PARK CITY HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
February 7, 2024

The Historic Preservation Board of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, City Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually.

SITE VISIT 4:00PM

844 Empire Avenue - The Historic Preservation Board Will Conduct a Site Visit to Review Proposed Material Deconstruction and Partial Panelization of a Significant Historic Structure.

1. MEETING CALLED TO ORDER AT 5:00PM

2. ROLL CALL

3. MINUTES APPROVAL

3.A. Consideration to Approve the Historic Preservation Board Meeting Minutes from January 3, 2024

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4.A. **Historic Preservation Board Chair Election** - Pursuant to Land Management Code Section 15-11-3, the Historic Preservation Board Will Elect One of Its Members to Serve as Chair for a Term of One Year.

4.B. **2024 Visioning Follow-Up** - Staff Will Present Comments from 2024 Visioning Session and Outline a Draft Timeline for Projects Moving Forward.

5. PUBLIC COMMUNICATIONS

6. REGULAR AGENDA

6.A. **844 Empire Avenue - Historic District Design Review** - The Applicant Seeks Material Deconstruction and Partial Panelization Approval to Construct a Side Addition on a Significant Historic Structure in the Historic Residential - 1 Zoning District. PL-22-05350
(A) Public Hearing; (B) Action

6.B. **218 Sandridge Road - Historic District Design Review** - The Applicant Seeks Material Deconstruction Approval to Remove Approximately 64 Square Feet of the Original 1889 Roof Form and Approximately 48 square feet of 1940s Siding to Accommodate the Construction of an Addition to a Significant Historic Structure Located in the Historic Residential - 1 Zoning District. PL-23-05692
(A) Public Hearing; (B) Action

7. CLOSED SESSION

7.A. The Historic Preservation Board May Consider a Motion to Enter Into a Closed Session for Specific Purposes Allowed Under the Open and Public Meetings Act (Utah Code Section 52-4-205) to Discuss Deployment of Security Personnel, Devices, or Systems.

8. ADJOURNMENT

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD MEETING
MARSAC MUNICIPAL BUILDING
COUNCIL CHAMBERS
445 MARSAC AVENUE
PARK CITY, SUMMIT COUNTY, UTAH
MINUTES OF JANUARY 3, 2024

PENDING APPROVAL

BOARD MEMBERS IN ATTENDANCE: Randy Scott-Chair, Lola Beatlebrox, Puggy Holmgren, Alan Long, John Hutchings

EX OFFICIO MEMBERS: Rebecca Ward, Planning Director; Caitlyn Tubbs, Senior Historic Preservation Planner; Jaron Ehlers, Planning Technician

1. ROLL CALL

Chair Randy Scott called the meeting to order at 5:05 p.m. and conducted a roll call. Board Members Holmgren and Beatlebrox appeared in Chambers. Chair Scott and Board Member Long participated remotely. Board Members Stephens, Hutchings, and Hodgkins were not in attendance at the beginning of the meeting.

Chair Scott reported that a quorum was present and the meeting could proceed as scheduled.

2. MINUTES APPROVAL

A. Consideration to Approve the Historic Preservation Board Meeting Minutes from December 6, 2023.

MOTION: Board Member Long moved to APPROVE the Historic Preservation Board Meeting Minutes from December 6, 2023. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board. Chair Scott abstained as he was not present for the December 6, 2023 meeting.

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

There were no Staff communications.

Chair Scott congratulated Planning Director, Rebecca Ward on being formally named the Park City Planning Director.

In furtherance of an email sent by Senior Historic Preservation Planner, Caitlyn Tubbs, Chair Scott announced that the 2023 Historic Preservation Award would be presented to the City Council on January 4, 2024, at 5:30 p.m. Planner Tubbs confirmed that the artist would unveil the artwork during that meeting.

4. PUBLIC COMMUNICATIONS

There were no public communications.

5. CONTINUATIONS

A. 218 Sandridge Road – Material Deconstruction – The Applicant Seeks Approval for Material Deconstruction of a Portion of a Significant Historic Structure to Facilitate the Construction of a New Addition and Detached Garage. PL-23-05692 (Continued from November 1, 2023 Meeting).

Planner Tubbs reported that the above item was scheduled previously as well. Staff recommended the Board open a public hearing and continue the item to a date uncertain.

Chair Scott opened the public hearing. There was no public comment. The public hearing was closed.

MOTION: Board Member Beatlebrox moved to CONTINUE 218 Sandridge Road – Material Deconstruction, to a date uncertain. Board Member Long seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

B. 844 Empire Avenue - Material Deconstruction - The Applicant Seeks Material Deconstruction Approval to Construct a Side Addition on a Significant Historic Structure in the Historic Residential - 1 Zoning District. PL-22-05350 (Continued from December 6, 2023)

Planner Tubbs reported that Staff recommended the Historic Preservation Board ("HPB") open a public hearing and continue the item until February 7, 2024.

Chair Scott opened the public hearing. There was no public comment. The public hearing was closed.

MOTION: Board Member Holmgren moved to CONTINUE 844 Empire Avenue – Material Deconstruction, to February 7, 2024. Board Member Long seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

Planner Tubbs noted that Staff was planning to hold a site visit at 844 Empire on February 7, 2024, at 4:00 p.m. to allow the Board to look at the fire damage and the remainder of the interior of the home.

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It was announced by Board Member Beatlebrox that Board Member John Hutchings joined the meeting in chambers.

6. WORK SESSION

A. 2024 Visioning - The Historic Preservation Board will Conduct a Work Session for 2024 Historic Preservation Visioning for Park City.

Planner Tubbs reported that in 2014, the City's General Plan was adopted, and as part of that General Plan the historic character and the preservation thereof was identified as one of the four core values of the community. Staff intended to provide a summary of the recommendations made by the General Plan, and identify those that had been completed, those that were in progress, and those that had not yet begun. Staff also sought input from the Board on any priority projects or direction for Staff for the upcoming year.

Two goals were specifically outlined in the General Plan. Goal 15 was to preserve the integrity, mass, scale, compatibility, and historic fabric of the nationally and locally designated historic resources and districts for future generations. Planner Tubbs expressed that this calls for the preservation of the historic resources themselves and the overall character of the community as a whole as a mining town. Goal 16 was more specific to the commercial district, which was to maintain the historic Main Street District as the heart of the City for residents and encourage tourism in the district for visitors.

Planner Tubbs stated that the City completed several items outlined as proposed strategies in the General Plan. In 2016, the City obtained a Certified Local Government grant from the State Historic Preservation Office to complete intensive-level surveys for all of Park City's designated sites. Those intensive-level surveys were instrumental and required for property owners who want to nominate their structure to the National Register of Historic Places.

The City also entered into agreements with both Deer Valley and Vail Resorts to protect the mining structures under two separate Memorandums of Understanding. Planner Tubbs also noted the continued Historic District Grant Program and added that tweaks and changes had been made to ensure it meets the needs of the community to the best extent possible. She also noted the continued Annual Historic Preservation Awards and reminded those present that they would visit the most recent winners the following evening.

She mentioned that the City recently enacted Maximum Lot Sizes in residential areas in the Historic Districts, notably the Historic Residential – Low ("HR-L"), Historic Residential – 1 ("HR-1"), and Historic Residential – 2 ("HR-2") zones. Planner Tubbs reported that in 2015 and 2016, the City enacted the Main Street Vibrancy Ordinances to ensure that the Main Street District would be a vibrant and lively core where people can visit and shop.

In 2015, the City Council opened the Temporary Winter Balcony Enclosure Pilot Program, which was recently continued for an additional five years to allow an evaluation of potential design standards for Temporary Structures in Historic Districts. In terms of those items

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currently in progress, Planner Tubbs noted the proposed text amendments regarding modifications to the Historic District Design Guidelines previously reviewed by the Board. Staff was also working on putting together some illustrations. She recalled the walking tour to view some Temporary Structures and the materials and lighting used for those structures. Planner Tubbs reported that Staff was also looking to return before the Board for a Work Session on appropriate materials and opacity in the Historic District.

Some of the items recommended by the General Plan that have not been addressed include an update to the Historic Sites Inventory every two years. Since the adoption of the General Plan, the Historic Sites Inventory was codified in 2017. All of the City's designated historic resources were adopted into the Code. Since that time, one structure was removed in 2018. No other properties had been designated to the Historic Sites Inventory since that time.

Planner Tubbs reported that in 2019, the State Legislature passed Utah Code Section 10-9a-503, which limited the expansion or creation of historic districts. The establishment or expansion of these districts now requires a citizen-led process, and that definition is codified in State Code. Utah Code Section 10-9a-534 also prohibited regulation of building design elements. Therefore, the City may only regulate design for districts or sites designated prior to 2021. Given these State Code requirements, she reported that Staff was unsure that updating the Historic Sites Inventory was a viable option; however, if the Board so directed, Staff could start working on a broad community outreach and education to see if there was support for individuals to initiate a citizen-led process to designate those structures. Without that outreach, this option might not be viable.

Planner Tubbs next addressed the proposition to establish a revolving loan fund. She noted the City initially started with the Historic District Grant Program to determine if there was an appetite for this, and the Grant Program had been highly successful with hundreds of thousands of dollars in grant funding awarded to local property owners. Recently, some members of the Board opined that the average income within Park City limits should be adequate to maintain historic resources such as painting a structure, replacing a roof, replacing windows, and similar costs associated with home ownership. They could best incentivize best preservation practices through the Grant Program; however, Staff understood that the Board was not interested in pursuing a revolving loan fund.

Board Members Hutchings and Beatlebrox did not recall discussing a revolving loan fund, and Planner Tubbs reported that it was discussed during some Work Sessions for the Grant Program. She explained that the Board's commentary during those discussions was that the average income for a Park City resident was so high that it would not make sense to offer taxpayer-sourced funding as a revolving loan fund.

Board Member Holmgren recalled the discussion well because she felt very strongly about this issue. She felt that the City should not be providing a loan to someone who can easily afford to paint a house.

Board Member Hutchings noted that a loan would have to be paid back, so if a homeowner needed the money they could borrow it. Planner Tubbs stated that if the Board wanted Staff

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to look into this further, they could see if there might be qualification standards used by other municipalities. Many times when loans are offered for preservation purposes, they are offered at a very low or no interest rate. She echoed Board Member Holmgren's comments that the Grant Program was in place to incentivize preservation best practices.

Board Member Beatlebrox asked if a revolving loan fund with low or zero interest rates would put a burden on the City. She reiterated that she did not recall discussing this issue and expressed surprise that it was coming up. Planner Tubbs was unsure if there were any specific financial requirements for the City to pursue a revolving loan fund. Staff could review this with the Finance team and return with that information for the Board's consideration.

Board Member Holmgren commented that the City has enough on its plate without becoming bankers. Board Member Hutchings commented that Preservation Utah handled a lot of revolving loan funds for various municipalities in the State. He noted that people who could use the funds, and who could not otherwise perform work on their historic building are the ones receiving these loan funds. He added that the funds were not like a grant which is just money that keeps going out the door every year.

In terms of need, Board Member Hutchings stressed that the funds were not going to people who do not need them. He added that people who do not need the funds would typically not take out a loan that must be repaid. He would like to understand the opposition to a revolving loan fund and perhaps restart the discussions.

Board Member Long asked if there had been requests for a loan from the City. Planner Tubbs stated there had not necessarily been requests for a loan from the City; however, there had been requests for education on whether other entities offered loans similar to Preservation Utah. When they received those inquiries, Staff forwarded the property owner to the Utah State Historic Preservation Office or Preservation Utah to start that conversation. To her knowledge, there had not been a direct request for a loan from the City.

In response to Board Member Long's question regarding the rate charged by Preservation Utah, Board Member Hutchings reported that it depended on whose money Preservation Utah was managing, but it was greatly discounted.

Chair Scott assumed that someone at Preservation Utah could advise the City on what it would take to initiate something like this. He would like to at least look at the issue and noted that if it was a major burden then the timing might not be right. He recalled talking about projects that could qualify for a grant but did not recall discussing a revolving loan fund. He reported that a revolving loan fund could be interesting, especially as they think about other topics of what they want people to do as they look to improve their homes. He posited the possibility that a revolving loan fund could work for someone who did not have the capital to take care of certain projects. He felt it would be worth it to at least determine the amount of work it would take to set up. Planner Tubbs indicated that Staff could find additional resources and return with more information at a future Work Session.

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Planner Tubbs next addressed annual training for City and members of the public. She stated that City Staff provides training to Staff, Boards, and Commissions; however, the training could be expanded to include additional educational opportunities for residents local business owners, and design professionals. Staff is looking into the resources needed to facilitate training. At this point, however, there had not been much motion on the additional education. Board Member Beatlebrox thought this was a good idea.

Planner Tubbs identified the last recommendation as the creation of a self-guided walking tour, which had long been supported but never completed. She stated it would be a fairly easy strategy to pursue. She explained they could create a self-guided walking tour and/or Staff-guided walking tour. Additionally, Staff could also coordinate with other community organizations that explore historic resources.

Board Member Long felt this was a great idea, and noted if someone was dropped off at Silver Star they could see seven different restored Historic Structures within a short stroll. Chair Scott added that the Museum had made some strides in this area by working with Friends of Ski Mountain Mining History as well as Main Street. He was aware that a lot of work had already gone into this and there were resources available that would not depend on the City to manage.

Board Member Holmgren stated that the Museum used to have self-guided walking tours with maps. Board Member Beatlebrox did not recall the Museum ever offering a self-guided walking tour. She recalled giving some tours while she was the Museum's Education Director and felt a self-guided walking tour would be great. She expressed that going to places designated with ribbons made a lot of sense so people would not have to wait for a walking tour guide.

Chair Scott commented that self-guided tours are on the project list, and noted the Museum had guided tours several times per week up and down Main Street and through the neighborhoods and the Glenwood Cemetery.

Board Member Hutchings added that Preservation Utah also hosts such tours for various communities around the State, and could perhaps set up this program for Staff.

Board Member Beatlebrox commented that when she worked at the Museum, she always thought it would be important to put advertising on all the buses so that people were aware there were walking tours or self-guided walking tours.

Board Member Long wondered if they could have a QR code on the buses. Board Member Hutchings added they could also have them at the beginning of a historic street.

Planner Tubbs next addressed the visioning component of the discussion, and explained that Staff wanted to hear from the Board about the following questions:

- *What is the HPB most proud of accomplishing?*

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Board Member Hutchings mentioned bringing back the Grant Program and the most recent revisions to the Land Management Code. He would like to revisit some of those changes now that they have seen projects come through and felt that perhaps they could make some additional recommendations.

Board Member Holmgren mentioned bringing together the Land Management Code and explained that she was here on the very first Board when they started talking about it. She noted how unpleasant some of the builders and architects were just with the thought of changing anything. She mentioned the statement that this document was liquid and not set in concrete.

Board Member Long liked that the Board asked different artists for their artistic interpretation of some of the restorations. Additionally, he liked that the Board was given the opportunity to select an artist who actually created paints out of the materials found on the sites of the Historic Structures. He felt this was a wonderful way of showing not only what they preserve, but how they evolve.

Board Member Beatlebrox mentioned the restorations and improvements completed on some very difficult miners' shacks and stated they helped preserve these structures by going through the process. She stated that over the years, the Board has helped shape what Park City looks like today.

Chair Scott agreed and stated there had been a lot of consistency on the Board. He felt that each Board Member interprets the Land Management Code items very similarly and with the same level of intent. When needed, they have also been able to compromise in the spirit of preserving a building even though it might not be exactly what the Board wants to accomplish what they need to accomplish.

Board Member Beatlebrox agreed and added that the architects seemed to bring to the Board things they knew the Board would support because they know what the Land Management Code requires and the Board has been consistent. She felt there was an architectural partnership.

Additionally, Chair Scott stated that some of these projects were very difficult to interpret on paper or electronically, and the site visits were crucial to help the Board move the process along for the applicant and the Planning Department. Board Member Beatlebrox added that they were not theoretical; rather, the Board visits the sites and understands the challenges of a given project.

Board Member Holmgren was happy to see the care taken with the mining structures and stated it has made a huge difference in terms of the history of the community.

Planner Tubbs understood the comments as reflecting that the City had done a good job being responsive to the local property owners and design professionals and allowing flexibility in the expansion of these structures to accommodate modern family living needs,

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while also preserving the historic materials and the structures themselves to the greatest extent possible.

She also noted the new ways to celebrate these structures through the Preservation Awards and the art pieces.

- *What about the City's preservation policies and procedures could be improved?*

Board Member Beatlebrox mentioned the structure on Empire Avenue with the three front façades and noted the conundrum because they could not figure out which façade was primary. She felt there needed to be some discussion about that because it was unfair to unique properties to have to try to figure it out.

Board Member Hutchings added the example of a building that historically faced downhill and the owners wanted to turn it around. He suggested better defining the historic modes of transportation and how people accessed their properties and using that to define what is the front versus the rear façade. He recalled that the mode of transportation was raised on the structure that has three sides.

Chair Scott stated they know the difference between a primary and secondary façade on a home in the middle of the block, whereas it could be different for a corner lot. He suggested defining it as it relates to the location of the home. Without those definitions, he felt they were just going off of their opinions, which was difficult to maintain for the applicant. Chair Scott felt they just needed to add more context and illustrations to the Land Management Code. He commented that there are structures in town that were just barely hanging on, and he wanted to be able to somehow bring a level of urgency to those properties with whatever means were available to ensure that the owner was doing something to prevent the structure from failing. Board Member Holmgren noted that there is a rule of no demolition by neglect.

Chair Scott was unsure if there was a specific process. If it was codified, it might require the City to provide notice before taking action. He mentioned there were a couple of structures that were close, and he wanted to make sure the City was doing what it can to prevent the failure of these buildings. He also wondered whether there was a way to strengthen these policies.

Board Member Beatlebrox felt they should really look at the procedures and what historically had occurred. She believed that notifications go out but are ignored. She stated that demolition by neglect had been a problem. She added that the Board was seeing the more difficult projects, as the easier projects have already been completed. She added that the people who are buying these properties seem to have the means to take care of them; therefore, the properties not yet purchased were the ones they should worry about.

Board Member Holmgren stated that she receives a notice when a house is going up near her. She suggested also providing notices of neglect to the neighbors so they can be aware that the City is aware of the issue and is trying to fix it.

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Board Member Hutchings felt there were too many loopholes regarding transition elements when an owner adds an addition to a Historic Structure. He mentioned the example of the three-fronted building where the owner was able to put a relatively large addition. He suggested they carefully reconsider the purpose of a transition element, which is meant to allow the Historic Structure to be read and visualized for what it really is, and not part of something bigger. They want to let these structures become modern and lived in. He requested another Work Session on how to strengthen or change the language because many of the latest projects had not been required to have a transitional element.

Planner Tubbs understood that the Board was interested in studying more traditional methods of transportation within the City, and using the traditional mode or façade of arrival when determining which façade is primary. Applicants could then incorporate this information into the design. She also understood there was a desire to strengthen the transitional elements and the procedure for the enforcement of abandoned or neglected houses.

- *Are there items suggested by the General Plan that the City should avoid or continue avoiding?*

Board Member Beatlebrox expressed concern about the notion of people worrying about 1960s structures on the Historic Sites Inventory. In response to her inquiry requesting clarification, Planner Tubbs did not think Staff was necessarily opposed to it. However, with the recently enacted State statutes that prohibit the City from initiating expansion or creation of a Historic District on its own, they would need a citizen-led process. Because of this new State statute, the City cannot simply initiate an expansion or creation of a new District.

Board Member Hutchings asked if the City could redefine what is “historic” in a current district. He felt the current Historic Districts were set up for certain mining era periods. He wondered, for example, if they could also try and preserve early ski-era architecture within Old Town and require similar standards for those structures.

Director Ward stated that Staff could look into that and provide additional information as to what that would look like under the new State Code.

Board Member Holmgren observed that there were likely not many A-frames left.

Planner Tubbs stated that the General Plan noted the ski era architecture and the City might also want to consider the Olympic structures as well.

Board Member Hutchings noted that was tricky as there would be another Olympics coming soon, and wondered how they could emphasize and preserve the 2002 Olympics so its heritage would stand out and not get lost in the next Olympics. He stressed the 2002 Olympics were not 50 years ago, so while it would not typically be defined as historic, it was definitely a historic event that probably needed to be preserved.

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Board Member Holmgren commented that the things that were used were the ski runs. Board Member Hutchings mentioned the signage.

Director Ward asked if there was interest in a Work Session on the revolving loan fund with information from Preservation Utah, in addition to how a loan might help incentivize property owners of dilapidated structures. She noted the Work Session could combine some of these topics.

Board Member Hutchings expressed that it was worth a discussion and mentioned that the State Historic Tax Credit was set up for residential work. He offered that a lot of the 1960s structures would qualify for that incentive, and he wondered how they could make people aware that this was available for those types of structures. He also mentioned working with the State or Preservation Utah to implement tax credits for something even newer, such as 20 years old. He commented that even in the 1980s Park City was a budding ski area, and perhaps there was value in preserving that development before it is lost like the A-frames.

Board Member Holmgren commented that the two A-frames of which she is aware were within a block of each other. With the limited number of A-frames, Board Member Beatlebrox posited that it would almost be like singling them out and could cause issues. There was discussion about other structures from the same time period that were not A-frames.

Board Member Holmgren suggested that the City let these homeowners know the direction of the City and be notified that the City does not want these houses torn down.

Board Member Hutchings proffered adding incentives for those structures to the Grant Program. Chair Scott commented on the Museum's research on ski area homes and structures and noted that the 7-Eleven on Park Avenue fell within that category.

Planner Tubbs understood that there was not necessarily a proposal or option that the City should outright avoid, but perhaps they should gather some information and look at the pros and cons of each one before moving forward.

- *Are there items suggested by the General Plan that the City has already worked on, or is currently working on that should be revisited?*

Chair Scott and Board Member Long reported that they did not have any input on this question.

Board Member Holmgren mentioned fixing the traffic, to which Board Member Beatlebrox agreed.

- *What tools or information can Staff provide to the Board to help facilitate discussions or analysis of projects?*

Planner Tubbs asked if there were any additional opportunities for conferences or classes that the Board would like to utilize.

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Board Member Beatlebrox expressed that the communication between Staff and the Board had been better than ever.

Chair Scott wondered how they could collaborate with other towns that have the same issues as Park City. He mentioned that Staff usually does the equivalent of a field trip to another tourist town to look at best practices. He questioned whether it made sense to have Work Session discussions with a town like Telluride and create a top 10 list in terms of issues they could discuss. There was discussion about the City Tour, and Director Ward stated they re-started those. In terms of collaboration with other towns, she queried whether there would be interest in a remote meeting.

- *What are the HPB's preservation priorities for 2024?*

Board Member Holmgren responded that the items discussed during this Work Session were fabulous in terms of priorities. She mentioned that she was on the first HPB and this was the most cohesive group she had worked with. She also expressed that it had been an honor and pleasure to serve with this Board.

Planner Tubbs stated she would share her notes with the Board, and invited any further comments or suggestions.

Chair Scott asked if there was anything the Board should prioritize that would help the Planning Department. Planner Tubbs felt the Board had already helped Staff by identifying items for which they need to pay particular attention. She stated that helped Staff stay proactive and not reactive.

Board Member Hutchings felt there was a lot of momentum on Temporary Structures and assumed it would continue to move forward in 2024. Director Ward reported that Staff was currently involved in stakeholder outreach, and Temporary Structures was scheduled to come back before the Board in March for a Work Session. She added that Staff was currently working on developing recommended standards and criteria for panelization and reconstruction to ensure that those criteria are codified. Staff requested input from the Board as to whether there was interest in having Staff invest the time in those Code amendments. The Board responded in the affirmative.

7. CLOSED SESSION

A. The Historic Preservation Board May Consider a Motion to Enter Into a Closed Session for Specific Purposes Allowed Under the Open and Public Meetings Act (Utah Code Section 52-4-205) to Discuss the Deployment of Security Personnel, Devices, or Systems.

There was no Closed Session.

8. ADJOURN

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MOTION: Board Member Holmgren moved to ADJOURN. Board Member Long seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

The Historic Preservation Board Meeting adjourned at approximately 6:15 p.m.

Approved by _____
Randy Scott, Chair
Historic Preservation Board

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Historic Preservation Board
Staff Report

Subject: 2024 Visioning
Author: Planning Team
Date: January 3, 2024
Type of Item: Work Session

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Background

In 2009, Park City held a Community Visioning process to determine the core values of the community in preparation for the 2014 General Plan. *Historic Character* was identified as one of the four main core values, among *Natural Setting, Sense of Community, and Small Town [character].* The 2014 General Plan included Goals, Objectives and Strategies as well as Detailed Strategies for preserving the City's Historic Character. The City has implemented several of these strategies and the Planning Team is seeking feedback from the Historic Preservation Board regarding priority goals for 2024. The following Goals are outlined in the 2014 General Plan:

Goal 15 – Preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations.

Objectives

15A Maintain the integrity of historic resources within Park City as a community asset for future generations, including historic resources locally designated on the Park City Historic Sites Inventory and its two National Register Historic Districts – the Main Street Historic District and the Mining Boom Era Residences Thematic District.

15B Maintain character, context and scale of local historic districts with compatible infill development and additions.

15C Increase local knowledge of historic preservation principles and accepted standards through increased public education and programming.

15D Provide additional public education/programming to connect property owners and financial incentives in an effort to offset the high cost of restoration.

15E Encourage adaptive reuse of historic resources.

The following planning and land use-related Strategies are outlined:

Strategy Number	Strategy
Planning Strategies	
15.1	Increase the City's documentation of historic sites by conducting Intensive Level Surveys of all historic sites included in the Park City Historic Sites Inventory.
15.2	Review Park City's Historic Sites Inventory and update as necessary or every two years.

15.3	Ensure all expertise (e.g. staff, museum, SHPO) is made available to property owners within the Historic Districts.
15.4	Review, annually, the Land Management Code (LMC) and Park City's Design Guidelines for Historic Districts and Historic Sites in order to maintain regulatory consistency.
15.5	Create a regional program to preserve the City's historic mining structures, specifically focusing on those that are on the resorts' property.
15.6	Analyze resources (sites and structures) that were built during the onset of the ski industry in Park City to consider inclusion within the Park City Historic Sites Inventory or as an architectural resource. This could be expanded to include analyzing the City's Olympic heritage sites as well.
15.7	Encourage pedestrian-oriented development to minimize the visual impacts of automobiles and parking on Historic Buildings and Streetscapes.
15.8	Periodically review newly constructed infill projects for suitability and compatibility of infill development within the Historic Districts. Identify issues that threaten the aesthetic experience of the districts and refine the Design Guidelines and/or LMC based on findings. The aesthetic experience should be measured from the pedestrian experience at the street frontage. In addition, the influence of site design and architecture should be analyzed in the review.
15.9	Continue to update review criteria for development on steep slopes to prevent incompatible mass/scale within the historic districts based on findings of periodic reviews of ongoing projects.
15.10	Promote and augment the Historic Preservation Board's Historic District Grant program, establish a revolving loan fund, and inform property owners of state and federal preservation tax credits.
15.12	Examine the lot sizes in Old Town to determine if a maximum lot size would provide more compatible mass and scale for new structures as well as additions to existing structures.
Implementation Strategies	
15.13	Conduct annual training related to historic preservation and design regulations for staff, boards, design professionals, commissions, and the public; include tours as a learning opportunity.
15.14	Create a self-guided walking tour of Landmark Structures within the local historic districts.
15.17	Continue Historic Preservation Board annual award for exemplary historic preservation.
15.18	Implement a historic district public outreach program to promote available incentives (local, state, and federal) for owners of historic resources.
15.19	Protect the ridgelines and hillsides from development.

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Goal 16 – Maintain the Historic Main Street District as the heart of the City for residents and encourage tourism in the district for visitors.

Objectives

16A Support "adaptive re-use" of buildings along Main Street through incentives to property owners and businesses.

16B Limit uses within the first story of buildings along Main Street to retail and restaurant establishments that are inviting to the passing pedestrian. Uses that should be discouraged include office space, real estate show rooms, parking, etc.

16C Utilize Main Street as a backdrop/setting for cultural events, festivals, and celebrations.

16D Encourage public facilities and local oriented businesses to remain in the Historic Main Street District.

16 E Encourage all infill, additions, and building alterations on Main Street to be compatible with existing Landmark and Significant buildings.

The following strategies were outlined:

Strategy Number	Strategy
Planning Strategies	
16.3	Educate business owners and property owners regarding the benefits of maintaining and preserving their historic structure, the Historic District Grant Program, state and federal preservation tax credits, and other funding opportunities.
16.4	Work with Historic Park City Alliance (HPCA) and the Park City Historical Society to address the needs and concerns of local business owners.
Implementation Strategies	
16.8	Encourage greater collaboration between the City, businesses, and property owners. Address challenges within adjacent residential neighborhoods.
16.10	Reexamine the City's existing Vertical Zoning Ordinance that requires commercial retail shops along Main Street; consider strengthening the ordinance.

The 2014 General Plan also included the following Detailed Strategies:

PENDING APPROVAL

1) Encourage Adaptive Reuse of Historic Resources
2) Influence Streetscape through Lot Sizes, Setbacks, and Parking
3) Define Compatibility, Mass, Scale and Subordinate Design
4) Maintain Property Values within Historic District Designations
5) Create a Historic Preservation Toolbox

What We've Done

Since the adoption of the 2014 General Plan, the City has implemented several of the recommended strategies in support of the Plan's historic preservation goals. The following is a brief list of some accomplishments since the General Plan was adopted:

- Intensive Level Surveys of all designated historic resources completed;
- The City entered into agreements with Park City Mountain Resort and Deer Valley outlining mining structures and sites to be preserved; these agreements also set up funding mechanisms for the proposed work;
- The City has regularly awarded grant monies to owners of historic properties and provided education on available state and federal tax credits through the Utah State Historic Preservation Office;
- On October 26, 2023, the City Council enacted Ordinance 2023-50 which set a maximum lot size for residential uses in the residential Historic Districts;
- The City continues to award the annual Preservation Award for exemplary historic preservation projects;
- On April 27, 2023, the City enacted Ordinance 2023-19 which required additional studies and information for development on Very Steep Slopes and listed additional Vantage Points from which an analysis of the visual impact of proposed development would be required;
- The City has responded to input from local business owners and the HPCA and established a Pilot Program for seasonal enclosures on non-historic balconies in the HCB Zoning District. The City has also drafted proposed standards for Temporary Structures within the Historic Districts and will be reviewing such with Community Stakeholders before returning to the HPB and Planning Commission for review and recommendation;
- The City Council adopted Ordinance No. 07-55 and Ordinance No. 2016-02 to address diminished retail and restaurants and increased residential and office spaces along the HRC and HCB streetscape to protect the vitality and vibrancy of Main Street.

What We're Doing

Ongoing efforts recommended in the 2014 General Plan are as follows:

- The Planning Team is working on several LMC amendments including: illustrating the Design Guidelines, enacting standards for Temporary Structures in Historic Districts, and updating the driveway requirements in Historic Districts;
- The Planning Team is working through draft LMC amendments regulating the locations where vehicles may be parked in the Historic Districts as well as driveway and curb cut width maximums in Old Town;

PENDING APPROVAL

- The Planning Team has conducted multiple Work Sessions with the HPB and Planning Commission since the adoption of the General Plan in 2014 to present recent infill structures or Historic Structures that have been modified. During these sessions, Staff also presented feedback received from the community for the Board's and Commission's consideration.

What Should We Do?

The following strategies have not yet been fully implemented; the HPB should opine on whether these strategies are worthwhile of revisitation during the 2024 General Plan update.

Number	Strategy	Discussion
Goal 15 – Preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations.		
15.2	Review Park City's Historic Sites Inventory and update as necessary or every two years.	LMC § 15-11-10 lists all Significant and Landmark sites designated to the Historic Sites Inventory and outlines the required criteria and process for designation. Properties may be nominated for consideration by the owner(s) of record or the Planning Department[1] and it is the City's policy that the Applicant have the owner(s) of record's permission to nominate the property. On August 3, 2017, the City enacted Ordinance 2017-42 which codified all Structures designated to the Historic Sites Inventory in the Land Management Code. Since that time, one property was removed from the Inventory under Ordinance 2018-20 and no additional properties have been designated. The Utah Legislature enacted Utah Code § 10-9a-503, limiting the expansion or creation of historic districts, effective May 14, 2019, if

[1] LMC § 15-11-10(B) – "Any Owner of a Building (main, attached, detached or public), Accessory Building, and/or Structure, may nominate it for listing in the park City Historic Sites Inventory. The Planning Department may nominate a Building (main, attached, detached or public), Accessory Building, and/or Structure for listing in the Park City Historic Sites Inventory."

PENDING APPROVAL

		by a "Citizen-led process[2]" to establish or expand a local historic district with a minimum number of property owners approving of the designation. Additionally, Utah Code § 10-9a-534, Regulation of building design elements prohibited, only grandfathers local design regulation for local historic districts/designation in effect prior to 2021. If the City chooses to pursue this strategy, the Planning Team suggests a broad outreach program to determine whether local property owners are in support of additional voluntary or incentive-based designations. This could include providing education on ski-era architecture or the City's Olympic heritage, both of which have been listed as turning points in the City's history.
15.6	Analyze resources (sites and structures) that were built during the onset of the ski industry in Park City to consider inclusion within the Park City Historic Sites Inventory or as an architectural resource. This could be expanded to include analyzing the City's Olympic heritage sites as well.	See above.
15.10	Establish a revolving loan fund	The City offers grant awards to owners of historic resources and structures. Members of the HPB have opined that the average income within Park City is adequate to maintain historic resources and find grant funding should be given only when the proposed work is

[2] Defined in UCA § 10-9a-503 as "a process established by a municipality to create a local historic district or area that requires: (A) a petition signed by a minimum number of property owners within the boundaries of the proposed local historic district or area; or (B) a vote of the property owners within the boundaries of the proposed local historic district or area."

PENDING APPROVAL

		considered a preservation best practice.
15.13	Conduct annual training related to historic preservation and design regulations for staff, boards, design professionals, commissions, and the public; include tours as a learning opportunity.	Planning Staff provides some annual training to boards and commissions. However, the City could also consider establishing an educational outreach program for design professionals, local businesses, and residents alike. This program could include walking tours (staff-guided or self-guided) and provide some background/context to the public outlining why historic preservation is vital to Park City.
15.14	Create a self-guided walking tour of Landmark Structures within the local historic districts.	The City could establish a variety of self-guided tours past Landmark Structures or Significant Structures and could consider coordinating with the Friends of Ski Mountain Mining History on organizing tours of some local mining sites.

PENDING APPROVAL

218 Sandridge Road

PL-23-05692

PENDING APPROVAL

Recommendation

(I) Open a public hearing and (II) continue the item to date uncertain.

PENDING APPROVAL

844 Empire Avenue

PL-23-05350

PENDING APPROVAL



PARK CITY
1884

Recommendation

(I) Open a public hearing and (II) continue the item to February 7, 2024.

PENDING APPROVAL

2024 Visioning Session

PENDING APPROVAL

2014 General Plan

Goal 15 – Preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations.

PENDING APPROVAL

Objectives

15A Maintain the integrity of historic resources within Park City as a community asset for future generations, including historic resources locally designated on the Park City Historic Sites Inventory and its two National Register Historic Districts – the Main Street Historic District and the Mining Boom Era Residences Thematic District.

15B Maintain character, context and scale of local historic districts with compatible infill development and additions.

15C Increase local knowledge of historic preservation principles and accepted standards through increased public education and programming.

15D Provide additional public education/programming to connect property owners and financial incentives in an effort to offset the high cost of restoration.

15E Encourage adaptive reuse of historic resources.

2014 General Plan

Goal 16 – Maintain the Historic Main Street District as the heart of the City for residents and encourage tourism in the district for visitors.

Objectives

16A	Support "adaptive re-use" of buildings along Main Street through incentives to property owners and businesses.
16B	Limit uses within the first story of buildings along Main Street to retail and restaurant establishments that are inviting to the passing pedestrian. Uses that should be discouraged include office space, real estate show rooms, parking, etc.
16C	Utilize Main Street as a backdrop/setting for cultural events, festivals, and celebrations.
16D	Encourage public facilities and local oriented businesses to remain in the Historic Main Street District.
16 E	Encourage all infill, additions, and building alterations on Main Street to be compatible with existing Landmark and Significant buildings.

PENDING APPROVAL

Completed

- Intensive Level Surveys
- Agreements with Resorts to protect Mining Structures
- Historic District Grant Program
- Annual Historic Preservation Awards
- Minor grammatical and spelling errors
- Enacted maximum lot sizes in residential Historic Districts
- Enacted Main Street Vibrancy Ordinances
- Established Temporary Balcony Enclosure Pilot Program

PENDING APPROVAL

In Progress

- LMC amendments for parking, temporary structures, materials and opacity requirements in the Historic Districts
- Illustrate the Historic District Design Guidelines
- Updated Historic District Grant Program
- Annual Historic Preservation Awards

PENDING APPROVAL

Not Addressed

Update Historic Sites Inventory (Codified 2017)

Utah Code § 10-9a-503 limited the expansion or creation of districts

Requires “Citizen-led process” to expand or create a new district

Utah Code § 10-9a-534 prohibited regulation of building design elements

Can only regulate design in effect prior to 2021

PENDING APPROVAL

Not Addressed

Establish a Revolving Loan Fund

PCMC offers a Historic District Grant Program

Average income within Park City adequate to maintain historic resources

PENDING APPROVAL

Not Addressed

Conduct Annual Training for City and Public

PCMC provides training to City staff, Boards, and Commissions

This training could be expanded to include educational opportunities for Parkites, local businesses, and design professionals

PENDING APPROVAL

Not Addressed

Create Self-Guided Walking Tour

The City could establish a variety of self-guided walking tours and could partner with other community organizations to explore historic resources

PENDING APPROVAL

2024 Vision Q & A

PENDING APPROVAL

Historic Preservation Board
Staff Communication

Subject: **2024 Visioning**
Author: **Caitlyn Tubbs, Senior Preservation Planner**
Date: **February 7, 2024**
Type of Item: **Informational**

Summary

On January 3, 2024, the Historic Preservation Board (HPB) conducted a Work Session to discuss its goals and priorities for the upcoming 2024 year (Staff Report). The Board commented on the programs it thought were working well and areas the City could improve its efforts in Historic Preservation. The HPB outlined several projects or opportunities for research that would advance preservation efforts throughout Park City.

Timeline

The Planning Team proposes the following timeline to discuss the HPB's areas of interest through June of 2024:

Potential Meeting Date	Area of Interest	Next Steps
March 6, 2024	Public Hearing and recommendation: - Temporary Structures Regulations Work Session: - Design Guidelines Illustrations	Staff conducting stakeholder outreach; following HPB recommendation, staff will take to the Planning Commission in a Work Session Incorporate HPB feedback, return for a recommendation
April 3, 2024	Work Session: - Materials and Opacity - Standards for Protecting Panelized/Lifted Materials	Hold hands-on materials discussion; incorporate HPB feedback, return for a recommendation
May 1, 2024	Work Session: - Neglected Properties and Demolition by Neglect	Presentation by Building and Code Enforcement Teams; incorporate HPB feedback, return for a recommendation
June 5, 2024	Work Session: - Revolving Loan Fund	Interview Preservation Utah Loan personnel;

		determine interest, prepare for presentation to City Council
July 3, 2024	Work Session: - Historic Points of Access, Transportation, and Use of Historic Structures; Determining primary, secondary, and tertiary facades on unique Lots	Review Sanborn Maps, staff will incorporate information into a memo

Exhibits

Exhibit A: Summary Page
Exhibit B: January 3, 2024 Visioning Notes

Historic Preservation Board 2024 Visioning

Where We Are:

Park City has been responsive to local property owners and design professionals and created an environment in which Historic Structures are protected while also accommodating modern needs. Park City's Historic resources are celebrated through the Preservation Awards and public art.

Park City could improve its Historic Preservation efforts by studying the traditional methods of accessing and orienting Historic Structures and by understanding how Historic Structures were used by their early occupants to preserve the contextual design found throughout the Historic Districts.

Staff can provide additional support to the Historic Preservation Board by collaborating with or researching comparable mining and resort towns to determine similar issues and creative solutions.

Looking Forward:

- Provide additional research opportunities and study traditional transportation and development systems utilized in early Park City.

- Continue updating Land Management Code to protect historic materials, ensure compatible development, and maintain the character of the Historic Districts.

- Communicate and collaborate with other resort towns with associated Historic Districts on shared issues.

- Conduct research and analyze pros/cons of other strategies for Historic Preservation outlined in the 2014 General Plan in preparation of a future General Plan update.

- Continue celebrating preservation successes through the annual Historic District Grant Program, Preservation Awards, and commissioning public art pieces.

PARK CITY 1884

Historic Preservation Board
2024 Visioning

Subject: 2024 Visioning
Author: Historic Preservation Board
Date: January 3, 2024
Type of Item: Work Session

What is the HPB most proud of accomplishing?

Grant program - Revisions to LMC (revisit some following projects)
LMC changes to respond to community "liquid document, not in concrete"
Ask for interpretations of restorations from local artists, creation of art pieces, locally-sourced
Restorations and improvements on miners' shacks, history saved/preserved
Cumulative effect of preservation
Consistent interpretation of LMC items, compromise when needed
Architects and designers know what to expect, present compliant proposals, partnership
Site visits to move process along, practical application of standards and requirements
Preservation of mining structures

What about Park City's preservation policies and procedures could be improved?

Discussion about unique lot configurations, multiple primary/secondary facades
Define historic points of access/transportation, modes of transportation in Old Town
Middle/Corner/Unique lots - difficulty of maintenance for applicants/owners
Add context, illustrations to LMC
Dilapidated structures - how to stabilize/restore? No demolition by neglect.
Procedure/enforcement of stabilization of dilapidated/abandoned Structures
Notices to owners of dilapidated structures, expand notice to neighbors too
Too many loopholes for transitional elements, more restrictive requirements
Work session on strengthening language

Are there items suggested by the General Plan the City should avoid?

Historic Sites Inventory - Ski-era architecture, inclusion on HSI through incentives *work session*
Preservation of Olympic structures/sites, how do these cooperate with future Games?
1980s Structures - proactive preservation
Fairness among fewer and fewer structures - # of A-Frames limited
Incorporate ski-era architecture into Grant Program

Are there items suggested by the General Plan the City has worked on or are in progress the City should revisit?

N/A

What tools or information can Staff provide to the HPB to help facilitate discussions or analysis of projects? Are there additional opportunities the HPB would like to utilize?

Communication is great - keep it up
Cookies/snacks
Collaboration with other resort towns with historic districts? Sister cities? e.g. Telluride
City Tour - but specific to Historic Preservation (remote meetings if needed?)

What are the HPB's preservation priorities for 2024?

Incentives - grants, revolving loan fund
LMC updates
Ongoing collaboration
Temporary Structures (Work Session in March)

Historic Preservation Board
Staff Report

Subject: 844 Empire Avenue
Application: PL-22-05350
Author: Caitlyn Tubbs, Senior Preservation Planner
Date: February 7, 2024
Type of Item: Panelization and Material Deconstruction

Recommendation

(I) Review the proposed Material Deconstruction for 844 Empire Avenue, a Significant Historic Structure, (II) conduct a public hearing, (III) consider approving the Panelization and Material Deconstruction for approximately 384 square feet of siding on the eastern façade of 844 Empire Avenue subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Final Action Letter (Exhibit A).

Description

Applicant:	Todd Gilbert, represented by Jonathan DeGray
Historic Designation:	Significant Historic Structure
Location:	844 Empire Avenue
Zoning District:	Historic Residential – 1
Adjacent Land Uses:	Residential
Reason for Review:	The Historic Preservation Board reviews and takes Final Action on Applications for Panelization[1] and Material Deconstruction.[2]

DRT	Design Review Team
HDDR	Historic District Design Review
HPB	Historic Preservation Board
HSI	Historic Sites Inventory
LMC	Land Management Code

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Summary

844 Empire Avenue is designated a Significant Historic Structure on Park City's Historic Sites Inventory (HSI) and was constructed c. 1895.[3] The Applicant proposes to disassemble the Significant Historic Structure, construct a new foundation, reassemble and remove approximately 384 square feet of siding on the east-facing façade, and modify the southern roof form to accommodate an addition and the construction of a new detached garage.

[1] LMC § 15-11-14
[2] LMC § 15-11-12.5
[3] 2016 Intensive Level Survey (Exhibit H) indicates a mortgage was taken out on the property in 1895 and states this is the likely date of construction. The Historic Sites Inventory Form (Exhibit G) states the home was constructed in 1904, however, the Sanborn Fire Insurance Maps show the home on the 1900 map.

Background

On August 17, 2022, the Applicant submitted a Historic District Design Review (HDDR) Pre-Application. The proposed design was reviewed by the Design Review Team (DRT) on September 14, 2022, and May 24, 2023. Following each meeting, feedback was provided to the Applicant. On August 14, 2023, the Applicant submitted the full HDDR application to the Planning Department. The DRT reviewed the full HDDR on September 13, 2023.



Figure 1: 1940s tax photograph of subject property

On November 1, 2023, the Historic Preservation Board (HPB) reviewed this item following a public hearing (Staff Report; Minutes, pg. 6). The HPB discussed concerns regarding the modification of the southern roof form to accommodate a larger dormer and the amount of historic siding material proposed to be removed to facilitate the construction of the addition. The Applicant has returned with additional analysis and, in addition to a request for Material Deconstruction, a request for panelization.

Analysis

The Historic Preservation Board reviews and takes Final Action on Material Deconstruction and Panelization requests in accordance with Land Management Code (LMC) § 15-11-14 and § 15-11-12.5(A)(2). Additions to Historic Structures shall be considered only on non-character-defining facades, usually tertiary facades (LMC § 15-13-2(B)(4)(a)(2)).

The proposed addition would be located on the eastern façade of the Historic Structure in the area determined in 2015 by the Planning Director through an unusual lot configuration determination to be a side yard. Additions to Historic Structures cannot be located on primary facades and are typically encouraged to be on tertiary facades. The configuration of this Site with frontage along three public rights-of-way limits the ability to locate an addition on a tertiary façade. The proposed location of the addition is considered a secondary façade. Due to the change in grade from Empire Avenue and Crescent Tram Road the proposed addition is minimally visible from the primary vehicular public rights-of-way. The proposed addition would be visible from the 9th Street public right-of-way, however it would be located on a secondary façade and would not obscure any historically-significant features.

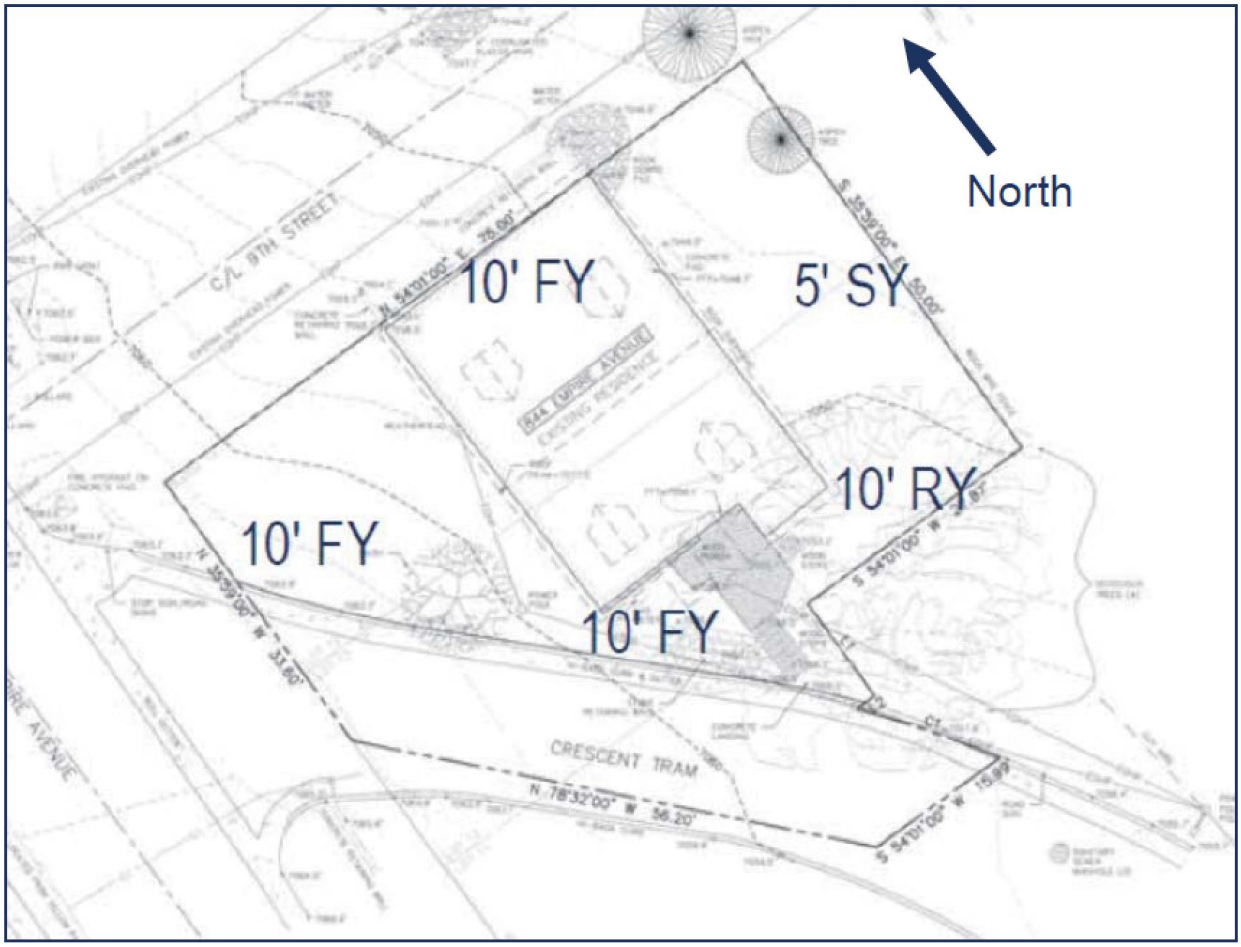


Figure 2: Planning Director determination regarding Setbacks and Yard Locations

(I) Proposed Panelization

The Applicant originally proposed to lift the Significant Historic Structure and construct a new basement and foundation. However, upon further study by the Applicant's Engineer the Applicant proposes panelization of salvageable materials prior to rehabilitation of the Significant Historic Structure and the construction of the addition.

The Applicant proposes disassembly and reassembly (panelization) of the Significant Historic Structure through eight panels (see Exhibit C). Non-historic and fire-damaged components of the building would not be saved.

Per LMC § 15-11-14, panelization of a Historic Structure is only allowed when:

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

On December 10, 2023, the Applicant's structural engineer, Shen Engineers, Inc., completed an updated report finding multiple wall panels had been damaged by fire, soil retention, or structural cuts from the construction of the existing additions (Exhibit E).

2) **At least one of the following:**
    a. **The proposed disassembly and reassembly will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or**
    b. **The Historic Building(s) and/or Structure(s) are found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code; or**
    c. **The Historic Preservation Board determines, with input from the Planning Director and the Chief Building Official, that unique conditions and the quality of the Historic Preservation Plan warrant the proposed disassembly and reassembly; unique conditions include but are not limited to:**
        i. **If problematic site or structural conditions preclude temporarily lifting or moving a building and the applicant has demonstrated that panelization will result in the preservation of a greater amount of historic material; or**
        ii. **If the physical conditions of the existing materials prevent temporarily lifting or moving a building and the applicant has demonstrated that panelization will result in the preservation of a greater amount of historic material; or**
        iii. **All other alternatives have been shown to result in additional damage or loss of historic materials.**

On January 2, 2024, the Chief Building Official met with the Applicant on site to evaluate the current condition of the building. On January 10, 2024, the Chief Building Official found the Significant Historic Structure is hazardous or dangerous pursuant to Section 116.1 of the International Building Code (Exhibit F).

(II) Proposed Material Deconstruction

Material Deconstruction is defined in LMC § 15-15-1 as "*The disassembly of structures for the purpose of salvaging and reusing as many of the construction materials or building components. In some cases, deconstruction or dismantling may be used to remove non-historic materials from a historic site or structure or to remove those historic*

construction materials or building components that are beyond repair."

The Applicant proposes to panelize the Significant Historic Structure, construct a new foundation, rehabilitate the Significant Historic Structure, construct an addition to the secondary (side) façade of the Significant Historic Structure, and construct a detached garage at the western end of the Lot.

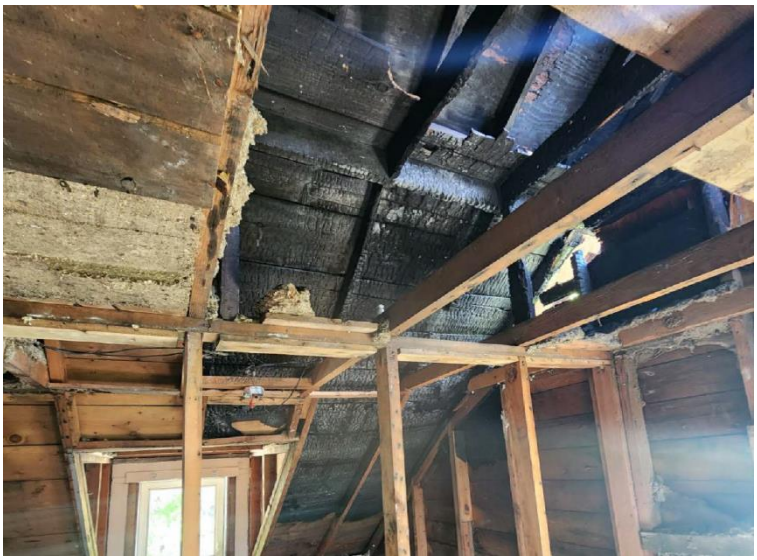


Figure 3: Interior photograph showing structural fire damage

The Applicant has proposed the removal of the non-compatible addition to the historic front of the Structure and to restore the historic front porch as viewed in the 1940s tax photograph (see Figure 1). The Applicant also proposes to remove approximately 384 square feet of siding material from the eastern façade. The affected siding material is generally in good condition and is not visible from the public right-of-way. If the HPB approves Material Deconstruction of this siding, planning staff recommends Condition of Approval #11 that siding material removed from this section that is in good condition be used to patch or repair other sections of siding on the Historic Structure that may be damaged or missing.

At the November 1, 2023 HPB meeting, the Board expressed concern regarding the overall amount of historic material being removed from this portion of the Structure. The Applicant has returned with an analysis indicating approximately 384 square feet of material would be removed to accommodate the addition, which would be around 41% of the overall façade. Staff recommends the applicant and HPB consider reducing the amount of material removed to accommodate the addition by creating a minor transitional element that is set back from the front and rear facades approximately two feet and is at least two feet in depth to delineate the addition from the Significant Historic Structure and to reduce the amount of historic materials affected by the proposed Material Deconstruction.



Figure 4: View of proposed addition looking southwest



Figure 5: View of proposed dormer looking northeast

The Applicant is also requesting Material Deconstruction approval to modify the roof form to accommodate a centered dormer between the two existing dormers on the southern face of the roof. Following a public hearing held by the HPB on November 1, 2023, the HPB expressed concern over the amount of modification to the existing roof form without documentation of what the roof form looked like historically. The Applicant revised the proposed design to maintain the two existing dormers with a modification to the roof form between the dormers instead of the original large dormer design.

LMC § 15-13-2(B)(4)(a)(4) prohibits additions from modifying historic roof forms. While this façade has already undergone several structural changes and modifications to the original form including the 1960s removal of the full-width porch and the relocation of the entrance to what historically was the rear of the house, this type of dormer window connection is not a traditional dormer or roof form. Traditionally, dormers are standalone projections from a roof form and are somewhat narrow. See examples of historic dormer forms below. The dormers on the historic front façade of the Structure will be retained (see Figure 4) as shown in the 1940s tax photograph.





(III) Financial Guarantee

Pursuant to LMC § 15-11-9 a Financial Guarantee is required prior to the issuance of a building permit. The Chief Building Official will determine the dollar amount for the necessary Financial Guarantee and the Applicant will be required to record an encumbrance agreement, or other instrument in a form acceptable to the City Attorney, with the Summit County Recorder's Office. When the work has been completed the Applicant will be responsible for contacting Park City Municipal Corporation to request a release of the encumbrance. Planning Staff will conduct an inspection to ensure compliance with the Conditions of Approval, Historic Preservation Plan, and all other required codes, standards, and ordinances.

(IV) The Applicant Must Amend Plat Note 3

The subject property is known as Lot 1 of the 844 Empire Avenue Amended Plat (Exhibit I). Plat Note 3 requires drive access to the property be taken from the 9th Street public right-of-way, however, the Applicant is proposing a garage that would load off Crescent Tram Road. The Applicant will need to amend the plat to modify this plat note prior to proceeding to a Historic District Design Review hearing with the Planning Director.

(V) The Applicant Must Apply for a Variance

The proposed detached garage is located within two of the three front setbacks and would encroach by up to nine feet. The Applicant must apply for, and obtain, a Variance to permit the construction within these required front setback areas prior to proceeding to an Administrative Public Hearing for the HDDR request.

Department Review

The Planning Department and City Attorney's Office reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on January 24, 2024. Staff mailed courtesy notice to property owners within 100 feet on January 24, 2024. The *Park Record* published notice on January 24, 2024.[4]

Public Input

A neighboring property owner presented a photograph and expressed concerns regarding the proposed addition at the November 1, 2023, HPB meeting. An emailed copy of these concerns has been included in Exhibit J.

Alternatives

- The Historic Preservation Board may approve the Material Deconstruction and panelization;
- The Historic Preservation Board may deny the Material Deconstruction and panelization and direct staff to make Findings for the denial; or
- The Historic Preservation Board may request additional information and continue the discussion to a date certain or uncertain.

Exhibits

Exhibit A: Draft Final Action Letter
Exhibit B: Applicant's Submitted Plans
Exhibit C: Applicant's Panelization Plan
Exhibit D: Existing Conditions Report and Historic Preservation Plan
Exhibit E: Applicant's Engineer's Report Regarding Panelization
Exhibit F: Chief Building Official Panelization Determination Letter
Exhibit G: Historic Sites Inventory Form
Exhibit H: 2016 Intensive Level Survey
Exhibit I: 844 Empire Avenue Amended Plat
Exhibit J: Public Input

[4] LMC § 15-1-21

Planning Department

February 7, 2024

Jonathan DeGray
degrayarch@qwestoffice.net

CC: Todd Gilbert

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address:	844 Empire Avenue
Zoning District:	Historic Residential – 1
Application:	Material Deconstruction and Panelization
Project Number:	PL-23-05350
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	February 7, 2024
Project Summary:	The Applicant Seeks Approval for Material Deconstruction for a Portion of a Significant Historic Structure and Panelization to Facilitate a new foundation, the Rehabilitation of the Significant Historic Structure, and Construction of a Side Addition.

Action Taken

On February 7, 2024, the Historic Preservation Board conducted a public hearing and approved the Panelization and Material Deconstruction for 844 Empire Avenue according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The property is located at 844 Empire Avenue in the Historic Residential – 1 (HR-1) Zoning District.
2. The Site is designated a Significant Historic Site on Park City's Historic Sites Inventory.

3. The Property is also known as Lot 1 of the 844 Empire Avenue Amended Plat.
4. The house first appears on the 1900 Sanborn Fire Insurance Map as a simple, one and one half-story hall-parlor style home.
5. The Applicant's proposal is to panelize the Significant Historic Structure, construct a new foundation, and reassemble the Structure on the new foundation at approximately two feet (2') above its current elevation, as permitted in LMC § 15-13-2(B)(2)(b)(2).
6. On August 17, 2022, the Planning Department received a Historic District Design Review Pre-Application with a proposed design for a side addition and a detached garage structure.
7. On August 14, 2023, the Planning Department received a complete Historic District Design Review Application to lift the Historic Structure, construct a new foundation, construct a garage, remove approximately 386 square feet of siding from the east side façade to accommodate an addition, and modify approximately 277 square feet of the roof form.
8. On November 11, 2023, the Planning Department received revised plans proposing panelization of the Significant Historic Structure.
9. The discussion and figures of the Background and Analysis sections of the Staff Report dated February 7, 2024, are incorporated herein.
10. The Applicant proposes to remove approximately 386 square feet of siding from a secondary (eastern) façade to accommodate an addition, in accordance with LMC § 15-13-2(B)(4)(a)(2) and LMC § 15-13-2(B)(4)(a)(5).
11. The Applicant proposes to restore the historic front façade of the Structure and remove the non-contributing addition per LMC § 15-13-2(B)(4)(a)(2).
12. The Historic Preservation Board held a public hearing on November 1, 2023, and continued the item to December 6, 2023. The item was again continued to January 3, 2024, and once again to February 7, 2024.
13. On January 2, 2024, the Chief Building Official, Planning Director, and Historic Preservation Planner visited the site.
14. On January 10, 2024, the Chief Building Official determined the Structure was hazardous or dangerous per section 116.1 of the Building Code.

Panelization

1. On December 10, 2023, Shen Engineers, Inc. completed an updated structural report finding multiple wall panels had been damaged by fire, soil retention, or structural cuts from the construction of the existing additions.

2. The Chief Building Official, Planning Director, and Historic Preservation Planner visited 844 Empire Avenue on January 2, 2024.
3. On January 10, 2024, the Chief Building Official determined the Significant Historic Structure is hazardous or dangerous pursuant to International Building Code 116.1 and issued a letter detailing this determination.
4. The Applicant proposes panelizing eight panels.

Conclusions of Law

1. 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. Final building plans and construction details shall reflect substantial compliance with the plans approved by the Historic Preservation Board on February 7, 2024. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. The applicant is responsible for notifying the Planning and Building Departments prior to making any changes to the approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or their Designee prior to construction.
4. The applicant shall amend the 844 Empire Avenue Amended Plat Note 3 to address the proposed garage access off Crescent Tram Road.
5. The applicant shall obtain Historic District Design Review approval from the Planning Director, or their Designee, prior to submitting a building permit.
6. The applicant shall provide the City with a Financial Guarantee, in accordance with LMC § 15-11-19, to be recorded with the Summit County Recorder’s Office prior to submitting a building permit.
7. An encroachment agreement may be required prior to the issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
8. 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.

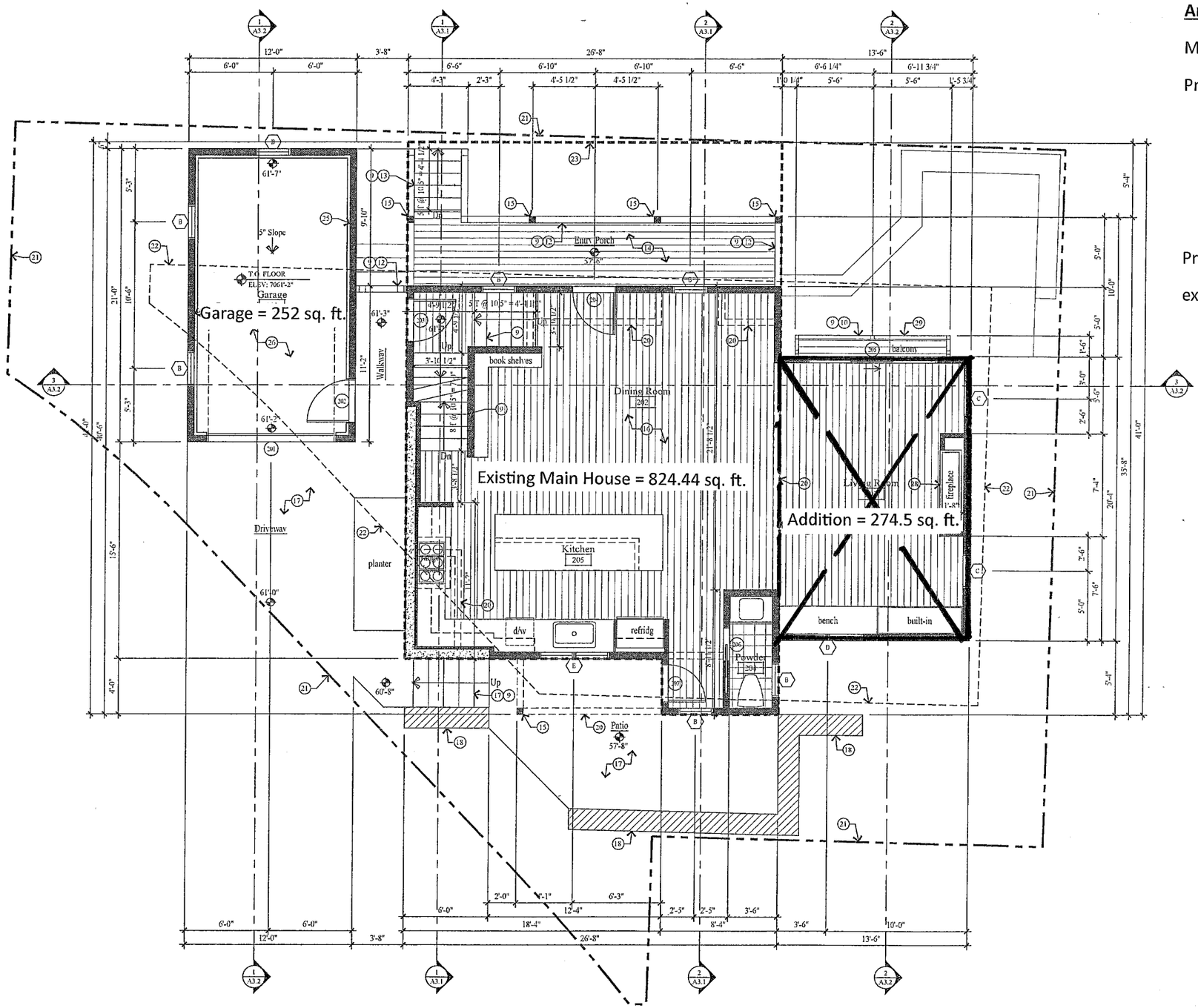
9. The applicant shall maintain the panels of the Historic Structure in a secure manner including protection from vandalism, inclement weather, pest or rodent damage. The applicant shall submit a panel storage plan to the Planning Department for approval prior to panelization of the Significant Historic Structure.
10. The Historic Site shall be returned to original grade following construction of a foundation. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation. A plinth, or trim board at the base of the Historic Structure, shall be added to visually anchor the Historic Structure to the new foundation.
11. Historic materials removed from the Structure that are salvageable or in otherwise good condition shall be used to repair/replace irreparable materials on the Site.
12. The applicant shall obtain a variance to locate the garage within the proposed front setbacks.

If you have questions or concerns regarding this Final Action Letter, please contact Caitlyn Tubbs at (435)-615-5063 or email caitlyn.tubbs@parkcity.org.

Sincerely,

Randy Scott, Chair
Park City Historic Preservation Board

CC: Caitlyn Tubbs, AICP
Senior Historic Preservation Planner



MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"

Area Summary:

Maximum Allowed Building Footprint = 1351 sq. ft.

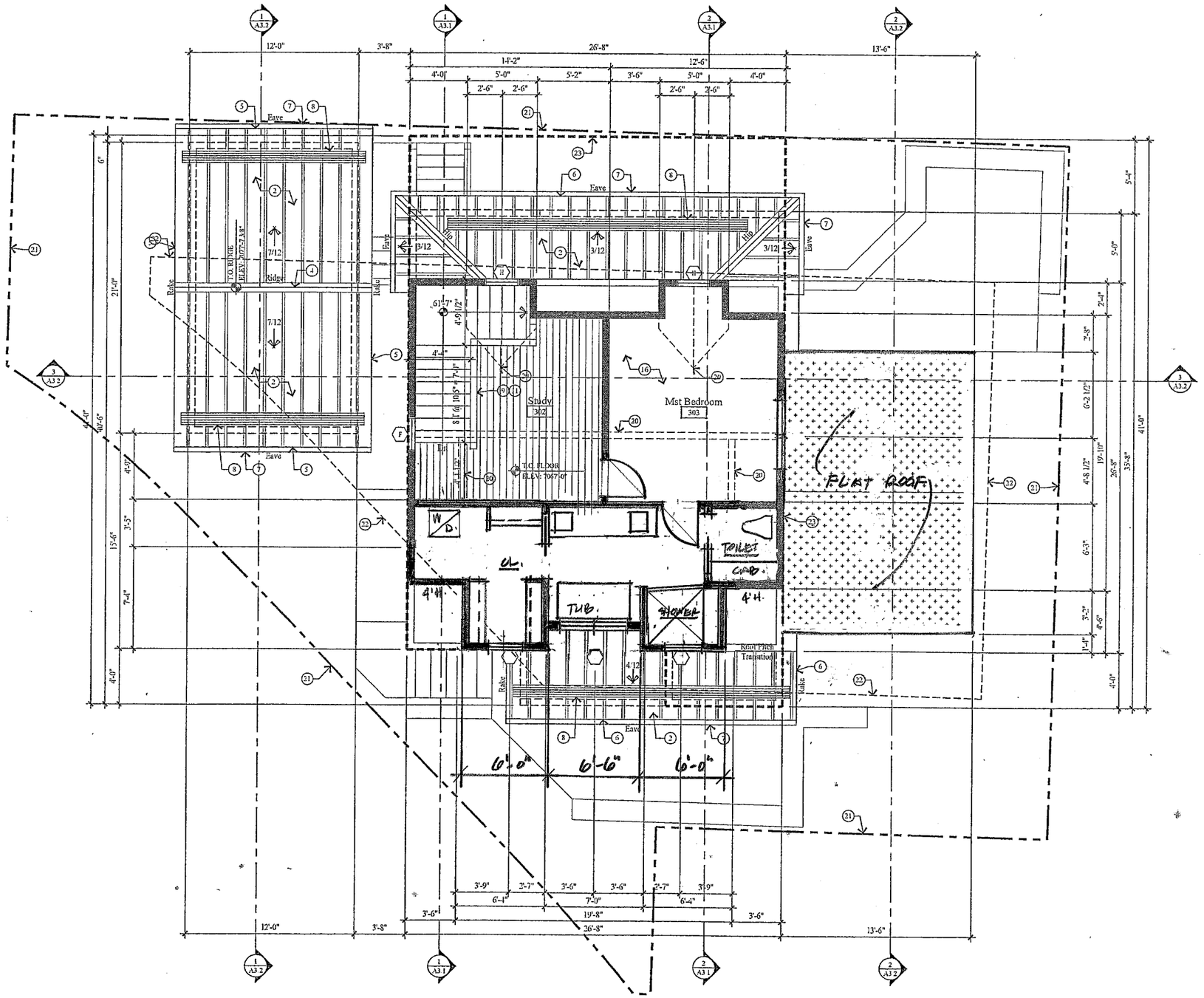
Proposed Building Footprint

Existing Main House =	824.44 sq. ft.
Addition =	274.5 sq. ft.
Garage =	252 sq. ft.
Total	1350.94 sq. ft.

Proposed addition footprint as a percentage of the existing home footprint = 34% (<50%)

Exhibit 'A'

844 Empire Avenue



UPPER LEVEL PLAN, LOW ROOF PLAN
SCALE: 1/4" = 1'-0"

Exhibit 'B'

844 Empire Avenue

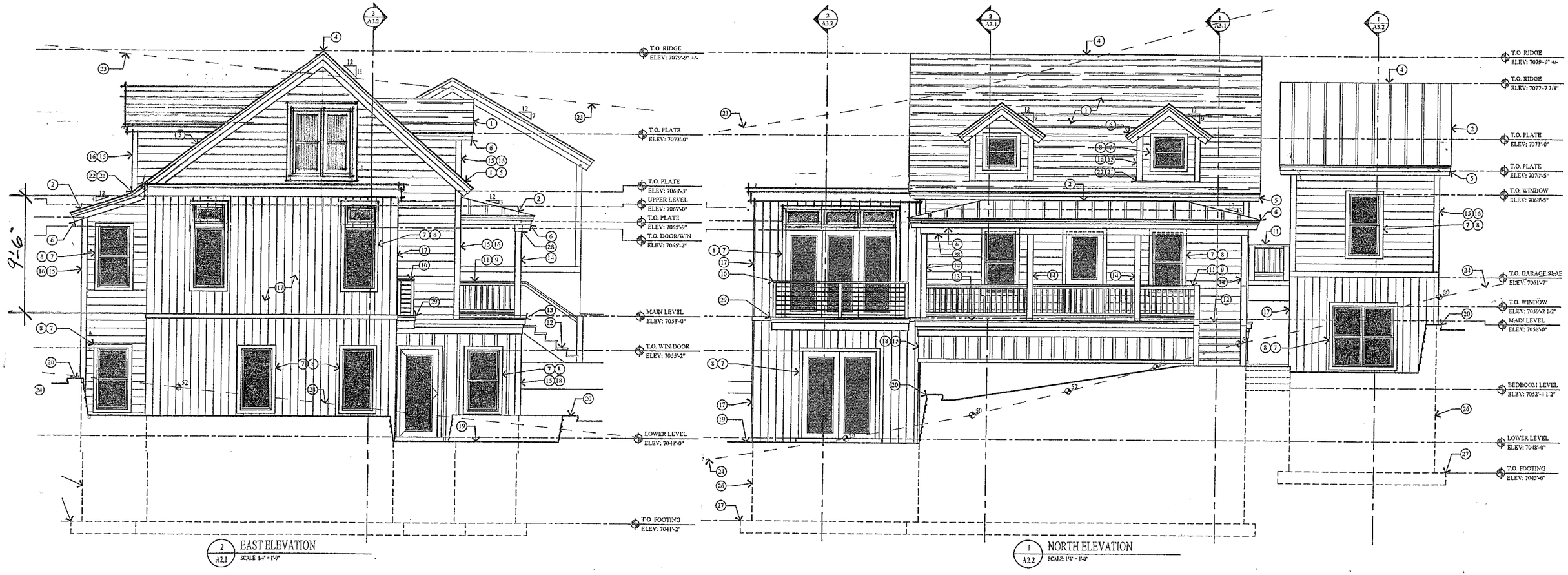
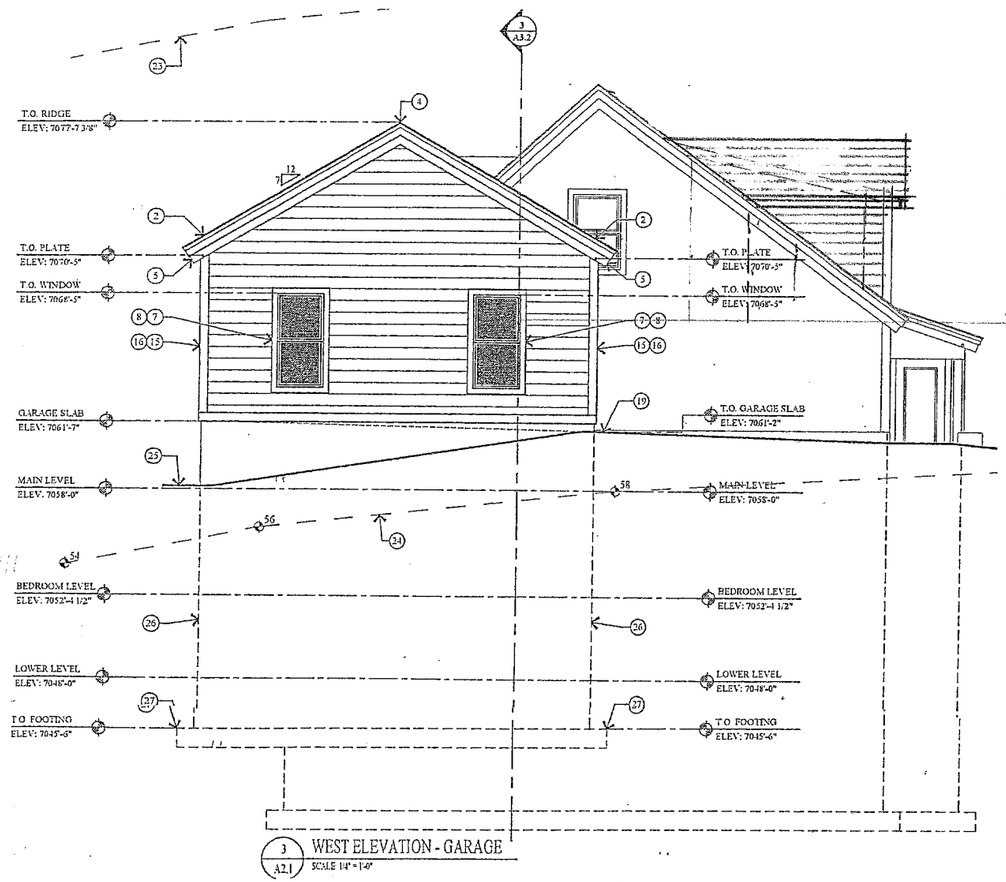


Exhibit 'C'

844 Empire Avenue



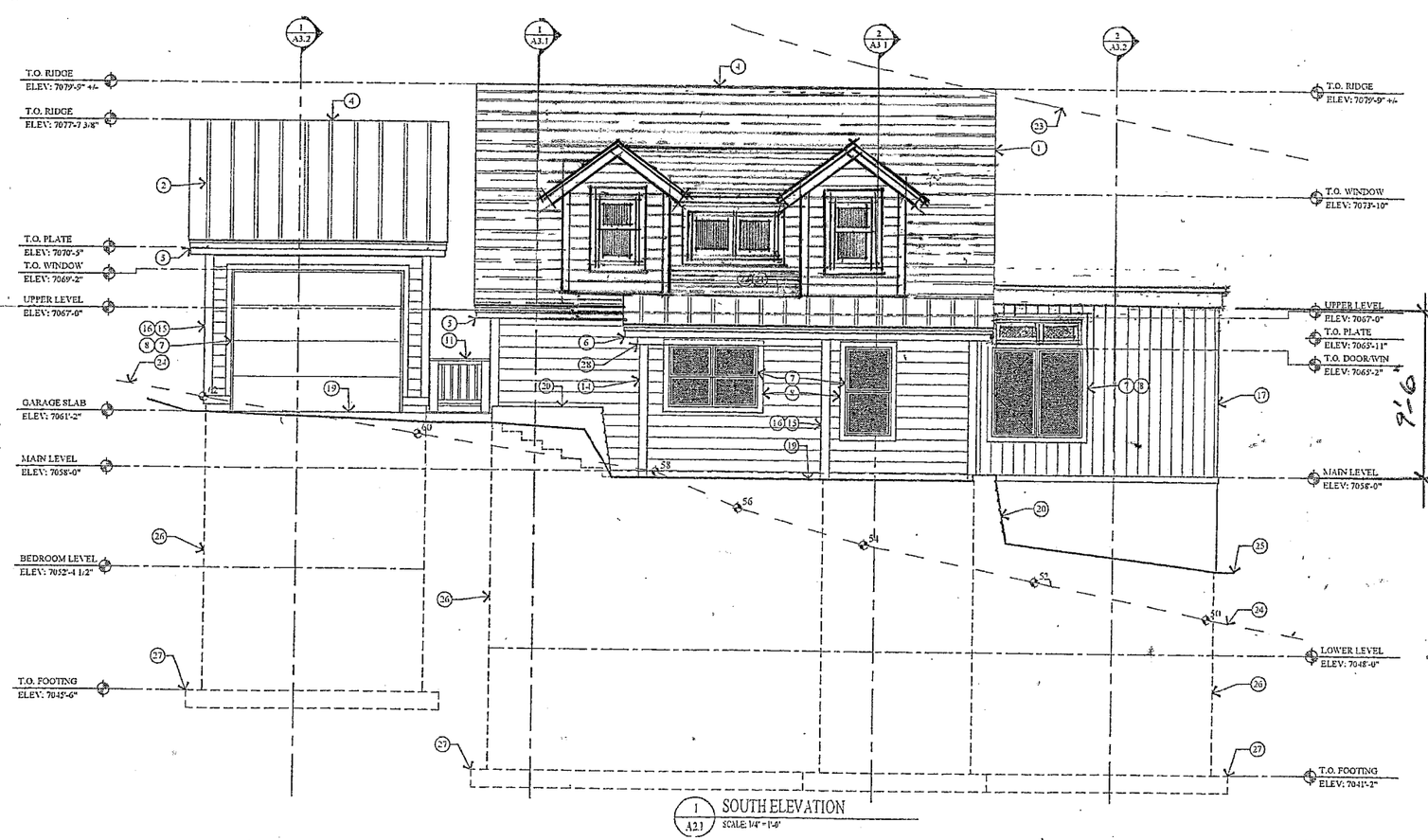
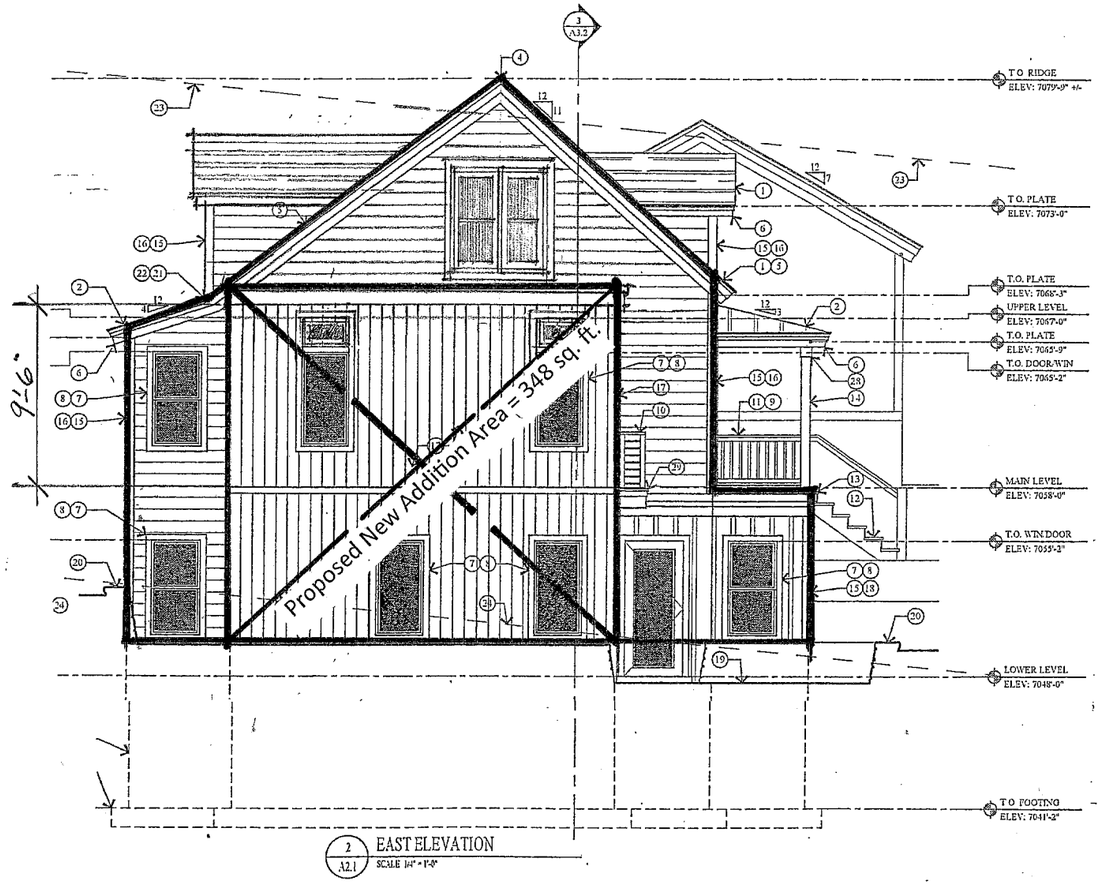


Exhibit 'D'

844 Empire Avenue



East Elevation Area Summary:

Historic East Elevation Area = 850 sq. ft.

Proposed New Addition Area = 348 sq. ft.

Percent of historic east elevation to be removed to accommodate the new addition connection = 41%

Exhibit 'E'

844 Empire Avenue

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Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
844 EMPIRE AVENUE
PARK CITY, UTAH

SHEET DESCRIPTION:
CRESCENT TRAM
VIEW

REVISIONS:

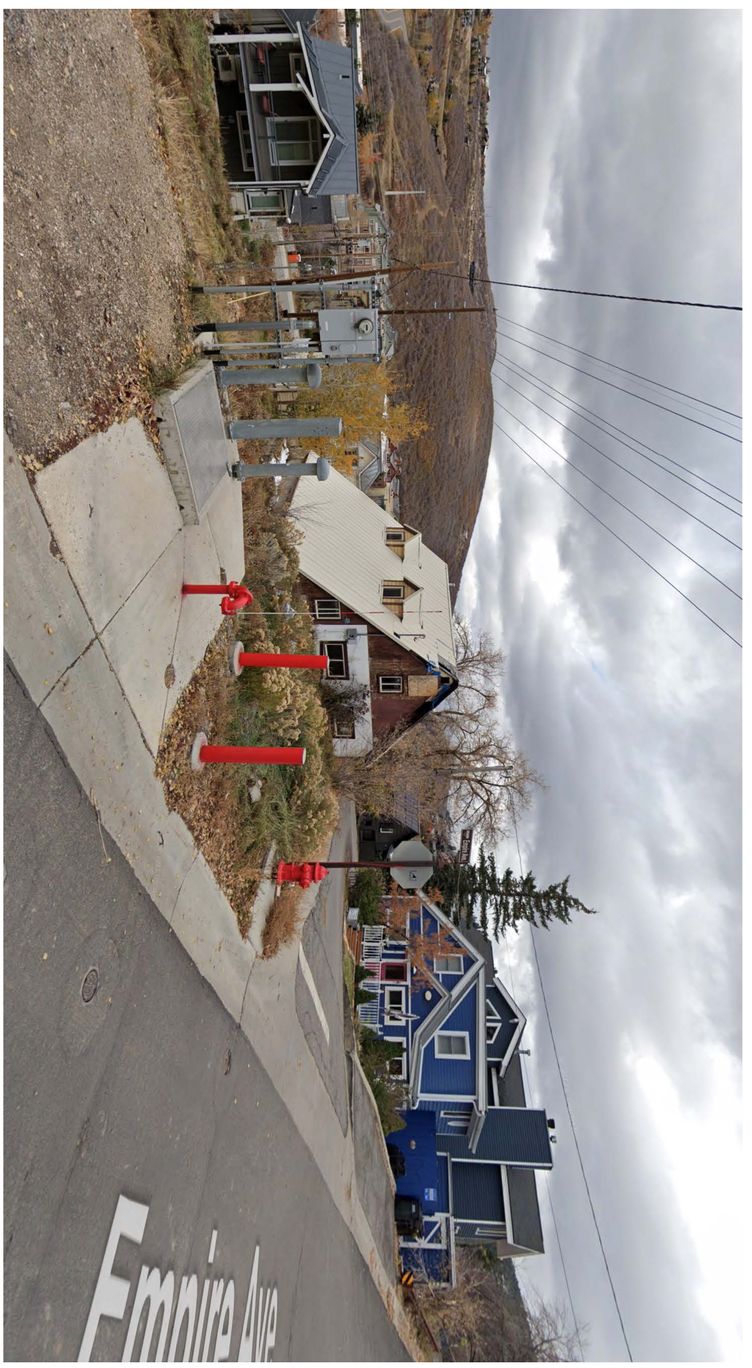
DATE:

PROJECT NUMBER:

SHEET NUMBER:
3D.1

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SHEET NUMBER: 3D.2

PROJECT NUMBER:

DATE:

REVISIONS

SHEET DESCRIPTION: EMPIRE VIEW

PROJECT DESCRIPTION: 844 EMPIRE AVENUE
PARK CITY, UTAH

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

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Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
844 EMPIRE AVENUE
PARK CITY, UTAH

SHEET DESCRIPTION:
9TH ST. STAIRS VIEWS

REVISIONS:

DATE:

PROJECT NUMBER:

SHEET NUMBER:
3D.3

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Jonathan DeGray
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P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
844 EMPIRE AVENUE
PARK CITY, UTAH

SHEET DESCRIPTION:
BIRDSEYE IMAGES

REVISIONS:

DATE:

PROJECT NUMBER:

SHEET NUMBER:
3D.4

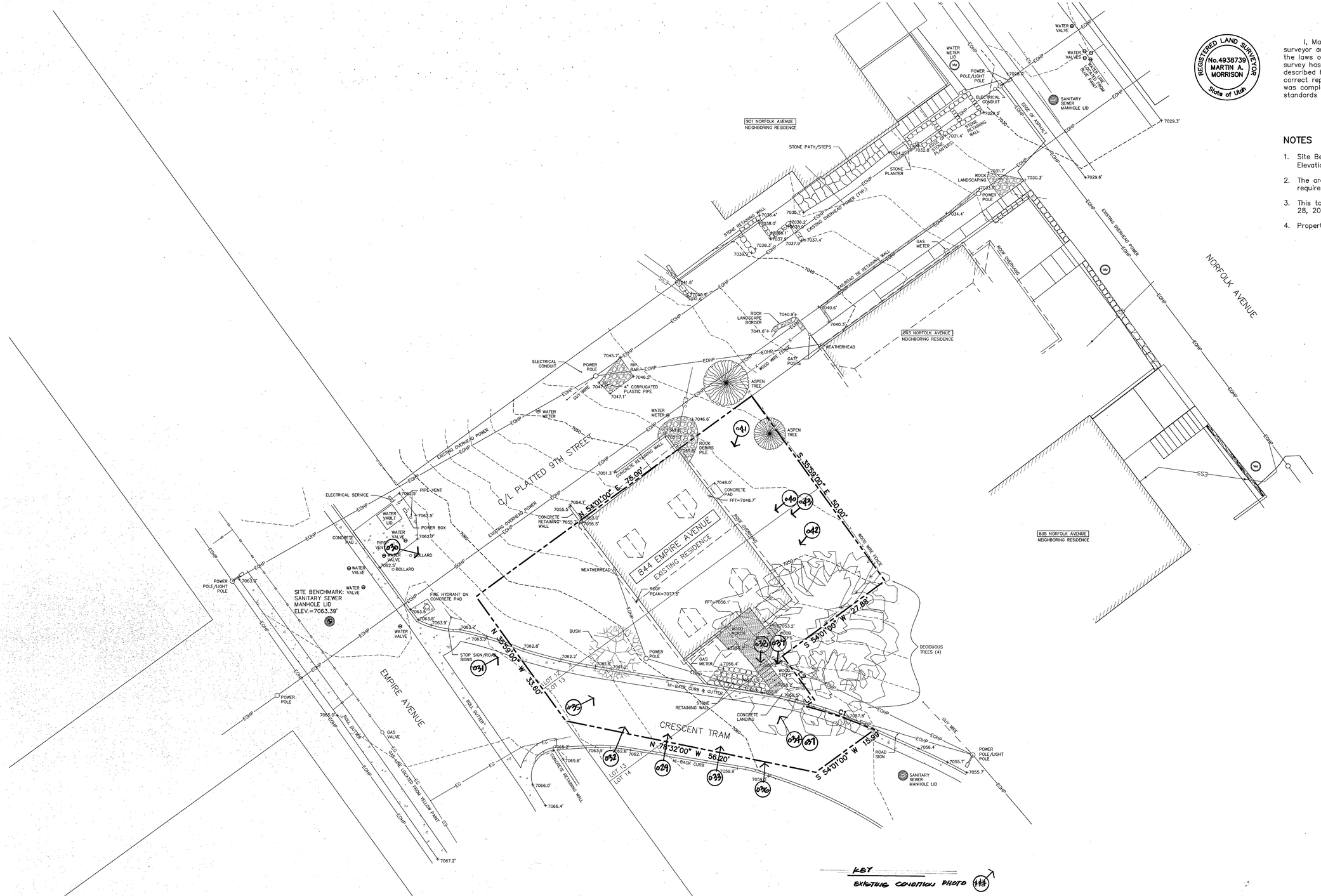
SURVEYOR'S CERTIFICATE

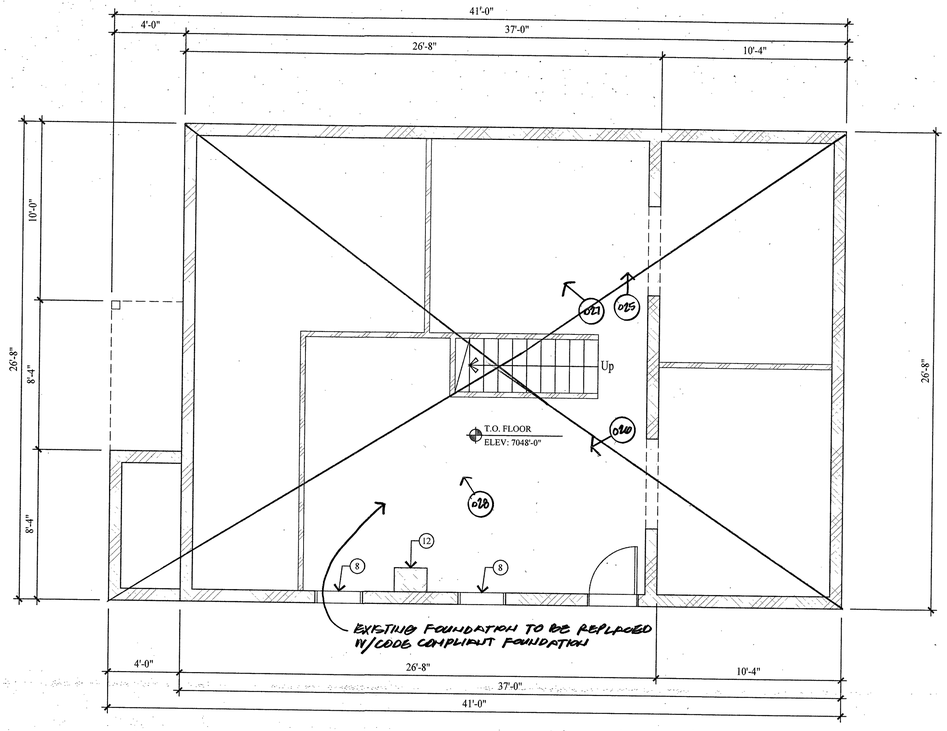
I, Martin A. Morrison, do hereby certify that I am a registered land surveyor and that I hold certification no. 4938739 as prescribed under the laws of the State of Utah. I further certify that a topographic survey has been made under my direction of the lands shown and described hereon. I further certify that this topographic survey is a correct representation of the land surveyed at the time the field work was completed and is in compliance with generally accepted industry standards for accuracy.

REGISTERED LAND SURVEYOR
No. 4938739
MARTIN A. MORRISON
State of Utah

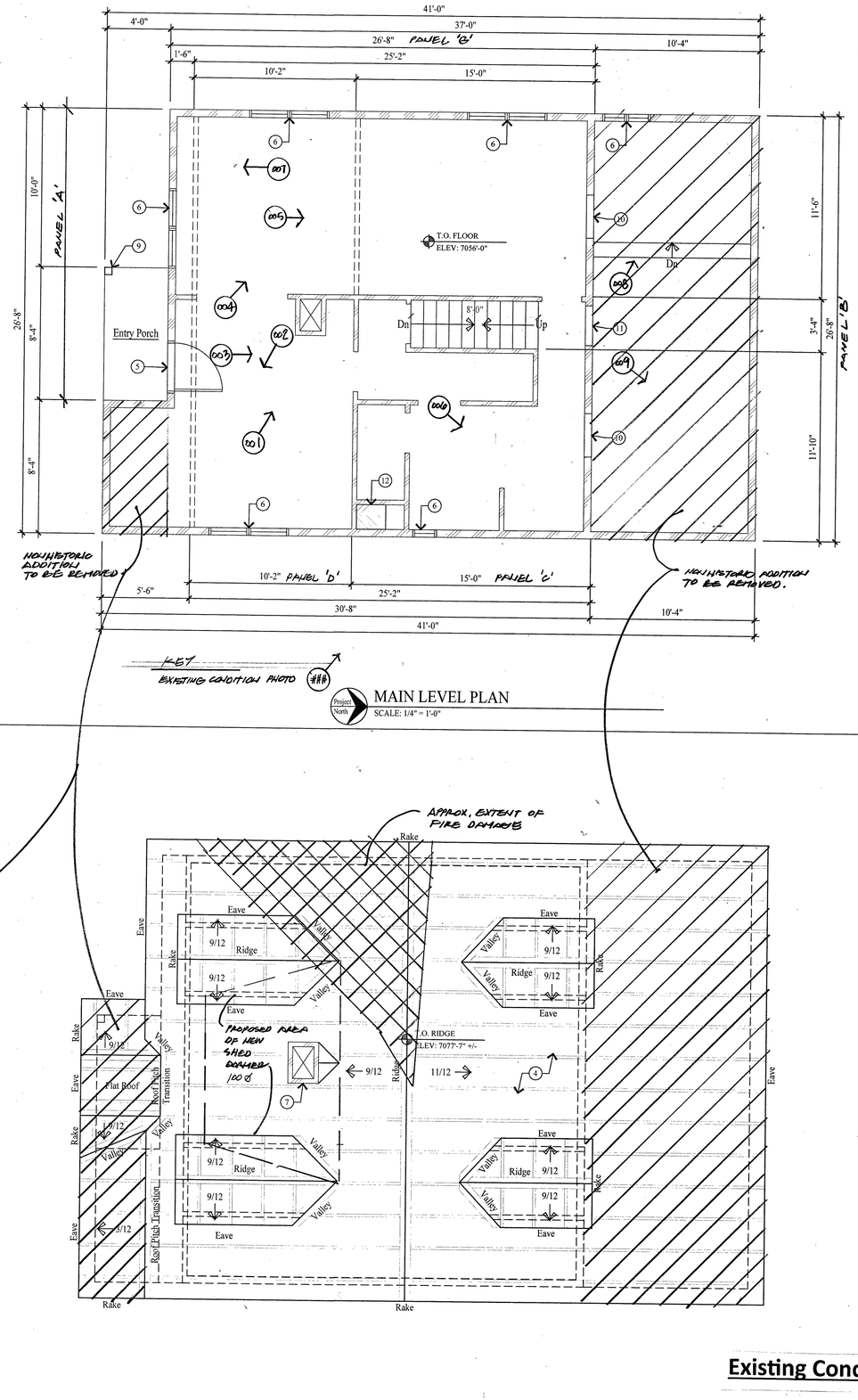
NOTES

1. Site Benchmark: Sanitary Sewer Manhole Lid Elevation=7063.39'
2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
3. This topographic map is based on a field survey performed on September 28, 2015.
4. Property corners were not set.

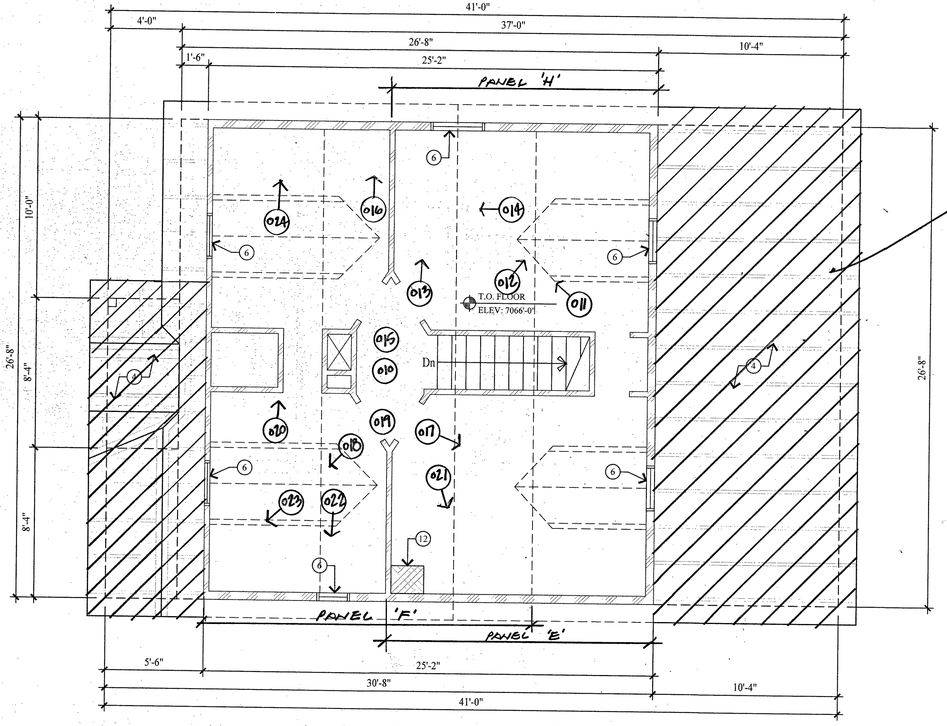

901 NORFOLK AVENUE
NEIGHBORING RESIDENCE
STONE PATH/STEPS
STONE RETAINING WALL
STONE PLANTERS
STONE PLANTER
ROCK LANDSCAPING
POWER POLE
EXISTING OVERHEAD POWER
GAS METER
ROOF OVERHANG
RAILROAD TIE RETAINING WALL
ROCK LANDSCAPE BORDER
WEATHERHEAD
GATE POSTS
WOOD WIRE FENCE
ELECTRICAL CONDUIT
POWER POLE
RIP-RAP
4" CORRUGATED PLASTIC PIPE
GUY WIRE
ASPEN TREE
WATER METER
ROCK DEBRIS PILE
CONCRETE PAD
FFT=7048.7'
CONCRETE RETAINING WALL
C/L PLATTED 9TH STREET
ELECTRICAL SERVICE
PIPE VENT
WATER VAULT LID
POWER BOX
WATER VALVE
BOLLARD
CONCRETE PAD
SITE BENCHMARK: SANITARY SEWER MANHOLE LID ELEV.=7063.39'
FIRE HYDRANT ON CONCRETE PAD
STOP SIGN/ROAD SIGNS
EMPIRE AVENUE
ROLL GUTTER
GAS VALVE
GAS LINE LOCATED FROM YELLOW PAINT
844 EMPIRE AVENUE
EXISTING RESIDENCE
RIDGE PEAK=7077.5'
FFT=7056.1'
WOOD STEPS
BUSH
DECIDUOUS TREES (4)
HI-BACK CURB & GUTTER
STONE RETAINING WALL
CONCRETE LANDING
CRESCENT TRAM
LOT 13
LOT 14
N 35°59'00" W 33.60'
N 54°01'00" E 75.00'
S 35°59'00" E 50.00'
S 54°01'00" W 27.88'
S 54°01'00" W 15.93'
N 78°32'00" W 56.20'
WATER VALVE
WATER VALVES
WATER VALVE BLOCK WALL
SANITARY SEWER MANHOLE LID
ROOF OVERHANG
EXISTING OVERHEAD POWER
NORFOLK AVENUE
835 NORFOLK AVENUE
NEIGHBORING RESIDENCE
843 NORFOLK AVENUE
NEIGHBORING RESIDENCE
ROAD SIGN
POWER POLE/LIGHT POLE
SANITARY SEWER MANHOLE LID
WOOD WIRE FENCE
GUY WIRE
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BASEMENT LEVEL PLAN
SCALE: 1/4" = 1'-0"



MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"



UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"

ROOF PLAN
SCALE: 1/4" = 1'-0"

Existing Condition Photo Key Plan

Panel Plans

WALL LEGEND

- EXISTING WALL
- EXISTING MASONRY / STONE / CONC.

ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION

KEY NOTES

1. 1x8 HORIZONTAL LAP SIDING.
2. 1x4 VERTICAL SIDING.
3. ALL FLASHING, DRIP METAL, TRIM, FASCIA AND SOFFIT ARE IN POOR SHAPE AND NEEDS REPAIR.
4. STANDING SEAM METAL ROOF.
5. EXTERIOR DOOR, NOT ORIGINAL.
6. WINDOWS ARE ALUMINUM FRAME W/ INSULATED GLASS.
7. FRAMED CHIMNEY.
8. WINDOWS OPENINGS HAVE BEEN FRAMED IN.
9. 6x6 WOOD COLUMN, NOT ORIGINAL.
10. WINDOWS OPENING.
11. DOOR OPENING.
12. THE MASONRY CHIMNEY IS ORIGINAL TO THE HITORIC STRUCTURE. THE CHIMNEY NO LONGER FUNCTIONS AS A SMOKE FLUE.

Jonathan DeGray
Architect
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Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
844 EMPIRE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:

AS-BUILTS
FLOOR PLANS

REVISIONS:

DATE: 11.17.23

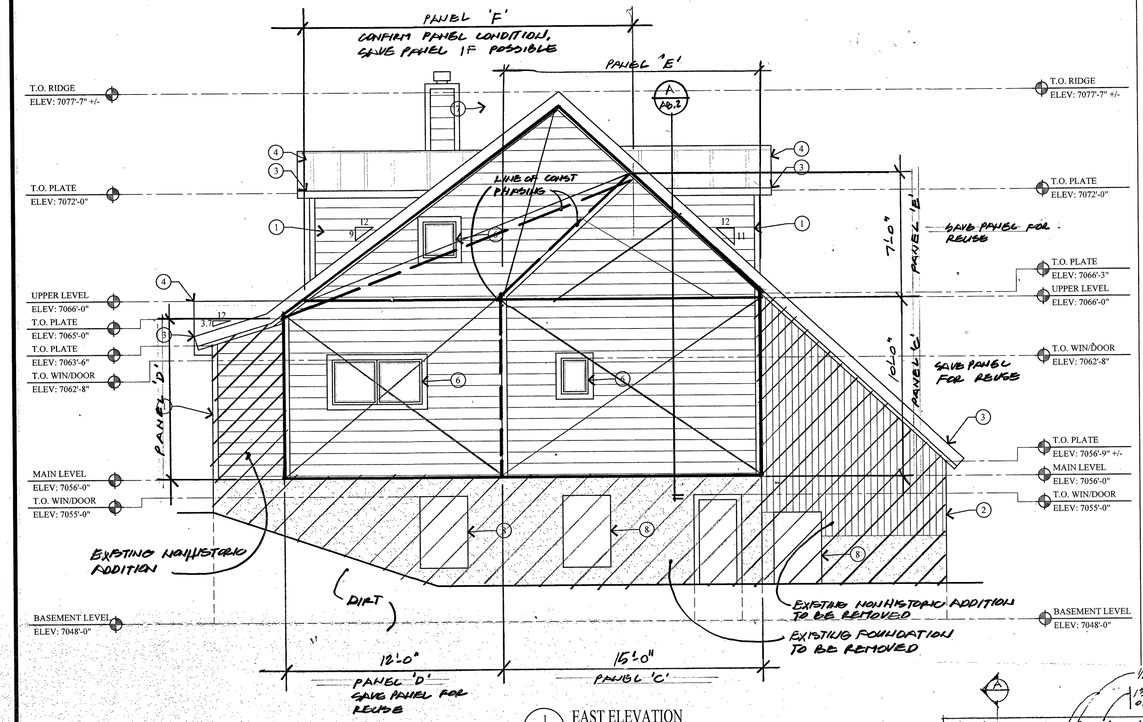
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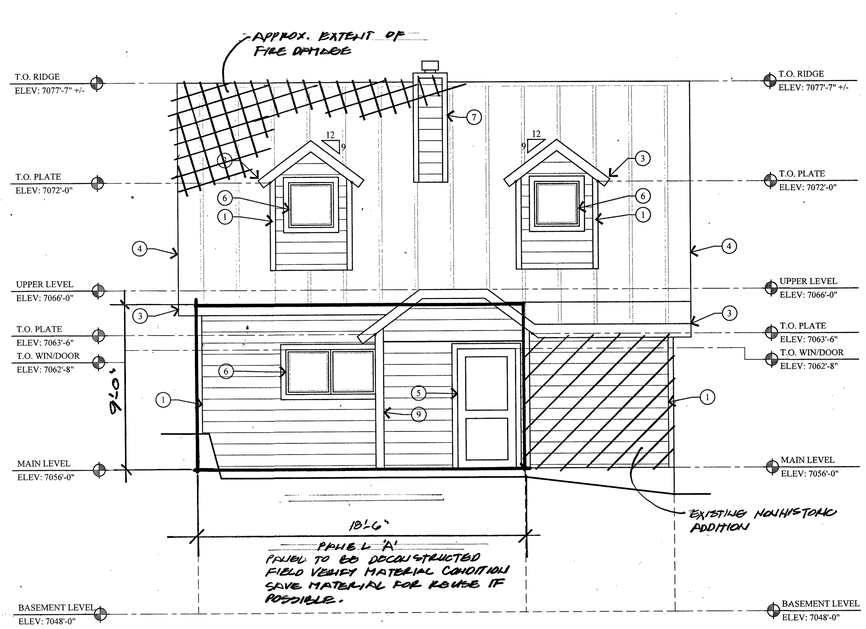
2 of 3

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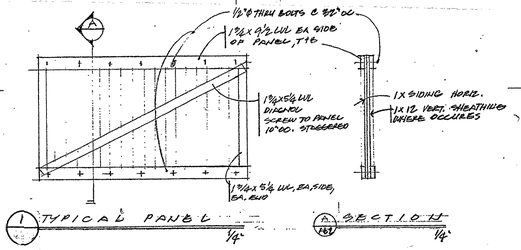
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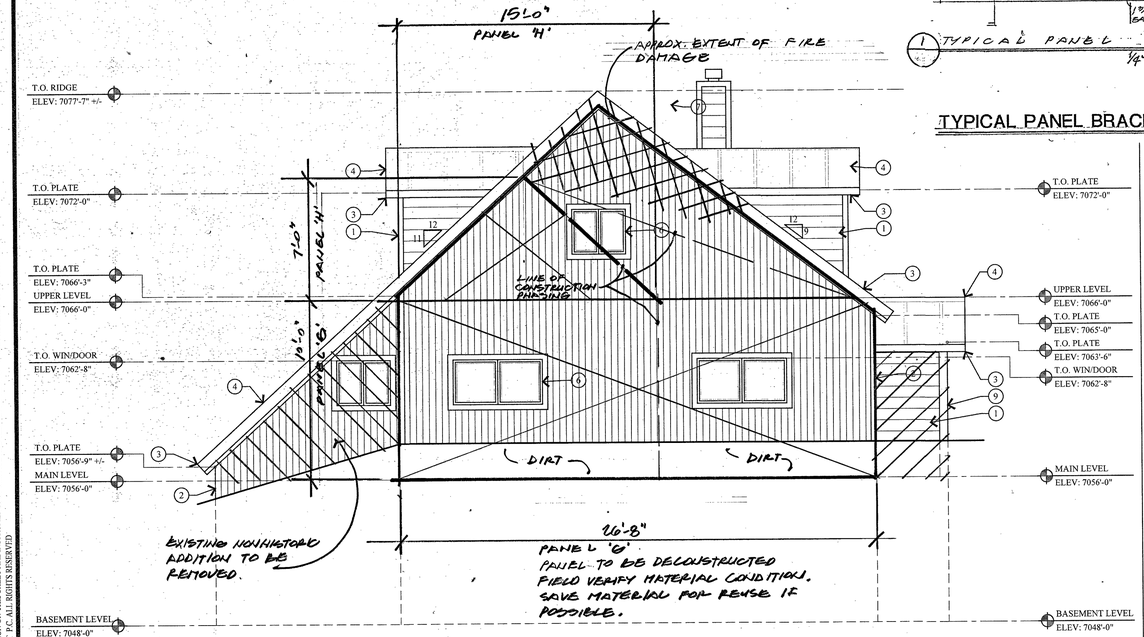
1 AB.2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



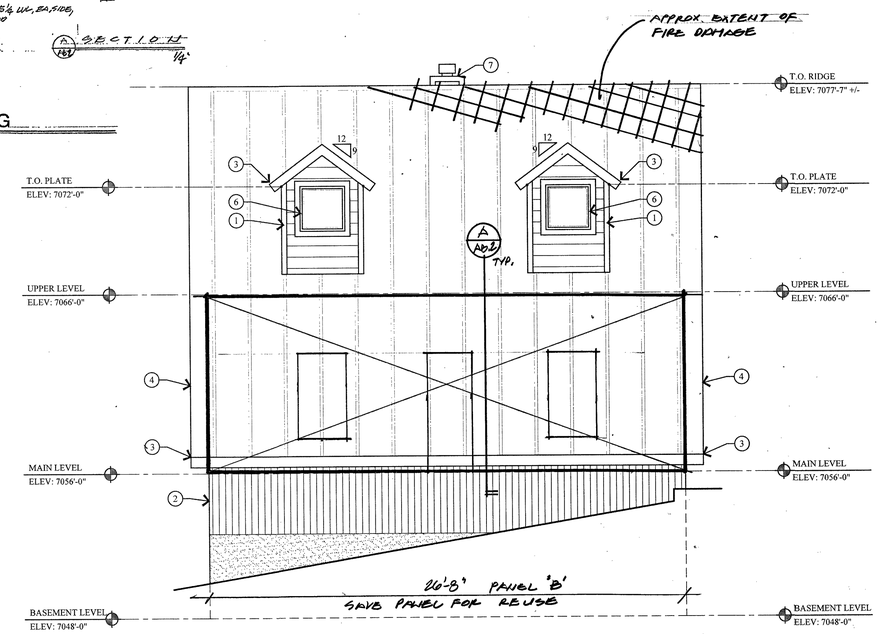
2 AB.2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



TYPICAL PANEL BRACING



3 AB.2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 AB.2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

KEY NOTES

1. 1x8 HORIZONTAL LAP SIDING.
2. 1x4 VERTICAL SIDING.
3. ALL FLASHING, DRIP METAL, TRIM, FASCIA AND SOFFIT ARE IN POOR SHAPE AND NEEDS REPAIR.
4. STANDING SEAM METAL ROOF.
5. EXTERIOR DOOR, NOT ORIGINAL.
6. WINDOWS ARE ALUMINUM FRAME W/ INSULATED GLASS.
7. FRAMED CHIMNEY.
8. WINDOWS OPENINGS HAVE BEEN FRAMED IN.
9. 6x6 WOOD COLUMN, NOT ORIGINAL.

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
844 EMPIRE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
AS-BUILTS ELEVATIONS

REVISIONS:

DATE: 11.17.23

PROJECT NUMBER:

SHEET NUMBER:
3 of 3

Panel Elevations

PHYSICAL CONDITIONS REPORT

Detailed Description of Existing Conditions. *Use this page to describe all existing conditions. Number items consecutively to describe all conditions, including building exterior, additions, site work, landscaping, and new construction. Provide supplemental pages of descriptions as necessary for those items not specifically outlined below.*

1. Site Design

This section should address landscape features such as stone retaining walls, hillside steps, and fencing. Existing landscaping and site grading as well as parking should also be documented. Use as many boxes as necessary to describe the physical features of the site. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves: ☑ An original part of the building

☑ A later addition Estimated date of construction: Original 1904, Remodel 1980's

Describe existing feature:

The building site is generally original. There is a small stack rock wall at Crescent Tram that has wooden steps that lead to the rear entry. There are no other significant features.
Vegetation comprised of a mature group of box elder tree to the south corner of the entry wall and a young group of box elder on the west side next to the power pole.
The rest of the site is grass and weeds.

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

The site wall at the rear entry is falling down. The wood steps are rotted and not code compliant.

Photo Numbers: 29-39 Illustration Numbers: Exhibit A

2. Structure

Use this section to describe the general structural system of the building including floor and ceiling systems as well as the roof structure. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves: ☑ An original part of the building

☑ A later addition Estimated date of construction: Original 1904, Remodel 1980's

Describe existing feature:

The building is wood frame with 1x wall and 2x6 at 24" o.c. floor joist.
Primarily roof framing is 2x4 rafters and 1x10 or 12" boards. There are three layers to the roof stucture. The first is the original flat ceiling then a second flat ceiling under it.
The third is a gabled ridge framed on top of the original flat roof. Approx. 15-20% of the roof was charred by fire at the south west side.

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

Multible layers of roof structure built over the years has created a roof structure of unknown bearing alignments. Fire has distroyed rafters and beams at the west side. Connections, shear and substandard beam sizing, no bearing capacity of the exterior walls are all issues.

Photo Numbers: 1-24 Illustration Numbers: Exhibit B & C

3. Roof

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

Element/Feature: _____

This involves: ☐ An original part of the building

☑ A later addition Estimated date of construction: 1980's

Describe existing feature:

Building has a low quality metal roof. The fire burned the wood structure but the metal roof remains intact. There are two chimneis on the home they are both metal flues with one enclosed in a wood sided chimney.

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

Metal roof and flashing are intact except for a small section at the north west ridge near the fire that appears to be missing.

Photo Numbers: 29-35 Illustration Numbers: Exhibit C

4. Chimney

Use this section to describe any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves: ☑ An original part of the building

☑ A later addition Estimated date of construction: 1904 and 1980's

Describe existing feature:

One flue is for the current forced air heater. It is located in the middle of the south roof slope. It has a wood frame chimney built around it.
The second metal flue is on the south roof slope on the east side. It alighs with an original masonry chimney that starts at the basement and terminates at the underside of the roof where it turns to a metal chimney. This chimney acts as the exhaust for the water heater.

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

Both chimneys appear to be in functional condition.

Photo Numbers: 1, 20, 21, 26 & 34 Illustration Numbers: Exhibit B & C

5. Exterior Walls

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

Element/Feature: _____

This involves: ☑ An original part of the building

☑ A later addition Estimated date of construction: 1904 and 1980's

Describe existing feature:

Most all the exterior walls are vertical or horizontal 1x12 and 1x6. There are a few places, west wall of living room and east wall of entry, where 2x4 wood studs have been added to stregthen the wall.

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

The walls are in varing degrees of deterioration. There is no structural componenet, no lateral integrity and no adequate connection of the wall to the floor or roof systems. T he west wall near the ridge has been charred and burnt by fire. There is approx. 15 sq. ft. of wall missing.

Photo Numbers: 1-24 Illustration Numbers: Exhibit B & C

6. Foundation

Use this section to describe the foundation including its system, materials, perimeter foundation drainage, and other foundation-related features. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves: [X] An original part of the building

[ ] A later addition Estimated date of construction: _____

Describe existing feature:

There is a concrete basement and foundatoin under most of the home.
It may be original to the building.

Describe any deficiencies: Existing Condition: [ ] Excellent [ ] Good [ ] Fair [✓] Poor

The foundation appears to be deteriorating in some locations. Due to it's age it is doughtful to have any reinforcing.

Photo Numbers: 25-28 Illustration Numbers: Exhibit B

7. Porches

Use this section to describe the porches Address decorative features including porch posts, brackets, railing, and floor and ceiling materials. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves: ☐ An original part of the building

☑ A later addition Estimated date of construction: 1980's

Describe existing feature:

Original access to the home was off 9th street. The porch on that side of the building was filled in and is now a bedroom. It is likely the south porch was added as the main entry to the home over time, shifted from the 9th street side to the Crescent Tram side of the home. The south porch is constructed of dimesional lumber.

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

The porch structure is sagging and appears to be failing.

Photo Numbers: 29 & 37 Illustration Numbers: _____

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

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

Element/Feature: _____

This involves: ☐ An original part of the building

☑ A later addition Estimated date of construction: 1980-90's

Describe existing feature:

Current heating is a forced air gas fires furnace. The water heater is a gasfired 40 gal. unit.

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

No issues

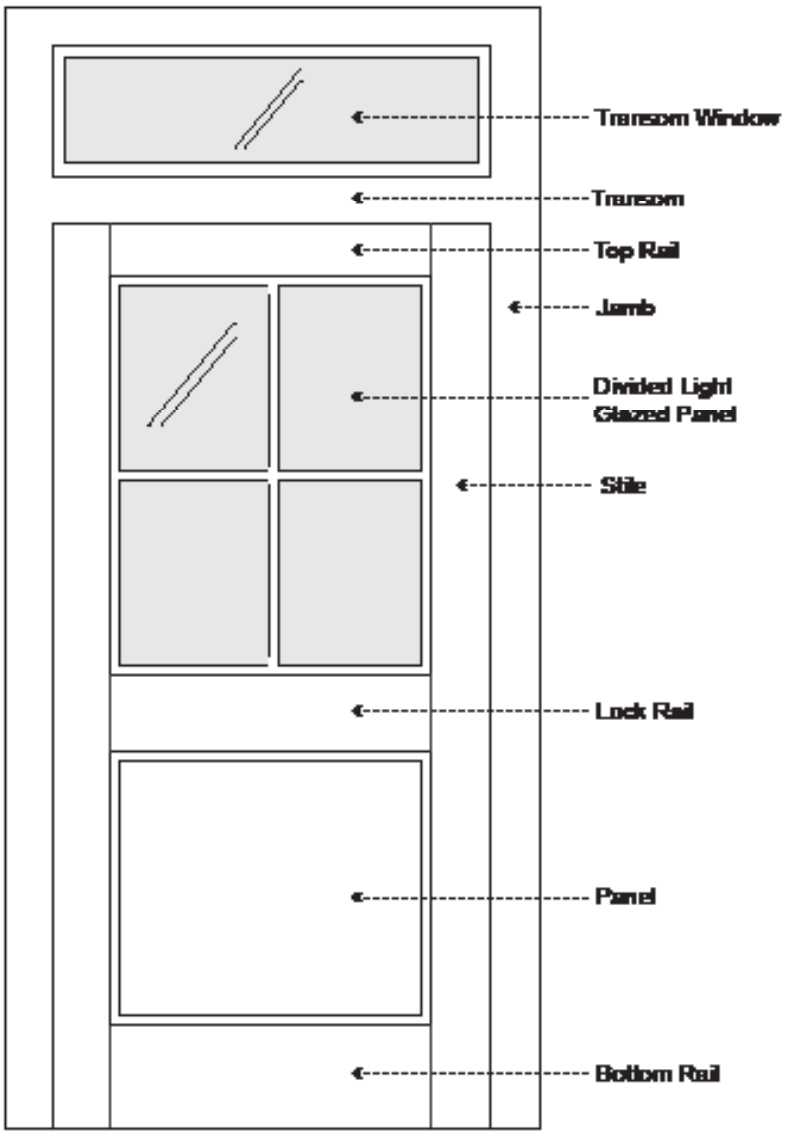
Photo Numbers: 25, 26 & 28 Illustration Numbers: _____

9. Door Survey

Basic Requirements

1. All door openings on the exterior of the structure should be assigned a number and described under the same number in the survey form. Doors in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each exterior door in detail, referring to specific parts of the door. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the door unit and associated trim. Broken glass and normal wear and tear are not necessarily grounds for approving replacement.
4. The condition of each door should be documented based on the same criteria used to evaluate the condition of specific elements and features of the historic structure or site: Good, Fair, Poor.

Don't forget to address service, utility, and garage doors where applicable.



Door Survey Form

Total number of door openings on the exterior of the structure: 2

Number of historic doors on the structure: 0

Number of existing replacement/non-historic doors: 2

Number of doors completely missing: 0

Please reference assigned door numbers based on the Physical Conditions Report.

Number of doors to be replaced: 2

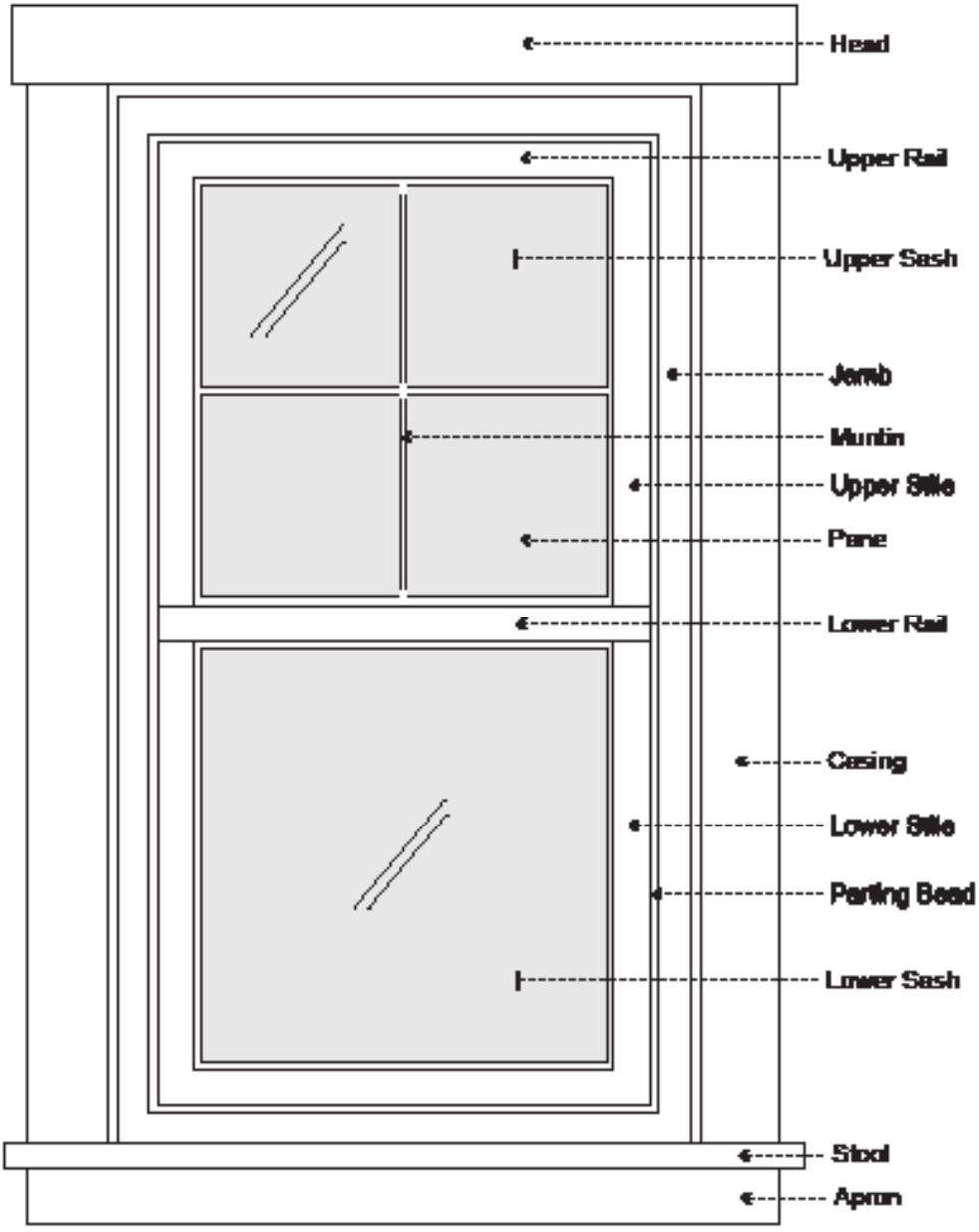
Door #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
001D	Fair	Wood Panel Door	2, 37	No
002D	Poor	Wood Paneled Door	40, 41	No
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

10. Window Survey

Basic Requirements

1. All window openings on the structure should be assigned a number and described under the same number in the survey form. Windows in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each window in detail, referring to specific parts of the window. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the window unit and associated trim. Broken glass and windows that are painted shut alone are not grounds for approving replacement.



Window Survey Form

Total number of window openings on the exterior of the structure: 16

Number of historic windows on the structure: 0

Number of existing replacement/non-historic windows 14

Number of windows completely missing: 2

Please reference assigned window numbers based on the Physical Conditions Report.

Number of windows to be replaced: 15

Window #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
001W	Fair	Not Historic, Vinyl Window	7, 35	No
002W	Fair	Not Historic, Vinyl Window	1, 4	No
003W	Fair	Not Historic, Vinyl Window	4, 5	No
004W	Fair	Not Historic, Vinyl Window	8, 30	No
005W	Fair	Not Historic, Vinyl Window	40	No
006W	Fair	Not Historic, Vinyl Window	2, 40	No
007W	Fair	Not Historic, Vinyl Window	40	No
008W	Fair	Not Historic, Vinyl Window	40	No
009W	Fair		31	No
010W & 011W	Fair	Not Historic, Vinyl Window	30	No
0012W	Fair	Not Historic, Vinyl Window	40	No
013W & 014W	Fair	Not Historic, Vinyl Window	34,35	No
	Fair			

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

11. Interior Photographs

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

Element/Feature: _____

This involves: ☑ An original part of the building

☑ A later addition Estimated date of construction: _____

Describe existing feature:

Building has been gutted to the studs layers of addition and remodel are evident. Many none code framing issues are also evident. The fire damage at the south west roof is exposed.

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

See above comments

Photo Numbers: 1-28 Illustration Numbers: Exhibits B & C



MAIN LEVEL
ENTRY LOOKING WEST
PHOTO 001



MAIN LEVEL
ENTRY, LOOKING EAST
PHOTO 002



MAIN LEVEL,
ENTRY LOOKING NORTH
PHOTO 003

MAIN LEVEL
ENTRY LOOKING NORTH WAST
INTO DINING/LIVING ROOM
PHOTO 004



MAIN LEVEL
LIVING ROOM, NORTH
PHOTO 005



MAIN LEVEL
BATHROOM, NORTH
PHOTO 006

MAIN LEVEL
LIVING ROOM, SOUTH WALL
PHOTO 007



MAIN LEVEL
FRONT BEDROOM, WEST
PHOTO 008

MAIN LEVEL, FRONT BEDROOM, EAST
PHOTO 009

UPPER LEVEL LANDING CEILING
PHOTO 010



UPPER LEVEL, NORTH WEST BEDROOM FIRE DAMAGE PHOTO 011



UPPER LEVEL BEDROOM
NORTH WEST
PHOTO 012

UPPER LEVEL BEDROOM ,
NORTH WEST
PHOTO 013

UPPER LEVEL BEDROOM, SOUTH
FIRE DAMAGE
PHOTO 014



UPPER LEVEL SOUTH WEST BEDROOM,
CEILING FIRE DAMAGE
PHOTO 015



UPPER LEVEL BEDROOM, SOUTH WEST
FIRE DAMAGE
PHOTO 016

UPPER LEVEL BEDROOM, NORTH EAST
PHOTO 017



UPPER LEVEL
BEDROOM, SOUTH EAST
PHOTO 018

UPPER LEVEL, ROOF FRAMING
PHOTO 019


UPPER LEVEL
SOUTH EAST BEDROOM
PHOTO 020

UPPER LEVEL
EAST BEDROOM
PHOTO 021



UPPER LEVEL
BEDROOM, SOUTH EAST
PHOTO 022



UPPER LEVEL
SOUT EAST BEDROOM
PHOTO 023



UPPER LEVEL
WEST BEDROOM WALL
PHOTO 024



BASEMENT LEVEL
STORAGE ROOM
PHOTO 025



BASEMENT LEVEL
EAST WALL
PHOTO 026



BASEMENT LEVEL
WEST STORAGE ROOM
PHOTO 027



BASEMENT LEVEL
SOUTH WALL
PHOTO 028



EXTERIOR VIEW FROM CRESCENT TRAM
PHOTO 029

NORTH ELEVATION FROM EMPIRE AVE.
PHOTO 030

WEST ELEVATION FROM INTRSECTION
PHOTO 031

WEST AND SOUTH ELEVATIONS
PHOTO 032



SOUTH ELEVATION FROM CRESCENT TRAM
PHOTO 033



ENLARGED SOUTH ELEVATION
PHOTO 034



SOUTH AND WEST ELEVATION
PHOTO 035

STAIRS TO ENTRY OFF CRESCENT TRAM
PHOTO 036



ENTRY OFF CREASCENT TRAM
PHOTO 037

RETAINING WALL AT CREASCENT TRAM
PHOTO 038

RETAINING WALL AT CREASENT TRAM
PHOTO 039

EAST ELEVATION
PHOTO 040



EAST ELEVATION
PHOTO 041



EAST ELEVATION
PHOTO 042

EAST ELEVATON
PHOTO 043

SURVEYOR'S CERTIFICATE

I Martin A. Morrison, do hereby certify that I am a registered land surveyor and that I hold certification no, 4938739 as prescribed under the laws of the State of Utah. I further certify that a topographic survey has been made under my direction of the lands shown and described hereon. I further certify that this topographic survey is a correct representation of the land surveyed at the time the field work was completed and is in compliance with generally accepted industry standards for accuracy.

LAND SURVEYOR No.4938739 MARTIN A. MORRISON State of Utah

NOTES

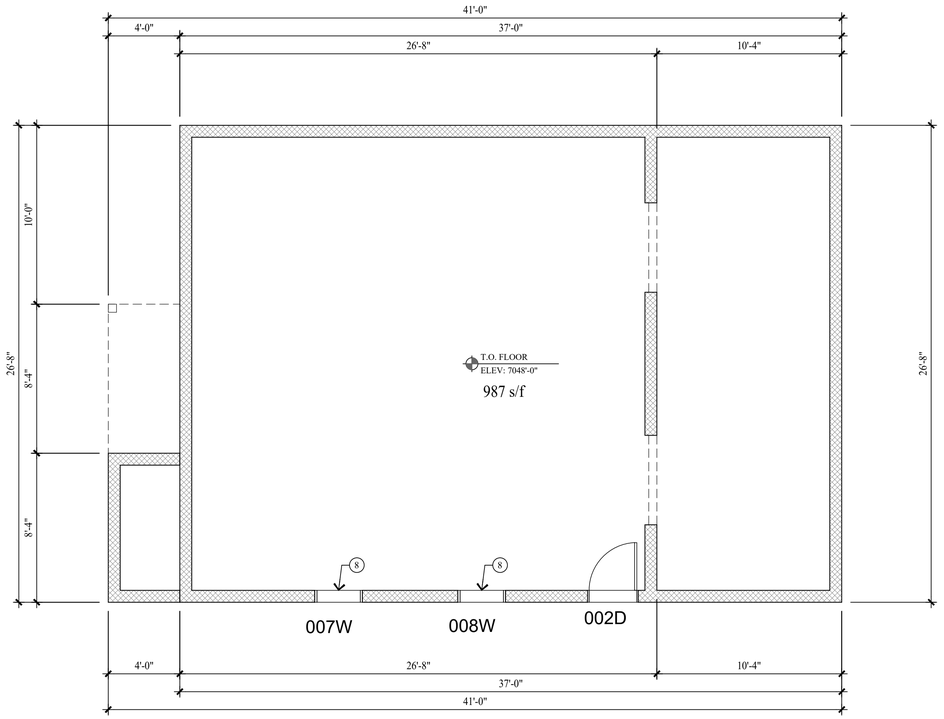
1. Site Benchmark: Sanitary Sewer Manhole Lid
   Elevation= 7063.39'
2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
3. This topographic map is based on a field survey performed on September 28, 2015.
4. Property corners were not set.

EXHIBIT "A"

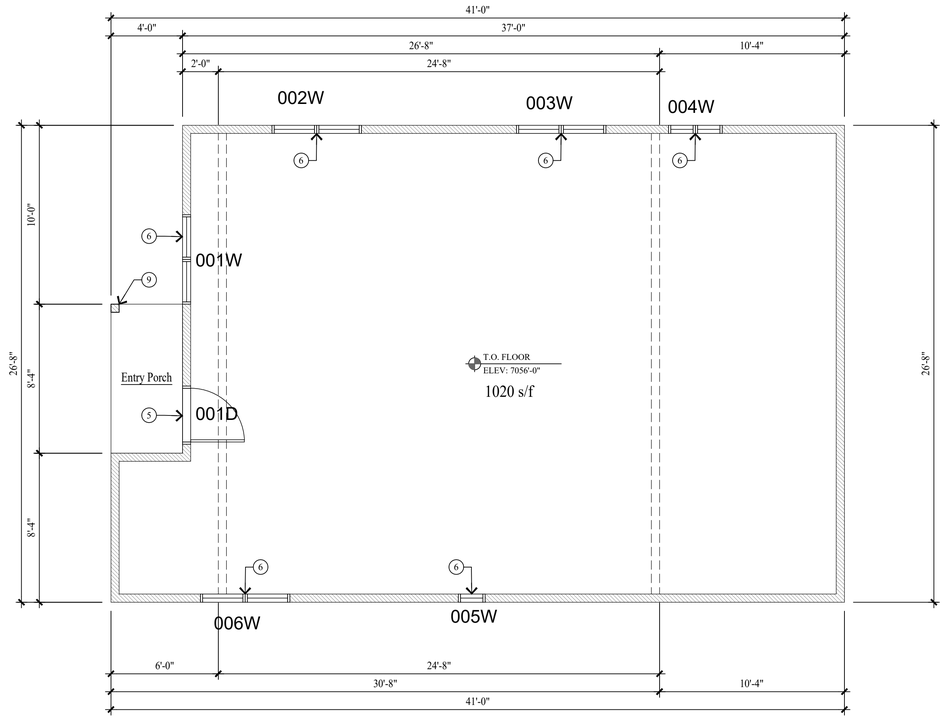
10' 0 10' 20'

(435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	STAFF: MARSHALL KING MARTY MORRISON JESSE MORENO DATE: 10/12/15	EXISTING CONDITIONS & TOPOGRAPHIC MAP 844 EMPIRE AVENUE BLOCK 14, SNYDER'S ADDITION TO PARK CITY FOR: TODD M. GILBERT JOB NO.: 17-8-15 FILE: X:\SnydersAddition\dwg\srv\lopo2015\170815.dwg

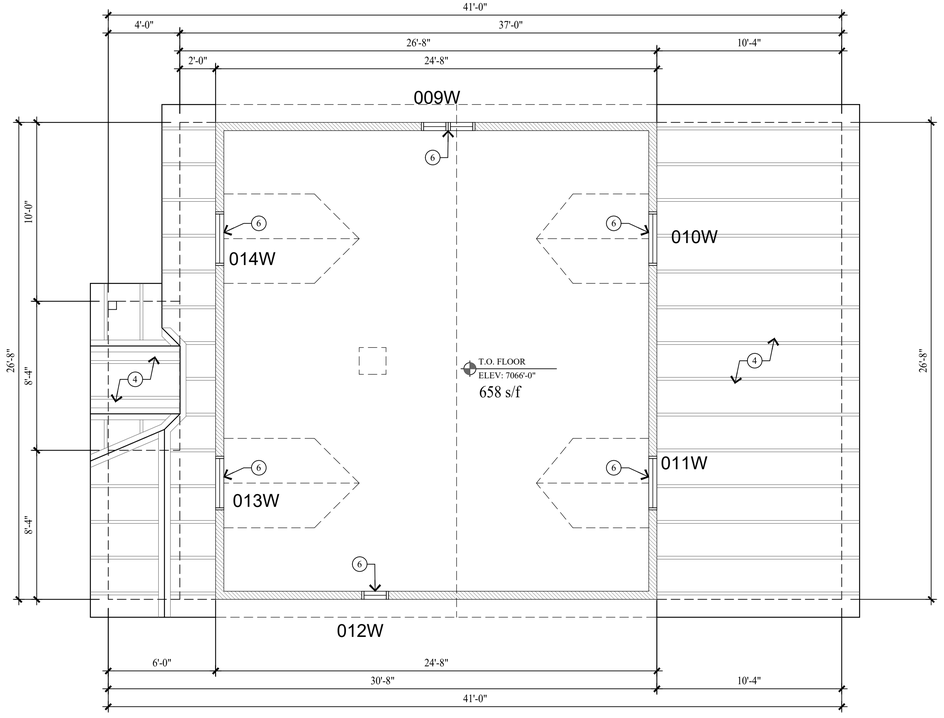
SHEET 1 OF 1



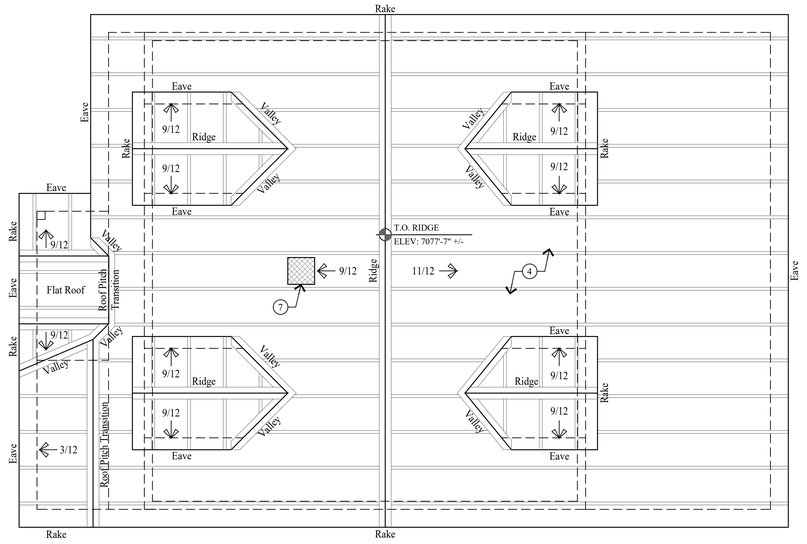
BASEMENT LEVEL PLAN
SCALE: 1/4" = 1'-0"



MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"



UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"



ROOF PLAN
SCALE: 1/4" = 1'-0"

EXHIBIT " B"

WALL LEGEND

- EXISTING WALL
- EXISTING MASONRY / STONE / CONC.

ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION

KEY NOTES

1. 1x8 HORIZONTAL LAP SIDING.
2. 1x4 VERTICAL SIDING.
3. ALL FLASHING, DRIP METAL, TRIM, FASCIA AND SOFFIT ARE IN POOR SHAPE AND NEEDS REPAIR.
4. STANDING SEAM METAL ROOF.
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7. FRAMED CHIMNEY.
8. WINDOWS OPENINGS HAVE BEEN FRAMED IN.
9. 6x6 WOOD COLUMN, NOT ORIGINAL.

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
844 EMPIRE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
AS-BUILTS
FLOOR PLANS

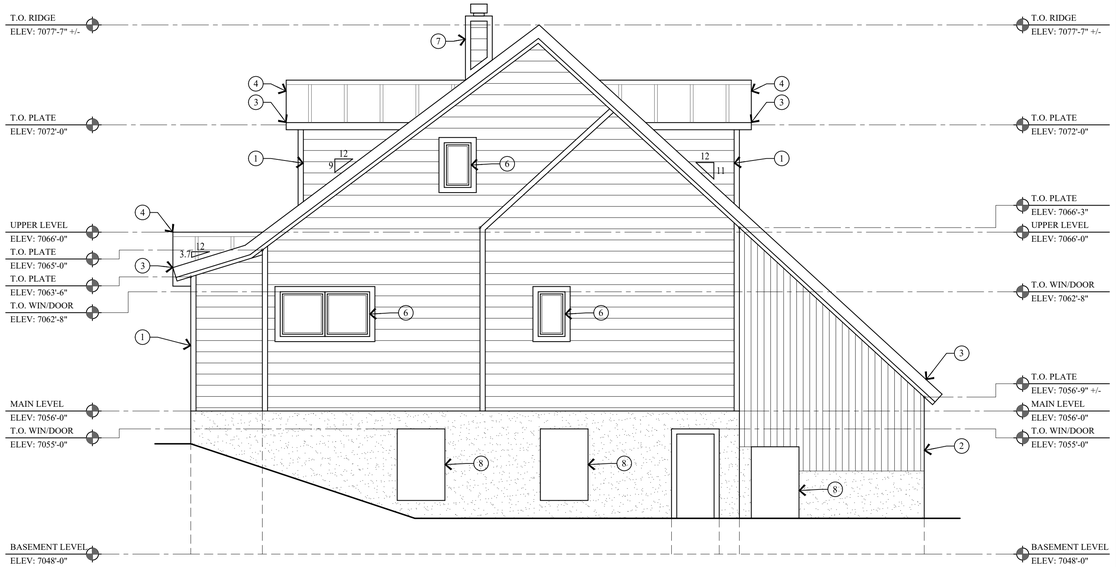
REVISIONS:

DATE:
JULY 25, 2023

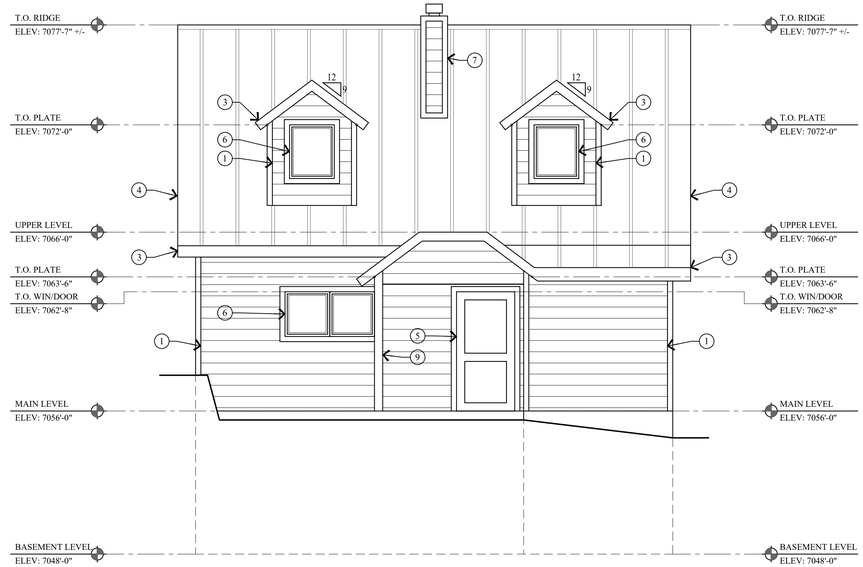
PROJECT NUMBER:
2305-01

SHEET NUMBER:
AB.1

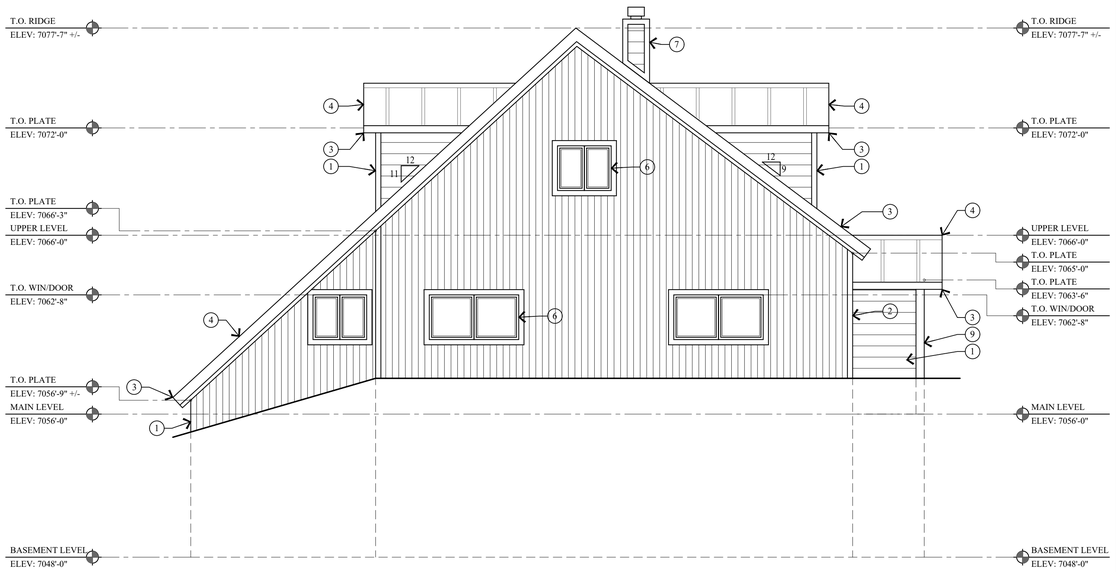
THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
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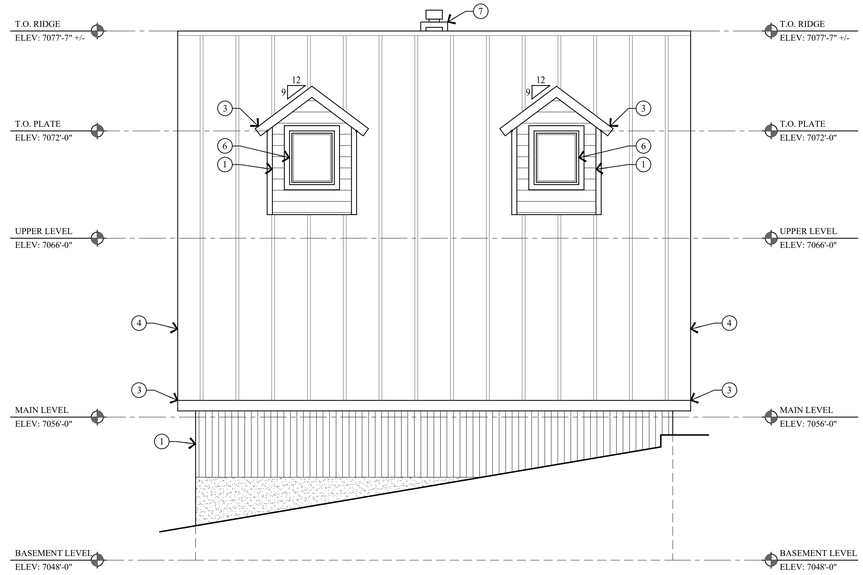
1 AB.2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 AB.2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 AB.2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 AB.2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

EXHIBIT " C"

KEY NOTES

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Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
844 EMPIRE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
AS-BUILTS
ELEVATIONS

REVISIONS:

DATE:
JULY 25, 2023

PROJECT NUMBER:
2305-01

SHEET NUMBER:
AB.2

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

HISTORIC PRESERVATION PLAN

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PLANNING DIRECTOR APPROVAL DATE/INITIALS: _____

CHIEF BUILDING OFFICIAL APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

☐ LANDMARK ☑ SIGNIFICANT DISTRICT: _____

NAME: Todd Gilbert

ADDRESS: 844 Empire Avenue

TAX ID: SA-143 OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: Jonathan DeGray - Architect

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

EMAIL: degrayarch@qwestoffice.net

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

Site Design

Use this section should describe the scope of work and preservation treatment for landscape features such as stone retaining walls, hillside steps, and fencing. Existing landscaping and site grading as well as parking should also be documented. Use supplemental pages if necessary.

Element/Feature: _____

This involves: ☑ Preservation ☑ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Site topography will remain per existing with exception of the addition of an accessory garage .
The site will be re-landscaped per the landscape plan. Walls at the Crescent Tram side will be rebuilt.
The home will be raised 2' to improve the relationshil of the entry to the street.

Structure

Use this section to describe scope of work and preservation treatment for the general structural system of the building including floor and ceiling systems as well as the roof structure. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves: ☑ Preservation ☑ Restoration
☐ Reconstruction ☐ Rehabilitation

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

The building structure will be lifted. A new foundation constructed. The building
will be placed on the new foundation and reframed from the interior to code compliance.

Roof

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

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☑ Reconstruction ☐ Rehabilitation

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

Due to extensive remodeling and fire damage the roof will be rebuilt.

Chimney

Use this section to describe the proposed scope of work and preservation treatment for any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☑ Reconstruction ☐ Rehabilitation

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

Niether of the chimnys at the roof line are historic. They will be removed.

Exterior Walls

Use this section to describe the proposed scope of work and preservation treatment for the exterior wall construction, finishes, and masonry. Please describe the scope of work for each individual exterior wall, use supplemental pages if necessary.

Element/Feature: _____

This involves: ☑ Preservation ☑ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Exterior walls will be reframed from the interior to meet code. On the exterior the historic north wall will be re-exposed with the removal of the bedroom addition. The east wall existing siding will remain. On the south the siding will remain but the stone venner will be removed. At the west side there is no historic siding. It has been replaced. New siding to match the historic profile will be installed here.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Foundation

Use this section to describe the proposed scope of work and preservation treatment for the foundation including its system, materials, perimeter foundation drainage, and other foundation-related features. Use supplemental pages if necessary.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☑ Reconstruction ☐ Rehabilitation

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

The current concrete foundation does not meet code. It will be replaced

Porches

Use this section to describe the proposed scope of work and preservation treatment for all porches Address decorative features including porch posts, brackets, railing, and floor and ceiling materials.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☑ Reconstruction ☐ Rehabilitation

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

The existing south porch will be reconstructed to match the existing. At the north elevation the original porch was removed when the bedroom addition was built. We will reconstruct the north porch to match the historic photos we have of it.

Doors

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

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☑ Reconstruction ☐ Rehabilitation

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

The two exterior doors will be replaced with historically appropriate doors.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Windows

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

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☑ Reconstruction ☐ Rehabilitation

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

All original windows have been replaced with vinyl windows. We will replace these with paint grade historically appropriate windows.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Mechanical System, Utility Systems, Service Equipment & Electrical

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

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☑ Reconstruction ☐ Rehabilitation

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

While the existing systems appear serviceable, we plan to replace these systems as needed to respond to plan revisions.

Additions

Use this section to describe the proposed scope of work for any additions. Describe the impact and the preservation treatment for any historic materials. Supplemental pages should be used to describe additional elements and features. Use supplemental pages if necessary.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☑ Reconstruction ☐ Rehabilitation

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

We propose a accessory garage addition to the west of the existing home. The new structure will be free standing and allow for off street parking with living space on the lower level.

4. PROJECT TEAM

List the individuals and firms involved in designing and executing the proposed work. Include the names and contact information for the architect, designer, preservation professional, contractor, subcontractors, specialized craftspeople, specialty fabricators, etc…

Provide a statement of competency for each individual and/or firm listed above. Include a list or description of relevant experience and/or specialized training or skills.

Will a licensed architect or qualified preservation professional be involved in the analysis and design alternatives chosen for the project? Yes or No. If yes, provide his/her name.

Will a licensed architect or other qualified professional be available during construction to ensure the project is executed according to the approved plans? Yes or No. If yes, provide his/her name.

5. SITE HISTORY

Provide a brief history of the site to augment information from the Historic Site Form. Include information about uses, owners, and dates of changes made (if known) to the site and/or buildings. Please list all sources such as permit records, current/past owner interviews, newspapers, etc. used in compiling the information.

6. FINANCIAL GUARANTEE

The Planning Department is authorized to require that the Applicant provide the City with a financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan. (See Title 15, LMC Chapter 11-9) Describe how you will satisfy the financial guarantee requirements.

7. ACKNOWLEDGMENT OF RESPONSIBILITY

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

Signature of Applicant: Jonathan DeGray Date: 8-11-23

Name of Applicant: Jonathan DeGray

Shen Engineers, Inc. Structural/Seismic Consultants

4157 S. Fortuna Way
Millcreek, Utah 84124
801.230.4996
Henryshen90 @ gmail.com

Dec., 10, 2023

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

Subject: Further Review Report of Park City House
At 844 Empire Ave.
Park City, Utah

To Whom It May Concern:

After further review of the existing structure, we have found out more structural issues of the building:

1. The west wall of the house was fire damaged and needs to be removed.

2. There are some generally cut up panels of the existing west and east walls due to multiple additions. The cut has reduced the strength of the walls dramatically. The walls need to be replaced.

3. The west wood wall is retaining soil and appears to have been retaining for many years. It is not acceptable and the walls need to be replaced with concrete walls.

4. The south wall has been reframed and is not historic. It can be removed.

5. Even though the west wall had been reframed, it needs to be replaced with the new retaining wall.

Based on the original report and the further findings above, we would strongly recommend to panelize the existing building.

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

Best Regards,

Henry Shen

Henry Shen, SE,

Shen Engineers, Inc.
4157 S. Fortuna Way
Millcreek, Utah 84124

801.230.4996
Henryshen90@gmail.com

The report dated on Aug., 2023 is attached.

Aug., 21 2023

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

Subject: Physical Condition Report of Park City House
At 844 Empire Ave.
Park City, Utah

To Whom It May Concern:

We have performed a site investigation of the building on Aug. 14, 2023 with the architect Jon DeGray. The conclusions on the house are as follows:

1. The existing roof joists are 2x4 at 24” on center on a sloped roof spanning 8’-0” to 12’-0”. The 12’-0” roof joists are 12% capacity of the code. The 8’-0” roof joists are 16% capacity of the code. They need to be upgraded or replaced with new roof joists. We suggest reframing roof ridge and valley beams and installing new roof joists.

2. The existing roof deck is 1x wood plank installed perpendicular to the existing joists. It doesn’t have any capacity of shear diaphragm value. Suggest installing new 5/8” plywood or OSB with 10d @ 6” on center nailing.

3. The existing main and crawl space floor joists are possibly 2x6 @ 24” on center spanning 8’-0” to 12’-0. Most of them were totally rotted out. They have to be replaced or at least sistered with new floor joists.

4. All the existing headers need to be upgraded. We will review each one of them when design is available.

5. Portion of the upgraded exterior walls are 2x4 studs @ 16" o.c. w/1x12 planks. Another portion of the exterior walls are built with 1x12 planks installed vertically. The exterior walls with 1x12 vertical planks have no capacity for wind, seismic or gravity loads.

6. The 1/3 portion of existing concrete footings and foundations may be poured not too long ago and they seem to be in fair shape. But since the scope of the project is to create the basement, then eventually the concrete will be removed.

7. The north part of the existing house is in so bad shape on both the roof and the walls. We were told that that portion is non-historical. If so, remove the north part of the house.

8. To lift the existing house, the existing house needs to be temporarily shored and then upgraded. For construction crews’ safety concern, penalizing the existing house is strongly recommended.

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

Best Regards,

Henry Shen

Henry Shen, SE,

Shen Engineers, Inc.
4157 S. Fortuna Way
Millcreek, Utah 84124

801.230.4996
Henryshen90@gmail.com

January 10, 2024

844 Empire Ave
Park City, UT 84060

CC: 844 Empire Ave. Structural Determination
Re: PL-22-05350

NOTICE OF CHIEF BUILDING OFFICIAL DETERMINATION:

Project Address:	844 Empire Ave.
Project Description:	Planning Director and Chief Building Official Determination for the Integrity of the Structure
Date of Action:	January 2, 2024

ACTION TAKEN BY CHIEF BUILDING OFFICIAL

The historic house at 844 Empire Avenue has been designated as Significant on the City's Historic Sites Inventory. It is deemed to be in the interest of the citizens of Park City, as well as the State of Utah, to encourage the preservation of Buildings, Structures, and Sites of Historic Significance in Park City. These Buildings, Structures and Sites are among the City's most important cultural, educational, and economic assets. In order that they are not lost through neglect, Demolition, expansion or change within the City, the preservation of Historic Sites, Buildings, and Structures is required.

The Chief Building Official, based on the submitted engineering report and after visiting the site, finds the structure at 844 Empire Ave. needing to be panelized in order to preserve historic elements of the structure. Due to a previous fire which has compromised portions of the roof, walls that have been buried in soil for many years deteriorating the wood material, and general structural concerns, preserving the panels remaining intact seems to be the best pathway to preservation.

If you have any questions regarding this determination, please don't hesitate to contact the Building Department at 435-615-5101.

Sincerely,

Dave Thacker
Chief Building Official/Fire Code Official
dave.thacker@parkcity.org
(435) 615-5115

Rebecca Ward
Planning Director
rebecca.ward@parkcity.org
(435)-615-5046

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 844 EMPIRE AVE *AKA:*

City, County: Park City, Summit County, Utah *Tax Number:* SA-143

Current Owner Name: PARK PHYLLIS JUHLIN TRUSTEE *Parent Parcel(s):*

Current Owner Address: 4556 CREEK LN, SALT LAKE CITY, UT 84107-3914

Legal Description (include acreage): LOT 12 BLK 14 SNYDERS ADDITION TO PARKCITY, ALSO BEG AT SW COR LOT 11 BLK 14 TH S 54}01'W 75 FT; S 35}59'E 8.6 FT; S78}32'E 56.2 FT; N54}01'E 37 FT N35}59' W 50 FT TO BEG BEING PART OF LOTS 13 &14 BLK 14 SNYDERS ADDITION PARK CITY. UWD-251 XWD-105 M12-535 LESS .015 AC (QCD 283-299)648-743-751; 0.10 AC

2 STATUS/USE

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

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

3 DOCUMENTATION

Photos: Dates
☑ tax photo: c. 1940
☑ prints: 1995 & 2006
☐ historic: c.

Drawings and Plans
☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans:
☐ other:

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

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

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

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Rectangular or "Hall-Parlor" House No. Stories: 1 ½

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

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

Materials and compositional structure of house exterior has been significantly altered from original tax photo.

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

General Condition of Exterior Materials:

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

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

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

☐ Uninhabitable/Ruin

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

Site: City roadway above property acts as a retaining wall for one side of building lot.

Foundation: Not visible based on photos provided and therefore its material cannot be verified

Walls: Vertical wooden board siding, some form of stucco and stone on lower storey, and remnants of drop-novelty siding of which the house fully consisted of based on earliest photos.

Roof: Photos indicate prior use of shingles, but now consists of metal roofing.

Windows: Currently swing or sliding vinyl frame windows.

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): Traditional hall-parlor front has been significantly modified; the front full-width shed-roof porch has been replaced with a narrow gabled porch element; exterior wall materials have been significantly altered, yet elements of original drop-novelty siding are still evident in some spots. Also, the roof, which appears to be a gable modified to truncated gable in the tax photo is now simply a steeper gable. Date of this change is unknown. Some evidence--building cards--suggests that the current primary façade is actually the original rear façade. The rear façade is not visible in the tax photos and this cannot be verified. Transition from a shingle roof to a metal roof occurred sometime between 1995 and 2006 photos, as were the significant changes in window materials.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): Compact building lot on a significant slope. As mentioned earlier, front and back entrances were at some point reversed, and heavy tree landscaping was reduced or scaled back (based on photos) sometime between 1995 and 2006.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines the typical Park City mining era home--simple methods of construction, the use of non-beveled (drop-novelty) wood siding, plan type, simple roof form, informal landscaping, restrained ornamentation, and plain finishes--have been altered and, therefore, lost.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The Hall-Parlor house form is the earliest type to be built in Park City and one of the three most common house types built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of the alterations render this site ineligible for the National Register.

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c. 1904[1]

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

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

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

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

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

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

6 PHOTOS

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

Photo No. 1: North elevation (primary façade). Camera facing south, 2006.
Photo No. 2: Northeast oblique. Camera facing southwest, 2006.
Photo No. 3: Northeast oblique. Camera facing southwest, 1995.
Photo No. 4: South elevation (possibly north façade). Camera facing unknown, c. 1940 tax photo.

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

BLT SERIAL NO. DESC.-

RE-APPRAISAL CARD (NEW APPR. BASE)

Owner's Name.....

Owner's Address.....

Location.....

Kind of Building..... Res Street No.....

Schedule 1 Class 4 Type 1 - 2 - (3) - 4 Base Cost $.....

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		538	$ —	$ 2125
	x x			$	$
	x x			$	$

No. of Rooms 4 & 4 Attic Condition.....

Description of Building	Add	Deduct
114+57 = 171 @ .615 Foundation—Stone..... Conc. ½ None ½		197
Ext. Walls Siding		
Insulated—Floors..... Walls..... Clgs.....		
Roof—Type Gab. Mat. Shg.		
Dormers—Small..... Med. 4 Lg.....	200	
Bays—Small..... Med. — Lg.....		
Porches—Front 104 □ @ 1.25	130	
Rear 40 □ @ 1 □	40	
Cellar—Basm't—¼ ⅓ (½) ⅔ ¾ full-floor Conc	268	45
Basement Apts.—Rooms Fin.....		
Attic Rooms—Fin. 4 Unfin.....	656	
Plumbing— Class 1 Tub 1 Trays..... Basin 1 Sink 1 Toilet 1 Urls..... Ftns..... Shr..... Dishwasher..... Garbage Disp.....		
Heat—Stove..... H. A. ✓ Steam..... S. ✓ Blr..... Oil..... Gas..... Coal.....		
Air Conditioned..... Incinerators.....	194	
Radiant—Pipeless.....		
Finish— Hd. Wd. Fir ✓ Floors— Hd. Wd. Fir ✓ Conc.		
Cabinets 1 Mantels —		125
Tile— Walls..... Wainscot..... Floors —		
Lighting—Lamp..... Drops ✓ Fix.....		
Lbr. & Wkbd. Hand - 8 @ 15 □		120
Total Additions and Deductions	1488	487
Net Additions or Deductions	−487	

Unoccupied

Stolen

2125

+1001

Ave Age 45 Yrs. by (Est. / Owner ✓ / Tenant / Neighbors / Records ✓)

REPRODUCTION VALUE $ 3126

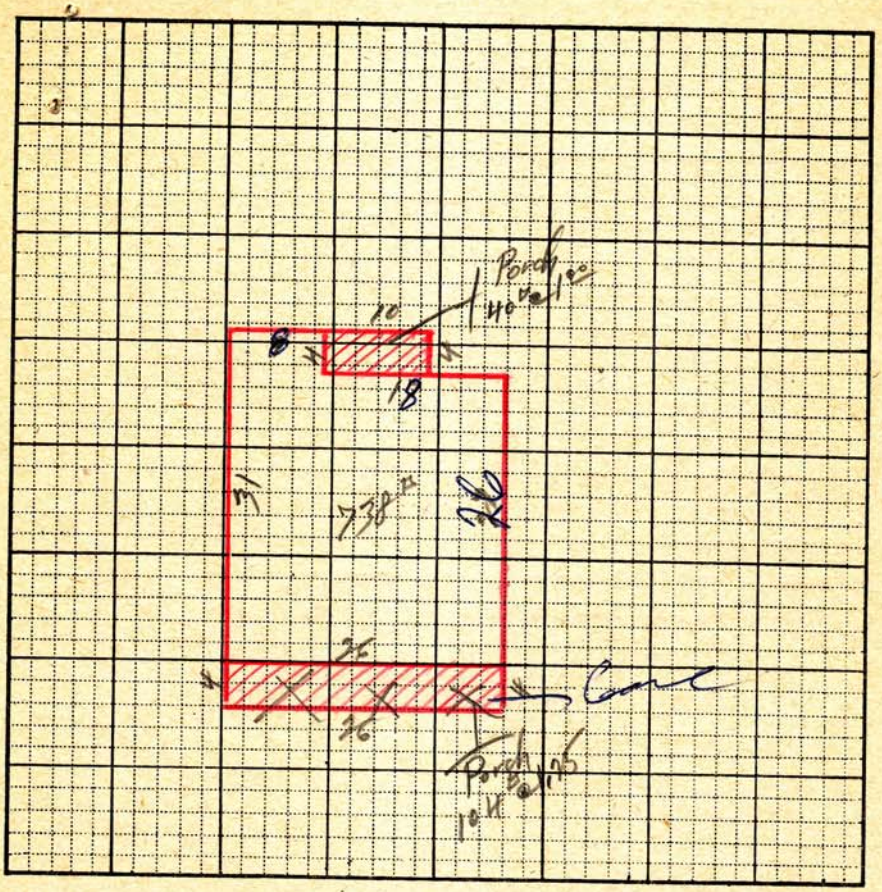
Depr (1) - 2 - 3 - 4 - 5 - 6 58½% $

Reproduction Val. Minus Dep. $ 1313

Remodeled.....	Est. Cost.....	Remodeling Inc..... %	$
Garage—S 8—C——Depr. 2%, 3%.....		Obsolescence.....	$
Cars.....	Walls.....	Out Bldgs.....	$
Roof —	Size..... x..... Age.....		$
Floor.....	Cost.....	Depreciated Value Garage.....	$

Remarks (37 yr Ave Used - 1941) Total Building Value $

Appraised 10/ 194 By OAO & A.J



OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr Value
		x				
		x				

RECORD OF ASSESSMENT OF IMPROVEMENTS

SA 143

Summit COUNTY SERIAL NO. X342

OWNER'S NAME ~~Fern Anderson~~ Bradley, H. F.

OWNER'S ADDRESS Park City

LOCATION Part of lots 13 & 14, Blk 14 S.A.P.C.

Serial No. SA 143

Location Block 14 SA - R4 lots 13 + 14

Kind of Bldg. RES St. No. abt 840 EMPIRE AVE

Class 4 Type 1 2 (3) 4. Cost $ 1811 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		738		$ 1811
	x x				
	x x				

Gar.—Carport — x — Flr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone — Conc. ½ None ½	
Ext. Walls Siding	
Insulation—Floors — Walls — Clgs. —	
Roof Type Gable Mtl. Shg	
Dormers—Small — Med. 4 Large —	
Bays — Small — Med. — Large —	
Porches—Front Wood Stoop @ NTV	—
Rear 4X10 40° @ [redacted]	40
Porch — @ 100	
Metal Awnings — Mtl. Rail —	
Basement Entr. — @	
Planters — @	
Cellar-Bsmt. — ¼ ⅓ (½) ⅔ ¾ Full — Floor Conc	361
Bsmt. Apt. — Rooms Fin. — Unfin.	
Attic Rooms Fin. 4 Unfin.	757
Plumbing: Class 1 Tub 1 Trays —	350
Basin 1 Sink 1 Toilet 1	
Wtr. Sftr. — Shr. St. — O.T. —	
Dishwasher — Garbage Disp. —	
Built-in-Appliances —	
Heat—Stove — H.A. ✓ Steam — Stkr. ✓ Blr. ✓	
Oil — Gas — Coal ✓ Pipeless — Radiant	359
Air Cond. —	
Finish— Fir ✓ Hd. Wd. —	
Floor— Fir ✓ Hd. Wd. — Other —	
Cabinets 1 Mantels —	
Tile — Walls — Wainscot — Floors —	
Storm Sash— Wood D. — S. —; Metal D. — S. —	
Total Additions	1867

Unoccupied

1867

Year Built —	Avg. 54 Age	Current Value	$ 3678
Ave Age 1949 - 45		Commission Adj. 10 %	368
Inf. by {Owner - Tenant - Neighbor - Record - Est.}		Bldg. Value	3310
		Depr. Col. (1) 2 3 4 5 6 33 %	
Remodel Year Est. Cost		Current Value Minus Depr.	$ 1092

Garage — Class — Depr. 2% 3% Carport — Factor —

Cars — Floor — Walls — Roof — Doors —

Size — — x — Age — Cost — x — % —

Other —

Total Building Value $ —

Appraised 4-22-58 19 By 1302

SA143
Serial Number

.....OF.....
Card Number

Owners Name

Location BLK 14 SA PT LOTS 13+14

Kind of Bldg. Res St. No. 840 EMPIRE Ave

Class 3- Type 1 2 3 4. Cost $ 3217 X 94 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	708		$ 3024	$
	x x				
	x x				

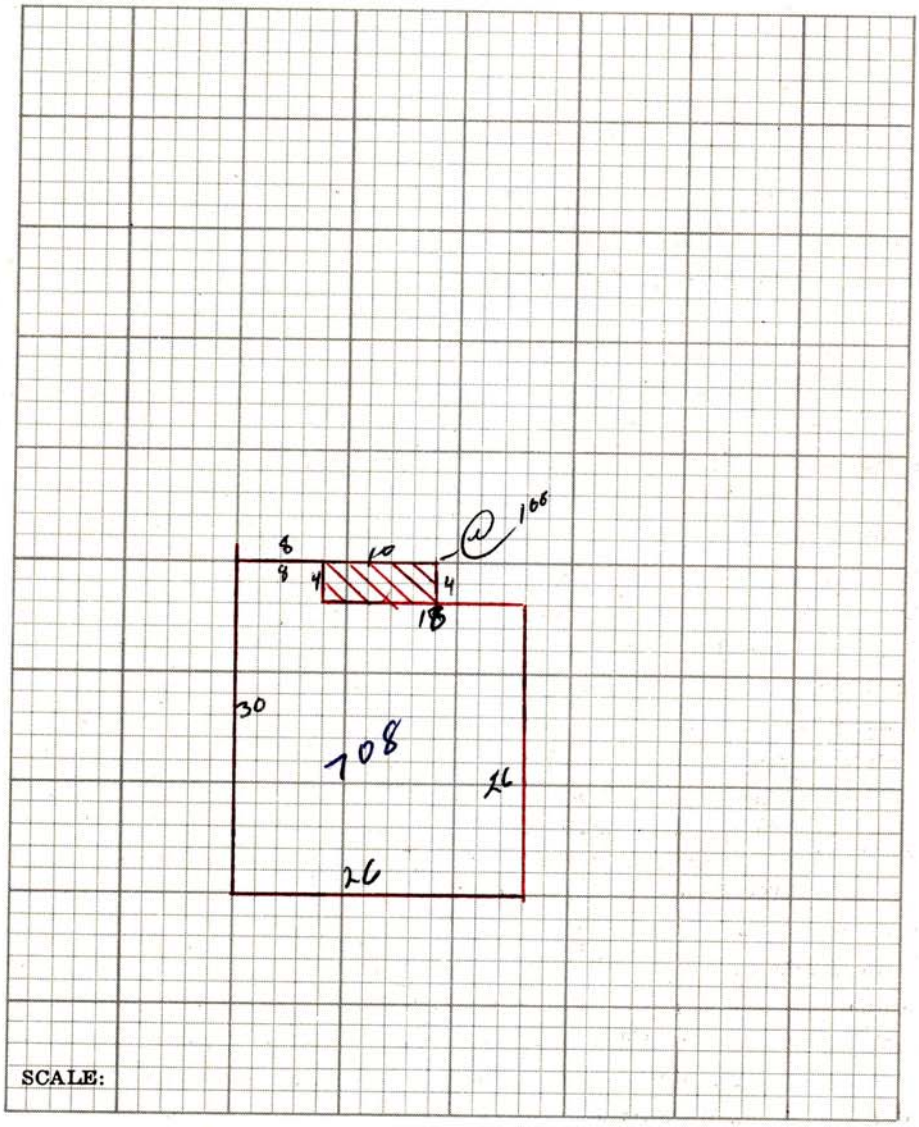
Att. Gar.—C.P. x Flr. Walls Cl.

Description of Buildings	Additions		Additions
Foundation—Stone Conc. 1/2 Sills 1/2			
Ext. Walls Siding + Stucco (A)			
Roof Type GAB Mtl. Slag			
Dormers—Small 4 Med. Large	320		
Bays—Small Med Large			
Porches—Front 40 @ 100	40		
Rear @			
Porch @			
Planters @			
Ext. Base. Entry @			
Cellar-Bsmt. — ¼ ⅓ ½ ⅔ ¾ Full Floor	80		
Bsmt. Gar.			
Basement-Apt. Rms. Fin. Rms.			
Attic Rooms Fin. 4 Unfin.	675		
Plumbing: Class 1 Tub. 1 Trays; Basin 1 Sink 1 Toilet 1; Wtr. Sftr. Shr. St. O.T.; Dishwasher Garbage Disp.	550		
Heat—Stove H.A. FA X HW Stkr Elec. Oil Gas X Coal Pipeless Radiant	320		
Air Cond. — Full Zone			
Finish—Fir. / Hd. Wd. Panel			
Floor—Fir. / Hd. Wd Other			
Cabinets 1 Mantels			
Tile—Walls Wainscot Floors			
Storm Sash—Wood D. S.; Metal D. S.			
Awnings — Metal Fiberglass			
Total Additions	1985		

From W.A.V. 1964 Old Card — Year Built 1904	Avg. 1904	Replacement Cost	5009
	Age 2.	Obsolescence	
Inf. by Owner - Tenant - Neighbor - Record - Est.		Adj. Bld. Value	
		Conv. Factor	x.47
		Replacement Cost—1940 Base	
		Depreciation Column 1 2 3 4 5 6	
		1940 Base Cost, Less Depreciation	
Total Value from reverse side			
		Total Building Value	$

Appraised ① 12- 9- 1968 By 1708 1333

Appraised ② 19 By DEC 27 1968 1325



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

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

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

_____ 1940 Base Cost _____ x _____ % Depr. _____

_____ Total _____

REMARKS _____

Average Year of Construction Computation:

Year _____ $ _____ = _____ % X _____ Year = _____

Year _____ $ _____ = _____ % X _____ Year = _____

Average Year of Construction _____ _____

TC-74 REV. 61

STATE OF UTAH — STATE TAX COMMISSION



SA 143




844
NO SMOKING THANKYOU



HISTORIC SITE FORM

(10-91)

UTAH STATE HISTORIC PRESERVATION OFFICE

1 IDENTIFICATION

Name of Property: **Thomas Jones House**

Address: **844 Empire Avenue** *Twnshp* *Range* *Section*:

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

Current Owner Name: **Kevin M. Rapf** *USGS Map Name & Date:* **Park City West Quad/2011**

Current Owner Address: **PO Box 2831**
Park City, UT 84060-2831 *Tax Number:* **SA-143**

Legal Description (include acreage): **LOT 12 BLK 14 SNYDERS ADDITION TO PARKCITY, ALSO [BEG AT SW COR LOT 11 BLK 14 TH S 54*01' W 75 FT; S 35*59' E 8.6 FT; S 78*32' E 56.2 FT; N 54*01' E 37 FT N 35*59' W 50 FT TO BEG. BEING PART OF LOTS 13 &14 BLK 14 SNYDERS ADDITION PARK CITY] (LESS 664.8 SQ FT OR 0.01 AC 283-299 SA-141 KNA SHEP-A) BAL 0.10 AC. M/L UWD-251 XWD-105 M12-535 281-432 648-743-751 2091-331-334 (SEE SHEPARD PLAT AMENDMENT; CONFLICTS WITH A PORTION OF ABOVE DESC PARCEL)**

2 STATUS/USE

Property Category	*Evaluation*	*Use*
x *building(s)*	___ *eligible/contributing*	*Original Use:* **single dwelling**
___ *structure*	**x** *ineligible/non-contributing*	
___ *site*	___ *out-of-period*	*Current Use:* **single dwelling**
___ *object*		

3 DOCUMENTATION

Photos: Dates
x *digital:* **Nov. 2013 (4)**
x *prints:* **2006 (2), 1995, 1940s**
___ *historic:*

Drawings and Plans
___ *measured floor plans*
___ *site sketch map*
___ *Historic American Bldg. Survey*
___ *original plans available at:*
x *other:* **survey, 7/6/2011**

Research Sources (check all sources consulted, whether useful or not)
x *abstract of title*
x *tax card & photo*
___ *building permit*
___ *sewer permit*
x *Sanborn Maps*
___ *obituary index*
___ *city directories/gazetteers*
x *census records*
___ *biographical encyclopedias*
x *newspapers*
x *city/county histories*
___ *personal interviews*
___ *USHS History Research Center*
x *USHS Preservation Files*
___ *USHS Architects File*
___ *LDS Family History Library*
x *local library:* **Park City Museum**
___ *university library(ies):*

Bibliographical References (books, articles, interviews, etc.)
Attach copies of all research notes, title searches, obituaries, and so forth.

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

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

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

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

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

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

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

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

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

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

Researcher/Organization: John Ewanowski, CRSA Architecture *Date:* September 2015

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: **modified hall-parlor house type** *No. Stories:* **1.5**

Foundation Material: **concrete** *Wall Material(s):* **wood siding (various) and stucco on brick**

Additions: __*none* **x** *minor* __*major (describe below)* *Alterations:* __*none* __*minor* **x** *major (describe below)*

Number of associated outbuildings **0** *and/or structures* **0**.

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

The house at 844 Empire is a hall-parlor house that has undergone major alterations. The hall-parlor is the earliest type of house associated with the Park City mining era, but the changes made to this house are significant and reduce the historic integrity. The truncated gable roof shown in the 1940s tax photo has been modified to a typical gable roof, and from a shingle to a metal roof. Another major alteration is that the original rear façade has been modified and made into the front façade, changing the entrance to Crescent Tram. The house is clad in both vertical board siding and wood drop siding, with the lower part having a stone cladding in the area near the door. Judging from the building card, a full width rear porch was removed between the 1949 and 1968 building drawings. The front porch is covered by a clipped gable extension of the roof. The windows are all vinyl, with a slider on the first floor, left of the covered porch area. The symmetrically spaced dormers in the roof each contain a swing window. The door is an eight pane wood panel door that looks like it could be original, but the lack of rear photos from before the house was reversed make this difficult to confirm. The foundation is covered by siding, and it is unknown what material it is.

National Register eligibility in relation to the Mining Boom Era Residences Thematic District on this house is debatable. The changes to the form are substantial but do not disqualify the house from National Register consideration, as most were done within the historic period and should be viewed as a typical method of altering a historic residence to meet changing spatial needs and housing tastes. However, most of the essential features have been lost or altered. This includes the drop wood siding on the north and west facades, historic windows, and the roof. Evidence of the original hall-parlor form, visible in the 1940s tax photo, was lost when the house was re-sided. The clipped gables were filled in and the west addition was added after the historic period, one more reason to not consider this property as a mining era house under National Register criterion A. On the other hand, alterations to the house illustrate broader developments in Park City housing, from the need for more space to changing architectural tastes, and the property represents a record of these developments. The features of this significance, while not all readily apparent, are visible to the trained eye. Overall, the major alterations to the form and materiality have diminished the historic value of this house.

5 HISTORY

Architect/Builder: **unknown** *Date of Construction:* **1895**

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

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

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

This lot was purchased by Thomas Jones in 1895 from John Paradise. Thomas and wife Rebecca immediately took out a mortgage on the property, indicating a probable date of construction of the house. Paradise was a manager of the Crescent Mining Company, who had bought the surrounding land to build the Crescent Tramway, and it is unlikely that he built a house on the property, instead acting as a broker of its sale. Very little is known of Thomas and Rebecca Jones, and it is possible that they lived elsewhere while renting this house out.

William J. Wright bought the house from the Joneses in 1907 and held title until 1921. It subsequently had four owners over a three year span, until Henry Bradley bought the house in 1923 and owned it until 1952. Henry was born in Salt Lake City on December 7, 1887, and worked as an assayer of silver ore. He lived in 844 Empire Avenue with wife Lydia Marie (b. 1898), three sons, and a daughter. The Bradleys owned the house until 1952. Henry lived until December 5, 1964, while Lydia Marie died on July 9, 1958.

Eric and Fern Anderson owned the property from 1952 to 1962, and it has had a handful of owners since. It has been owned by Kevin Rapf since 2011.



844 Empire Avenue. Southwest oblique. November 2013.



844 Empire Avenue. West elevation. November 2013.



844 Empire Avenue. Northwest oblique. November 2013.



844 Empire Avenue. South elevation. November 2013.

TITLE SEARCH FORM

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

Address: 844 Empire Avenue
City: Park City, UT
Current Owner: Kevin M. Rapf
Address: (see historic site form for address)

Tax Number: SA-143
Legal Description (include acreage): SA BK 14, L12, pt.L13, pt.L14 (see historic site form for complete legal description)

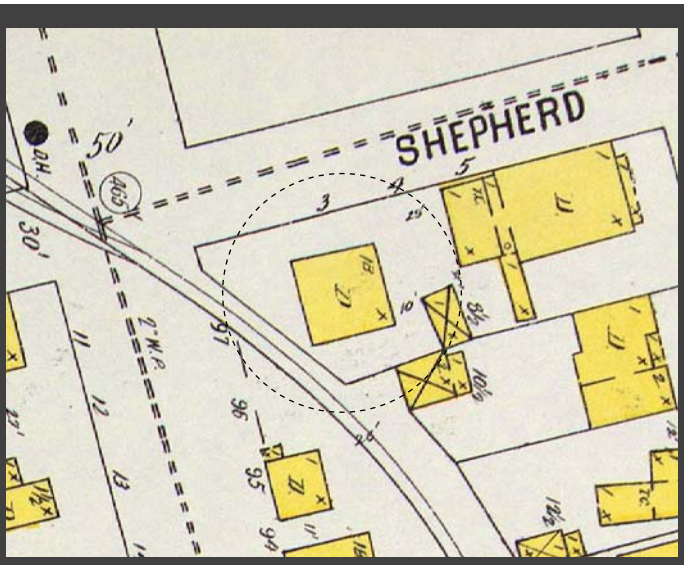
TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
11/14/1883	Geo. G. Snyder	David C. McLaughlin	W		[L1-21]
5/19/1886	David C. McLaughlin	The Crescent Mining Company	W		[L12-21]
6/16/1892	Crescent Mining Company	John Paradise	W		"12"
4/1/1895	John & Maria Paradise	Thomas Jones	W		"com. at SW cor of L11..."
4/1/1895	Thomas & Rebecca M. Jones	John Paradise	Mortgage		"com. at SW cor of L11..."
8/16/1907	Thomas & R.M. Jones	William J. Wright	W.D.	$550.00	"12,13,14"
7/26/1921	William J. Wright	Harold J. Pyper	W.D.		
8/25/1922	Harold J. Pyper, et ux	James L. Allen	W.D.		
6/29/1923	James L. Allen	John C. Gleason	W.D.		
7/5/1923	John C. Gleason, et ux	Henry F. Bradley	W.D.		
3/19/1952	Henry F. & Marie Bradley	Fern Evans Anderson	W.D.		
12/5/1962	Eric V. & Fern Evans Anderson	Frank E. & Ada Stindt	W.D.		
9/5/1967	Frank E. & Ada Stindt	Phyllis J. & Doris Earl Park	W.D.		
3/3/1992	Phyllis Juhlin Park	Phyllis Juhlin Park, trustee	Q.C.D.		[following death of Doris Earl Park]
8/11/2011	Kurt Phillip Park, trustee	Kevin Rapf	W.D.		[following death of Phyllis Juhlin Park]

Researcher: John Ewanowski, CRSA Architecture

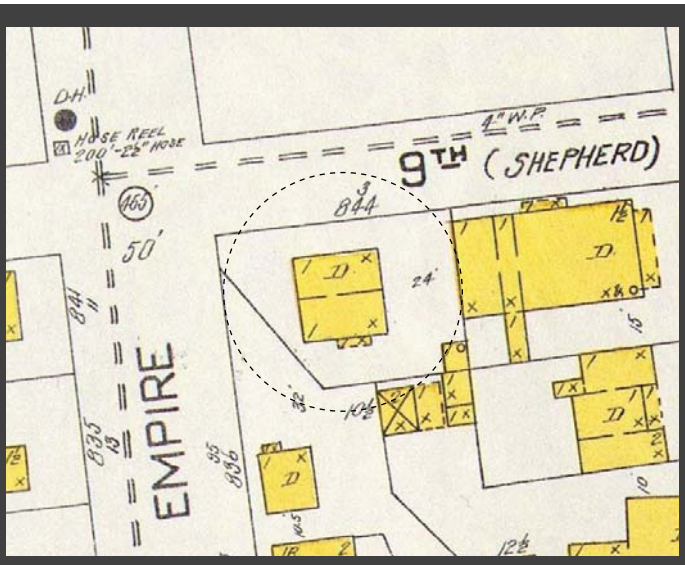
Date: 4/29/2014

(outside of 1889 Sanborn boundary)

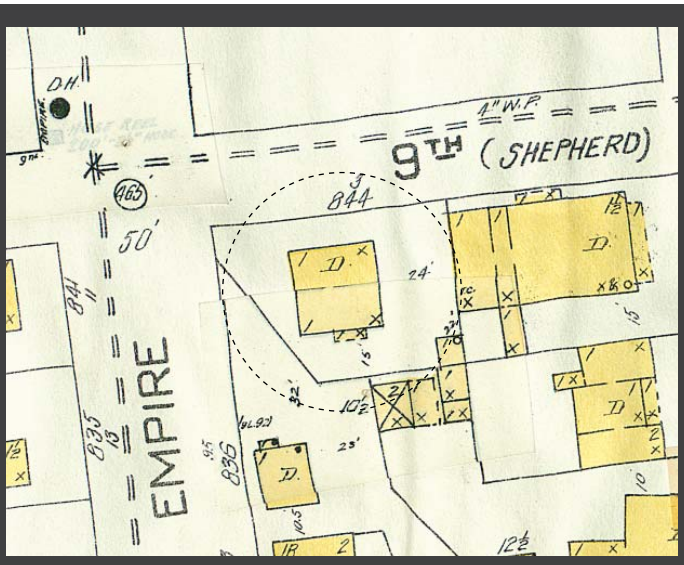
1889



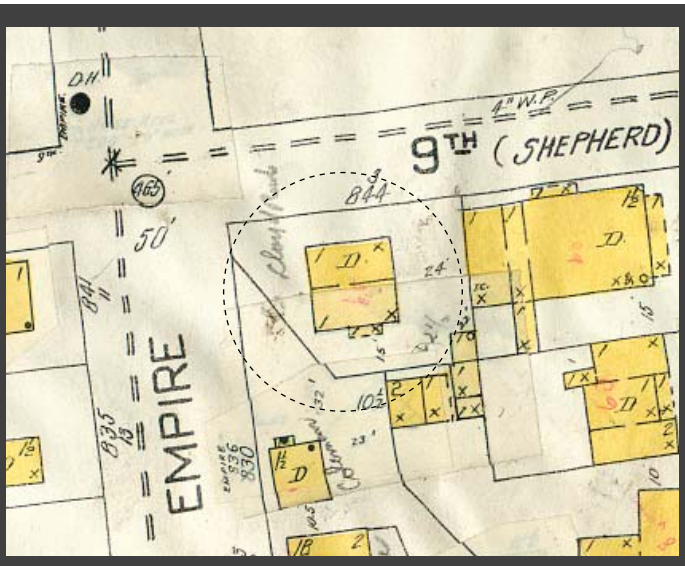
1900



1907



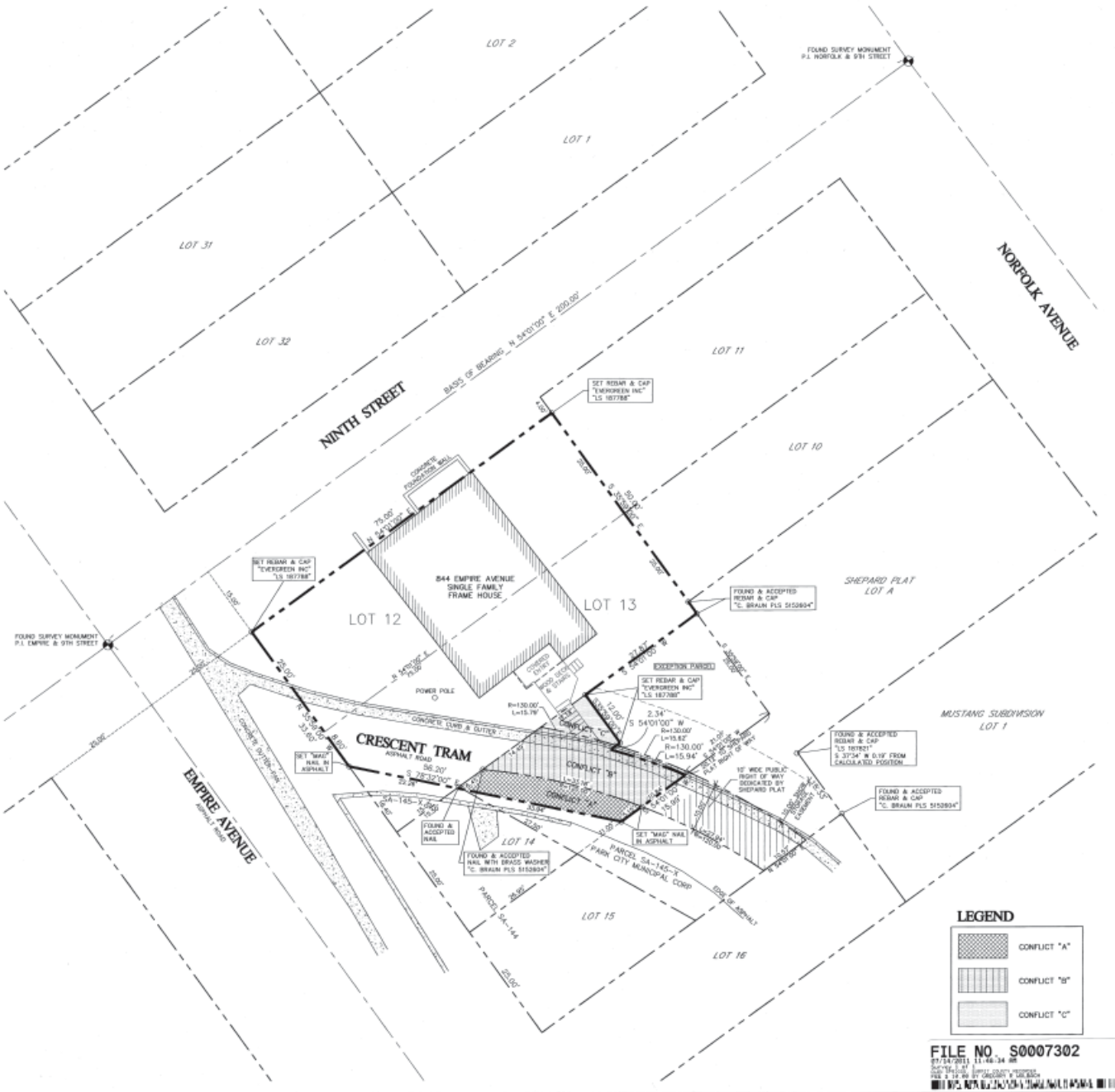
1929



1941



c. 1941 (Summit County), northwest oblique



SURVEYOR'S CERTIFICATE

I, GREGORY R. WOLBACH, OF PARK CITY, UTAH, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 187788, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE PERFORMED A SURVEY OF THE HEREON DESCRIBED PROPERTY.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THIS RECORD OF SURVEY IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REGULATIONS OF THE LAW.

GREGORY R. WOLBACH — STATE OF UTAH — 7-6-11 — GREGORY R. WOLBACH — NO. 187788 — CERTIFICATE — PROFESSIONAL LAND SURVEYOR

JULY 6, 2011
DATE

LEGAL DESCRIPTION

LOT 12, BLOCK 14, SNYDER'S ADDITION TO THE PARK CITY SURVEY, ALSO BEGINNING AT THE SOUTHWEST CORNER OF LOT 11, BLOCK 14, AND RUNNING THENCE SOUTH 54°01' WEST 75 FEET; THENCE SOUTH 35°58' EAST 86 FEET; THENCE SOUTH 78°01' EAST 56.3 FEET; THENCE NORTH 54°01' EAST 37 FEET; THENCE NORTH 35°58' WEST 50 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING:
BEGINNING AT THE NORTHEAST CORNER OF LOT 14, BLOCK 14 SNYDER'S ADDITION TO THE PARK CITY SURVEY, UTAH AND RUNNING THENCE SOUTH 35°58' EAST ALONG THE EASTERLY BOUNDARY OF SAID LOT 14, 23 FEET; THENCE SOUTH 54°01' WEST ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 14, 21.01 FEET TO A POINT ON THE NORTHERLY SIDE OF THE CRESCENT RIGHT OF WAY; THENCE ALONG SAID NORTHERLY SIDE OF THE CRESCENT RIGHT OF WAY, BEING A 130 FOOT RADIUS CURVE TO THE LEFT (RADIUS POINT BEARS SOUTH 22°14'19" WEST), 15.94 FEET; THENCE NORTH 54°01' EAST 2.34 FEET; THENCE NORTH 35°58' WEST 12 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID LOT 14; THENCE NORTH 54°01' EAST ALONG SAID NORTHERLY BOUNDARY OF LOT 14, 27.87 FEET TO THE POINT OF BEGINNING.

NARRATIVE

1. BASIS OF BEARING: N 54°01'00" E BETWEEN SURVEY MONUMENTS FOUND IN 9TH STREET AT EMPIRE AVENUE AND NORFOLK AVENUE, AS SHOWN HEREON.
2. PROPERTY CORNERS: SET OR FOUND AS SHOWN HEREON.
3. LOCATED WITHIN: THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, PARK CITY, UTAH.
4. DATE OF SURVEY: JUNE 29, 2011
5. PURPOSE OF SURVEY: ESTABLISH PROPERTY BOUNDARY.
6. SURVEY REQUESTED BY: KURT AND PAULINE PARK
7. THE OWNERS OF THIS PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT. THE SURVEYOR HAS FOUND NO OBVIOUS EVIDENCE OF EASEMENTS, ENCROACHMENTS, OR ENCUMBRANCES ON THE PROPERTY SURVEYED, EXCEPT AS DRAWN OR NOTED HEREON.
8. ALL BEARINGS AND DISTANCES SHOWN WERE MEASURED AND ARE EQUIVALENT TO THE RECORD BEARINGS AND DISTANCES, EXCEPT AS DRAWN OR NOTED HEREON.
9. ALTERATION OF ANY SURVEY DATA SHOWN HEREON WITHOUT THE SURVEYOR'S CONSENT MAKES THIS SURVEY INVALID.
10. TITLE REPORT DATED: MAY 27, 2011 AS FILE NO. 19423, PREPARED BY PARK CITY TITLE COMPANY, WAS USED IN THE PREPARATION OF THIS SURVEY.
11. THERE ARE MULTIPLE CONFLICTS (OVERLAPS) OF OWNERSHIP WITH NEIGHBORING PARCELS THAT HAVE BECOME APPARENT IN THE PREPARATION OF TITLE WORK AND THIS SURVEY. ALL OF THESE CONFLICTS ARE LOCATED WITHIN LOT 14, BLOCK 14, SNYDER'S ADDITION TO THE PARK CITY SURVEY, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER. THESE CONFLICTS ARE DRAWN HEREON AND ARE DESCRIBED AS FOLLOWS:

* CONFLICT "A" – PARCEL NUMBER SA-145-X, OWNED BY PARK CITY MUNICIPAL CORPORATION, IS SHOWN AND DESCRIBED IN THE SUMMIT COUNTY RECORDS AS "PARTS OF LOTS 13-14-15-17-18, BLOCK 14, SNYDER'S ADDITION TO THE PARK CITY SURVEY ON WHICH CRESCENT TRAMWAY RIGHT OF WAY WAS ESTABLISHED". A PART OF THIS PARCEL OVERLAPS THE SUBJECT PROPERTY WITHIN LOT 14.

* CONFLICT "B" – LOT A, SHEPARD PLAT AMENDMENT, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, AS FILE NUMBER 104590. A 10.00' WIDE RIGHT OF WAY IS SHOWN AS BEING DEDICATED TO PARK CITY. THIS RIGHT OF WAY AND THE LAND THAT IT SITS ON OVERLAPS THE SUBJECT PROPERTY ON LOT 14. THE SHEPARD PLAT DESCRIPTION OF LOT A INCLUDES THIS LAND THAT IS BEING DEDICATED AS RIGHT OF WAY, ACTUALLY CALLING OUT THE CENTERLINE OF AN EXISTING ROADWAY KNOWN AS CRESCENT TRAM. THEREFORE THE LAND ON WHICH THE DEDICATED RIGHT OF WAY IS LOCATED, IS IN CONFLICT WITH THREE PARCELS/OWNERS; THE SUBJECT PROPERTY, LOT A OF THE SHEPARD PLAT AMENDMENT AND PARK CITY MUNICIPAL CORPORATION.

* CONFLICT "C" – LOT A, SHEPARD PLAT AMENDMENT, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, AS FILE NUMBER 104590. A 69.58 SQUARE FOOT AREA THAT INCLUDES AN EXISTING CONCRETE LANDING ATTACHED TO THE CONCRETE HIGH-BACK CURB & GUTTER AND WOOD STAIRS THAT ARE ATTACHED TO THE LANDING GOING DOWN TO THE FRONT WOOD DECK THAT IS THE MAIN ENTRY FOR THE EXISTING HOUSE LOCATED ON THE SUBJECT PROPERTY. THIS AREA OVERLAPS LOT A, SHEPARD PLAT AMENDMENT, AND IS LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF THE 10.00 FOOT WIDE RIGHT-OF-WAY, AS DEDICATED BY THE SHEPARD PLAT AMENDMENT AND DESCRIBED AS CONFLICT "B" HEREON.

FILE NO. S0007302
07/14/2011 11:46:34 AM
Summit County Recorder
FEE 2.00 BY GREGORY R WOLBACH

PLOT DATE: JULY 6, 2011

S-7302

Evergreen Engineering, Inc.
Civil Engineering • Land Surveying • Land Planning
1800 West Ute Blvd, Suite 200 • Park City, Utah • 84060
P.O. Box 2861 • Park City, Utah • 84060
Phone: (435) 649-9467 • Fax: (435) 649-9579
E-mail: office@evergreen-eng.com

REVISIONS		
DATE	BY	COMMENTS

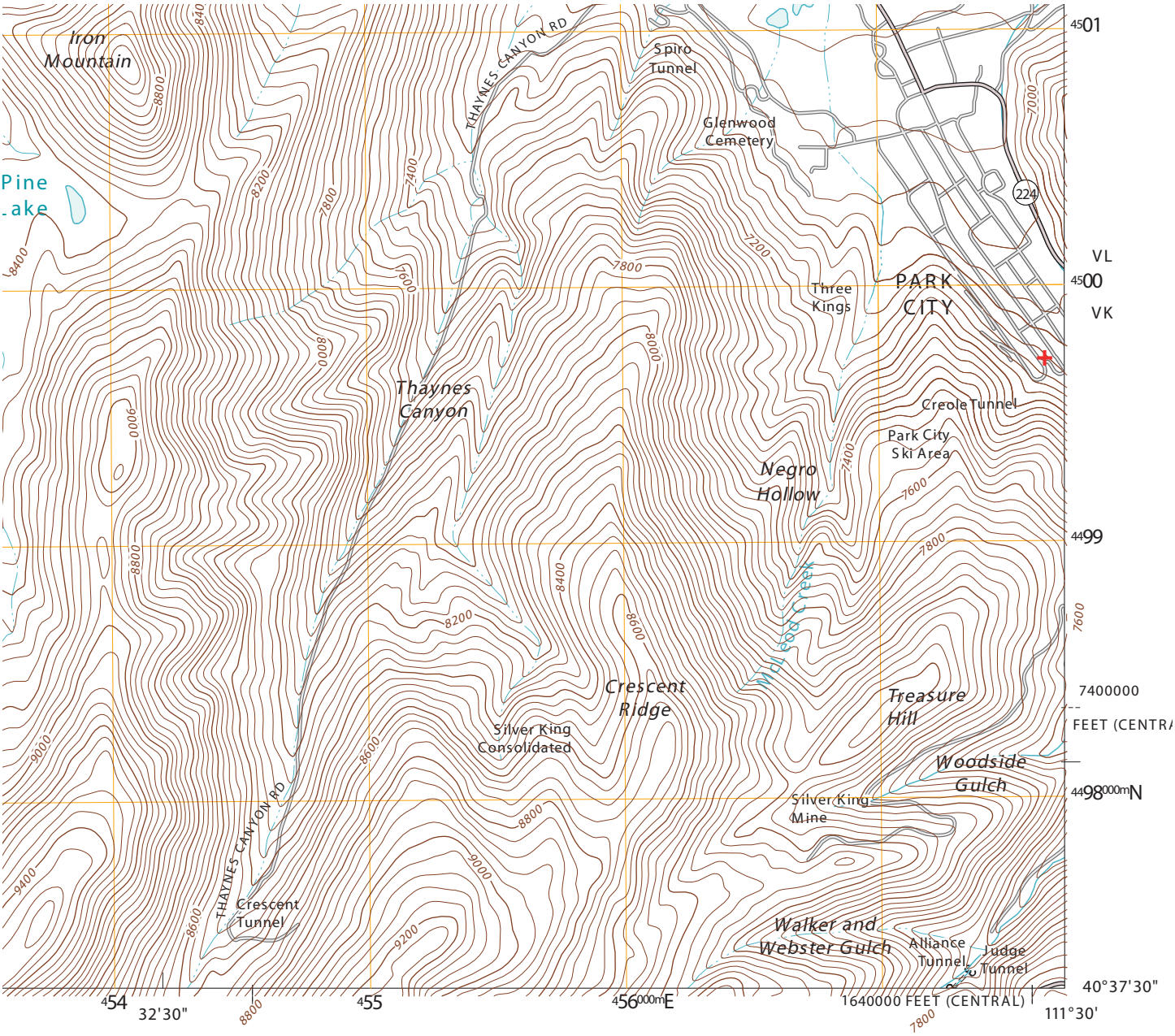
© 2011 Evergreen Engineering, Inc.

SURVEYED BY: GRW/ADM
DRAWN BY: ADM
CHECKED BY: GRW/ADM

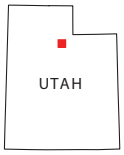
RECORD OF SURVEY
SNYDER'S ADDITION TO THE PARK CITY SURVEY
BLOCK 14, LOT 12 AND PART OF LOTS 13 & 14

FOR: KURT & PAULINE PARK
DWG NO.: BLK14-LOTS12-RDS
JOB NO.: 1113

SHEET 1 OF 1



2
2000
1
9000 10000



QUADRANGLE LOCATION

Mountain Dell	Big Dutch Hollow	Wanship
Mount Aire	Park City West	Park City East
Dromedary Peak	Brighton	Heber City

ADJOINING 7.5' QUADRANGLES

ROAD CLASSIFICATION

Interstate Route	State Route
US Route	Local Road
Ramp	4WD

Interstate Route · US Route · State Route

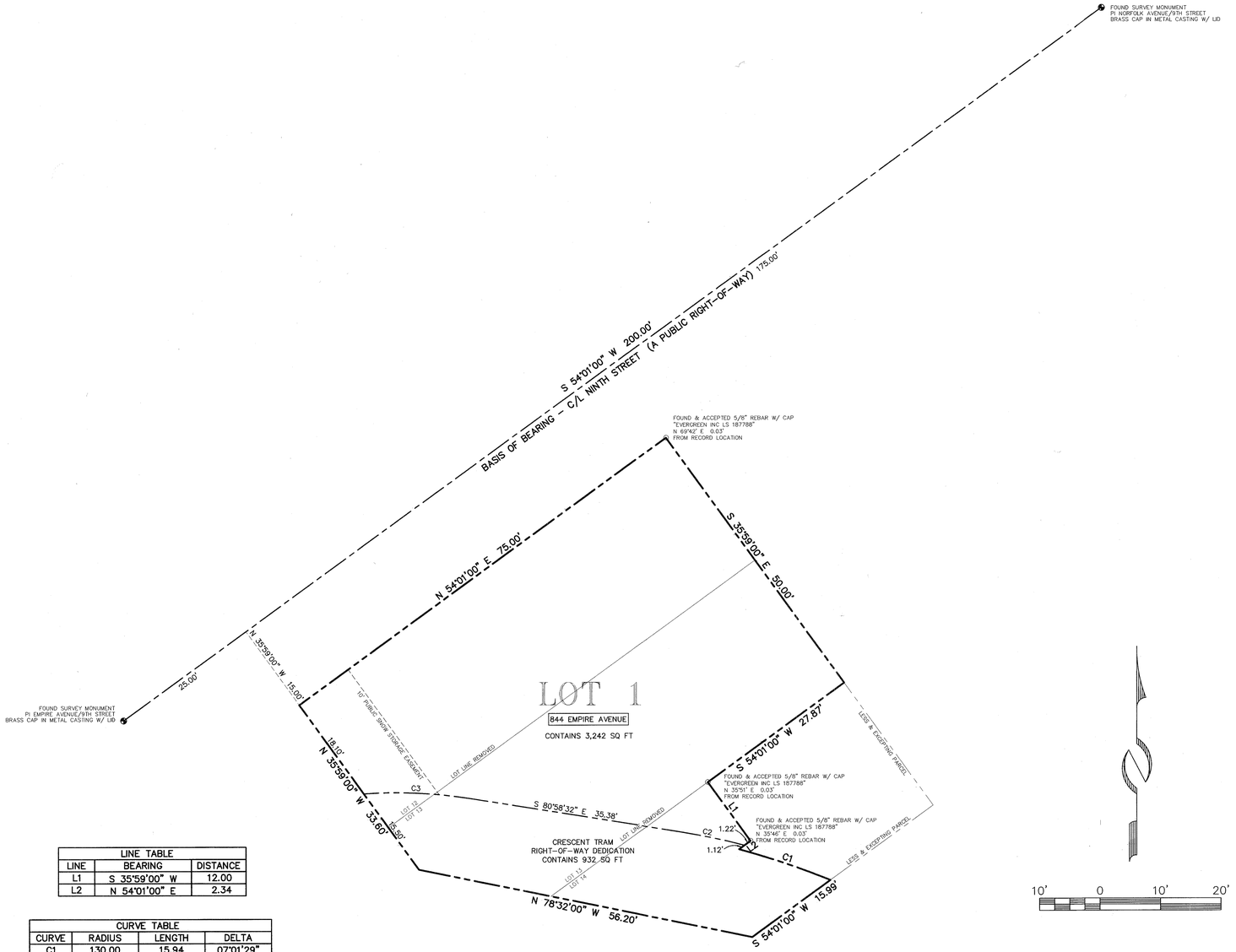
FS Primary Route · FS Passenger Route · FS High Clearance Route

Check with local Forest Service unit
for current travel conditions and restrictions.

PARK CITY WEST, UT

2011

+ location on USGS Park City West 1:24000 Quadrangle Map (2011)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 35°59'00" W	12.00
L2	N 54°01'00" E	2.34

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	130.00	15.94	07°01'29"
C2	110.00	10.82	05°38'10"
C3	77.50	17.47	12°55'07"

SURVEYOR'S CERTIFICATE

I, Martin A. Morrison, certify that I am a Registered Land Surveyor and that I hold Certificate No. 4938739, as prescribed by the laws of the State of Utah, and that by authority of the owners, I have prepared this Record of Survey map of 844 EMPIRE AVENUE PLAT AMENDMENT and that the same has been or will be monumented on the ground as shown on this plat. I further certify that the information on this plat is accurate.

REGISTERED LAND SURVEYOR
No. 4938739
MARTIN A. MORRISON
State of Utah

Martin A. Morrison

4-18-'17

BOUNDARY DESCRIPTION

Lot 12, Block 14, Snyder's Addition to Park City.

Also, a part of Lots 13 and 14, in Block 14, Snyder's Addition to Park City described as follows: Beginning at the Southwest corner of Lot 11, Block 14; and running thence South 54°01' West 75 feet; thence South 35°59' East 8.6 feet; thence South 78°32' East 56.2 feet; thence North 54°01' East 37 feet; thence North 35°59' West 50 feet to the point of beginning.

Less and excepting the following land conveyed to Robert G. Ward and Margery W. Ward, his wife, grantee, as show in that certain Quit-Claim Deed recorded December 28, 1983, as Entry No. 214633, in Book 283, at page 299, of Official Records, more particularly described as follows:

Beginning at the Northeast corner of Lot 14, Block 14, Snyder's Addition to Park City, Utah; and running thence South 35°59' East along the Easterly boundary of said Lot 14, 25 feet; thence South 54°01' West along the Southerly boundary of said Lot 14, 21.01 feet to a point on the Northerly side of the Crescent right-of-way; thence along said Northerly side of the Crescent right-of-way, being a 130-foot radius curve to the left (radius point bears South 22°14'19" West), 15.94 feet; thence North 54°01' East 2.34 feet; thence North 35°59' West 12 feet to a point on the Northerly boundary of said Lot 14; thence North 54°01' East along said Northerly boundary of Lot 14, 27.87 feet to the point of beginning.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that CRESCENT TRAM LLC, a Utah limited liability company, the undersigned owner of the herein described tract of land, to be known hereafter as 844 EMPIRE PLAT AMENDMENT, does hereby certify that it has caused this Plat Amendment to be prepared, and does hereby consent to the recordation of this Plat.

ALSO, the owner hereby irrevocably offers for dedication to the City of Park City all the streets, land for local government uses, easements and required utilities shown on this plat in accordance with an irrevocable offer of dedication.

In witness whereof, the undersigned set his hand this 24th day of April, 2017.

By: _____
Todd Gilbert, Manager
CRESCENT TRAM LLC, a Utah limited liability company

ACKNOWLEDGMENT

State of CALIFORNIA
County of SAN FRANCISCO : ss.

On this 24TH day of APRIL, 2017, Todd Gilbert personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the Manager of CRESCENT TRAM LLC, a Utah limited liability company, and that said document was signed by him on behalf of said limited liability company by authority of its Operating Agreement or Resolution of its Members, and he acknowledged to me that he executed the 844 EMPIRE PLAT AMENDMENT.

_____
A Notary Public commissioned in CALIFORNIA
GILAYNA JOY SANTOS
Printed Name
Residing in: SAN FRANCISCO, CA
My commission expires: 08/16/2019

COMMISSION NAME: GILAYNA JOY SANTOS
EXPIRATION DATE: 08/16/2019
COUNTY: SAN FRANCISCO, CALIFORNIA
COMMISSION NUMBER: 2123850

NOTE

1. This subdivision is subject to the Conditions of Approval in Ordinance 2016–26.
2. Fire sprinklers shall be required for all new construction or substantial renovations, as determined by the Park City Building Department during building permit review.
3. Drive access to the site shall be from Empire Avenue or through platted un-built 9th Street in a location approved by the City Engineer.

A PARCEL COMBINATION PLAT

A COMBINATION OF LOT 12 AND PART OF LOTS 13 AND 14 IN BLOCK 14, SNYDER'S ADDITION TO PARK CITY SURVEY

844 EMPIRE AVENUE PLAT AMENDMENT

LOCATED IN SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 1

4/18/17 JOB NO.: 17-8-15 FILE: X:\SnydersAddition\dwg\srv\plat2015\170815.dwg

(435) 649-9467
Alliance Engineering Inc
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 26th DAY OF April, 2017
BY _____ S.B.W.R.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 11th DAY OF MAY, 2016
BY _____ CHAIR

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 16th DAY OF May, 2017
BY _____ PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 17th DAY OF May, 2017
BY _____ PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 2nd DAY OF JUNE, 2016
BY _____ MAYOR Pro Tem

PARK CITY SUMMIT COUNTY UTAH CORPORATE SEAL MARCH 1, 1884

CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 2nd DAY OF JUNE, 2016
BY _____ PARK CITY RECORDER

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF Alliance Engineering Inc
DATE 6/1/17 TIME 8:19 am ENTRY NO. 1070614
$31.00 FEE
Becky Doward, deputy RECORDER

From: Linda McReynolds <[redacted]>
Sent: Wednesday, November 8, 2023 11:38 AM
To: Caitlyn Tubbs; Rebecca Ward
Subject: [External] Concerns 844 Empire Avenue
Attachments: 20231101_161657.jpg

[CAUTION] This is an external email.

Hi Caitlyn,

You suggested I write my questions and concerns to the planning department when you presented 844 Empire Avenue to the HPB. I appreciate you considering them as you move forward on this application.

I've attached photos of the subject property where it abuts my two lots and home at 843 Norfolk Avenue.

1. My stacked rock retaining wall. I am concerned the work on 844 will undermine its integrity. It was built in 2004 by licensed contractor Gary Bush with a PCMC Building Permit following the recommendations of Applied Geotechnical Engineering Consultants who did the analysis. I have a copy of their report. Eric DeHan, City Engineer, approved it.

At the time, Eric also instructed the tenants of 844 Empire to stop parking their cars behind their house as they were too heavy and too near my stacked rock wall. (They were using 9th Street as a driveway and parking in their backyard). I would like assurance that my wall will not be affected by any construction

2. Drainage. It is a fairly steep slope and I'd like assurance that rainfall and snowmelt drainage will not flow down into my patio and house during construction and afterwards.

3. Setbacks. The property most affected by this build is mine. I believe a 10 foot setback would be more appropriate than the 5 foot you have planned between our two properties. 844 is a unique lot and the area abutting mine is the only yard area; it has always been considered the backyard regardless of where front and back doors keep switching back and forth. This new plan with a towering two story addition and rooftop deck just 5 feet away from me will severely affect my enjoyment of my home and outdoor space.

4. Landscaping. I was going to rebuild my fence along the 844 property line next summer but have put that on hold. I would like to participate in sharing the landscaping between the two lots so we both are able to have as much privacy as possible. A combination of fencing and plantings perhaps?

Thank you and the planning department for all you do.

Best regards,
Linda

Linda McReynolds
[redacted]



Historic Preservation Board
Staff Report

Subject: **218 Sandridge Road**
Application: **PL-23-05692**
Author: **Caitlyn Tubbs, Historic Senior Planner**
Date: **February 7, 2024**
Type of Item: **Material Deconstruction**

Recommendation

(I) Review the Material Deconstruction request to modify approximately 64 square feet of the c. 1889 roof form and 48 square feet of 1940s siding to accommodate an addition to a Significant Historic Structure, (II) conduct a public hearing, (III) consider approving the request to remove approximately 48 square feet of 1940s siding, and (IV) consider denying the request to remove approximately 64 square feet of the 1889 roof form based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the draft Final Action Letter (Exhibit A).

Description

Applicant:	Dennis Hranitzky represented by Molly Guinan
Location:	218 Sandridge Road
Zoning District:	Historic Residential – 1
Adjacent Land Uses:	Residential
Reason for Review:	The Historic Preservation Board reviews and takes Final Action on Material Deconstruction Requests in accordance with LMC § 15-11-12.5

HDDR	Historic District Design Review
HPB	Historic Preservation Board
HR-1	Historic Residential – 1
HSI	Historic Sites Inventory
LMC	Land Management Code
SSCUP	Steep Slope Conditional Use Permit

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Summary

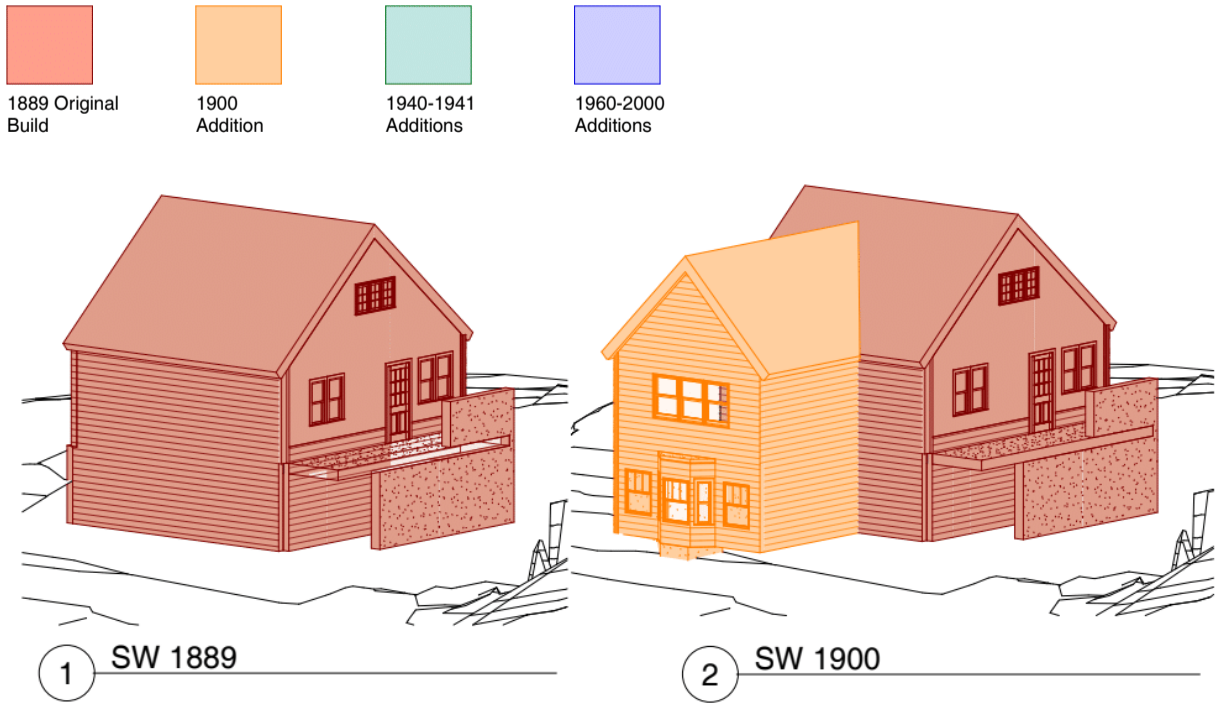
The Applicant seeks Material Deconstruction approval to facilitate the construction of an addition to a Significant Historic Structure at 218 Sandridge Road. The Applicant proposes to partially restore the 1907 roof form on the western side of the Structure and to modify approximately 64 square feet of the original 1889 roof form to accommodate a flat roof projection as part of a proposed addition. The Applicant also proposes the Material Deconstruction of approximately 48 square feet of 1940s siding from the southern façade of the Structure to connect the existing Structure to the proposed transitional element.

The Historic Preservation Board previously considered this request following a public hearing on November 1, 2023 (Staff Report; Minutes, p. 13) and approved the request to remove the 1941 addition located at the southern-southwestern side of the Structure. The Historic Preservation Board requested additional information regarding the total amount of historic material proposed to be removed from the 1889 roof form, the southern façade, and the historic status of the existing windows.

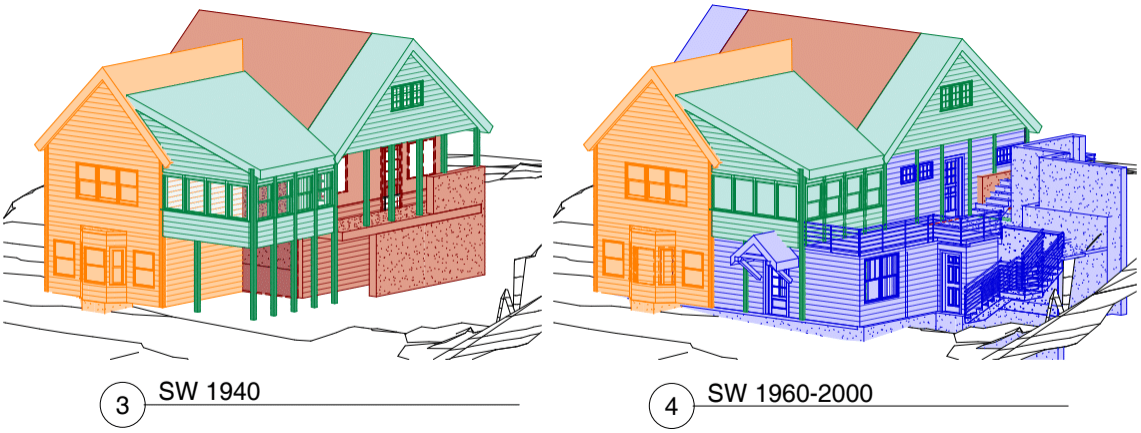
Background

218 Sandridge Road, also known as the Ingrid Parsons House, is designated as a Significant Historic Structure[1] on Park City's Historic Sites Inventory (HSI). The Historic Sites Inventory Form (Exhibit E) lists the date of construction at c. 1895 and notes the home was constructed during the Mature Mining Era (1894 – 1930) period of significance. The Structure is noted as having undergone major additions and minor alterations and, although it retains its essential historic form, is not currently considered eligible for listing to the National Register of Historic Places.

The Significant Historic Structure was originally constructed as a cross-wing (T/L cottage) type house. Circa 1900 an addition was built to the west of the structure with a projecting bay window. The building footprint was largely unchanged from 1900 through 1941 except for the removal of a full-width porch on the eastern façade of the home. The 1941 Sanborn Fire Insurance Map shows a southward expansion of the first addition beyond the southern façade of the original structure and the presence of a rear porch.



[1] LMC § 15-11-10(D)(2)(fj)



The Significant Historic Structure's front faces north and extensive landscaping has been installed at the historic rear (south) of the property. 218 Sandridge is located at the southwest intersection of Sandridge Road and the City Stairs that run from Sandridge Road to Swede Alley. While the proposed addition is not at the historic front of the home, it would be highly visible from the City Stairs public right-of-way and from Swede Alley. The steep slope of the site downward to the west increases visibility of the affected portion of the Structure.

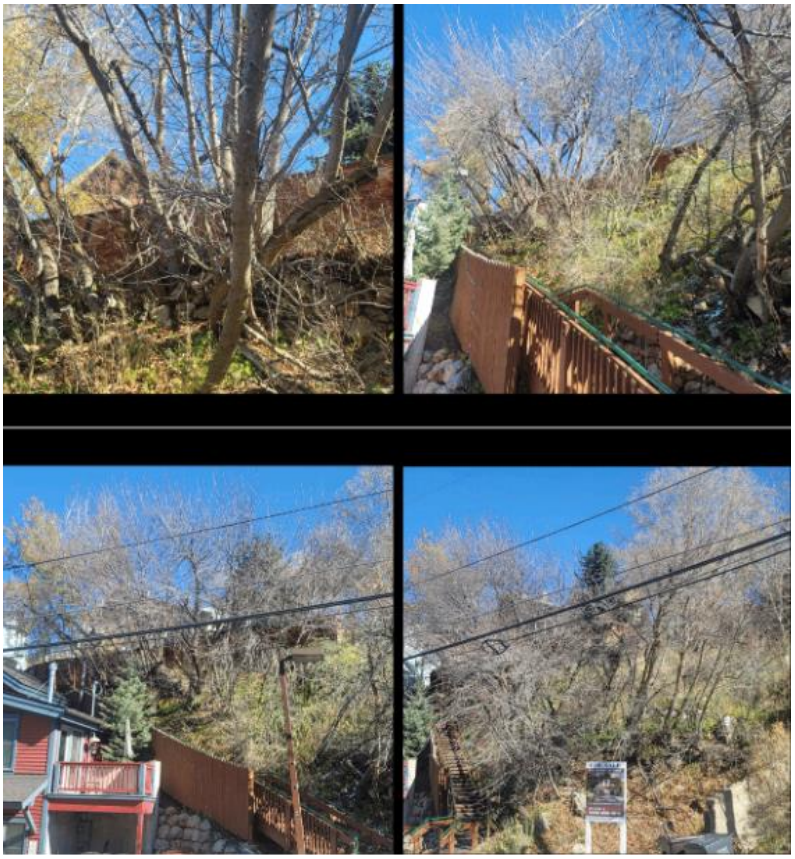


Analysis

The Historic Preservation Board reviews and takes Final Action on Material Deconstruction of Historic Structures pursuant to LMC § 15-11-12.5(A)(2). The Applicant proposes to modify approximately 64 square feet of the original 1889 roof form to accommodate a flat roof projection accessing a roof deck and to remove approximately 48 square feet of 1940s-era siding from the southern façade of the Structure. The Historic District Design Review application is to construct a new addition to the Significant Historic Structure. Additions to Historic Structures shall be considered only on non-character defining facades, usually tertiary facades (LMC § 15-13-2(B)(4)(a)(2)).

The Applicant has conducted additional historical research and site investigation in response to the November 1, 2023 HPB meeting (see Exhibit D). The Applicant has calculated the total amounts of each roof form they propose to be removed to accommodate the addition (see Figure 1 below) and has found all roofing materials are non-original. The Applicant's research concluded the ridgelines, roof slopes, and some portions of the eaves and facia are the only remaining original components.

The Applicant has also provided exhibits showing the visibility of the proposed addition from the City Stairs to the west of the property (Exhibit D: p. 23-24):



Roofs are generally considered to be character-defining features of Historic Structures, similarly to windows, porches, and doors. In this case, the existing roof forms portray the stages in which the home was expanded in prior decades to accommodate the occupants' changing needs. LMC § 15-13-2(A) outlines Universal Design Guidelines for Historic Residential Sites including the following:

(2) Changes to a site or building that have acquired historic significance in their own right should be retained and preserved;

(7) Each site should be recognized as a physical record of its time, place and use; and
(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.

Park City recognizes that Historic Structures change and evolve over time to accommodate their occupants' needs and one historically-significant period does not necessarily prevail over another. On November 1, 2023, the HPB approved the removal of the 1941 addition's roof form to restore the roofline of the 1907 addition with the finding that the removal of the 1941 addition roof, while significant in its own right, restores the 1907 roof form, and maintains the Historic Integrity[2] of the Site. At the same meeting, the HPB requested the Applicant provide additional information regarding the total amount of impacted roof area, siding, and historic windows. The Applicant has conducted additional analysis for the HPB's consideration.

The proposed change to the 1889 roof form would accommodate a flat roof projection from the uppermost level to provide access to the western rooftop deck (see Figure 2) and would affect 64 square feet of the original roof form (see Figure 1). This section of the roof form has not yet been altered and remains in its original shape.

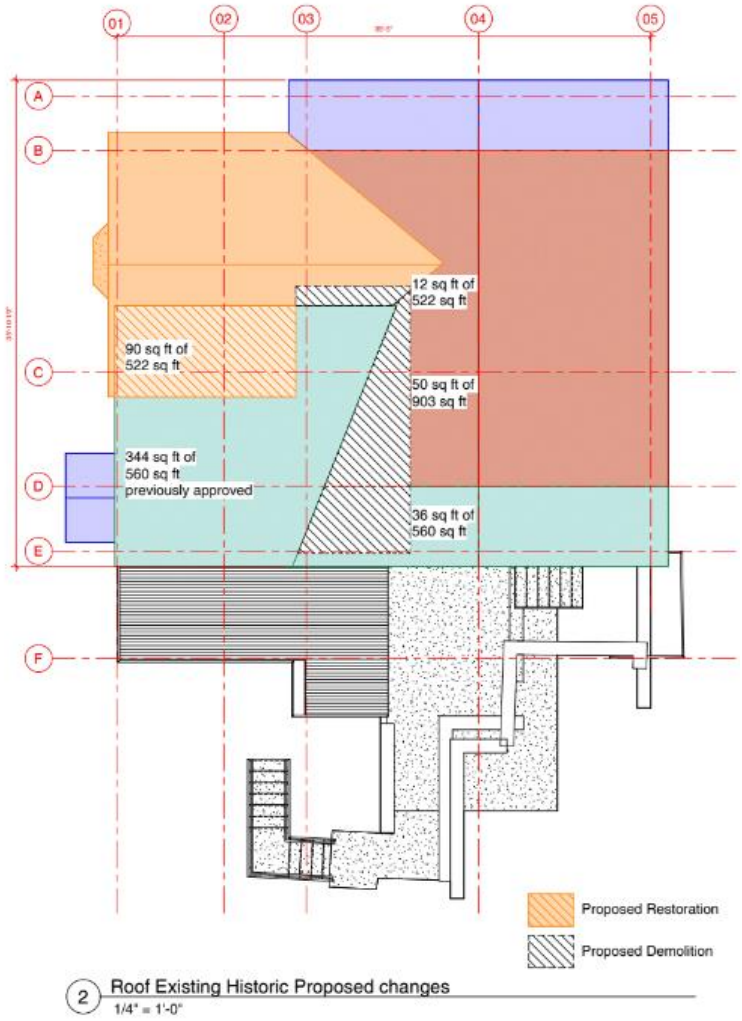


Figure 1: Applicant's Updated Roof Modifications

Per LMC § 15-13-2(B)(4)(a)(4) additions to Historic Structures "shall not be placed so as to obscure, detract from, or modify historic roof forms." Staff finds this proposed modification alters a character-defining feature of the Structure without the benefit of restoring the same structural component to an equally historically-significant period and recommends the Historic Preservation Board deny the request to modify approximately 64 square feet of the 1889 roof form.

[2] "Historic Integrity" as defined in LMC § 15-15-1.

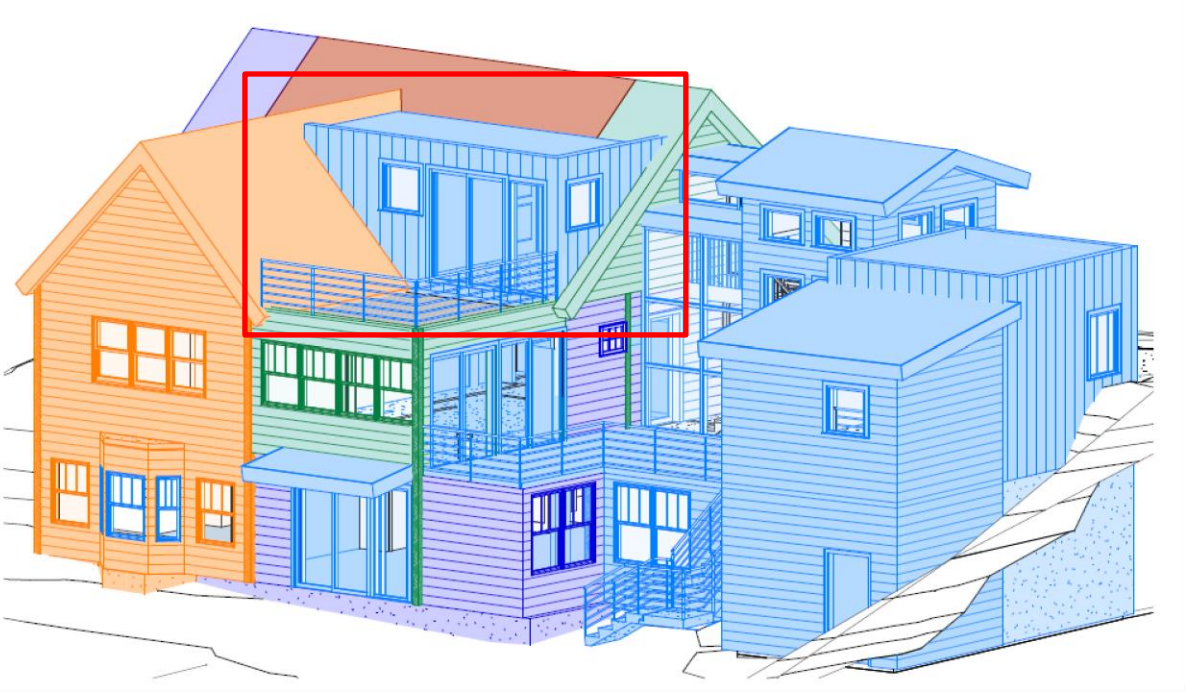


Figure 2: Rendering Showing Proposed Addition

Fifteen non-original windows in total are proposed for removal and replacement; twenty windows will remain, four of which are original historic windows. These windows are noted in the Applicant's existing conditions report as being generally in good condition. Per LMC § 15-13-2(B)(2)(d)(5) historic windows may only be replaced *"when it can be shown that the historic windows are no longer safe, energy-efficient and serviceable and the historic windows cannot be made safe, energy-efficient and serviceable through repair. Replacement windows shall exactly match the historic window in size, dimensions, glazing pattern, depth, profile, and material."* While the windows are listed as being 50 years old or older they are non-original to the Historic Structure having been added during the 1940s addition. Additionally, the HPB has already approved the removal of the 1940s addition roof form to accommodate the proposed construction.

During the November 1, 2023 HPB meeting, the Applicant indicated additional Material Deconstruction would be necessary to accommodate the proposed transitional element connection to the southernmost portion of the 1940s addition. The Applicant has provided revised elevation drawings (see Figures 3 and 4 below) demonstrating the amount and location of the material proposed for removal. The remainder of the siding would be preserved in place during construction.

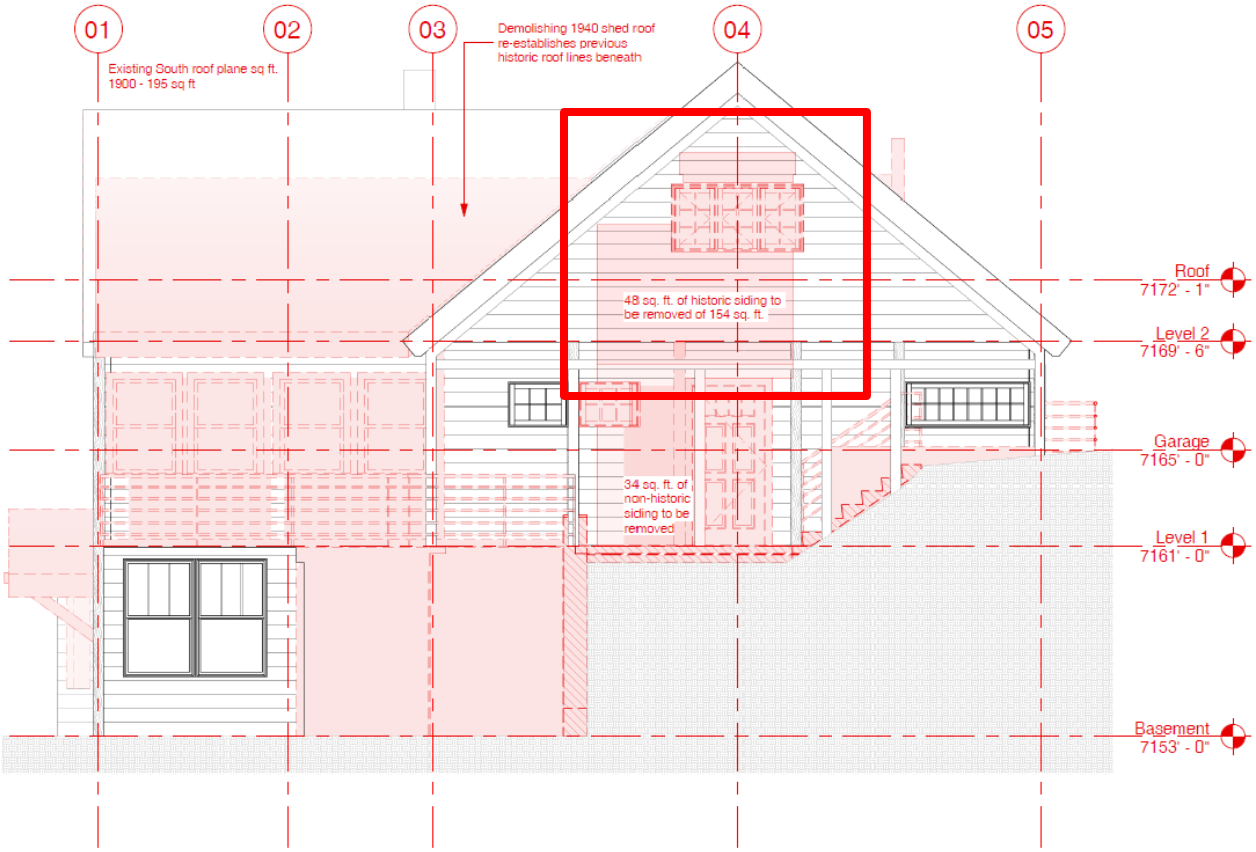


Figure 3: Elevation showing area of 1940s siding proposed to be removed.

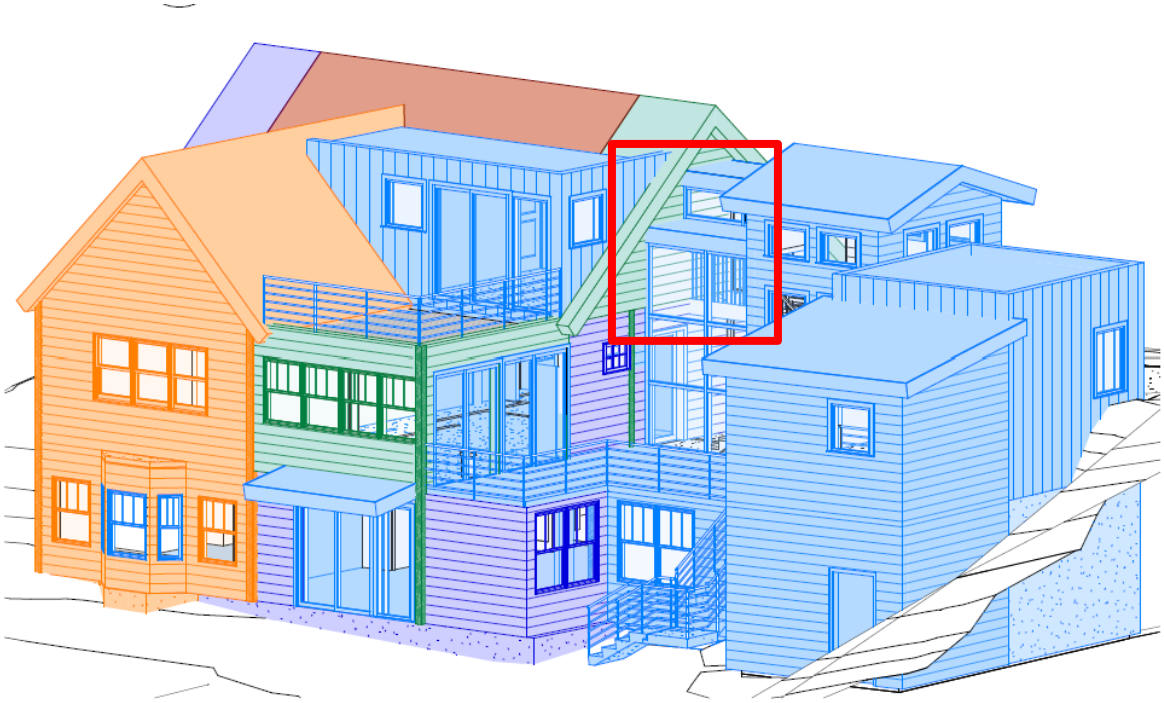


Figure 4: Rendering showing proposed construction and connection to 1940s addition.

The Applicant must obtain Subdivision approval to create a Lot of record.

The legal description of the property is a metes and bounds survey, indicating the property has not yet been platted in a Lot of record. The Applicant's survey (Exhibit G) indicates the property is comprised of multiple Lots and parcels. Staff proposes Condition of Approval 8 that the Applicant must apply for a Subdivision to consolidate the assorted Lots and parcels into one Lot of record, obtain approval, and record the Subdivision prior to submitting a building permit.

The Applicant must obtain Historic District Design Review approval.

In addition to the HPB's decision on Material Deconstruction, the Applicant will be required to obtain Historic District Design Review (HDDR) approval, subject to LMC Chapter 15-13, *Design Guidelines for Historic Districts and Historic Sites*, and LMC § 15-11-9, *Preservation Policy*, prior to submitting a building permit application. Per LMC § 15-1-8 the Planning Director, or their Designee, is the Review Authority for HDDRs. Staff has proposed Condition of Approval 4 that the Applicant must obtain HDDR approval for the proposed new construction prior to submitting a building permit application.

Financial Guarantee Required

Pursuant to LMC § 15-11-9 a Financial Guarantee is required prior to the submittal of a building permit. The Chief Building Official will determine the dollar amount for the necessary Financial Guarantee and the Applicant will be required to record an encumbrance agreement, or other instrument in a form acceptable to the City Attorney, with the Summit County Recorder's Office. When the work has been completed the Applicant will be responsible for contacting Park City Municipal Corporation to request a release of the encumbrance. Planning Staff will conduct an inspection to ensure compliance with the Conditions of Approval, Historic Preservation Plan, and all other required codes, standards, and ordinances. Staff has proposed a Condition of Approval that the Applicant must provide the Financial Guarantee to the City in a form approved by the City Attorney's Office, and record such with the Summit County Recorder's Office, prior to submitting a building permit application.

Department Review

The Planning Department and City Attorney's Office reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on January 24, 2024. Staff mailed courtesy notice to property owners within 100 feet on January 24, 2024. The *Park Record* published courtesy notice on January 24, 2024.[3]

[3] 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 approve the Material Deconstruction of 48 square feet of 1940's siding and 64 square feet of the 1889 roof form at 218 Sandridge Road subject to Findings of Fact, Conclusions of Law, and Conditions of Approval (if any);
- The Historic Preservation Board may approve the Material Deconstruction of 64 square feet of 1889 roof form and deny Material Deconstruction of 48 square feet of 1940's siding at 218 Sandridge Road subject to Findings of Fact Conclusions of Law, and Conditions of Approval (if any);
- The Historic Preservation Board may deny the Material Deconstruction of 48 square feet of 1940's siding and 64 square feet of 1889 roof form for 218 Sandridge Road and direct staff to make Findings for the denial; or
- The Historic Preservation Board may request additional information and continue the discussion to a date certain or uncertain.

Exhibits

Exhibit A: Draft Final Action Letter
Exhibit B: Submitted Plans
Exhibit C: Existing Conditions Report and Historic Preservation Plan, revised 12/06/23
Exhibit D: Applicant's Response to 11/01/23 HPB Comments
Exhibit E: Historic Sites Inventory Form
Exhibit F: 2016 ILS Survey
Exhibit G: Applicant's Survey

Planning Department

February 7, 2024

Molly Guinan
Elliott Work Group
(435)-649-0092
mguinan@elliottworkgroup.com

CC: Dennis Hranitzky

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address:	218 Sandridge Road
Zoning District:	Historic Residential – 1
Application:	Material Deconstruction
Project Number:	PL-23-05692
Action:	The Historic Preservation Board approved the Material Deconstruction of 48 square feet of 1940's siding from the southern elevation subject to the Conditions of Approval herein; and The Historic Preservation Board denied the Material Deconstruction of 64 square feet of 1889 roof form.
Date of Final Action:	February 7, 2024
Project Summary:	The Applicant Seeks Approval for Material Deconstruction for of a 1941 Roof Form, 64 square feet of an 1889 Roof Form, and 48 square feet of 1940s Siding to Accommodate a Proposed Addition.

Action Taken

On November 1, 2023, the Historic Preservation Board conducted a public hearing and approved the Material Deconstruction for the 1941 roof form at 218 Sandridge Road and continued discussion of Material Deconstruction of 64 square feet of the 1889 roof form, replacement of fifteen windows, and approximately 48 square feet of 1940s siding on the southern facade to a later date. On February 7, 2024, the Historic Preservation

Board conducted a public hearing and **approved the Material Deconstruction of 48 square feet of 1940s siding on the southern façade** and **denied the proposed Material Deconstruction for 64 square feet of the 1889 roof form** based on the Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The property is located at 218 Sandridge Road in the Historic Residential – 1 (HR-1) Zoning District. The property is a metes and bounds parcel.
2. The Site is designated a Significant Historic Site on Park City's Historic Sites Inventory.
3. The house first appears on the 1889 Sanborn Fire Insurance Map as a simple, hall-parlor style house with a half-width front porch facing north.
4. The 1900 Sanborn Fire Insurance Map shows an addition to the west with a projecting bay window overlooking the public stairs which run along the northwestern property line of the site and provide passage from Sandridge Road to Swede Alley.
5. The 1941 Sanborn Fire Insurance Map shows another addition to the 1900 construction which projects to the south. This addition came flush to the edge of the rear porch.
6. On May 31, 2023, the applicant submitted a complete Historic District Design Review (HDDR) application to the Planning Department for modifications to and the construction of an addition to the Significant Historic Structure.
7. Park City recognizes three significant historical periods within the historic districts: Settlement & Mining Boom Era (1868-1893), Mature Mining Era (1894 – 1930), and Mining Decline & Emergence of Recreation Industry (1931-1962).
8. Park City does not recognize one historical period as more significant than another. Property owners may elect to restore a Historic Structure to one period of significance rather than another.
9. The proposed removal of the 1941 addition's roof restores the roofline of the 1907 addition.
10. The proposed modification of 64 square feet of 1889 roof form does not restore the form to any period of significance.
11. The Historic Preservation Board conducted a public hearing on November 1, 2023.

12. Following a public hearing held on November 1, 2023, the Historic Preservation Board approved the Material Deconstruction of the 1941 addition's roof form.
13. Following a public hearing held on February 7, 2024, the Historic Preservation Board approved the Material Deconstruction of 48 square feet of 1940s siding from the southern facade and denied the Material Deconstruction of 64 square feet of the 1889 roof form.

Conclusions of Law

1. The proposal to remove the 1941 roof form to accommodate a rooftop deck complies with the Land Management Code requirements pursuant to LMC § 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.
2. The proposal to modify approximately 64 square feet of the 1889 roof form to accommodate a flat roof projection does not comply with the Land Management Code requirements pursuant to LMC § 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans approved by the Historic Preservation Board on February 7, 2024, for the Material Deconstruction of the 1941 addition and 48 square feet of 1940s siding to accommodate a rooftop deck. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. The applicant is responsible for notifying the Planning and Building Departments prior to making any changes to the approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or their Designee prior to construction.
4. The applicant shall obtain Historic District Design Review approval from the Planning Director, or their Designee, prior to submitting a building permit.
5. The applicant shall provide the City with a Financial Guarantee, in accordance with LMC § 15-11-19, to be recorded with the Summit County Recorder's Office prior to submitting a building permit.
6. 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.

7. Historic materials removed from the Structure that are salvageable or in otherwise good condition shall be used to repair/replace irreparable materials on the Site.
8. The Applicant shall obtain Subdivision approval to create a Lot of record and record the amended plat prior to submitting for a building permit.

If you have questions or concerns regarding this Final Action Letter, please contact Caitlyn Tubbs at (435)-615-5063 or email caitlyn.tubbs@parkcity.org.

Sincerely,

Randy Scott, Chair
Park City Historic Preservation Board

CC: Caitlyn Tubbs, AICP
Senior Historic Preservation Planner

Dennis Hranitzky

Hranitzky Residence

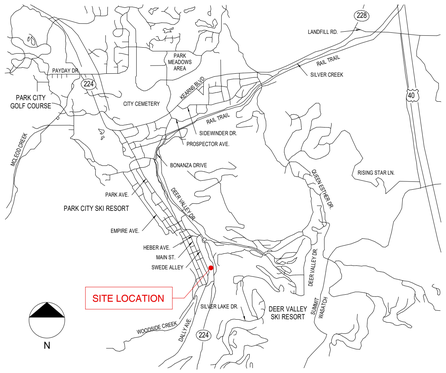
218 Sandridge Road
Park City, UT 84060

Building Name
As Built Drawings

2024.01.10

EWG Project # 2022.092

VICINITY MAP



PROJECT CONTACT INFORMATION

OWNER	ARCHITECT	BUILDER
Dennis Hranitzky PO Box 683849 Park City, UT 84068 917.405.6777 Contact: Dennis Hranitzky	ELLIOTT WORKGROUP 1441 W. Ute Blvd., Suite 100 Park City, UT 84098 801.415.1839 Contact: Molly Guinan	Name Address City, State Zip 801.415.1839 Contact: Person
CIVIL ENGINEER	**INTERIOR DESIGN**	**LANDSCAPE ARCHITECTURE**
Name Address City, State Zip 801.415.1839 Contact: Person	ELLIOTT WORKGROUP 1441 W. Ute Blvd., Suite 100 Park City, UT 84098 801.415.1839 Contact: Tricia Janes	ELLIOTT WORKGROUP 1441 W. Ute Blvd., Suite 100 Park City, UT 84098 801.415.1839 Contact: Sid Ostergaard
STRUCTURAL ENGINEER	**PLUMBING ENGINEER MECHANICAL ENGINEER**	**ELECTRICAL ENGINEER**
Name Address City, State Zip 801.415.1839 Contact: Person	Name Address City, State Zip 801.415.1839 Contact: Person	Name Address City, State Zip 801.415.1839 Contact: Person

SERVICE CONTACTS

Rocky Mountain Power
201 South Main St, Suite 2300
Salt Lake City, UT 84111
(866) 870.3419

Comcast Service Center
1890 Bonanza Dr, Suite 101
Park City, UT 84098
(435) 649.4020

Park City Fire District
730 W Bitner Road
Park City, UT 84098
(435) 940-2500

Park City Municipal Corp
445 Marsac Avenue
Park City, UT 84060
(435) 658.9471

Park City School District
2700 Kearns Blvd.
Park City, UT 84060
(435) 645.5600

Century Link
4160 Atkinson Road
Park City, UT 84098
(435) 645.5600

Old Town Post Office
450 Main St
Park City, Ut
(800) 275.8777

Questar Gas
P.O. Box 45360
Salt Lake City, UT 84145
(800) 323.5517

Snyderville Basin Water Reclamation District
2800 Homestead Rd
Park City,UT84098
(435)649-7993

Summit County
60 N. Main Street
Coalville, UT 84017
(435) 336.3200

Qwest Phone Company
Salt Lake City, UT
(800) 922.7387

Utah Division of Water Quality
288 North 1460 West
Salt Lake City, UT 84116
(801) 536.4300

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AD-101	Demolition Floor Plan
AD-102	Demolition Floor Plan
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A-202	Elevations Proposed
A-203	Elevations Existing Historic Review
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A-301	Building Sections
A-302	Building Sections
A-303	Building Sections

ELLIOTT WORKGROUP

ELLIOTT WORKGROUP LLC

1441 West Ute Blvd, Suite 100
Park City, Utah 84098
435-649-0092 or 801-415-1839
elliottworkgroup.com

Building Name
As Built Drawings
2024.01.10

Dennis Hranitzky
Hranitzky Residence
218 Sandridge Road
Park City, UT 84060
Project Status
Building Name

Not for Construction

Rev.	Date	Description

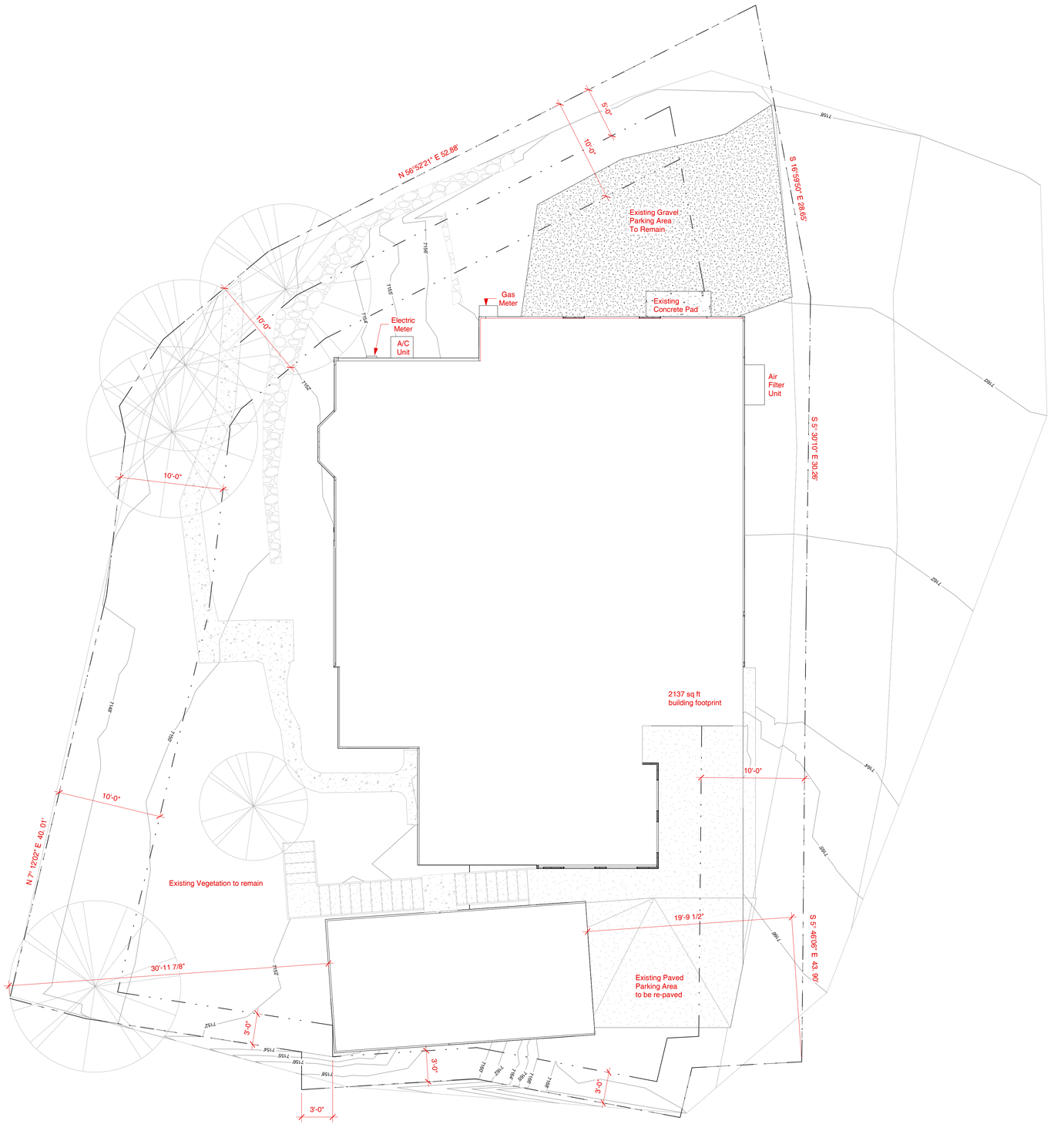
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SHEET TITLE

Cover Sheet

G-001

1/11/2024 10:53:28 AM Autodesk Docs://22-092 Sandridge Road Addition and Remodel/218 Sandridge Model_Renovation_V1.1.rvt



1 Proposed Site Plan/Building Footprint

3/16" = 1'-0"

N

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Not for Construction

Dennis Hranitzky

Hranitzky Residence

218 Sandridge Road
Park City, UT 84060

Project Status
Building Name

Rev.	Date	Description

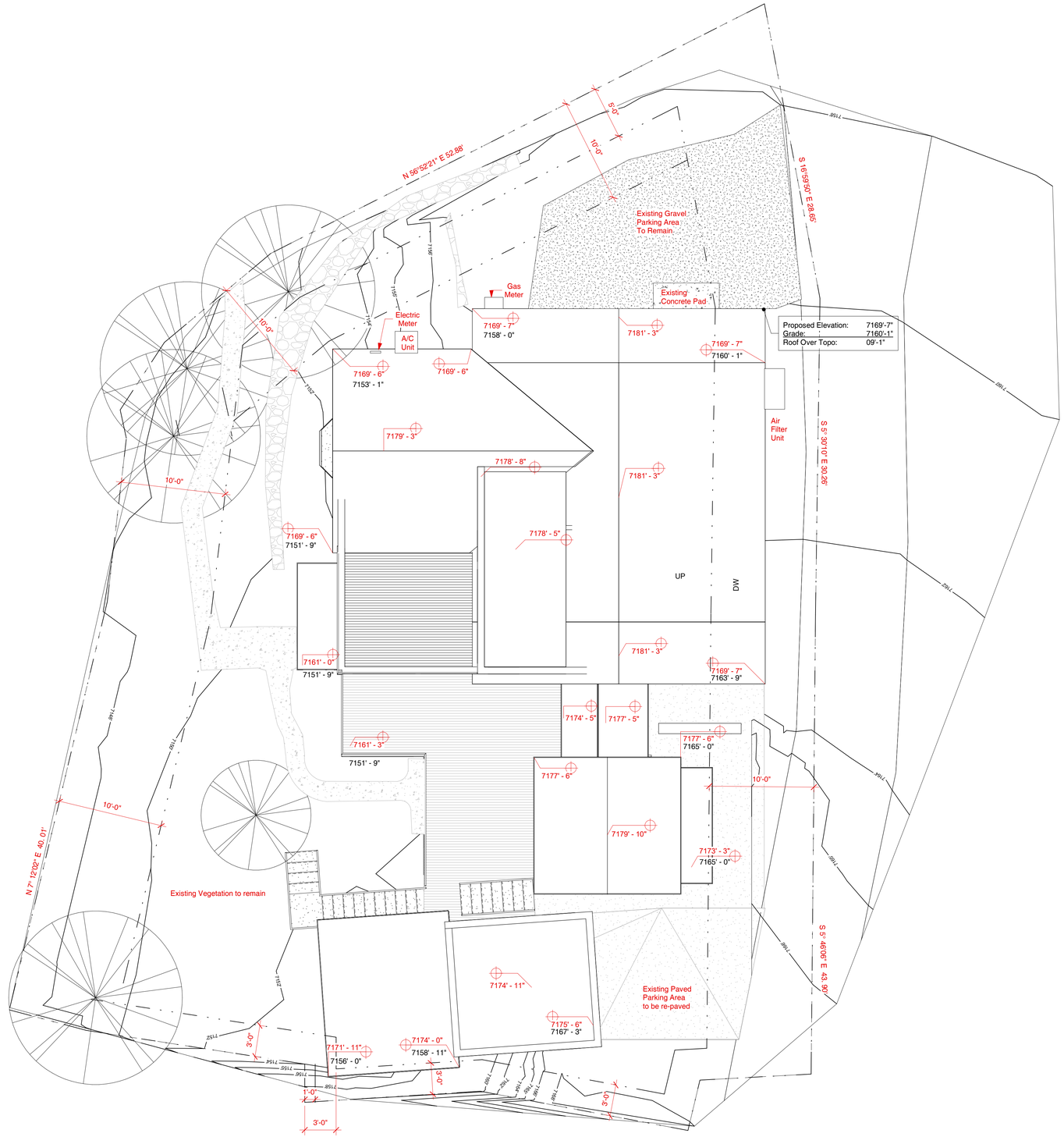
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SHEET TITLE

Site Plan

AS-001

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1 Proposed Roof over topo

3/16" = 1'-0"

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Building Name

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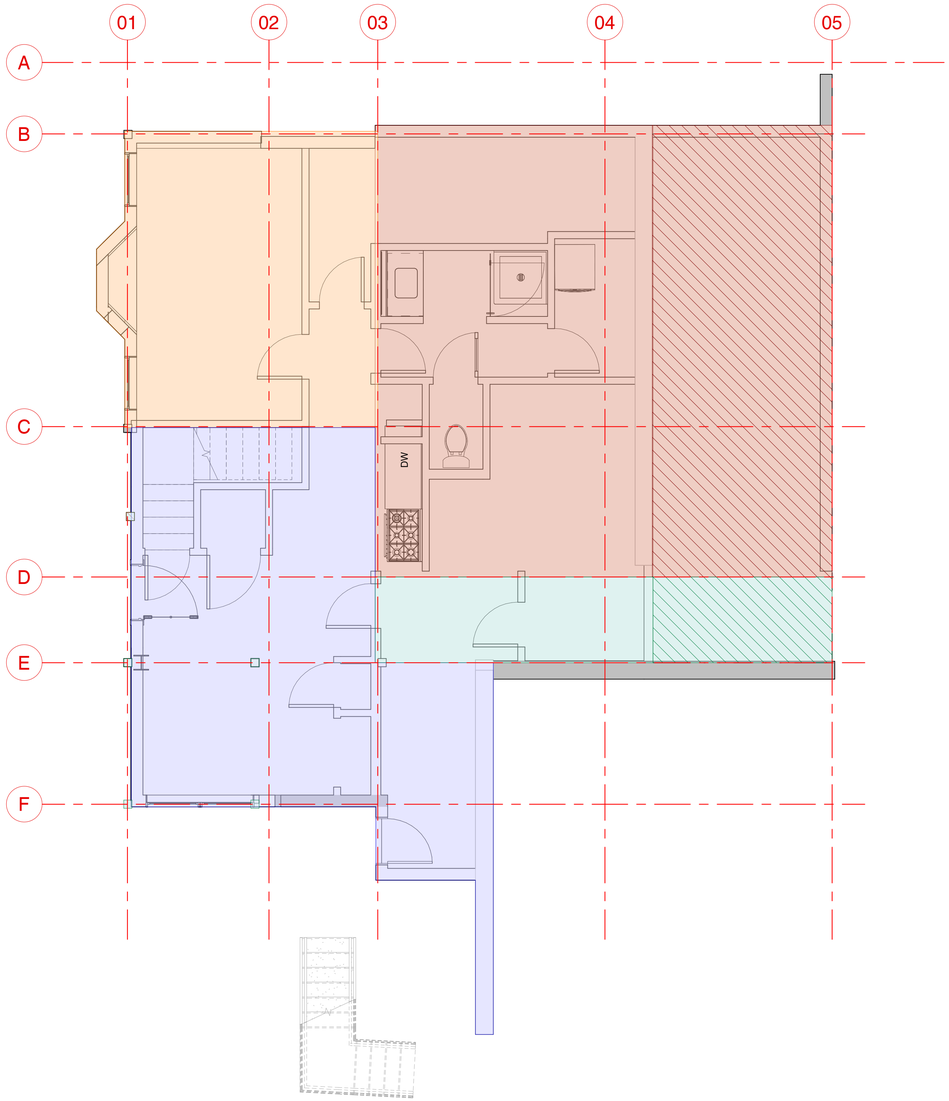
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SHEET TITLE

Roof Over Topo

AS-002

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1889 Crawl space
1889
1900
1940/41
1940/41 Crawl space
1960-2000

1 Basement Existing - Historic Timeline
1/4" = 1'-0"

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Project Status
Building Name

Rev.	Date	Description

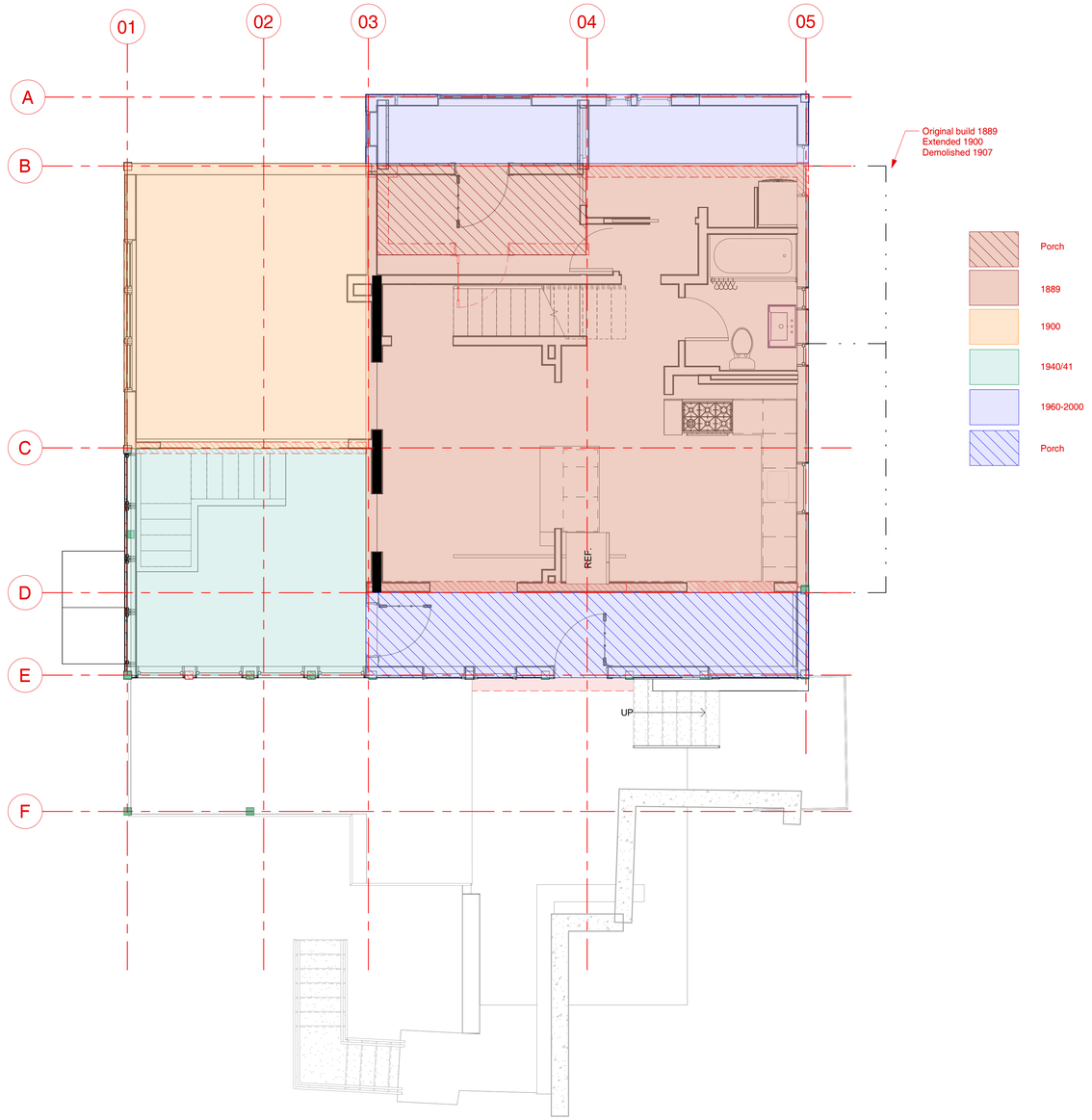
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Existing Floor Plan

AX-100

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2 Level 1 Existing - Historic Timeline
1/4" = 1'-0"

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Building Name

Rev.	Date	Description

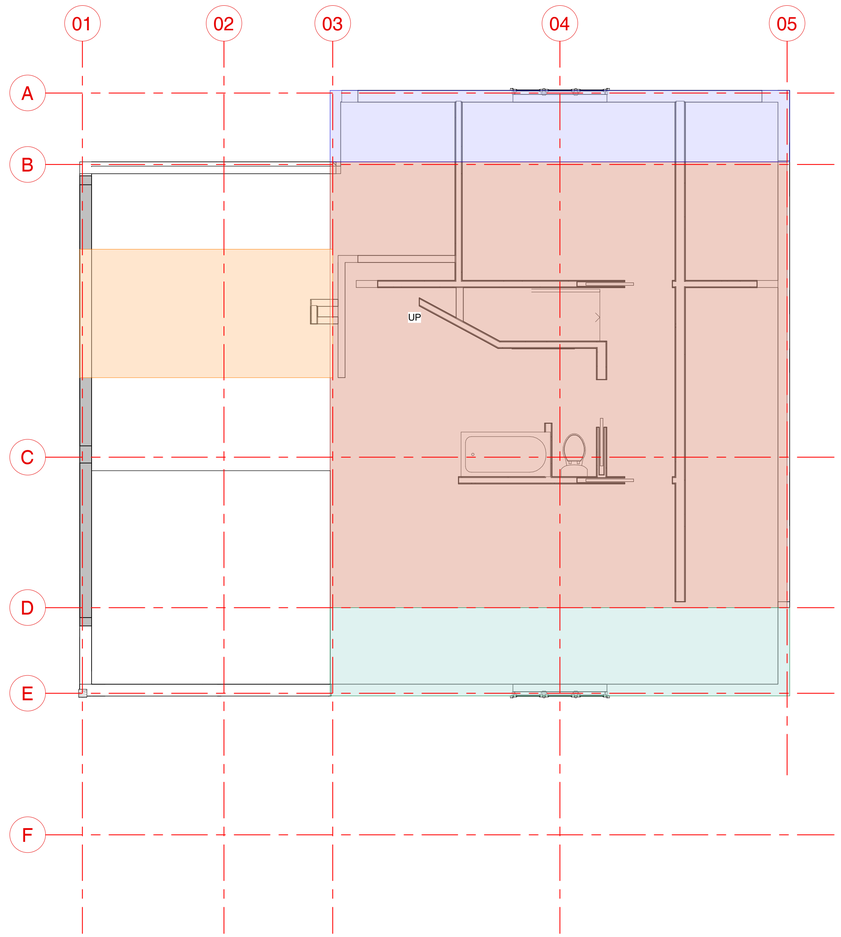
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Existing Floor Plan

AX-101

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1 Level 2 Existing - Historical Timeline
1/4" = 1'-0"

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Park City, UT 84060

Project Status
Building Name

Rev.	Date	Description

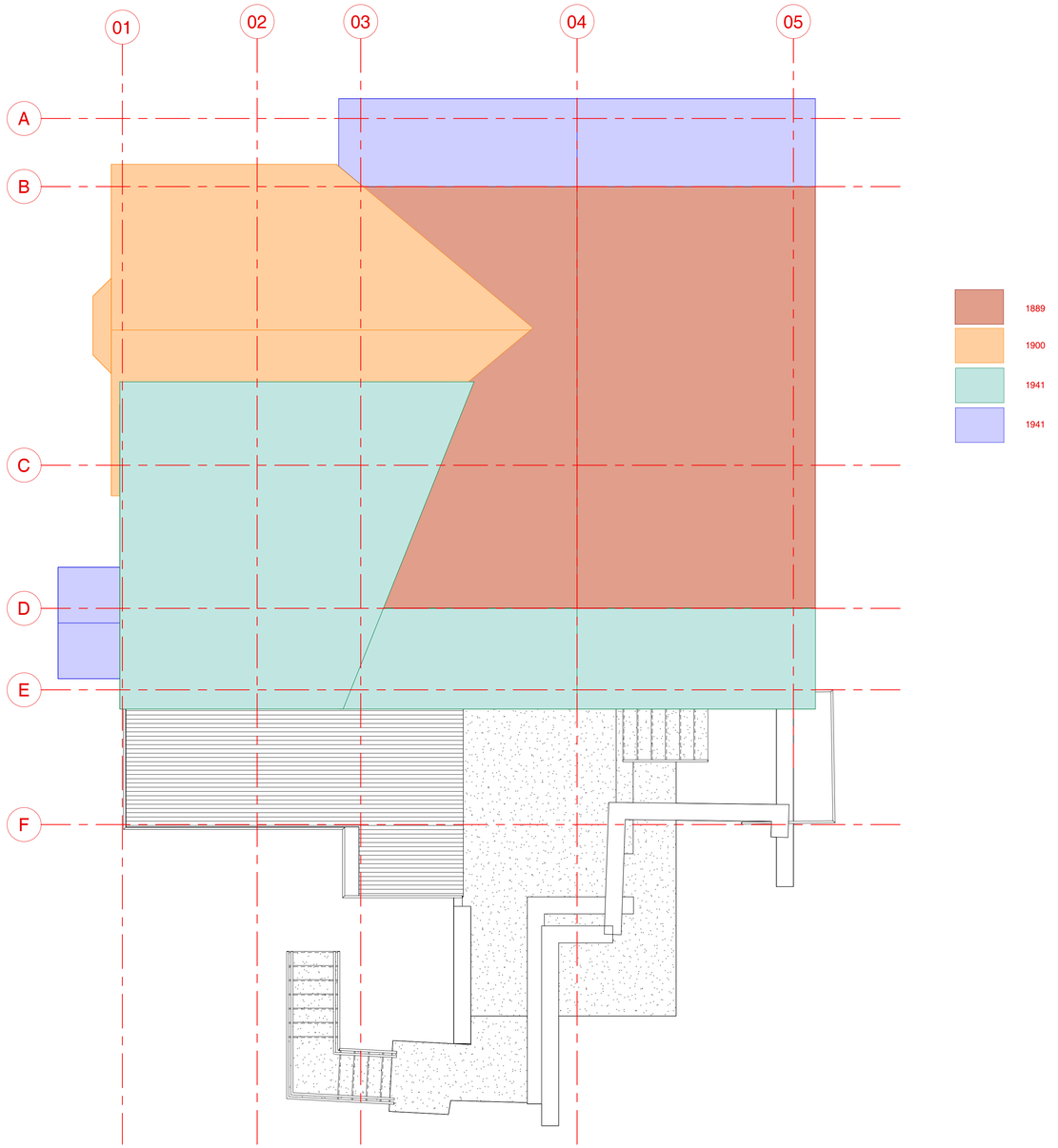
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Existing Floor Plan

AX-102

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1 Roof Existing
1/4" = 1'-0"

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Project Status
Building Name

Rev.	Date	Description

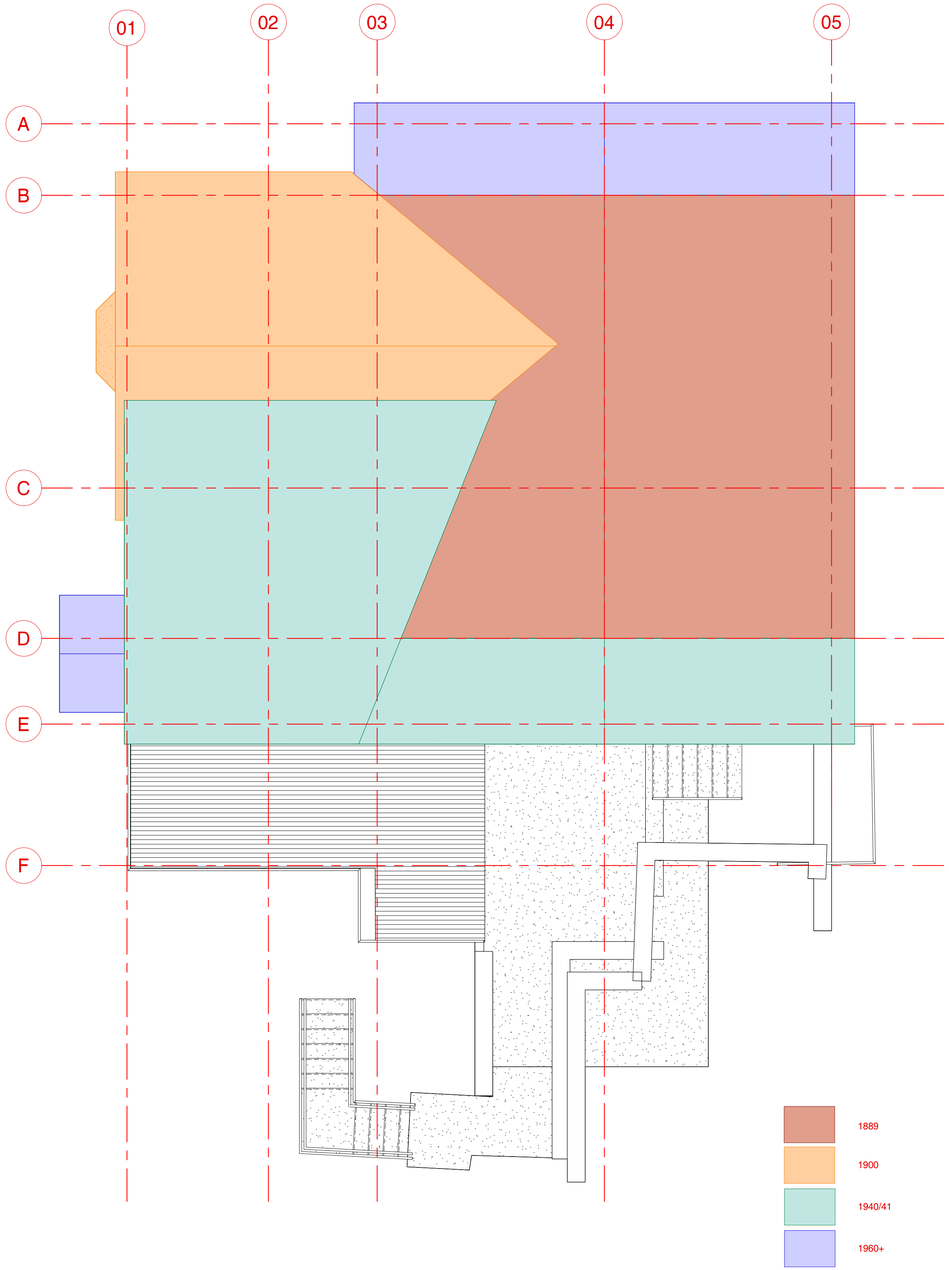
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SHEET TITLE

Existing Roof Plan

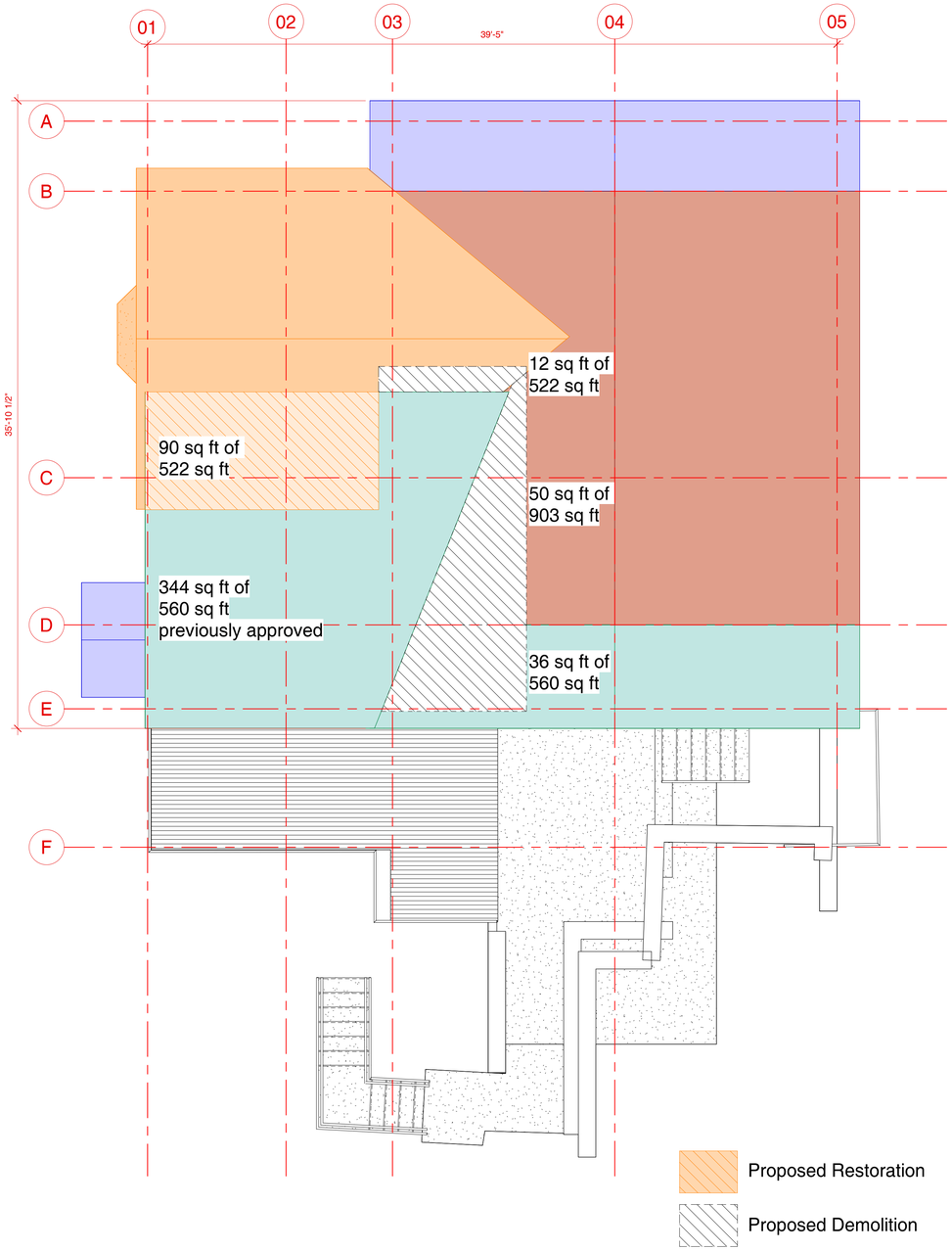
AX-104

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1 Roof Existing Historic Timeline

1/4" = 1'-0"



2 Roof Existing Historic Proposed changes

1/4" = 1'-0"

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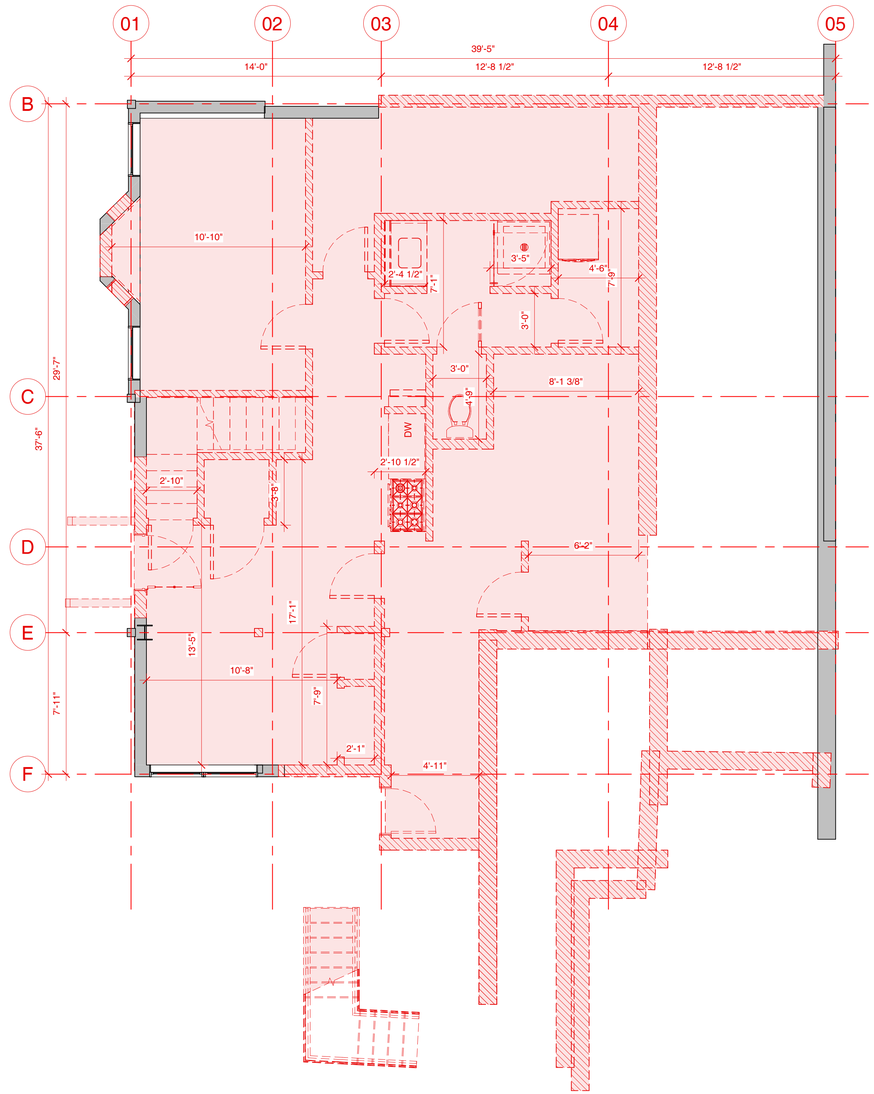
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Historic Timeline-Roof

AX-105

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1/11/2024 10:53:27 AM



1 Basement Existing-Demo
1/4" = 1'-0"

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Project Status
Building Name

Rev.	Date	Description

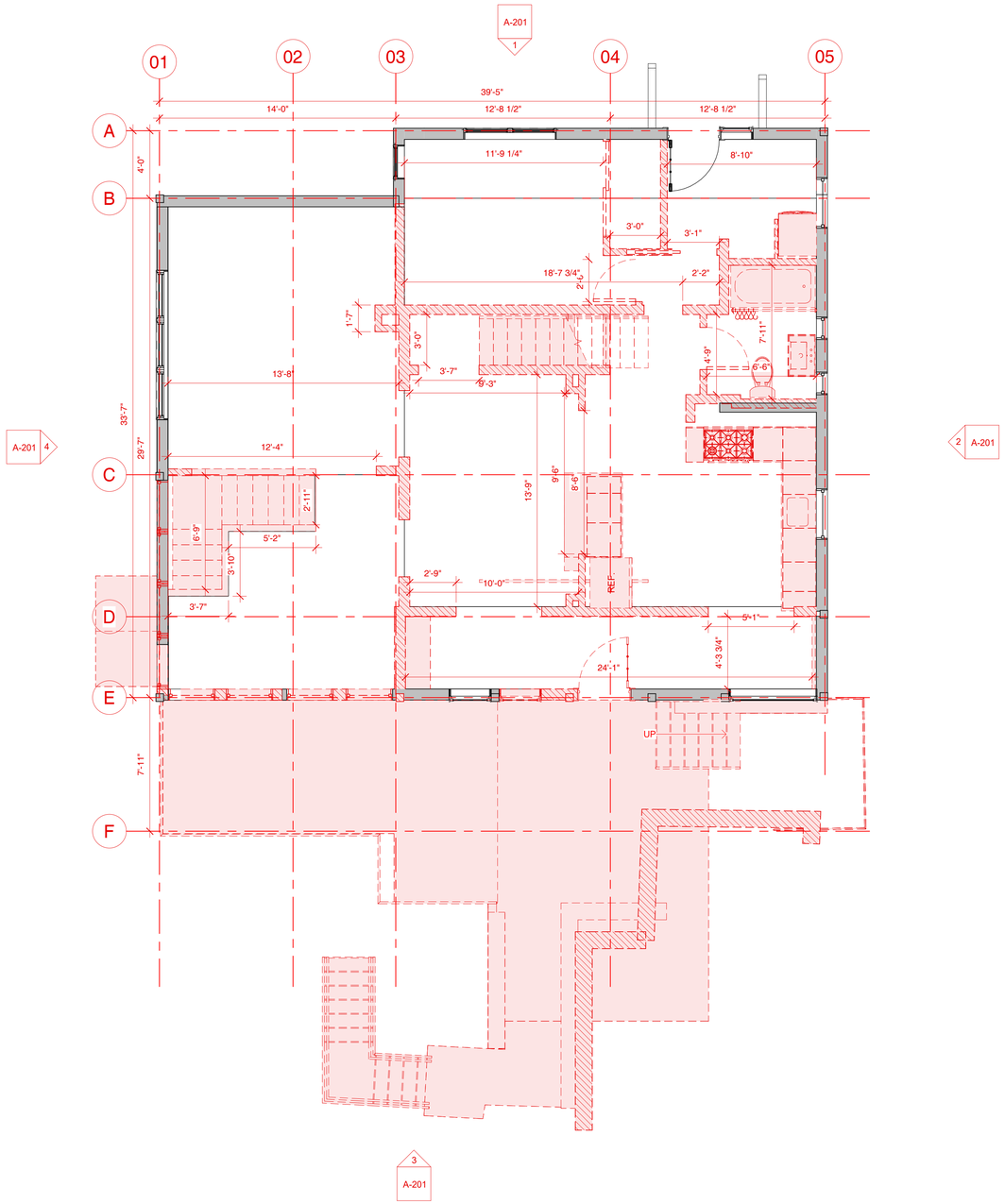
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Demolition Floor Plan

AD-100

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1 Level 1 Existing-Demo
1/4" = 1'-0"

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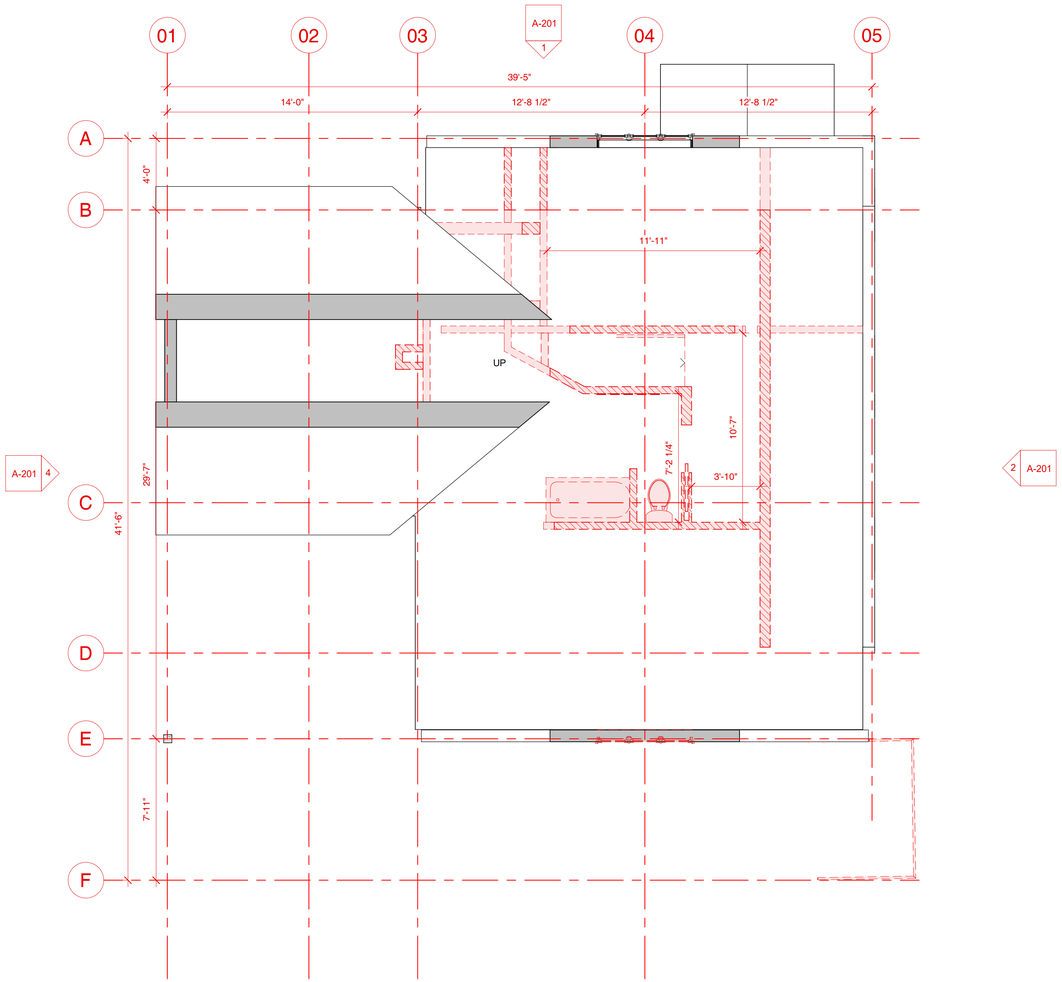
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Demolition Floor Plan

AD-101

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1 Level 2 Existing-Demo
1/4" = 1'-0"

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Building Name

Rev.	Date	Description

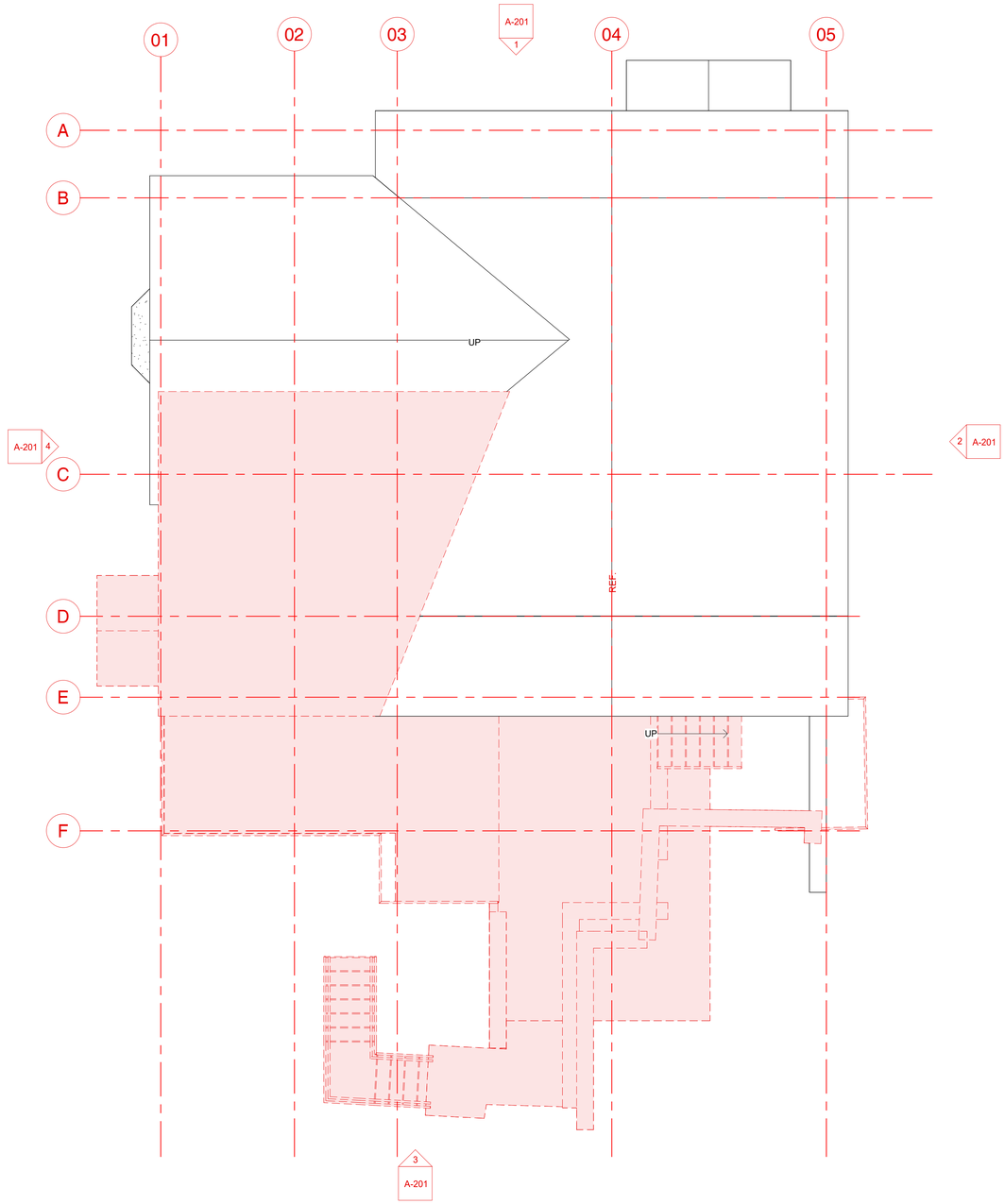
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Demolition Floor Plan

AD-102

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1 Roof Existing-Demo
1/4" = 1'-0"

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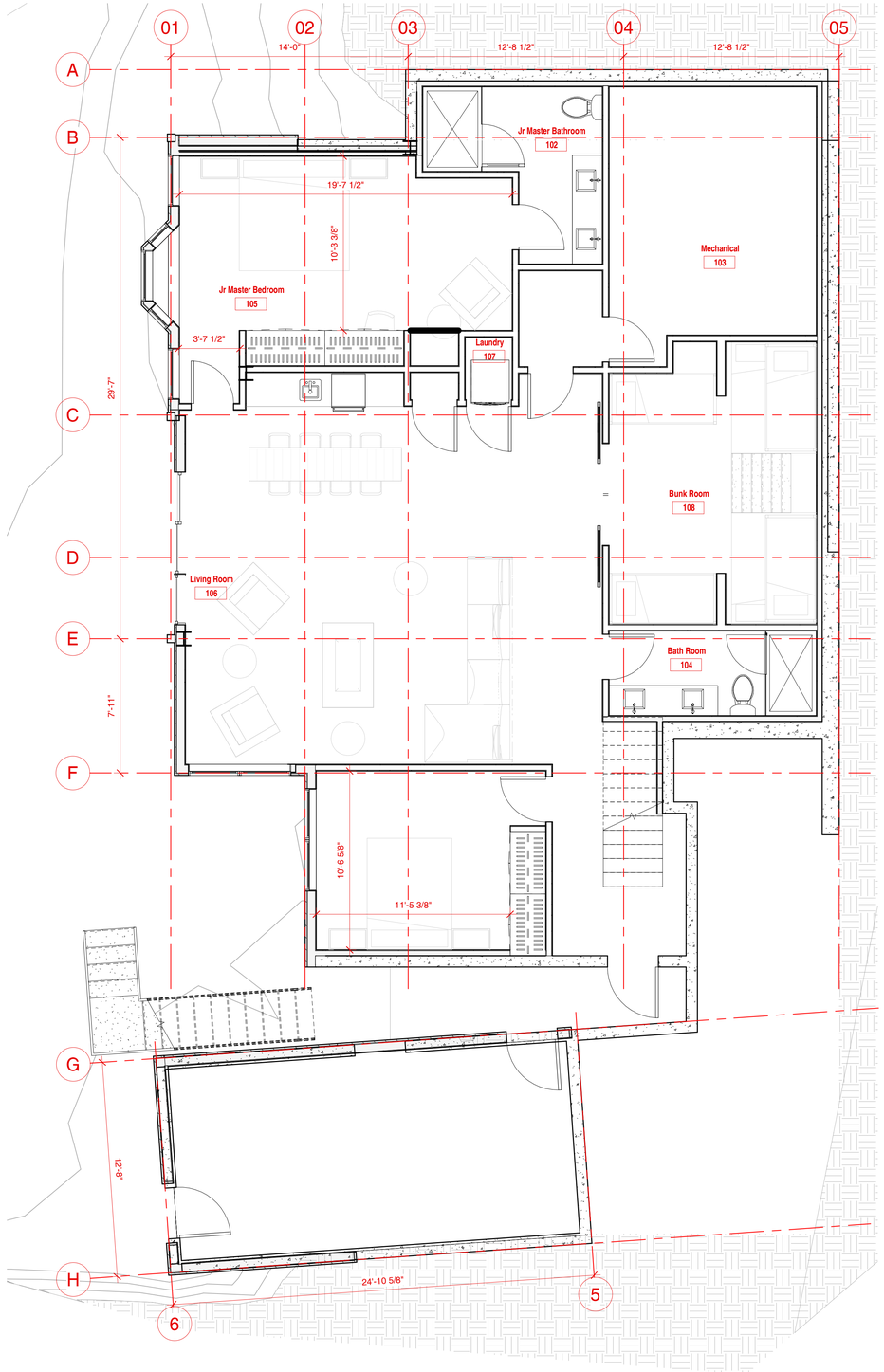
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Demolition Roof Plan

AD-104

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1 Basement Proposed
1/4" = 1'-0"

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Building Name

Rev.	Date	Description

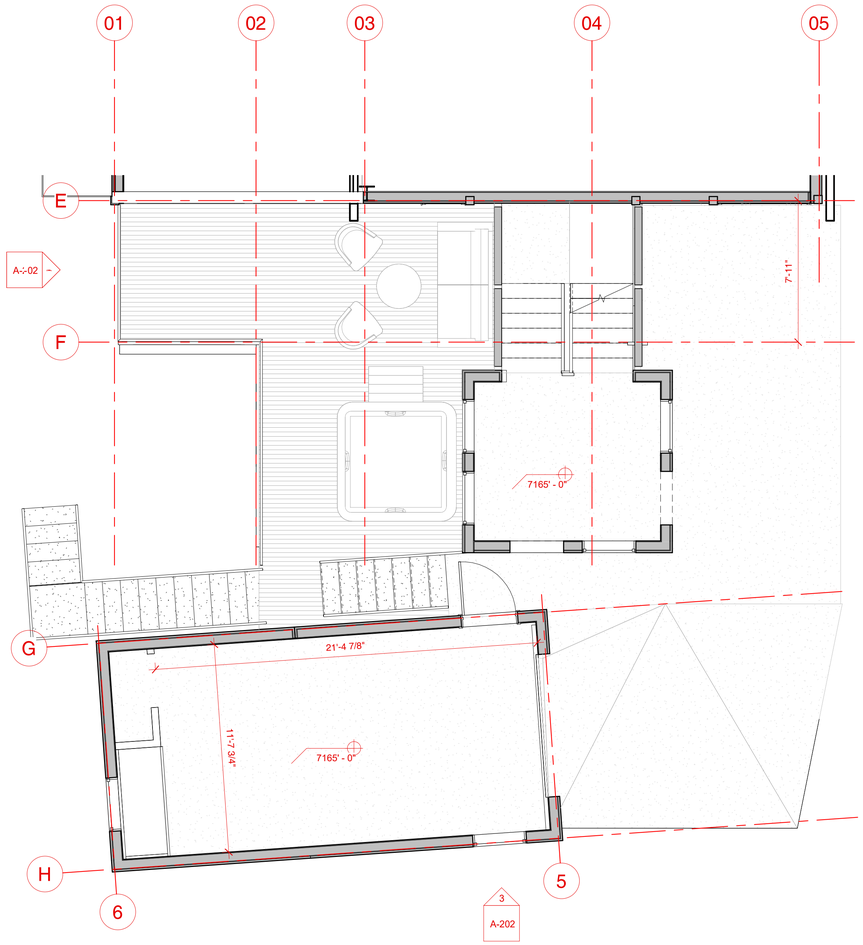
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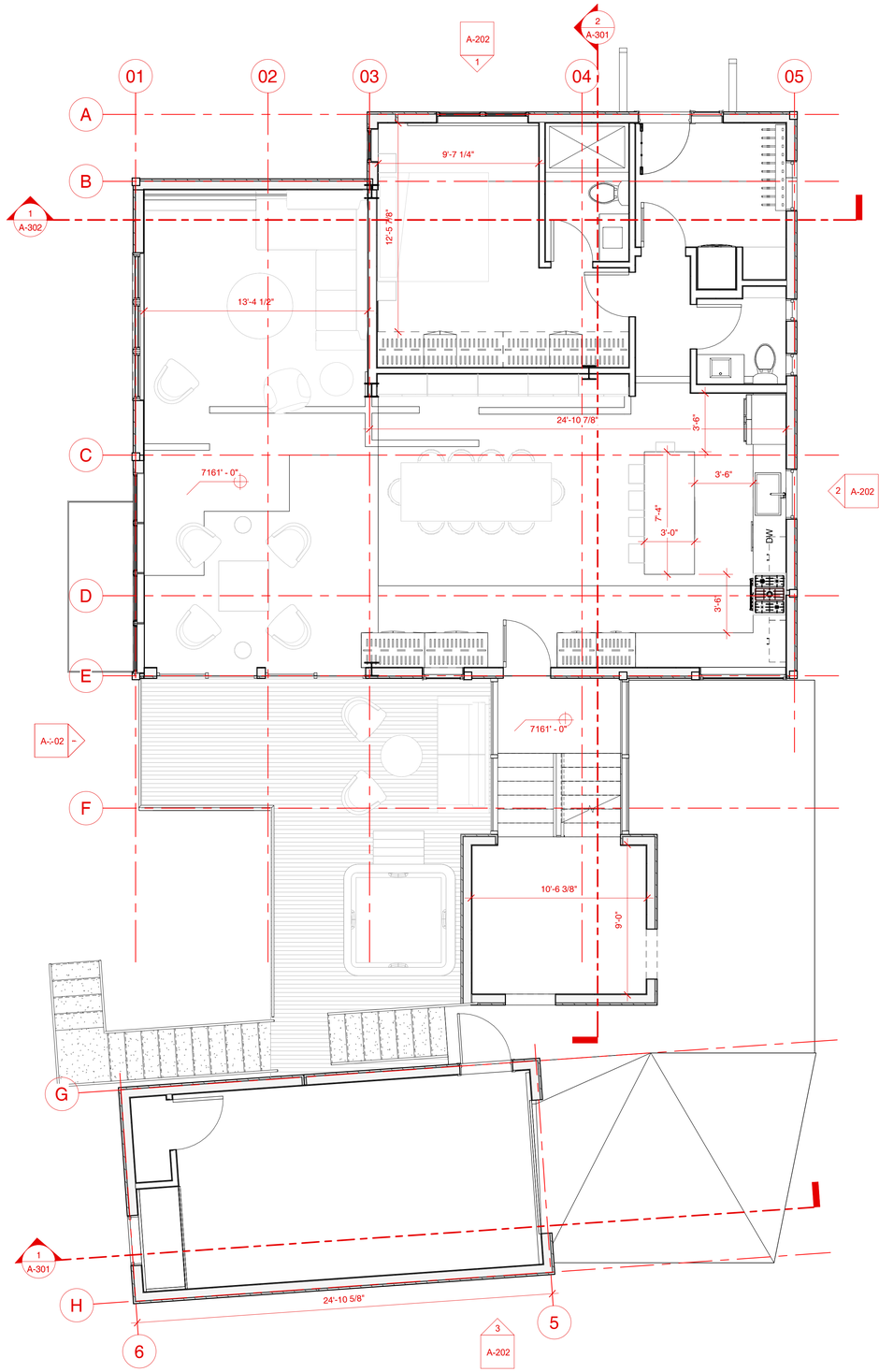
Proposed Floor Plan

AE-100

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2 Garage
1/4" = 1'-0"



1 Level 1 Proposed
1/4" = 1'-0"

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Building Name

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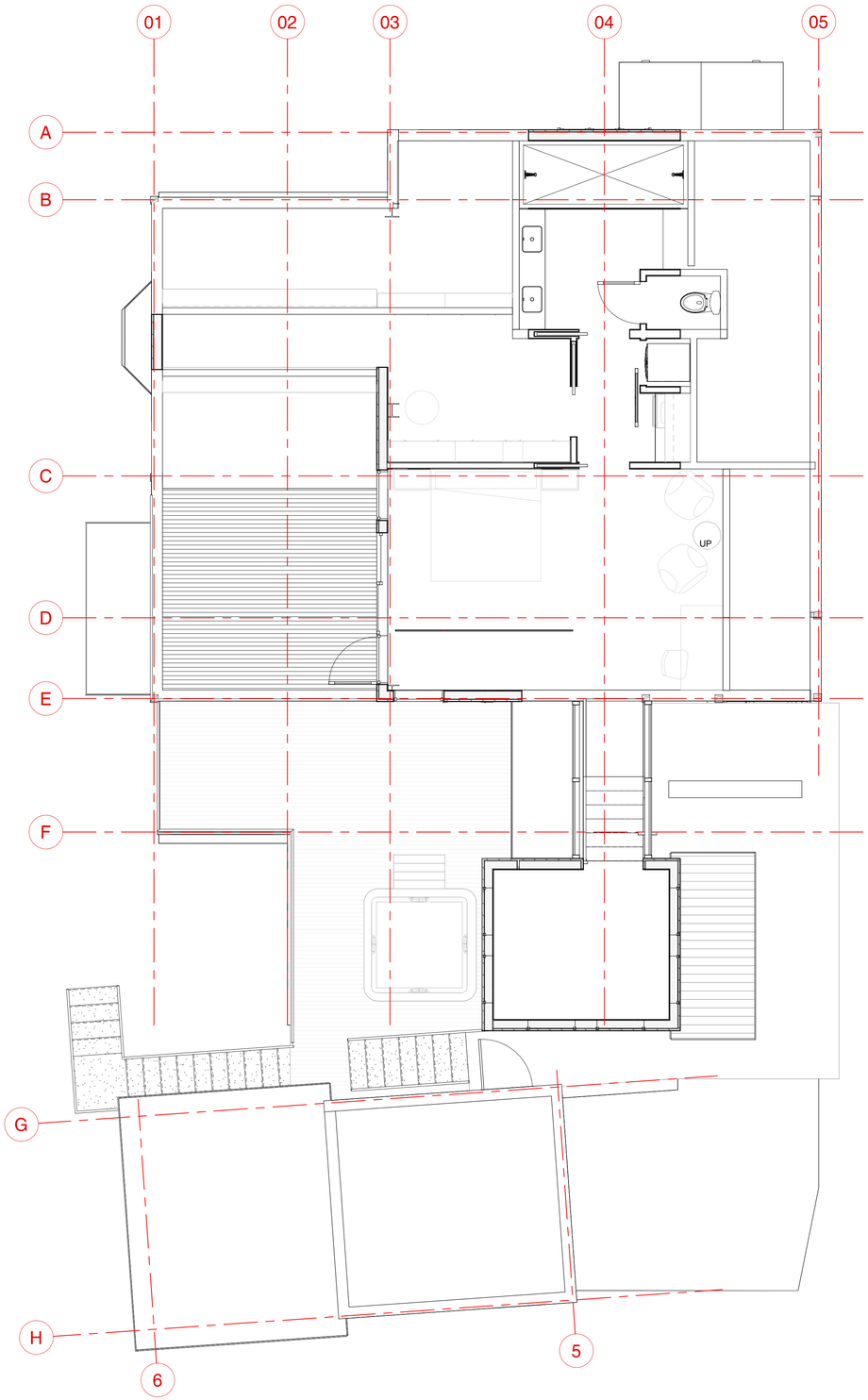
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Proposed Floor Plan

AE-101

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1 Level 2 Proposed
1/4" = 1'-0"

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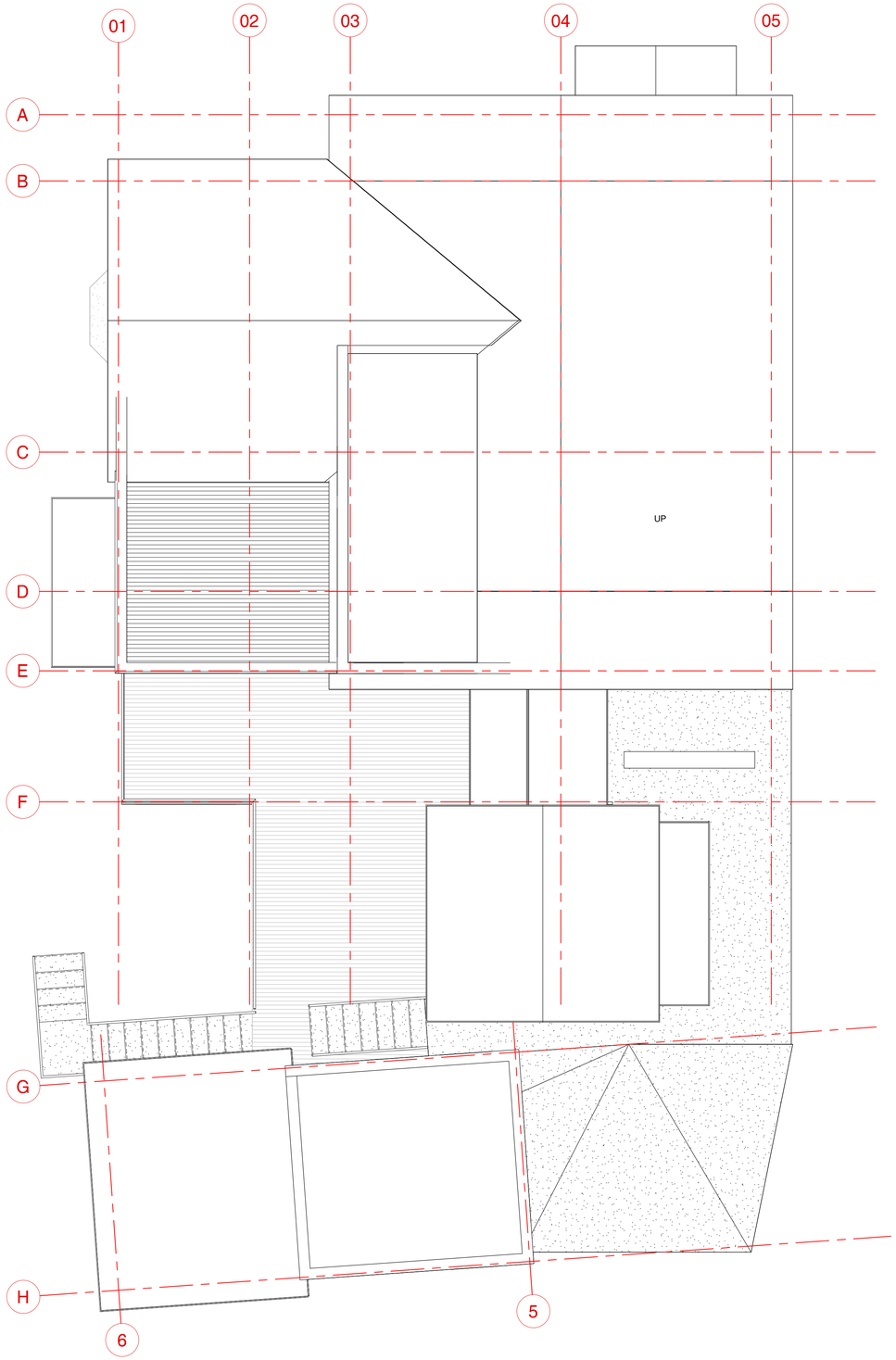
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Proposed Floor Plan

AE-102

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1 Roof Proposed
1/4" = 1'-0"

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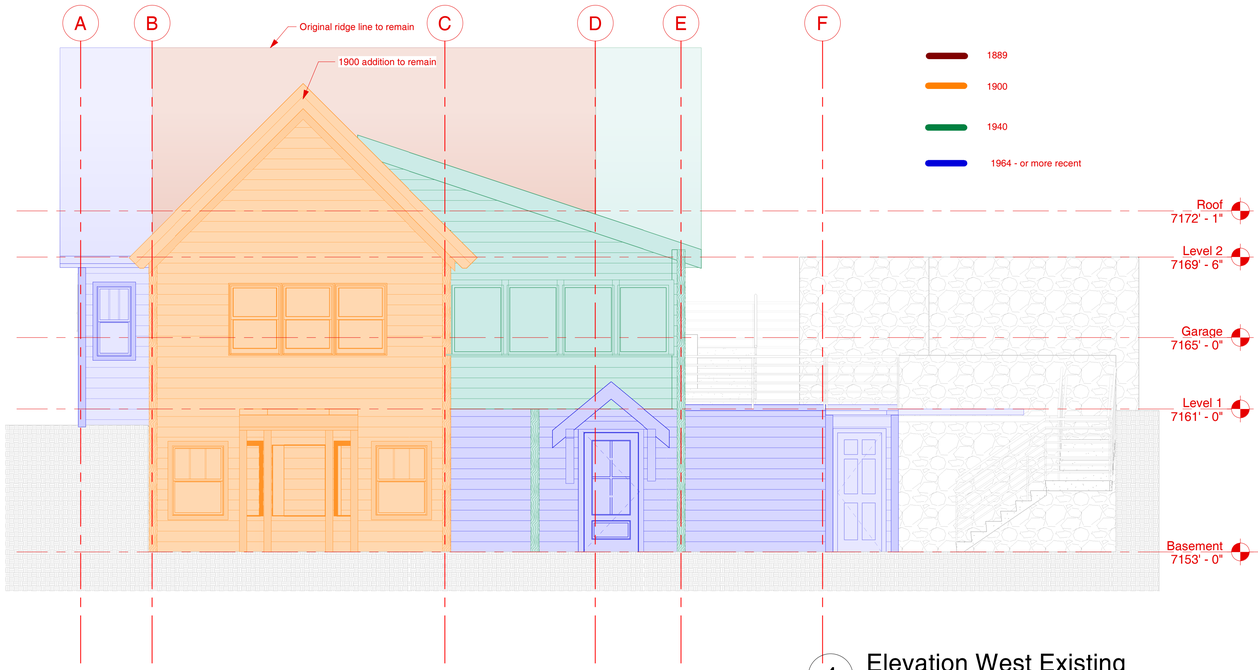
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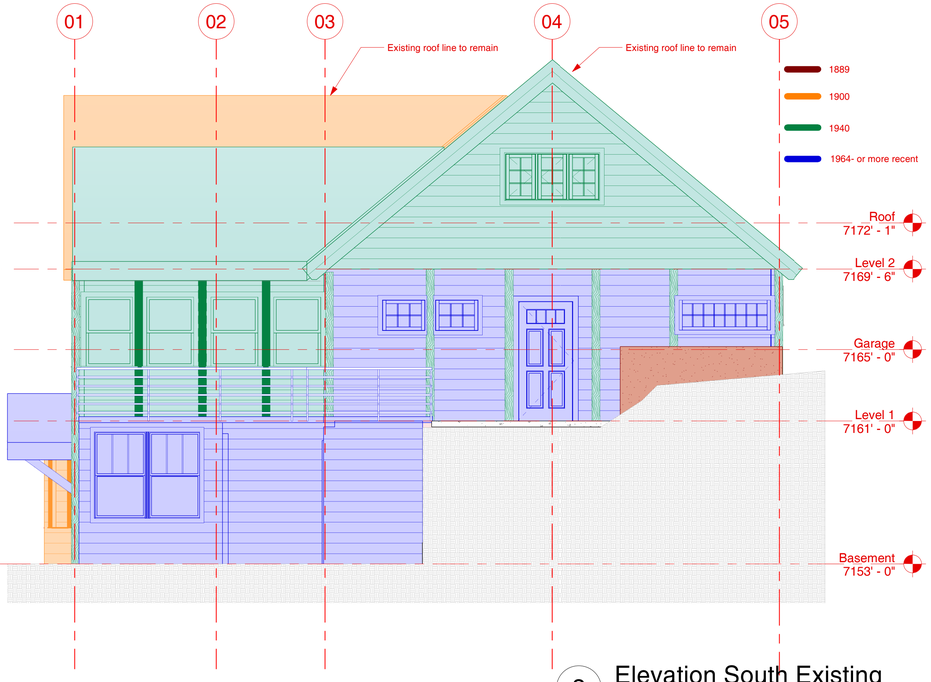
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Proposed Roof Plan

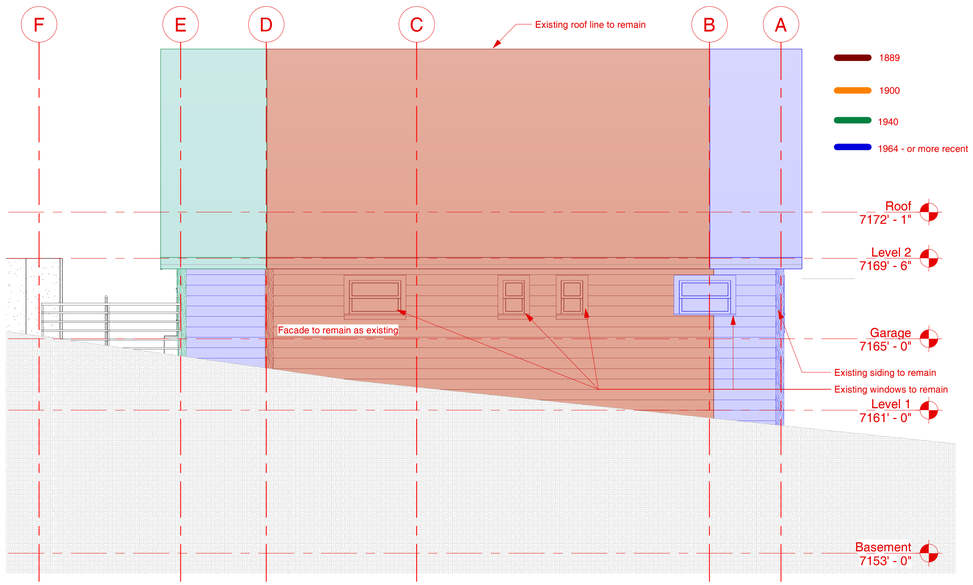
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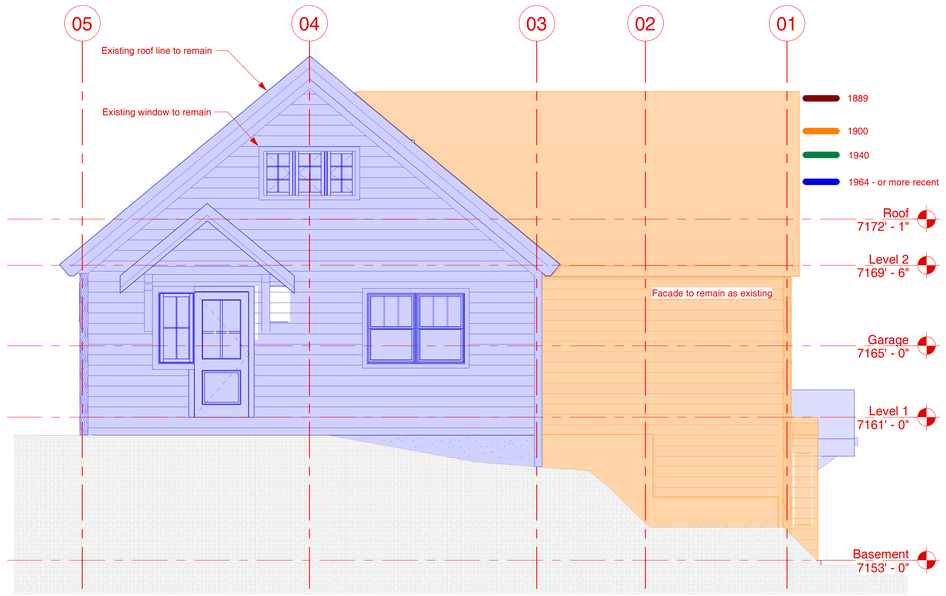
4 Elevation West Existing
1/4" = 1'-0"



3 Elevation South Existing
1/4" = 1'-0"



2 Elevation East Existing
1/4" = 1'-0"



1 Elevation North Existing
1/4" = 1'-0"

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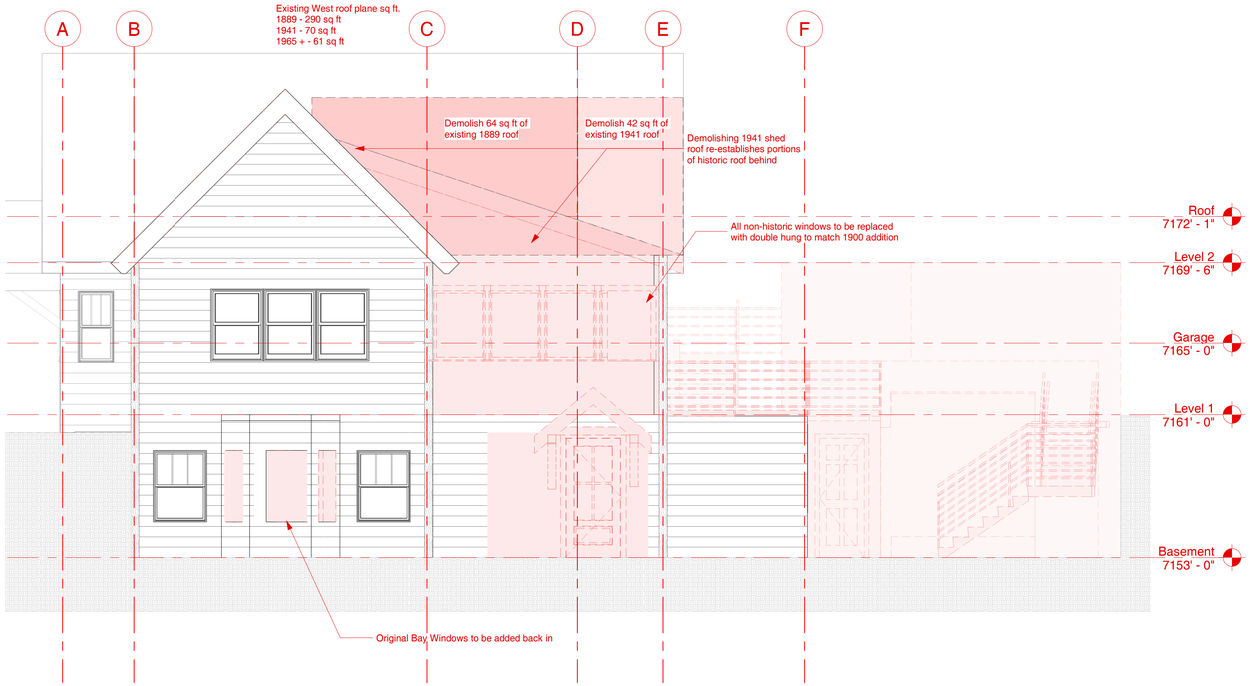
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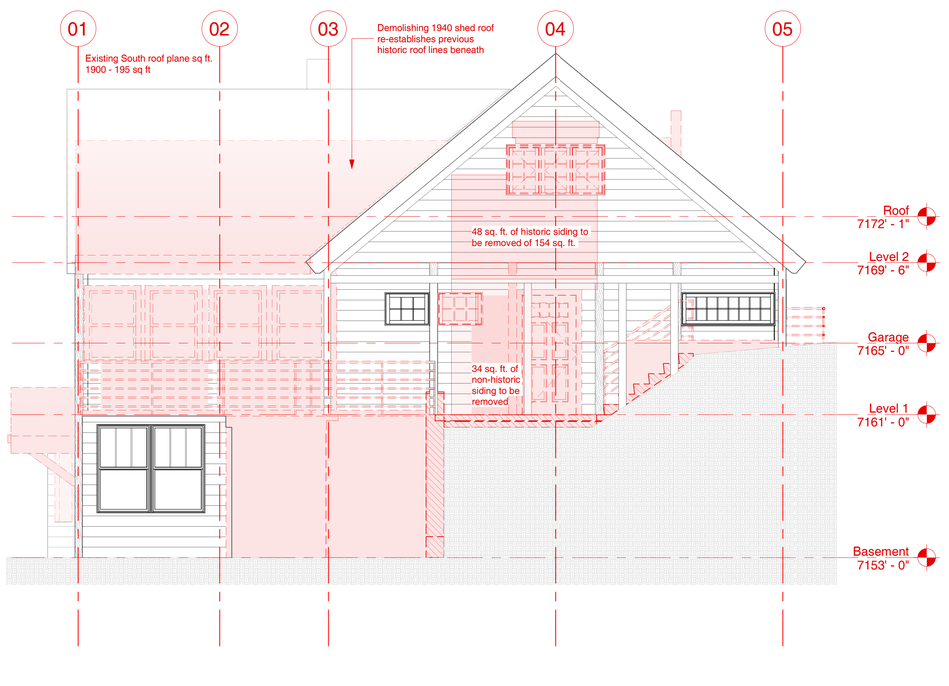
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A-200

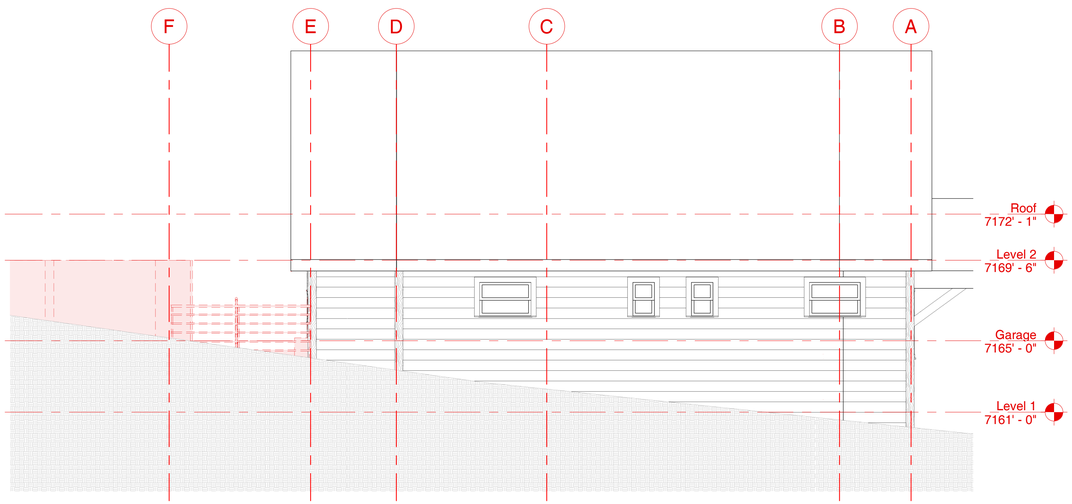
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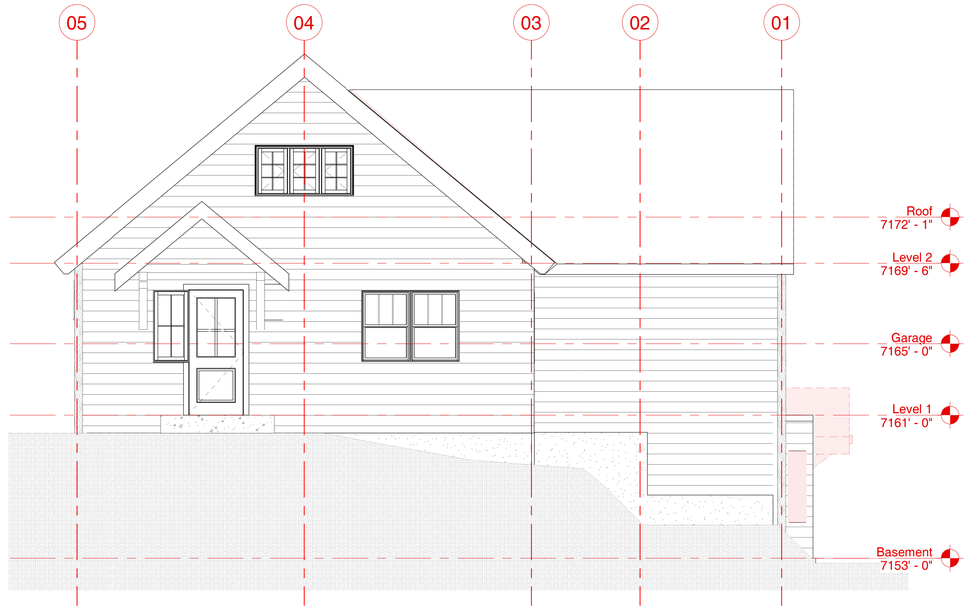
4 Elevation West Demo
1/4" = 1'-0"



3 Elevation South Demo
1/4" = 1'-0"



2 Elevation East Demo
1/4" = 1'-0"



1 Elevation North Demo
1/4" = 1'-0"

ELLIOTT WORKGROUP LLC

1441 West Ute Blvd, Suite 100
Park City, Utah 84098
435-649-0092 or 801-415-1839
elliottworkgroup.com

ELLIOTT WORKGROUP

Not for Construction

Dennis Hranitzky

Hranitzky Residence

218 Sandridge Road
Park City, UT 84060

Project Status
Building Name

Rev.	Date	Description

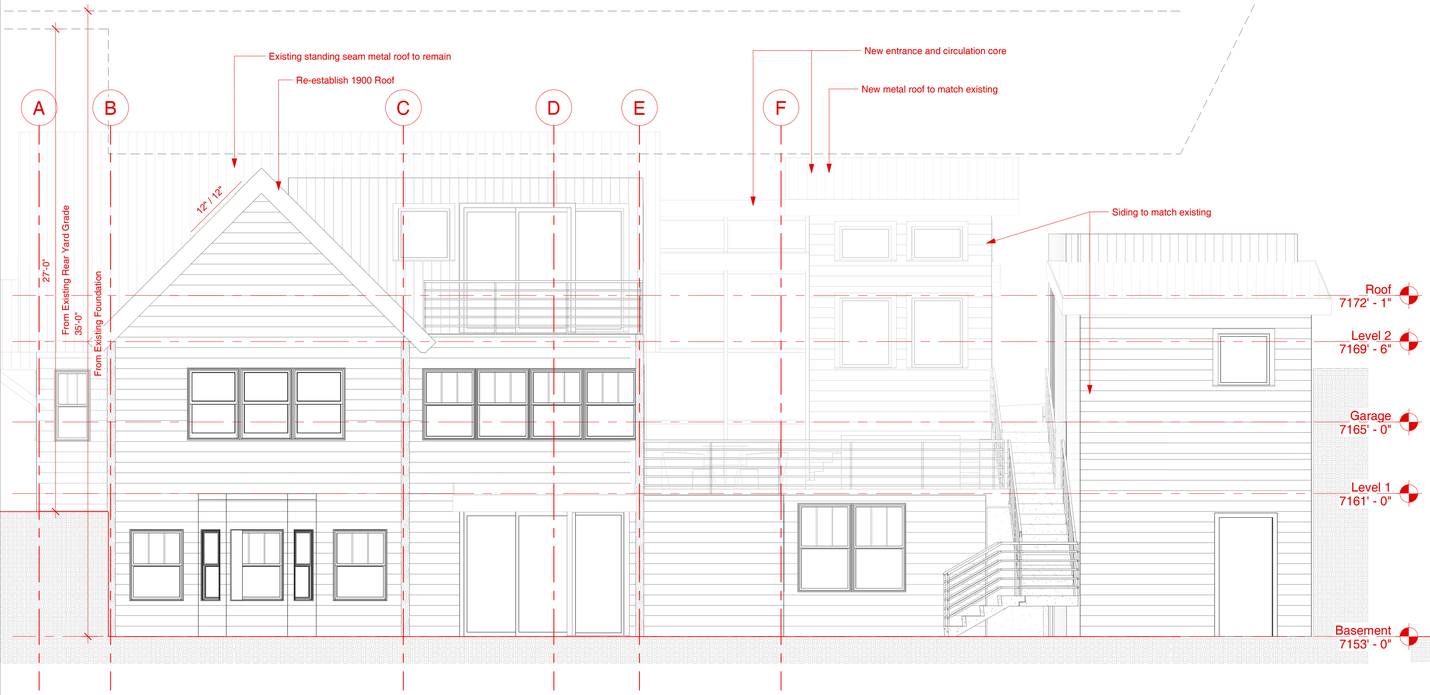
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OWNER PROJECT NO: .
CONTRACT NO: .
DRAWN BY: Author
CHECKED BY: Checker
DESIGNED BY: Designer
EWG PROJECT NO: 2022.092
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SHEET TITLE

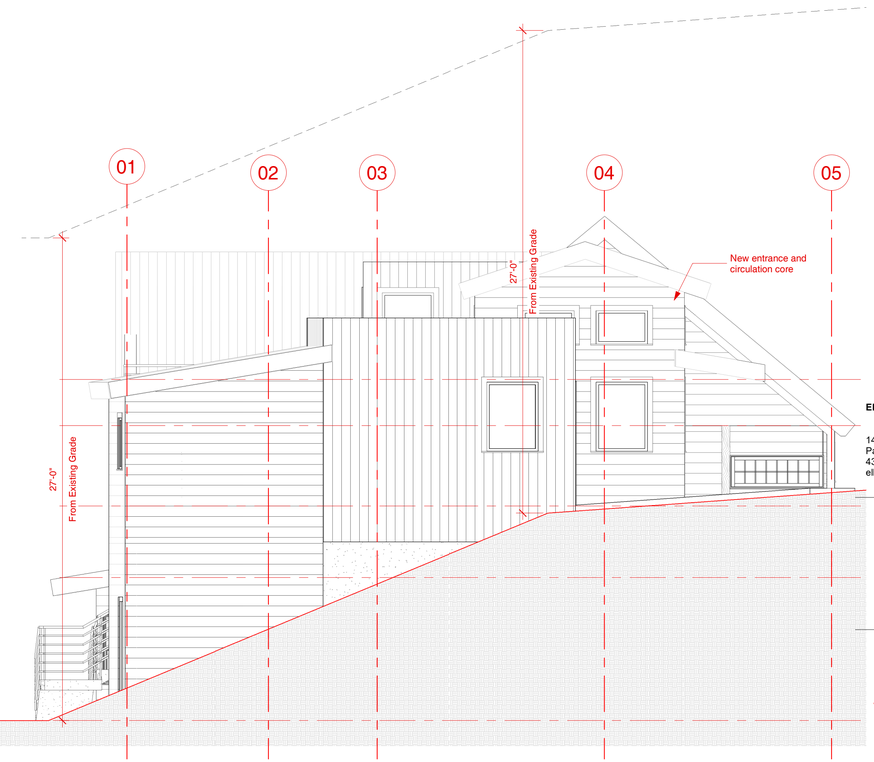
Elevations Demo

A-201

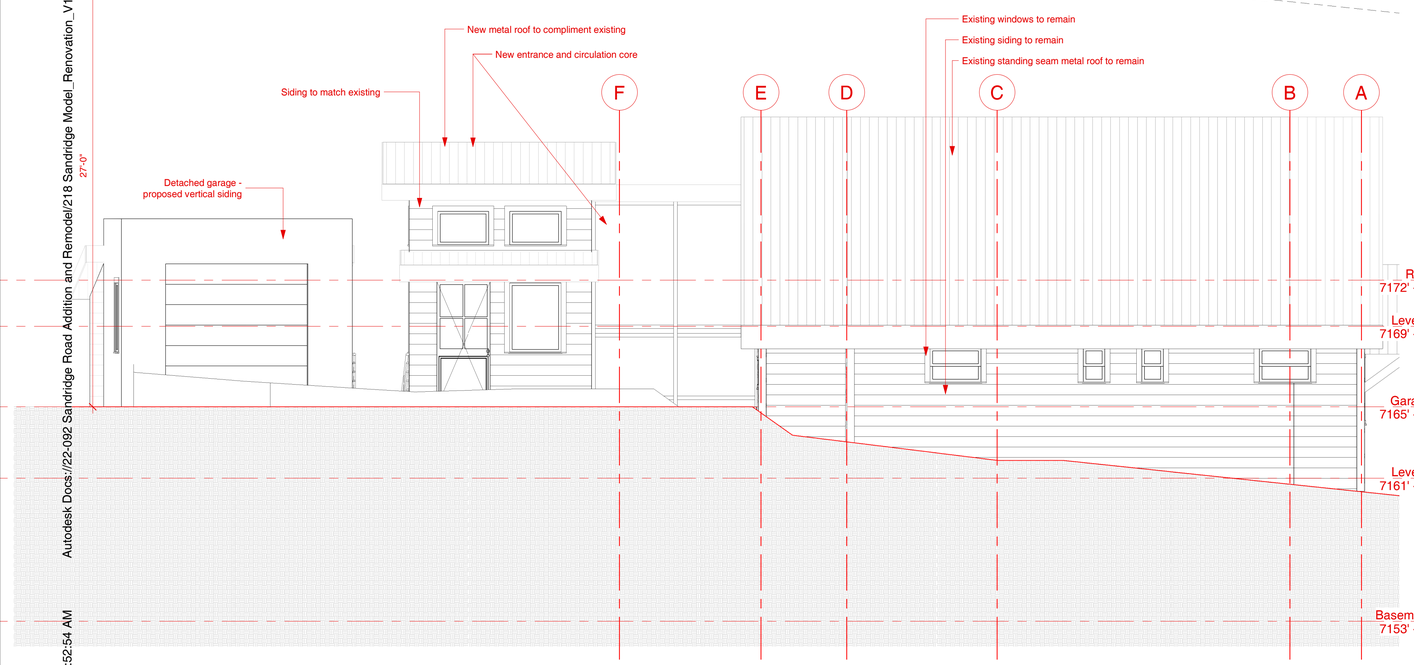
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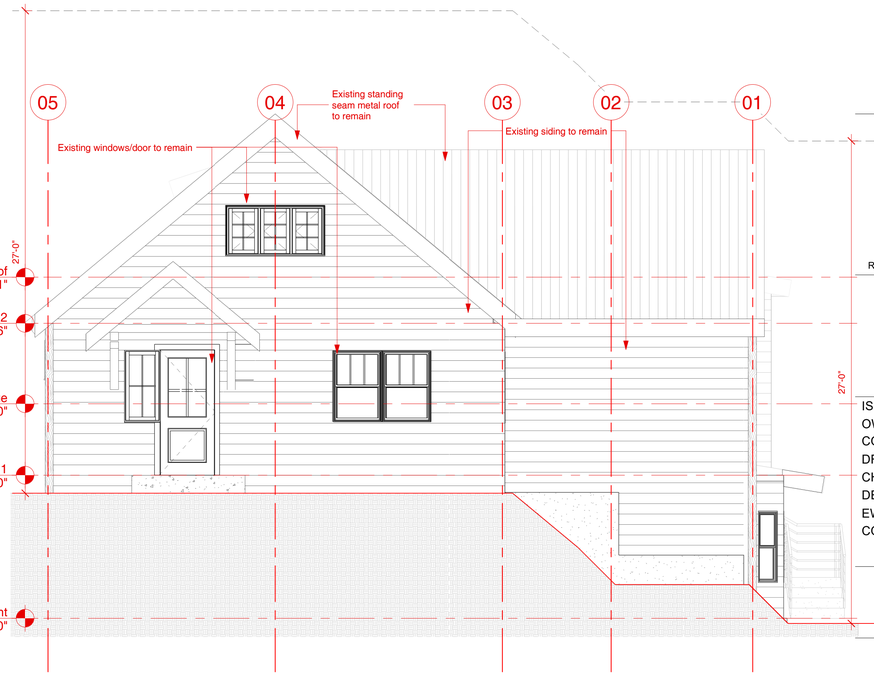
4 Elevation West Proposed
1/4" = 1'-0"



3 Elevation South Proposed
1/4" = 1'-0"



2 Elevation East Proposed
1/4" = 1'-0"



1 Elevation North Proposed
1/4" = 1'-0"

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Project Status
Building Name

Rev.	Date	Description

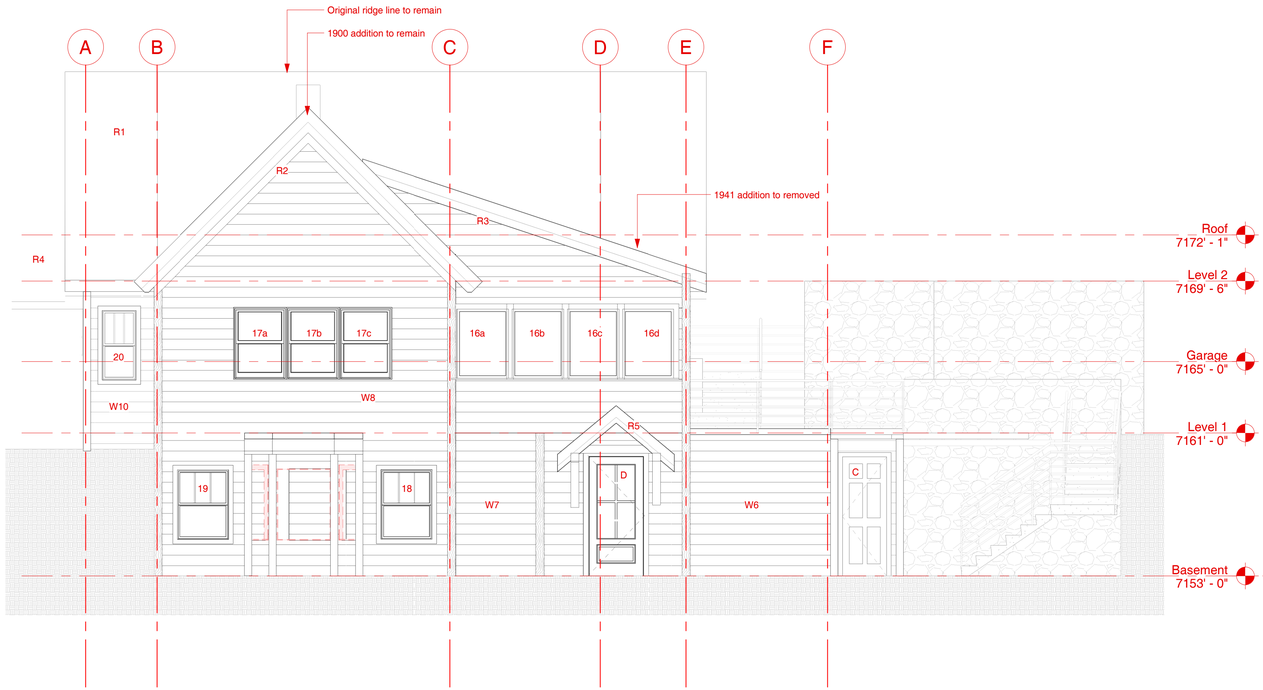
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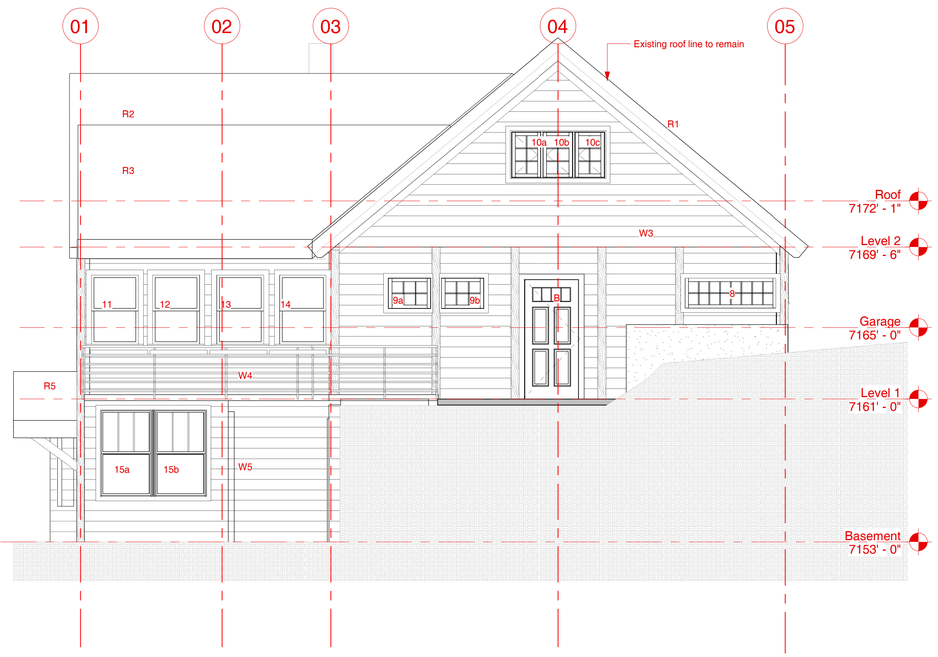
Elevations Proposed

A-202

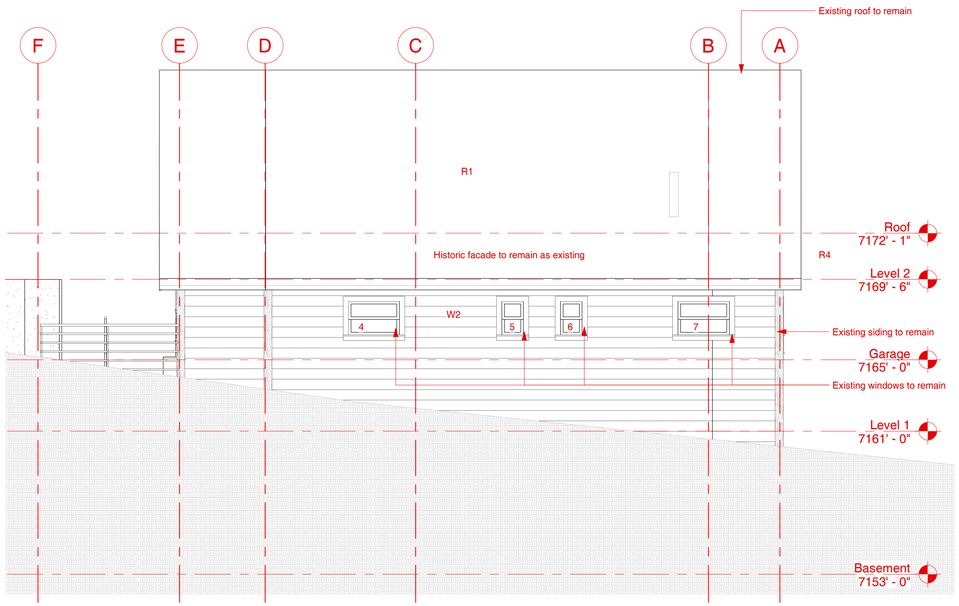
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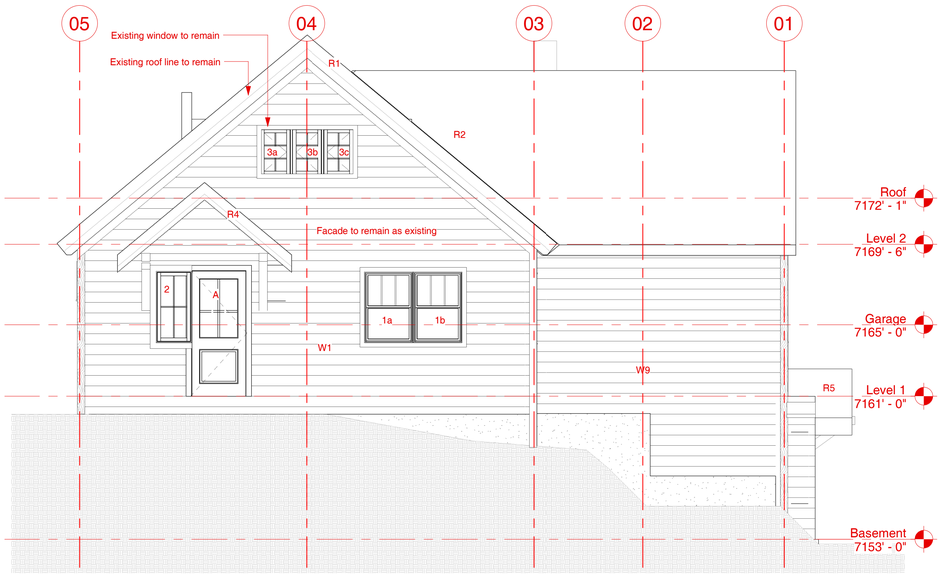
4 Elevation West Existing.
1/4" = 1'-0"



3 Elevation South Existing.
1/4" = 1'-0"



2 Elevation East Existing.
1/4" = 1'-0"



1 Elevation North Existing.
1/4" = 1'-0"

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Project Status
Building Name

Rev.	Date	Description

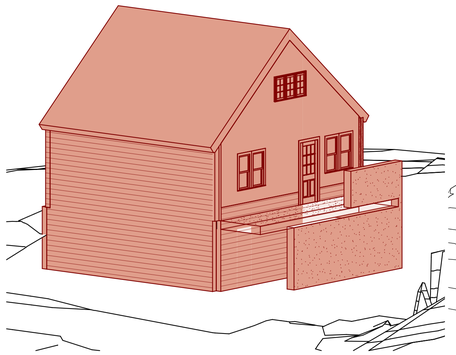
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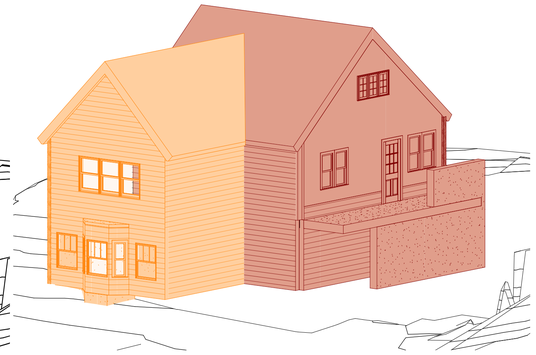
Elevations Existing Historic Review

A-203

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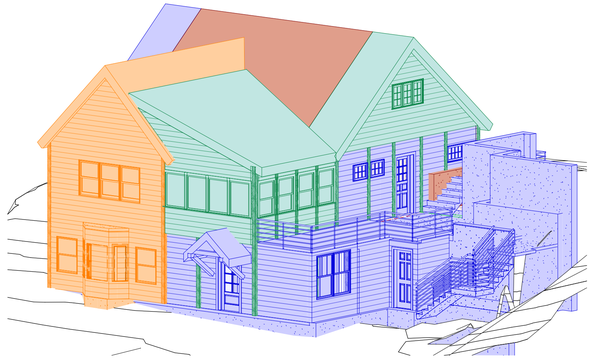
1 SW 1889



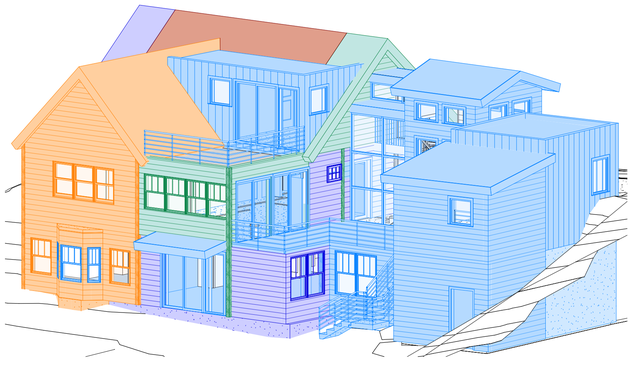
2 SW 1900



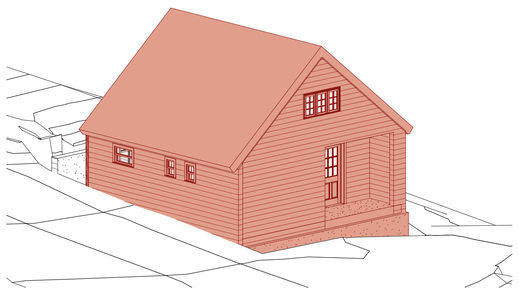
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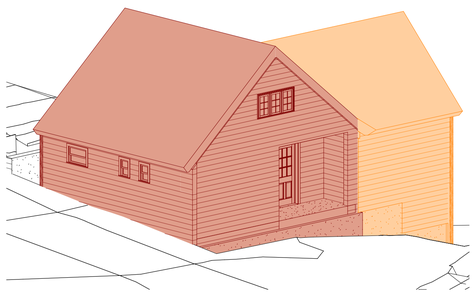
4 SW 1960-2000



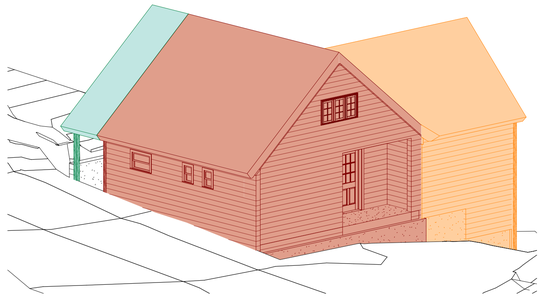
5 SW 2024 - Proposed



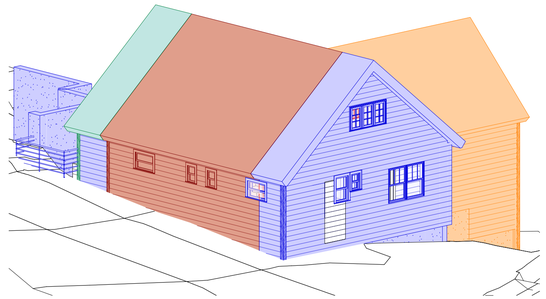
6 NE 1889



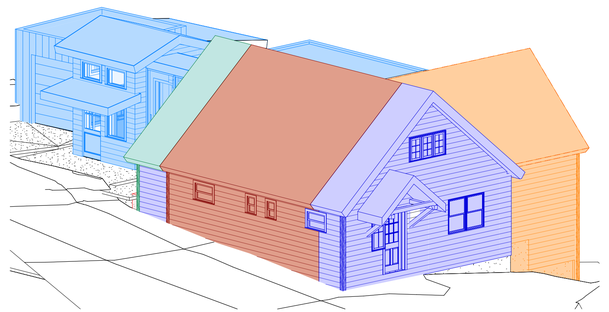
7 NE 1900



8 NE 1940



9 NE 1960-2000



10 NE 2024 - Proposed

1889 Original Build

1900 Addition

1940-1941 Additions

1960-2000 Additions

2024 Proposed Additions

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Not for Construction

Dennis Hranitzky

Hranitzky Residence

218 Sandridge Road
Park City, UT 84060

Project Status
Building Name

Rev.	Date	Description

ISSUE DATE:	2024.01.10
OWNER PROJECT NO:	.
CONTRACT NO:	.
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CHECKED BY:	Checker
DESIGNED BY:	Designer
EWG PROJECT NO:	2022.092
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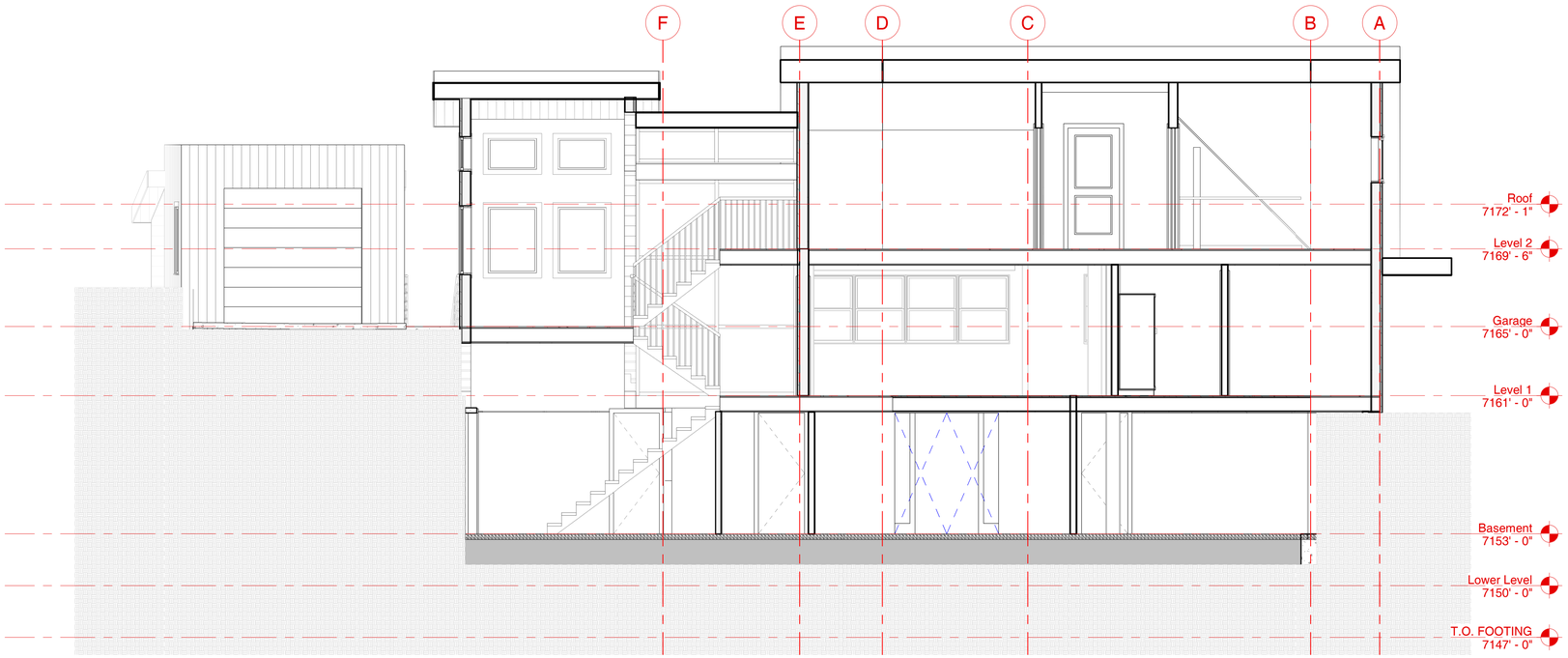
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Historic Timeline of modifications

HPB - 01

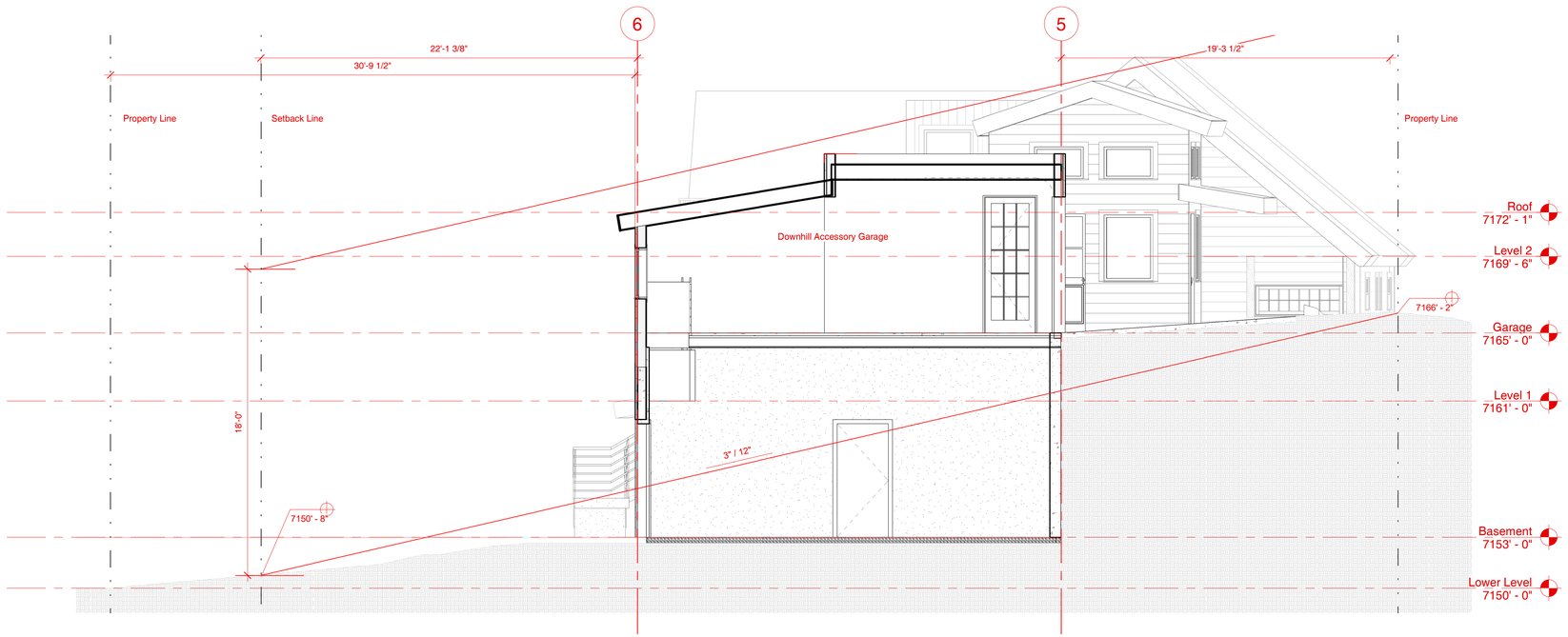
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2 Section Length of Property

1/4" = 1'-0"



1 Section @ Detached Accessory Garage

1/4" = 1'-0"

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Building Name

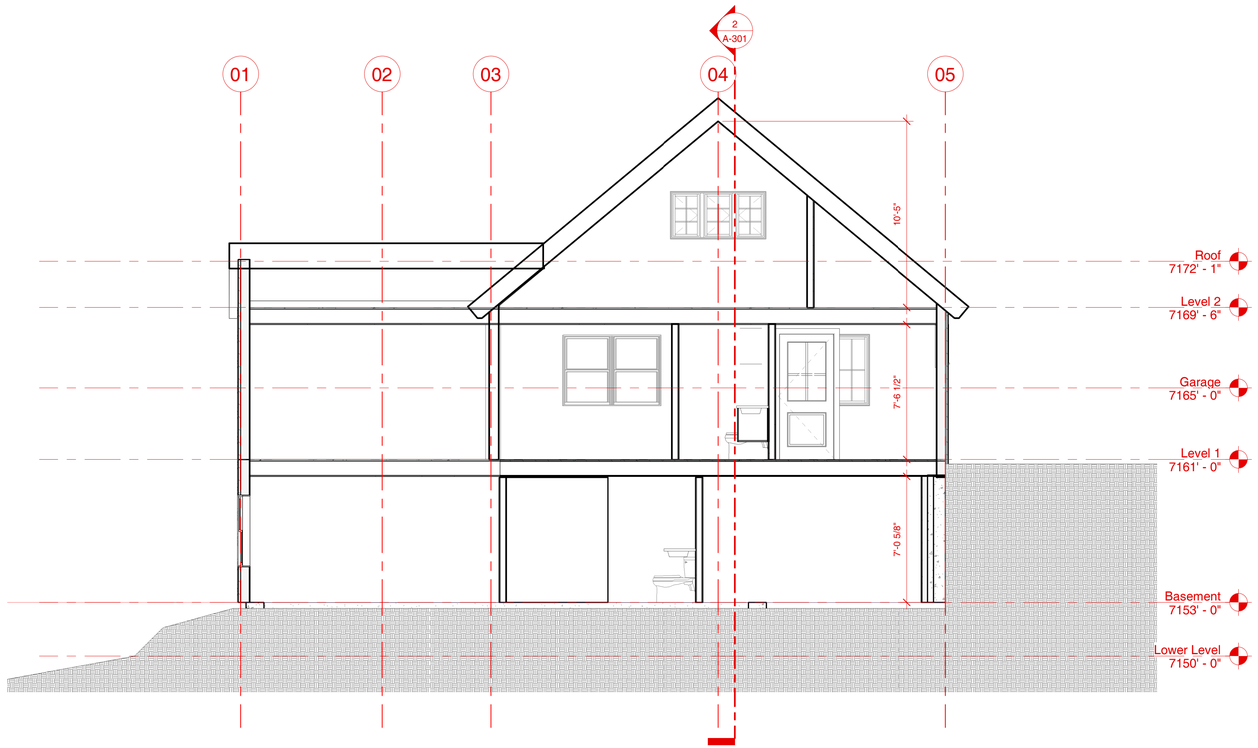
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DESIGNED BY:	Designer
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SHEET TITLE

Building Sections

A-301



1 Section 52
1/4" = 1'-0"

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Dennis Hranitzky

Hranitzky Residence

218 Sandridge Road
Park City, UT 84060

Project Status
Building Name

Rev.	Date	Description

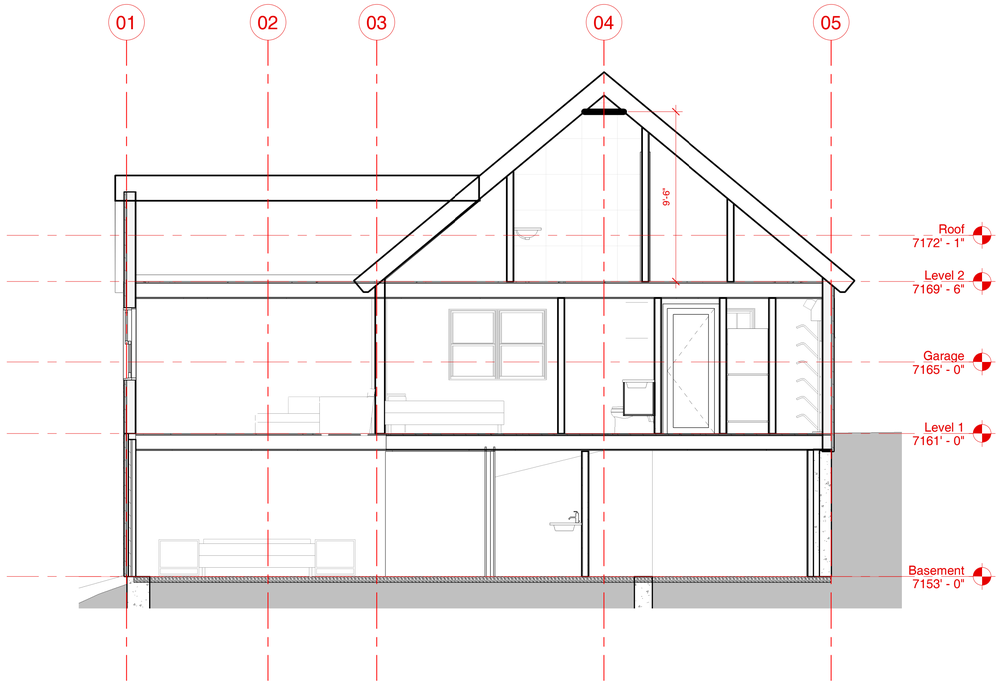
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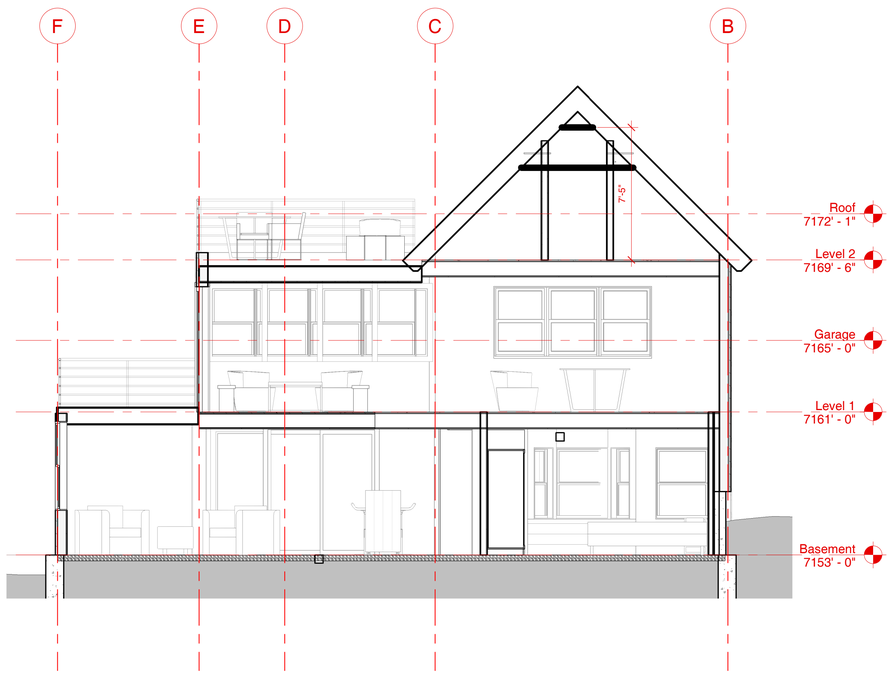
Building Sections

A-302

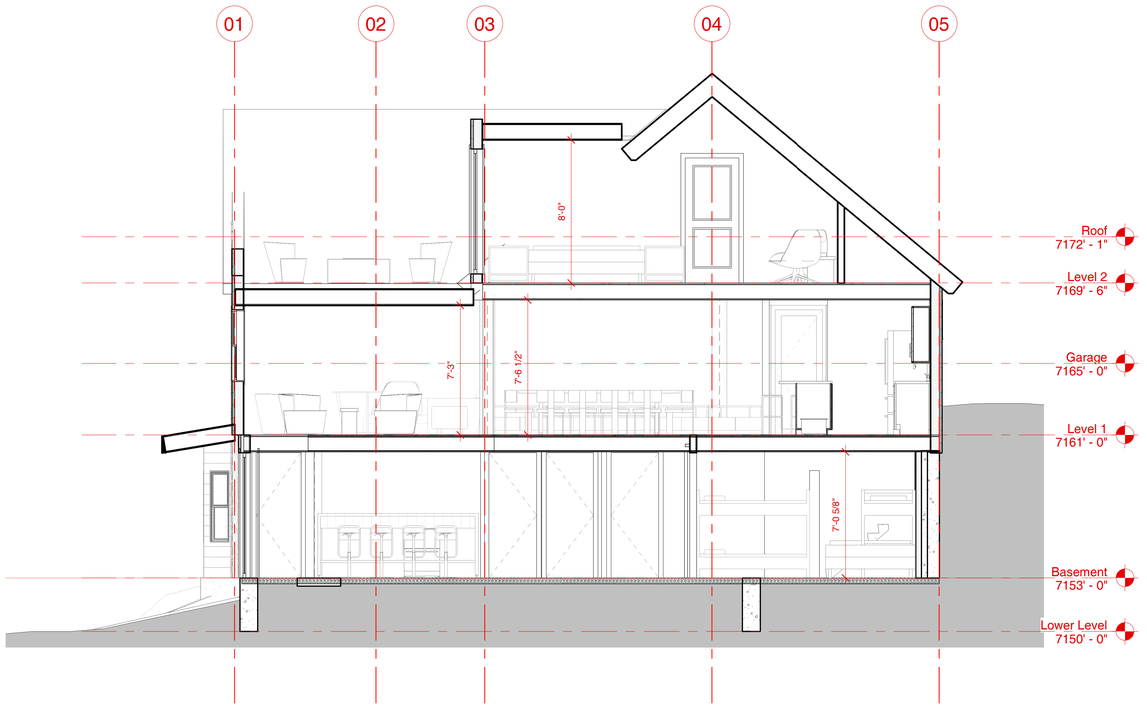
Autodesk Docs://22-092 Sandridge Road Addition and Remodel/218 Sandridge Model_Renovation_V1.1.rvt
1/11/2024 10:53:05 AM



2 Section 38
1/4" = 1'-0"



3 Section 53
1/4" = 1'-0"



1 Section 22
1/4" = 1'-0"

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Building Name

Rev.	Date	Description

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CHECKED BY: Checker
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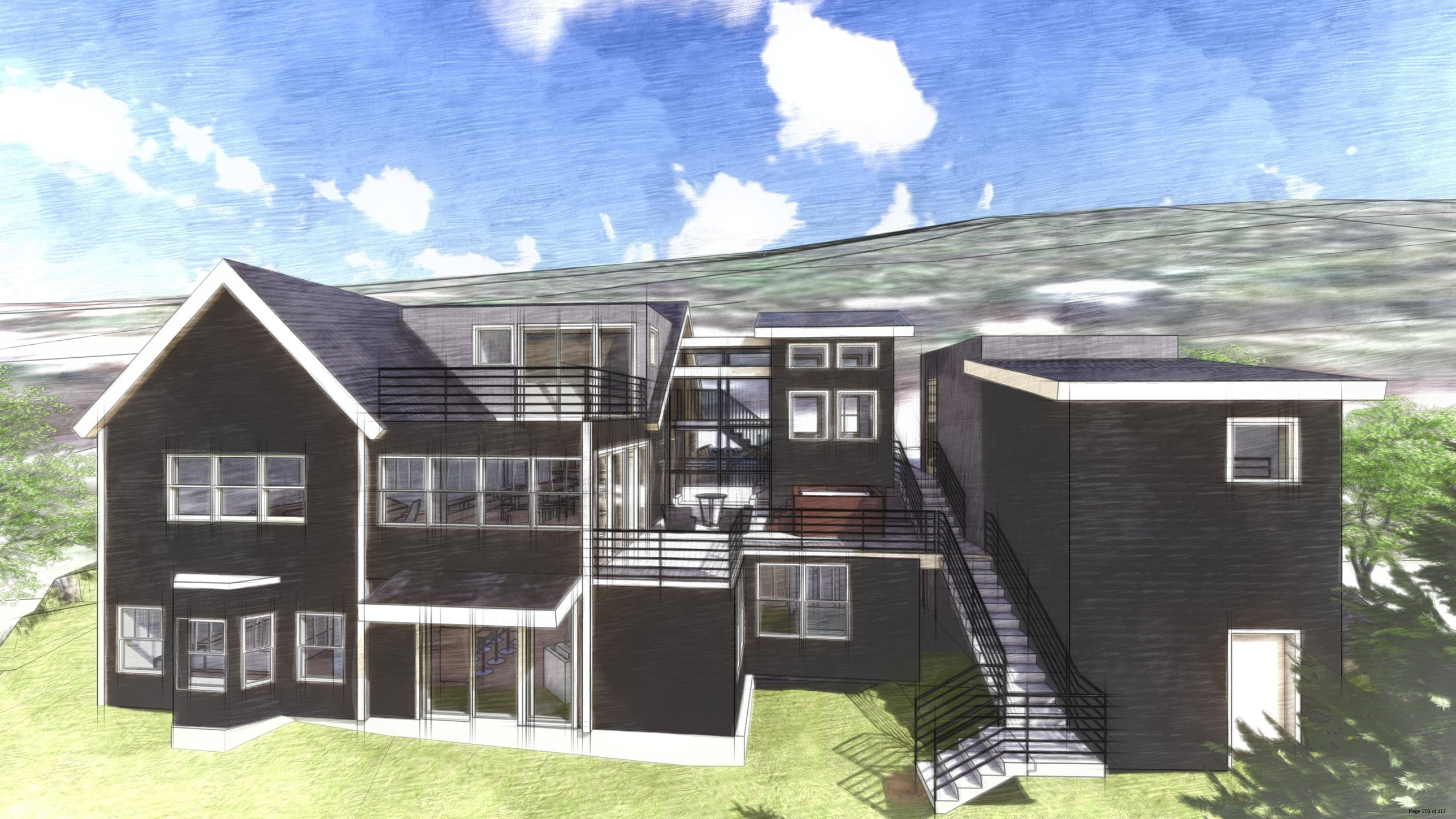
Building Sections

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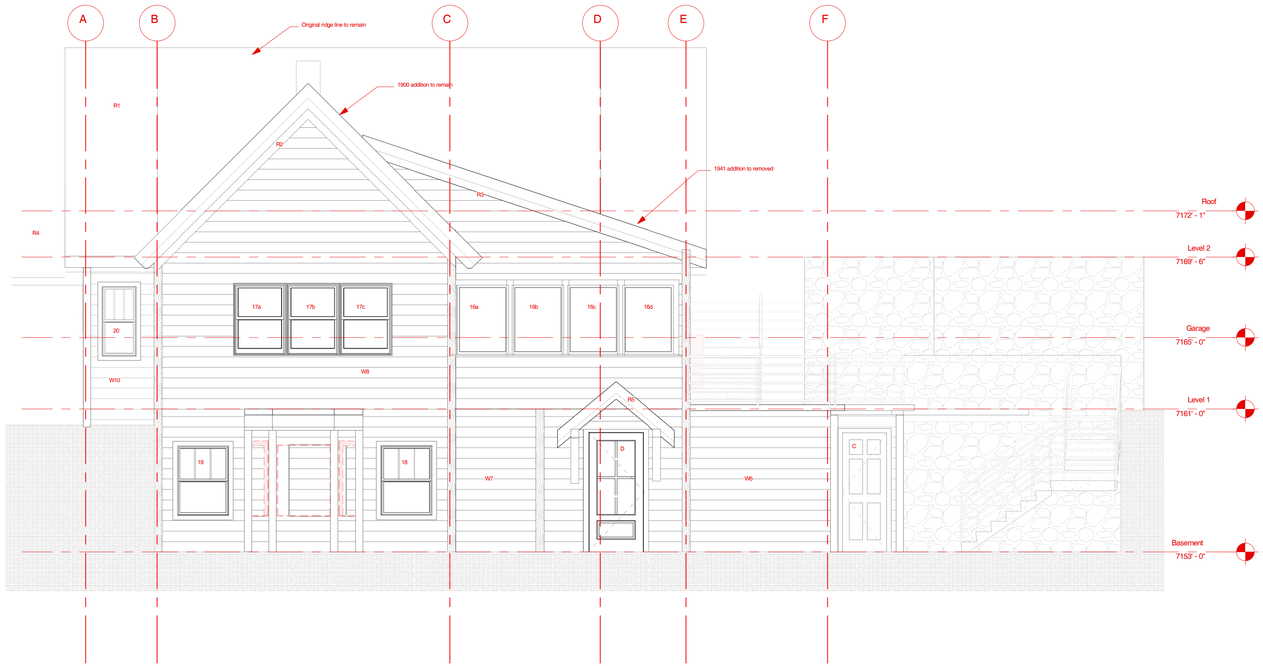




PHYSICAL CONDITIONS REPORT
&
HISTORIC PRESERVATION PLAN

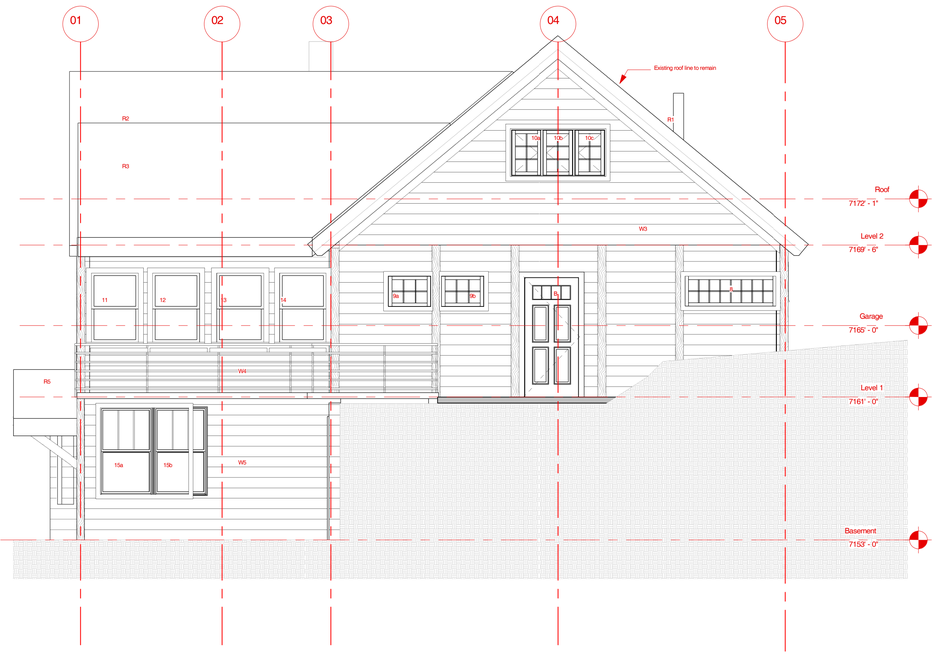
INFORMATION GUIDE
AND APPLICATIONS

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.



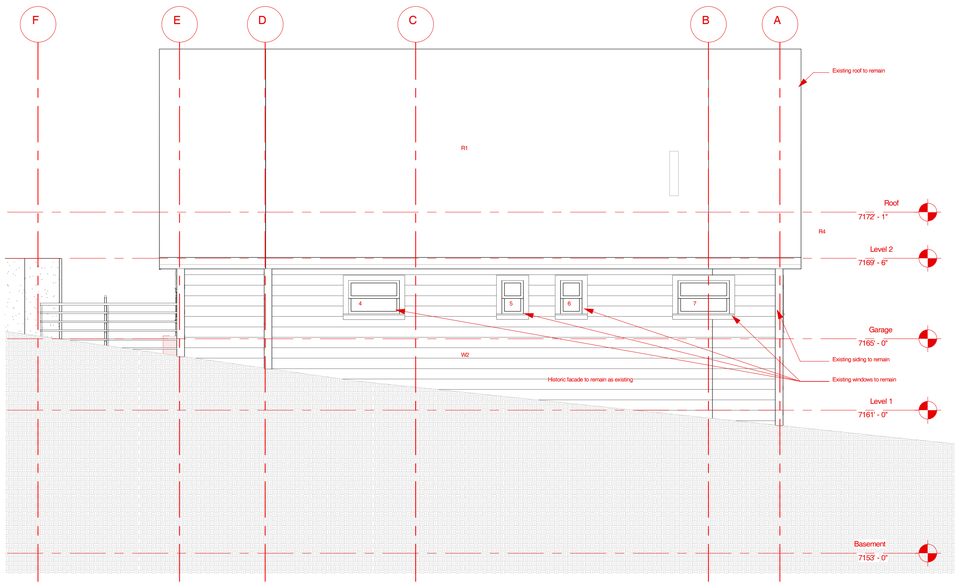
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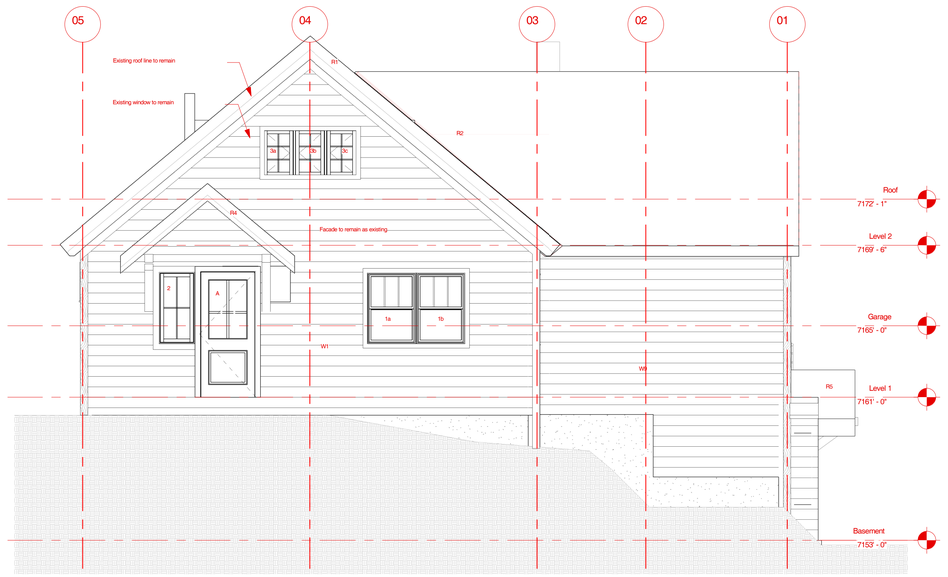
3 Elevation South Existing.

1/4" = 1'-0"



2 Elevation East Existing.

1/4" = 1'-0"



1 Elevation North Existing.

1/4" = 1'-0"

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Project Status

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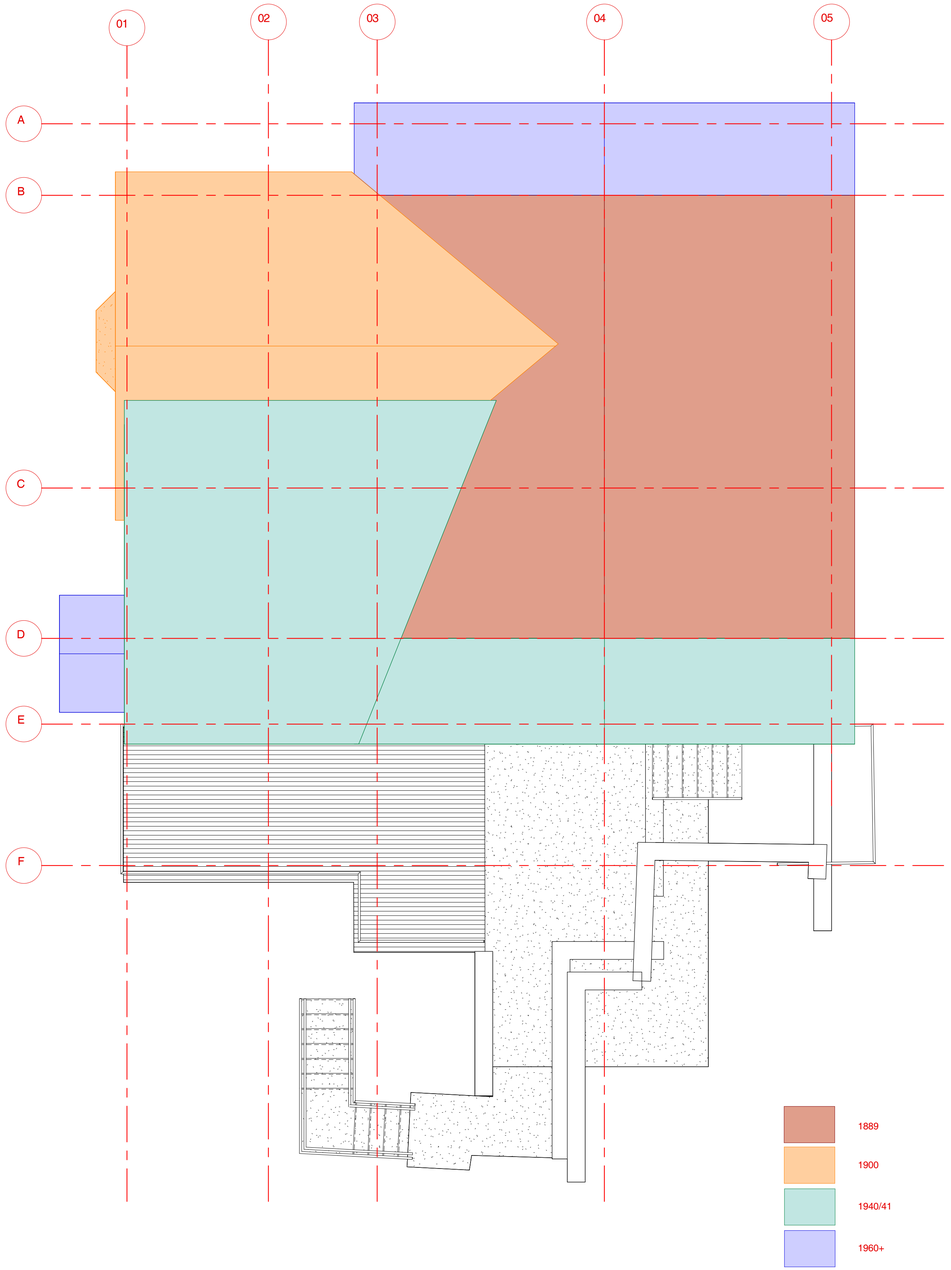
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CONTRACT NO: .
DRAWN BY: Author
CHECKED BY: Checker
DESIGNED BY: Designer
EWG PROJECT NO: 2022.092
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SHEET TITLE

Elevations Existing Historic Review

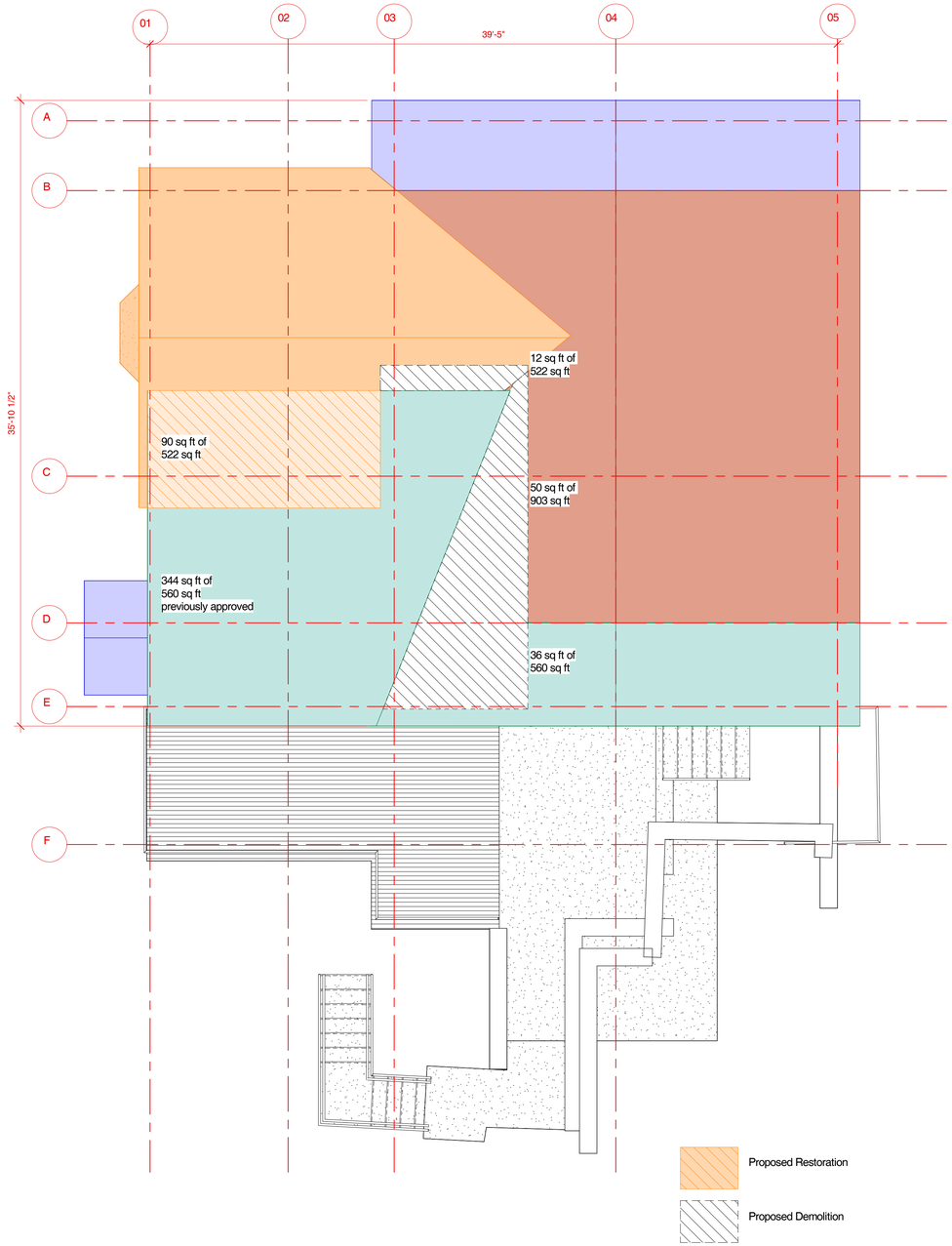
A-203

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12/11/2023 12:25:29 PM



1 Roof Existing Historic Timeline

1/4" = 1'-0"



2 Roof Existing Historic Proposed changes

1/4" = 1'-0"

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Project Status

Building Name

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CONTRACT NO: .
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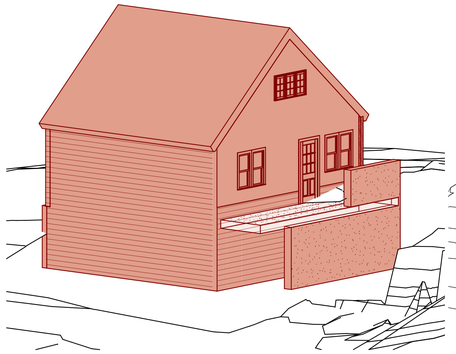
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Historic Timeline-Roof

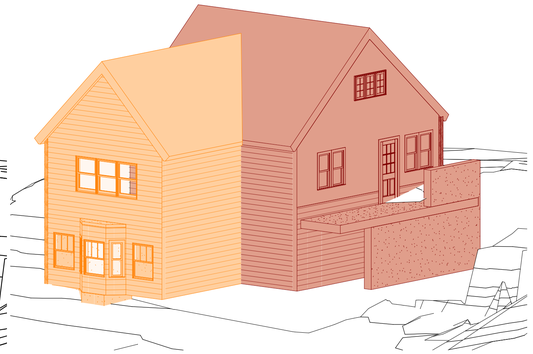
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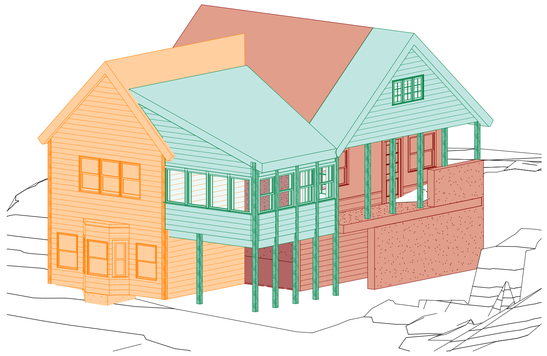
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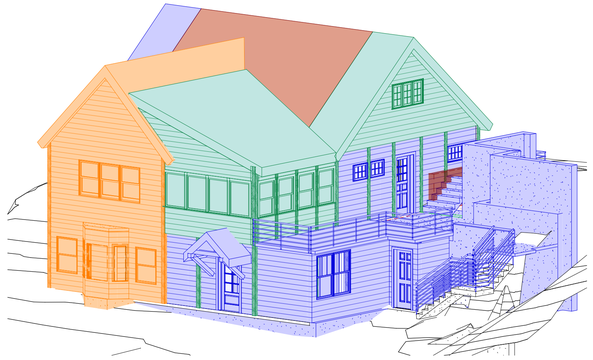
1 SW 1889



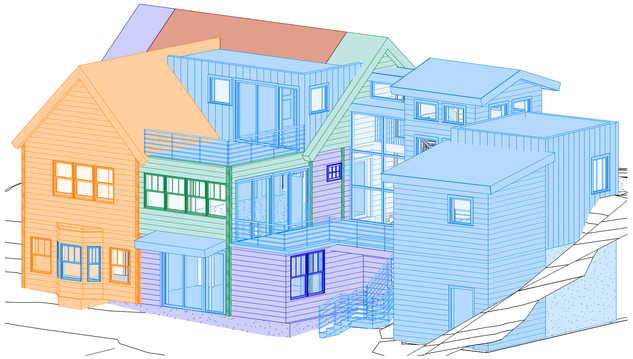
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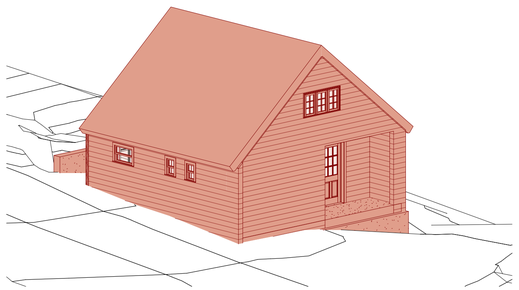
3 SW 1940



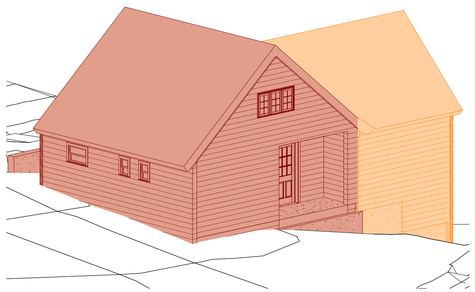
4 SW 1960-2000



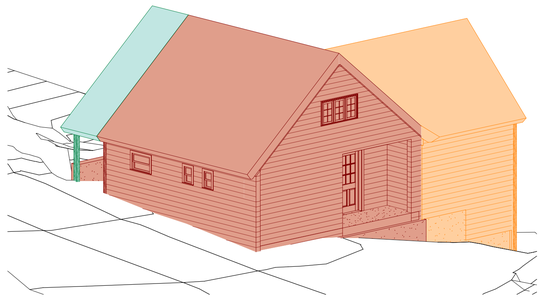
5 SW 2024 - Proposed



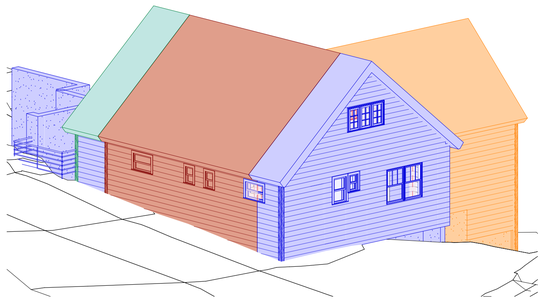
6 NE 1889



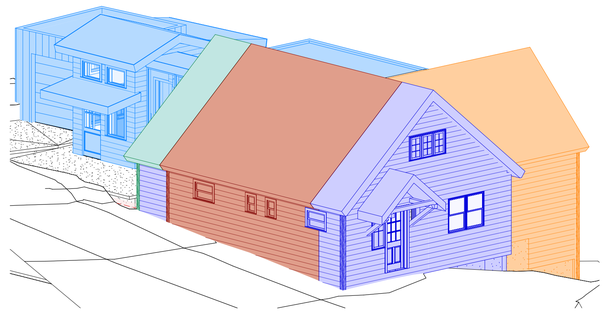
7 NE 1900



8 NE 1940



9 NE 1960-2000



10 NE 2024 - Proposed

1889 Original Build

1900 Addition

1940-1941 Additions

1960-2000 Additions

2024 Proposed Additions

ELLIOTT WORKGROUP LLC

1441 West Ute Blvd, Suite 100
Park City, Utah 84098
435-649-0092 or 801-415-1839
elliottworkgroup.com

ELLIOTT WORKGROUP

Not for Construction

Dennis Hranitzky

Hranitzky Residence

218 Sandridge Road
Park City, UT 84060

Project Status

Building Name

Rev.	Date	Description

ISSUE DATE: 2023.07.26
OWNER PROJECT NO: .
CONTRACT NO: .
DRAWN BY: Author
CHECKED BY: Checker
DESIGNED BY: Designer
EWG PROJECT NO: 2022.092
COPYRIGHT: Elliott Workgroup, LLC

SHEET TITLE

Historic Timeline of modifications

HPB - 01

Autodesk Docs://22-092 Sandridge Road Addition and Remodel/218 Sandridge Model_Renovation_V1.1.rvt
12/11/2023 12:27:59 PM



Sheet 1 photo 1



Sheet 1 photo 2



Sheet 1 photo 3



Sheet 1 photo 4



Sheet 1 photo 5



Sheet 1 photo 6



Sheet 2 photo 1



Sheet 2 photo 2



Sheet 2 photo 3



Sheet 2 photo 4



Sheet 2 photo 5



Sheet 2 photo 6



Sheet 2 photo 7



Sheet 2 photo 8



Sheet 2 photo 9



Sheet 3 photo 1



Sheet 3 photo 2



Sheet 3 photo 3



Sheet 3 photo 5



Sheet 3 photo 4



Sheet 3 photo 5



Sheet 3 photo 6



Sheet 4 photo 1



Sheet 4 photo 2



Sheet 4 photo 3



Sheet 4 photo 4



Sheet 4 photo 5



Sheet 5 photo 1



Sheet 5 photo 2



Sheet 5 photo 3



Sheet 5 photo 4

Photo sheet 5 - Landscape



Sheet 6 photo 1



Sheet 6 photo 2



Sheet 6 photo 3



Sheet 6 photo 4



Sheet 6 photo 5



Sheet 6 photo 6



Sheet 6 photo 7



Sheet 6 photo 8



Sheet 6a photo 1



Sheet 6a photo 2



Sheet 6a photo 3



Sheet 6a photo 4



Sheet 6a photo 5



Sheet 6a photo 7



Sheet 6a photo 6



Sheet 6a photo 8

2. Structure

Use this section to describe the general structural system of the building including floor and ceiling systems as well as the roof structure. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Structural Systems

This involves: [X] An original part of the building

[X] A later addition Estimated date of construction: _____

Describe existing feature:

The structure
Sub-floor: Plank
Basement/Crawlspace Floor: Dirt
Floor Structure: Beams and Posts: Wood/Wood Joists

Rafter system is installed in the attic cavity to support the roof decking.

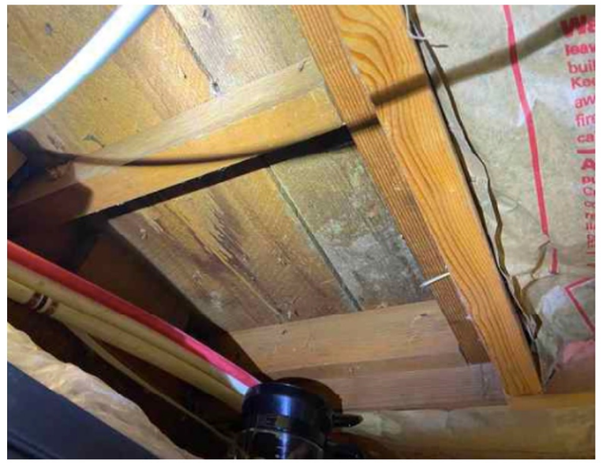
Describe any deficiencies: Existing Condition: [ ] Excellent [X] Good [ ] Fair [ ] Poor

1) The chimney is leaning and likely has structural failure through deterioration of the mortar joints and bricks. Deterioration of the footing at chimney

2) Wood framing and support posts are in direct contact with soil

3) Soft mortar joins seen in the stone and brick foundations

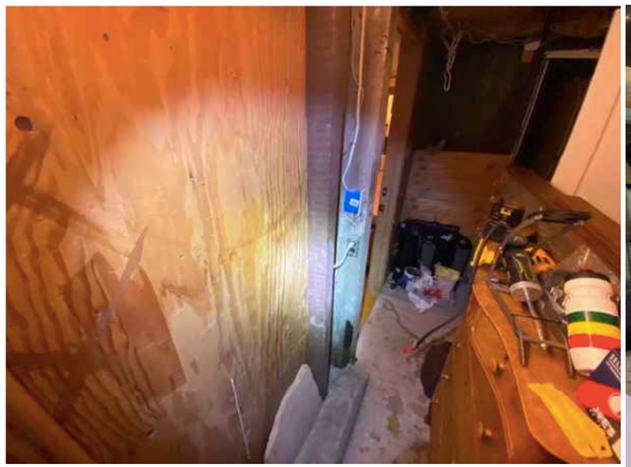
Photo Numbers: Sheets 7,8 Illustration Numbers: _____



Sheet 7 photo 1



Sheet 7 photo 2



Sheet 7 photo 3



Sheet 7 photo 4



Sheet 7 photo 5



Sheet 7 photo 6



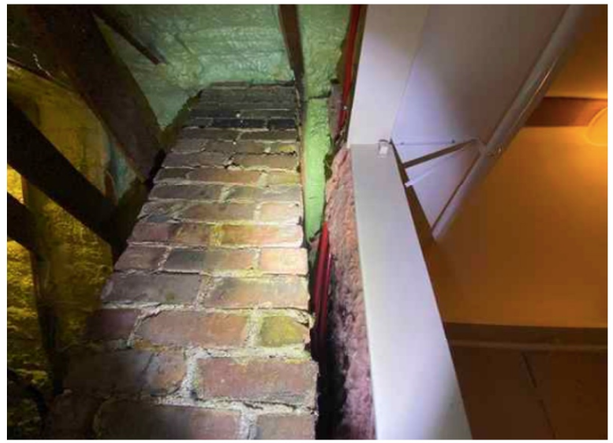
Sheet 7 photo 7



Sheet 7 photo 8



Sheet 7 photo 9



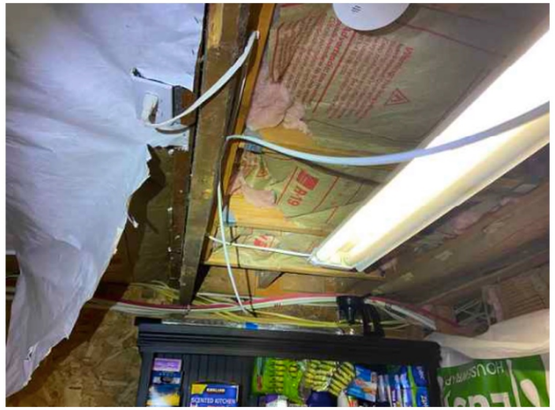
Sheet 7 photo 10



Sheet 7 photo 11



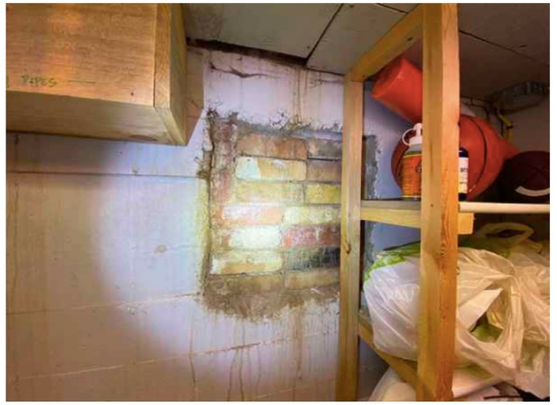
Sheet 8 photo 1



Sheet 8 photo 2



Sheet 8 photo 3



Sheet 8 photo 4



Sheet 8 photo 5



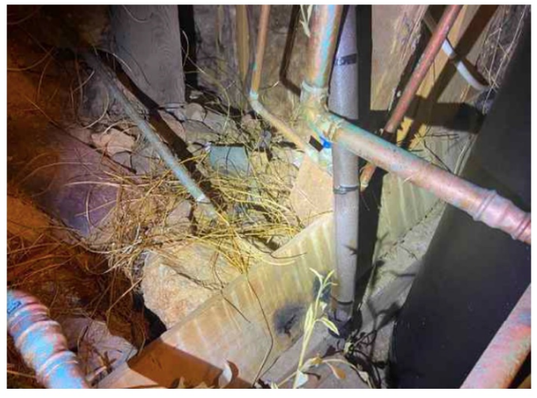
Sheet 8 photo 6



Sheet 8 photo 7



Sheet 8 photo 8



Sheet 8 photo 9



Sheet 8 photo 10



Sheet 8 photo 11



Sheet 8 photo 12

Photo sheet 8 - Structure

3. Roof

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

Element/Feature: 1889 Roof

This involves: [X] An original part of the building

[X] A later addition Estimated date of construction: 1889 - 1980

Describe existing feature:

Roofing material: metal
Gutter: aluminum
Flashing: metal

Roof has two vents on East side + one vent on West side

Heat tape and snow retention bars on West side
Gutters/Downspouts drain to landscaping

Shingles changed to metal roof c. 1941 Extensions to North and South at later dates.

Describe any deficiencies: Existing Condition: [ ] Excellent [X] Good [ ] Fair [ ] Poor

Aluminum gutters are missing kick-out flashings at the roof to wall terminations

Photo Numbers: Sheet 9
Photos 1,2,3

Illustration Numbers: R1

3. Roof

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

Element/Feature: 1900 Roof Addition

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: 1900

Describe existing feature:

Roofing material: metal
Gutter: aluminum
Flashing: metal

Roof has one chimney + one vent
Heat tape + Snow bands
Gutters/Downspouts drain to landscaping

Shingles changed to metal roof c. 1941

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

Aluminum gutters are missing kick-out flashings at the roof to wall terminations

Photo Numbers: Sheet 9
Photos 5,6,7,8,9,10,11,12,13

Illustration Numbers: R2

3. Roof

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

Element/Feature: 1941 Roof Addition

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: _____

Describe existing feature:

Pitched shed roof at West/South facade added between 1940 & 1941 addition. The 1889 roof was also extended to the South by roughly 4-5 ft at this time.
Roofing material: metal
Gutter: aluminum
Flashing: metal

Heat tape and snow retention bars on South side

Gutters/Downspouts drain to landscaping
Shingles changed to metal roof c. 1941

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

Aluminum gutters are missing kick-out flashings at the roof to wall terminations

Photo Numbers: Sheets 9
Photos 5,6,7,8

Illustration Numbers: R3



Sheet 9
photo 1



Sheet 9
photo 2



Sheet 9
photo 3



Sheet 9
photo 4



Sheet 9
photo 5



Sheet 9
photo 6



Sheet 9
photo 7



Sheet 9
photo 8



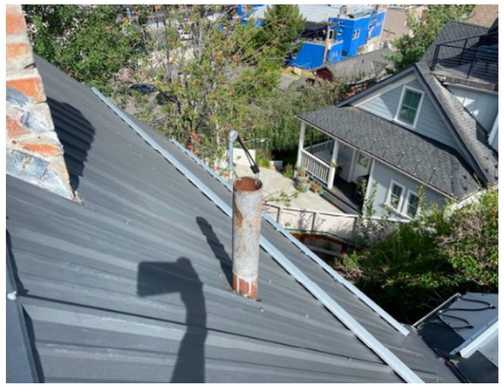
Sheet 9
photo 9



Sheet 9
photo 10



Sheet 9 photo 11



Sheet 9 photo 12



Sheet 9 photo 13

4. Chimney

Use this section to describe any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Brick chimney in 1910 addition roof

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: 1900

Describe existing feature:

Brick chimney

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

1) the chimney is leaning and likely has structural failure through deterioration of the mortar joints and bricks. Deterioration of the footing @ chimney

Chimney is missing rain hat
Defective seals at chimney - gaps noted in the sealant and flashing at the chimney penetration.

Photo Numbers: Exterior
Sheet 9
Photos 5,6,7,8,9, 10,12

Interior
Sheet 7
Photos 9,10,11

Illustration Numbers:

5. Exterior Walls

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

Element/Feature: Siding

This involves: [X] An original part of the building

[X] A later addition Estimated date of construction: 1889-2023

Describe existing feature:

Siding - clad with drop-novelty wood siding. Siding is from all different time periods, but made to look historic (painted the same). Siding varies from 5 1/2" to 7". Profile of boards varies between when added. Siding sits on different facade planes depending on build time.

Describe any deficiencies: Existing Condition: [ ] Excellent [X] Good [ ] Fair [ ] Poor

In various locations, siding terminates at grade
Various locations, siding damage

Photo Numbers: Sheet 10 Illustration Numbers:

6. Foundation

Use this section to describe the foundation including its system, materials, perimeter foundation drainage, and other foundation-related features. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Foundation

This involves: ☒ An original part of the building

☒ A later addition Estimated date of construction: 1889-2023

Describe existing feature:

Brick, Concrete, Stone

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

Soft mortar joins noted at the stone and brick foundations

Photo Numbers: Sheet 10 Illustration Numbers: _____



Sheet 10 photo 1



Sheet 10 photo 2



Sheet 10 photo 3



Sheet 10 photo 4



Sheet 10 photo 5



Sheet 10 photo 6



Sheet 10 photo 7



Sheet 10 photo 8



Sheet 10 photo 9



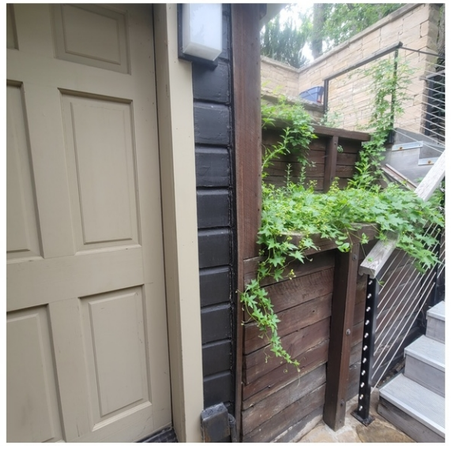
Sheet 10 photo 10



Sheet 10 photo 11



Sheet 10 photo 12



Sheet 10 photo 13



Sheet 10 photo 14

7. Porches

Use this section to describe the porches Address decorative features including porch posts, brackets, railing, and floor and ceiling materials. Supplemental pages should be used to describe additional elements and features.

Element/Feature: N/A

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

Currently no porch. There have been various porches enclosed at various times of the buildings history. Original porch on the South side of house was enclosed after 1941 addition. Original porch on the North facade was enclosed some time after 1941. Evidence of original porch uprights can be seen in South facade.

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

Photo Numbers: _____ Illustration Numbers: _____

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

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

Element/Feature: Mechanical

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: _____

Describe existing feature:

Cooling Equimpent:
Central Air Conditioner - located exterior North side of property. Bryant brand 2.5 ton, 2013.
Split - basement, 1st floor, 2nd floor
Heat Pump - located exterior East side of property

Heating:
Heat pump - located East side of property
Split system heat pump AHRI 15,000btu, 2001
Baseboard radiant heat

Gas - tankless water heater. Gas located North side of property

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

nothing noted

Photo Numbers: Sheets 11,12 Illustration Numbers: _____

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

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

Element/Feature: Mech/elec/etc

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: _____

Describe existing feature:

Cooling Equimpent:
Central Air Conditioner - located exterior North side of property. Bryant brand 2.5 ton, 2013.
Split - basement, 1st floor, 2nd floor
Heat Pump - located exterior East side of property

Heating:
Heat pump - located East side of property
Split system heat pump AHRI 15,000btu, 2001
Baseboard radiant heat

Gas - tankless water heater. Gas located North side of property

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

nothing noted

Photo Numbers: Sheets 11,12 Illustration Numbers: _____

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

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

Element/Feature: Plumbing

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: _____

Describe existing feature:

Public water
Main water shut off located in crawlspace
Water supply material: Pex
Hot water systems, controls, flues and vents located in basement.
Capacity in BTU - tankless water heater 110,000 btu
Capacity in gallons - indirect fired water tank 52gal
Manufacturer: Navien, Eco King
Gas
water supply/distribution: Copper/Pex
Main shut off location of gas meter on North side
Drain/Waste/vent: ABS, Iron

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

nothing noted

Photo Numbers: Sheets 11,12 Illustration Numbers: _____

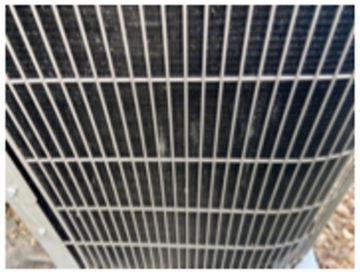




Sheet 11 photo 2



Sheet 11 photo 3



Sheet 11 photo 4



Sheet 11 photo 5



Sheet 11 photo 6



Sheet 11 photo 7



Sheet 11 photo 8



Sheet 11 photo 9



Sheet 11 photo 10



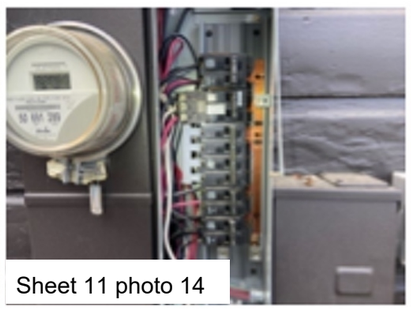
Sheet 11 photo 11



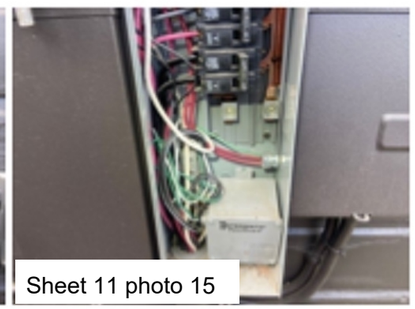
Sheet 11 photo 12



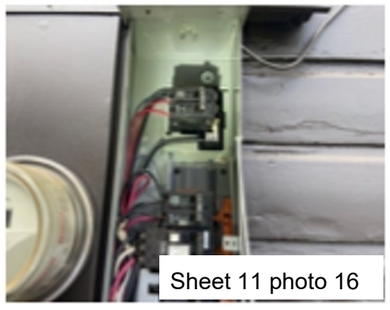
Sheet 11 photo 13



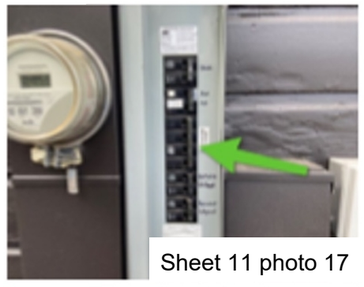
Sheet 11 photo 14



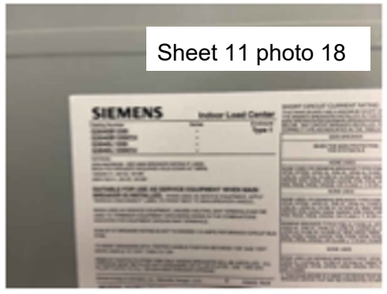
Sheet 11 photo 15



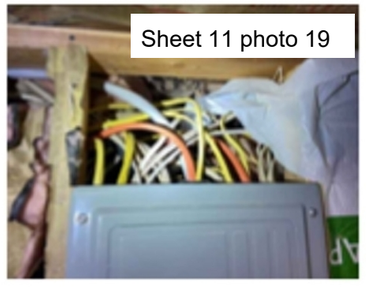
Sheet 11 photo 16



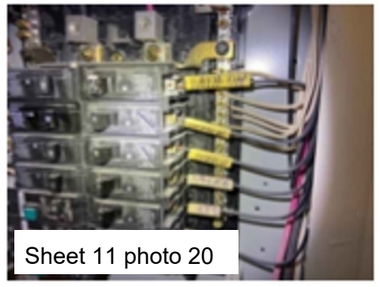
Sheet 11 photo 17



Sheet 11 photo 18

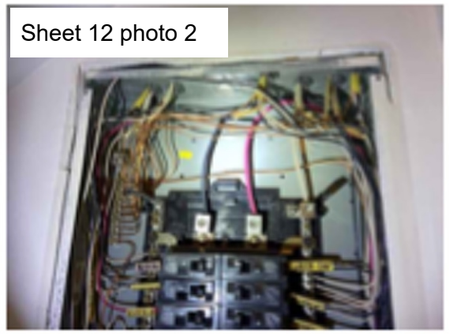


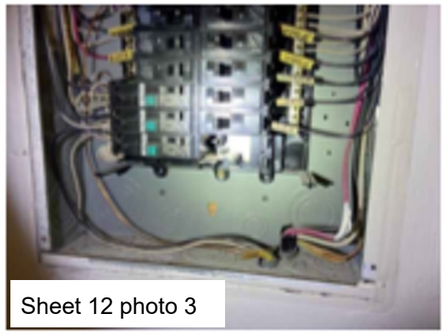
Sheet 11 photo 19

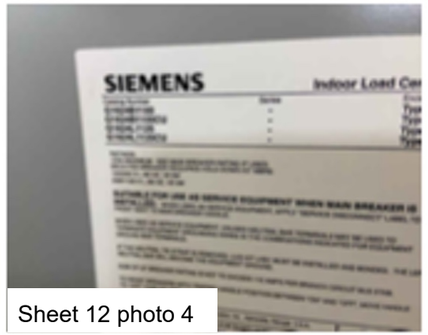


Sheet 11 photo 20


Sheet 12 photo 1

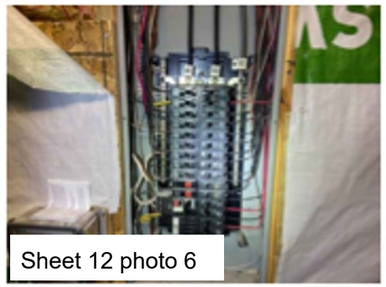

Sheet 12 photo 2


Sheet 12 photo 3



Sheet 12 photo 4


Sheet 12 photo 5

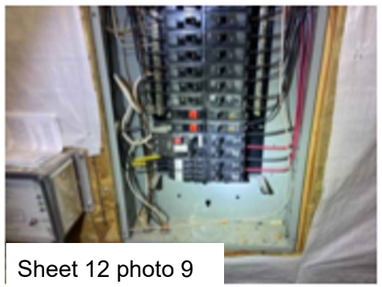

Sheet 12 photo 6

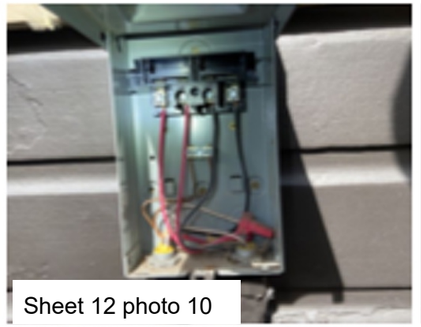
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location

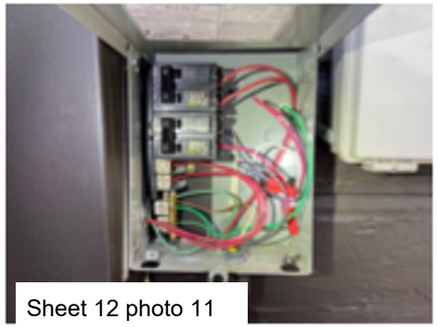
Basement


Sheet 12 photo 7


Sheet 12 photo 8


Sheet 12 photo 9


Sheet 12 photo 10


Sheet 12 photo 11


Sheet 12 photo 12


Sheet 12 photo 13


Sheet 12 photo 13


Sheet 12 photo 14


Sheet 12 photo 15


Sheet 12 photo 16


Sheet 12 photo 17


Sheet 12 photo 18

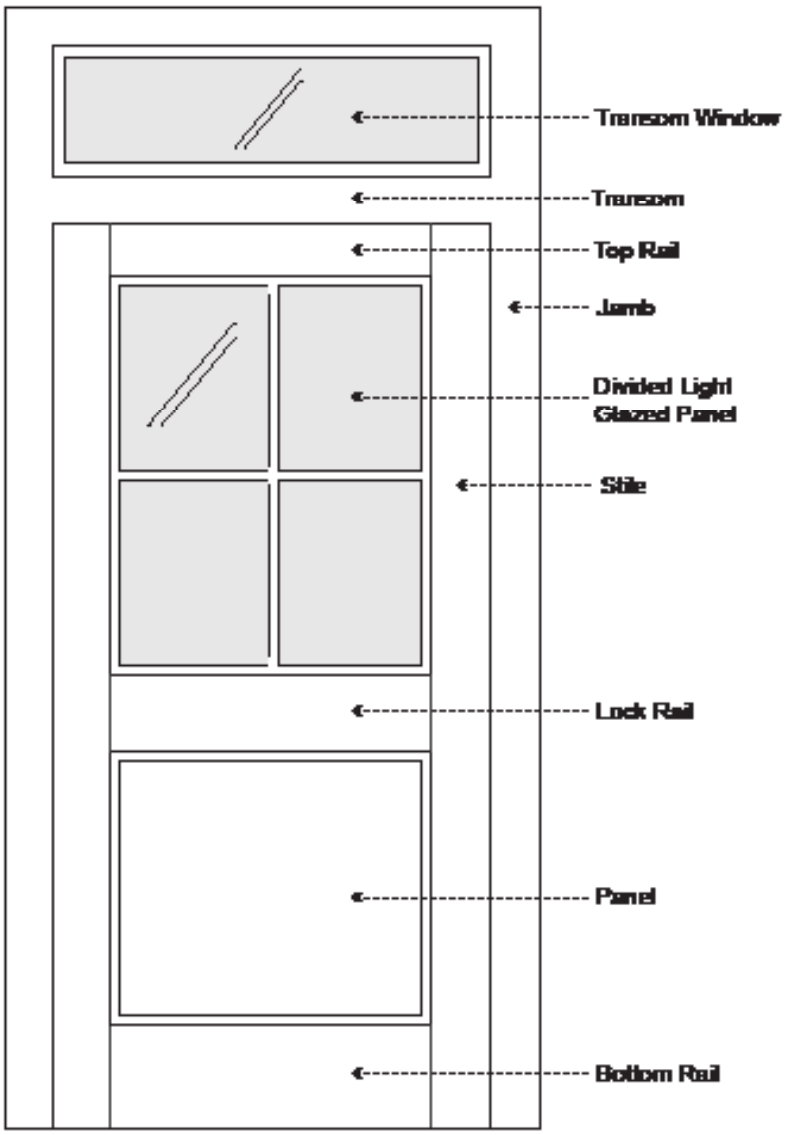
Photo sheet 12 - Mechanical

9. Door Survey

Basic Requirements

1. All door openings on the exterior of the structure should be assigned a number and described under the same number in the survey form. Doors in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each exterior door in detail, referring to specific parts of the door. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the door unit and associated trim. Broken glass and normal wear and tear are not necessarily grounds for approving replacement.
4. The condition of each door should be documented based on the same criteria used to evaluate the condition of specific elements and features of the historic structure or site: Good, Fair, Poor.

Don't forget to address service, utility, and garage doors where applicable.



Door Survey Form

Total number of door openings on the exterior of the structure: 4

Number of historic doors on the structure: 0

Number of existing replacement/non-historic doors: 4

Number of doors completely missing: 0

Please reference assigned door numbers based on the Physical Conditions Report.

Number of doors to be replaced: 3

Door #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
A	Excellent	N/A	Sheet 11 Photo 1	No
B	Fair	Water damage to door frame Swelling at Jamb+Bottom Rail	Sheet 11 Photo 2,3,4,5,6	No
C	Excellent	N/A	Sheet 12 Photo 1,2,3	No
D	Excellent	N/A	Sheet 12 Photo 4	No

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.



Sheet 13 photo 1
Diagram: A



Sheet 13 photo 2
Diagram: B



Sheet 13 photo 3
Diagram: B



Sheet 13 photo 4
Diagram: B



Sheet 13 photo 5
Diagram: B



Sheet 13 photo 6
Diagram: B



Sheet 14 photo 1
Diagram: C



Sheet 14 photo 2
Diagram: C



Sheet 14 photo 3
Diagram: C

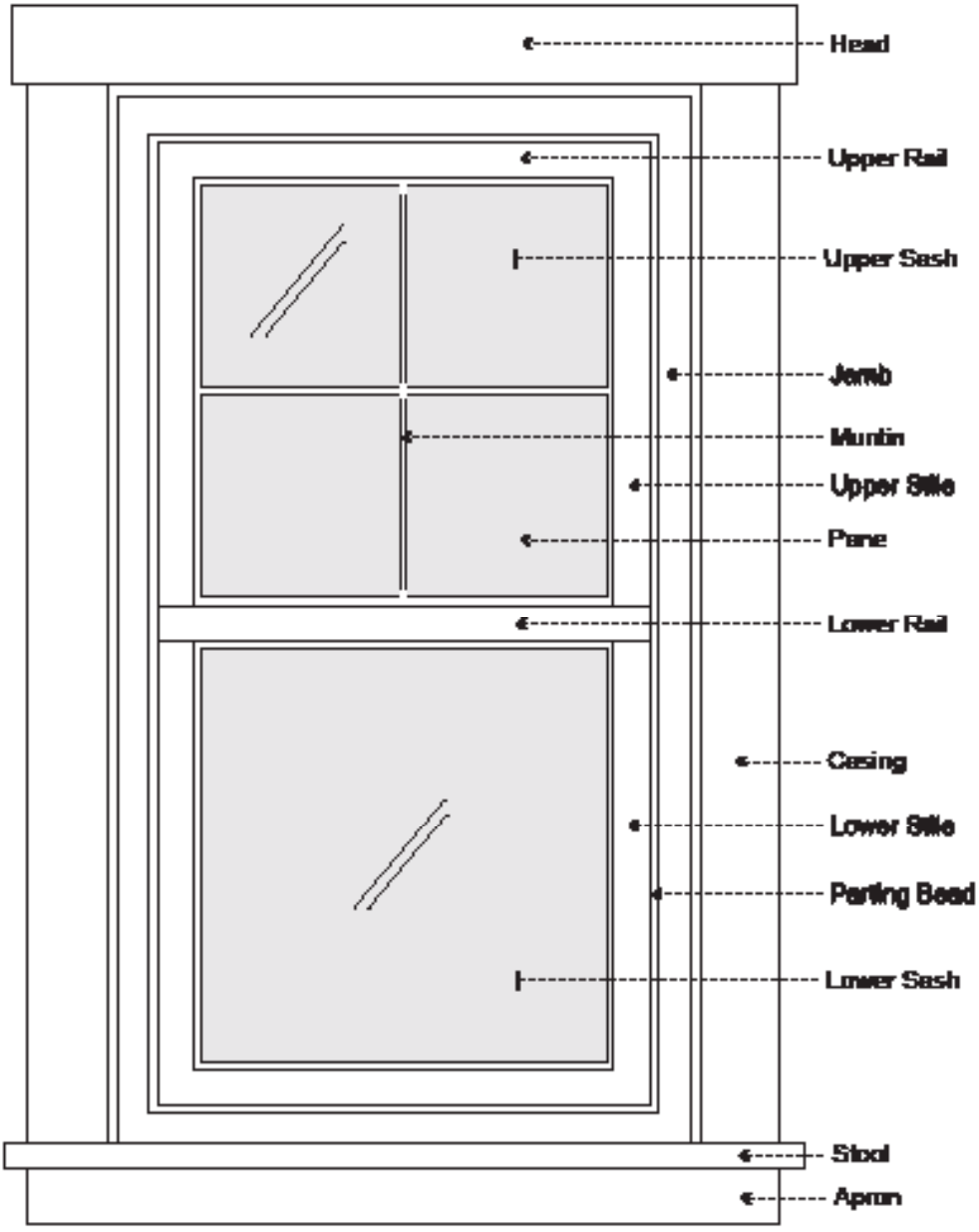


Sheet 14 photo 4
Diagram: D

10. Window Survey

Basic Requirements

1. All window openings on the structure should be assigned a number and described under the same number in the survey form. Windows in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each window in detail, referring to specific parts of the window. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the window unit and associated trim. Broken glass and windows that are painted shut alone are not grounds for approving replacement.



Window Survey Form

Total number of window openings on the exterior of the structure: 32

Number of historic windows on the structure: 3 in 1889 East facade.

Number of existing replacement/non-historic windows 29 All other windows have been replaced at various dates.

Number of windows completely missing: 0

Please reference assigned window numbers based on the Physical Conditions Report.

Number of windows to be replaced: 29 will update to most efficient modern equivalent - keeping character in tact.

Window #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
1a	Good	N/A	Sheet 15 Photo 3	No
1b	Good	N/A	Sheet 15 Photo 3	No
2	Excellent	N/A	Sheet 15 Photo 1	No
3a	Good	N/A	Sheet 15 Photo 2	No
3b	Good	N/A	Sheet 15 Photo 2	No
3c	Good	N/A	Sheet 15 Photo 2	No
4	Good	N/A	Sheet 15 Photo 4	Yes
5	Good	N/A	Sheet 15 Photo 5	Yes
6	Good	N/A	Sheet 15 Photo 6	Yes
7	Good	N/A	Sheet 15 Photo 7	No
8	Good	N/A	Sheet 16 Photo 1	No
9a	Good	N/A	Sheet 16 Photo 3,5	No
9b	Good	N/A	Sheet 16 Photo 4,5	No

Window Survey Form

Total number of window openings on the exterior of the structure: _____

Number of historic windows on the structure: _____

Number of existing replacement/non-historic windows _____

Number of windows completely missing: _____

Please reference assigned window numbers based on the Physical Conditions Report.

Number of windows to be replaced:_____

Window #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
10a	Good	N/A	Sheet 16 Photo 2	No
10b	Good	N/A	Sheet 16 Photo 2	No
10c	Good	N/A	Sheet 16 Photo 2	No
11	Good	N/A	Sheet 17 Photo 1,2	No
12	Good	N/A	Sheet 17 Photo 1,3	No
13	Good	N/A	Sheet 17 Photo 1,4	No
14	Good	N/A	Sheet 17 Photo 1,5	No
15a	Good	N/A	Sheet 18 Photo 1	No
15b	Good	N/A	Sheet 18 Photo 1	No
16a	Good	N/A	Sheet 18 Photo 2	No
16b	Good	N/A	Sheet 18 Photo 2	No
16c	Good	N/A	Sheet 18 Photo 2	No
16d	Good	N/A	Sheet 18 Photo 2	No

Window Survey Form

Total number of window openings on the exterior of the structure: _____

Number of historic windows on the structure: _____

Number of existing replacement/non-historic windows _____

Number of windows completely missing: _____

Please reference assigned window numbers based on the Physical Conditions Report.

Number of windows to be replaced:_____

Window #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
17a	Good	N/A	Sheet 18 Photo 4	No
17b	Good	N/A	Sheet 18 Photo 4	No
17c	Good	N/A	Sheet 18 Photo 4	No
18	Good	N/A	Sheet 18 Photo 3	No
19	Good	N/A	Sheet 18 Photo 5	No
20	Good	N/A	Sheet 18 Photo 6	No



Sheet 15 photo 1-
diagram #2



Sheet 15 photo 2-
diagram #3a,3b,3c



Sheet 15 photo 3-
diagram #1a,1b



Sheet 15 photo 4-
diagram #4



Sheet 15 photo 5-
diagram #5



Sheet 15 photo 6-
diagram #6



Sheet 15 photo 7-
diagram #7



Sheet 16 photo 1-
diagram #8



Sheet 16 photo 2-
diagram #10a,10b,10c



Sheet 16 photo 3-
diagram #9a



Sheet 16 photo 4-
diagram #9b



Sheet 16 photo 5- diagram #9a,9b



Sheet 17 photo 1- diagram #11,12,13,14



Sheet 17 photo 2- diagram #11



Sheet 17 photo 3- diagram #12



Sheet 17 photo 4- diagram #13



Sheet 17 photo 4- diagram #14



Sheet 18 photo 1- diagram #15



Sheet 18 photo 2- diagram #16a,16b,16c, 16d



Sheet 18 photo 3- diagram #18



Sheet 18 photo 4- diagram #17a,17b,17c



Sheet 18 photo 5- diagram #19



Sheet 18 photo 6-diagram #20

11. Interior Photographs

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

Element/Feature: General Interiors

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: _____

Describe existing feature:

All interiors have been updated/modernized

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

nothing noted

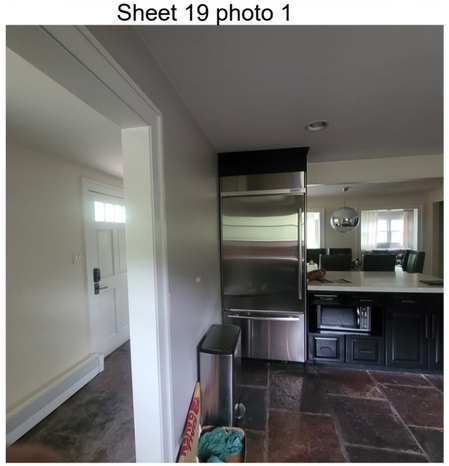
Photo Numbers: Sheets 19,20,21,22,23 Illustration Numbers: _____



Sheet 19 photo 1



Sheet 19 photo 2



Sheet 19 photo 3



Sheet 19 photo 4



Sheet 19 photo 5



Sheet 19 photo 6



Sheet 19 photo 7



Sheet 19 photo 8



Sheet 19 photo 9



Sheet 19 photo 10



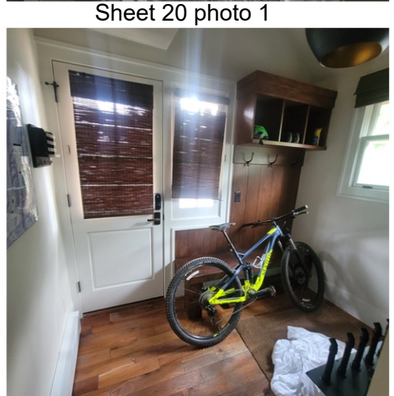
Sheet 19 photo 11


Sheet 20 photo 1


Sheet 20 photo 2


Sheet 20 photo 3

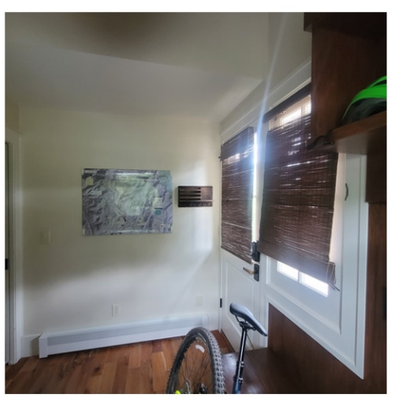

Sheet 20 photo 4

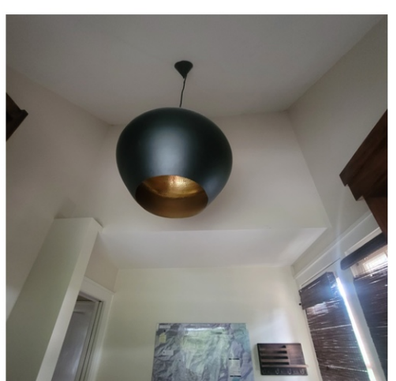

Sheet 20 photo 5


Sheet 20 photo 6

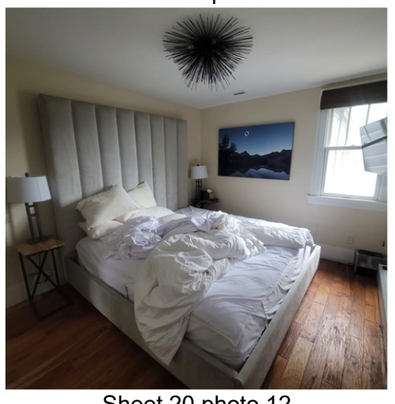

Sheet 20 photo 7


Sheet 20 photo 8


Sheet 20 photo 9


Sheet 20 photo 10


Sheet 20 photo 11


Sheet 20 photo 12

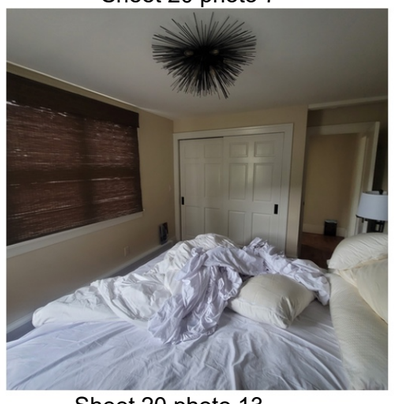
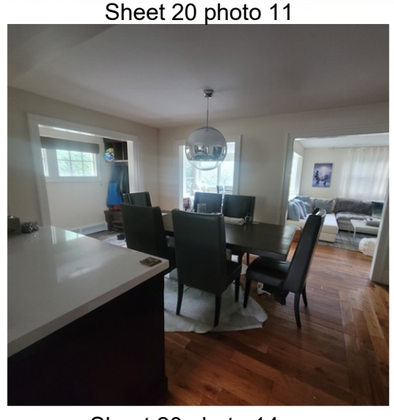
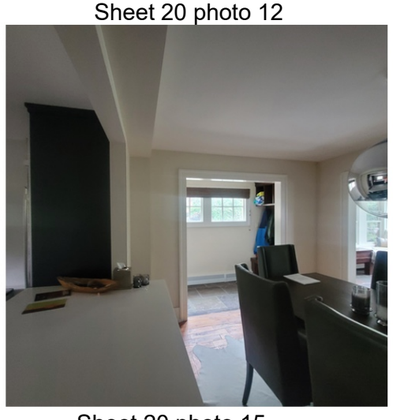
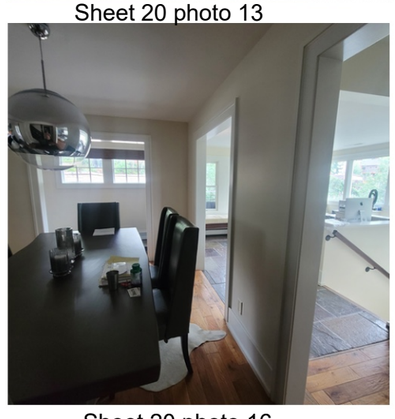
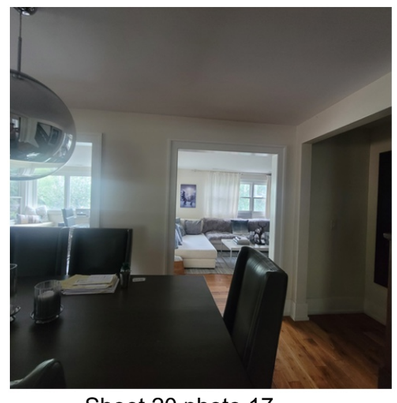

Sheet 20 photo 13

Photo sheet 20 - Interiors


Sheet 20 photo 14


Sheet 20 photo 15


Sheet 20 photo 16


Sheet 20 photo 17


Sheet 20 photo 18


Sheet 20 photo 19


Sheet 21 photo 1


Sheet 21 photo 2

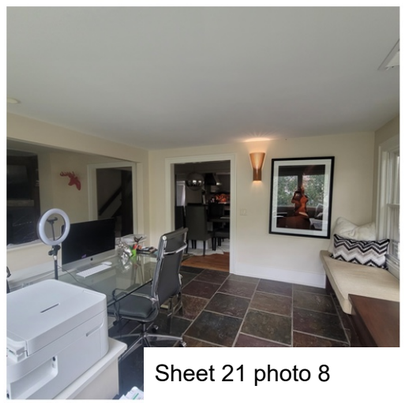

Sheet 21 photo 3

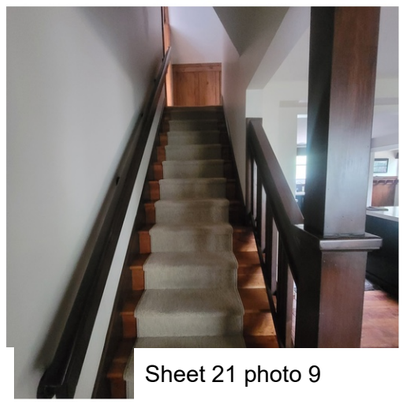

Sheet 21 photo 4


Sheet 21 photo 5


Sheet 21 photo 6


Sheet 21 photo 7


Sheet 21 photo 8


Sheet 21 photo 9


Sheet 21 photo 10


Sheet 21 photo 11


Sheet 21 photo 12


Sheet 21 photo 13


Sheet 21 photo 14


Sheet 21 photo 15


Sheet 21 photo 16


Sheet 21 photo 17

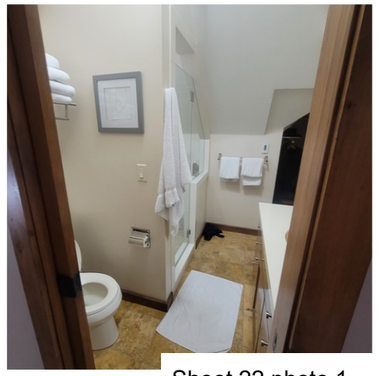

Sheet 21 photo 18


Sheet 21 photo 19


Sheet 21 photo 20

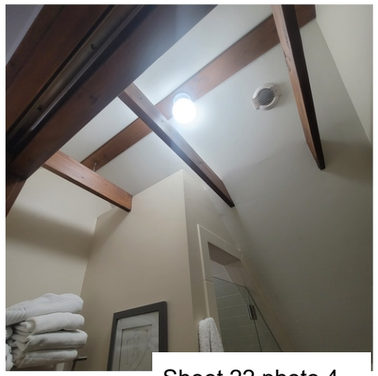

Sheet 21 photo 21


Sheet 21 photo 22

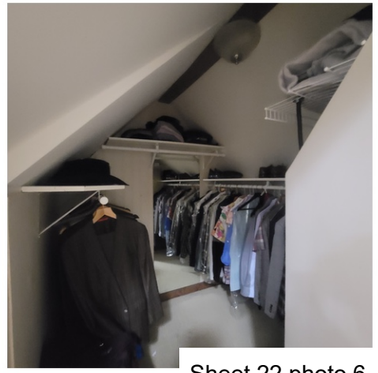

Sheet 22 photo 1


Sheet 22 photo 2

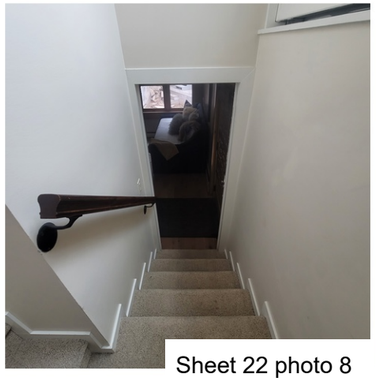

Sheet 22 photo 3


Sheet 22 photo 4

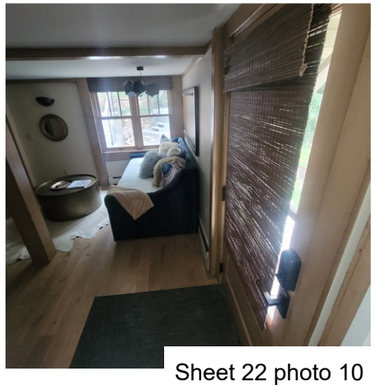

Sheet 22 photo 5


Sheet 22 photo 6


Sheet 22 photo 7


Sheet 22 photo 8


Sheet 22 photo 9


Sheet 22 photo 10


Sheet 22 photo 11


Sheet 22 photo 12

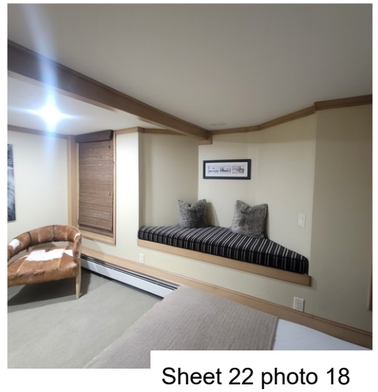

Sheet 22 photo 13


Sheet 22 photo 14


Sheet 22 photo 15


Sheet 22 photo 16

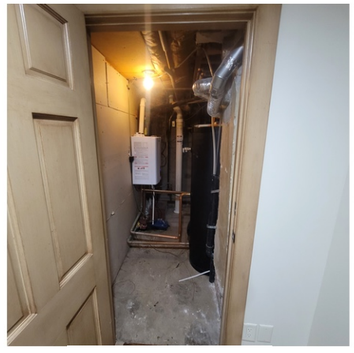

Sheet 22 photo 17


Sheet 22 photo 18


Sheet 22 photo 19


Sheet 22 photo 20

Photo sheet 22 - Interiors



Sheet 23 photo 1



Sheet 23 photo 2



Sheet 23 photo 3



Sheet 23 photo 4



Sheet 23 photo 5



Sheet 23 photo 6



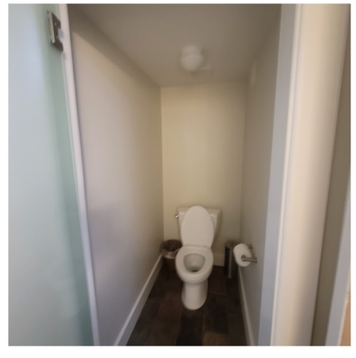
Sheet 23 photo 7



Sheet 23 photo 8



Sheet 23 photo 9



Sheet 23 photo 10



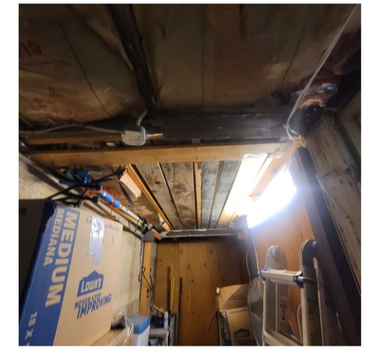
Sheet 23 photo 11



Sheet 23 photo 12



Sheet 23 photo 13



Sheet 23 photo 14



Sheet 23 photo 15



Sheet 23 photo 16



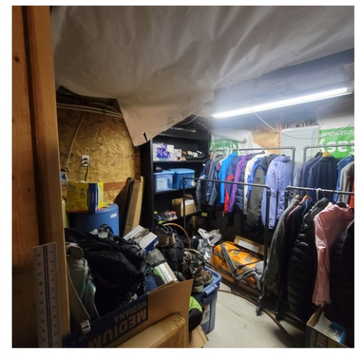
Sheet 23 photo 17



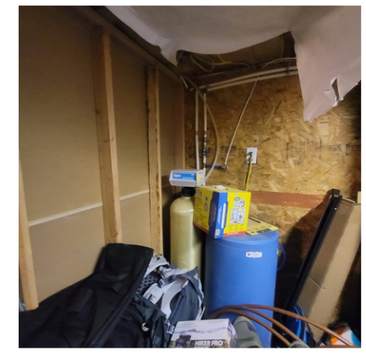
Sheet 23 photo 18



Sheet 23 photo 19



Sheet 23 photo 20



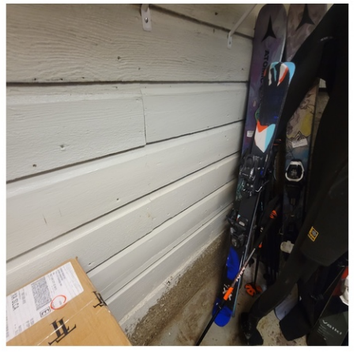
Sheet 23 photo 21



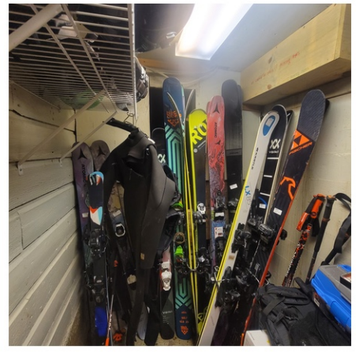
Sheet 23 photo 22



Sheet 23 photo 23



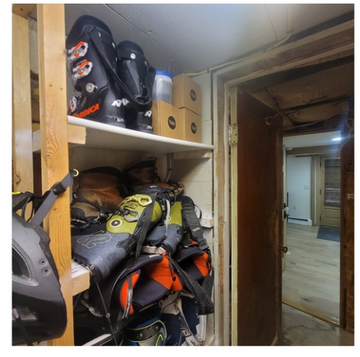
Sheet 23 photo 24



Sheet 23 photo 25



Sheet 23 photo 26



Sheet 23 photo 27



Sheet 23 photo 28

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

HISTORIC PRESERVATION PLAN

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PLANNING DIRECTOR
APPROVAL DATE/INITIALS: _____

CHIEF BUILDING OFFICIAL
APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

☐ LANDMARK ☒ SIGNIFICANT DISTRICT: _____

NAME: Hranitzky Residence

ADDRESS: 218 Sandridge Road
Park City, UT 84060

TAX ID: PC-597 Account 0023410 OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: 16 22 BLOCK #: 12 72

APPLICANT INFORMATION

NAME: Molly Guinan

PHONE #: (435) 649 - 0092 FAX #: ( ) -

EMAIL: mguinan@elliottworkgroup.com

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

INSTRUCTIONS FOR HISTORIC PRESERVATION PLAN

The purpose of the HISTORIC PRESERVATION PLAN is to provide a detailed description of the proposed project, including the scope of work, methods/techniques being considered, and the potential impacts and/or benefits to Park City's historic resources. The Planning Department is authorized to require a Historic Preservation Plan as a condition of approving an application for a building project that affects a historic structure, site or object. The Planning Director and the Chief Building Official, or their designees, must approve the Historic Preservation Plan.

It is important to address the condition of each element, feature, or space of a historic site and/or structure as identified by the Physical Conditions Report.

Please note the following:

1. **Multiple Buildings and/or Structures.** For Historic District Design Reviews (HDDRs) that include more than one (1) structure, please complete an individual Physical Conditions Report for each structure on the site.
2. **Scope of Work.** Summarize the impacts the proposed project will have on each of the elements/features identified by th Physical Conditions Report. If the project proposes a negative impact on any character-defining feature, explain why it is unavoidable and what measures are proposed to mitigate the adverse affects.
3. **Construction Issues.** Following the format of the Physical Condition Report, summarize the work being proposed for each feature. Provide reference to or excerpts from the Physical Condition Report if needed to supplement the work summaries. Address the treatments being considered and the methods and techniques being proposed.

   According to the *Design Guidelines for Historic Districts and Historic Sites* the four treatments for historic sites include:

   - **Preservation**. If you want to stabilize a building or structure, retain most or all of its historic fabric, and keep it looking the way it does now, you will be preserving it. Preservation is the first treatment to consider and it emphasizes conservation, maintenance and repair.
   - **Rehabilitation**. If you want to update a building for its current or a new use, you will be rehabilitating it. Rehabilitation, the second treatment, also emphasizes retention and repair of historic materials, though replacement is allowed because it is assumed that the condition of existing materials is poor.
   - **Restoration**. If you want to take a building back to an earlier time by removing later features, you will be restoring it. Restoration, the third treatment, centers on retaining materials from the most significant period in the property's history. Because changes in a site convey important information about the development history of that site and its structures, restoration is less common than the previous treatments.
   - **Reconstruction**. If you want to bring back a building that no longer exists or cannot be repaired, you will be reconstructing it. Reconstruction, the fourth treatment, is used to recreate a non-surviving building or one that exists now, but is extremely deteriorated and unsalvageable. Reconstruction is rarely recommended.
4. **Conditions Evaluation.** The scope of work for those features/elements identified as fair or poor in the Physical Conditions Report require a more comprehensive approach to its deteriorated condition. Please provide specific details outlining your scope of work.
5. **References.** Specific conditions should be addressed using recognized preservation methods. It may be helpful to reference the National Park Service's Preservation Briefs in order to specify

recognized preservation methods for features/elements such as wood windows, porches, and masonry chimneys. These and other features are described in the Preservation Briefs, available online at: http://www.nps.gov/tps/how-to-preserve/briefs.htm.

Site Design

Use this section should describe the scope of work and preservation treatment for landscape features such as stone retaining walls, hillside steps, and fencing. Existing landscaping and site grading as well as parking should also be documented. Use supplemental pages if necessary.

Element/Feature: Paved Steps + Stone Retaining walls + Fencing + Existing Landscaping + Parking

This involves: ☐ Preservation ☒ Restoration
☒ Reconstruction ☒ Rehabilitation

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

There will be a full new landscape design to pull the new design into the landscape design. The design will introduce a new garage which will be placed where the existing stone retaining walls are currently failing. There will be new terraced landscaping/decks/planting introduced in the area between the new garage and existing structure. Paved steps, Paving will be replaced with new walkways. Parking on South side of building will lead into new single car garage.

Structure

Use this section to describe scope of work and preservation treatment for the general structural system of the building including floor and ceiling systems as well as the roof structure. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves: ☐ Preservation ☒ Restoration
☒ Reconstruction ☒ Rehabilitation

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

A structural engineer will be consulted for best practice recommendation on shoring up the existing structure in the basement (and any additional areas of concern). Our preferred method is to support any existing structure in place.

Roof

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

Element/Feature: Structural Systems

This involves: ☒ Preservation ☐ Restoration ☐ Reconstruction ☐ Rehabilitation

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

There will be multiple structural changes to the house as the proposed design will remove existing stairs to create more cohesive floor plates. A structural engineer will assess the need for reconstruction or restoration of foundations. We would like to remove the chimney from within the building envelope (where it is currently leaning and structurally compromised) and will work with a structural engineer to develop an approach if the exterior of the chimney is required to stay.

Chimney

Use this section to describe the proposed scope of work and preservation treatment for any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

Element/Feature: See above

This involves: ☐ Preservation ☐ Restoration ☐ Reconstruction ☐ Rehabilitation

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

See above

Exterior Walls

Use this section to describe the proposed scope of work and preservation treatment for the exterior wall construction, finishes, and masonry. Please describe the scope of work for each individual exterior wall, use supplemental pages if necessary.

Element/Feature: Siding

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Replace or repair any damaged siding.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Foundation

Use this section to describe the proposed scope of work and preservation treatment for the foundation including its system, materials, perimeter foundation drainage, and other foundation-related features. Use supplemental pages if necessary.

Element/Feature: Foundation

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

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

Fix and seal foundation issues

Porches

Use this section to describe the proposed scope of work and preservation treatment for all porches Address decorative features including porch posts, brackets, railing, and floor and ceiling materials.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Doors

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

Element/Feature: Doors

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

Replace damaged doors with new doors to compliment the character of the historic doors where appropriate.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Windows

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

Element/Feature: Windows

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

Replace windows with new efficient windows where appropriate. Replace windows with a window style to match existing historic window style.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Mechanical System, Utility Systems, Service Equipment & Electrical

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

Element/Feature: N/A

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Additions

Use this section to describe the proposed scope of work for any additions. Describe the impact and the preservation treatment for any historic materials. Supplemental pages should be used to describe additional elements and features. Use supplemental pages if necessary.

Element/Feature: Addition of a detached single car garage and circulation connector

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Additions have been designed to compliment the historic structure. Where appropriate (on the detached garage) new siding will be matched to existing historic siding.
Where historic meets new circulation connector, we will apply a material and height change to accent the historic and minimize impact of new connector. At roof level a flat roof dormer is proposed and will sit below historic roof lines. We will implement a material change to show that flat roof dormer is an addition.

4. PROJECT TEAM

List the individuals and firms involved in designing and executing the proposed work. Include the names and contact information for the architect, designer, preservation professional, contractor, subcontractors, specialized craftspeople, specialty fabricators, etc…

Provide a statement of competency for each individual and/or firm listed above. Include a list or description of relevant experience and/or specialized training or skills.

Will a licensed architect or qualified preservation professional be involved in the analysis and design alternatives chosen for the project? Yes or No. If yes, provide his/her name.

Will a licensed architect or other qualified professional be available during construction to ensure the project is executed according to the approved plans? Yes or No. If yes, provide his/her name.

5. SITE HISTORY

Provide a brief history of the site to augment information from the Historic Site Form. Include information about uses, owners, and dates of changes made (if known) to the site and/or buildings. Please list all sources such as permit records, current/past owner interviews, newspapers, etc. used in compiling the information.

6. FINANCIAL GUARANTEE

The Planning Department is authorized to require that the Applicant provide the City with a financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan. (See Title 15, LMC Chapter 11-9) Describe how you will satisfy the financial guarantee requirements.

7. ACKNOWLEDGMENT OF RESPONSIBILITY

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

Signature of Applicant:  Date: Dec 06 2023

Name of Applicant: Molly Guinan

Wednesday, November 1, 2023

218 Sandridge Road

After additional historic research as well as extensive site investigation, we are presenting additional findings pertaining to the historic additions to property 218 Sandridge.

218 Sandridge Road was originally built in 1889 with its most visibly accessible facade being its East facade sitting parallel to Sandridge Road. It's original form was a square miners shack on a downhill lot. The East facade originally had two addition variations which (according to Sandborn maps) had all been removed by the early 1900s.
There was a chimney on the 1889 East portion of the dwelling that was removed after the 1940 addition.

We know of substantial contemporary additions and modifications in 1900, 1940/41, and multiple times after the 1941 addition.

We can see from the Sanborn Fire Insurance Maps that the North facade was the original entrance via a covered porch. We don't have record of when the entrance was closed in or when the North side was extended, but we know that an entrance and porch were added to the South facade by 1941 (but this also shows the North entrance remaining and the North facade still in it's original location. We know from Sandborn maps that the North entrance was enclosed and the facade was extended some time after 1941 pulling the facade off of it's alignment with the 1900 addition.

The rear, West facade, has also been substantially modified at various times. Please see sheet HPB-01 for graphic depiction of additions, as well as the attached photos that show investigative evidence.

We request the following:
-removal of 50 sq ft of the 1889 roof form (total 1889 roof consists of 903 sq ft) 5.5%
-removal of 12 sq ft of the 1900 roof form (total 1900 roof consists of 522 sq ft) 2.3%
-removal of 36 sq ft of the 1941 roof form (total 1941 roof consists of 560 sq ft) 6.4%
-removal of 344 sq ft of 1941 roof form (full removal of shed roof previously approved to restore 90 sq ft of 1900 roof line.

For this discussion, our main focus is modification to the 1889 and 1900 roof forms.

All roofing materials have been updated throughout the life of the dwelling, from rudimentary shingles to standing seam metal (and variations between). The elements of the roofs that have not been modified are the original ridge lines, roof slopes, and some of the eaves and fascia.

We believe the proposed solution minimizes the impact to these historic elements.

The proposal preserves the ridge lines, existing slopes, eaves, and fascia.

The 1889 gable roof was modified in 1900 when the second gable was added (removing 109 sq ft of the original 1889 roof), and again in 1941 when a shed roof was added (which removed 46 sq ft of the 1889 roof and 111 of the 1900 roof.

As previously approved, the 1941 shed roof will be removed. This will re-establish 90 sq ft of the 1900 roof slope. We request to remove 12 sq ft of the 1900 roof form and 50 sq ft of the 1889 roof form and and 36 sq ft of the 1941 roof form to accommodate a flat roof dormer that would allow for a bedroom with required egress on level 2. This would aid in re-establishing the original L/T design. The proposed solution does not add any square footage to the upper floor of the residence, it simply adds ceiling height to accommodate a bedroom. The proposed addition will sit at the original roof edge to help define that existing line.

Notes from Staff Report - with responses:

"It would be highly visible from the city stairs and Swede Alley"
We have shown this not to be accurate. There is no view of the addition from the primary facade or historic right of way. Additionally there is no view of the addition from the city stairs, swede alley, or from most of Park City. See pages 31-32 for views
-Cross Valley View - there is no reference to this in the code as being a requirement

"The existing roof forms portray the stages in which the home was expanded in prior decades to accommodate the occupants changing needs"
Previous alterations have been done in a way to look historic, and have not shown the timeline of the expansion. The proposed modification updates a previously modified roof to accommodate the next iteration of the occupants changing needs. We propose a material shift to allow this addition to speak as an addition.

15-13-2 Design Guidelines For Historic Residential Sites
A. Universal Design Guidelines
7. Each site should be recognized as a physical record of its time, place and use. Owners are discouraged from introducing architectural elements or details that visually modify or alter the original building design when no evidence of such elements or details exists.
-There have been additions to all facades of this dwelling except the extension of the East facade.
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 buildings. 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.
-Previous additions have been made to look historic, creating confusion as to what is/isn't historic. All historic facades have been covered except for the current East facade. Change material - we have modified the material of the addition to clearly delineate from the historic facade.
-We will not be removing substantial amounts of historic material - see percentages above
-The proposed flat roof dormer additions sits below both the 1889 and 1900 roof lines.
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.
-Proposed design meets this criteria

b. Transitional Elements
2) A transitional element shall be required for any addition to a historic structure where the footprint of the addition is 50% or greater than the footprint of the historic structure. The addition is 167 Sq ft which is 18.5% of original 1889 footprint. This does not apply to this property.
3) When an addition to a historic structure is less than 50% of the historic

structure's footprint but exceeds the height of the historic structure due to either the greater height of the addition, site topography (e.g., an uphill addition), or both, a traditional element shall be required. Addition sits below both the 1889 and 1900 ridge lines
7) The highest point of the transitional element shall be a minimum of two feet (2') lower than the highest Ridgeline of the historic structure. Addition sits greater than 2' below the highest historic Ridgeline.

Addition to the South Facade
There is no portion of the South facade that is still historic. Windows on the South facade are not historic. The only historic windows which remain in the residence are on the East Facade. We will be leaving windows on the historic East facade, but making them operable, as they are currently painted shut.
We are proposing an addition to the South Facade which contains an entrance and stair. These will be set back and subservient to the existing historic East Facade, and rest below the existing 1889/1941 roof, which will clearly delineate the new construction from the once historic facade. No portion of the South facade is historic as all windows have been previously replaced and a porch was filled in at some point after 1941.

In addition to these changes, the proposal requests a detached garage. We have moved this contemporary addition to be a separate mass as to not overpower the original forms.

The proposed additions meet the following code requirements.

4. Additions to Primary Structures
a. Protection for Historic Structures and Sites
1) Additions to historic buildings should be considered only when it is demonstrated that the new use of the building cannot be accommodated by solely altering interior spaces.
2) Additions to historic structures shall be considered with caution and shall be considered only on Non-character defining facades, usually tertiary and occasionally secondary facades. Additions shall not compromise the architectural character of historic structures . Additions to the primary facades of historic structures are inappropriate.
3) Additions should be visually subordinate to historic buildings when viewed from the primary public right-of-way.
4) Additions to historic structures shall not be placed so as to obscure, detract from, or modify historic roof forms.
5) Additions to historic structures shall not contribute significantly to the removal or loss of historic material.
6) Where the new addition abuts the historic building, a clear transitional element between the old and the new should be designed and constructed. Minor additions, such as bay windows or dormers do not require a transitional element
7) Maintain and preserve additions to structures that are significant to the era/ period of restoration.
8) in-line additions shall be avoided.

c. General Compatibility
1) Additions shall complement the visual and physical qualities of the historic building. An addition shall not be designed to be an exact copy of the existing style or imply an earlier period or more ornate style than that of the historic building.

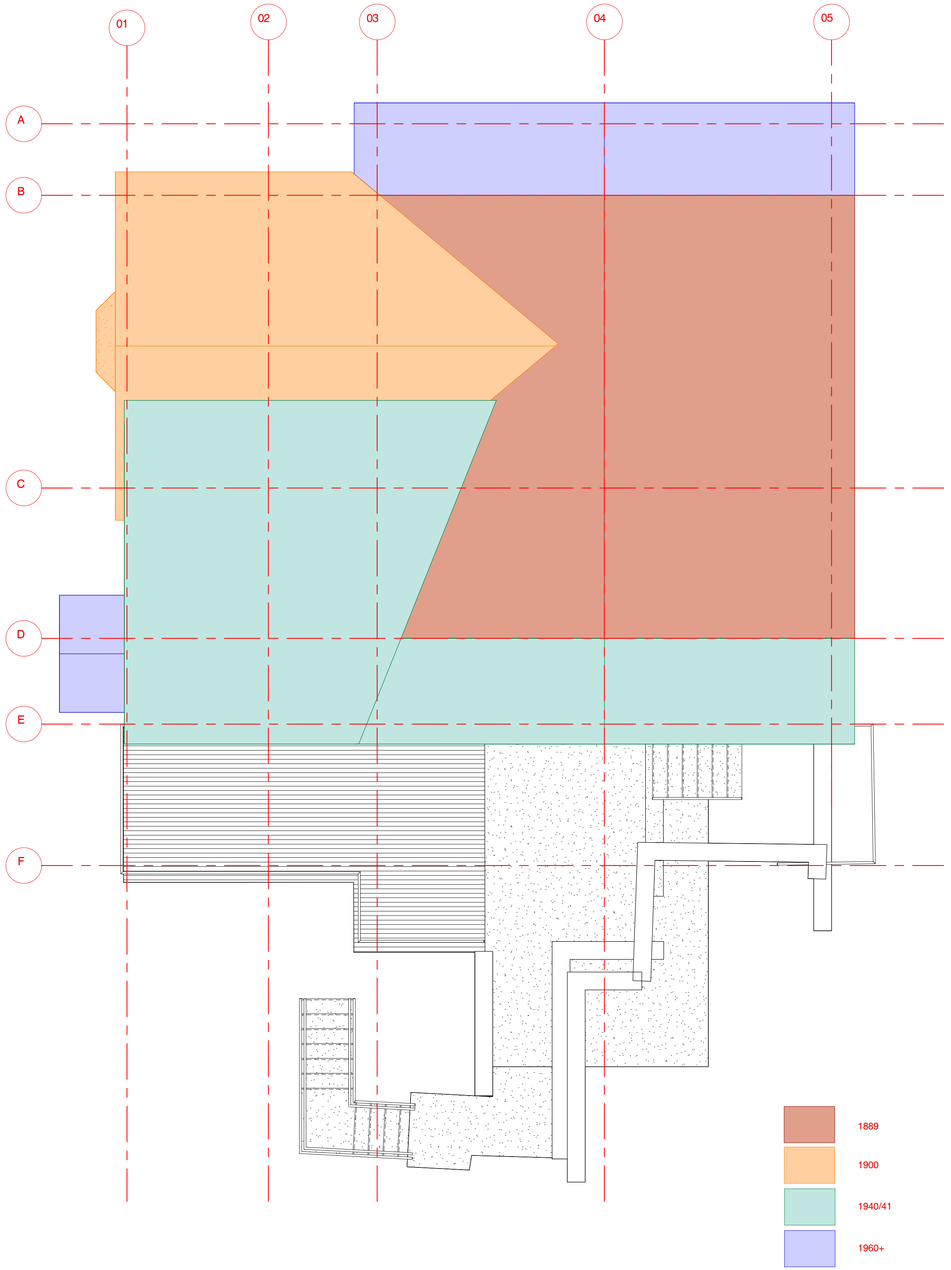
2) The addition shall be a contemporary interpretation of the historic structure's architecture style. The addition shall not be designed to contrast starkly with the historic structure; an acceptable design shall be compatible in mass, scale, fenestration patters, and design details. It shall not detract from the Historic District or Structures historic character.
3) Additions shall be subordinate in scale to the primary historic structure. The footprint of an addition shall not exceed 50% of the footprint of the historic structure, including any additions that have achieved historic significance inter own right.
4)Additions shall be visually subordinate to historic structures. Where the combined effects of the addition's footprint, height, mass and scale are such that the overall size of an addition is larger than a historic structure, the volume of the addition shall be broken into modules that reflect the scale of those components seen on the historic structure. Multiple modules are encouraged to add articulation and architectural interest.
5) Large additions shall be visually separated from historic buildings when viewed from the public right of way. Where the height of a new addition, site topography (e.g., an uphill addition), or both, the addition shall be set away from the historic structure by a minimum of one-half (1/2) the length of the least-wide historic elevation adjacent to the historic elevation to which the transitional element is attached.
6) Building Components and materials used on additions shall be similar in scale and size to those found on the historic building.
7) Window shapes, patterns and proportions found on the historic building should be reflected in the new addition.
8) Windows, doors and other features on a new addition shall be designed to be compatible with the historic structure and surrounding historic sites. Windows, doors and other openings shall be of sizes and proportions similar to those found on nearby historic structures. When using new window patterns and designs, those elements shall respect the typical historic character and proportions of windows on the primary historic structure and adjacent historic structures. The solid-to-void relationship and detailing of an addition shall be compatible with the historic structure.

7. Balconies and Roof Decks

a. New balconies and roof decks on a historic structure shall be visually subordinate to the historic structure from the primary right-of-way. Installing a balcony on a historic structure's primary façade is not allowed, however, a balcony may be considered on a secondary or tertiary facade.
b. A new balcony shall be simple in design and compatible with the character of the historic structure. Simple wood and metal designs are appropriate for residential structures. Heavy timber and plastics are inappropriate materials.

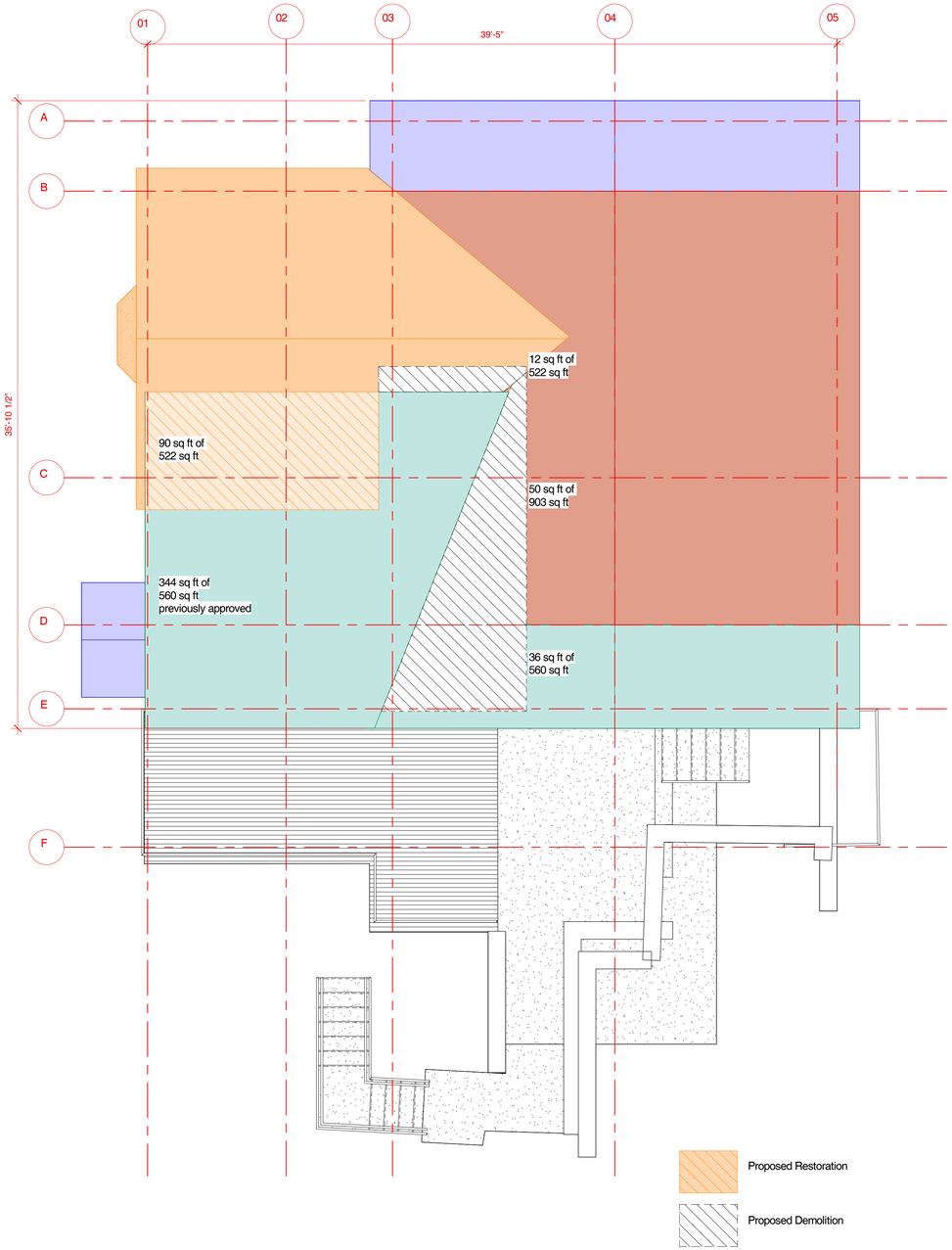
9. New Accessory Buildings

c. New detached garages built on sites with historic structures should have a maximum interior dimension of twelve feet in width.
d. Single car wide tandem garages are recommended.



1 Roof Existing Historic Timeline

1/4" = 1'-0"



2 Roof Existing Historic Proposed changes

1/4" = 1'-0"

ELLIOTT WORKGROUP

ELLIOTT WORKGROUP LLC

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Park City, Utah 84098
435-649-0092 or 801-415-1839
elliottworkgroup.com

Not for Construction

Dennis Hranitzky

Hranitzky Residence

218 Sandridge Road
Park City, UT 84060

Project Status

Building Name

Rev.	Date	Description

ISSUE DATE: 2023.07.26
OWNER PROJECT NO: .
CONTRACT NO: .
DRAWN BY: Author
CHECKED BY: Checker
DESIGNED BY: Designer
EWG PROJECT NO: 2022.092
COPYRIGHT: Elliott Workgroup, LLC

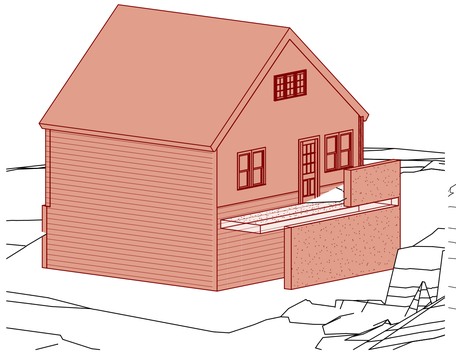
SHEET TITLE

Historic Timeline-Roof

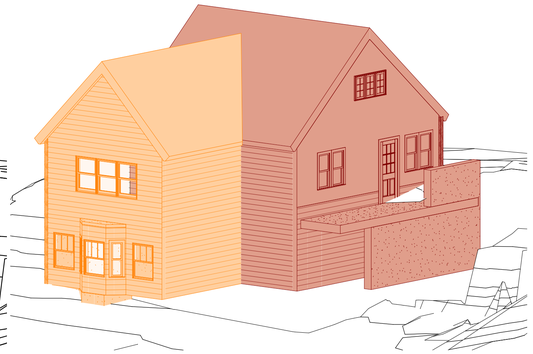
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Autodesk Docs://22-092 Sandridge Road Addition and Remodel/218 Sandridge Model_Renovation_V1.1.rvt

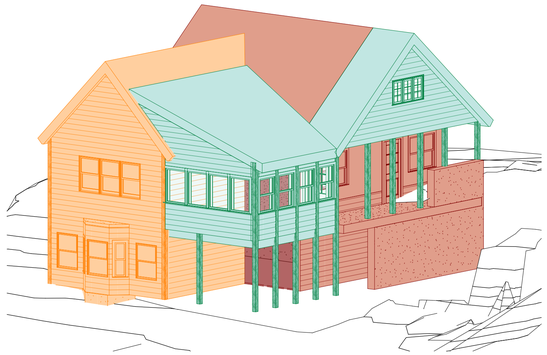
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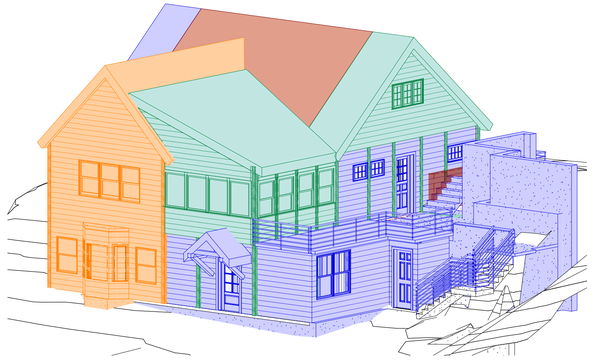
1 SW 1889



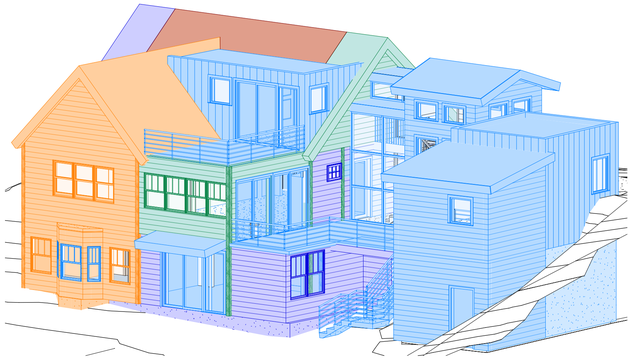
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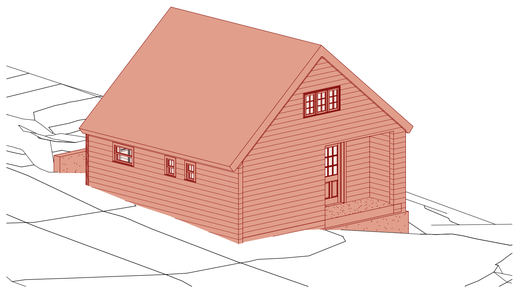
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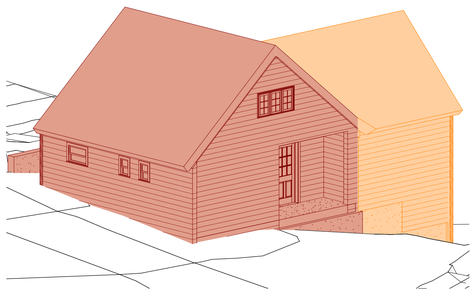
4 SW 1960-2000



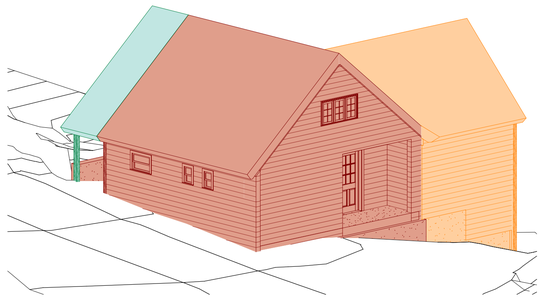
5 SW 2024 - Proposed



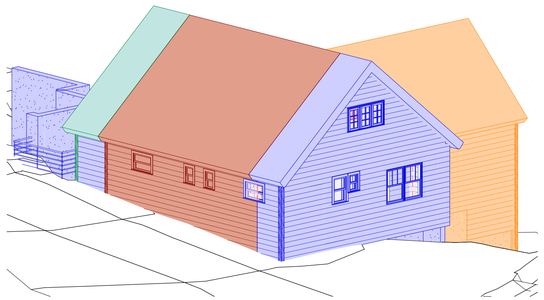
6 NE 1889



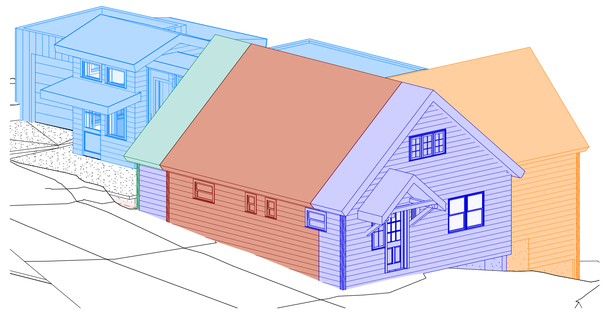
7 NE 1900



8 NE 1940



9 NE 1960-2000



10 NE 2024 - Proposed

1889 Original Build

1900 Addition

1940-1941 Additions

1960-2000 Additions

2024 Proposed Additions

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Park City, Utah 84098
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elliottworkgroup.com

ELLIOTT WORKGROUP

Not for Construction

Dennis Hranitzky

Hranitzky Residence

218 Sandridge Road
Park City, UT 84060

Project Status

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CONTRACT NO: .
DRAWN BY: Author
CHECKED BY: Checker
DESIGNED BY: Designer
EWG PROJECT NO: 2022.092
COPYRIGHT: Elliott Workgroup, LLC

SHEET TITLE

Historic Timeline of modifications

HPB - 01

Autodesk Docs://22-092 Sandridge Road Addition and Remodel/218 Sandridge Model_Renovation_V1.1.rvt
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Below: See dwelling photos to support the findings shown on sheet HPB-01 timeline of additions through historical investigation of siding, windows, footings.


Addition line


Addition line


Addition line


1941Addition
Enclosed Porch
post 1940's




Enclosed Porch
post 1940's


Enclosed Porch
post 1940's


1941 Roof +
upper floor
addition
NO
SMOKING




1941 Roof +
upper floor
addition


Later addition
is stepped in
from 1940
addition





Later addition on North facade




1941 Roof + upper floor addition


Later addition is stepped in from 1940 addition above



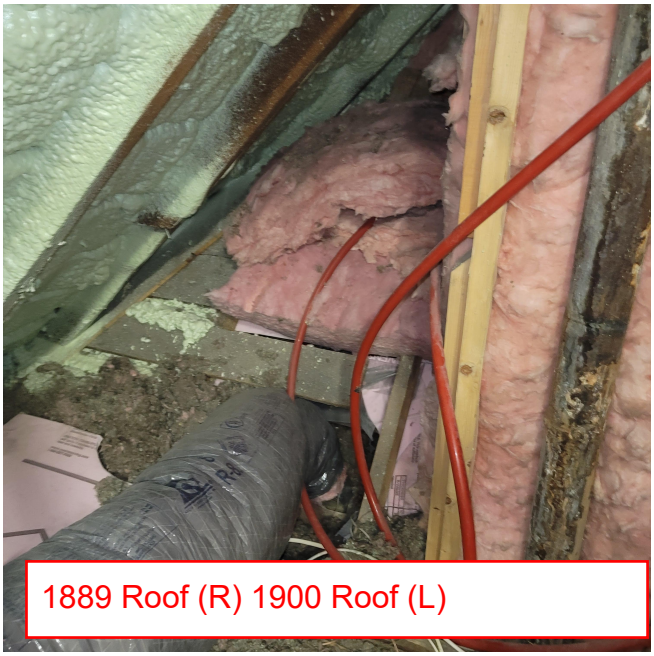

Later addition is stepped in from 1940 addition above




NO SMOKING
Later addition is stepped in from 1940 addition above







1889 Roof (R) 1900 Roof (L)



1889 Roof (L) 1900 Roof (R)



Original shingles can be seen on 1900 roof from interior attic. 1940 Roof above


Contemporary addition
shown in roof lines

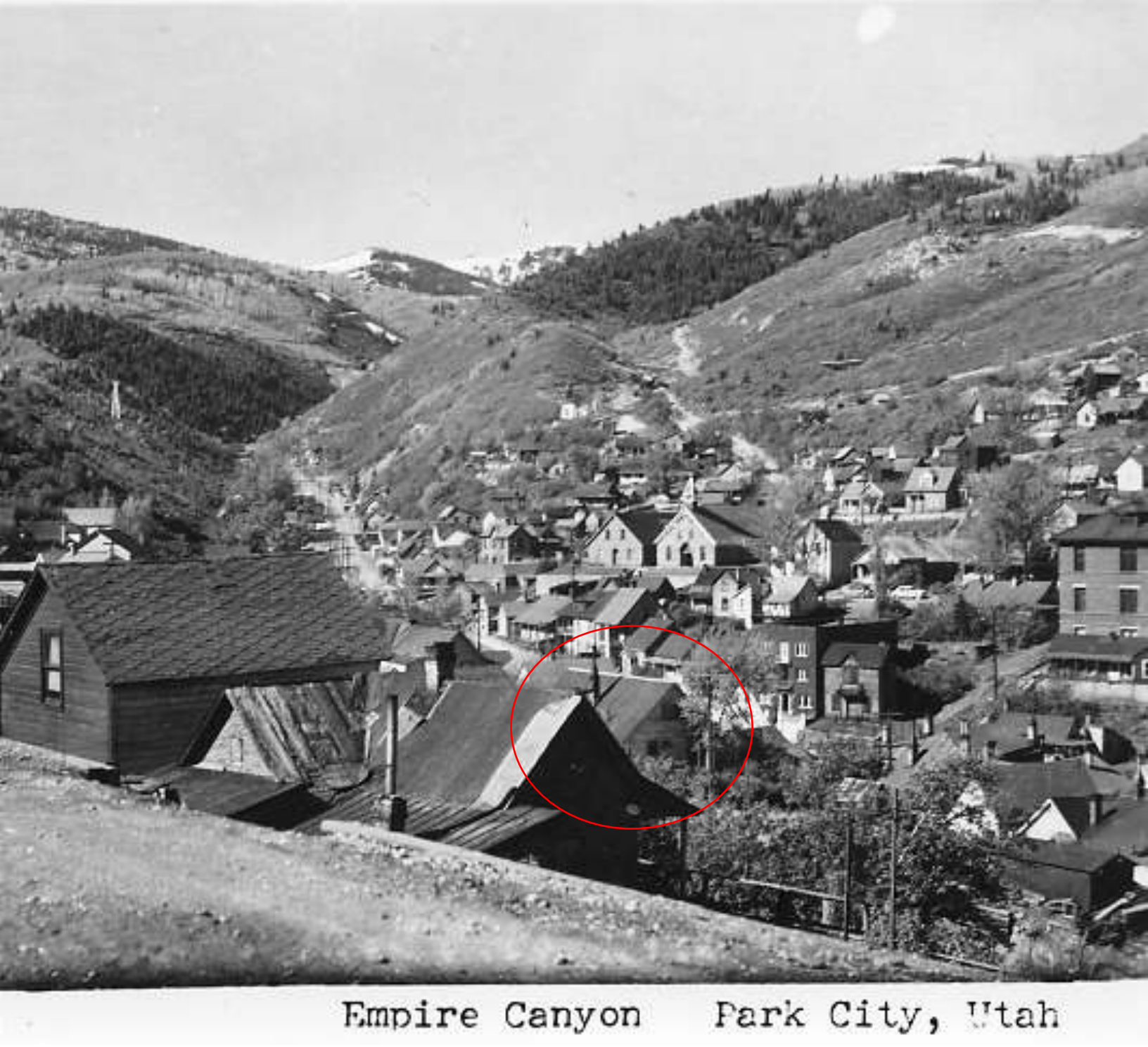



Contemporary addition
shown in footing build out






Contemporary addition
shown in footing build out



12





13


113










115



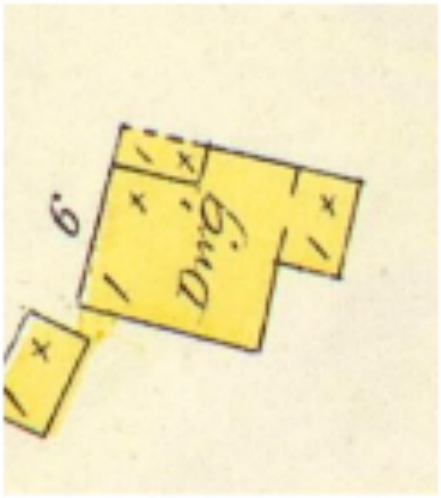


Figure 3: 1889 Sanborn Fire Insurance Map excerpt

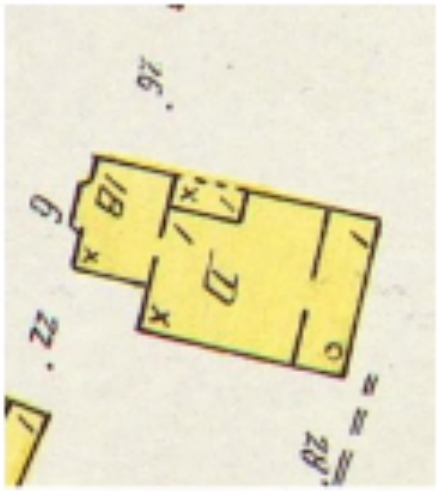


Figure 2: 1900 Sanborn Fire Insurance Map excerpt

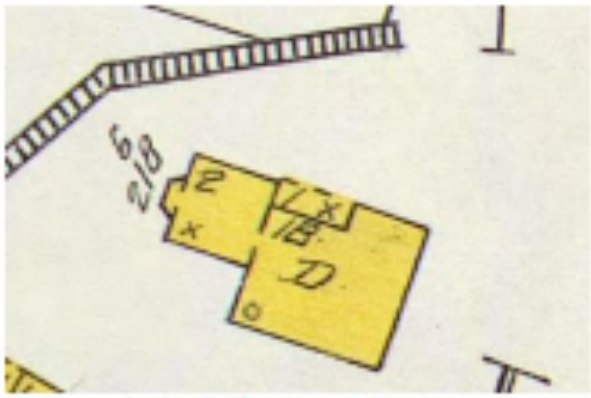


Figure 1: 1907 Sanborn Fire Insurance Map excerpt

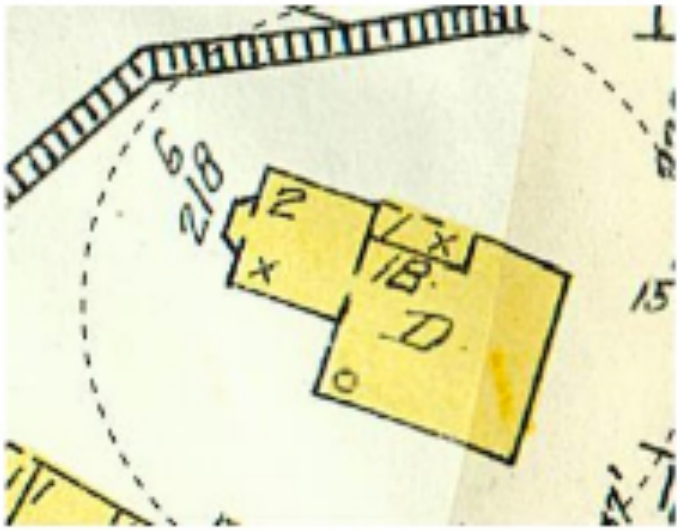


Figure 4: 1929 Sanborn Fire Insurance Map excerpt

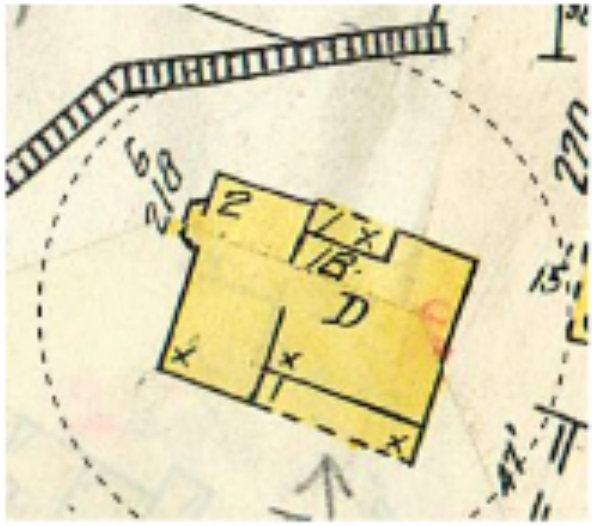
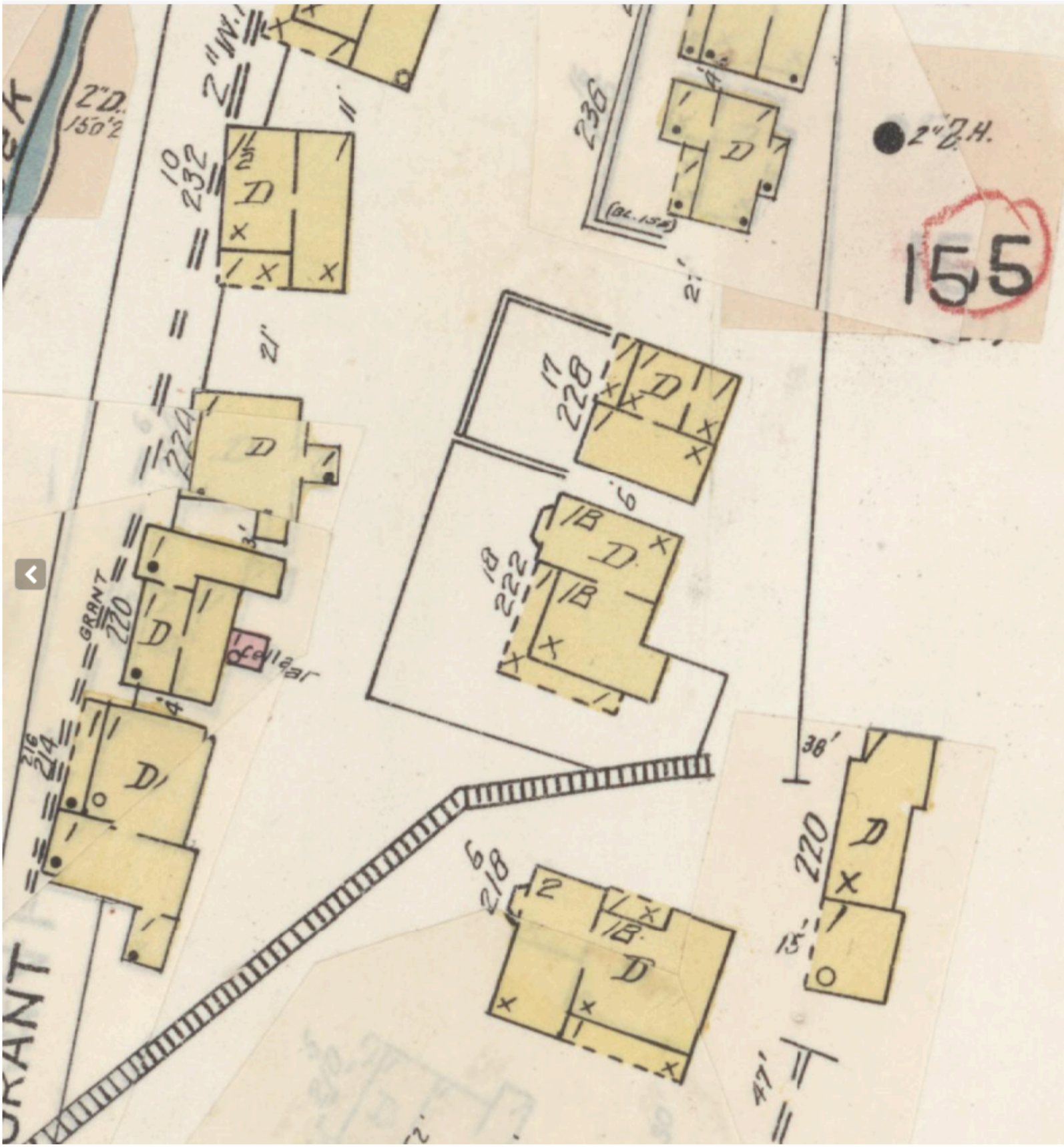


Figure 5: 1941 Sanborn Fire Insurance Map excerpt


155
GRANT
Cellar

Views from:
City Stairs
Swede Alley







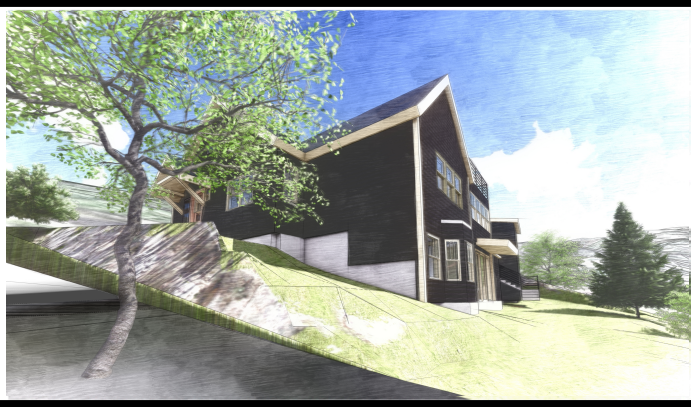




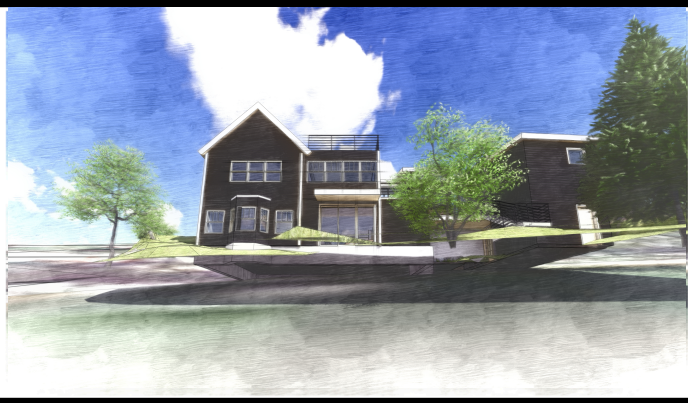


Rendered Views from city stairs and Swede Alley without fence and shrubbery

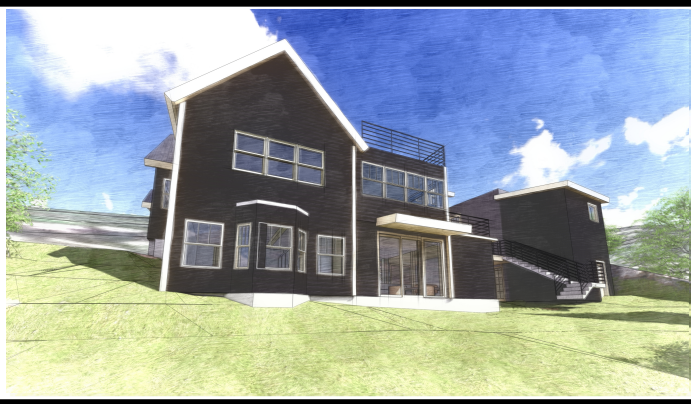












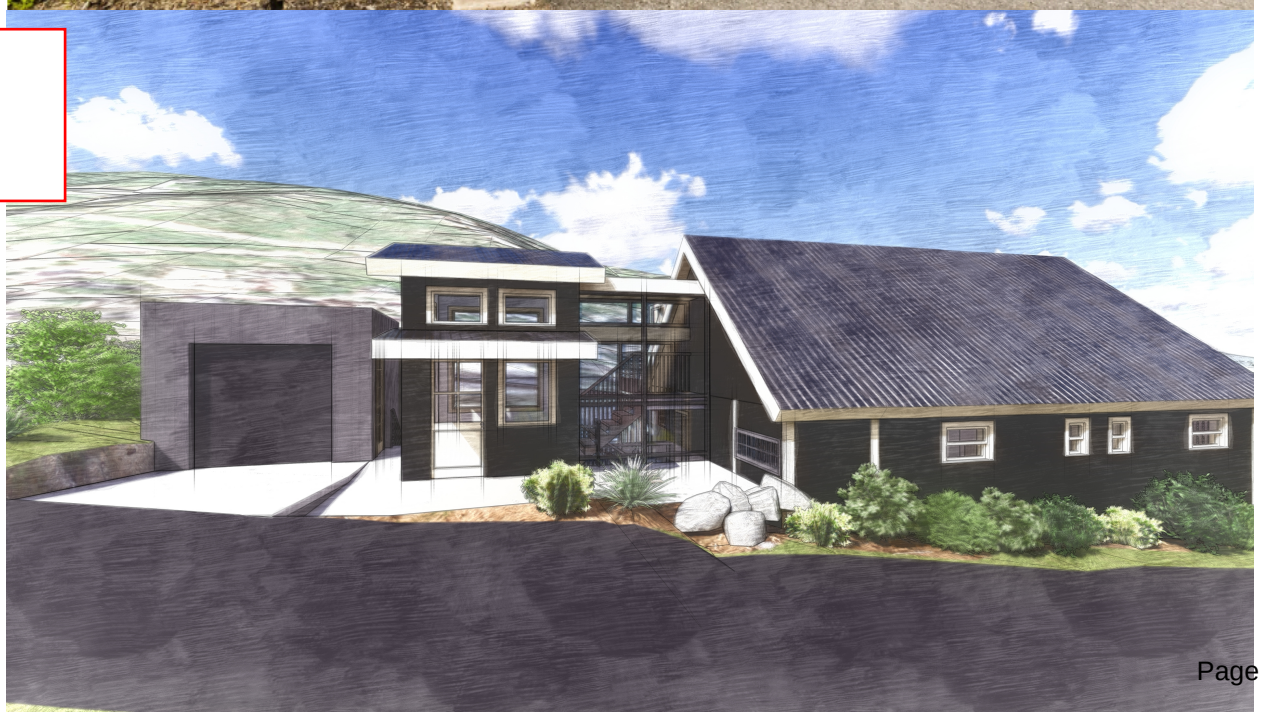
Proposed South East Elevations



Existing South East Elevations



Proposed East Elevation



Existing West Elevation



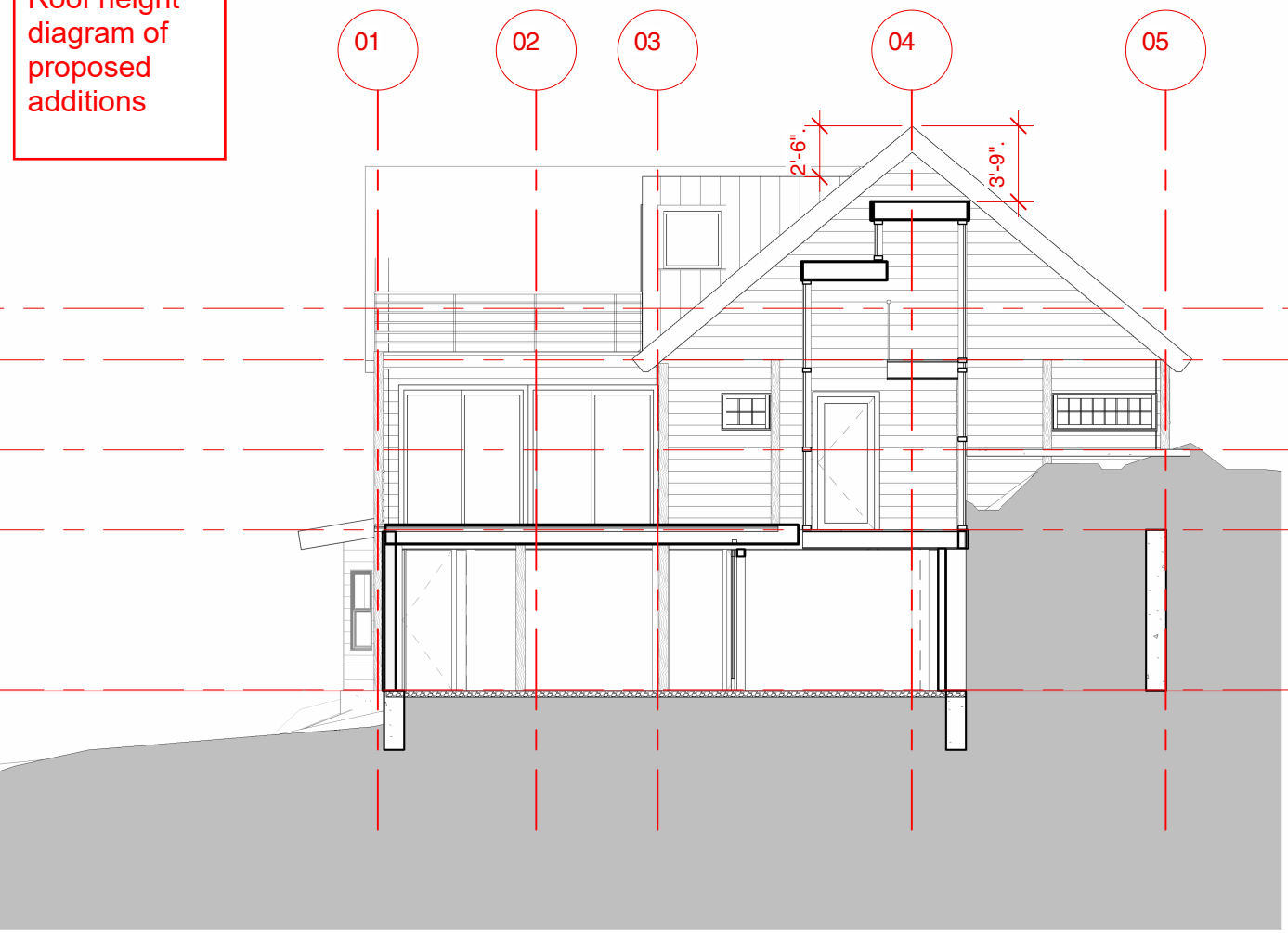
Proposed West Elevation

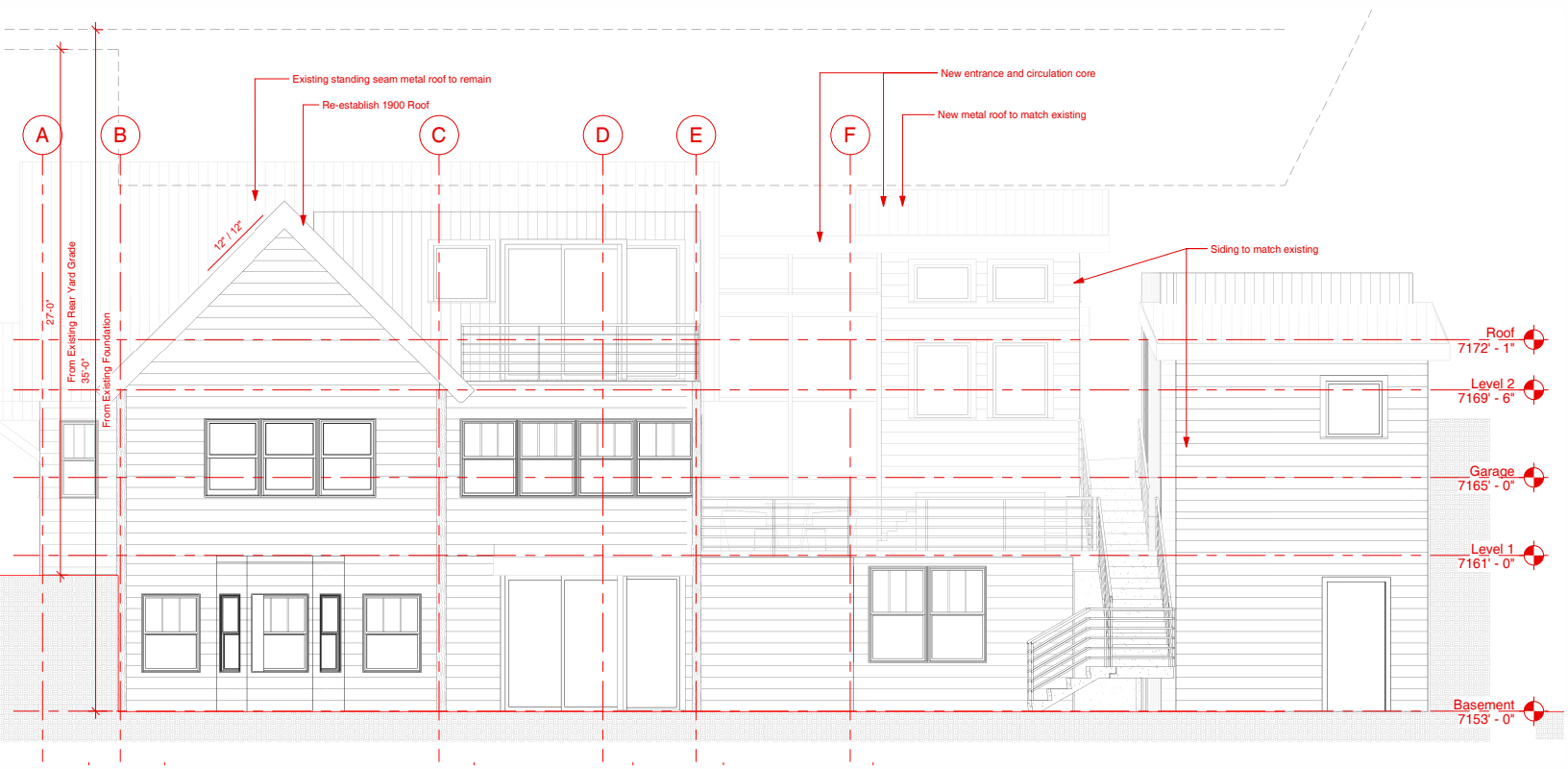


Existing North West Elevation



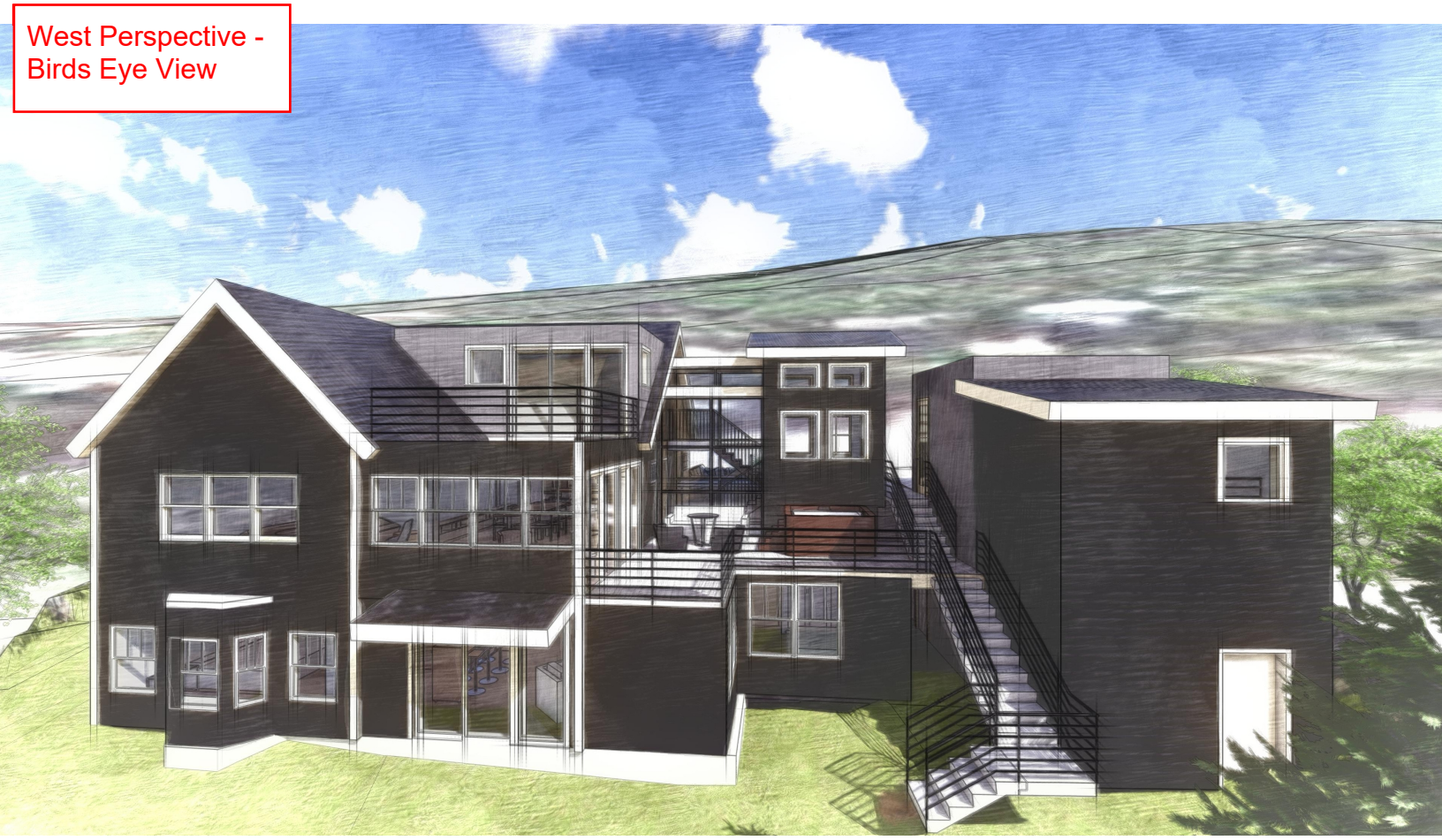
Roof height diagram of proposed additions





Roof height diagram of proposed additions

West Perspective - Birds Eye View



HISTORIC SITES INVENTORY
HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Ingrid Parsons House

Address: 218 Sandridge Avenue

Date of Construction: c. 1895

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-597

Current Owner: Craig M. Orr and Lisa M. Orr-Maestas (trustees)

Legal Description (include acreage): BEG AT A PT DUE S 210.37 FT & DUE E 327.83 FT FROM THE NE COR OF LOT 16 BLK 12 PARK CITY SURVEY PARK CITY UTAH & TH RUN N 26*56'04 E 7.71 FT ALONG THE SE'LY HAND RAILING OF AN EXISTING WOODEN STAIRWAY; TH N 43*45'13" E 13.27 FT; TH N 56*52'21" E 52.88 FT TO THE W'LY EDGE OF SANDRIDGE RD; TH S 16*59'50" E 28.65 FT; TH S 5*02'33" E 34.13 FT; TH S 7*17'37"W 45.44 FT; TH N 85*50'10" W 21.5 FT TO AN EXISTING FENCE COR; TH N 85*50'10" W 39.39 FT; TH N 1*51'09" W 56.72 FT ALONG THE TOP OF AN EXISTING ROCK RETAINING WALL TO THE PT OF BEG CONT 0.1287 AC 272-742 764-261 767-397 1337-848 1473-785 1714-56 (SEE WD-1851-547 PARCEL 2: PARK CITY MUNICIPAL TO 210 GRANT AVENUE LLC)

STATUS / USE

Original Use: single dwelling

Current Use: single dwelling

Property Type:

- ■ Building
- ☐ Structure
- ☐ Site

National Register of Historic Places:

- ☐ Eligible
- ■ Ineligible
- ☐ Listed, Date:

Evaluation:

- ☐ Landmark Site
- ■ Significant Site
- ☐ Non Historic

DOCUMENTATION

Photographs:

- [x] Tax Photos
- [x] Prints:
- [ ] Historic

Research Sources:

- [x] Sanborn Maps
- [x] tax Card
- [x] Census Records
- [x] City/ County Histories
- [ ] Personal Interviews
- [x] Park City Museum
- [ ] Newspapers
- [ ] Other:

DESCRIPTION

Architectural Style: cross-wing type

No. Stories: 1.5

Number of Associated Structures: [ ] Accessory building(s). # [ ] Structure(s). #

Condition: [x] Good [ ] Fair [ ] Poor [ ] Uninhabitable/Ruin

Location: [x] Original location [ ] Moved (Date: ,original location:)

Materials: (Describe the visible materials)

Exterior Walls: Wood drop siding

Foundation: Concrete block according to 1968 tax card

Roof: Cross-wing form sheathed in metal material

Windows/Doors: Multi-pane casement windows in upper gable ends, three-over-one double-hung sash type and a ribbon of double-hung sash type

Additions: [x] Major [ ] Minor [ ] None

Alterations: [ ] Major [x] Minor [ ] None

Describe Additions/ Alterations (Dates):

Essential Historic Form: [x] Retains [ ] Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

218 Sandridge is a cross-wing type house that has been modified over time. 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. Several additions include the expansion of the front section of the house to the south. A porch was also added on the south façade. A projecting bay seen on all of the Sanborn maps was removed at some point after the 1968 tax card was drawn. The cross gable roof is sheathed with standing seam metal, which replaced the shingle material mentioned on the tax cards. The walls are clad with drop-novelty wood siding. The primary façade has three six-paned casement windows in the gable and several more multi-pane windows on the ground level of that façade, though they are difficult to verify in the available images. There are several one-over-one double hung sash windows on the façade facing the street and one three-over-one window on the far right of that same façade. There is a deck area to the south of the house. The site slopes down away from the road and the main level of the house is below road grade. The cumulative formal and material changes have diminished its historic value.

SIGNIFICANCE

Historic Era:

☐ Settlement & Mining Boom Era (1868-1893)

■ Mature Mining Era (1894-1930)

☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

This house was built between 1889 and 1900, judging from the Sanborn Insurance maps of those years. It was initially owned by the Park City Townsite Corporation, and was likely used to house workers at that time. It was sold in 1916 to Mrs. A. E. Parsons.
Mrs A.E. Parsons, also called Ingrid Parsons was a widow when she bought the house, her husband Albert Ernest Parsons having died in 1909. She is not noted on the 1920 census, and it appears the house was vacant at that time. She did live at the
house during the 1930 census, with her daughter Gladys, who worked as the Chief Operator for the telephone office. The property transferred to Russell Kidder, Ingrid's son in law, in 1938.
Russell and Gladys lived at the house with their three children during the 1940 census. Russell worked as a carpenter for a mining company. A large renovation to the rear of the house can be seen that first appears on the 1941 Sanborn map, and it is possible that this occurred while under their ownership. They owned the house for quite a long time, not selling it until 1961. The property has traded hands several times since then, and is currently owned by Craig and Lisa Orr.

REFERENCES

Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.
Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission,1998.
National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.
Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.

Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.
Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.
Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.
Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.
Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

PHOTOS

(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)

218 Sandridge Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



c. 1925



Tax photo c. 1940




218





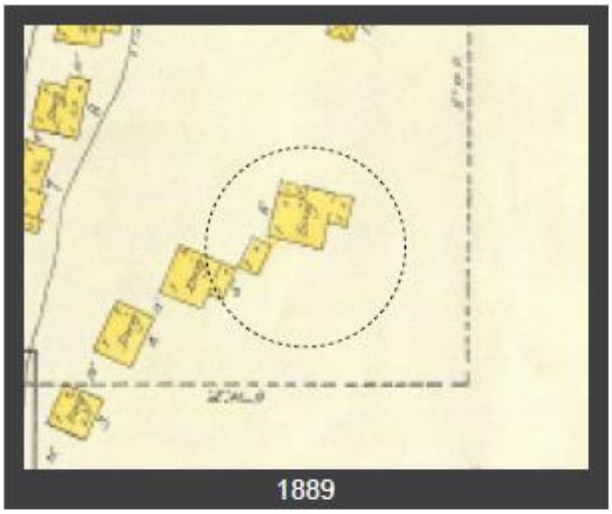
218 Sandridge Avenue. Southeast oblique. November 2013.



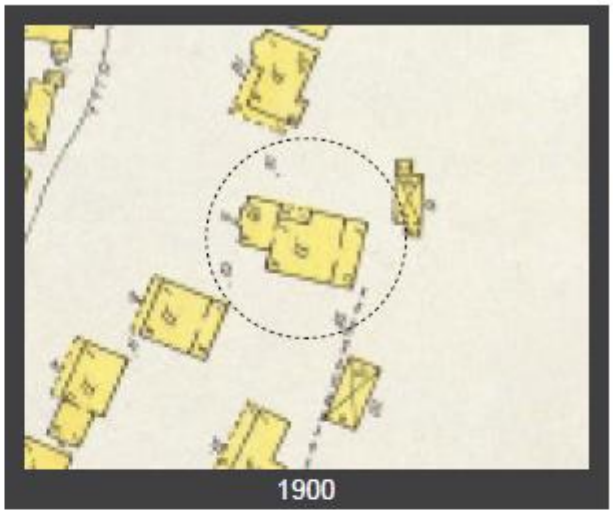
218 Sandridge Avenue. Northeast oblique. November 2013.

218 Sandridge Avenue, Park City, Summit County, Utah

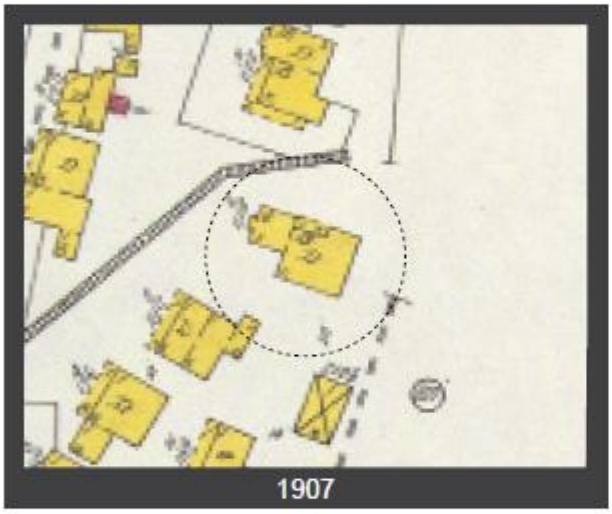
Intensive Level Survey—Sanborn Map history



1889



1900



1907



1929

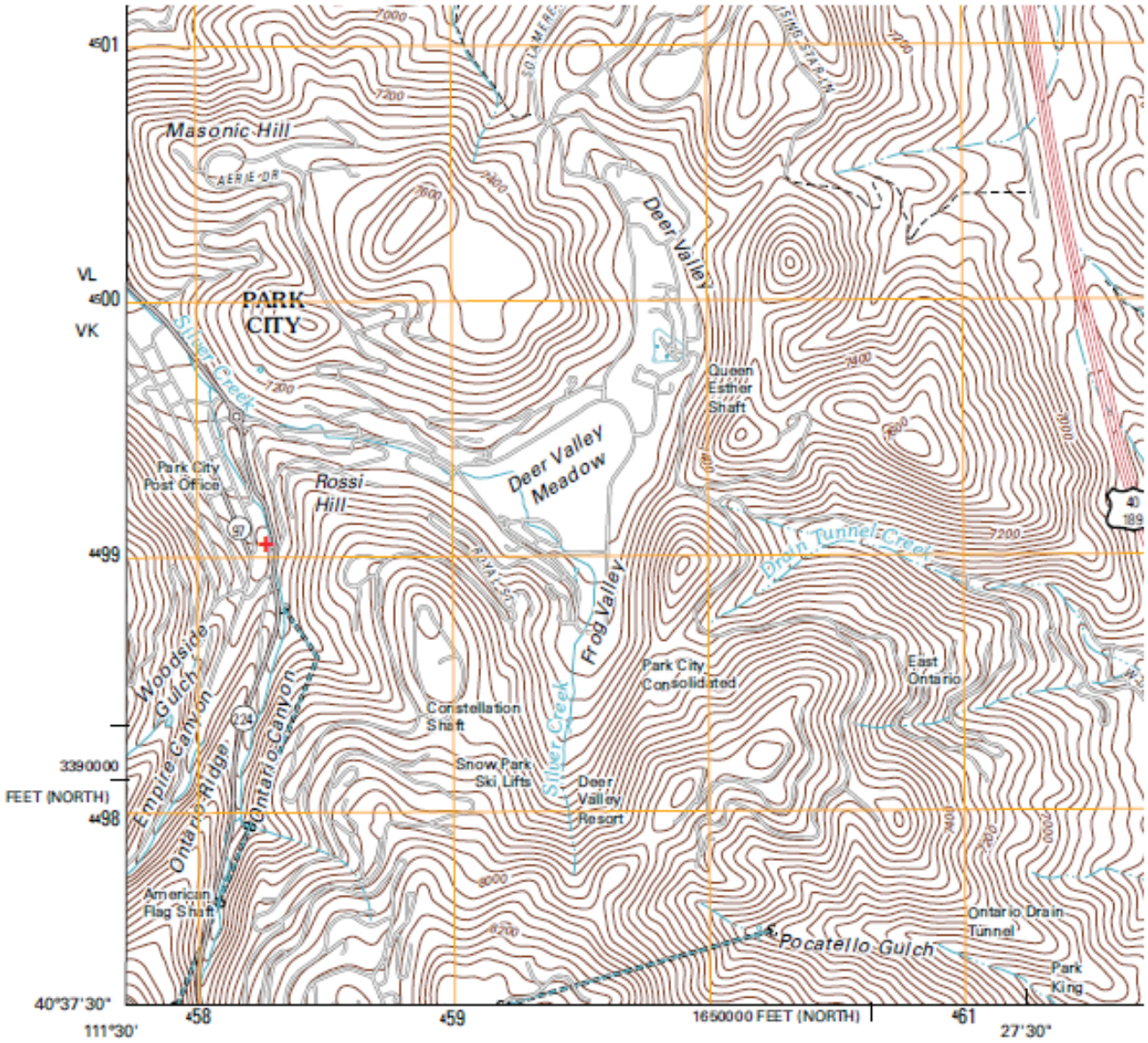


1941

RECORD OF SURVEY
PARCEL IN BLOCK 72, PARK CITY

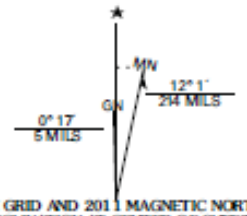
218 Sandridge Avenue, Park City, Summit County, Utah

Intensive Level Survey—USGS Map

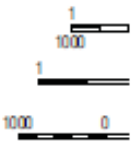


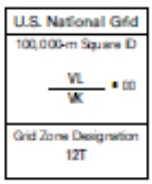
Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid: Universal Transverse Mercator, Zone 12T
10 000-foot ticks: Utah Coordinate System of 1983
(north and central zones)

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



UTM GRID AND 2011 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET





+ location on USGS Park City East 1:24000 Quadrangle Map (2011)

TITLE SEARCH FORM

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

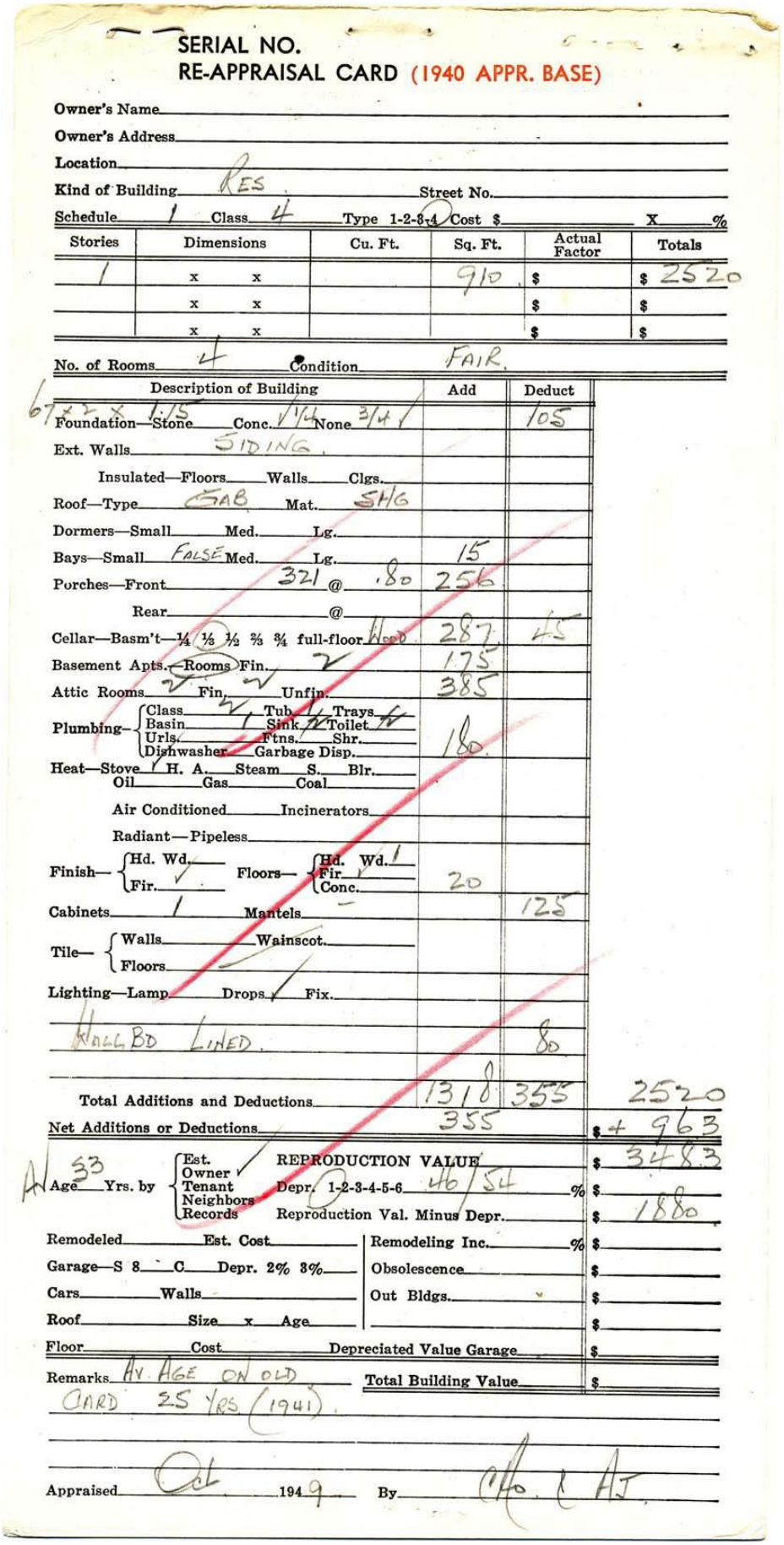
Address: 218 Sandridge Avenue
City: Park City, UT
Current Owner: Craig M. Orr and Lisa M. Orr-Maestas
Address: (see historic site form for address)

Tax Number: PC-597
Legal Description (include acreage): E1/2 of L20, 21, and 22 BK72 Marsac Millsite (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
12/20/1909	W.M. Ferry et al vs.	H.M. McLaughlin	Decree		[L1-36, fmr. Marsac Millsite Reservation]
12/18/1911	County Treasurer	Summit County	Tax Sale		[L1-10, 12-36]
3/20/1916	McCornick & Co, Plaintiff vs.	W.I. Snyder, Trustee	Decree		[L1-36]
7/19/1916	W.I. Snyder	Mrs. A.E. Parsons	W.D.		
3/10/1938	Mrs. A.E. Parsons	Russell A. Kidder	W.D.		
11/30/1961	Russell Kidder	Wayne E. & Gwen D. Pratt	Q.C.D.		
9/16/1983	Gwen D. Pratt	[NKA] Gwen D. Latterner	Q.C.D.		
11/19/1993	Gwen D. Latterner	John Plavocos	W.D.		
10/11/2000	John Plavocos	Lisa R. Ousterling	W.D.		
9/18/2002	Lisa R. Ousterling	Christopher L & Lisa R. Crowley	W.D.		
7/7/2005	Christopher L & Lisa R. Crowley	Randall Lengeling & Richard Koehler	W.D.		
2/25/2013	Randall Lengeling & Richard Koehler	C.M. Orr & L.M. Orr-Maestas	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 10/1/2014



SERIAL NO.

RE-APPRAISAL CARD (1940 APPR. BASE)

Owner's Name

Owner's Address

Location

Kind of Building RES Street No.

Schedule 1 Class 4 Type 1-2-3-4 Cost $ X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		910	$	$ 2520
	x x			$	$
	x x			$	$

No. of Rooms 4 Condition FAIR.

Description of Building	Add	Deduct
67 x 2 x 1.15 Foundation—Stone Conc. 1/4 None 3/4		105
Ext. Walls SIDING.		
Insulated—Floors Walls Clgs.		
Roof—Type GAB Mat. SHG		
Dormers—Small Med. Lg.		
Bays—Small FALSE Med. Lg.	15	
Porches—Front 321 @ .80	256	
Rear @		
Cellar—Basm't—1/4 1/3 1/2 2/3 3/4 full-floor Hard	287	45
Basement Apts. Rooms Fin. 2	175	
Attic Rooms 2 Fin. Unfin.	385	
Plumbing—Class Tub. 4 Trays 4; Basin 1 Sink 2 Toilet 4; Urls. Ftns. Shr.; Dishwasher Garbage Disp.	180	
Heat—Stove 1 H. A. Steam S. Blr.; Oil Gas Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish—Hd. Wd. Fir. ✓ Floors—Hd. Wd. 1 Fir. ✓ Conc.	20	
Cabinets 1 Mantels		125
Tile—Walls Wainscot. Floors		
Lighting—Lamp Drops 1 Fix.		
WALL BD LINED.		80
Total Additions and Deductions	1318 355	2520
Net Additions or Deductions	355	$ + 963

Age 53 Yrs. by Est. / Owner / Tenant / Neighbors / Records

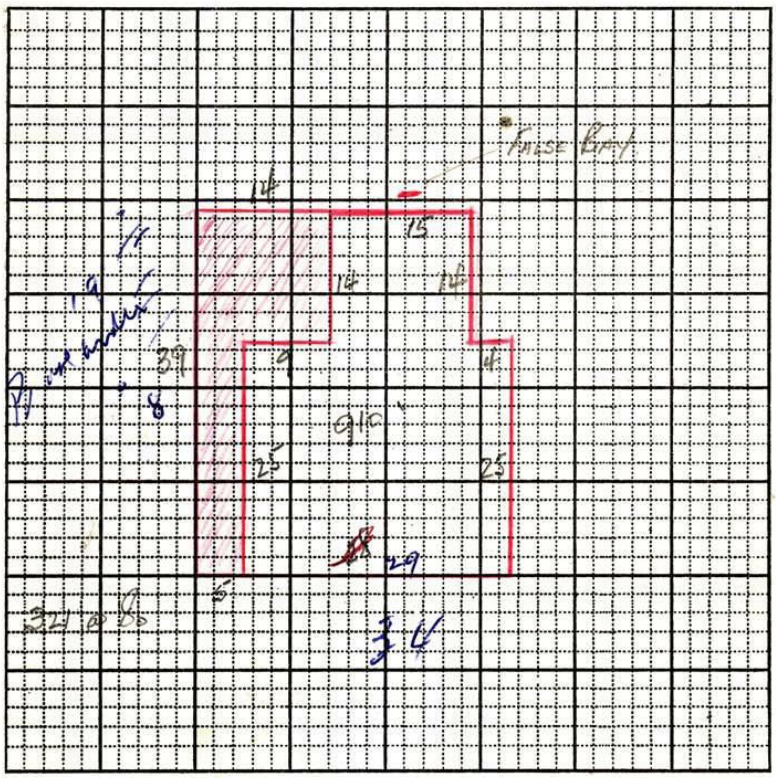
REPRODUCTION VALUE $ 3483

Depr. 1-2-3-4-5-6 46/54 % $

Reproduction Val. Minus Depr. $ 1880

Remodeled	Est. Cost	Remodeling Inc. %	$
Garage—S 8 C Depr. 2% 3%		Obsolescence	$
Cars	Walls	Out Bldgs.	$
Roof	Size x Age		$
Floor	Cost	Depreciated Value Garage	$
Remarks AV. AGE ON OLD CARD 25 YRS (1941).		Total Building Value	$

Appraised Oct. 1949 By C.H.O. & A.J.



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

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

Serial No. PC. 582

Location Block 72 Lots 20+21

Kind of Bldg. RES St. No. 218 Sand Ridge

Class 4 Type 1 2 3 (4) Cost $ 2176 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		910		$ 2176
	x x				
	x x				

Gar.—Carport ___ x ___ Flr. ___ Walls ___ Cl. ___

Description of Buildings		Additions
Foundation—Stone ___	Conc. ✓ None ✓	
Ext. Walls Siding		
Insulation—Floors ___	Walls ___ Clgs. —	
Roof Type Gab.	Mtl. Shg + Tin	
Dormers—Small —	Med. — Large —	
Bays — Small —	Med. — Large —	
Porches—Front 32'	@ 80	257
Rear —	@	
Porch —	@	
Metal Awnings —	Mtl. Rail —	
Basement Entr. —	@	
Planters —	@	
Cellar-Bsmt. 700 ft ¼ (½) ½ ⅔ ¾ Full	Floor Wood	214
Bsmt. Apt. —	Rooms Fin. 2 Unfin.	175
Attic Rooms Fin. 2	Unfin.	433
Plumbing: Class 2	Tub 1 Trays	
Basin 1	Sink 1 Toilet 1	
Wtr. Sftr. —	Shr. St. — O.T.	
Dishwasher —	Garbage Disp. —	410
Built-in-Appliances —		
Heat—Stove ✓	H.A. Steam Stkr. Blr.	
Oil Gas Coal ✓	Pipeless Radiant	
Air Cond. —		
Finish— Fir ✓	Hd. Wd.	
Floor— Fir	Hd. Wd. 1 Other	30
Cabinets 1	Mantels —	
Tile — Walls	Wainscot — Floors	
Storm Sash— Wood D. S. ; Metal D. S.		
Total Additions		1519 1519

Year Built Avg. Age 42 (Average 1949 - 33)

Inf. by (Owner - Tenant - Neighbor - Record - Est.)

Remodel Year Est. Cost

Current Value	$ 3695
Commission Adj. %	
Bldg. Value	
Depr. Col. 1 2 3 4 5 6 45 %	
Current Value Minus Depr.	$ 1663

Garage — Class ___ Depr. 2% 3% Carport — Factor ___

Cars ___ Floor ___ Walls ___ Roof ___ Doors ___

Size — ___ x ___ Age ___ Cost ___ x ___ %

Other ___

Total Building Value $

Appraised 5-15- 1958 By 1302

PC582
Serial Number

.....OF.....
Card Number

Owners Name Wayne Pratt
Location Lots 20-21 Blk 72
Kind of Bldg. Res St. No. 218 Sand Ridge
Class 3 Type 1 2 3 4 Cost $ _____ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	949		$ 4169	$
	x x				
	x x				

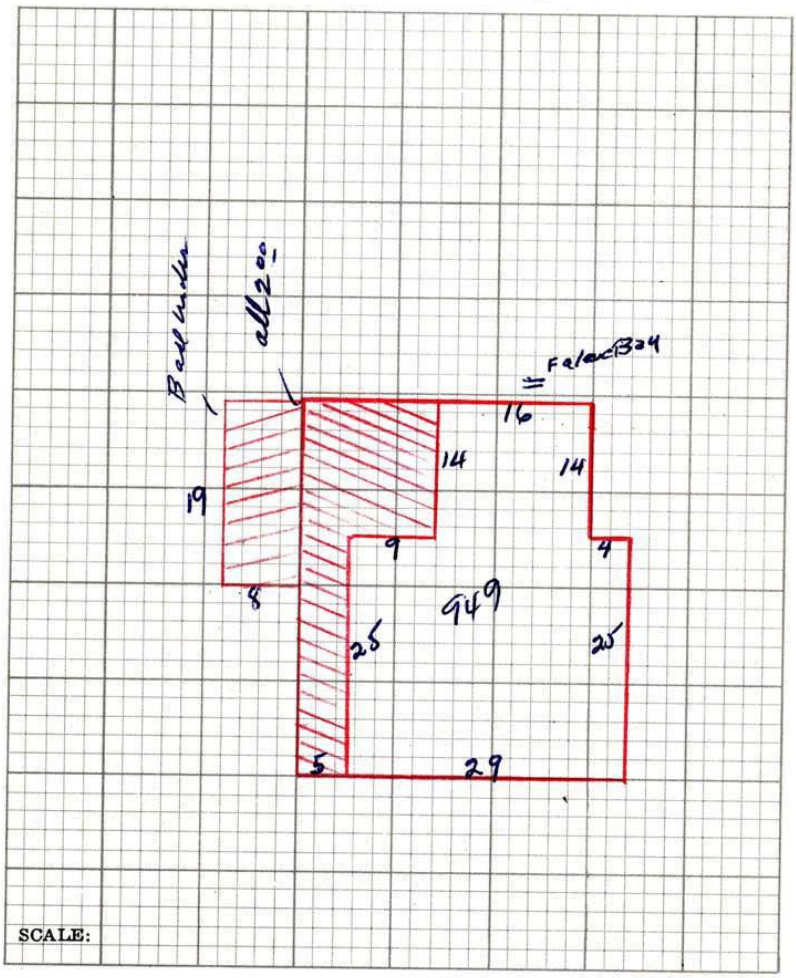
Att. Gar.—C.P. ____ x ____ Flr. ____ Walls ____ Cl. ____

Description of Buildings	Additions	Additions
Foundation—Stone ____ Conc. ~~Adk~~ Blk Sills		
Ext. Walls Siding A		
Roof Type Gable Mtl. Shingle		
Dormers—Small ____ Med. ____ Large ____		
Bays—Small 1 Med ____ Large ____	50	
Porches—Front All 473 @ 2.00	946	
Rear ____ @		
Porch ____ @		
Planters ____ @		
Ext. Base. Entry ____ @		
Cellar-Bsmt. — ¼ ⅓ ½ ⅔ ¾ Full ____ Floor Conc 700 ft	711	
Bsmt. Gar. ____		
Basement-Apt. ____ Rms. ____ Fin. Rms. 1	315	
Attic Rooms Fin. 2 Unfin. ____	375	
Plumbing: Class 2 Tub. 1 Trays ____		
Basin 1 Sink 1 Toilet 1		
Wtr. Sftr. ____ Shr. St. ____ O.T. Novelle		
Dishwasher ____ Garbage Disp. ____	650	
Heat—Stove ____ H.A. ____ (FA) HW ____ Stkr ____ Elec. ____		
Oil ____ (Gas) ____ Coal ____ Pipeless ____ Radiant ____	373	
Air Cond. — Full ____ Zone ____		
Finish—Fir. ✓ Hd. Wd. ____ Panel ____		
Floor—Fir. ✓ Hd. Wd 1 Other ____	20	
Cabinets ✓ Mantels ____		
Tile—Walls ____ Wainscot ____ Floors ____		
Storm Sash—Wood D. ____ S. ____ ; Metal D. ____ S. ____		
Awnings — Metal ____ Fiberglass ____		
Total Additions	3440	

Year Built 1916	Avg. 1/1918	Replacement Cost	7609
1964 fw	Age 2.	Obsolescence	
Inf. by (Owner - Tenant - - / Neighbor - Record - Est.)		Adj. Bld. Value	
		Conv. Factor	x.47
Replacement Cost—1940 Base			
Depreciation Column (1) 2 3 4 5 6			
1940 Base Cost, Less Depreciation			
Total Value from reverse side			
Total Building Value		$	

DEC 23 1968

Appraised ① 12-2 1968 By 1333 · 1708
Appraised ② ____ 19____ By ____ 1928



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

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

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

_____ 1940 Base Cost _____ x _____ % Depr. _____ Total _____

Average Year of Construction Computation:

Year 1916 $ 7236 = 95 % x 49 Year = 4655

Year 1964 $ 373 = 5 % x 1 Year = 05

Average Year of Construction 1918 46.60

3/50

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

HISTORIC SITE FORM

(10-91)

UTAH STATE HISTORIC PRESERVATION OFFICE

1 IDENTIFICATION

Name of Property: **Ingrid Parsons House**

Address: **218 Sandridge Avenue** *Twnshp* *Range* *Section*:

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

Current Owner Name: **Craig M. Orr and Lisa M. Orr-Maestas (trustees)** *USGS Map Name & Date:* **Park City East**

Current Owner Address: **3720 Gilroy Circle** **Quad/2011**

Salt Lake City, UT 84109 *Tax Number:* **PC-597**

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

2 STATUS/USE

Property Category	*Evaluation*	*Use*
x *building(s)*	___ *eligible/contributing*	*Original Use:* **single dwelling**
___ *structure*	**x** *ineligible/non-contributing*	
___ *site*	___ *out-of-period*	*Current Use:* **single dwelling**
___ *object*		

3 DOCUMENTATION

Photos: Dates
- **x** *digital:* **Nov. 2013 (3)**
- **x** *prints:* **2006 (2), 1995, 1940s**
- ___ *historic:*

Drawings and Plans
- ___ *measured floor plans*
- ___ *site sketch map*
- ___ *Historic American Bldg. Survey*
- ___ *original plans available at:*
- **x** *other:* **survey, 9/28/2000**

Research Sources (check all sources consulted, whether useful or not)
- **x** *abstract of title*
- **x** *tax card & photo*
- ___ *building permit*
- ___ *sewer permit*
- **x** *Sanborn Maps*
- ___ *obituary index*
- ___ *city directories/gazetteers*
- **x** *census records*
- ___ *biographical encyclopedias*
- ___ *newspapers*
- **x** *city/county histories*
- ___ *personal interviews*
- ___ *USHS History Research Center*
- **x** *USHS Preservation Files*
- ___ *USHS Architects File*
- ___ *LDS Family History Library*
- **x** *local library:* **Park City Museum**
- ___ *university library(ies):*

Bibliographical References (books, articles, interviews, etc.)
Attach copies of all research notes, title searches, obituaries, and so forth.

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

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

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

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

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

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

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

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

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

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

Researcher/Organization: Daniel Carmen / CRSA Architecture *Date:* August 2015

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: **cross-wing type** *No. Stories:* **1.5**

Foundation Material: **concrete block** *Wall Material(s):* **drop-novelty wood siding**

Additions: __*none* __*minor* **x** *major (describe below)* *Alterations:* __*none* **x** *minor* __*major (describe below)*

Number of associated outbuildings **0** *and/or structures* **0** .

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

218 Sandridge is a cross-wing type house that has been modified over time. 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. Several additions include the expansion of the front section of the house to the south. A porch was also added on the south façade. A projecting bay seen on all of the Sanborn maps was removed at some point after the 1968 tax card was drawn. The cross gable roof is sheathed with standing seam metal, which replaced the shingle material mentioned on the tax cards. The walls are clad with drop-novelty wood siding. The primary façade has three six-paned casement windows in the gable and several more multi-pane windows on the ground level of that façade, though they are difficult to verify in the available images. There are several one-over-one double hung sash windows on the façade facing the street and one three-over-one window on the far right of that same façade. There is a deck area to the south of the house. The site slopes down away from the road and the main level of the house is below road grade. The cumulative formal and material changes have diminished its historic value.

5 HISTORY

Architect/Builder: **unknown** *Date of Construction:* **c. 1895**

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

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

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

This house was built between 1889 and 1900, judging from the Sanborn Insurance maps of those years. It was initially owned by the Park City Townsite Corporation, and was likely used to house workers at that time. It was sold in 1916 to Mrs. A. E. Parsons.

Mrs A.E. Parsons, also called Ingrid Parsons was a widow when she bought the house, her husband Albert Ernest Parsons having died in 1909. She is not noted on the 1920 census, and it appears the house was vacant at that time. She did live at the house during the 1930 census, with her daughter Gladys, who worked as the Chief Operator for the telephone office. The property transferred to Russell Kidder, Ingrid's son in law, in 1938.

Russell and Gladys lived at the house with their three children during the 1940 census. Russell worked as a carpenter for a mining company. A large renovation to the rear of the house can be seen that first appears on the 1941 Sanborn map, and it is possible that this occurred while under their ownership. They owned the house for quite a long time, not selling it until 1961. The property has traded hands several times since then, and is currently owned by Craig and Lisa Orr.

Legal Description (include acreage): **BEG AT A PT DUE S 210.37 FT & DUE E 327.83 FT FROM THE NE COR OF LOT 16 BLK 12 PARK CITY SURVEY PARK CITY UTAH & TH RUN N 26*56'04 E 7.71 FT ALONG THE SE'LY HAND RAILING OF AN EXISTING WOODEN STAIRWAY; TH N 43*45'13" E 13.27 FT; TH N 56*52'21" E 52.88 FT TO THE W'LY EDGE OF SANDRIDGE RD; TH S 16*59'50" E 28.65 FT; TH S 5*02'33" E 34.13 FT; TH S 7*17'37"W 45.44 FT; TH N 85*50'10" W 21.5 FT TO AN EXISTING FENCE COR; TH N 85*50'10" W 39.39 FT; TH N 1*51'09" W 56.72 FT ALONG THE TOP OF AN EXISTING ROCK RETAINING WALL TO THE PT OF BEG CONT 0.1287 AC 272-742 764-261 767-397 1337-848 1473-785 1714-56 (SEE WD-1851-547 PARCEL 2: PARK CITY MUNICIPAL TO 210 GRANT AVENUE LLC)**



218 Sandridge Avenue. Southeast oblique. November 2013.



218 Sandridge Avenue. Northeast oblique. November 2013.

TITLE SEARCH FORM

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

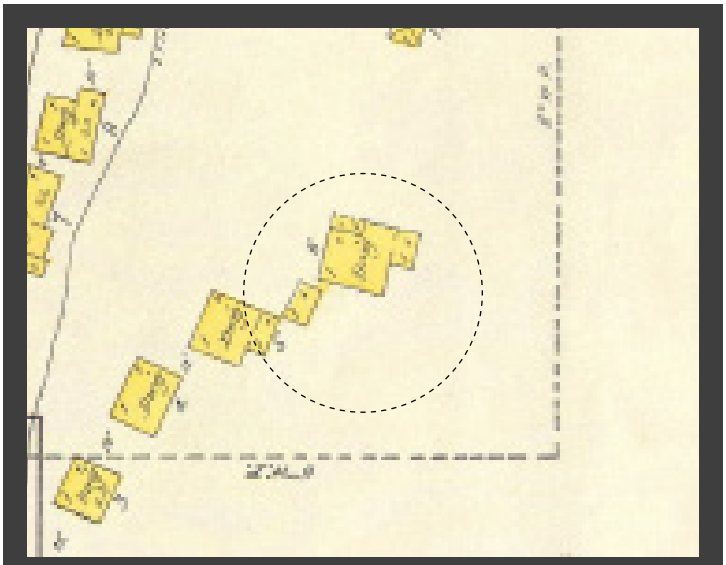
Address: 218 Sandridge Avenue
City: Park City, UT
Current Owner: Craig M. Orr and Lisa M. Orr-Maestas
Address: (see historic site form for address)

Tax Number: PC-597
Legal Description (include acreage): E1/2 of L20, 21, and 22 BK72 Marsac Millsite (see historic site form for complete legal description)

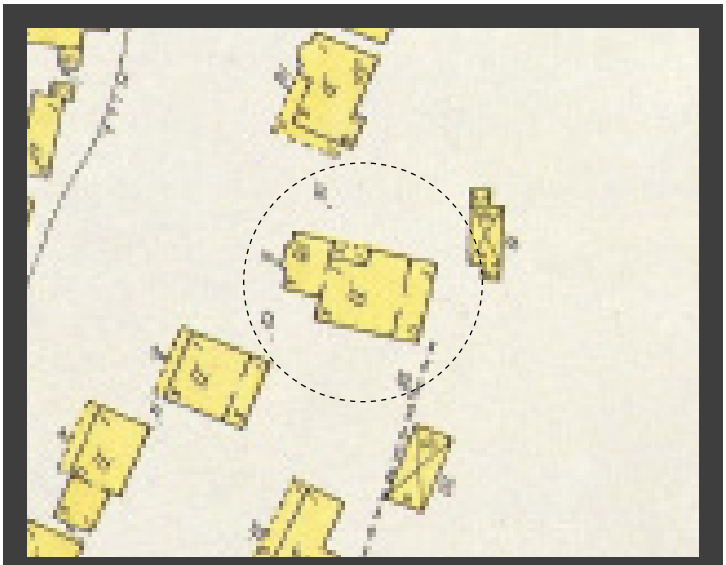
TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
12/20/1909	W.M. Ferry et al vs.	H.M. McLaughlin	Decree		[L1-36, fmr. Marsac Millsite Reservation]
12/18/1911	County Treasurer	Summit County	Tax Sale		[L1-10, 12-36]
3/20/1916	McCornick & Co, Plaintiff vs.	W.I. Snyder, Trustee	Decree		[L1-36]
7/19/1916	W.I. Snyder	Mrs. A.E. Parsons	W.D.		
3/10/1938	Mrs. A.E. Parsons	Russell A. Kidder	W.D.		
11/30/1961	Russell Kidder	Wayne E. & Gwen D. Pratt	Q.C.D.		
9/16/1983	Gwen D. Pratt	[NKA] Gwen D. Latterner	Q.C.D.		
11/19/1993	Gwen D. Latterner	John Plavocos	W.D.		
10/11/2000	John Plavocos	Lisa R. Ousterling	W.D.		
9/18/2002	Lisa R. Ousterling	Christopher L & Lisa R. Crowley	W.D.		
7/7/2005	Christopher L & Lisa R. Crowley	Randall Lengeling & Richard Koehler	W.D.		
2/25/2013	Randall Lengeling & Richard Koehler	C.M. Orr & L.M. Orr-Maestas	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 10/1/2014



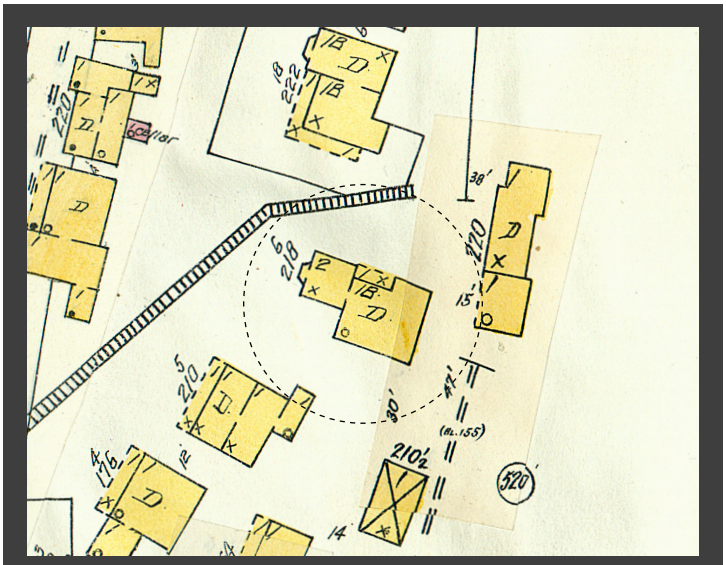
1889



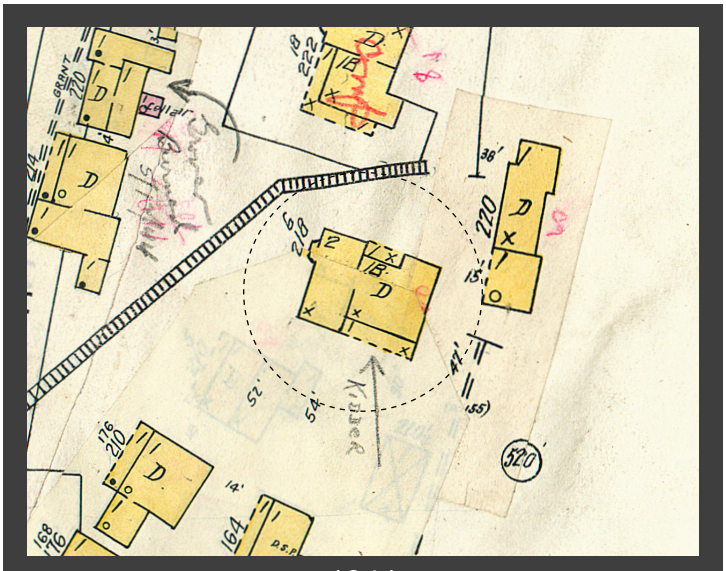
1900



1907



1929



1941

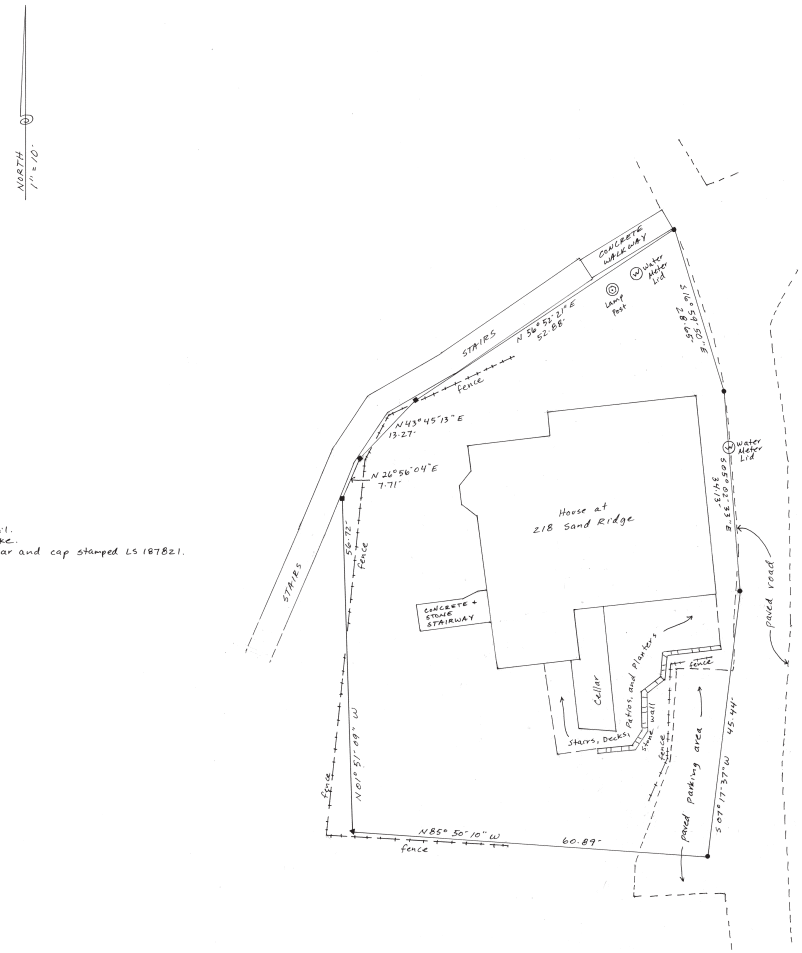


c. 1925



Tax photo c. 1940

RECORD OF SURVEY — PARCEL IN BLOCK 72, PARK CITY



● = set nail.
■ = set stake.
▲ = set rebar and cap stamped LS 187821.

SURVEYOR'S CERTIFICATION:
I, Joe Dhaemens, hold license number 187821 as prescribed by the laws of the State of Utah, and certify that I have made a survey of the property shown hereon and as described in the survey notes and description of property surveyed below.

SURVEY NOTES:
1. The basis of bearings is N56° 52' 21" E along the Southerly side of the shown stairs and walkway.
2. This survey was requested by John Plavocos.
3. Survey monuments were set as shown.
4. This survey was performed in August, 2000.
5. The purpose of this survey is for property corners and location of the physical features shown.
6. All bearings and distances shown were measured and are equal to recorded bearings and distances.
7. Alteration of any survey data without the surveyor's consent makes this survey invalid.

DESCRIPTION OF PROPERTY SURVEYED:
A parcel of land located in Block 72, Park City Survey, also located in Section 16, Township 2 South, Range 4 East, Salt Lake Baseline and Meridian, Summit County, Utah, and being more particularly described as follows: Beginning at a point on the Southeasterly edge of an existing stairway, thence N 26° 56' 04" E along said stairway 7.71 feet, thence N 43° 45' 13" E 13.27 feet, thence N 56° 52' 21" E along said stairway and along the Southeasterly edge of an existing concrete walkway 52.88 feet to the intersection of said concrete walkway with the Westerly edge of a paved road, thence S 16° 59' 50" E along said road 28.65 feet, thence S 05° 02' 33" E 34.13 feet, thence S 07° 17' 37" W 45.44 feet, thence N 85° 50' 10" W 60.89 feet, thence N 01° 51' 09" W 56.72 feet to the point of beginning. Containing 0.13 acres.

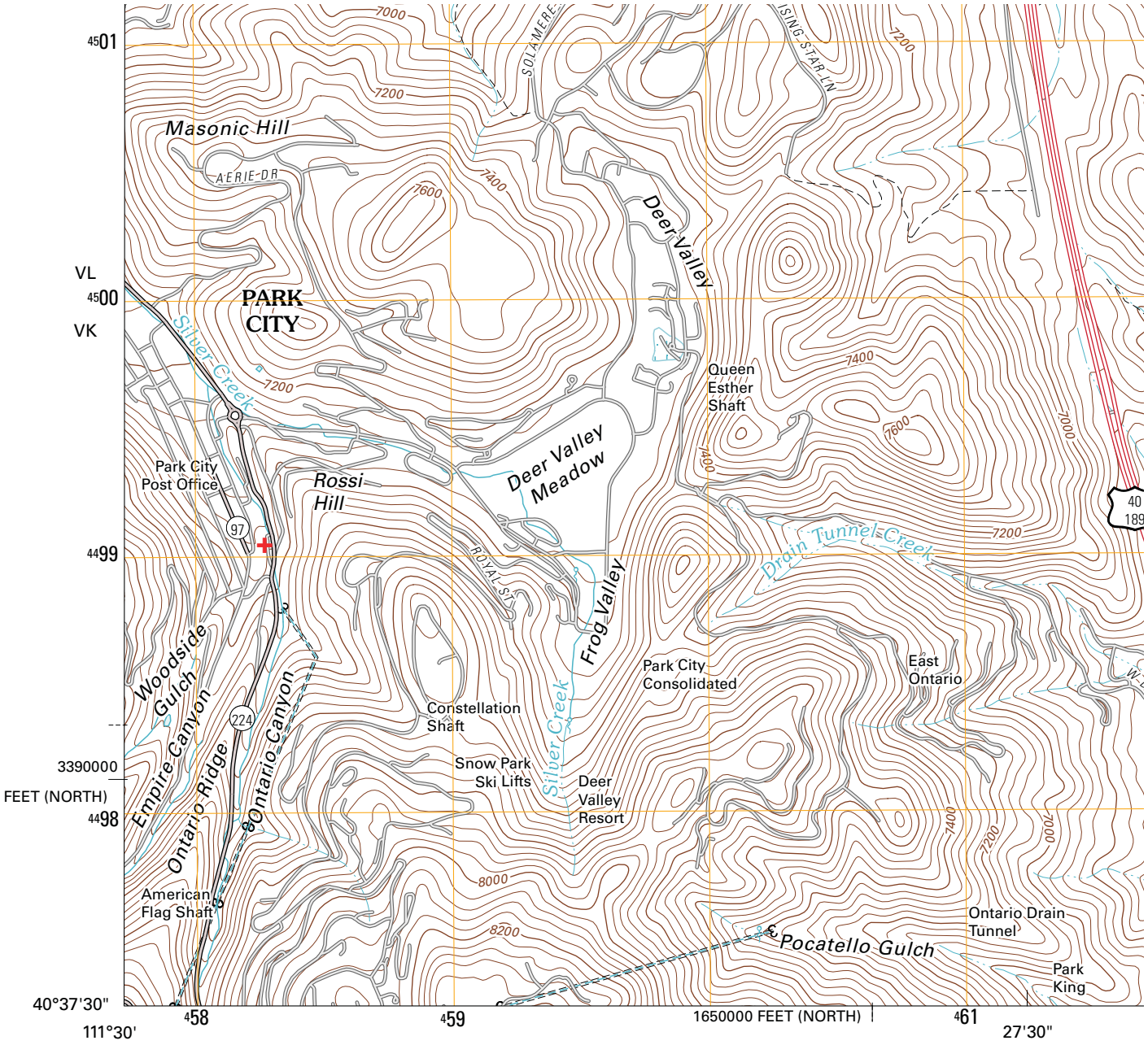
File No. S-3823
ALAN SPRIGGS, SUMMIT COUNTY RECORDER
DATE: 9/28/2000 TIME: 15:15 P.M.
FEE $ 10.00 BY Brenda W. Bown Deputy
REQUEST: ON THE Map Land Surveying

REGISTERED LAND SURVEYOR
No. 187821
JOSEPH DHAEMENS
STATE OF UTAH

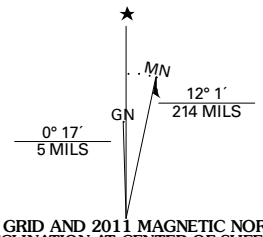
J. Dhaemens 8-29-00

Surveyed by: On The Map Land Surveying
P.O. Box 3864
Park City, UT 84060
647-9826

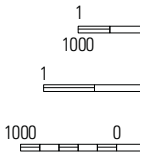
S-3823



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



UTM GRID AND 2011 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET



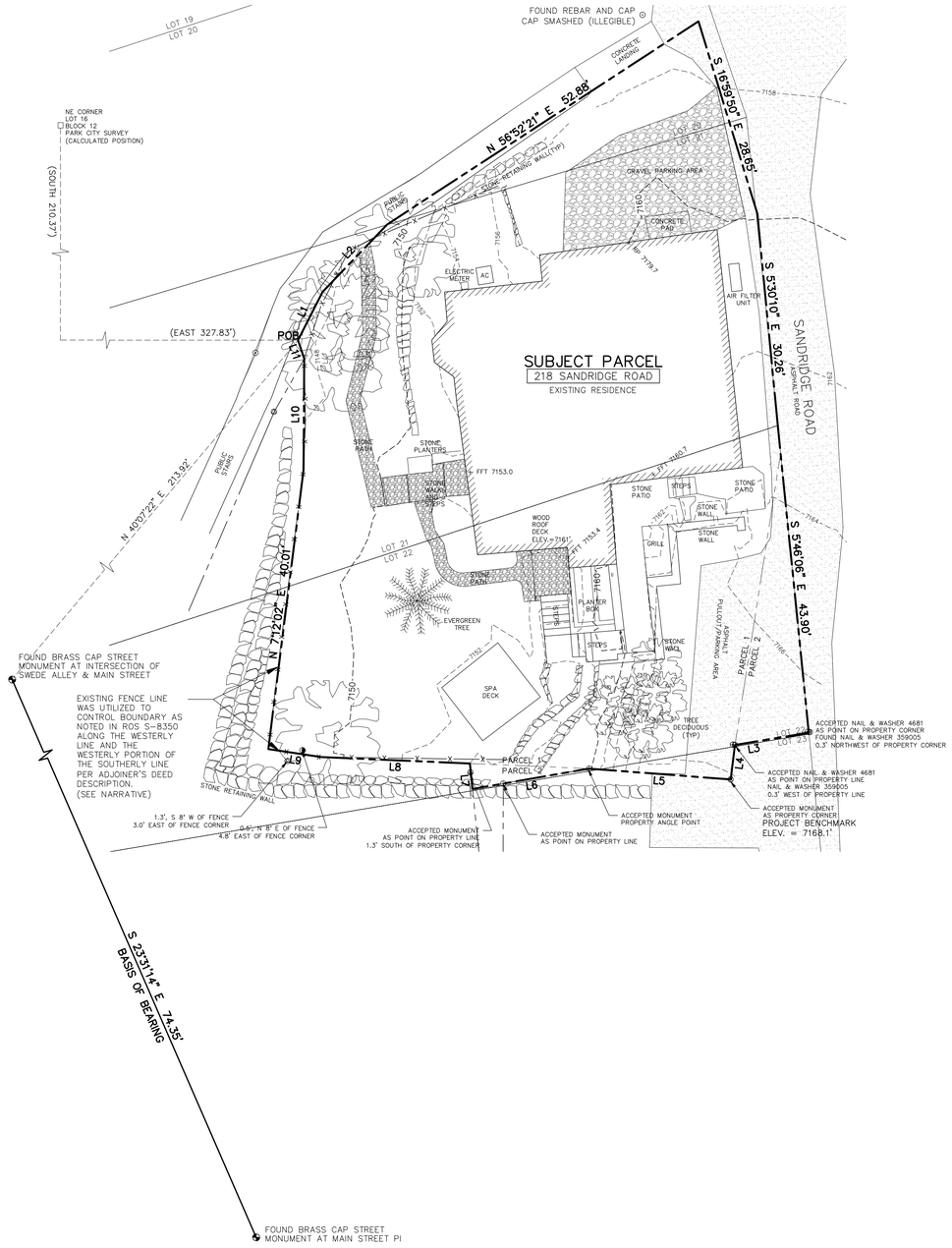
Imagery.....NAIP, July 2009 - August 2009
Roads.....©2006-2010 Tele Atlas
Names.....GNIS, 2009
Hydrography.....National Hydrography Dataset, 2009
Contours.....National Elevation Dataset, 2008

U.S. National Grid
100,000-m Square ID
VL / VK 45 00
Grid Zone Designation
12T

+ location on USGS Park City East 1:24000 Quadrangle Map (2011)

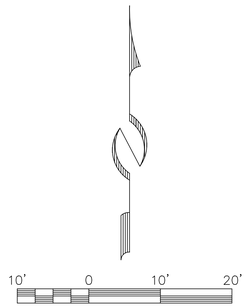
218 SANDRIDGE ROAD

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
A PORTION OF LOTS 20, 21, 22 & 23, BLOCK 72,
PARK CITY AMENDED SURVEY
RECORD OF SURVEY
SUMMIT COUNTY, UTAH



LEGEND

- ● Set 5/8" rebar w/cap "ALLIANCE ENGINEERING" (Unless noted otherwise)
- ⊕ Found Rebar and Cap or Nail and Washer "ALPINE SURVEY 359005" ROS S-7695
- ✪ Found Rebar and Cap "C. BRAUN PLS 5152604" No Record of Survey Found Noted in ROS's S-8350 & S-7695
- ✪ Found Nail & Washer "LS 4861 2957500" No Record of Survey Found
- ⊙ Found Rebar and Cap "ALLIANCE LS 6164" Noted in ROS's S-1522 & S-6495
- ◑ Found Rebar and Cap "ON THE MAP LS 187821" ROS S-3823
- ⚽ Found Street Monument (As-Noted)



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 26°56'04" E	7.71'
L2	N 43°45'13" E	13.27'
L3	S 80°34'58" W	10.65'
L4	S 7°06'13" W	4.95'
L5	N 85°37'21" W	20.21'
L6	S 80°03'58" W	16.81'
L7	N 5°48'16" W	3.65'
L8	N 87°31'31" W	21.18'
L9	N 81°26'33" W	7.60'
L10	N 0°21'15" E	15.86'
L11	N 18°37'05" W	2.77'

NARRATIVE

Regarding the westerly and south westerly line of the subject property, this surveyor agrees with a recent survey performed by Greg Ferrari (ROS S-8350) that the boundary line between 218 Sandridge Road property and 147 Grant Avenue Property is the fence line/existing rock wall line as shown hereon as the subject deed calls along an "existing rock retaining wall". The record dimensions of common lines identically match along the west and southwest portions of the subject boundary. Parcel 2 of a Warranty Deed recorded March 5, 2007 as entry No. 806253 which appears to have been created as part of ROS S-6495 and creates a gap parcel between aforementioned properties should probably have never existed. Further research and title work will need to be performed for confirmation. The northerly and easterly lines of the subject parcel are record dimensions and very closely match the public stairs and the westerly edge of Sandridge Road and which appears to be the intent of the deed. The boundary in the southeast portion of the subject property was determined utilizing found monuments that closely matches record dimensions and other surveys performed along those boundary. It is this surveyor's opinion that a survey performed in 2000 by Joseph Daenens recorded as ROS S-3823 did not consider all controlling elements of the deed, only considering the mathematical dimensions and bearings, though this surveyor found a monument from said survey it was not relied upon for the determination of the boundary as shown.

SURVEYOR'S CERTIFICATE

PROFESSIONAL LAND SURVEYOR
No.7248891
CHARLES GALATI
08/03/2021
State of Utah

I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold License No. 7248891, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the hereon described property and that to the best of my knowledge this plat is a correct representation of said survey.

LEGAL DESCRIPTION

PARCEL 1

BEGINNING AT A POINT DUE SOUTH 210.37 FEET AND DUE EAST 327.83 FEET FROM THE NORTHEAST CORNER OF LOT 16, BLOCK 12, PARK CITY SURVEY PARK CITY UTAH, AND THENCE RUNNING NORTH 26°56'04" EAST 7.71 FEET ALONG THE SOUTH EASTERLY HAND RAILING OF AN EXISTING WOODEN STAIRWAY; THENCE NORTH 43°45'13" EAST 13.27 FEET; THENCE NORTH 56°52'21" EAST 52.88 FEET TO THE WESTERLY EDGE OF SAND RIDGE ROAD; THENCE SOUTH 16°59'50" EAST 28.65 FEET; THENCE SOUTH 05°02'33" EAST 34.13 FEET; THENCE SOUTH 07°17'37" WEST 45.44 FEET; THENCE NORTH 85°50'10" WEST 21.5 FEET TO AN EXISTING FENCE CORNER; THENCE NORTH 85°50'10" WEST 39.39 FEET; THENCE NORTH 01°51'09" WEST 56.72 FEET ALONG THE TOP OF AN EXISTING ROCK RETAINING WALL TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT A POINT DUE SOUTH 210.37 FEET AND DUE EAST 327.83 FEET FROM THE NORTHEAST CORNER OF LOT 16, BLOCK 12, PARK CITY SURVEY AND RUNNING THENCE NORTH 26°56'04", EAST ALONG THE SOUTHEASTERLY HAND RAILING OF AN EXISTING WOODEN STAIRWAY (7.71 FEET); THENCE NORTH 43°45'13" EAST 13.27 FEET; THENCE NORTH 56°52'21" EAST 52.88 FEET TO THE WESTERLY EDGE OF SANDRIDGE AVENUE; THENCE SOUTH 16°59'50" EAST 28.65 FEET; THENCE SOUTH 5°02'33" EAST 29 FEET MORE OR LESS TO THE SOUTHERLY LOT LINE OF LOT 21, BLOCK 72, PARK CITY SURVEY; THENCE EAST 4 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID LOT 21; THENCE NORTH 5°47' WEST 52.2 FEET; THENCE NORTH 19°43' WEST 18 FEET MORE OR LESS, TO A POINT 26 FEET NORTH OF SOUTHERLY LOT LINE OF LOT 20, BLOCK 72; THENCE WESTERLY 17 FEET MORE OR LESS, ALONG THE NORTHERLY PROPERTY LINE TO THE INTERSECTION WITH THE WESTERLY PROPERTY LINE OF A PARCEL CONVEYED TO TRINIDAD M. JARAMILLO AND RECORDED IN BOOK M-229, PAGE 126-C IN THE OFFICIAL RECORDS OF THE SUMMIT COUNTY RECORDER'S OFFICE; THENCE SOUTH 28° EAST 11 FEET MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID JARAMILLO PROPERTY; THENCE SOUTH 53° WEST ALONG A WOODEN STAIRWAY 63 FEET; THENCE SOUTH 39°03' WEST 6 FEET MORE OR LESS TO A PROPERTY LINE; THENCE SOUTH 13°35'30" EAST 23 FEET MORE OR LESS, THENCE NORTH 1°51'09" NORTH 18 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 2

THE EAST HALF OF LOT 22, BLOCK 72, MILLSITE PARK CITY LESS THE FOLLOWING DESCRIBED PARCEL: A PART OF TRACT BEGINNING AT A POINT DUE SOUTH 210.37 FEET AND DUE EAST 327.83 FEET FROM THE NORTHEAST CORNER OF LOT 16, BLOCK 12, PARK CITY SURVEY; AND THENCE RUNNING NORTH 26°56'04" EAST ALONG THE SOUTH EASTERLY HAND RAILING OF AN EXISTING WOODEN STAIRWAY; THENCE NORTH 43°45'13" EAST 13.27 FEET; THENCE NORTH 56°52'21" EAST 52.88 FEET TO THE WESTERLY EDGE OF SAND RIDGE ROAD; THENCE SOUTH 16°59'50" EAST 28.65 FEET; THENCE SOUTH 5°02'33" EAST 34.13 FEET; THENCE SOUTH 7°17'37" WEST 45.44 FEET; THENCE NORTH 85°50'10" WEST 21.5 FEET TO AN EXISTING FENCE CORNER; THENCE NORTH 85°50'10" WEST 39.39 FEET; THENCE NORTH 1°51'09" WEST 56.72 FEET ALONG THE TOP OF AN EXISTING ROCK RETAINING WALL TO THE POINT OF BEGINNING.

NARRATIVE/NOTES

1. Basis of Bearing for this survey is between the found street monuments as shown on this plat.
2. Field work for this survey was completed July 22, 2021 and is in compliance with generally accepted industry standards for accuracy.
3. The purpose of this survey was to perform a Boundary, Existing Conditions and Topography survey for the possibility of future improvements to the property.
4. A Title Report was provided to the surveyor and no easements were located as part of this survey. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report. The surveyor found no obvious evidence of easements, encroachments or encumbrances on the property surveyed except as shown hereon.
5. County tax maps, recorded deeds, Amended Plat of Park City Survey, Park City Monument Control Map Entry No. 197765, Records of survey Nos S-1522, S-3823, S-5843, S-5914, S-6109, S-6495, S- 6502, S-7695, S-8350, S-8416 and S-9224 (all aforementioned documents on file and of record in the Summit County Recorder's Office), and physical evidence found in the field were all considered when determining the boundary as shown on this plat.
6. Site Benchmark: Nail & Washer at the southeast corner of the subject parcel, Elevation= 7168.1' as shown.
7. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
8. Property corners were found as shown.
9. Record bearings and distances, when different than measured, are shown in parenthesis. ( )

(435) 649-9467
Alliance Engineering Inc
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF:
CHARLES GALATI
CHIP TOMSUDEN
DAMON HOXER
TIM WILSON
JASON WYNNE

DATE: 8/3/21

EXISTING CONDITIONS & TOPOGRAPHIC MAP
218 SANDRIDGE AVENUE

FOR: DENNIS HRANITZKY
JOB NO.: 7-7-21
FILE: X:\ParkCitySurvey\dwg\srv\srvy2021\070721- 218 Sandridge\07-07-21 - 218 Sandridge.dwg

SHEET 1 **OF** 1