPERED 6-1/8" RG TABLE REG-33.
- 3- ALL INTERIOR DOORS TO BE SUPPLIED BY NIDSON MANUFACTURER.
- 4- ALL EXTERIOR DOORS TO HAVE A HATCH OF 0.20 OR LOWER, SEE RESEARCH REPORT.
- 5- SEE FLOOR PLANS AND EXTERIOR ELEVATIONS FOR ALL HANDING OF DOORS.
- 6- SEE FLOOR PLANS AND EXTERIOR ELEVATIONS FOR MORE DETAIL OF CUSTOM DOOR.
- 7- SEE ELEVATIONS FOR MORE DETAIL ON HANDING DOORS.
- 8- SEE ELEVATIONS FOR MORE DETAIL ON HANDING DOORS, FLOOR PLANS AND EXTERIOR ELEVATIONS FOR MORE DETAIL ON CUSTOM DOOR ASSEMBLIES.

WINDOW SCHEDULE

WPTH	HEIGHT	HEAD	QTY.	TYPE	FRAME MATERIAL	EXT. FINISH	INT. FINISH	GLAZING	REMARKS
				2	SINGLE HUNG	WOOD ALUM GLAD	MANUFACTURER	STAIN 4 VARNISH	LOWER LEVEL
				8'-0"	5'-0"	4'-0"	1	INSULATED - LOW E	-
				4	SINGLE HUNG	WOOD	MANUFACTURER	STAIN 4 VARNISH	MAIN LEVEL
				7'-0"	2'-4"	4'-0"	1	INSULATED - LOW E	-
				2	SINGLE HUNG	WOOD	MANUFACTURER	STAIN 4 VARNISH	INSULATED - LOW E
				7'-0"	2'-4"	4'-0"	1	INSULATED - LOW E	MALLED - (2) 2'-0" X 4'-0" SINGLE HUNG
				5	SINGLE HUNG	WOOD	MANUFACTURER	STAIN 4 VARNISH	MALLED (3) 2'-0" X 2'-0" PICTURE CASE+PICT
				1	PICTURES + CASHEMENT	WOOD	MANUFACTURER	STAIN 4 VARNISH	INSULATED - LOW E
				7'-2"	1	PICTURES + CASHEMENT	MANUFACTURER	STAIN 4 VARNISH	MALLED (3) 2'-0" X 2'-0" PICTURE CASE+PICT N/ GROSS PER ELEVATION
				1	CASHEMENT	WOOD	MANUFACTURER	STAIN 4 VARNISH	INSULATED - LOW E
				2	SINGLE HUNG	WOOD ALUM GLAD	MANUFACTURER	STAIN 4 VARNISH	INSULATED - LOW E
				7'-0"	2'-4"	4'-0"	1	INSULATED - LOW E	MALLED - (3) 2'-0" X 2'-0" CASE + PGT + CASE
				1	CASHEMENTS + PICTURES	WOOD ALUM GLAD	MANUFACTURER	STAIN 4 VARNISH	INSULATED - LOW E
				7'-0"	2'-4"	4'-0"	1	INSULATED - LOW E	-
				1	SINGLE HUNG	WOOD ALUM GLAD	MANUFACTURER	STAIN 4 VARNISH	INSULATED - LOW E
				4'-0"	1	PICTURE	MANUFACTURER	STAIN 4 VARNISH	HEAD REHMT ABOVE LANDING
				2'-4"	1	PICTURE	MANUFACTURER	STAIN 4 VARNISH	HEAD REHMT ABOVE LANDING
				4'-0"	1	PICTURE	MANUFACTURER	STAIN 4 VARNISH	UPPER LEVEL
				2'-4"	1	PICTURE	MANUFACTURER	STAIN 4 VARNISH	EGRESS
				5'-0"	1	SINGLE HUNG	WOOD	STAIN 4 VARNISH	INSULATED - LOW E
				2'-4"	1	ANNING	MANUFACTURER	STAIN 4 VARNISH	MALLED (2) 9'-0" X 2'-0" ANNING
				6'-0"	1	PICTURES	MANUFACTURER	STAIN 4 VARNISH	MALLED (2) 2'-0" X 2'-0" PICTURES
				8'-1"	1	CASHEMENT	MANUFACTURER	STAIN 4 VARNISH	INSULATED - LOW E
				4'-0"	5	PICTURES	MANUFACTURER	STAIN 4 VARNISH	INSULATED - LOW E
				4'-0"	1	PICTURE	MANUFACTURER	STAIN 4 VARNISH	EGRESS - HORIZONTAL BAR TO GIVE APPEARANCE OF SINGLE HUNG WINDOW
				2'-4"	1	PICTURE	MANUFACTURER	STAIN 4 VARNISH	INSULATED - LOW E
				2'-4"	1	PICTURE	MANUFACTURER	STAIN 4 VARNISH	INSULATED - LOW E
				3'-4"	1	PICTURE	MANUFACTURER	STAIN 4 VARNISH	INSULATED - LOW E

DOOR SCHEDULE

[illegible]

Exhibit G

Mold Report

ENVIRONMENTAL SOLUTIONS

78 West 2400 South • Salt Lake City, UT 84115 • (801) 859-9333 • fax (801) 486-0849

August 3, 2017

G. Bush Construction
P.O. Box 113
Park City 84060

Re: Mold - 173 Daly Avenue

On July 27, 2017, Mr. Charles Dixon of Environmental Solutions, Inc. performed a visual inspection and initial air sampling in the home located at 173 Daly Avenue in Park City, Utah. There had been water and mold damage throughout. The flooring was completely rotted throughout the home. Air samples were taken in the following areas:

1. North bedroom
2. Kitchen
3. Outside

Levels of aspergillus / penicillium measured in spores per cubic meter of air are as follows: 1,694 in the north bedroom and 9,224 in the kitchen. The outdoor air sample had 0 aspergillus / penicillium spores per cubic meter of air. This level of mold indicates mold sources from within the home.

Levels of basidiospores measured in spores per cubic meter of air are as follows: 6,682 in the north bedroom and 3,671 in the kitchen. The outdoor air sample had 0 basidiospores spores per cubic meter of air. This level of mold indicates mold sources from within the home.

In order to clean this home the following should be done.

1. Fix the source of the water problem.
2. Remove all water damaged or moldy building materials including all flooring in home.
3. replace all moldy or wet wood inside home.
4. Hepa vacuum the area inside the home.
5. Wet wipe all surfaces in the home with a detergent based solution with a moldicide added.
6. Encapsulate all exposed structural materials in the home.
7. Replace the furnace filter
8. Do clearance sampling.

If you have any questions please contact me (801) 486-7914 or on my cell phone at 859-9333.

Sincerely,



Mr. Charles Dixon MSPH - CIH
Environmental Solutions Inc.
78 West 2400 South
Salt Lake City, Utah 84115

Test Report

Dixon Information, Inc.

Page 1 of 1

78 W 2400 S, Salt Lake City, UT 84115
Phone: 801-486-0800, Fax: 801-486-0849

Type	Number
Tape	0
Air	0
Rush Tape	0
Rush Air	3

Batch#: 072717-13643
Received: July 27, 2017
Client: Charles Dixon
Company: Environmental Solutions
Address: 78 W 2400 S
Salt Lake City, UT 84115
Phone: 801-859-9333
Fax: 801-486-0849
Email:

Project #: 173 Daly Avenue, Park City
Project: Gary Bush
Sampled by: Charles Dixon
Description: 1 - North Bedroom; 2 - Kitchen; 3 - Outside

	Sample #1	Sample #2	Sample #3	Sample #4
Sample ID:	1	2	3	-
Location of Sample:	North Bedroom	Kitchen	Outside	-
Date Sampled:	07/27/17	07/27/17	07/27/17	-
Volume:	170L	170L	170L	-
	Detected	Detected	Detected	
Alternaria	-	-	-	-
Ascospores	282 sp/m ³	141 sp/m ³	3388 sp/m ³	-
Aspergillus/Penicillium	1694 sp/m ³	9224 sp/m ³	-	-
Basidiospores	6682 sp/m ³	3671 sp/m ³	2800 sp/m ³	-
Botrytis	-	-	353 sp/m ³	-
Chaetomium	-	-	-	-
Cladosporium	1318 sp/m ³	447 sp/m ³	1129 sp/m ³	-
Curvularia	-	-	-	-
Drechslera/Bipolaris	-	-	-	-
Epicoccum	-	-	-	-
Fusarium	-	-	-	-
Ganoderma	-	-	-	-
Leptosphaeria	-	-	-	-
Nigrospora	-	-	-	-
Oldium/Peronospora	-	-	-	-
Arthrinium	-	-	-	-
Phthomyces	-	-	-	-
Pleospora	-	-	-	-
Coprinus	-	-	-	-
Trichoderma	-	-	-	-
Spegazzinia	-	-	-	-
Smuts/Myxomycete/Periconia/Rust	282 sp/m ³	282 sp/m ³	-	-
Stachybotrys	-	47 sp/m ³	71 sp/m ³	-
Stemphylium	-	-	-	-
Torula	-	71 sp/m ³	-	-
Ulocladium	-	-	-	-
Unidentified Fungi	-	-	-	-
Hyphal-like fragments	-	-	-	-
Pollen	-	-	-	-
Skin Cells	2x	2x	-	-
Debris	3x	3x	3x	-
Totals	10259 sp/m ³	13882 sp/m ³	7741 sp/m ³	-
Analyst:				
Ofir Sosa				
Date Analyzed:	July 29, 2017			

Sampling Procedure: Tape Lift, Spore Trap, Mold ID, Standard Profile, Nonculturable, Light Microscopy

Mold Concentrations: 1X = Trace 2X = Minor 3X = Moderate 4X = Major Concentration

Analyst Signature

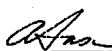


Exhibit H

Structural Engineer's Report

Shen Engineers, Inc. Structural/Seismic Consultants

2225 E. Murray Holladay Rd., Suite 208
Holladay, UT 84117
801.277.2625
801.277.2626fax

100 S. Alameda St., Suite 463
Los Angeles, CA 90012
858.699.2275
801.277.2626fax

Aug. 15, 2017

Mr. Jonathan DeGray, AIA
Jonathan DeGray - Architect
P.O. Box 1674
Park City, Utah 84060

Mr. Gary Bush
Bush Construction LLC
164 Upper Norfolk
Park City, Utah 84060

Subject: Physical Condition Report of Park City House
At 173 Daly Ave.
Park City, Utah

To Whom It May Concern:

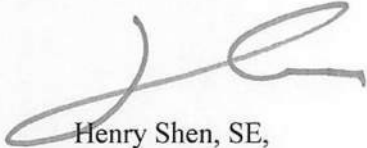
We have performed a site investigation of the building on Aug. 4, 2017 with the general contractor Gary Bush. The conclusions on the house are as follows:

1. The existing roof joists are 2x4 at 24" on center on a sloped roof spanning 8'-0" to 12'-0". The 12'-0" roof joists are 12% capacity of the code. The 8'-0" roof joists are 16% capacity of the code. They need to be upgraded or replaced with new roof joists. We suggest reframing roof ridge and valley beams and installing new roof joists.
2. The existing roof deck is 1x wood plank installed perpendicular to the existing joists. It doesn't have any capacity of shear diaphragm value. Suggest installing new 5/8" plywood or OSB with 10d @ 6" on center nailing.
3. The existing (crawl space) floor joists are 2x6 @ 24" on center spanning 8'-0" to 12'-0". Most of them were totally rotted out. They have to be replaced.
4. All the existing headers need to be upgraded. We will review each one of them when design is available.
5. The existing exterior walls are 2x4 @ 24" on center with 1x6 planks installed horizontally. The exterior walls are all not strong enough for wind, seismic or gravity loads. Some of the wood stud walls retain the dirt. 75% of the exterior walls were rotted out and have to be re-built.
6. The existing building doesn't have any footings. The existing foundation walls were built with wood piles and sand stone. 90% of them were rotted out. We suggest tearing off the existing foundation walls. New reinforced concrete footing and foundation walls need to be poured for supporting the existing building and forming the frost depth of 40" minimum.

7. Overall, the whole house including the front individual house is rotted on it's exterior walls and the wood foundations. The maximum differential settlement on the building is about one foot. To lift or temporarily shore them becomes to be impossible.
8. We suggest panelizing the existing building and re-build the house.

We hope that the information contained herein will assist you in your planning efforts. Should you have any further questions, please feel free to contact our office at your convenience.

Best Regards,

A handwritten signature in dark ink, appearing to be 'H. Shen', written over the printed name.

Henry Shen, SE,
Shen Engineers, Inc.
2225 East Murray Holladay Road, Suite 208
Holladay, Utah 84117

Exhibit I
Chief Building Official IBC Section 116.1
Dangerous Building Determination



Building • Engineering • Planning

January 19, 2018

Gary Bush
173 Daly Ave
Park City, Utah 84060

CC: Jonathan DeGray, Architect
Hannah Tyler, Project Planner
Anya Grahn, Historic Preservation Planner
Bruce Erickson, Planning Director

RE: 173 Daly Avenue, Park City, UT 84060

To Whom It May Concern:

Please be advised that the historic structure located at 173 Daly Avenue, has been found to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code. The structure was posted "Uninhabitable – Limited Entry" due to its general dilapidated and unsafe state on January 04, 2018.

Planning and Building Department staff visited the site on Jan. 4, 2018. At that time, we observed the following conditions:

- Due to the lack of foundation beneath the historic house, the floor structure has slumped and has considerably rotted. This has caused the walls to buckle and settle unevenly. It is no longer safe to enter the building due to its structural instability.
- The hillside has settled across the back of the historic house, accelerating the deterioration of the wood sided walls. Moisture has entered the structure through the deteriorated floor and rotted wood siding, causing black mold throughout the interior of the house, this can be clearly seen and creates an extreme health hazard.
- Asbestos has been discovered throughout the structure furthering the need to mitigate.

Due to the structural instability of the house structural systems, the extent of the deterioration of the original materials, as well as the health concerns, I find that the safest approach is to reconstruct the historic structure.

Sincerely,

A handwritten signature in black ink, consisting of several overlapping loops and a horizontal line at the bottom, representing the name Dave Thacker.

Dave Thacker
Chief Building Official



Planning Department

Historic Preservation Board Staff Report

Author: Anya Grahn, Historic Preservation Planner
Subject: Relocation Review
Address: 269 Daly Avenue
Project Number: PL-17-03554
Date: February 7, 2018
Type of Item: Administrative –Relocation of a Historic Building

Summary Recommendation:

Staff recommends the Historic Preservation Board review the Relocation of the Historic Building at 269 Daly Avenue, conduct a public hearing, and consider denying the Relocation pursuant to the following findings of fact and conclusions of law. The site has been designated as “Significant” on the City’s Historic Sites Inventory (HSI).

Topic:

Address: 269 Daly Avenue
Zoning: Historic Residential (HR-1) District
Designation: Significant
Applicant: David and Harriet Henry (Represented by Rick Otto, Architect)
Proposal: Relocation of the Historic house four feet (4’) west towards Daly Avenue

Background:

The background of this property was outlined in the January 16, 2018 [Historic Preservation Board \(HPB\) staff report \[see page 39\]](#).

During the January 16th meeting, the HPB approved the Reconstruction of the historic house and garage as well as any associated Material Deconstruction; however, HPB continued the Relocation of the historic house to February 7, 2017. The minutes are included at the beginning of this packet.

Staff had found that the proposed relocation of the historic house 4 feet west towards Daly Avenue did not comply with [Land Management Code \(LMC\) 15-11-13](#), as outlined in Exhibit 1. Staff had found that the proposed relocation and/or reorientation would not specifically abate demolition as the structural instability and deteriorated condition of the historic house had warranted its reconstruction. Staff also demonstrated that the Planning Director and Chief Building Official (CBO) did not find that there were hazardous conditions that threatened the building; while the house had suffered deterioration due to drainage issues, these issues alone did not cause the deteriorated condition of the house. In fact, the current CBO and Planning Director found that the drainage issues could be mitigated without relocating the house. Finally, staff did not find that there were unique conditions that merited the relocation of the historic house as the historic context of the Historic Building had not been so radically altered that the relocation would enhance the ability to interpret the historic character of the Historic

Building and the Historic District in its present setting; the proposed relocation would diminish the overall physical integrity of the Historic District; the proposed relocation would diminish the historic integrity and significance of the Historic house; and the potential to preserve the Historic house would not be enhanced by its relocation.

The applicant argued that the relocation would enhance the historic character of the site by giving it more prominence and visibility along the street. The architect argued that the location of the Maximum Development Line, shown in the recorded plat amendment recorded in 2013, was based on the then-owner's proposal to construct a small, one-story addition to the rear (east) of the historic house. He believed that the removal of the rear addition to the garage and the non-historic front gable addition to the house would allow the relocation to not detract from its historic setting. He reiterated that in 2013, the relocation had been approved by the former Chief Building Official and Planning Director due to the drainage issues of the canyon wall deteriorating the back wall of the house; further, he believed they considered that historic houses along Daly Avenue were scattered due to inconsistent setbacks, rather than uniform like houses along Park Avenue.

The applicants believed that the 4 foot relocation would enhance the site. They argued that new development on adjacent lots created 10 to 12 foot front yard setbacks and allowed the new houses to block the view of and overshadow neighboring historic houses. Additionally, the relocation would aid the applicant in re-grading the site to address drainage along the canyon wall as well as allow more sunlight into the reconstructed house.

The HPB found that the proposal did not meet the first two criteria of [LMC 15-11-13\(A\)\(3\)](#):

- a. The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or
- b. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it;

The HPB then spent considerable time discussing the third criteria:

- c. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation on the existing Site. Unique conditions shall include all of the following:
 - (1) The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting; and
 - (2) The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district; and
 - (3) The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation; and

- (4) The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation.

The HPB largely found that the project complied with #2 and #3 above; however, they debated whether or not it complied with #1 and #4. The HPB found that the relocation would help prevent the new addition from creeping up the hill and visually engulfing the historic structure. Some believed that the relocation would help visually enhance the historic house by moving it forward on the lot, so as not to be blocked by neighboring developments. Others carefully considered the historic context of the neighborhood to decide how much historic integrity remains and whether or not the street retains the look and feel it did during the Mining Era when the street was occupied by industrial mines and associated mining industries. Some argued that it had been radically altered due to the number of historic houses that had been relocated towards the street, large additions loomed over historic houses, garages along the street had been demolished, and the loss of the mine sites; others believed that Daly Avenue retained much of its historic integrity because of the large concentration of historic houses and accessory buildings along the street.

The HPB continued the item and requested additional information:

- Relationship between the house at 269 Daly Avenue and the two neighboring historic houses (Exhibit 2)
- Analysis of changes that had occurred to Daly Avenue following the end of the Mining Era (Exhibit 3)

Analysis:

A more thorough analysis of staff's position to deny the relocation request is outlined in Exhibit 1. **Staff has updated the analysis below in red to reflect the HPB's discussion on January 16th.**

A. CRITERIA FOR THE RELOCATION AND/OR REORIENTATION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON ITS EXISTING LANDMARK OR SIGNIFICANT SITE.

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

1. For either a Landmark or Significant Site all the following shall be met:
 - a. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) can successfully be relocated and the applicant has demonstrated that a professional building mover will move the building and protect it while being stored; and
 - b. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;

Not applicable. *The need to reconstruct the existing historic house was not driven by the proposed relocation, but by the poor structural stability of the house in its existing condition. Because of the deteriorated conditions of the few remaining historic materials, non-historic alterations, and general poor*

condition of the building, the Building Department issued a Notice and Order for the site in January 2017. Further inspections by Building and Planning staff have maintained that the house must be reconstructed (see CBO Determination Letter, Exhibit C) due to its dilapidated state. Because the house will be reconstructed due to its visibly poor condition and could not be repaired as-is, it was not necessary for the applicant to provide a structural engineer's report.

As such, the relocation will not have a detrimental effect on the soundness of the building or structure as it has already been structurally compromised by the uneven settlement and slumping of its floor and walls, as well as the failure of the roof structure.

2. Landmark structures shall only be permitted to be relocated on its existing site if:
 - a. the relocation will abate demolition; or
 - b. the Planning Director and Chief Building Official find that the relocation will abate a hazardous condition at the present setting and enhance the preservation of the structure.

Not applicable. *This is not a Landmark structure. It had initially been designated as "Landmark" in 2009; however, it was re-designated to "Significant" in 2013 when exploratory demolition determined that the front gabled ell was not historic, having been constructed between 1965 and 1970. Additionally, the previous owner's intent to reconstruct the house necessitated it being listed as Significant because Landmark houses were not permitted to be reconstructed. The change in designation was approved by the HPB on September 18, 2017 [[Staff Report](#) (starting page 87) and [Minutes](#) (starting page 5)].*

3. For Significant sites, at least one of the following shall be met:
 - a. The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or

Does not comply. *The applicant has argued that the previous CBO and Planning Director found there were unique conditions that warranted the relocation of the historic house four feet (4') west toward Daly Avenue, as was consistent with the LMC at the time of the previous 2013 approval. In the 2013 approval for relocation, the CBO and Planning Director noted that "the unique condition is the fact that the historic home was originally constructed tight against the side of Empire Canyon which resulted in the accelerated deterioration of the rear of the historic portion of the home. Similar damage would likely ensure today if rebuilt in the same location." They found that relocating the structure four feet (4') to the west would prevent similar deterioration in the future and prevent any disturbance of the hillside, "thus reducing the need for substantial excavation of the canyon wall,*

the need for extensive retaining walls, and avoiding a rear addition that would tower over the reconstructed hall-parlor home.”

In 2015 and 2016, LMC amendments were adopted that modified the criteria for relocation to make it more difficult to relocate historic structures as the original location of the building is one of seven aspects of historic integrity evaluated by the National Register of Historic Places. [These LMC amendments were adopted through Ordinance 15-53 ([Parts A](#) and [B](#) address the change applicable to this application).]

Staff finds that the applicant has already demonstrated that the building is in such poor condition that it cannot be made safe and/or serviceable through repair, thus necessitating reconstruction. While the building’s current location abutting the wall of Empire Canyon has caused the structure to settle and the back wall of the building to deteriorate, the location of the building itself is not driving the need for reconstruction. The applicant could reconstruct the building in its present location and still address the drainage issues directly behind the house.

- b. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or

Does not comply. *The Planning Director and Chief Building Official have not found that there are hazardous conditions that have threatened the building. The hazardous conditions that relate to the 2017 Notice and Order are due to deferred maintenance, structural failures, and the overall poor condition of the building. The settlement of the canyon wall against the back of the house has accelerated the deterioration of the structure; however, this can be addressed by re-grading this area to address drainage when the house is reconstructed.*

The Planning Director and CBO do not find that the preservation of the building will be enhanced by relocating it four feet (4’) west toward Daly Avenue as it is not threatened by site conditions in its current location.

- c. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation on the existing Site. Unique conditions shall include all of the following:
 - 1. The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will

enhance the ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting; and

HPB Discussion Requested. *In our last meeting, the applicant reminded the HPB that Daly Avenue was historically characterized with mine sites. Cottage industries were housed in the garages, often above Poison Creek for either the use of water or for the water to carry away debris. Further, an aerial tramway tower had run down the canyon, and many houses had staggered setbacks in order to prevent the ore carts from spilling on to the houses. Built on the mine company's property, these houses were constructed by squatters not as permanent dwellings, but with the intent to ride out the mining boom.*

This history is substantiated by significant historical documentation. The first residents of 269 Daly Avenue were not recorded until the 1930's census and that the property was owned by the mining companies until 1973, when it was first sold to private owners. Additionally, garages over the creek and adjacent to the street are shown in the early Sanborn Fire Insurance Maps. These maps also depict the location of the mine sites, railroad lines, reservoirs, pipes, and more.

Staff finds that there are a lot of unknowns regarding how Daly Avenue was developed that pertain to the staggered development pattern seen today. With the absence of this information, staff finds that the baseline for determining how much of the historic character can be derived from 1984 when the Mining Boom Era Residences Thematic District was listed on the National Register of Historic Places. Since that time, Design Guidelines and the 2009 Historic Sites Inventory have sought to maintain and restore the character of the residential neighborhoods to the Mining Era.

In reviewing the historic Sanborn Fire Insurance Maps (Exhibit 3), Staff finds that the character of the street and site can be considered in terms of location, setting, materials and workmanship, as well as design. When looking at these areas more closely, staff finds the following:

- The street including its streetscape composition, land uses, lot sizes and shapes remain largely the same. While staff found that 6 of 33 extant historic structures have been relocated, the relocations under previous LMC criteria have allowed Daly Avenue to still be characterized by staggered setbacks. The layout and composition of the street remains.*
- The mass and form, materials, roof shapes, orientation, window-door configurations, porches, and building*

ornamentation of the street as a whole remains. The overall historic architectural style of the building is in the Park City vernacular—characterized by simple building forms such as the hall-parlor and L- and T-shaped cottages as well as simple wooden building materials.

- Daly Avenue has lost many of its industrial mine buildings; however, the large numbers of garages that contribute to this industrial character remain adjacent to the street.*

2. The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district; and
Complies. *The HPB found in the January 16th meeting that the relocation would not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district.*

The HPB found that the garage was immediately adjacent to the street was the most prominent site feature. The HPB did not find that the relocation 4 feet west closer to the garage or the street would significantly alter or dramatically change the relationship of the site's buildings. In fact, they thought it would help the District because it would make the house proud of its neighbors and prevent it from being overshadowed by new development. Further, Daly Avenue is characterized by staggered setbacks, and this proposed relocation will maintain that development pattern.

3. The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation; and
Complies. *The HPB found in the January 16th meeting that the relocation would not diminish the overall physical integrity and significance of the Historic Building. Again the HPB found that the historic house would be more prominent on the site and within the neighborhood if it was moved 4 feet closer to Daly Avenue. By allowing it to be more proud on the site, the relocation would prevent the house from being lost or overshadowed by neighboring development.*
4. The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation.

HPB Discussion Requested. *The HPB was divided whether or not the proposal met this criterion. Some members found that with the reconstruction of the historic house, rebuilding the house in its original location allowed it to be an accurate reconstruction and maintain one aspect of the site's historic integrity. (See the [Seven](#)*

Aspects of Integrity, as defined by the National Park Service.) Others found that the relocation would prevent the addition to the rear of the house from overwhelming the historic house because it would prevent the addition from crawling up the hillside. They also argued that moving it closer to the street permitted the house to be more visible, which enhanced the historic character of the site.

Process:

The HPB will hear testimony from the applicant and the public and will review the Application for compliance with the “Criteria for Relocation and/or Reorientation of the Historic Structure.” The HPB shall forward a copy of its written findings to the Owner and/or Applicant.

The Applicant or any party participating in the hearing may appeal the Historic Preservation Board decision to the Board of Adjustment. 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 January 2, 2018, Legal Notice of this public hearing was published in the Park Record and posted in the required public spaces. Staff sent a mailing notice to property owners within 100 feet on and posted the property on December 28, 2017.

Recommendation:

Staff recommends the Historic Preservation Board review the Relocation of the Historic Building at 269 Daly Avenue, conduct a public hearing, and deny the Relocation pursuant to the following findings of fact and conclusions of law. The site has been designated as “Significant” on the City’s Historic Sites Inventory (HSI).

Finding of Fact for Denial of Relocation of a Historic Structure:

1. The site is located at 269 Daly Avenue in the Historic Residential (HR-1) zoning District.
2. The site has been designated as “Significant” on the City’s Historic Sites Inventory (HSI) and includes a historic house and historic garage.
3. The house first appears on the 1889 Sanborn Fire Insurance map to the west of the Union Concentrator Mill. The Ontario Mining Company and its subsidiaries continued to own many of the parcels on Daly Avenue and rented out houses constructed on their mining claims, such as 269 Daly, well into the late-twentieth century. *The house at 269 Daly Avenue was first sold to private property owners in 1973.*
4. *During the Mining Era (approx. 1868-1930), the Sanborn Fire Insurance Maps depict a number of mining-related industrial buildings on the west side of the road, including, but not limited to, the Union Concentrator, wagon sheds, water reservoirs, etc. There were also a number of hall-parlor and cross-wing houses constructed on the east and west sides of the street, built on mining claims. The*

garages and accessory buildings constructed over Silver Creek (Poison Creek) housed cottage industries for the mines, such as blacksmithing.

5. The house was likely built prior to 1889 as a two-room hall-parlor; however, it was expanded by adding a stem-wing to the south end of the hall-parlor form before 1889. T-shaped cottages became a predominant house form in the 1880s and 1890s.
6. By the 1900 Sanborn Fire Insurance map, the house was expanded once again or replaced by a house that is more rectangular in form with a full-width front porch.
7. In April 2011, a Historic District Design Review (HDDR) application was submitted for the purpose of relocating the house towards Daly Avenue, rehabbing the historic house, and constructing a new rear addition.
8. In June 2013, former-Chief Building Official Chad Root and Planning Director Thomas Eddington approved the relocation of the historic house to accommodate the rear addition, finding that the relocation would avoid excavation on the wall of the canyon and solve drainage issues that had caused the back wall of the historic house to deteriorate. The HDDR application was issued on May 17, 2013, with the Condition of Approval that the HDDR would expire by May 17, 2014, if a building permit had not been issued. The HDDR expired in May 2014 as no application for building permit was ever filed.
9. In April 2012, the Park City Council approved Ordinance 12-10 for the 269 Daly Avenue Plat Amendment. It included a "Maximum Building Line" on the east (rear) side of the house that would prevent development from creeping up the steep slope of the canyon wall.
10. In September 2013, the Historic Preservation Board approved a Determination of Significance (DOS) application to modify the designation from "Landmark" to "Significant."
11. In December 2015, the Land Management Code (LMC) was amended to require that the Historic Preservation Board (HPB) review and approve
12. On January 12, 2017, the Building Department issued a Notice and Order for the site due to the overall dilapidated conditions and structural instability of the house and garage.
13. The house was then sold to the current owners, David and Harriet Henry, in April 2017.
14. On September 8, 2017, the Planning Department received a Historic District Design Review (HDDR) application for the property at 269 Daly Avenue. The application became vested under the current Land Management Code (LMC) and Design Guidelines when the application was deemed complete on October 17, 2017.
15. On November 27, 2017, the Chief Building Official issued a letter in support of reconstructing the historic house and garage due to the deficiencies outlined in the Notice and Order.
16. On December 22, 2017, the Chief Building Official and Planning Director determined that the relocation of the historic house did not comply with LMC 15-11-13(A)(3)(B) as the structure was not threatened by hazardous conditions in its present location and the relocation of the building will not be enhanced by the relocation. Drainage issues are a hazardous condition; however, they can be

reasonably mitigated while reconstructing the historic house in its present location. The Chief Building Official and Planning Director did not find that there were unique conditions that warranted the relocation.

17. The applicant has proposed to relocate the historic house four feet (4') west towards Daly Avenue. The applicant has argued that relocating the historic house closer to the street will permit them to move the development away from the hillside and construct an addition behind the house that does not encroach over the "Maximum Development Line."
18. The applicant argues that this application is being reviewed under the same logic as it was in 2013 and that there is no harm in relocating the house toward Daly Avenue as there is no impact its relationship to the historic garage. Additionally, the applicant argues that it will solve a drainage issue, prevent excavation of the hillside in order to construct a new addition, and prevent the new addition from towering over the historic house due to the increased grade on the back of the lot.
19. The need to reconstruct the existing historic house was not driven by the proposed relocation, but by the poor structural stability of the house in its existing condition. No structural engineer's report was required as the house is in visibly poor condition and could not be repaired as-is. As such, the relocation will not have a detrimental effect on the soundness of the building.
20. The proposed relocation will not abate demolition of the Historic Building as the applicant has already demonstrated that the historic house is in such poor condition that it cannot be made safe and/or serviceable through repair. While the building's current location abutting the wall of Empire Canyon has caused the structure to settle and the back wall of the building to deteriorate, the applicant could reconstruct the historic house in its present location and still address the drainage issues behind the house.
21. The Chief Building Official and Planning Director have found that there are hazardous conditions that have threatened the building; however, they are not solely related to its location on the site as the site could be re-graded to address the drainage issues. The Planning Director and Chief Building Official do not find that the preservation of the building will be enhanced by relocating it four feet (4') toward Daly Avenue as it is not threatened by site conditions in its current location.
22. The Historic Preservation Board has found that there are not unique conditions that warrant the proposed relocation on the existing site. Specifically:
 - a. The historic context of the Historic house has not been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic house. Of the 33 historic structures along Daly, a total of 6 buildings have been relocated or about 18% of the structures. Location is one of the seven (7) aspects of historic integrity identified by the National Park Service (NPS).
 - b. The proposed relocation will **not** diminish the overall physical integrity of the Historic District and the historical associations used to define the boundaries of the district.

- c. The historic integrity and significance of the historic house will **not** be diminished by relocation of this historic house as its original location contributes to its historic integrity.
- d. The potential to preserve the historic house will not be enhanced by its relocation as the drainage issues that have damaged the back wall of the historic house can be addressed as part of its reconstruction.

Conclusions of Law:

- 1. The proposal does not comply with the Land Management Code requirements pursuant to LMC 15-11-13 and regarding Relocation and/or Reorientation of a Historic Building or Structure.

Exhibits:

Exhibit 1 — 1.16.18 HPB Report for Reconstruction of Historic House

Exhibit 2 — Relationship between the house at 269 Daly Avenue and the two neighboring historic houses

Exhibit 3 — Sanborn Fire Insurance Maps that document changes along Daly Avenue

[1889 Sanborn Fire Insurance Map- Page 10](#)

[1900 Sanborn Fire Insurance Map- Page 8](#)

[1907 Sanborn Fire Insurance Map- Page 12](#)

[1907 Sanborn Fire Insurance Map- Page 14](#)

Exhibit 1- 1.16.17 HPB Report



Planning Department

Historic Preservation Board Staff Report

Author: Anya Grahn, Historic Preservation Planner
Subject: Relocation Review
Address: 269 Daly Avenue
Project Number: PL-17-03554
Date: January 16, 2017
Type of Item: Administrative –Relocation of a Historic Building

Summary Recommendation:

Staff recommends the Historic Preservation Board review the Relocation of the Historic Building at 269 Daly Avenue, conduct a public hearing, and consider denying the Relocation pursuant to the following findings of fact and conclusions of law. The site has been designated as “Significant” on the City’s Historic Sites Inventory (HSI).

Topic:

Address: 269 Daly Avenue
Zoning: Historic Residential (HR-1) District
Designation: Significant
Applicant: David and Harriet Henry (Represented by Rick Otto, Architect)
Proposal: Relocation of the Historic house four feet (4’) west towards Daly Avenue

Background:

On September 8, 2017, the Planning Department received a Historic District Design Review (HDDR) application for the property at 269 Daly Avenue. The application was deemed complete on October 17, 2017, and staff has been giving feedback to the applicant related to design issues and preservation methods. The Historic District Design Review (HDDR) application is pending, as it is dependent on HPB’s Review for Material Deconstruction approval.

The property is located at 269 Daly Avenue on a developed lot. The site is designated as Significant on the City’s Historic Sites Inventory (HSI) (See [Historic Site Form](#)).

A full history of the site’s development and recent applications has been outlined in the staff report for the Reconstruction and Material Deconstruction of the historic house, included in this packet.

Previous Request for Relocation:

As outlined in the staff report for Reconstruction and Material Deconstruction, the Chief Building Official and Planning Director had the ability to approve the Relocation and Reconstruction of Historic Structures prior to the LMC amendments that were made in 2015 and 2016. The previous Historic District Design Review (HDDR) application for the relocation and reconstruction of the historic house was approved on May 17, 2013. As the previous owner had not requested or been granted an extension, the previous

HDDR approval for reconstructing and relocating the historic house expired in 2014 in accordance with [LMC 15-11-12\(E\)](#). The criteria for reconstructing and relocating historic structures was significantly amended in 2016. This current HDDR application was vested in the LMC and Design Guidelines when it was deemed complete on October 17, 2017.

Analysis:

In 2012, the previous owner applied for a plat amendment application to combine two (2) metes and bounds parcels into one legal lot of record. At the time of the plat amendment, the previous owner had not yet submitted an HDDR application and there were no specific plans for the rear addition to the historic house. The Planning Commission had expressed concern about development on this large lot that contains the steep wall of Empire Canyon. They had encouraged the applicant to meet with staff and discuss the possibility of pursuing transfer development rights (TDRs) or an option of the applicant limiting their footprint. The applicant agreed to limit the maximum gross floor area of the house to 2,000 square feet as well as introduce a “Maximum Development Line” that would prevent development from creeping up the steep slope of the canyon wall. These conditions of approval were incorporated into the plat amendment for the property that was approved by City Council in April 2012 (see [Ordinance 12-10](#)); the plat was recorded on December 12, 2012.

The applicant has proposed to relocate the Historic house, designated as “Significant” on the City’s HSI, four feet (4’) west towards Daly Avenue. The applicant argues that the relocation had been approved in 2013 by the Chief Building Official and Planning Director under similar circumstances. During the 2012-2013 HDDR and plat amendment reviews, a plat note for a “Maximum Development Line” was introduced on the east side (rear) of the historic house based on the existing slopes and vegetation. The current applicant’s goal is to construct an addition similar to that of the one approved in 2013, but which has not yet been proposed. The applicants believe that relocating the historic house four feet (4’) toward Daly Avenue will permit them to move the development away from the hillside and construct an addition to the west of the “Maximum Development Line.”

The applicant also argues that this application is being reviewed under the same logic as it had been in 2013. They find that the previous Planning Director and Chief Building Official had found that there was no harm in relocating the house four feet (4’) toward Daly Avenue as it does not impact its relationship to the garage (See Exhibit B- Action Letter dated May 20, 2013). Further, it addresses the drainage and retention of the hillside.

The former Planning Director and CBO approved the relocation of the historic house four feet (4’) toward Daly Avenue in 2013 based on unique conditions, as was permitted by the 2013 LMC. They argued that the unique condition was that the cabin’s original construction “tight against the side of Empire Canyon” accelerated the deterioration of the rear of the historic portion of the home and similar damage would result to the historic house if reconstructed in this location. They found that relocation would prevent similar deterioration and prevent excavation of the hillside in order to construct a new

addition, the need for retaining walls, and avoid a new addition towering over the historic house due to the increased grade on the back of the lot.

The new LMC criteria was adopted by City Council on December 17, 2015 through Ordinance 15-53 ([Parts A](#) and [B](#) address the change applicable to this application). Staff finds that this proposal does not comply with [LMC 15-11-13](#) Relocation of a Historic Building, as outlined below:

- A. **CRITERIA FOR THE RELOCATION AND/OR REORIENTATION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON ITS EXISTING LANDMARK OR SIGNIFICANT SITE.** In approving a Historic District or Historic Site design review Application involving relocation and/or reorientation of the Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site, the Historic Preservation Board shall find the project complies with the following criteria.
1. For either a Landmark or Significant Site all the following shall be met:
 - a. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) can successfully be relocated and the applicant has demonstrated that a professional building mover will move the building and protect it while being stored; and
 - b. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;

Complies. *The need to reconstruct the existing historic house was not driven by the proposed relocation, but by the poor structural stability of the house in its existing condition. Because of the deteriorated conditions of the few remaining historic materials, non-historic alterations, and general poor condition of the building, the Building Department issued a Notice and Order for the site in January 2017. Further inspections by Building and Planning staff have maintained that the house must be reconstructed (see CBO Determination Letter, Exhibit C) due to its dilapidated state. Because the house will be reconstructed due to its visibly poor condition and could not be repaired as-is, it was not necessary for the applicant to provide a structural engineer's report.*

As such, the relocation will not have a detrimental effect on the soundness of the building or structure as it has already been structurally compromised by the uneven settlement and slumping of its floor and walls, as well as the failure of the roof structure.

2. Landmark structures shall only be permitted to be relocated on its existing site if:
 - a. the relocation will abate demolition; or
 - b. the Planning Director and Chief Building Official find that the relocation will abate a hazardous condition at the present setting and enhance the preservation of the structure.

Not applicable. This is not a Landmark structure. It had initially been designated as “Landmark” in 2009; however, it was demoted to “Significant” in 2013 when exploratory demolition determined that the front gabled ell was not historic, having been constructed between 1965 and 1970. Additionally, the previous owner’s intent to reconstruct the house necessitated it being listed as Significant because Landmark houses were not permitted to be reconstructed. The change in designation was approved by the HPB on September 18, 2017 [[Staff Report](#) (starting page 87) and [Minutes](#) (starting page 5)].

3. For Significant sites, at least one of the following shall be met:
 - a. The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or

Does not comply. The applicant has argued that the previous CBO and Planning Director found there were unique conditions that warranted the relocation of the historic house four feet (4’) west toward Daly Avenue, as was consistent with the LMC at the time of the previous 2013 approval. In the 2013 approval for relocation, the CBO and Planning Director noted that “the unique condition is the fact that the historic home was originally constructed tight against the side of Empire Canyon which resulted in the accelerated deterioration of the rear of the historic portion of the home. Similar damage would likely ensure today if rebuilt in the same location.” They found that relocating the structure four feet (4’) to the west would prevent similar deterioration in the future and prevent any disturbance of the hillside, “thus reducing the need for substantial excavation of the canyon wall, the need for extensive retaining walls, and avoiding a rear addition that would tower over the reconstructed hall-parlor home.”

In 2015 and 2016, LMC amendments were adopted that modified the criteria for relocation to make it more difficult to relocate historic structures as the original location of the building is one of seven aspects of historic integrity evaluated by the National Register of Historic Places. [These LMC amendments were adopted through Ordinance 15-53 ([Parts A](#) and [B](#) address the change applicable to this application).]

Staff finds that the applicant has already demonstrated that the building is in such poor condition that it cannot be made safe and/or serviceable through repair, thus necessitating reconstruction. While the building’s current location abutting the wall of Empire Canyon has caused the structure to settle and the back wall of the building to deteriorate, the location of the building itself is not driving the need for reconstruction. The applicant could reconstruct the building in its present location and still address the drainage issues directly behind the house.

- b. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or

Does not comply. *The Planning Director and Chief Building Official have not found that there are hazardous conditions that have threatened the building. The hazardous conditions that relate to the 2017 Notice and Order are due to deferred maintenance, structural failures, and the overall poor condition of the building. The settlement of the canyon wall against the back of the house has accelerated the deterioration of the structure; however, this can be addressed by re-grading this area to address drainage when the house is reconstructed.*

The Planning Director and CBO do not find that the preservation of the building will be enhanced by relocating it four feet (4') west toward Daly Avenue as it is not threatened by site conditions in its current location.

- c. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation on the existing Site. Unique conditions shall include all of the following:
 1. The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting; and

HPB Discussion Requested. *Staff finds that the historic context of the site and the street have not been so radically altered that the proposed relocation will not improve the ability to interpret the historic character of the historic Building or the Historic District.*

In comparing the 1909 Sanborn Fire Insurance Map of the 200 and 300 blocks of Daly Avenue and a current map of the same area of Daly Avenue, it is evident that there are about nine (9) historic structures remaining on Daly Avenue that were depicted on the 1909 map; 269 Daly Avenue sits in the middle of this map page. Of these nine (9) properties, three (3) –291, 297, and 309 Daly—have been relocated. The structures at 291 and 297 Daly were moved north and south, respectively, to create a third developable lot in between the historic houses in 2005. 309 Daly (sometimes 313 Daly) was relocated towards the street. Of these, only the structure at 239 Daly Avenue has not yet been rehabilitated. In looking at all 33 historic structures along the entirety of Daly, a total of six (6)

have been relocated (about 18% of the structures). These buildings were all relocated prior to the LMC amendments adopted in 2015 and 2016.

Per the National Parks Service (NPS), eligibility for the National Register of Historic Places (NRHP) can be diminished due to the relocation of historic buildings. The NRHP encourages preserving historic properties as part of their communities, and artificial groupings of buildings that have been created for the purposes of interpretation, protection, or maintenance are not eligible for the NRHP. Because moving buildings to such groupings destroys the integrity of the location and setting as well as creates a false sense of historic development, a Historic District can lose its NRHP listing if a significant number of historic resources have been moved from their original location. While staff does not review NRHP eligibility as part of our HDDR review, our Design Guidelines are based on the NRHP criteria and Secretary of the Interior's Standards which seek to ensure that the property's seven (7) aspects of integrity are maintained during a renovation.

Does the HPB find that the street has been radically altered by 6 of the total 33 historic houses along Daly Avenue having been relocated?



The map on the left is the 1909 Sanborn Fire Insurance Map; whereas, the map on the right is a current map. The map includes houses within the 200 and 300 blocks of Daly Avenue, but does not include all of the houses on the street. In both maps, 269 Daly Avenue has been highlighted in red. Of the nine (9) historic structures existing on the current map, only two (2) have been relocated; however, further analysis of the street showed that six (6) of the total 33 historic buildings on the street have been relocated. The bullet points provide a key.

- *Green buildings have been designated as Significant on the City's HSI*
- *Blue buildings are designated as Landmark on the City's HSI*
- *The red building is 269 Daly Avenue*
- *291 and 297 Daly Avenue are circled in a red dashed line. These houses were approved to be relocated north and south, respectively, in order to permit the development of the lot in between them.*

2. The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district; and

Does not comply. *This site is not eligible for the NRHP; however, as previously noted, the Park City LMC and Design Guidelines provide standards for preservation that reflect those set by the NPS as part of their NRHP eligibility as well as the Secretary of the Interiors Standards.*

The NPS finds that the historical integrity of a district can be lost when a significant number of historic resources have been relocated within the district as these artificial groupings convey a false sense of history. [The NPS's review standards for the NRHP eligibility for moved historic resources is under [Criteria Consideration B: Moved Properties.](#)]

Staff finds that the LMC discourages the relocation of historic buildings in an effort to promote the preservation of the Historic District as a whole. As previously described, the relocation of historic houses within the Historic District diminishes the historic integrity of the District as a whole. Because of the location of the site at 269 Daly Avenue, staff finds that the relocation of the house will not diminish the historical associations used to define the boundaries of the district; the Historic District boundaries will remain.

3. The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation; and

Does not comply. *Location is one of the [seven \(7\) aspects of historic integrity](#), as defined by the NPS. The actual location of a*

historic property and its setting are important in recapturing the sense of the historic events and persons. Relocating a historic resource causes a loss of historic features such as landscaping, foundations, and chimneys. Further, it creates a false sense of history. Very rarely does relocating a historic resource not destroy the relationship between a property and its historic associations; however, the NPS finds that a moved building can still be eligible if, after the move, it is placed on a lot that is sufficient in size and character to recall the basic qualities of the historic environment and setting, and provided that the building is sited approximately in relation to natural and manmade surroundings.

The existing lot is about 165 feet in depth by 46.26 feet in width. Of this, the plat amendment only permits development on the first 93.5 feet of lot depth. (Please recall that a typical Old Town lot is 25 feet by 75 feet, so even with the limited development area the lot is larger than a typical Old Town lot.) Four feet (4') is approximately 2 percent of the entire lot depth and 4 percent of the buildable area depth. The relocation moves the house closer to the garage and the street, and the applicant is creating additional developable area behind the historic house in order to construct the addition. The relationship between the house and the garage will be further altered by changing their proximity and pushing them closer together.

4. The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation.

Does not comply. *Staff finds that relocating the historic house four feet (4') east toward Daly Avenue will not substantially improve the potential to preserve the Historic house as it is not threatened in its current location by site hazards; as previously discussed, the house is structurally unsound and in poor condition due to years of deferred maintenance, not because of its location on the lot. While settling of the hillside against the back wall of the house has contributed the house's decay, drainage issues can be addressed as part of the reconstruction of the house. The ability to interpret the historical significance of this house is the same whether it is in its present location or four feet (4') closer to the street.*

Process:

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

The Applicant or any party participating in the hearing may appeal the Historic Preservation Board decision to the Board of Adjustment. 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 January 2, 2018, Legal Notice of this public hearing was published in the Park Record and posted in the required public spaces. Staff sent a mailing notice to property owners within 100 feet on and posted the property on December 28, 2017.

Recommendation:

Staff recommends the Historic Preservation Board review the Relocation of the Historic Building at 269 Daly Avenue, conduct a public hearing, and deny the Relocation pursuant to the following findings of fact and conclusions of law. The site has been designated as "Significant" on the City's Historic Sites Inventory (HSI).

Finding of Fact for Relocation of a Historic Structure:

1. The site is located at 269 Daly Avenue in the Historic Residential (HR-1) zoning District.
2. The site has been designated as "Significant" on the City's Historic Sites Inventory (HSI) and includes a historic house and historic garage.
3. The house first appears on the 1889 Sanborn Fire Insurance map to the west of the Union Concentrator Mill. The Ontario Mining Company and its subsidiaries continued to own many of the parcels on Daly Avenue and rented out houses constructed on their mining claims, such as 269 Daly, well into the late-twentieth century.
4. The house was likely built prior to 1889 as a two-room hall-parlor; however, it was expanded by adding a stem-wing to the south end of the hall-parlor form before 1889. T-shaped cottages became a predominant house form in the 1880s and 1890s.
5. By the 1900 Sanborn Fire Insurance map, the house was expanded once again or replaced by a house that is more rectangular in form with a full-width front porch.
6. In April 2011, a Historic District Design Review (HDDR0 application was submitted for the purpose of relocating the house towards Daly Avenue, rehabbing the historic house, and constructing a new rear addition.
7. In June 2013, Chief Building Official Chad Root and Planning Director Thomas Eddington approved the relocation of the historic house to accommodate the rear addition, finding that the relocation would avoid excavation on the wall of the canyon and solve drainage issues that had caused the back wall of the historic house to deteriorate. The HDDR application was issued on May 17, 2013, with the Condition of Approval that the HDDR would expire by May 17, 2014, if a building permit had not been issued. The HDDR expired in May 2014 as no application for building permit was ever filed.
8. In April 2012, the Park City Council approved Ordinance 12-10 for the 269 Daly Avenue Plat Amendment. It included a "Maximum Building Line" on the east

- (rear) side of the house that would prevent development from creeping up the steep slope of the canyon wall.
9. In September 2013, the Historic Preservation Board approved a Determination of Significance (DOS) application to modify the designation from "Landmark" to "Significant."
 10. In December 2015, the Land Management Code (LMC) was amended to require that the Historic Preservation Board (HPB) review and approve
 11. On January 12, 2017, the Building Department issued a Notice and Order for the site due to the overall dilapidated conditions and structural instability of the house and garage.
 12. The house was then sold to the current owners, David and Harriet Henry, in April 2017.
 13. On September 8, 2017, the Planning Department received a Historic District Design Review (HDDR) application for the property at 269 Daly Avenue. The application became vested under the current Land Management Code (LMC) and Design Guidelines when the application was deemed complete on October 17, 2017.
 14. On November 27, 2017, the Chief Building Official issued a letter in support of reconstructing the historic house and garage due to the deficiencies outlined in the Notice and Order.
 15. On December 22, 2017, the Chief Building Official and Planning Director determined that the relocation of the historic house did not comply with LMC 15-11-13(A)(3)(B) as the structure was not threatened by hazardous conditions in its present location and the relocation of the building will not be enhanced by the relocation. Drainage issues are a hazardous condition; however, they can be reasonably mitigated while reconstructing the historic house in its present location. The Chief Building Official and Planning Director did not find that there were unique conditions that warranted the relocation.
 16. The applicant has proposed to relocate the historic house four feet (4') west towards Daly Avenue. The applicant has argued that relocating the historic house closer to the street will permit them to move the development away from the hillside and construct an addition behind the house that does not encroach over the "Maximum Development Line."
 17. The applicant argues that this application is being reviewed under the same logic as it was in 2013 and that there is no harm in relocating the house toward Daly Avenue as there is no impact its relationship to the historic garage. Additionally, the applicant argues that it will solve a drainage issue, prevent excavation of the hillside in order to construct a new addition, and prevent the new addition from towering over the historic house due to the increased grade on the back of the lot.
 18. The need to reconstruct the existing historic house was not driven by the proposed relocation, but by the poor structural stability of the house in its existing condition. No structural engineer's report was required as the house is in visibly poor condition and could not be repaired as-is. As such, the relocation will not have a detrimental effect on the soundness of the building.
 19. The proposed relocation will not abate demolition of the Historic Building as the applicant has already demonstrated that the historic house is in such poor

condition that it cannot be made safe and/or serviceable through repair. While the building's current location abutting the wall of Empire Canyon has caused the structure to settle and the back wall of the building to deteriorate, the applicant could reconstruct the historic house in its present location and still address the drainage issues behind the house.

20. The Chief Building Official and Planning Director have found that there are hazardous conditions that have threatened the building; however, they are not solely related to its location on the site as the site could be re-graded to address the drainage issues. The Planning Director and Chief Building Official do not find that the preservation of the building will be enhanced by relocating it four feet (4') toward Daly Avenue as it is not threatened by site conditions in its current location.
21. The Historic Preservation Board has found that there are not unique conditions that warrant the proposed relocation on the existing site. Specifically:
 - a. The historic context of the Historic house has not been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic house. Of the 33 historic structures along Daly, a total of 6 buildings have been relocated or about 18% of the structures. Location is one of the seven (7) aspects of historic integrity identified by the National Park Service (NPS).
 - b. The proposed relocation will diminish the overall physical integrity of the Historic District and the historical associations used to define the boundaries of the district.
 - c. The historic integrity and significance of the historic house will be diminished by relocation of this historic house as its original location contributes to its historic integrity.
 - d. The potential to preserve the historic house will not be enhanced by its relocation as the drainage issues that have damaged the back wall of the historic house can be addressed as part of its reconstruction.

Conclusions of Law:

1. The proposal does not comply with the Land Management Code requirements pursuant to LMC 15-11-13 and regarding Relocation and/or Reorientation of a Historic Building or Structure.

Exhibits:

- Exhibit A — LMC 15-11-13 Relocation and/or Reorientation of a Historic Building or a Historic Structure
- Exhibit B — Planning Director-CBO Action Letter for Relocation, 5.20.13
- Exhibit C — CBO Letter for Reconstruction, 11.27.17
- Exhibit D — Planning Director-CBO Determination for Relocation, 12.22.17
- Exhibit E — Proposed Site Plan

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

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

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

1. For either a Landmark or Significant Site all the following shall be met:
 - a. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) can successfully be relocated and the applicant has demonstrated that a professional building mover will move the building and protect it while being stored; and
 - b. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;
2. Landmark structures shall only be permitted to be relocated on its existing site if:
 - a. the relocation will abate demolition; or
 - b. the Planning Director and Chief Building Official find that the relocation will abate a hazardous condition at the present setting and enhance the preservation of the structure.
3. For Significant sites, at least one of the following shall be met:
 - a. The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or
 - b. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or
 - c. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation on the existing Site. Unique conditions shall include all of the following:
 - (1) The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting; and
 - (2) The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district; and
 - (3) The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation; and

- (4) The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation.

B. PROCEDURE FOR THE RELOCATION AND/OR REORIENTATION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) TO A PERMANENT NEW SITE. To approve a Historic District or Historic Site design review Application involving relocation and/or reorientation of the Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site to a new site, the Historic Preservation Board shall find the project complies with the following criteria.

1. For either a Landmark or Significant Site, all of the following shall be met:
 - a. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) can successfully be relocated and the applicant has demonstrated that a professional building mover will move the building and protect it while being stored; and
 - b. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;
2. Landmark structures shall only be permitted to be relocated to a new site if the relocation will abate demolition and the Planning Director and Chief Building Official find that the relocation will abate a hazardous condition at the present setting and enhance the preservation of the structure.
3. For Significant Sites, at least one of the following must be met:
 - a. The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or
 - b. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or
 - c. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation to a new Site. This criterion is only available to Significant Sites. Unique conditions shall include all of the following:
 - (1) The relocation will not negatively affect the historic integrity of the Historic District, nor the area of receiving site; and
 - (2) One of the following must also be met:
 - (A) The historic building is located within the Historic districts, but its historic context and setting have become so radically altered that the building may be enhanced by its new setting if the receiving site is more similar to its historic setting in terms of architecture, style, period, height, mass, volume, scale, use and location of the structure on the lot as well as neighborhood features and uses; or
 - (B) The historic building is located outside of the Historic districts, and its historic context and setting have been so radically altered that the building may be enhanced by its new setting if the receiving site is more similar to its historic setting in terms of architecture, style, period, height, mass, volume, scale, use, and location of the structure on the lot as well as neighborhood features and uses; or

(C) City Council, with input from the Historic Preservation Board, Planning Director, and Chief Building Official, determines that the Historic Building(s) and/or Structure(s) is deterrent to a major improvement program outside of the Historic districts that will be of Substantial Benefit to the community, such as, but not limited to:

- (a) The relocation of the Historic Building(s) and/or Structure(s) will result in the restoration of the house--both the interior and exterior--in compliance with the Secretary of the Interior's Standards and the relocation will aid in the interpretation of the history of the Historic Building(s) and/or Structure(s); or
- (b) The relocation of the Historic Building(s) and/or Structure(s) will result in the revitalization of the receiving neighborhood due to the relocation; or
- (c) The relocation of the Historic Building(s) and/or Structure(s) will result in a new affordable housing development on the original site that creates more units than currently provided on the existing site, and the rehabilitation of the Historic Building(s) and/or Structure(s) on the new receiving site.

C. PROCEDURE FOR THE RELOCATION AND/OR REORIENTATION OF A LANDMARK SITE OR A SIGNIFICANT SITE. All Applications for the relocation and/or reorientation of any Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site within the City shall be reviewed by the Historic Preservation Board pursuant to Section 15-11-12 of this Code.

Adopted by Ord. 09-23 on 7/9/2009

Amended by Ord. 12-37 on 12/20/2012

Amended by Ord. 15-53 on 12/17/2015

Amended by Ord. 2016-44 on 9/15/2016

Amended by Ord. 2016-48 on 10/20/2016



June 3, 2013

Otto-Walker Engineers
Attn: Rick Otto
2200 Park Ave # C201
Park City, Utah 84060

Re: PL-10-01003 - Reconstruction and Relocation of a home and detached garage building located at 269 Daly Avenue, Historic Residential (HR-1) District.

Dear Rick:

Thank you for submitting your HDDR application for the reconstruction and relocation of an existing historic home located at 269 Daily Avenue. As you are aware, the property and structure are designated within the Park City Historic Sites Inventory (HSI) as a "Landmark" structure. The initial reconnaissance level survey concluded that the home was likely built as a Hall-Parlor with a likely in-period wing addition to the front of the home.

Typically the City would not allow a Landmark structure to be reconstructed or relocated; however, the Land Management Code does allow that both could occur if the applicant can prove that both reconstruction and relocation are necessary and justifiable so long as the criteria for both could be met. It is our understanding that your client began the HDDR process with the idea of keeping the existing structure and doing a modest rear addition, but that during the review process it was discovered that the home was significantly altered from its original Hall-Parlor form. Further complicating the original concept was the fact that a Building Department inspection of the home concluded that the existing structure was not habitable due to its deteriorating state, and the evidence of mold and other life-safety issues.

Your physical conditions report for the property also concludes that it would be very difficult to salvage the historic portion of the existing home given the extremely poor condition of the siding. Since it was later confirmed that the front wing addition was actually an out-of-period addition, the Design Guidelines would not support an addition to the out-of-period construction, but rather would require that the original form of the building be preserved. Unfortunately, we find in your physical conditions report that it is the original Hall-Parlor portion of the home is the most deteriorated of the entire structure.

We understand that the Planning Staff, the City's Historic Preservation Consultant, and the Chief Building Official have all concurred with your current assessment of the home and all recommend reconstruction and relocation of the home. The Chief Building Official inspected the home and garage buildings, and recommended both be allowed to be reconstructed. Subsequent to that, the Planning Staff and the Historic Preservation Specialist also visited the property and found that very little, if any, historic material exists on the exterior of the home. They did not recommend "panalization" or disassembly, but rather noted reconstruction may be a viable solution. Staff also concluded that the proximity of the home to the hillside (Empire Canyon) made the home a candidate for relocation, and recommended that the home be allowed to move away from the canyon wall to preserve the structure from possible damage from runoff and allow for the reconstruction and the desired rear addition cannot be the unique condition.

As required by the LMC in approving this application for reconstruction of the historic Landmark site, the Planning Department finds that the project complies with the following criteria:

- (1) The historic buildings (both the existing home and garage) are found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code; and
- (2) The historic buildings cannot be made safe and/or serviceable through repair; and
- (3) The form, features, detailing, placement, orientation and location of the historic buildings will be accurately depicted, by means of new construction, based on as-built measured drawings, historical records, and/or current or historic photographs.

We commend your client's willingness to work to restore the existing structure, and therefore, pursuant to Park City Land Management Code (LMC) Section 15-11-15 (Reconstruction of An Existing Historic Building or Historic Structure), the proposal to reconstruct the existing home and detached garage building located at 269 Daily Avenue is hereby granted. The approval to reconstruct the home is based on the findings of the Chief Building Official's assessment that the home is unsafe for human habitation, as well as the findings by Staff and the City's Historic Preservation Specialist that the home retains very little of its original historic form, and that there are very few original historic materials remaining. Staff and the Historic Preservation Specialist agree with Chief Building Official that the home and detached garage buildings are dilapidated and in serious disrepair.

Furthermore, the proposal to relocate the home by reconstructing the original Hall-Parlor home four feet (4') to the west (closer to the street) is also hereby approved per LMC Section 15-11-13 "Criteria for the Relocation and/or Reorientation of the Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site."

Therefore, based on the recommendations of Staff and the City's Historic Preservation Consultant in approving the historic site design review application involving relocation and reorientation of the existing historic home on a Landmark Site, the Planning Department finds that the project complies with the code criteria and that the Planning Director and the Chief Building Official determine that unique conditions warrant the proposed relocation and reorientation on the existing Site. In this case, the unique condition is the fact that the historic home was originally constructed tight against the side of Empire Canyon which resulted in the accelerated deterioration of the rear of the historic portion of the home. Similar damage would likely ensure today if rebuilt in the same location. An exception for this unique condition to allow the original Hall-Parlor home to be re-constructed four feet (4') to the west of the wall will prevent similar deterioration in the future. In addition, this relocation will prevent any disturbance of the hillside; thus avoiding the need for substantial excavation of the canyon wall, the need for extensive retaining walls, and avoiding a rear addition that would tower over the reconstructed Hall-Parlor home.

As a condition of the aforementioned approval to reconstruct and relocate the historic home, and as a Condition of your HDDR to reconstruct and relocate the home (as well as reconstruct the detached garage building), the City has accepted the Physical Conditions Reported submitted on July 11, 2012 as well as the Preservation Plan submitted on April 8, 2011. Both reports provide the substantial support and justification for the reconstruction of the home and garage building, as well as the relocation of the home from its existing location. Furthermore, the applicant must apply to have the property reclassified from a "Landmark" site to a "Significant" site as provided for in LMC Section 15-11-10(C)(Removal of a Site from the Park City Historic Sites Inventory), which is required to be approved by the Historic Preservation Board (HPB) prior to the issuance of a demolition permit for both the house and the garage buildings. This is the final approval necessary to move forward with this project.

If you have any questions regarding this letter, the approvals, or the conditions of approval to reconstruct and relocate the building, please contact the Project Planner, Mathew Evans at 435.615.5063 or via e-mail at mathew.evans@parkcity.org.

Sincerely,



Thomas Eddington,
Planner Director



Chad Root
Chief Building Official

Copy: Mathew Evans, Senior Planner
File



Building • Engineering • Planning

November 27, 2017

David and Harriet Henry
5329 Shadwell Ct
Greenwood, IN 46143

CC: Rick Otto, Otto-Walker Architects; Anya Grahn, Park City Municipal Corporation

RE: 269 Daly Avenue, Park City, UT 84060

Dear Mr. and Mrs. Henry,

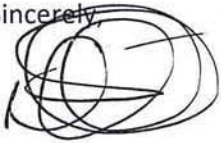
Please be advised that the historic structure located at 269 Daly Avenue, has been found to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code. A Notice and Order to vacate and repair the structure due to its general dilapidated state was issued on January 12, 2017.

Planning and Building Department staff visited the site on November 14, 2017. At that time, we observed the following conditions:

- Due to the lack of foundation beneath the historic house, the floor structure has slumped. This has caused the walls to buckle and settle unevenly. The roof structure has failed. It is no longer safe to enter the building due to its structural instability.
- The hillside has settled across the back of the historic house, accelerating the deterioration of the wood sided walls. Further wood rot and deterioration can be seen along the roofline, with rotted and missing eaves. Moisture has entered the structure through the deteriorated roofing and rotted wood siding, causing black mold on the interior of the house.
- The porch structure of the house is also failing. The roof has begun to detach from the roof structure of the historic house. The posts have settled and porch decking has warped, rotted, and disconnected from the porch's floor structure.
- The historic garage has no floor framing or foundation. The walls have begun to buckle and pull away from the structure. On the east half of the garage, the walls have become partially buried by the lawn, causing wood rot about 3 feet above the ground. Due to the extent of the wood rot and damage, the historic wall materials have deteriorated to a point where they are no longer salvageable. The roof framing is inadequate and a number of the structural members have disconnected and no longer transfer the weight of the roof.

Due to the structural instability of both the garage and the house structural systems, as well as the extent of the deterioration of the original materials, I find that the safest approach is to reconstruct these two (2) historic structures.

Sincerely,

A handwritten signature in black ink, appearing to be "Dave Thacker", written over a series of overlapping, roughly circular scribbles.

Dave Thacker
Chief Building Official



Building • Engineering • Planning

December 22, 2017

David and Harriet Henry
5329 Shadwell Ct
Greenwood, IN 46143

CC: Rick Otto, Otto-Walker Architects; Anya Grahn, Park City Municipal Corporation

NOTICE OF PLANNING DIRECTOR & CHIEF BUILDING OFFICIAL DETERMINATION

Project Address: 269 Daly Avenue
Project Description: Planning Director & Chief Building Official Determination for
Reorientation of a Significant Historic Structure
Project Number: PL-17-03554
Date of Action: December 22, 2017

ACTION TAKEN BY PLANNING DIRECTOR AND CHIEF BUILDING OFFICIAL:

The Planning Director and Chief Building Official find that the proposed relocation does not meet the criteria outlined in LMC 15-11-13(A)(3). The Planning Director and Chief Building Official have made this determination based on the following Findings of Fact.

Findings of Fact:

1. The Historic house and garage at 269 Daly Avenue are listed as "Significant" on the Park City Historic Sites Inventory (HSI) and the site is located in the Historic Residential (HR-1) zone.
2. On September 8, 2017, the applicant submitted a Historic District Design Review (HDDR) application for the subject property. The project scope of the HDDR included: relocation of the Historic house four feet (4') west towards Daly Avenue, reconstruction of the Historic house and Historic garage, and Material Deconstruction of both historic structures.
3. The Historic house is currently setback approximately 39 feet from the front property line along Daly Avenue and is about 11 feet east of (behind) the historic garage. The house faces west toward Daly Avenue.
4. In April 2012, the Park City Council approved the 269 Daly Avenue Plat Amendment through Ordinance 12-10. The plat included a provision for a "Maximum Development Line" that is approximately 93.5 feet back from the front property line. The purpose of the Maximum

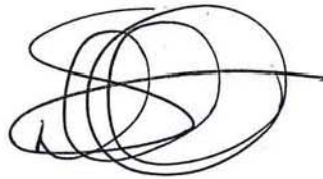
Development Line was to prevent development from creeping up the steep slope of the canyon wall. The line was drawn based on existing slopes and vegetation.

5. The proposal does not comply with LMC 15-11-13(A)(3)(B) as the structure is not threatened by hazardous conditions and the preservation of the building will not be enhanced by relocating it. Drainage issues have been identified as hazardous conditions; however, the Chief Building Official finds that the drainage issues can be reasonably mitigated while reconstructing the Historic Structure in its current location.
6. The Planning Director and Chief Building Official find that there are no unique conditions that warrant the proposed relocation on the existing Site. The historic context of the historic house has not been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Buildings and the Historic District in its present setting. The proposed relocation will diminish the overall physical integrity of the Historic District and diminish the historical associations used to define the boundaries of the district as the original location of the structure and its placement on the lot contributes to its historic integrity. The historic integrity and significance of the Historic Buildings will be diminished by the relocation as location is one of the seven aspects of integrity. The potential to preserve the Historic house will not be enhanced by its relocation.

Sincerely,



Bruce Erickson, AICP
Planning Director



Dave Thacker
Chief Building Official

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Exhibit 2-Relationship between 269 Daly house and neighbors



Proposed Location (Moved 4 ft. west towards Daly)



Existing Location

Key:

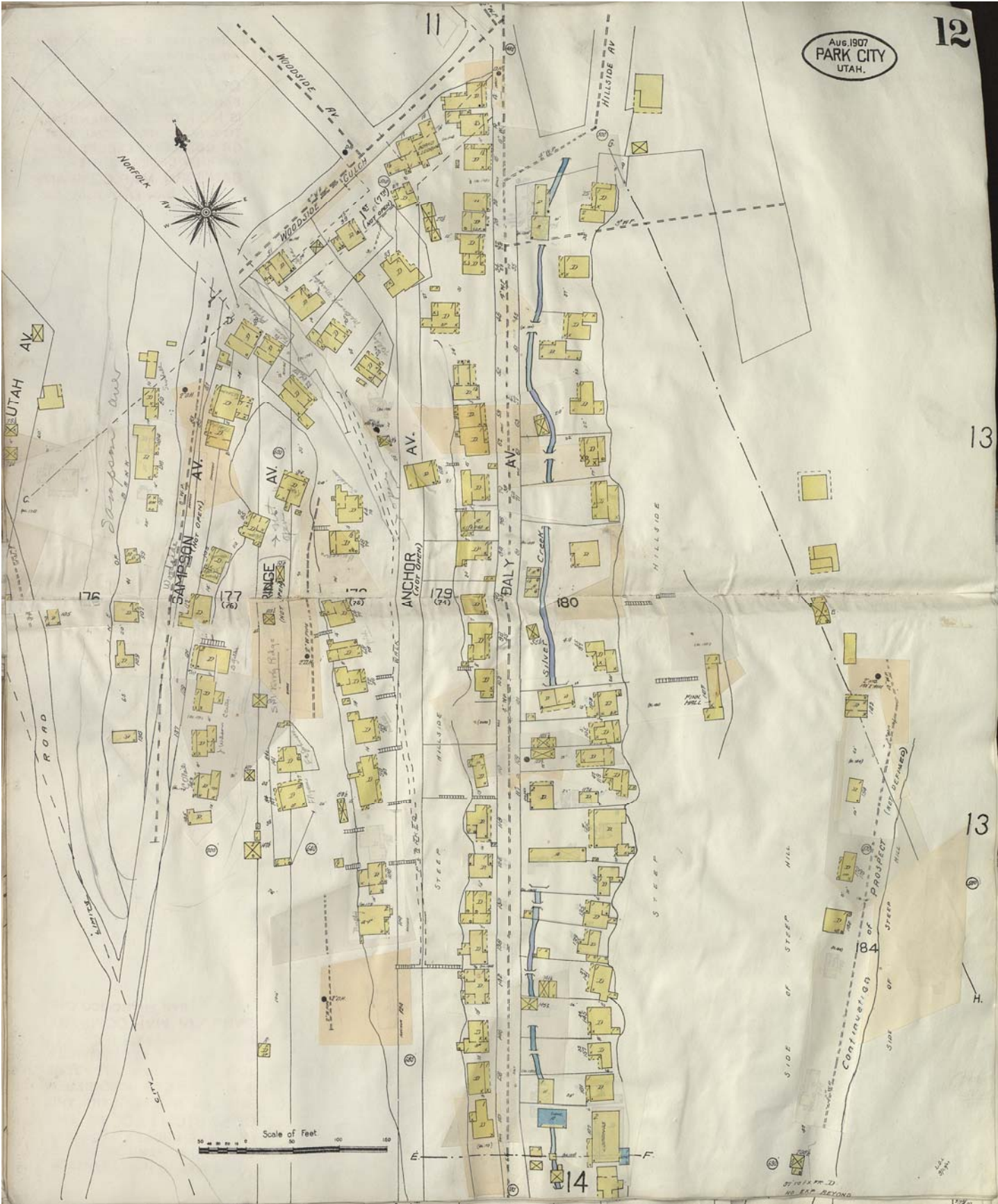


Neighboring historic homes and garages in their existing location. (Please note that 255 Daly Avenue was moved forward on the lot as part of a 1998 remodel)



269 Daly Avenue house and garage

**House numbers noted in the aerial photograph to the right



1927 Sanborn Fire Insurance Map— Page 12



1927 Sanborn Fire Insurance Map— Page 14

Historic Preservation Board Staff Report



Subject: Annual Historic Preservation
Award Program
Author: Anya Grahn, Historic Preservation Planner
Date: February 7, 2018
Type of Item: Administrative
Project Number: GI-15-02972

Summary Recommendations

Staff recommends the Historic Preservation Board choose up to five (5) awardees for the annual Historic Preservation Award. One awardee shall be selected for an art piece to be commissioned to depict this award winner and the piece will be displayed in City Hall. Up to four (4) awardees may be selected for a plaque as well.

Background

During the November 1, 2017, Historic Preservation Board (HPB) meeting [[Staff Report](#) (starting page 55) + Minutes (included in this packet)], staff discussed the background of the annual Historic Preservation Award. The HPB also selected Puggy Holmgren, John Hutchings, and Lola Beatlebrox to serve as the selection committee for choosing the artist. The item was scheduled for the December 6, 2017, HPB meeting; however, it was continued to the January HPB meeting.

On December 21, 2017, the Park City Council chose to honor Councilwoman Cindy Matsumoto's dedication to Park City's historic preservation movement by renaming the annual Historic Preservation Award in her honor (See Exhibit M). City Council will do this by adopting a resolution that addresses the name change as well as HPB's interest in adding the seventh category—"stewardship" as discussed by the HPB in the November meeting.

Properties for the annual Historic Preservation Award are selected based on the following categories:

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

During the November 1st meeting, the HPB expressed interest in developing a seventh category: stewardship. This category would honor those property owners that have worked to maintain their historic properties.

Each year, staff surveys the Planning Department to create a list of projects that were completed in the past year. Staff then presents these projects to the HPB for selection of an award. This year, staff recommended the following, as outlined in the November 1st staff report:

- 222 Sandridge—Excellence in Restoration (Exhibit A)
- 129 Main Street—Compatible Infill (Exhibit B)
- King Con Counterweight—Embodiment of Historical Context (Exhibit C)
- 438 Main Street (Flanagan’s on Main)—Embodiment of Historical Context (Exhibit D)
- 447 Main Street (No Name Saloon)—Adaptive Reuse (Exhibit E)
- 328 Main Street (Egyptian Theatre)—Embodiment of Historical Context and Sustainable Preservation (Exhibit F)

The HPB wanted additional properties to be considered and members of the HPB have sent staff a list of properties they would recommend for the award. These include:

1. **221 Main Street (*Imperial Hotel and historically “Bogan Boarding House”*)**. This site was purchased by Irish immigrant John Bogan in 1884. In 1901, Utah passed the “Boarding House Law” which prevented mining companies from coercing unmarried miners to live in company-owned boarding houses. Seeing this as an opportunity, Bogan demolished an existing house on this property to construct the Bogan Boarding House ca.1904. In 1918, the building served as an emergency hospital during the Spanish Flu pandemic. By the 1920s, it was managed by Italian immigrants Peter and Mary Pedrotto, who catered to Italian and Spanish immigrants; it was likely renamed the “Imperial Hotel” at this time.

The building is designated as “Landmark” on Park City’s Historic Sites Inventory (HSI). (See Exhibit G.)

2. **402 Main Street (*Java Cow Building*)**. This building was constructed in 1912 following a fire that destroyed the wood-frame buildings housing the White Front and Corner Saloons. Then-owner M.D. Hurlburt rebuilt a new drug store on the site, measuring approximately 35 ft. by 50 ft. and divided into two store rooms with a basement. This was one of the first concrete buildings built on Main Street and was only one of 6 concrete buildings depicted on the 1929 Sanborn Fire Insurance Map. A new façade was installed on one of the storefronts in 1924 by George Huddy’s bakery.

The building has had a number of different facades since 1924. The opening of “Café Ritz” in January 1976 brought about a restoration of the original façade. In 1994, the building was remodeled again to create an ice cream shop and the entrance was relocated to face Main Street and align with the storefront windows.

The site was designated as “Landmark” on HSI in 2009. (See Exhibit H.)

3. **1158 Woodside Avenue.** In 1901, William and Henrietta McEnery constructed this house as a simple rectangular, hall-parlor form. From 1906 through the 1940s, it was occupied by several mining and railroad families. Between 1941 and 1949, a number of changes were made to the exterior of the building, including a front porch addition, center shed addition, and a rear porch addition. The house was then clad in stucco between 1958 and 1968.

It was designated as “Significant” on Park City’s HSI in 2009, due to the non-historic alterations that have altered the original appearance of the wood-frame miner’s shack. (See Exhibit I.)

4. **1162 Woodside Avenue.** This house was constructed in 1904, while the property was still outside of City limits. Between 1941 and 1949, a porch was constructed across the back of the house; the porch was then enclosed or rebuilt as an addition to the house in 1956. In 1958, the front porch was removed and replaced with a front stoop; however, the full-width front porch was reconstructed c.1995. The window-door configuration of the façade has also been modified. The house received two (2) Historic District Grants in 1990 and 1998 to replace doors and windows, reroof, replace the porch railing, and replace wood trim on the exterior of the house.

It was designated as a “Landmark” structure on the City’s HSI in 2009. (See Exhibit J.)

5. **Park City High School at 1255 Park.** By 1925, Park City had outgrown its high school at the Lincoln School and began a bonding campaign to construct a new high school building. Designed by the prominent Salt Lake City architectural firm of Scott & Welch, the new Collegiate Gothic-style Park City High School opened for the 1927-1928 school year; the building was formally dedicated following the completion of the auditorium on February 16, 1928. When the new high school opened on Kearns Boulevard in 1977, Treasure Hill Middle School moved in and occupied the building until 1982.

After sitting vacant for much of the 1980s, the site was finally purchased by Park City Municipal Corporation in 1986. In 1993, the City invested \$2.3 million in the renovation to adaptively reuse the historic high school as the Park City Library & Education Center. In 2004, a 3,300 square foot addition was constructed. Most recently, in 2015, a \$10 million renovation updated the entire building and included seismic retrofits, improvements to the roof, and new insulation. The renovation was LEED (Leadership in Energy and Environmental Design) certified, and the building was listed on

the National Register of Historic Places in 2015.

It is designated as “Landmark” on the City’s HSI. (See Exhibit K.)

6. **419 Main Street (Crosby Collection).** This building was constructed in 1926 by Henry Spriggs. The first tenant of the building was a café run by William Harrison and it was also used as an annex for the Oak Saloon. It has housed the Crosby Collection since 2006. In 2008, the Historic Preservation Board awarded grant funds to the site for repairing the masonry.

The site is designated as “Landmark” on the HSI. (See Exhibit L.)

Because many of these projects were completed in the past, and not necessarily under the 2009 Design Guidelines, staff recommends that the HPB consider a theme for this year’s awards such as “Preserving Historic Main Street” or “Stewardship of Historic Houses”. **HPB Discussion Requested.**

Recommendation

Staff recommends the Historic Preservation Board choose up to five (5) awardees for the annual Historic Preservation Award. One awardee shall be selected for an art piece to be commissioned to depict this award winner and the piece will be displayed in City Hall. Up to four (4) awardees may be selected for a plaque as well.

Exhibits

- Exhibit A- [HSI Form for 222 Sandridge Road](#) [Current Photographs in 11.1.17 HPB Report]
Exhibit B- 129 Main Street [Current Photographs in 11.1.17 HPB Report]
Exhibit C- [HSI Form for King Con Counterweight](#) [Current Photographs in 11.1.17 HPB Report]
Exhibit D- [HSI Form for 438 Main Street](#) [Current Photographs in 11.1.17 HPB Report]
Exhibit E- [HSI Form for 447 Main Street](#) [Current Photographs in 11.1.17 HPB Report]
Exhibit F- [HSI Form for 328 Main Street](#) [Current Photographs in 11.1.17 HPB Report]
Exhibit G- [HSI Form for 221 Main Street](#)
Exhibit H- [HSI Form for 402 Main Street](#)
Exhibit I- [HSI Form for 1158 Woodside Avenue](#)
Exhibit J- [HSI Form for 1162 Woodside Avenue](#)
Exhibit K- [HSI Form for 1255 Park Avenue](#)
Exhibit L- [HSI Form for 419 Main Street](#)
Exhibit M- City Council Report for Renaming the Historic Preservation Award



City Council Staff Report

Subject: Renaming the Historic Preservation Award
Author: Anya Grahn, Historic Preservation Planner
Department: Planning Department
Date: December 21, 2017
Type of Item: Administrative

Summary Recommendation

Staff recommends that City Council rename the Historic Preservation Award, chosen and presented each year by the Historic Preservation Board (HPB), in honor of Councilwoman Cindy Matsumoto's dedication to Park City's historic preservation movement. Staff will return in 2018 with a resolution to officially rename the award.

Executive Summary

Staff recommends that City Council rename the annual Historic Preservation Award in honor of Councilwoman Cindy Matsumoto's dedication to Park City's historic preservation movement. She has been instrumental in the fruition of numerous preservation projects, including the structural stabilization of the city-owned McPolin Farm, renovation of the Park City Library and its listing on the National Register of Historic Places, as well as recent revisions to the Historic Preservation Award. The award program was introduced in 2011, during Councilwoman Matsumoto's terms of service. Staff will return in 2018 with a resolution to officially rename the grant program.

Acronyms

HPB Historic Preservation Board
MOU Memorandum of Understanding

The Opportunity

With Councilwoman Matsumoto's term coming to end at the end of this year, the City has the opportunity to honor her years of service and dedication to preservation by naming the Historic Preservation Award in her honor.

Background

Cindy Matsumoto has strived to carry on Park City's legacy of historic preservation during her two (2) terms on the Park City Council. She has been instrumental in the fruition of numerous preservation projects, including the structural stabilization of the city-owned McPolin Farm as well as the renovation of the Park City Library and its listing on the National Register of Historic Places. Ms. Matsumoto has also served as liaison to the Historic Preservation Board (HPB), overseeing recent revisions to the 2009 *Design Guidelines for Historic Districts and Historic Sites* and nominating a number of new historic sites to the City's Historic Sites Inventory. During her time on the City Council, the City and Vail Resorts also entered into a Memorandum of Understanding (MOU), committing to a 15-year partnership to finance the stabilization of

mine sites on resort property. Most recently, she has contributed to revising the Historic District Grant program to incentivize private investment in historic preservation projects. In addition to her work on City Council, Ms. Matsumoto has also served on the Park City Museum and Historical Society's Board of Trustees.

The HPB launched the annual Historic Preservation Award in 2011. The awards program honors projects 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.

These art pieces are showcased in City Hall, on the main and second levels. Owners of the award receive a bronze plaque that can be displayed on the exterior of their building. As staff works to better interpret the City's collection of Historic Preservation Award art pieces, staff will work to memorialize the name of the preservation award.

Alternatives for City Council to Consider

1. **Recommended Alternative:** Staff recommends that City Council rename the Historic Preservation Award in honor of City Councilwoman City Matsumoto's service to the community over her two (2) terms.

Pros. Councilwoman Matsumoto has been an advocate for historic preservation and promoted historic preservation as a top priority and community value.

Cons. This proposal recognizes a political advocate for historic preservation in Park City. While there are no direct negative impacts, Council may wish to direct staff to consider potential policy options for recognizing community contributions beyond our existing naming policy.

2. **Null Alternative:** Should Council not pursue this staff recommendation or other recognition for Cindy Matsumoto, collectively we miss an opportunity to honor Cindy Matsumoto as well as recognize the importance of historic preservation in the modern day evolution of Park City.
3. **Other Alternatives:** Council may direct staff to return with other options to honor Cindy Matsumoto. Staff would request input from Council on alternative approaches and return at a future date.

Department Review

This report has been reviewed by the Planning, Legal, and Executive Departments.