



**PARK CITY HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
January 6, 2021**

PUBLIC NOTICE IS HEREBY GIVEN that the HISTORIC PRESERVATION BOARD of Park City, Utah will hold its Historic Preservation Board Meeting at the City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 for the purposes and at the times as described below on Wednesday, January 6, 2021.

NOTICE OF ELECTRONIC MEETING & HOW TO COMMENT VIRTUALLY:

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

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

Exhibit A: Determination of Substantial Health and Safety Risk

On January 6, 2021 the Board Chairperson determined that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location.

Utah Code section 52-4-207(4) requires this determination and the facts upon which it is based, which include: • Governor Herbert declared a COVID-19 State of Emergency on November 8, 2020. • Summit County has extended its Emergency Declaration and Public Health Emergency Declaration through January 8, 2021. • Statewide COVID cases and hospitalizations are increasing exponentially.

This determination is valid for 30 days, and is set to expire on February 6, 2021.

Dated: January 6, 2021

MEETING CALLED TO ORDER AT 5:00 PM.

ELECTION OF A BOARD CHAIRPERSON - ONE YEAR TERM

1.ROLL CALL

2.MINUTES APPROVAL

- 2.A. Consideration to Approve the Historic Preservation Board Meeting Minutes from December 2, 2020.
[HPB 12.02.2020 Minutes_Pending Approval](#)

3.PUBLIC COMMUNICATIONS

4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5.CONTINUATIONS

- 5.A. 1003 Norfolk Avenue – Historic District Design Review Historic Preservation Board Review for Material Deconstruction of a Significant Historic Site – The Applicant is proposing Material Deconstruction Consisting of Removal of Historic Material for the Proposed Restoration of the circ. 1900 Footprint and Construction of a New Addition. PL-20-04495
(A) Public Hearing (B) Continue to February 3, 2021
[1003 Norfolk Avenue Continuation Staff Report](#)

WORK SESSION

Open and Public Meetings Act Training
[OPMA Training 2020](#)

6.REGULAR AGENDA

- 6.A. 316 Ontario Avenue – Historic District Design Review
Historic Preservation Board Review for Material Deconstruction of a Landmark Historic Site -
The Applicant is Proposing Material Deconstruction Consisting of Excavating into the Hillside for the Construction of a Detached Garage Accessed from Ontario Avenue.
(A) Public Hearing (B) Possible Action
[316 Ontario Avenue Staff Report](#)
[Exhibit A: Draft Action Letter of Approval](#)
[Exhibit B: Existing and Proposed Plans](#)
[Exhibit C: Historic Site Inventory Form](#)

7.ADJOURN

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

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

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF DECEMBER 2, 2020

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

EX OFFICIO: Caitlyn Barhorst, Liz Jackson, Mark Harrington, Jessica Nelson

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

Election of Chair

Board Member Lola Beatlebrox nominated Randy Scott as the HPB Chair to conduct the meeting. Board Member Hodgkins seconded the motion.

VOTE: The motion passed unanimously.

ROLL CALL

Chair Stephens called the meeting to order at 5:00 p.m. and noted that all Board Members were present.

Determination of the Health and Safety Risk under the OPMA

Chair Randy Jackson read the Determination of Health and Safety Risk under OPMA. Notice of electronic meeting and how to comment virtually. The meeting will be an electronic meeting without an anchor location as permitted by Utah Code Open and Public Meetings Act Section 52-4-207(4) as amended June 18, 2020, and Park City Resolution 18-2020 adopted March 19, 2020. The written determination of a substantial health and safety risk, required by Utah Code section 52-4-207(4) is attached as Exhibit A.

The Historic Preservation Board Members will connect electronically. Public comments will be accepted virtually. To comment virtually, use eComment or raise your hand on Zoom. eComments submitted before the meeting date will be attached to the packet as appendices. eComments submitted on HPB meeting days will be read aloud. For more information on participating virtually and to listen live, please go to www.parkcity.org/public-meetings

Chair Stephens read from Exhibit A, Determination of Substantial Health and Safety Risk. On December 2, 2020, the Board Chair determined that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. Utah Code Section 52-4-207(4) requires this determination and the facts upon which it is based,

which include Governor Herbert declared a Covid-19 State of Emergency on November 8, 2020. Summit County has extended its emergency declaration and public health emergency declaration through January 8, 2021. Statewide Covid cases and hospitalizations are increasing.

This determination is valid for 30 days and is set to expire on January 2, 2020.

Dated December 2, 2020.

ADOPTION OF MINUTES

MOTION: Board Member Hutchings moved to APPROVE the minutes of November 4, 2020 as corrected. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

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

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

City Attorney Harrington reported that he had originally intended to do the annual Public and Open Meetings Act Training this evening; however, due to a lack of communication it was not scheduled on the agenda. Mr. Harrington noted that he had email the presentation to all the Board Members as a PDF. He asked the Board members to review the information over the next month and be prepared to have the full presentation in January. If the Board Members have questions prior to the January meeting they should contact City Attorney Harrington.

CONTINUATIONS – (Public hearing and continue to date specified)

- 5.A. 1003 Norfolk Avenue – Historic District Design Review Historic Preservation Board Review for Material Deconstruction of a Significant Historic Site – The Applicant is proposing Material Deconstruction Consisting of Removal of Historic Material for the Proposed Restoration of the circ. 1900 Footprint and Construction of a New Addition.
(Application PL-20-04495)

Planner Barhorst reported that she was requesting a continuation to allow her additional time to do more research on the property to see if there is a historic photograph of this property. She has not been able to find any photos in the records she has researched or with the Museum.

Chair Scott opened the public hearing. No eComments were submitted and no hands were raised on Zoom. Chair Scott closed the public hearing.

MOTION: Board Member Holmgren moved to CONTINUE 1003 Norfolk Avenue to January 6, 2021. Board Member Hutchings seconded the motion.

VOTE: The motion passed unanimously.

REGULAR AGENDA

- 6.A. 221 Main Street – Historic District Design Review Historic Preservation Board Review for Material Deconstruction of a Landmark Historic Site – The Applicant is Proposing to replace an existing window on the side façade with a door. (Application PL-20-04462)

Planner Liz Jackson reviewed the application for material deconstruction on a Landmark site at 221 Main Street. The Board was being asked to review material deconstruction for an existing window changing to a door.

Planner Jackson reported that the historic site at 221 Main Street has been known as the Bogan Boarding House and Imperial Hotel, formerly owned by John and Anna Bogan as a boarding house for miners. The structure has had various alterations throughout its lifetime, including roof and upper-level reconstruction due to a fire, as well as a restoration in the 1970s after it was condemned.

Planner Jackson stated that in relation to this application, in 2011 the windows were replaced with wooden windows across the structure. As it stands today, the structure is currently mixed commercial and residential space. Planner Jackson remarked that in looking at the existing conditions, the upper levels include livable space that is accessible via a rear entry and pathway that is owned by the property to the south at 205 Main Street. She noted that 221 Main has a current agreement with 205 Main in order to use that space in order to access the rear entry.

Planner Jackson stated that the applicant was requesting better access to the upper levels by changing a north side facade window to a door. The intention is to add stairs in order to better access these levels. Planner Jackson presented a slide showing a blue arrow pointing to the subject window in the application. The window is currently six feet tall and it would change to be seven feet tall.

The Staff found that the proposed modification does not negatively impact the historic integrity of the site. There would be a condition that any process moving forward would not negatively impact any historic material, and the impacts would be as minimal as possible.

Planner Jackson reported that the applicant has been working with the owner of the Star Hotel at 227 Main Street to develop an encroachment agreement. However, the applicant was first seeking HPB approval for the subject door because the encroachment agreement hinges on that approval. Planner Jackson remarked that this approval is also subject to the stair encroachment agreement. She clarified that changing the window to a door would not occur if the stairs cannot go in.

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

Board Member Toly disclosed that she serves as the Vice-President of the HPCA and the applicant, Seth Adams, is on the Board.

Board Member Holmgren disclosed that she sits on the HPCA Board and has been on the Board for a very long time.

Board Member Beatlebrox asked for the full name of HPCA. Board Member Holmgren replied that it is the Historical Park City Alliance. Ms. Beatlebrox clarified that it was the Main Street Alliance. Ms. Holmgren answered yes.

The applicant, Seth Adams, stated that he wanted to be able use the property the best they can. It is a great looking piece of property and the condo is amazing, but the access is a deterrent for anyone who wants to get in. People need to go in the garage, up three floors, and down the stairs into the condo. Mr. Adams stated that they would like to upgrade the building with access from Main Street that makes it more accessible for a long time.

Board Member Beatlebrox understood that the access to the second-floor condo is actually through the store. Mr. Adams replied that there is one access through the back of the store, which was done for egress, as well as access for Sundance. However, when the store is closed people cannot access the condo without going over to Grappa and down the stairs there, or through the garage and down the poorly lit alley.

Mr. Hodgkins asked Mr. Adams to explain what he means by garage. Mr. Adams stated that they have parking in the 205 Brownstone garage for the condo.

Board Member Toly asked about fire code. She asked how people would currently get out of the building in the event of a fire. Mr. Adams replied that all the windows are fire windows that were replaced a few years earlier. There are fire escapes into the Provisions space and on the side going towards the alley.

Planner Barhorst presented a slide showing the current rear access. She noted that the previous renovation met all the fire code requirements for the building review. However, the current access is dysfunctional and difficult to reach. Mr. Adams reviewed the slide to show the current access.

Board Member Stephens noted that this would become a building permit issue which was not within the HPB purview; however, he believed the Building Code requires a 36" wide door for at least one door out of the condo. He asked if that requirement was met by the door on the 205 Main Street side because the proposed door is shown as 2'8". Planner Barhorst did not believe the proposed door would serve as the main fire access. The current access meets those requirements and she assumed it would still act as the main access.

Board Member Beatlebrox asked if the top floor condo on the third floor was accessed from a parking lot. Mr. Adams replied that the third and fourth floor was one large four-bedroom condo. Ms. Beatlebrox thought she saw a rear egress on the top floor. Mr. Adams explained that the walkway shown in yellow connects to the third floor, and the fourth floor is accessed from the interior space of the condo.

Board Member Hodgkins asked if the condo was three levels. Mr. Adams replied that the condo is 2-1/2 levels. He noted that the very top is not accessible space and contains some of the mechanical equipment for the commercial space.

Board Member Beatlebrox referred to the floor plan of the third floor and asked if there was no egress to the rear at all. Mr. Hodgkins noted that the drawing said Level 1 and there was a front entrance. He assumed it was the first floor of the building. Planner Barhorst thought it appeared that way because of how it was drawn. It looks down on the plans below, which is the main staircase that goes up to Provision. That is what they were seeing on the right-hand side.

Planner Jackson pointed out that the drawing was oriented differently than the actual building. Board Member Beatlebrox found that to be confusing because the building was oriented towards Main Street on the left, and she assumed that was the rear. Chair Scott understood they were looking at Provisions in the layout, which is below the condo. Planner Jackson stated that everything shown was already in existence except for the potential stairs on the top.

Chair Scott understood from the drawings that there is no door or structure other than whatever structure the stairs are on going up to Provisions. There is no enclosure added to the front. Mr. Adams replied that he was correct.

Board Member Beatlebrox asked how the stairs would be attached to the building. Planner Barhorst replied that it was still being reviewed. The encroachment agreement between the two property owners needs more

progress towards finalization. The Staff will be discussing how those stairs should attach and how to appropriately protect the historic siding from any snow issues, as well as the plan for snow removal.

Mr. Adams stated that the stairs will be similar to the stairs that go up alongside Grappa, and the snow will fall through them. He remarked that the applicant will be purchasing the air space over the Star property to support the stairs. Mr. Adams noted that the engineer was at the property earlier this afternoon looking at this in conjunction with the Star to support the stairs from just below. It might not be necessary to attach the stairs or have them supported by the structure itself.

Board Member Hodgkins asked how close the stairs will be to the Star Hotel. Mr. Adams replied that there were still several feet. At the top of where the stairs would end, the Star put a chiller or heating and air that comes closer to his property than the stairs would on that side. Mr. Hodgkins asked if there was a way to pull the stairs off the building. He still wanted to be able to see and feel the historic building. When the stairs run against the building it is hard to see the volume without seeing the stairs. Mr. Adams thought there was room and opportunity to do that. He stated that there is virtually dead space between the two buildings, and he believed there definitely was room.

Mr. Adams stated that when it was engineered, it was determined that a landing needs to occur coming out the proposed door, which works with the Star designers and engineers with a landing to come out the door, which is potentially there with the chiller they created.

Board Member Stephens recalled when this building was first done, and he recalled that originally the condominium was accessed from the center door off the main entrance of what is now Provisions. He believed there was retail on each side of that hallway. Mr. Adams replied that he was correct. Mr. Stephens understood that access became an issue due to trying to make Provisions a successful operation. Mr. Adams pointed out that there is still a staircase on the interior that goes up, but it does not go to the front door. Mr. Stephens thought there used to be a hallway going from the front door back to the staircase. Mr. Adams recalled that the stairs were very close to the second level entrance to the front door. People actually walked right up the stairs and there was a door on each side and a vestibule going into the retail.

Chair Scott opened the public hearing.

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

Chair Scott closed the public hearing.

Chair Scott agreed with Board Member Hodgkins about having the stairs disconnected from the structure to help keep the historic feel. Once they put a staircase that long and large up against the structure, they lose all visibility at the bottom.

Chair Scott asked if any architectural elements were being modified or added. He was referring to Universal Guidelines, page 11, #7, "Each sight should be recognized as a physical record of its time, place, and use. Owners are discouraged from introducing architectural elements or details that are visually modified or alter the original building design". Planner Barhorst believed that guideline relates to adding ornamentation detailing such as scroll work, etc. She stated that a staircase can be done in a manner that if it is removed in the future the structure can be restored back without any issues. Planner Barhorst felt certain that #7 addressed detailed ornamentation. She thought it was a good point to be clarified.

Planner Barhorst thought the comments regarding the spacing from the building were also important. The Staff will definitely make sure to review that once the plans are further developed. One of her initial thoughts when they started talking about this project is that it should not be pushed against the building. Since the space between the Imperial and Star became a utility corridor for the Star reconstruction, she thought it was compatible in use as a utility corridor type concept between the two structures. Planner Barhorst stated that this issue was on her final approval checklist when the stairs get further along in design to make sure they are separated.

Board Member Holmgren stated that she was thinking streetscape, and whether it would be that intrusive when looking at it from the street. Planner Barhorst remarked that the space between the two buildings is minimal and it will be taken up mostly by utilities. Adding a stair as a pedestrian element may help soften the mechanical units and provide a more pedestrian oriented feel. Planner Barhorst did not think the stairs would be too visible standing on that side of the street or across the street.

Board Member Stephens agreed with Chair Scott and Board Member Hodgkins. The change from a window to a door is not as bothersome as having the staircase right up against the siding. He thought it would be helpful if architecturally this looked more structural, a different style, and there were a few inches between the staircase and the building itself. It would also preserve the siding from standing water. Mr. Stephens noted that the door shown is a 2'8" six panel exterior door. He did not believe six panel doors were that common in Park City. Most were four panel doors.

Board Member Holmgren stated that her original door was still hanging, and it is identical to a six-panel door.

Board Member Hodgkins noted that the facade was not clearly visible in some of the older photos. He asked if the size of the window coming out was historic. Planner Barhorst replied that the size cannot be supported by any photographic evidence or records they were able to research. It was difficult to see the window so far back on the facade, especially when the Star was up. Planner Barhorst stated that the Staff was treating it as though it was a historic window opening. She pointed out that one of the exhibits was a photo that she took leaning out the subject window, and she could see existing siding modifications, which indicates window alterations in the past. She presented photos of other windows on the structure that she thought were infilled. Mr. Hodgkins stated that the fact that the windows have been infilled and look like the same size as the subject window suggests that this window may be its original size.

Board Member Hodgkins questioned whether it was appropriate to have a typical historic door on the second floor of a building. He thought there were examples in Park City where the original building became the second floor with a new floor built underneath and the front door opens into the upper levels. Mr. Hodgkins did not think the proposed door needed to look like a historic Main Street door per se. However, he would not be opposed if the applicant wanted to continue the fenestration and glaze the same opening within the door to keep the rhythm of what already exists.

Mr. Adams remarked that he said from the beginning that he would make the door look like whatever would be most appropriate from anyone's standpoint. His focus is on access. The look of the door is not important to him.

Board Member Stephens stated that the door is so far back from the street that the door material actually becomes immaterial. He suggested that Mr. Adams make the door feel more like an entrance since that is the primary goal. Mr. Stephens acknowledged that this was a design issue and Mr. Adams could make the door look however he wanted.

Board Member Hodgkins stated that using other corridor staircases within Park City as examples he did not believe sliding a staircase within that space would be much different. However, it would be different if it was shoved against one building versus the other because that would look more like a fire escape. Planner Barhorst stated that moving forward the Staff would make sure there is enough separation to address their concerns.

Board Member Beatlebrox asked if Mr. Adams was thinking of a metal staircase where the snow falls through or if the stairs would be wood. Mr. Adams replied that idea is to have metal so the snow will fall through and to avoid ongoing maintenance issues.

Board Member Toly assumed they would be similar to the existing staircases on 4th Street and 10th Street, as well as the ones that go up to Marsac and City Hall.

Board Member Hutchings asked if the Code allows turning a window into a door or vice versa. Planner Barhorst replied that the material deconstruction review is to address the issue of removing historic material to accommodate new construction. She pointed out that the material deconstruction code was changed specifically for this type of project where the alteration has some impact to the historic material and the historic building. Planner Barhorst stated that based on the guidance in the Design Guidelines, this proposal appears to be a compatible change to allow for the use. If they work on the detailing of the door to read like another fenestration opening, the Staff finds the proposal to be appropriate. However, that decision is up to the HPB based on their review.

Board Member Toly noted that the discussion has primarily been focused on the staircase. She clarified that the HPB was only being asked to decide whether it was appropriate to change the window to a door, and the stairway was not part of their decision. Planner Barhorst replied that the issue this evening is the door; however, if the door cannot be installed without a staircase, and the staircase encroachment is still in negotiations. She pointed out that if the HPB does not approve the door proposal, there is no point in pursuing an encroachment agreement for a staircase. Ms. Toly clarified that she was asking whether the Board has the purview to weigh in on the type and location of the staircase. Planner Barhorst stated that it is technically approved by the Staff but the comments regarding separation were appropriate for the Board to discuss.

Board Member Hodgkins remarked that the staircase was not part of the decision this evening. The Board would only be voting on removal of the historic material below the current window that would allow for a door to be inserted.

Board Member Hutchings understood that removal of historic material under the Code is allowed. He just wanted to make sure that the Code would allow what has historically always been a window to become a door. Mr. Hutchings remarked that there are other locations where turning a window into a door on the back half of the historic structure would be very visible. He wanted clarification that the Code allows for that.

Planner Jackson replied that the Code states that new door openings can be considered on secondary facades, and that it needs to be similar in location, size, and type. Mr. Hutchings was more comfortable with the proposal after hearing that clarification.

Board Member Holmgren noted that page 53 of the Staff report emphasizes that it is a non-historic window. Board Member Hodgkins thought that was still undetermined because there were no photos to confirm one way or the other.

Planner Barhorst stated that the fascia of the window themselves is 9 or 10 years old, but there is no way to definitively determine whether the opening has been there historically. However, they are treating it as the historic opening because there is evidence that the other windows are the same size it is very likely that this one is original to the structure.

Board Member Hutchings strongly supported a separation between the building and the stairwell.

MOTION: Board Member Hutchings moved to APPROVE the proposed material deconstruction at 221 Main Street, consistent with the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the Staff report. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 221 Main Street

1. The Site is located at 221 Main Street.
2. The Structure is designated as Landmark on the Historic Structures Inventory.
3. The Site is located within the Historic Commercial Business (HCB) Zoning District.
4. On October 28, 2020, the Planning Department deemed a Historic District Design Review (HDDR) Application complete for the property at 221 Main Street. The HDDR Application has not yet been approved as it is dependent on the HPB's Review for Material Deconstruction approval.
5. The Structure was constructed circ. 1904, per Summit County's records.
6. The Historic Structure Form has identified this Site's era of historical significance as the Mature Mining Era, 1894 to 1930.
7. The Structure first appears on the 1907 Sanborn Fire Insurance map as a 2 ½ story frame rectangular boarding house ("Lodge"), facing east toward Main Street.
8. The first photograph of the Structure on file was taken circ. 1930 from a cross canyon viewpoint.
9. In 2011, a Historic District Design Review waiver letter was issued to replace the windows of this Site via permit PL-11-01301.
10. This Site was listed on the National Register of Historic Places in 1984 as part of the Park City Mining Boom Era Residences Thematic District.
11. The Applicant proposes to remove an existing non-historic window on the north side façade and replace it with a door. This will be the main entrance for the living space above the commercial levels. The existing window's glass Area is 6' tall by 2' 5 ½" wide. The proposed door will be 7' tall by 2' 8" wide.
12. The 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 Structure.

13. In 2014, a Termination of Easements and Declaration of New Easements was recorded with Summit County (Entry no. 01004481). More specifically, this is a Parking and Access Easement, giving 221 Main Street “perpetual easement that will allow the 221 Property Access to the Parking Area in the basement of the Building and exclusively use two parking stalls and then to travel by foot up the elevator in the 205 Building, out the back door and down the sidewalk that will connect to the improvements on the 221 Property.” This sidewalk also allows for emergency egress for the living space on the upper levels of 221 Main Street. In 2016, emergency egress was further clarified in a Modification and Clarification of Easement (Entry No. 01043772 with Summit County) that 221 Main Street could utilize 205 Main Street’s walkway and exit onto Main Street.

14. The Applicant is working with the property owner of 227 Main Street (AKA the Star Hotel) to produce an Encroachment Agreement to allow for stairs to be constructed over the 221 Main Street property line that will lead to the door proposed in this permit (PL-20-04462). Per the Applicant, the door proposed this permit will not be required if an agreement is not formed and the stairs cannot be constructed.

15. This Application’s Affirmation of Sufficient Interest has been signed by the owners of 221 Main Street and 227 Main Street to indicate the owners’ intention to create an Encroachment Agreement for stairs that cross over the property line between the two Sites.

16. Per LMC § 15-11-12.5(A)(2) Historic Preservation Board Review for Material Deconstruction, The Historic Preservation Board shall review the Removal of Historic Material to Accommodate New additions, New Construction, or Structural Upgrades. Prior to issuance of a Building Permit for any Material Deconstruction work, the Review Authority shall review the proposed plans for compliance with the Land Management Code 15-13 Design Guidelines For Historic Districts and Historic Sites.

17. The proposed Material Deconstruction of the Historic foundation has been reviewed for compliance with LMC § 15-13-2 Design Guidelines for Historic Residential Sites, including the following applicable Design Guidelines:

A. Universal Guidelines:

1. A site should be used as it was historically or be given a new use that requires minimal change to the distinctive materials and features.

- ☐ Complies; the Applicant has proposed minimal change to the distinctive materials and features as the proposal affects a secondary façade. The Use is not proposed to change.

2. Changes to a site or building that have acquired Historic significance in their own right should be retained and preserved.

- ☐ Complies; the Applicant has not proposed removal or modifications to changes to the building that have acquired Historic significance.

3. The Historic exterior features of a building should be retained and preserved.

- ☐ Complies; the Applicant proposes to retain and preserve the Historic exterior features. The proposal affects a secondary façade and does not negatively impact the Historic Integrity of the Landmark Historic Site.
- 4. Distinctive materials, components, finishes, and examples of craftsmanship should be retained and preserved.
 - ☐ Complies; the Applicant proposes to retain and preserve the distinctive materials, components, finishes, and examples of craftsmanship. The siding will be replaced and repaired as needed.
- 5. Deteriorated or damaged Historic features and elements should be repaired rather than replaced.
 - ☐ Complies; per the submitted Historic Preservation Plan, the Applicant proposes to repair rather than replace all deteriorated or damaged Historic features and elements.
- 6. Non-historic alterations that have been made to elements of a property, such as window replacements, eave enclosures, or porch element substitutions, that are in place prior to the adoption of these Design Guidelines may be maintained. However, if additional alterations to these elements are proposed, the elements must be brought into compliance with these Design Guidelines.
 - ☐ Complies; The existing window is a non-historic window replacement as permitted in the 2011 application. The proposed modification complies with the Design Guidelines as provided in this analysis.
- 7. Each site should be recognized as a physical record of its time, place and use. Owners are discouraged from introducing architectural elements or details that visually modify or alter the original building design when no evidence of such elements or details exists.
 - ☐ Complies; the Applicant has not proposed to introduce architectural elements or details.
- 8. Chemical or physical treatments, if appropriate, should be undertaken using recognized preservation methods. Treatments that cause damage to Historic materials should not be used. Treatments that sustain and protect, but do not alter appearance, are encouraged.
 - ☐ Complies; the Applicant is not proposing to use any treatments that cause known damage to Historic materials.
- 9. New construction, such as additions, exterior alterations, repairs, upgrades, etc. shall not destroy historic materials, features, and spatial relationships that characterize the historic site or historic building. New construction shall differentiate from the historic structure and, at the same time, be compatible with the historic structure in materials, features, size, scale and proportion, and massing to protect the integrity of the historic structure, the historic site, and the Historic District.
 - ☐ Complies; the proposed exterior alteration does not destroy the Site's character defining features as the proposed alteration is located on a secondary façade that is beyond the mid-point of the wall.
- 10. New additions and related new construction should be undertaken in such a

manner that, if removed in the future, the essential form and integrity of the Historic property and its environment could be restored.

- ☐ Complies; the essential form and integrity of the Historic property and its environment could be restored if the proposed new construction were to be removed in the future.

11. The proposed project must not cause the building, site or Historic District to be removed from the National Register of Historic Places.

- ☐ Complies; the proposed modification does not negatively impact the Historic Integrity as defined by the National Park Service in terms of location, design, setting, materials, workmanship, feeling, and association.

B. Specific Guidelines:

2. Primary Structures

b. Exterior Walls

(1) Primary and secondary facade elements, such as window/door configuration, wall planes, recesses, bays, balconies, steps, porches, and entryways shall be preserved and maintained in their original location on the façade.

- ☐ Complies; the proposed door location is to be located within an existing window opening on the secondary façade.

(2) Exterior historic elements including wood siding (drop siding, clapboard, board and batten), frieze boards, cornices, moldings, shingles, etc., as well as stone and masonry shall be preserved and maintained. Deteriorated or damaged historic elements shall be repaired using recognized preservation methods appropriate to the specific material.

- ☐ Complies as Conditioned; See Condition of Approval #4.

(4) When an exterior historic element cannot be repaired, it shall be replaced with materials that match the original in all respects: scale, dimension, profile, material, texture, and finish. The replacement of an existing historic element is allowed only when it can be demonstrated that the historic element is no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.

- ☐ Complies as Conditioned; See Condition of Approval #4.

e. Doors (not included in Storefronts)

(7) New door openings may be considered on secondary façades. A new opening shall be similar in location, size, and type to those seen on the historic structure.

- ☐ Complies; The proposed door will be replacing an existing window opening on the secondary façade, near the rear of the Building and beyond the midpoint. This door shall be similar in design and scale to doors seen in the Historic Districts (COA #3).

f. Windows (not included in Storefronts)

(8) New window openings may be considered on secondary façades but only when placed beyond the midpoint. New window openings shall be

similar in location, size, scale, type, and glazing pattern to those seen on the historic structure.

- ☐ Complies; The proposed door will be replacing an existing window opening on the secondary façade, near the rear of the Building and beyond the midpoint. This door is similar in design and scale to doors seen in the Historic Districts.

18. The Design Review Team, Building, Planning and Legal Departments reviewed this Application.

19. Per LMC § 15-1-21, staff published notice on the City's website and the Utah Public Notice website, posted notice on the property, and mailed a courtesy notice to property owners within 100 feet on November 18, 2020. The Park Record published notice on November 18, 2020.

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

Conclusions of Law – 221 Main Street

1. The proposal complies with the Land Management Code requirements pursuant to 15-2.6 Historic Commercial Business (HCB) District.
2. The proposal meets the criteria for material deconstruction pursuant to LMC 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.
3. There is good cause for this HDDR Application, as the proposed project will minimally impact the Historic integrity of the Structure, as well as give a more easily accessible access point to the upper levels.

Conditions of Approval – 221 Main Street

1. Final Building plans and construction details shall reflect substantial compliance with the HDDR proposal approved by the Historic Preservation Board on December 2, 2020. 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 is responsible for notifying the Building and Planning Departments if changes are made.
3. Replacement doors and windows shall exactly match any Historic doors in size, material, profile, and style. Doors and windows that are non-historic will abide by the requirements within LMC 15-13 Design Guidelines for Historic Districts and Historic Structures and the International Residential Code. The proposed door design shall be similar to the Historic doors seen on the Historic structure.
4. Where the Historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing historic materials, the Applicant shall demonstrate to the Planning Director and 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. Deteriorated or damaged historic elements shall be repaired using recognized preservation methods appropriate to the specific material.

5. This material deconstruction approval is subject to an Encroachment Agreement to be recorded with Summit County. Said Agreement shall include the staircase proposed to cross the North Side property line of 221 Main Street over the South Side property line of 227 Main Street.

The Historic Preservation Board Meeting adjourned at 6:00 p.m.

Approved by _____
Randy Scott, Chair
Historic Preservation Board

Historic Preservation Board Staff Report



Subject: Material Deconstruction
Application: PL-20-04484
Author: Caitlyn Barhorst
Date: January 6, 2021
Type of Item: Administrative

Summary Recommendation

Staff recommends the Historic Preservation Board open a public hearing and continue the review of the proposed Material Deconstruction of 1003 Norfolk Avenue to February 3, 2021. Staff is continuing to work with the applicant to review the proposed Restoration of the circ. 1900 footprint. The historical records for this property through photographic evidence are limited and staff is working on developing an accurate record of the property. Staff also has a site visit planned with the applicant to get more clarification on conditions discovered in the application photographs.

Description

Applicant: Gary Bush, represented by Jonathan DeGray, Architect
Location: 1003 Norfolk Avenue
Zoning District: Historic Residential (HR-1) District
Historic Designation: Landmark
Historic Era: Mature Mining Era, 1894-1930
Reason for Review: Land Management Code (LMC) [§ 15-11-12.5](#) Historic Preservation Board Review for Material Deconstruction

An aerial photograph of a mountain town, likely Park City, Utah, covered in a thick layer of snow. The town is nestled in a valley, with snow-covered mountains rising in the background. The houses and buildings are densely packed, and their roofs are covered in white snow. The overall scene is serene and wintry.

Annual Training

Open and Public Meetings Act

OPMA

MEETINGS of a **PUBLIC BODY**
are open to the public, unless an
EXCEPTION is available under
the Act that allows the meeting to
be **CLOSED**

—SPIRIT OF THE ACT—

- Act **Openly**
- Make Decisions **Openly**
- Deliberate **Openly** (the hardest part)
- Conduct the People's Business **Openly**

Openly = In Public



Citizens are entitled to **know what** government decides, AND **observe how and why** every decision is reached.



MEETINGS

THE BASICS

MEETINGS

- Convening of
- At least a quorum
- To discuss, receive comments, or act on a matter over which the Council has jurisdiction.

QUORUM

- A simple majority of the voting members of a public body.

MEETINGS INCLUDE

- Electronic meetings
- Retreats
- Workshops
- Field Trips

MEETINGS DO NOT INCLUDE

- When no quorum is present
- Social meetings
- Chance meetings



— MEETINGS —

“PUBLIC BODY” INCLUDES:

- Any local administrative, advisory, executive, or legislative body which:
- Consists of two or more persons;
- Spends, distributes, or is supported by tax money;
- Authority to make decisions about the public’s business (this includes advisory boards or groups).



— MEETINGS —

Social Events and “Meeting after the Meeting”:

OK if just social, but can’t discuss or act on matters under their official jurisdiction. Don’t use the after-meeting to rehash the meeting.

Conference Call or Video Chat:

It is a meeting if a quorum is involved.

Note: emails regarding City business are subject subject to GRAMA and OPMA.



— NOTICE —

MUST BE

- Given at least **24 hours** before the meeting.
- **Published** on the Utah Public Notice Website; and **Posted** at City Hall.

AND MUST INCLUDE

- Date & Time
- Place
- Agenda
 - Agenda must be **specific** enough for public to know what will be discussed.

Regular Annual Meetings Requirement:
Public bodies which hold regular meetings over the course of a year must give notice of its annual schedule every year.



LOCATION

The Rule: On the day of the regularly scheduled meeting, any work sessions or closed sessions must be held at the regular meeting location, unless:

- The regularly scheduled meeting is being held elsewhere;
- There is an emergency or other extraordinary circumstances;
- The meeting is being held electronically; or
- There is a site visit or traveling tour.

Notice: Must provide public notice of the location.



ELECTRONIC MEETINGS

Electronic Meeting: A public meeting convened or conducted by means of a conference using electronic communications.

Who can conduct electronic meetings?

- **City Council:** With all members physically present at one anchor location or, where a local, state, or national emergency is in effect, electronically without the single anchor location.
- **Other public bodies:** A Park City municipal public body may use electronic meetings in accordance with City Code and Utah Code, when a local emergency is declared by Park City or Summit County, for the duration of a local emergency.

Authority:

- Executive Order 2020-72
- Executive Order 2020-74
- Park City Resolution 05-2020

How ?

Conducted in a manner which allows the public to hear, or view and hear, the meeting.

- Zoom
- Conference Call
- Microsoft Teams
- Skype



ELECTRONIC MEETINGS

A public body may convene and conduct an electronic meeting without an anchor location if the chair:

- (a) makes a written determination that conducting the meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location;
- (b) states in the written determination the facts upon which the determination is based;
- (c) includes in the public notice for the meeting, and reads at the beginning of the meeting the determination including the facts upon which the determination is based; and
- (d) includes in the public notice information on how a member of the public may view or make a comment at the meeting.

Based on your experiences with electronic meetings, you may adopt rules regarding how such meetings are conducted (i.e. require video connection, etc.).



ELECTRONIC MEETINGS

Additional Issues:

“It is the intent of the Legislature that the state, its agencies, and its political subdivisions **take their actions openly** and **conduct their deliberations openly.**”

If the public cannot see the communication or hear it, it likely violates the Spirit of the Act.

- Text messaging,
- Chat functions,
- Emails,
- Electronic messages.



EMERGENCY MEETINGS

Notice: Must give best notice practicable as to the time and place of the emergency meeting and the topics to be considered. Must attempt to notify all members of the body.

Convening: Majority of the body must agree to hold the meeting because of an “emergency or urgent matter.”

Minutes: Should include a statement of the unforeseen circumstances that made the meeting necessary.



—PUBLIC COMMENT—

Public must be allowed to come and watch, but there is **no requirement to allow them to comment.**

Public hearings DO require an opportunity for public comment.

Disruptions of meetings does not have to be tolerated.

OK to keep people on point.

Public's time belongs to everyone, not just the individual who is speaking.

Topics **not** on the agenda can be raised by the public and discussed, as long as **no final action** is taken.

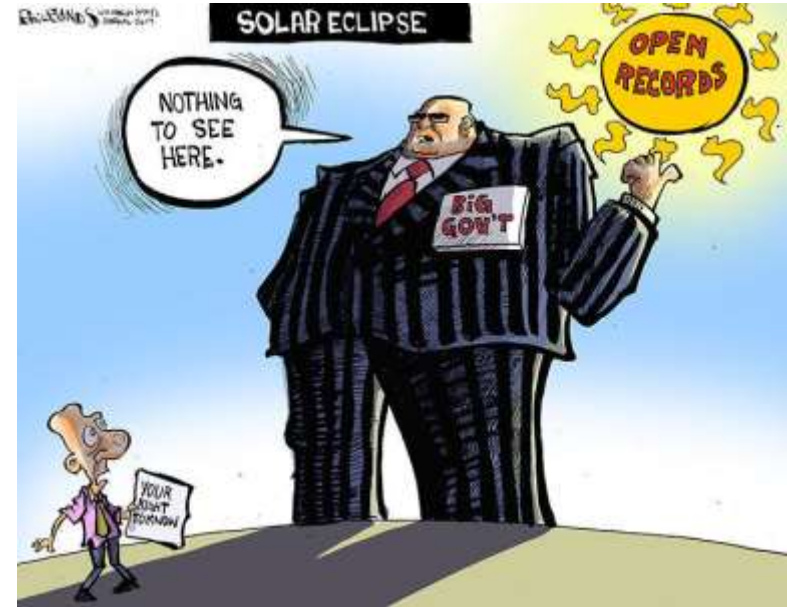


Minutes

Required for all public meetings except site visits.

Minutes: The official record of the meeting must be:

- approved by the body;
- draft minutes must be publically available within 30 days;
 - May publically release before approval, if marked “unapproved;”
- Must include:
 - Substance of all matters proposed, discussed, or decided;
 - Names people commenting and substance of comments;
 - Individual votes.



Recordings

Required for all public meetings, except for site visits.

Recordings Must Be:

- unedited
- of entire meeting
- clearly labeled
- available to the public within **three** business days

Public has **right to record** meeting, if they can do so without disrupting.



CLOSED MEETINGS

PROCEDURES

- There must be an **Open Meeting** with a **Quorum**
- **2/3 of the members of the body** must be Present and **Approve** the Closing
- Publicly **Announce** and **Enter Into the Minutes**:
 - Reason for closing the meeting
 - Location of the closed meeting
 - Vote by name aka rollcall vote



CLOSED MEETINGS

A meeting may be **closed** only to discuss **specified topics**:

- Discussion of an individual's character, professional competence, or physical or mental health.*
- Strategy to discuss pending or reasonably **imminent litigation**.
 - Must be specific, not an open-ended threat.
- Strategy to discuss the purchase, exchange, lease, or sale of **real property or water rights** if public discussion would: (a) disclose the appraisal or estimated value of the property under consideration; or (b) prevent the public body from completing the transaction on the best possible terms.
 - If selling, must give public notice that property is being offered for sale, and terms of sale must be publicly disclosed before sale is approved.
- Discussions regarding security personnel, devices, or systems.*
- Investigative proceedings regarding **allegations of criminal misconduct**.

*Does not require recording.



VIOLATIONS

What happens if someone breaks the open-meetings laws?

A member of a public body who knowingly or intentionally violates OR who knowingly or intentionally abets or advises a violation of any of the closed meeting provisions of this chapter is guilty of a **class B misdemeanor**.

Action taken in the meeting is voidable if the body violated the Act.

Who can enforce the law?

- Attorney General
- A county attorney
- A private citizen who has been denied rights under the law may file a lawsuit within 90 days, or within 30 days if it involves bonds, notes, or debt.



Questions?

Thank you!



Historic Preservation Board Staff Report



Subject: 316 Ontario Avenue Material
Deconstruction
Application: PL-19-04360
Author: Caitlyn Barhorst, Historic Preservation
Planner
Date: January 6, 2020
Type of Item: Administrative

Summary Recommendation

Staff recommends the Historic Preservation Board review the proposal, hold a public hearing, and approve the proposed Material Deconstruction of 316 Ontario Avenue based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in **Exhibit A**: Draft Action Letter.

Description

Applicant: Paige and Brad Brainard represented by Bruce Taylor of Summit Design Group
Location: 316 Ontario Avenue
Zoning District: Historic Residential- Low Density (HRL) District
Historic Designation: Landmark
Historic Era: Mature Mining Era, 1894-1930
Reason for Review: Land Management Code (LMC) [§ 15-11-12.5](#) Historic Preservation Board Review for Material Deconstruction

Acronyms

HPB Historic Preservation Board
LMC Land Management Code
HDDR Historic District Design Review
HSI Historic Sites Inventory
COA Condition of Approval

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

Executive Summary

The Applicant is Proposing Material Deconstruction consisting of excavating into the hillside for the construction of a detached accessory structure (garage) accessed from Ontario Avenue.

Background

On November 1, 2020, the Planning Department received a complete Historic District Design Review application. The property located at 316 Ontario Avenue is designated as Landmark of the Park City Historic Sites Inventory (HSI) (see [Historic Site Form](#)). The subject property is located in the Historic Residential- Low Density (HRL) Zoning District.

The following is a list of Planning Department applications for the proposed project:

Permit Number	Application Type	Review Authority	Review Status
PL-19-04311	Variance to Front Setback	Board of Adjustment	Approved October 15, 2019
PL-19-04360	Historic District Design Review	Planning Department Staff	Under Review*
PL-20-04640	Steep Slope Conditional Use Permit	Planning Commission	Under Review
PL-20-04641	Plat Amendment	Planning Commission and City Council	Under Review

*Staff is reviewing the design of the proposed Detached Accessory Structure (garage) for compliance with LMC [§ 15-13](#).

The 2019 Variance information can be found here:

October 15, 2019 [Agenda](#) and [Staff Report](#)

October 15, 2019 Board of Adjustment [Minutes](#), starting page 2

History of Development on the Site

316 Ontario Avenue appears on the 1900 Sanborn Insurance map, which was the first of those maps to cover this area, making it difficult to determine exactly when it was built. The property was initially owned by the Park City Townsite Corporation, and may have been used to house workers at that time. The building is a cross-wing type house, which has retained many of its original historical elements. The cross-wing, also known as a T/L cottage, is one of the main three house types built during the historic Park City mining era.

The cross gable roof is sheathed with composition shingles. There is a small shed extension off the north side of the house, which can be seen in the c. 1940 tax photo and remains largely unchanged. The walls are clad with drop-novelty wood siding. There is a pair of one-over-one double hung sash windows in the front gable end and a single window of the same type next to the door under the porch. Storm windows are present on all these windows. The windows in the gable end have a wood pediment header and although it closely matches the original, it appears to be newer. The porch is covered by a shed extension of the roof and is supported by simple wood square posts with no railing. The door is a wood frame and panel door. The site slopes up from the street and a wood stair leads to the porch from the sidewalk. No foundation is visible in the available photographs, thus its materiality remains unverified. The overall form and materiality of the building remains intact and the building retains its historic value.

Image 1: 2020 Photograph



Image 1: Tax Photo circ. 1940



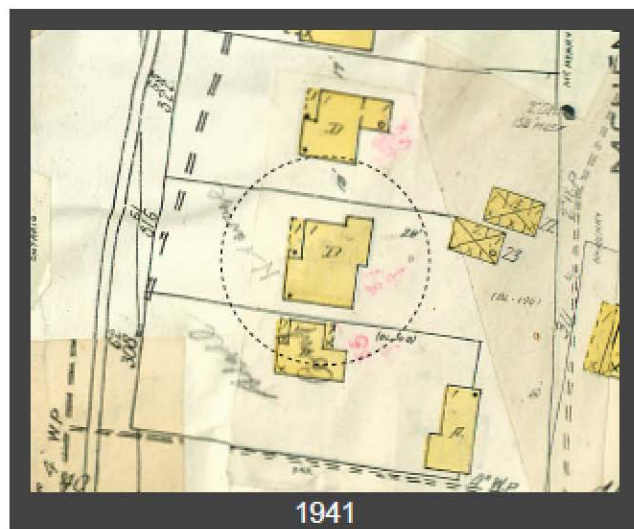
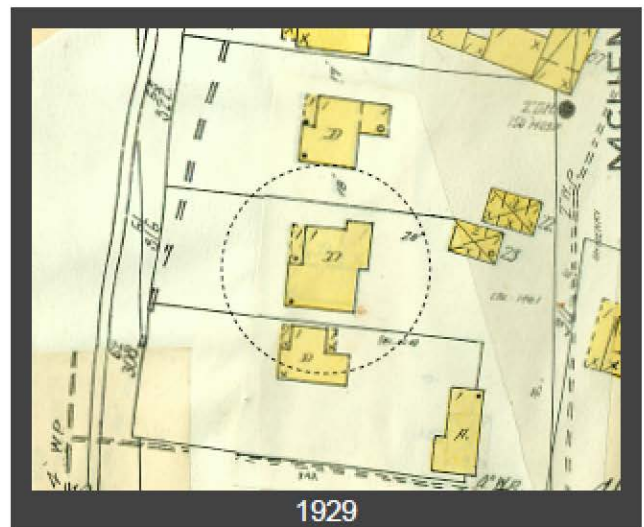
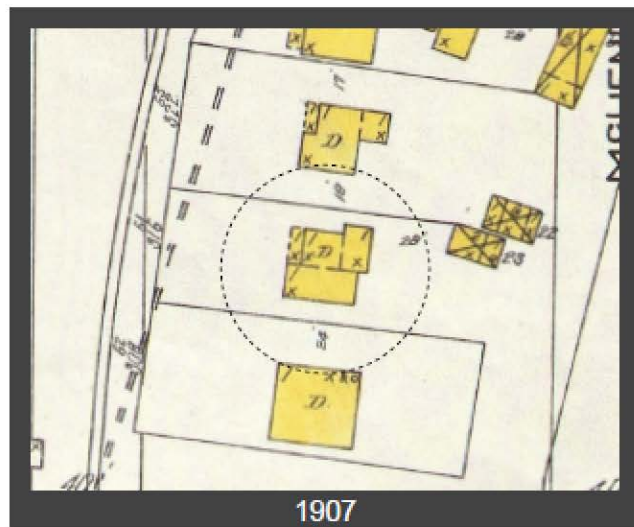
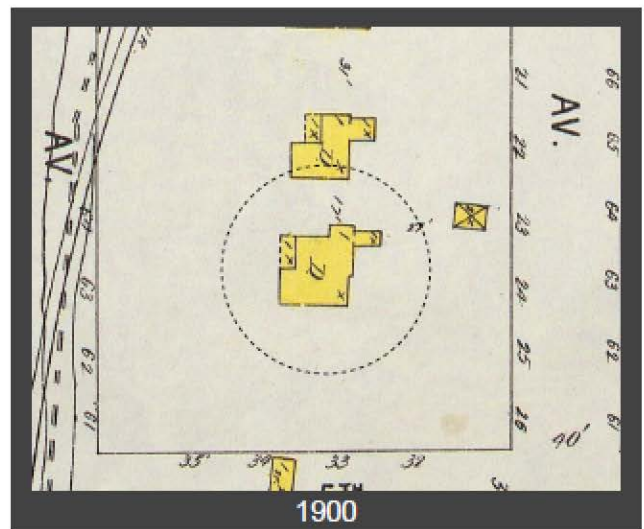
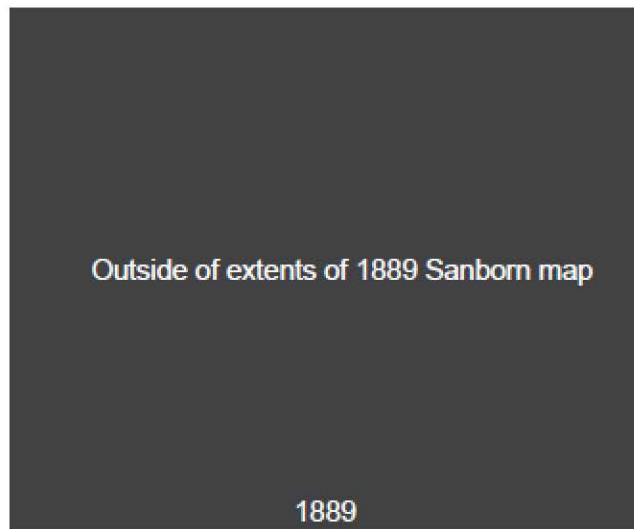
Image 2: Circ. 1981 photograph



Image 4: Circ. 2013 photograph



Figure 1: Sanborn Fire Insurance Maps (circ. 1900-1941)



The Applicant is Proposing Material Deconstruction consisting of excavating into the hillside for the construction of a detached accessory structure (garage) accessed from Ontario Avenue.

This topographic map illustrates a residential site with various proposed and existing structures. The map includes contour lines indicating elevation, with labels such as 1200, 1210, 1220, 1230, 1240, 1250, 1260, 1270, 1280, 1290, 1300, 1310, 1320, 1330, 1340, 1350, 1360, 1370, 1380, 1390, 1400, 1410, 1420, 1430, 1440, 1450, 1460, 1470, 1480, 1490, 1500, 1510, 1520, 1530, 1540, 1550, 1560, 1570, 1580, 1590, 1600, 1610, 1620, 1630, 1640, 1650, 1660, 1670, 1680, 1690, 1700, 1710, 1720, 1730, 1740, 1750, 1760, 1770, 1780, 1790, 1800, 1810, 1820, 1830, 1840, 1850, 1860, 1870, 1880, 1890, 1900, 1910, 1920, 1930, 1940, 1950, 1960, 1970, 1980, 1990, 2000, 2010, 2020, 2030, 2040, 2050, 2060, 2070, 2080, 2090, 2100, 2110, 2120, 2130, 2140, 2150, 2160, 2170, 2180, 2190, 2200, 2210, 2220, 2230, 2240, 2250, 2260, 2270, 2280, 2290, 2300, 2310, 2320, 2330, 2340, 2350, 2360, 2370, 2380, 2390, 2400, 2410, 2420, 2430, 2440, 2450, 2460, 2470, 2480, 2490, 2500, 2510, 2520, 2530, 2540, 2550, 2560, 2570, 2580, 2590, 2600, 2610, 2620, 2630, 2640, 2650, 2660, 2670, 2680, 2690, 2700, 2710, 2720, 2730, 2740, 2750, 2760, 2770, 2780, 2790, 2800, 2810, 2820, 2830, 2840, 2850, 2860, 2870, 2880, 2890, 2900, 2910, 2920, 2930, 2940, 2950, 2960, 2970, 2980, 2990, 3000, 3010, 3020, 3030, 3040, 3050, 3060, 3070, 3080, 3090, 3100, 3110, 3120, 3130, 3140, 3150, 3160, 3170, 3180, 3190, 3200, 3210, 3220, 3230, 3240, 3250, 3260, 3270, 3280, 3290, 3300, 3310, 3320, 3330, 3340, 3350, 3360, 3370, 3380, 3390, 3400, 3410, 3420, 3430, 3440, 3450, 3460, 3470, 3480, 3490, 3500, 3510, 3520, 3530, 3540, 3550, 3560, 3570, 3580, 3590, 3600, 3610, 3620, 3630, 3640, 3650, 3660, 3670, 3680, 3690, 3700, 3710, 3720, 3730, 3740, 3750, 3760, 3770, 3780, 3790, 3800, 3810, 3820, 3830, 3840, 3850, 3860, 3870, 3880, 3890, 3900, 3910, 3920, 3930, 3940, 3950, 3960, 3970, 3980, 3990, 4000, 4010, 4020, 4030, 4040, 4050, 4060, 4070, 4080, 4090, 4100, 4110, 4120, 4130, 4140, 4150, 4160, 4170, 4180, 4190, 4200, 4210, 4220, 4230, 4240, 4250, 4260, 4270, 4280, 4290, 4300, 4310, 4320, 4330, 4340, 4350, 4360, 4370, 4380, 4390, 4400, 4410, 4420, 4430, 4440, 4450, 4460, 4470, 4480, 4490, 4500, 4510, 4520, 4530, 4540, 4550, 4560, 4570, 4580, 4590, 4600, 4610, 4620, 4630, 4640, 4650, 4660, 4670, 4680, 4690, 4700, 4710, 4720, 4730, 4740, 4750, 4760, 4770, 4780, 4790, 4800, 4810, 4820, 4830, 4840, 4850, 4860, 4870, 4880, 4890, 4900, 4910, 4920, 4930, 4940, 4950, 4960, 4970, 4980, 4990, 5000, 5010, 5020, 5030, 5040, 5050, 5060, 5070, 5080, 5090, 5100, 5110, 5120, 5130, 5140, 5150, 5160, 5170, 5180, 5190, 5200, 5210, 5220, 5230, 5240, 5250, 5260, 5270, 5280, 5290, 5300, 5310, 5320, 5330, 5340, 5350, 5360, 5370, 5380, 5390, 5400, 5410, 5420, 5430, 5440, 5450, 5460, 5470, 5480, 5490, 5500, 5510, 5520, 5530, 5540, 5550, 5560, 5570, 5580, 5590, 5600, 5610, 5620, 5630, 5640, 5650, 5660, 5670, 5680, 5690, 5700, 5710, 5720, 5730, 5740, 5750, 5760, 5770, 5780, 5790, 5800, 5810, 5820, 5830, 5840, 5850, 5860, 5870, 5880, 5890, 5900, 5910, 5920, 5930, 5940, 5950, 5960, 5970, 5980, 5990, 6000, 6010, 6020, 6030, 6040, 6050, 6060, 6070, 6080, 6090, 6100, 6110, 6120, 6130, 6140, 6150, 6160, 6170, 6180, 6190, 6200, 6210, 6220, 6230, 6240, 6250, 6260, 6270, 6280, 6290, 6300, 6310, 6320, 6330, 6340, 6350, 6360, 6370, 6380, 6390, 6400, 6410, 6420, 6430, 6440, 6450, 6460, 6470, 6480, 6490, 6500, 6510, 6520, 6530, 6540, 6550, 6560, 6570, 6580, 6590, 6600, 6610, 6620, 6630, 6640, 6650, 6660, 6670, 6680, 6690, 6700, 6710, 6720, 6730, 6740, 6750, 6760, 6770, 6780, 6790, 6800, 6810, 6820, 6830, 6840, 6850, 6860, 6870, 6880, 6890, 6900, 6910, 6920, 6930, 6940, 6950, 6960, 6970, 6980, 6990, 7000, 7010, 7020, 7030, 7040, 7050, 7060, 7070, 7080, 7090, 7100, 7110, 7120, 7130, 7140, 7150, 7160, 7170, 7180, 7190, 7200, 7210, 7220, 7230, 7240, 7250, 7260, 7270, 7280, 7290, 7300, 7310, 7320, 7330, 7340, 7350, 7360, 7370, 7380, 7390, 7400, 7410, 7420, 7430, 7440, 7450, 7460, 7470, 7480, 7490, 7500, 7510, 7520, 7530, 7540, 7550, 7560, 7570, 7580, 7590, 7600, 7610, 7620, 7630, 7640, 7650, 7660, 7670, 7680, 7690, 7700, 7710, 7720, 7730, 7740, 7750, 7760, 7770, 7780, 7790, 7800, 7810, 7820, 7830, 7840, 7850, 7860, 7870, 7880, 7890, 7900, 7910, 7920, 7930,

Figure 4: Proposed Front/ West Elevation

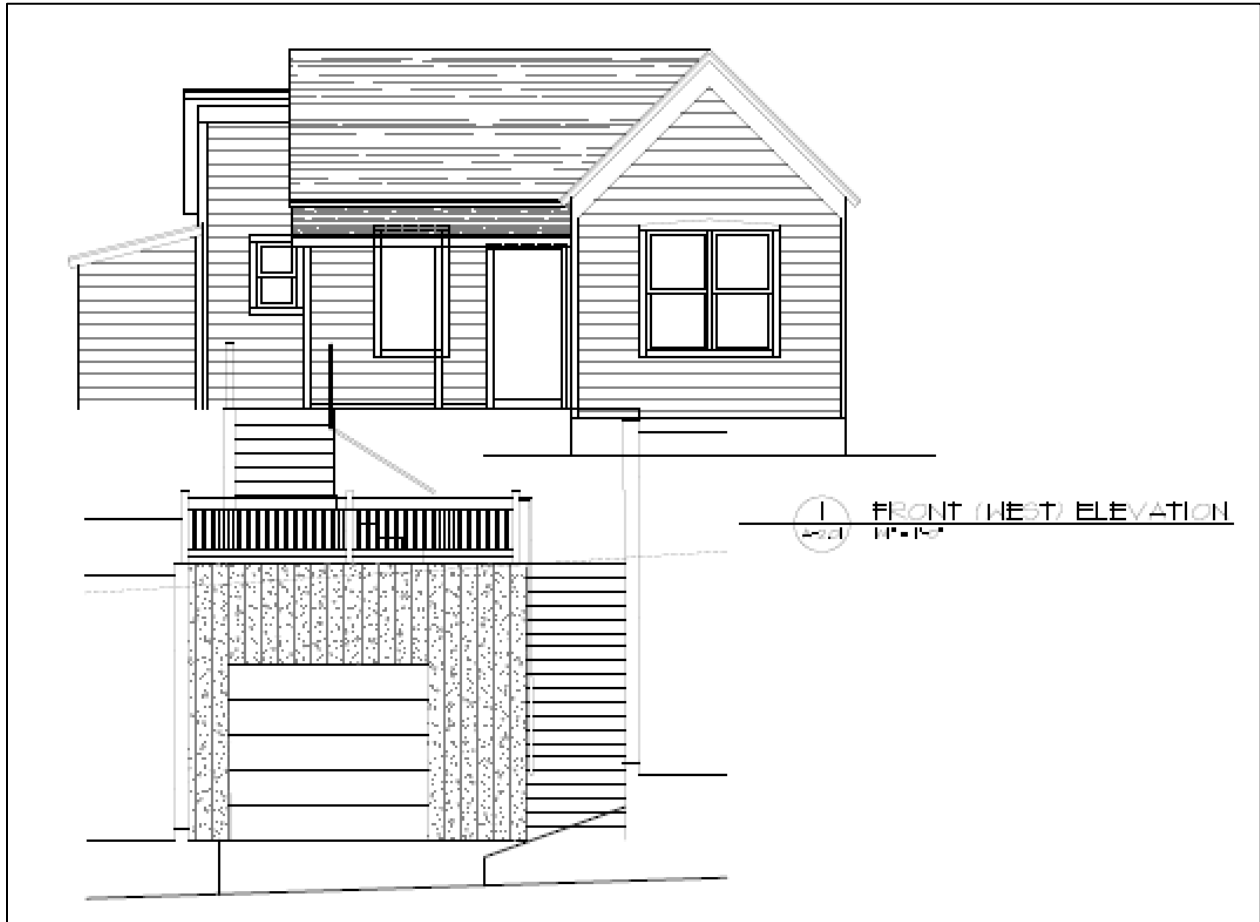
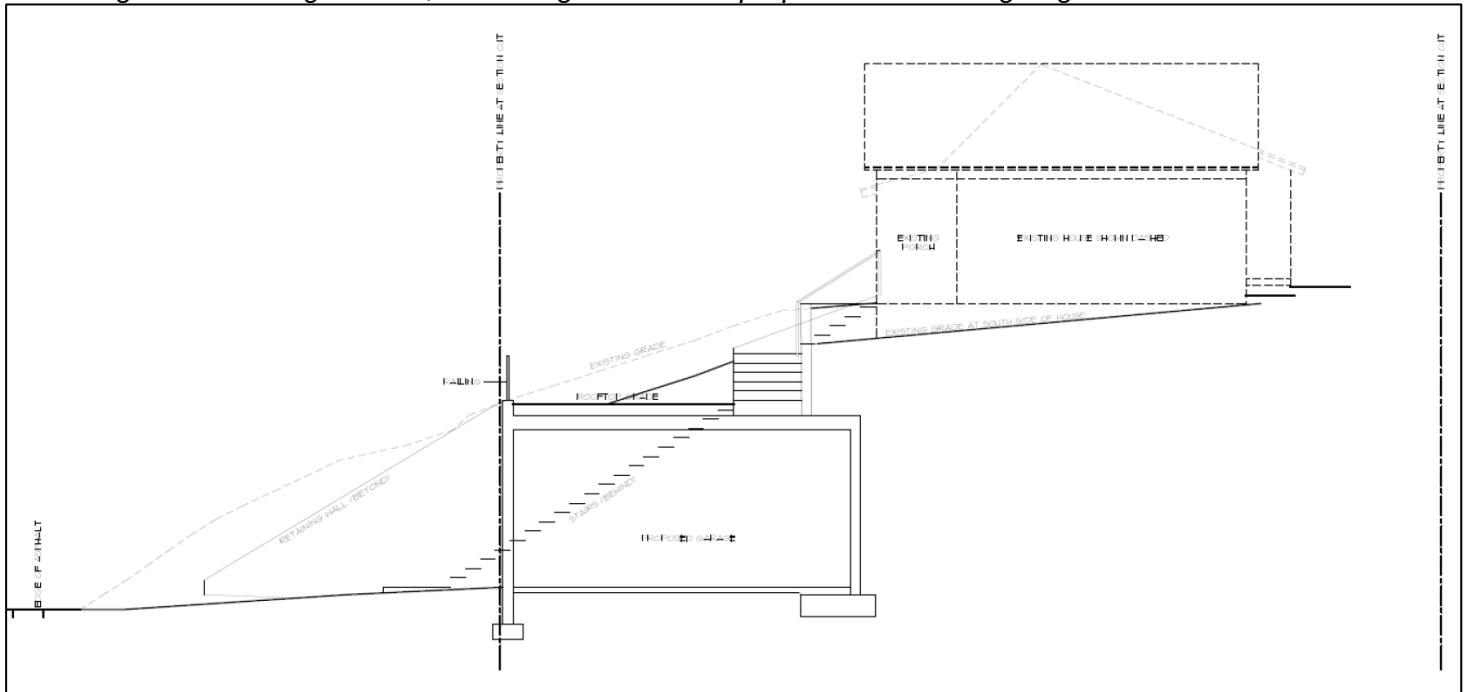


Figure 5: Building Section, cut through location of proposed detached garage



Analysis

Staff has reviewed the proposed Material Deconstruction for compliance with LMC [§ 15-13-2](#) Design Guidelines for Historic Residential Sites, including the following applicable Design Guidelines. Staff has found that the proposal complies with the following:

A. Universal Guidelines:

1. A site should be used as it was historically or be given a new use that requires minimal change to the distinctive materials and features.
 - *Complies; the proposed site excavation requires minimal change to the distinctive features of the site.*
2. Changes to a site or building that have acquired historic significance in their own right should be retained and preserved.
 - *Not applicable; no changes to the site that have acquired historic significance in their own right are proposed to be altered.*
3. The historic exterior features of a building should be retained and preserved.
 - *Not applicable; no historic exterior features of the building are proposed to be altered.*
4. Distinctive materials, components, finishes, and examples of craftsmanship should be retained and preserved.
 - *Not applicable; no distinctive materials, components, finishes, and examples of craftsmanship are proposed to be altered.*
5. Deteriorated or damaged historic features and elements should be repaired rather than replaced.
 - *Not applicable; no deteriorated or damaged historic features are proposed to be altered.*
6. Features that do not contribute to the significance of the site or building and exist prior to the adoption of these guidelines, such as incompatible windows, aluminum soffits, or iron porch supports or railings, may be maintained; however, if it is proposed they be changed, those features must be brought into compliance with these guidelines.
 - *Not applicable; the applicant does not propose to alter any of such features.*
7. Each site should be recognized as a physical record of its time, place and use. Owners are discouraged from introducing architectural elements or details that visually modify or alter the original building design when no evidence of such elements or details exists.
 - *Complies; the applicant has not proposed to introduce architectural elements or details that visually modify or alter the original building design.*
8. Chemical or physical treatments, if appropriate, should be undertaken using recognized preservation methods. Treatments that cause damage to historic materials should not be used. Treatments that sustain and protect, but do not alter appearance, are encouraged.
 - *Complies; the applicant is not proposing to use any treatments that cause known damage to historic materials.*
9. New construction such as new additions, exterior alterations, repairs, upgrades, etc., should not destroy historic materials, features, and spatial relationships that characterize the historic site or historic building. New construction should be differentiated from the historic structure while also maintaining compatibility with

the historic structure in materials, features, size, scale and proportion, and massing to protect the integrity of the historic structure, the historic site, and its environment.

- *Complies; the proposed detached accessory structure is located in front of the historic structure, however the slope of the site and the higher elevation of the historic house ensures the visibility of the historic structure will not be compromising the historic features and spatial relationships that characterize the historic site.*

10. New additions and related new construction should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment could be restored.

- *Complies; the essential form and integrity of the historic property and its environment could be restored if the proposed new construction were to be removed in the future.*

B. Specific Guidelines:

1. Site Design

a. Exterior Walls

(1) Maintain the existing front and side yard setbacks of Historic sites.

- *Complies; The applicant proposes to maintain the existing front and side yard setbacks.*

(2) Preserve the original location of the main entry of the historic structure, if extant.

- *Complies; The applicant is not proposing to alter the entry to the historic structure.*

b. Topography & Grading

(1) Maintain the natural topography and original grading of the site when and where feasible.

- *Complies as conditioned; Per Condition of Approval (COA) #10, the historic site shall be returned to original grade.*

(2) The historic character of the site should not be significantly altered by substantially changing the proportion of built and/or paved area to open space, and vice versa.

- *Complies as conditioned; Per COA #11, the roof of the detached accessory structure shall be constructed as a green roof so as to minimize the appearance of a hard-surfaced edge as seen from the primary public Right-of-Way and to maintain as close to possible the existing proportion of built/paved area to open space.*

(3) Respect and maintain existing landscape features that contribute to the historic character of the site and existing landscape features that provide sustainability benefits.

- *Complies as conditioned; Per COA #12, the complete landscape plan required at the time of the building permit.*

(4) Maintain established on-site native plantings.

- *Complies as conditioned; See COA #12.*

c. Landscaping and Vegetation

(1) The character of a historic site shall not be significantly altered by substantially changing the proportion of built and/or paved area to open space.

- *Complies as Conditioned; See COA #11.*

(2) through (14).

- *Complies as Conditioned; See COA #12.*

d. Retaining Walls

(6) New retaining walls should be consistent with historic retaining walls in design, material, scale of materials, as well as size and mass of the wall. Simple board-formed concrete, stone, and other historic materials are recommended over concrete block, asphalt, or other modern concrete treatments.

- *Complies as Conditioned; See COA #13.*

Recommendation

Staff recommends the Historic Preservation Board review the proposal, hold a public hearing, and approve the proposed Material Deconstruction of 316 Ontario Avenue based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in **Exhibit A: Draft Action Letter**.

Department Review

The Design Review Committee, Development Review Committee, and Planning and Legal Departments reviewed this application.

Notice

Staff published notice on the City's website and the Utah Public Notice website, and posted notice on the property on December 21, 2020, 2020. Staff mailed courtesy notice to property owners within 100 feet on December 15, 2020, 2020 *The Park Record* published notice on December 23, 2020. LMC [§ 15-1-21](#).

Public Input

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

Alternatives

- The Historic Preservation Board may request additional information and continue the discussion to February 3, 2021.
- The Historic Preservation Board may deny the proposed Material Deconstruction for 316 Ontario Avenue.
- The Historic Preservation Board may approve the proposed Material Deconstruction for 316 Ontario Avenue.

Exhibits

Exhibit A: Draft Final Action Letter of Approval

Exhibit B: Existing Site Survey and Proposed Plans

Exhibit C: Historic Site Inventory Form



**HISTORIC PRESERVATION BOARD
PARK CITY, SUMMIT COUNTY, UTAH**

RE: MATERIAL DECONSTRUCTION DETERMINATION

The Historic Preservation Board of Park City, Utah met on Wednesday, January 6, 2021 for a duly noticed meeting. After determining that a quorum was present, the Board conducted its scheduled business.

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Project Address: 316 Ontario Avenue
Project Number: PL-19-04360
Type of Item: Administrative – Material Deconstruction
Hearing Date: January 6, 2021

Board Action: **APPROVED** – The Historic Preservation Board conducted a public hearing and found that the proposed Material Deconstruction of the Landmark Historic Site at 316 Ontario Avenue complies with the criteria in the Land Management Code, as outlined in the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The property is located at 316 Ontario Avenue.
2. The Legal Description is All Lot 8 & S 1/2 Lot 9 BLK 56 Snyder's Addition to Park City. Parcel Number SA-365. At the time of this Historic Preservation Board review, this Lot is under review of a plat amendment. Upon recordation of the plat, the legal description and parcel number with Summit County will be updated to reflect the change.
3. The property is located in the Historic Residential- Low Density (HRL) Zoning District.
4. The property at 316 Ontario Avenue is designated as Landmark on the Park City Historic Sites Inventory.
5. On November 1, 2020 the Planning Department received a complete Historic District Design Review application.
6. Staff published notice on the City's website and the Utah Public Notice website, and posted notice on the property on December 21, 2020, 2020. Staff mailed courtesy notice to property owners within 100 feet on December 15, 2020, 2020 The *Park Record* published notice on December 23, 2020.
7. The Historic Single-Family Dwelling was constructed prior to circ. 1900.

8. The Minimum Lot Area for a Single Family Dwelling is 3,750 square feet. This Lot contains 2,444 square feet.
9. The applicant has submitted a Plat Amendment application (PL-20-04641) that has not been reviewed at the time of this Historic Preservation Board action.
10. The applicant has submitted a Steep Slope Conditional Use Permit (CUP) application (PL-20-04640) that is currently under review per LMC 15-2.1-6.
11. The proposed addition complies with the required Front Setbacks, as per the October 15, 2019 Board of Adjustment approved variance (PL-19-04311).
12. The proposal complies with the Side Setbacks. The south Side Setback is five feet (5') and the north Setback is five feet (5') with the Conditional Use Permit application to approve the construction of the basement addition within the Setback.
13. Per LMC § 15-11-12.5(A)(2) Historic Preservation Board Review for Material Deconstruction The Historic Preservation Board shall review the Removal of Historic Material to Accommodate New additions, New Construction, or Structural Upgrades. Prior to issuance of a Building Permit for any Material Deconstruction work, the Review Authority shall review the proposed plans for compliance with the Land Management Code 15-13 Design Guidelines For Historic Districts and Historic Sites.
14. The proposed Material Deconstruction consisting of excavating into the hillside for the construction of a detached accessory structure (garage) accessed from Ontario Avenue has been reviewed for compliance with LMC § 15-13-2 Design Guidelines for Historic Residential Sites, including the following applicable Design Guidelines:
A. Universal Guidelines:
15. The Design Review Committee, Development Review Committee, and Planning and Legal Departments reviewed this application.
16. Staff did not receive any public input at the time this report was published.

Conclusions of Law

1. The proposal complies with the applicable Land Management Code requirements pursuant to LMC § 15-2.1 Historic Residential- Low Density (HRL) District.
2. The proposal complies with the Land Management Code requirements pursuant to LMC § 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.

Conditions of Approval

1. This approval is subject to all Conditions of Approval found in the October 15, 2019 Board of Adjustment approved variance.
2. Final building plans and construction details shall reflect substantial compliance with the January 6, 2021 Historic Preservation Board approved plans. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
3. The applicant is responsible for notifying the Building Department prior to making any changes to the approved plans.
4. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or their designee prior to construction.
5. The applicant shall submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural

engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer specified materials.

6. An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
7. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
8. Within five (5) days of installation of the cribbing and shoring, the structural engineer will inspect and approve the cribbing and shoring constructed.
9. The applicant shall also request an inspection through the Building Department following any modification to the cribbing and/or shoring.
10. The historic site shall be returned to original grade following construction of the detached accessory structure (garage). The site shall be re-graded so that all water drains away from the structure and does not enter the historic structure.
11. The roof of the detached accessory structure shall be constructed as a green roof at the Right-of-Way facing edge so as to minimize the appearance of the new structure.
12. A complete landscape plan shall be submitted at the time of the building permit application and will be reviewed per LMC § 15-5-5(N). Existing landscape features that contribute to the character of a historic site and/or existing landscape features that provide environmental sustainability benefits shall be preserved and maintained. Established on-site native plantings shall be maintained. During construction, established vegetation shall be protected to avoid damage. Damaged, aged, or diseased trees shall be replaced as necessary. Vegetation that may encroach upon or damage a new building may be removed, but shall be replaced with similar vegetation near the original location. A detailed landscape plan, particularly for areas viewable from the primary public right-of-way, which respects the manner and materials traditionally used in the Historic Districts, shall be provided. When planning for the long-term sustainability of a landscape system, all landscape relationships on the site, including those between plantings and between the site and its structure(s) shall be considered. Landscape plans shall balance water-efficient irrigation methods, drought-tolerant plants with existing plant material and site features that contribute to the historic character of the site. Where irrigation is necessary, systems that minimize water loss, such as drip irrigation, shall be used. Use to advantage storm water management features such as gutters, downspouts, site topography, and vegetation that can improve the environmental sustainability of a site. The use of Water Wise Landscaping or permaculture strategies for landscape design shall be considered in order to maximize water efficiency. Where watering systems are necessary, systems that minimize water loss, such as drip irrigation, shall be used. These systems shall be designed to minimize their appearance from areas viewable from the primary public right-of-way. Along public rights of way, landscaped areas, street trees, and seasonal plantings shall be designed to enhance the pedestrian experience, complement architectural features, mitigate against Urban Heat Island effect, and/or screen utility areas. Installing plantings in areas like medians, divider strips, and traffic islands shall be considered. Provide a detailed landscape plan that respects, particularly for areas visible from adjacent public rights-of-way the manner and materials historically used in the Historic Districts. When planning for the long-

term sustainability of a landscape system, consider all landscape relationships on the site, the relationship between the site and its structure(s), as well as the relationship between plants and other plants on site. See LMC § 15-5-5(N) for Water Wise Landscaping with existing plat materials and site features that contribute to the historic significance of the site. Landscape plans should balance water efficient irrigation methods and Water Wise Landscaping with existing plant materials and site features that contribute to the historic significance of the site. Use to advantage storm water management features, such as gutters and downspouts as well as site topography and vegetation, that contribute to water retention and permeability of the historic site. Where watering systems are necessary, use systems that minimize water loss, such as drip irrigation. Consider the use of Water Wise Landscaping or permaculture strategies for landscape design to maximize water efficiency and soil productivity; these systems should be designed to maintain the historic character of areas viewable from adjacent public rights-of-way.

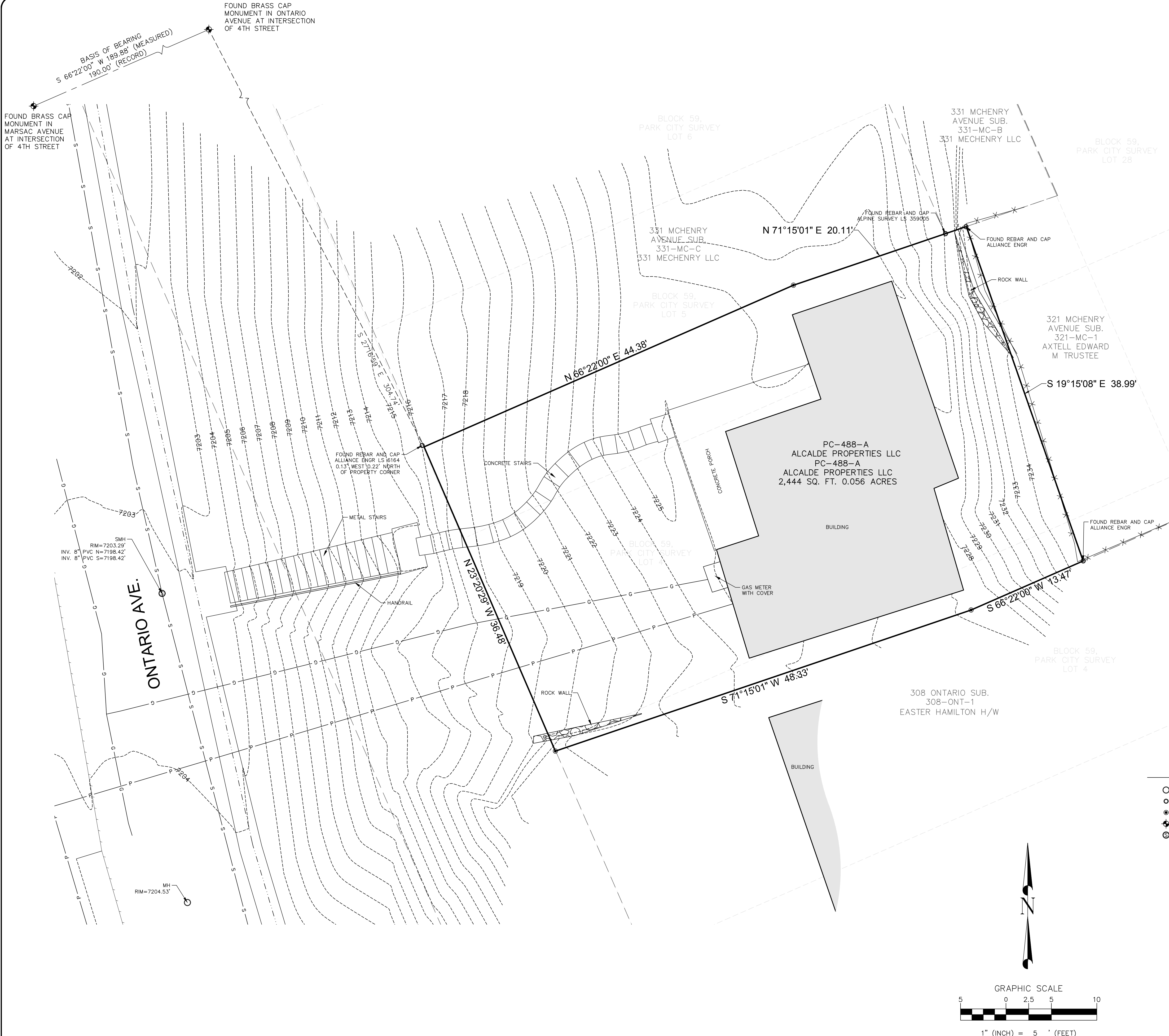
13. New retaining walls should be consistent with historic retaining walls in design, material, scale of materials, as well as size and mass of the wall. Simple board-formed concrete, stone, and other historic materials are recommended over concrete block, asphalt, or other modern concrete treatments.

If you have any questions, concerns, or comments regarding this letter, please do not hesitate to contact the Project Planner, Caitlyn Barhorst, at (435) 615-5067 or caitlyn.barhorst@parkcity.org.

Regards,

Randy Scott
Historic Preservation Board Chair

C/O: Caitlyn Barhorst, Historic Preservation Planner



Surveyor's Certificate

I, Nathan B. Weber, certify that I am a Professional Land Surveyor as prescribed under the laws of the state of Utah and that I hold license no. 5152762. I further certify that a land survey was made of the property described below, and the findings of that survey are as shown hereon.

Deed Description
Book 2258 Page 0617

Lot Number three(3), in Block Number fifty-nine(59) Park City Survey, Park City, Summit County, Utah; according to the amended Plat thereof on file in the Office of the Recorder of Summit County.

Together with a portion of Lots 4 and 5, Block 59, Amended Plat of PARK CITY SURVEY: more particularly described as follows: Beginning at a point South 23°38'00" East 13.59 along the Easterly right of way line of Ontario Avenue from the Northwest Corner of Lot 5, Block 59, Park City Survey; and running thenceNorth 66°22'00" East 44.38 feet; thenceNorth 71°15'01" East 30.73 feet to the Easterly line of Lots 5 and 4; thencealong the said Easterly line South 23°38'00" East 33.80 feet to the Southeastery Corner of Lot 4; thenceSouth 66°22'00" West 75.00 feet to the Southwesterly Corner of Lot 4 and the Easterly right of way line of Ontario; thencealong aid Easterly line North 23°38'00" West 36.41 feet to the point of beginning.

Less the following:
A portion of Lot 3, block 59, Amended Plat of PARK CITY SURVEY, more particularly described as follows:Beginning at a point South 23°38'00" East 50.38 feet along the Easterly right of way line of Ontario Avenue from the Northwest Corner of Lot 5, Block 59, Park City Survey; and running thenceSouth 23°38'00" East 24.62 feet to the South Corner of Lot 3, Block 59, Park City Survey; thencealong said Southerly line North 66°22'00" East 75.00 feet to the East Corner of said Lot 3; thenceNorth 23°38'00" West 20.51 feet along the Easterly line of said Lot 3; thenceSouth 66°22'00" West 26.89 feet; thenceSouth 71°15'01" West 48.29 feet to the point of beginning.

Also less and excepting the following:
Commencing at the Northeastery Corner of said Lot 5; and running thenceSouth 23°38'00" East 16.21 feet to the true point of beginning; thenceSouth 23°38'00" East 38.29 feet; thenceSouth 66°22'39" West 13.42 feet; thenceNorth 19°28'43" West 39.29 feet; thenceNorth 71°15'01" 10.61 feet to the point of beginning.

As-Surveyed Description

A Parcel of land located in Block 59, Park City Survey, which is located in the Southeast Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Southwest Corner of Lot C, 331 McHenry Avenue Subdivision, as recorded in the Office of the Recorder of Summit County, Utah, said point is South 27°16'59" East 304.74 feet from the Brass Cap Monument located in Ontario Avenue at the intersection of Fourth Street and running;

thence North 66°22'00" East 44.38 feet along the Southeastery line of said Lot C, 331 McHenry Subdivision;

thence North 71°15'01" East 20.11 feet along said Southeastery line of Lot C & B, 331 McHenry Avenue Subdivision to the Westerly line of 321 McHenry Avenue Subdivision;

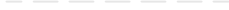
thence South 19°15'08" East 38.99 feet along the Easterly line of said 321 McHenry Avenue Subdivision to the Northwesterly line of 308 Ontario Subdivision;

thence South 66°22'00 West 13.47 feet along the Northwesterly line of said 308 Ontario Subdivision;

thence South 71°15'01" West 48.33 feet along the Northwesterly line of said 308 Ontario Subdivision;

thence North 23°20'29" West 36.48 feet to the point of beginning.

Parcel contains 2,444 Sq. Ft. or 0.056 Acres.

LEGEND			
	Manhole		Boundary Line
	Found Property Corner		Adjoiner Line
	Property Corner		Block 59, Lot Lines
	Found Monument		Adjoiner Line per Deed
	Sewer Manhole		Easement Line
			Overhead Power Line
			Fence Line
			Flow Line
			Edge of Asphalt Line

Narrative:

The basis of bearing is South 66°22'00" West between the found monuments on Ontario Avenue and Fourth street and Marsac Avenue and Fourth street of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian as shown.

The purpose of this survey is to retrace and monument the boundary of the above described property according to the official records and the location of pertinent existing improvements located on the ground.

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

BY

REVISIONS

DATE

NO

DRAWN BY: MGO

SURVEY DATE: 6/15/2015

PROFESSIONAL LAND SURVEYOR

7/1/15

NO. 5152762

NATHAN B. WEBER

UTAH

Boundary Surveys

Topography Surveys

Subdivisions

Construction Staking

ALTA & A.C.S.M. Surveys

5243 South Greepine Drive

Murray, Utah 84123

Phone 801-266-5032

office@diamondlandsurveying.com

www.diamondlandsurveying.com

DIAMOND

LAND SURVEYING, LLC

BOUNDARY AND TOPOGRAPHY SURVEY

316 ONTARIO AVENUE

PARK CITY, UTAH

BRAD BRAINARD

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DATE PLOTTED

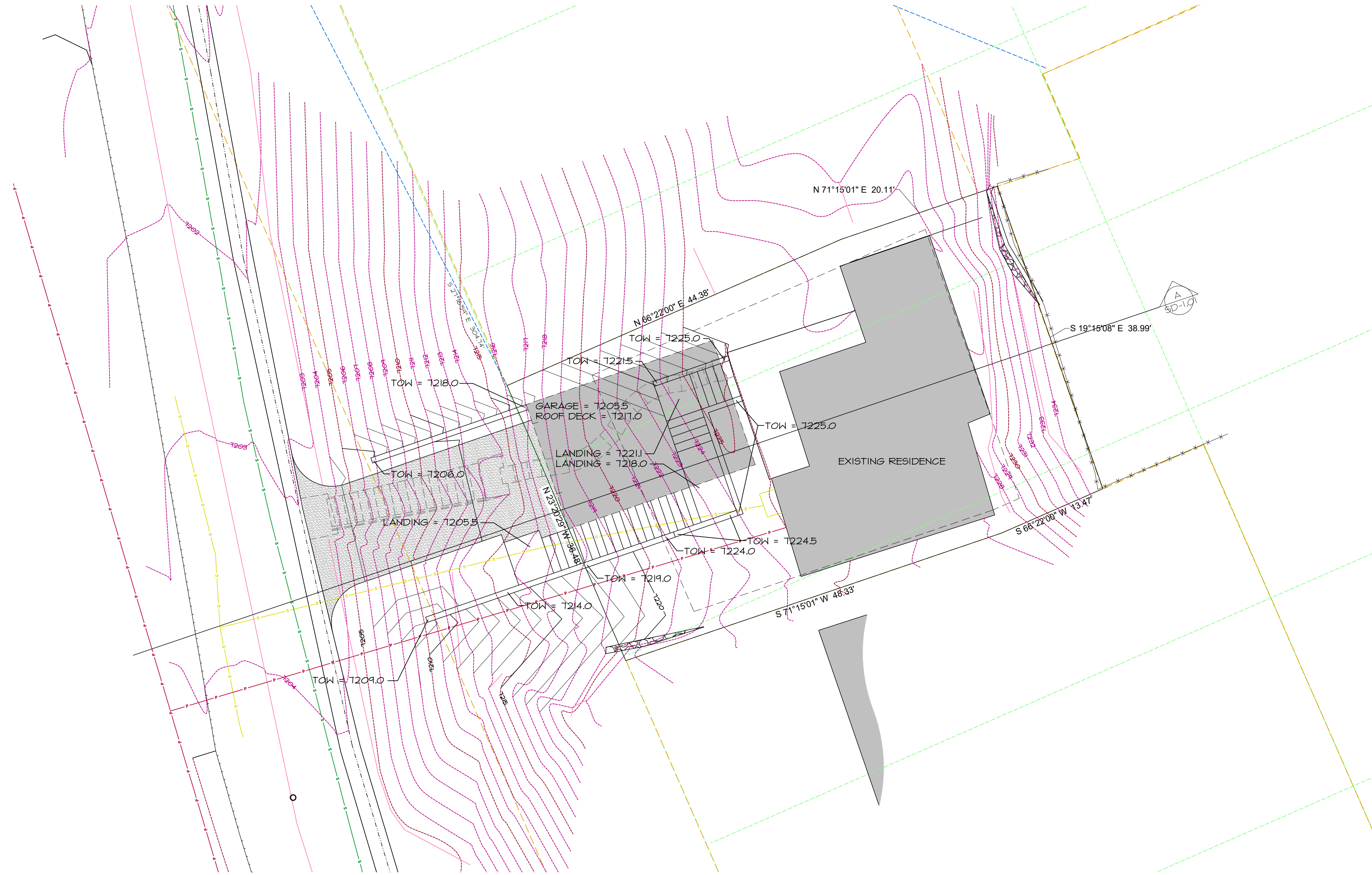
7/1/15

JOB No.

15-079

SHEET

1 OF 1



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GARAGE STRUCTURE FOR
ALCALDE PROPERTIES LLC
PCC-488-A

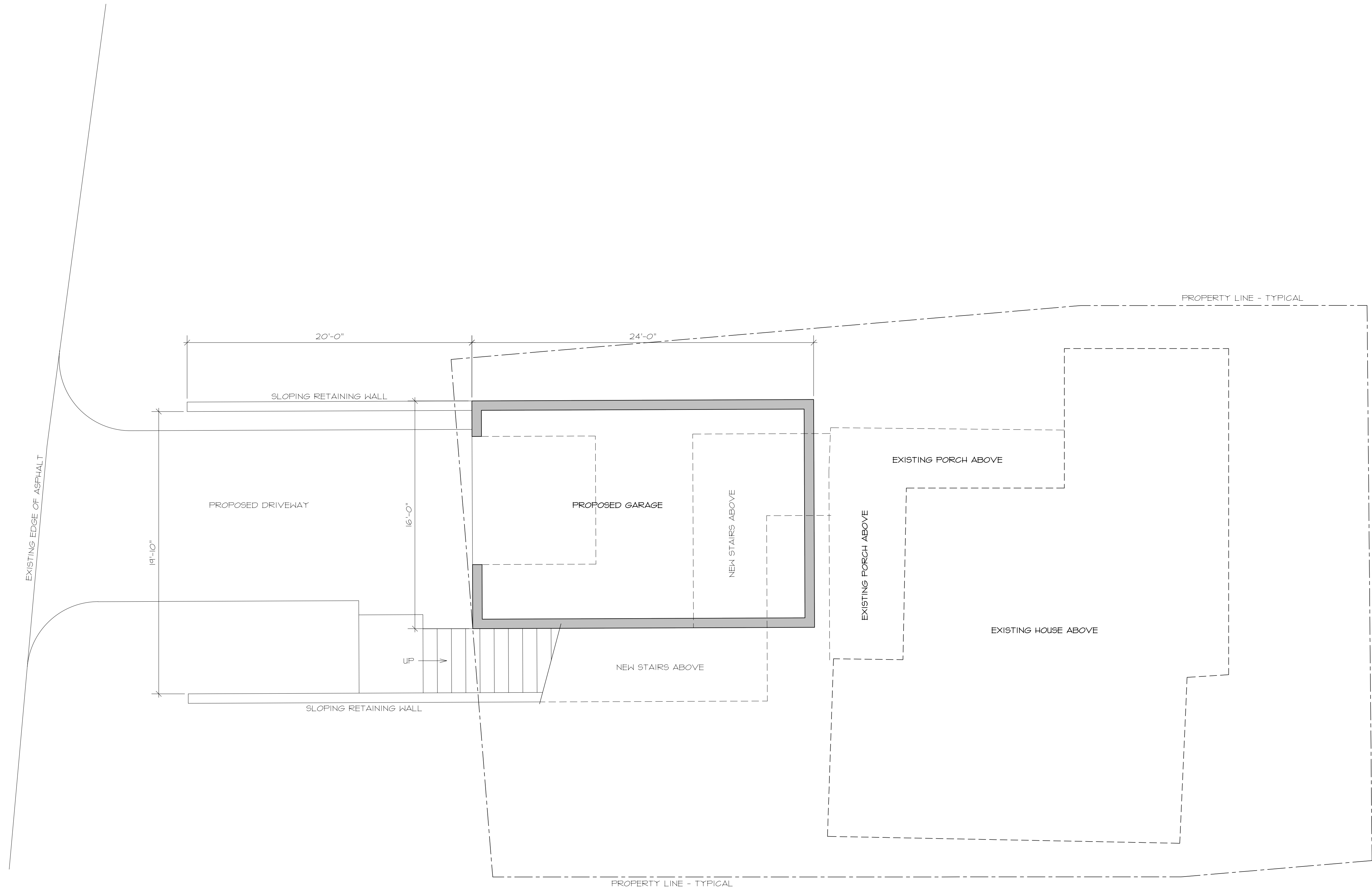
316 ONTARIO
PARK CITY, UTAH

summitdesign
architecture

p.o. box 681302 park city, utah 84068
435.649.2055

SITE PLAN

T NOV 2018	29	10	19							SHEET	
										SD-1.01	
SCALE: 1/8" = 1'-0"											



1 GARAGE LEVEL FLOOR PLAN
A-1.01 1/4" = 1'-0"

PROPOSED GARAGE FOOTPRINT = 384 SF
EXISTING HOUSE FOOTPRINT = 105 SF

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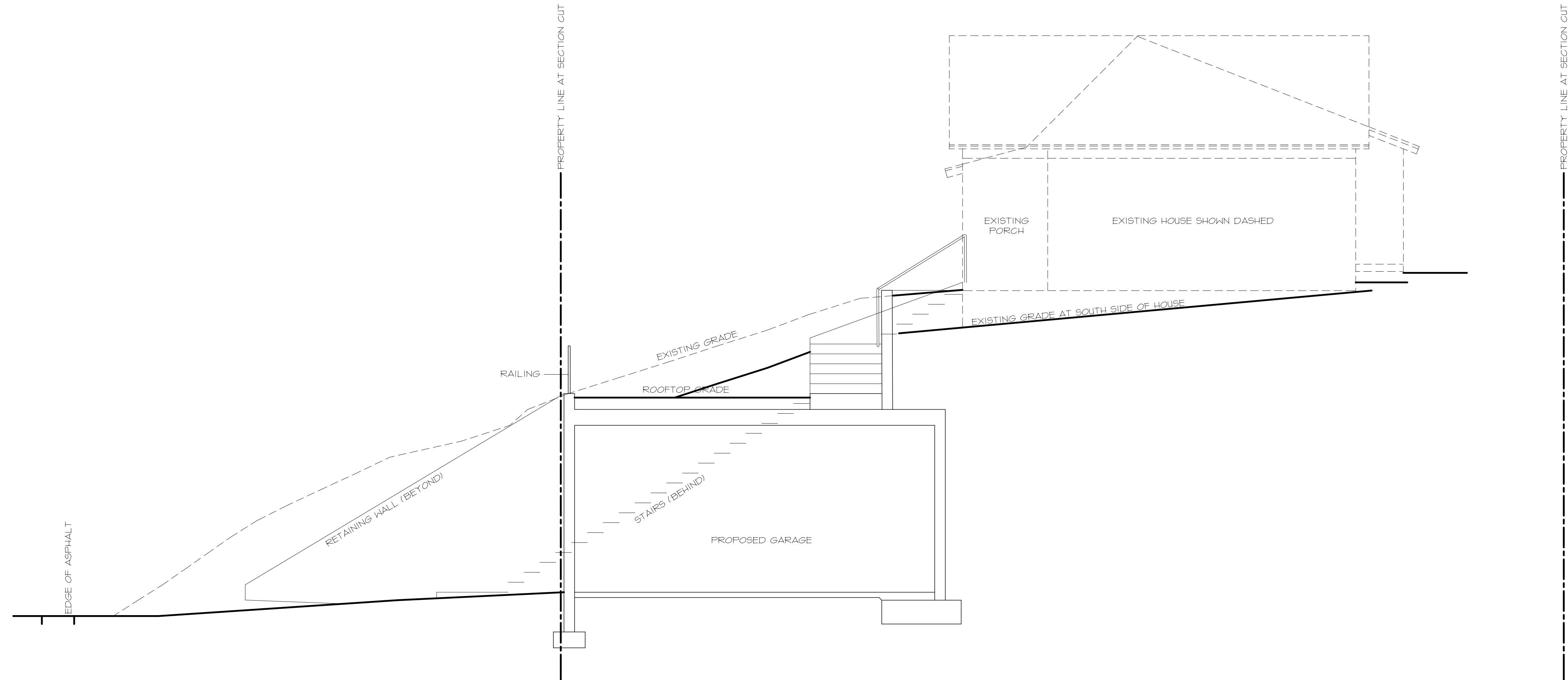
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PARK CITY, UTAH

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architecture

p.o. box 681302 park city, utah 84068
435.649.2055

GARAGE LEVEL FLOOR PLAN

NOV 7 '18	10-29-19	9-3-20								SHEET
										A-1.01
SCALE: 1/4" = 1'-0"										



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435.649.2055

BUILDING SECTION

1
A-3.01

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

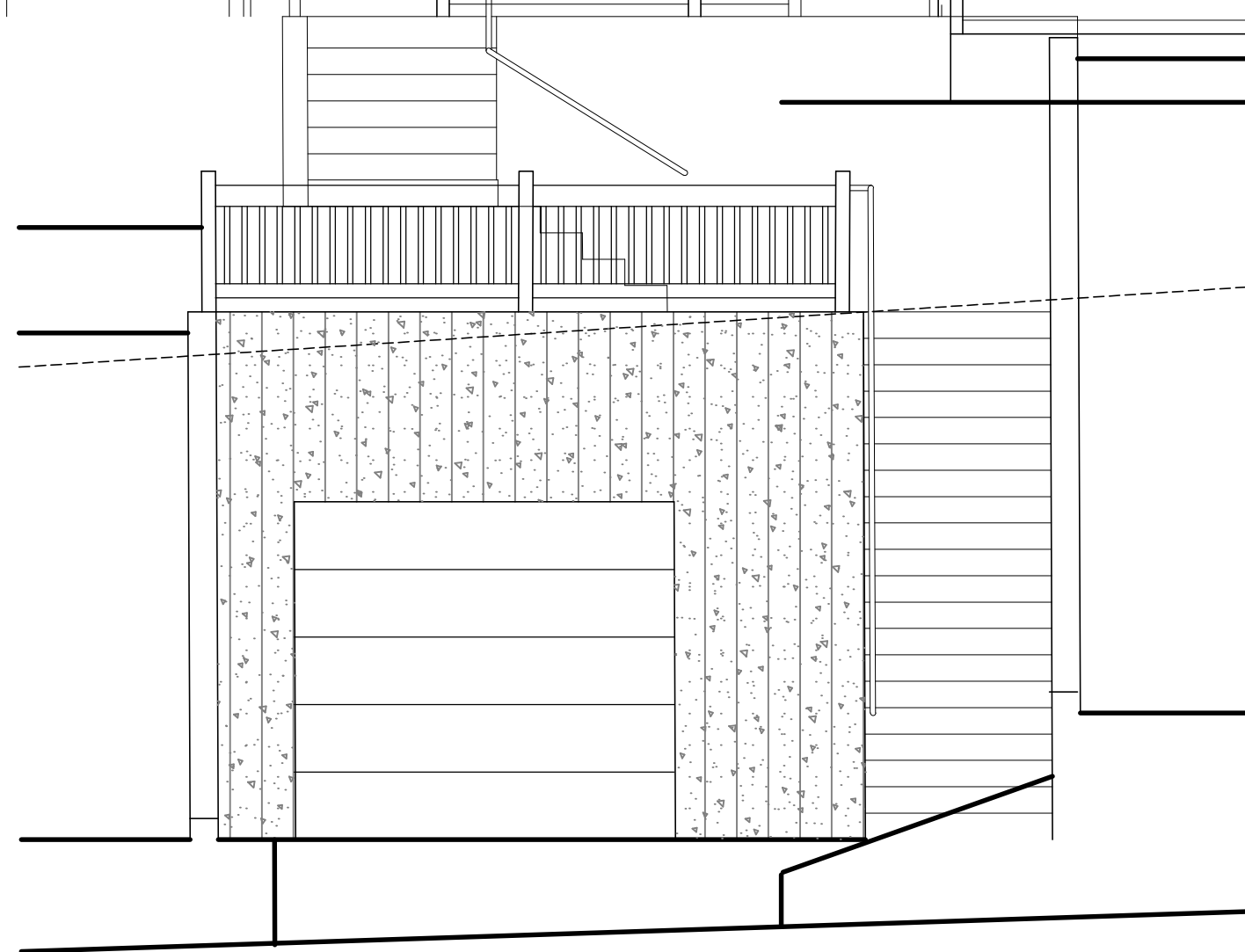
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SCALE: 1/8" = 1'-0"						

SHEET

A-3.01



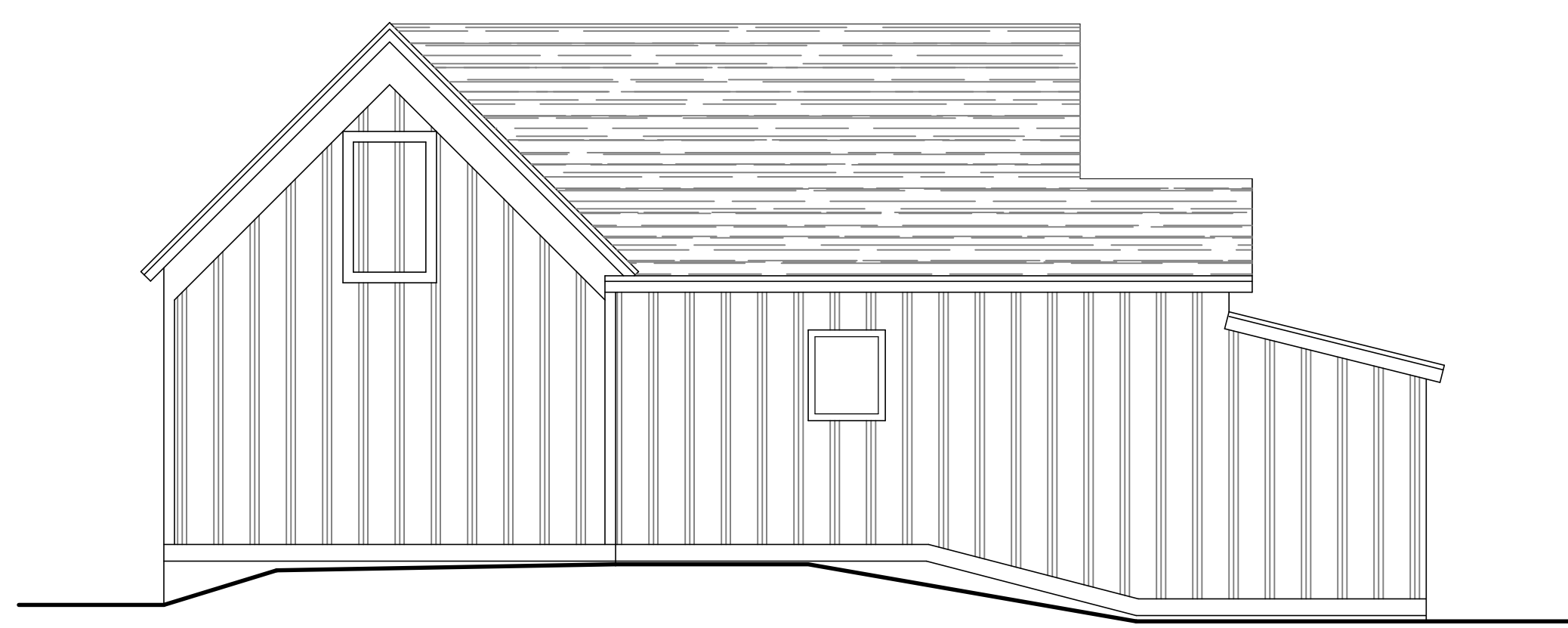
1 FRONT (WEST) ELEVATION
A-2.01 1/4" = 1'-0"



2 LEFT (NORTH) ELEVATION
A-2.01 1/4" = 1'-0"



3 RIGHT (SOUTH) ELEVATION
A-2.01 1/4" = 1'-0"



4 REAR (EAST) ELEVATION
A-2.01 1/4" = 1'-0"

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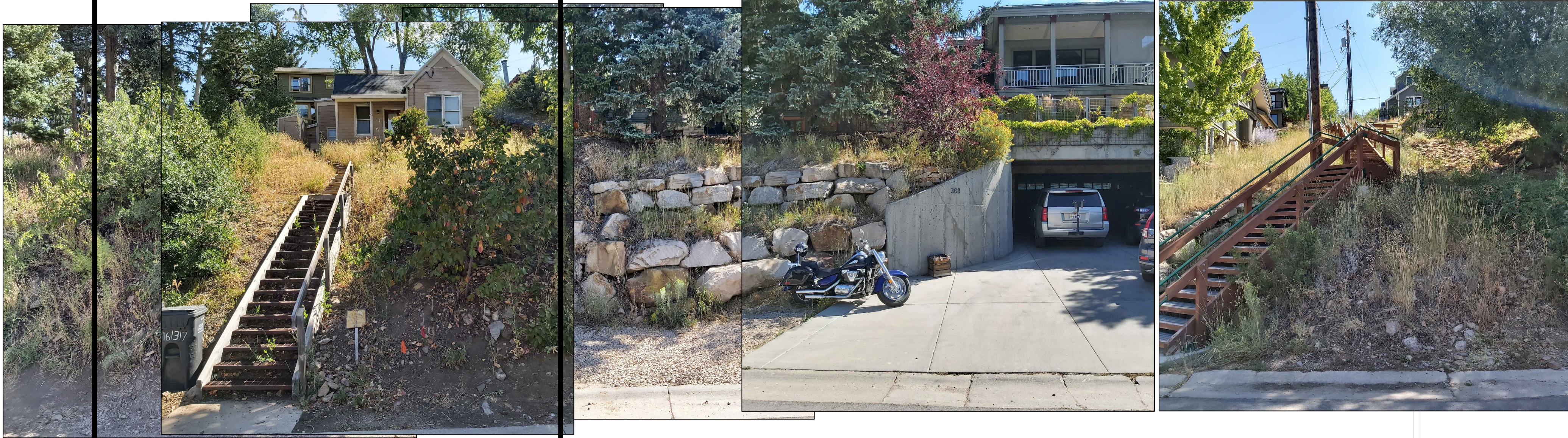
EXTERIOR ELEVATIONS

NOV 7 '18	10-29-19	3-24-20					
1	2	3	4	5	6	7	8

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

SHEET

A-2.01



SUBJECT PROPERTY

ONTARIO AVENUE (WEST) STREETScape

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STREETSCAPE

AUG 14 '20



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

SHEET

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 316 ONTARIO AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-487 or PC-488

Current Owner Name: SAVAGE CATHLEEN

Parent Parcel(s):

Current Owner Address: PO BOX 762, PARK CITY, UT 84060-0762

Legal Description (include acreage): A PORTION OF LOTS 4 & 5 BLK 59 AMENDED PLAT OF PARK CITY SURVEY; MORE PARTICULARLY DESC AS FOLLOWS: BEG AT A PT S 23°38'00" E 13.59 FT ALONG THE E'LY R/W LINE OF ONTARIO AVE FROM THE NW COR OF LOT 5, BLK 59 PARK CITY SURVEY; & RUN TH N 66°22'00" E 44.38 FT; TH N 71°15'01" E 30.73 FT TO THE E'LY LINE OF LOTS 5 & 4; TH ALONG SD E'LY LINE S 23°38'00" E 33.80 FT TO THE SE'LY COR OF LOT 4; TH S 66°22'00" W 75 FT TO THE SW'LY COR OF LOT 4 & THE E'LY R/W LINE OF ONTARIO AVE; TH ALONG SD E'LY LINE N 23°38'00" W 36.41 FT TO THE PT OF BEG CONT 2691 SQ FT OR 0.062 AC; ALSO LOT 3 BLK 59 PARK CITY SURVEY CONT 1875 SQ FT (LESS 1637 SQ FT 574-132 PC-487-A)(LESS 0.01 AC 1461-1324 PC-492-1-A) BAL 0.06 AC 574-134 619-32 (REF:NWD-216547-134 619-32), 0.06 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.

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: Dec. 2008

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Cross-wing type / Vernacular style

No. Stories: 1

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

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

General Condition of Exterior Materials:

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

☒ Fair (Some problems are apparent. Describe the problems.): Paint is failing on several places on the façade trim including the porch roof fascia and the window header.

☐ 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: The foundation is not visible in the available photographs and therefore its material or existence cannot be verified.

Walls: The exterior walls are clad in wooden drop/novelty siding.

Roof: The cross-gable roof is sheathed in composition shingles.

Windows/Doors: The visible windows are one-over-one double-hung in vertical openings with external storm windows and/or screens. The entry door is wood and paneled.

Essential Historical Form: ☒ Retains ☐ Does Not Retain, due to:

Location: ☒ Original Location ☐ Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): This single-story frame cross-wing cottage has an open shed-roofed porch in the L with square wooden porch roof supports.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is not visible in the available 2006 photographs.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The distinctive elements that define this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type (cross-wing), the simple roof form, the restrained ornamentation, and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era.

5 SIGNIFICANCE

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

Date of Construction: c. 1900¹

¹ Summit County Recorder.

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

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

1. Historic Era:

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

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.²

2. **Persons** (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. **Architecture** (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

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

Photo No. 1: West elevation (primary façade) partial. Camera facing east, 2006.

Photo No. 2: West elevation (primary façade) partial. Camera facing east, tax photo.

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

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

Owner's Name _____
Owner's Address _____
Location _____

Kind of Building Res Street No. 316 Rossie Hill

Schedule 1 Class 3 Type 1-2-3-4 Cost \$ _____ %

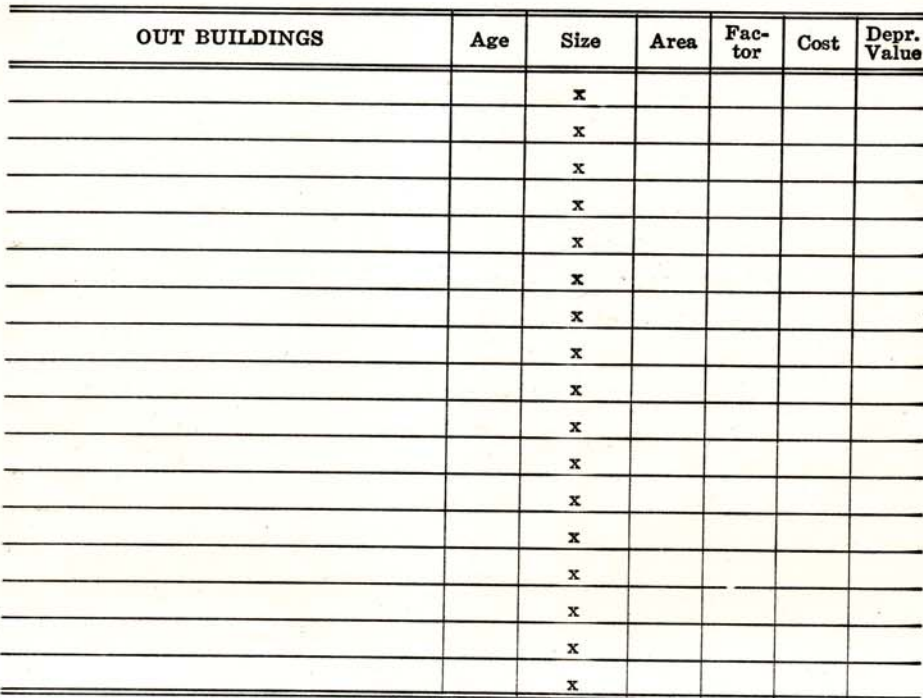
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	x x		<u>652</u>	\$ -	\$ <u>1345</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition _____

Description of Building	Add	Deduct
Foundation—Stone Conc. None ☒		<u>121</u>
Ext. Walls <u>4-8" 4-8" 4-8"</u>		<u>18</u>
Insulated—Floors Walls Clgs.		
Roof—Type <u>Bob.</u> Mat. <u>Bot. Shg.</u>		
Dormers—Small Med. — Lg.		
Bays—Small Med. — Lg.		
Porches—Front <u>60" @ .25</u>	<u>15</u>	
<u>Attached</u> Rear @		
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>60" @ .25</u>		
Basement Apts.—Rooms Fin.		
Attic Rooms—Fin. Unfin.		
Plumbing— Class <u>1</u> Tub <u>1</u> Trays <u>1</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns <u>1</u> Ftns. <u>1</u> Shr. <u>1</u> Dishwasher Garbage Disp. <u>1</u>	<u>350</u>	
Heat—Stove <u>1</u> H. A. <u>1</u> Steam <u>1</u> S. <u>1</u> Blr. <u>1</u> Oil <u>1</u> Gas <u>1</u> Coal <u>1</u>		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— Hd. Wd. <u>1</u> Floors <u>1</u> Hd. Wd. <u>1</u> Fir. <u>1</u> Fir. <u>1</u> Conc. <u>1</u>		
Cabinets <u>Pantry</u> Mantels	<u>40</u>	
Tile— Walls <u>1</u> Wainscot. <u>1</u> Floors <u>1</u>		
Lighting—Lamp <u>1</u> Drops <u>1</u> Fix. <u>1</u> <u>Lbr. Lined - 11 @ 30"</u>		<u>120</u>
Total Additions and Deductions	<u>435</u>	<u>259</u>
Net Additions or Deductions	<u>-259</u>	<u>1345</u>

Ave Age <u>53</u> Yrs. by	Est. Owner ☒ Tenant ☒ Neighbors ☒ Records ☒	REPRODUCTION VALUE	\$ <u>1521</u>
		Depr. <u>2-3-4-5-6</u> <u>66/34</u>	\$ <u>517</u>
		Reproduction Val. Minus Depr.	\$ <u>517</u>
Remodeled _____	Est. Cost _____	Remodeling Inc. _____	\$ _____
Garage—S <u>8</u> C <u>1</u> Depr. <u>2%</u> (<u>3%</u>)		Obsolescence _____	\$ _____
Cars <u>1</u> Walls <u>Shit</u>		Out Bldgs. _____	\$ _____
Roof <u>T.P.</u> Size <u>10 x 16</u> Age <u>38</u>			\$ _____
Floor <u>Dirt</u> Cost <u>97/35</u>		Depreciated Value Garage	\$ <u>24</u>
Remarks _____		Total Building Value	\$ <u>541</u>

Appraised 10/1949 By Chas. A. J.



PC 487

Location Block 59 PC Lot 3 (Rossie Hill)
 Kind of Bldg. RES St. No. 316 Ontario Ave.

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

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		652		\$ 1422
	x x				
	x x				

Gar.—Carport x Flr. Walls Cl.

Description of Buildings	Additions
Foundation—Stone <u>Conc.</u> None	
Ext. Walls <u>Siding</u>	
Insulation—Floors <u>Walls</u> Clgs.	
Roof Type <u>Gab.</u> Mtl. <u>Pat</u>	
Dormers—Small <u>Med.</u> Large	
Bays—Small <u>Med.</u> Large	
Porches—Front <u>60</u> @ <u>60</u>	36
Rear	@
Porch	@
Metal Awnings <u>Mtl. Rail</u>	
Basement Entr.	@
Planters	@
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full <u>Floor</u>	
Bsmt. Apt. <u>Rooms Fin.</u> Unfin.	
Attic Rooms Fin. Unfin.	
Plumbing { Class <u>1</u> Tub <u>1</u> Trays <u>1</u>	
Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
Wtr. Sfr. <u>1</u> Shr. St. <u>1</u> O.T. <u>1</u>	
Dishwasher <u>1</u> Garbage Disp. <u>1</u>	350
Built-in-Appliances	
Heat—Stove <u>H.A.</u> <u>X</u> Steam <u>Stkr.</u> <u>Blr.</u> <u>X</u>	
Oil <u>Gas</u> <u>X</u> Coal <u>Pipeless</u> Radiant	
Air Cond.	
Finish—Fir <u>Hd. Wd.</u>	
Floor—Fir <u>Hd. Wd.</u> Other	
Cabinets <u>Mantels</u>	
Tile—Walls <u>Wainscot</u> Floors	
Storm Sash—Wood D. <u>S.</u> ; Metal D. <u>2</u> S. <u>1</u>	
Total Additions	386

Year Built <u>1949-53</u>	Avg. <u>62</u>	Reproduction Value	\$ <u>1808</u>
Inf. by { Owner - Tenant -	Age	Obsol. or Rem.	%
{ Neighbor - Record - Est.		Bldg. Value	
Remodel Year	Est. Cost	Depr. Col. <u>1 2 3 4 5 6</u>	<u>30</u> %
		Repr. Val. Minus Depr.	\$ <u>542</u>
Garage—Class	Depr. 2% 3%	Carport—Factor	
Cars—Floor <u>X</u> Walls	Roof	Doors	
Size—x	Age	Cost	x %
Other			
Total Building Value			\$

Appraised 5-22-58 By 1302 1332

PC 487
Serial Number

OF
Card Number

Owners Name

Location Blk 59 PC lot 3 (Rossie Hill)

Kind of Bldg. Res St. No. 316 ONTARIO Ave

Class. 21 Type 1 2 3 4 4 Cost \$ 2175 X 1107 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	<u>652</u>		\$ <u>2408</u>	\$
	x x				
	x x				

Att. Gar.—C.P. x Flr. Walls Cl.

Description of Buildings

Foundation—Stone Conc. Sills ✓

Ext. Walls alum sid (C)

Roof Type gab Mtl. pat

Dormers—Small Med. Large

Bays—Small Med Large

Porches—Front 60 @ 150 90

Rear @

Porch @

Planters @

Ext. Base. Entry @

Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{2}{3}$ $\frac{3}{4}$ Full Floor

Bsmt. Gar.

Basement-Apt. Rms. Fin. Rms.

Attic Rooms Fin. Unfin.

Plumbing { Class 1 Tub. 1 Trays 1

Basin 1 Sink 1 Toilet 1

Wtr. Sfr. Shr. St. O.T.

Dishwasher Garbage Disp. 550

Heat—Stove H.A. FA X HW Stkr Elec.

Oil Gas X Coal Pipeless Radiant 307

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. 60

Awnings — Metal Fiberglass

Total Additions 10 0 7

Year Built 1896 Avg. 1/902 Replacement Cost 34 15

1964 Fur Age 2. Obsolescence

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

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

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

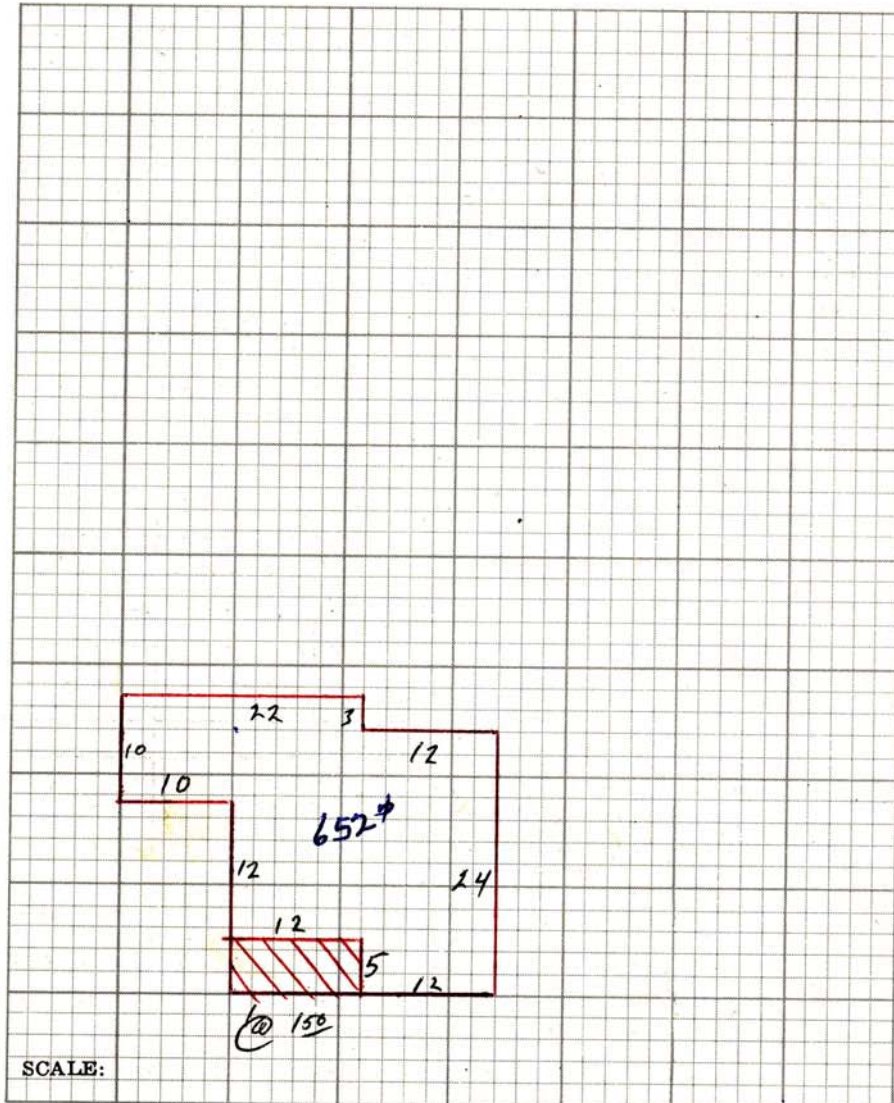
1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value \$

Appraised ① 11-1 19 68 By 1708 1333

Appraised ② 19 By DEC 26 1968 1328



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

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

_____ 1940 Base Cost _____ x _____ % Depr. _____

REMARKS

Total

Average Year of Construction Computation:

Year 1896 \$ 310.8 = 91 % X 69 Year = 6270

Year 1964 \$ 307 = 9 % X 1 Year = 109

Average Year of Construction 1902 6279





316

8