

**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
CITY COUNCIL CHAMBERS
December 7, 2016**



AGENDA

MEETING CALLED TO ORDER AT 5:00 PM

ROLL CALL

ADOPTION OF MINUTES OF NOVEMBER 2, 2016

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

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

CONTINUATIONS

336 Daly Avenue – Relocation – Significant Garage and Chicken Coop. The applicant is proposing to relocate the existing historic garage and chicken coop to the south side of the property. *Planner* 37
Grahn

Public hearing and continuation to February 1, 2017

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

664 Woodside Avenue – Historic District Design Review – Material Deconstruction of non-historic stacked stone retaining walls, 2009 wooden staircase, 2009 standing seam metal roof, c.1900 extant chimneys on the east and west sides of the house; c.1940 Bricktex siding; c.1900 stacked stone and c.1920 concrete block foundation; c.1950 porch railings; seven (7) historic doors; c.1920 wood windows; and foundation of garage. PL-16-03330 39
Planner
Grahn,
Turpen

Public hearing and possible action

Annual Preservation Award - Staff recommends the Historic Preservation Board choose one (1) awardee for the annual Preservation Award, choose up to four (4) nominees for a historic award plaque, and select three (3) members to form an Artist Selection Committee. GI-15-02972 139
Planner
Grahn

Public hearing and possible action

ADJOURN

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF NOVEMBER 2, 2016

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

EX OFFICIO: Bruce Erickson, Anya Grahn, Hannah Turpen, Polly Samuels McLean, Louis Rodriguez

The Historic Preservation Board held site visits at 803 Norfolk Avenue, 336 Daly Avenue and 227 Main Street prior to this meeting.

David White was not in attendance this evening and Douglas Stephens conducted the meeting in his absence as the Chair Pro Tem.

ROLL CALL

Chair Pro Tem Stephens called the meeting to order at 5:00 p.m. and noted that all Board Members were present except David White who was excused.

ADOPTION OF MINUTES

October 5, 2016

Board Member Holmgren referred to page 7 of the Staff report, 6th paragraph last sentence and inserted the word not before “a Landmark” to reflect her actual statement that “She felt they were grasping at straws to keep it as a Significant listing; and certainly **not** a Landmark listing”.

MOTION: Board Member Hewett moved to ADOPT the Minutes of October 5, 2016 as corrected. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Director Erickson noted that the Budget Department had encouraged the Board members to do direct deposit for their stipends. If they had not made that change he encouraged them to do so.

Director Erickson reported that the Planning Department received an application for a Historic District grant. The Staff would come back to the HPB with recommendations on the Historic Grant program, which would give them insight on how to review this particular grant application. The Staff will reach out to others who have inquired about grants in the past few months.

CONTINUATIONS (Public Hearing and Continue to date specified.)

1. Legislative—Consideration of an ordinance amending the Land Management Code Section 15, Chapters 2.1, 2.2, 2.3, and 2.5 regarding roof pitches and limiting the use of flat roofs to 25% of the total roof structure.

Chair Pro Tem Stephens opened the public hearing. There were no comments. Chair Pro Tem Stephens closed the public hearing.

MOTION: Board Member Beatlebrox moved to CONTINUE the Consideration of an ordinance amending the Land Management Code Section 15, Chapters 2.1, 2.2, 2.3 and 2.5 regarding roof pitches and limiting the use of flat roofs to 25% of the total roof structure to a date uncertain. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

REGULAR AGENDA – Discussion, Public Hearing and Possible Action

1. 227 Main Street (Star Hotel – Determination of Significance
(Application PL-16-03330)

The Board visited the site prior to the meeting.

Planner Anya Grahm reviewed the application for a Determination of Significance for 227 Main Street, the Star Hotel. The Board visited the site prior to this meeting and looked at the foundation, materials, elevations, and the different progressions of the building. They noted the stone foundation in the basement, the wood posts and the construction on the sun porch. In the back yard they looked at the rear elevation and how it was impacted by the 1976 rear elevation.

Planner Grahm noted that the Staff outlined a thorough history of the site as outlined in the Staff report. In 1889 The Huy's built a cross-wing house at 227 Main Street. In 1920 Frank Allende, a Spanish Immigrant, built a Spanish revival style addition to the front of the house, which served as the Star boarding house. From 1976 through 1977 another owner made additional alterations, which

included the remodel of the front double layer porch, and an addition off the rear of the building.

Planner Grahm reported that this building was looked at in the 1980s as part of the Ellen Beasley Reconnaissance Level Survey, which was looking for National Register eligible buildings. She noted that it was not Contributory due to the alterations of the front façade and the double story porch. Based on their knowledge of architectural surveys, the Staff assumed that Ms. Beasley noted that it was non-contributory because of the Spanish Revival style. Most of Main Street is more of a folk Victorian style. The building was surveyed again in 1985 by Alan Roberts, and it was included on the Historic Sites Inventory and deemed Significant. The HPB was now looking at this building to see if it meets the criteria for Significance.

Planner Grahm and Planner Turpen had prepared a presentation for the Board. Rich Novasio with the Building Department was present to answer questions regarding the construction.

Planner Grahm presented a photo of the 1907 cross-wing cottage. She had indicated in red the portion that added over the front of the cottage, which included the stone foundation, the arched arcade of window so the main level, and the rectangular windows on an open porch. Planner Grahm stated that by 1977 the Rixie's had remodeled the porch and enclosed two garage doors that would have led to either a carriage house or a garage below the building, and created commercial space with doors and windows. They also altered the arches and filled in the openings with glass. Planner Grahm indicated the 1976 addition in the back that added a fourth level to the building.

Planner Grahm presented a slide of the north elevation adjacent to TMI. In 1920 the Star Hotel addition was added to the east side of the building. She pointed out how the four-story addition from 1976 comes up and over the cross-wing house. She indicated the changes to the front of the building in terms of modifying the porch.

Planner Grahm reviewed a slide of the rear elevation. Due to the amount of materials that were removed in order to accommodate the 1977 addition, it was difficult to understand the original roof form. Two gable forms were evident; however, it was unclear how those gables were connected. Planner Grahm stated that it was the same in 1920 because the Star Hotel addition only impacted the front façade. It was built to the east side to connect the building to Main Street. She noted how in 1977 it was cut out and the addition was added up and over it.

Planner Grahm explained the changes to the roof form that occurred over time.

Planner Hannah Turpen referred to Exhibit A in the Staff report and reviewed the Staff's analysis on the front facade level by level. Starting with the basement she pointed out the historic stone material shown in photo C. The applicant had provided a laser scan of the building and the Staff had outlined the areas that still exist. A post still exists in the stucco. She pointed to an original window that was buried beneath the new stucco on the exterior. Planner Turpen noted that the Rixie's had covered it with stucco when their remodel was done.

The next analysis was the internal wall on the second and third level. Planner Turpen indicated a small hole showing the formerly external wall, which is now internal to the porch. She pointed to the posts on the third level, which she expected the applicant to reference in his presentation.

Planner Turpen stated during the site visit they were able to see the historic cross wing from the parking lot. In addition, the cornice structure still exists today, as well as a portion of the ornamental eve.

Planner Turpen noted that they were not able to go onto the fourth level due to the unsafe nature of the stairs. However, if they had, they would have seen into the attic. She pointed out that photo G was a part of the roof but the underneath side. Photo F shows the underneath portion of the roof where it meets the porch. Planner Turpen stated that in some of the opening that the applicant made, historic stucco could still be seen coming through where it was covered up. In that attic space, some of the historic roof form of the original house was still visible.

Planner Turpen moved to the sides of the structure. Because the renderings were done by laser, not all of the details were shown. She presented a historic photo that was taken from across canyon which showed more detail. Photo B was the lower level window. Photo C showed the windows that flank the chimney. Photo D showed the windows as they continue back on that façade. Photos D and C referenced windows that were actually on the historic cross-wing. The cross-wing feature extends to the chimney, and the Star hotel starts in front of the chimney.

Planner Turpen noted that the laser rendering of the north elevation had the detail. She had shaded all the areas that the Staff found still exists in the historic. It included the cornice and foundation area of the front enclosed porch. The Staff also found that all of the historic window openings still remain on this façade.

Planner Turpen reviewed the rear. She noted that the gables were cut in half when the Rixie addition was put on. The Staff believed some of the historic windows openings were enclosed. It appears that material was taken from somewhere else was used to cover the openings.

Chair Pro Tem Stephen understood that on the side of the Imperial it was stucco all the way back. He asked if the Staff believes that the original siding is underneath the stucco. Planner Turpen stated that an exploratory had not been done. However, in looking at the trim on southwest corner, the stucco goes flush with the trim, and for that reason she assumed the historic siding was covered. Mr. Stephens agreed that that appeared to be the case.

Planner Grahn clarified that the Staff was recommending that the building remain listed as Significant on the Historic Site Inventory. The Staff analysis was outlined on pages 35-38 of the Staff report. The Staff found that the structure did not meet the criteria to be listed as a Landmark site. The changes to the front façade because of the porch detracts from the historic integrity enough that the National Register would not consider this property. Planner Grahn noted that Park City has a lesser designation of Significant, which means that the historic form and materials have been maintained, and it is easy to recognize it as a historic building.

Director Erickson made clear that they were trying to retain the hotel function, not the cross-wing. He explained that the cross-wing house is not completely intact, but the hotel function tells the story of the Mature Mining Era. The HPB should focus their discussion and decision on the hotel function because the house itself is too far gone to be Significant.

Todd Cusick stated that he was representing the property owner, Westlake Land. He explained that three years ago Westlake Land purchased three properties on Main Street; 227 Main, 221 Main, and 205 Main. He noted that 205 Main was recently completed and they received the certificate of occupancy in August. The Imperial Hotel at 221 Main Street was sold two years ago to the people who own and run the Riverhorse Restaurant. The Star Hotel is the property at 227 Main.

Mr. Cusick clarified that he is not a developer by trade, and these were the first three developments he had ever owned. When he purchased the Star Hotel he met with former planner Ryan Wassum who gave him all the information he had. However, he quickly found that what Mr. Wassum had given him did not match what he was finding on site. Mr. Cusick enlisted the help of the Museum and met with Sarah Hill. Ms. Hill agreed to do further research because the Museum did not have a lot of information and what she had did not match up with what Mr. Wassum had provided. Mr. Cusick started digging through boxes at the hotel to try to find additional information. He found boxes of family photos that were left there when Ms. Rixie died and he started with those photos. Ms. Rixie's son met with him on several occasions to go through her personal effects. In the boxes of family photos, he found what appeared to be the actual tax photo, which was very different from the building. At that point Mr. Cusick realized he was unsure of what he had purchased and he started what ended up being three years of research. Over three years he met with the Rixie family and had discussions

with Willy Rixie, who became the family spokesman. Mr. Rixie offered to meet with the Historic Preservation Board if they wanted to hear from him directly.

Mr. Cusick stated that he focused on the physical characteristics of the structure that make it identifiable. He did his best to stay away from assumptions. He came to the conclusion that in order to identify something it must be seen. Therefore, he focused on what other people saw, what the records indicate they saw, and what can be seen today. Mr. Cusick read an affidavit written by Will Rixie after meeting with Mr. Cusick the second time. "In July 1976 my family removed and replaced the façade of the Star Hotel with the currently existing façade. The architectural features that exist today, although similar to the building that existed when my parents purchased it in 1975, are not the same. The architectural features of today's building are a creation of my father, William Rixie. The architectural features such as the window openings, door openings, building materials, etc., that can be seen today are from 1975 and 1977. In 1976 and 1977 my family added a fourth story, the highest level of the building. Prior to that time the third floor was the highest level of the building. The photo of the chimney is the only visible architectural feature that exists today from the time my parents purchased the building that can be seen". Mr. Cusick stated that Mr. Rixie's testimony is that the identifiable physical characteristics of the Star Hotel that can be seen today are 40 years old.

Mr. Cusick stated that in his conversation with Willy Rixie earlier today, he asked him why some of the boards look old in the Star Hotel. Mr. Rixie told him that his dad owned several buildings and most were torn down and rebuilt. He believed a good portion of the materials used on the Star Hotel were recycled from the Bloom building on lower Main Street. Mr. Cusick commented on the rock in the front and noted that Mr. Rixie had helped him pinpoint when the rock was actually put on. He would address that later in his presentation.

Mr. Cusick stated that in 1982 the survey worksheet indicated a post-1930 structure form. He felt like what Ellen Beasley put down was unfairly dismissed in the Staff report. Ms. Beasley had checked the non-contributory box. She also stated that new façade put on in depression has been changed again. Treat it as new. Mr. Cusick believed that after his presentation the Board members would see that everything Ms. Beasley wrote is correct. Mr. Cusick read from the Staff report, "The Staff believes that the Beasley determination was due in part because of the changes in façade, and also because the Spanish revival style contrasts with the folk Victorian style and western mining town feel of Park City's Main Street". He thought the Staff report assumes that the Staff knew what Ms. Beasley was thinking at the time, and he was trying hard not to base conclusions on assumptions. He pointed out that Ms. Beasley conducted her survey 34 years earlier and her comments were actually true.

Mr. Cusick noted that the 2015 Historical Site Form done by CRSA Architecture says the historic façade was covered over by a non-historic 1976 alteration which yields the appearance that remains today. He contacted the person with CRSA Architecture who had written that comment, and asked why he had used the term “covered over”. He admitted that it was an assumption because he was not able to go into the building to verify that it was covered over. However, in looking at the Sanborn maps it was easy to see that the original building was completely covered over. Mr. Cusick noted that the Staff report indicates that in 1995 Allen Roberts had done a reconnaissance survey. He pointed out that Mr. Roberts had marked Category C with a question mark, and Category D with a question mark. Category C is an altered form. Mr. Cusick referred to the February 4, 2009 Staff report, which asked if this was a Significant site. He thought it was important to consider what this Board was looking at the time. He read from the meeting minutes, “It retains an essential historical form, meaning there are no major alterations that have destroyed the essential historical form. The major alterations that destroyed the essential historical form include addition of upper stories or the removal of additional upper stories put on after the period of historical significance. It also includes additions that significantly obscures the essential historical form when viewed from the primary public right-of-way”. Mr. Cusick stated that in his opinion, if an intensive level survey had been done prior to the Significant designation, this property would have been excluded.

Mr. Cusick read from page 37 of the current Staff report, “Staff finds that despite the 1976-1977 conversion of the two-story porch on the façade into an enclosed porch and the fourth story addition in the rear of the building, the c.1920 Star Hotel largely maintains its Historical Form”. He further read, “Though the Rixies converted the two-story porch in 1976 to an enclosed porch, it largely retained the original dimensions and footprint of the original porch”. Mr. Cusick stated that he would not characterize it as a conversion. A photo in the Park Record in the summer of 1976 as the conversion of the Star Hotel started, shows that the level of the arches had been completely dismantled. Four or eight vertical posts remained but everything else was in the process of being removed. Mr. Cusick believed it was a demolition and not a conversion. Mr. Cusick presented another photo towards the end of the remodel. He pointed out that it was more than just placing stucco over the existing siding. The structure was completely reframed. Mr. Cusick stated that the front porch was not just covered up. Based on the photo, he believed the entire front façade was completely rebuilt and constructed. He noted that the Staff report takes the position that two of the eight original posts are intact. He stated that the two southernmost posts on the upper part of the structure were the ones he had measured during the site visit and asked the Board if they were painted, what color they were, and to estimate the size. He remarked that the post in picture E was actually not a post. It was the equivalent of a standard 2 x 4, which at that time was slightly smaller.

Mr. Cusick referred to a Park Record article in 1956 which said the Star Hotel had a brand new red and white paint job. He presented a slide of the red and white building and noted that the two posts in question were red. Based on their size they were posts, not 2 x 4s. Mr. Cusick presented a close-up of the northern of those two posts. One was 5-1/8" x 3-7/8". It was not painted and it was not red. It was a standard 2 x 4 that had been recycled either from the site or from another site. Mr. Cusick thought the best photo of the southernmost posts was picture D of the Staff report, and he explained why he did not believe those were the original posts.

Mr. Cusick referred to a photo in the Staff report showing the rock on level one. He pointed out what the Staff believed was the original rock versus what he believed was the original rock. He presented photos and explained why he disputed the Staff's conclusion. Mr. Cusick stated that in his conversations with Will Rixie, Mr. Rixie believes there was a deal between his family and TMI to put in the rock because the same rock is also on the TMI building. The same rock is above the stairway and on the Imperial as well. He did not want to get into assumptions, but Mr. Cusick thought he could show with certainty that the rock was put in sometime after the 1973 International Scout shown in the photo was manufactured.

Mr. Cusick concluded that there was nothing visible on Levels 1, 2 or 3 that is historic or original in any way; and the Rixie affidavit supports his conclusion. Mr. Cusick summarized that Level 1 may have two rock panels behind the stucco. Level 2 is all new framing and materials. Level 3 is all new framing with some recycle pieces. Level 4 was added by the Rixie's in 1977, as reflected in the Staff report and in the affidavit of Will Rixie.

Mr. Cusick referred to Finding #17 on page 42 of the Staff report which states that the original roof form has remained largely unchanged. He remarked that Level 4 is the top floor and it creates the highest roof line. Mr. Cusick pointed out that Level 4 was added by the Rixie's in 1977. Mr. Cusick walked through an aerial drawing he had prepared showing that Level 4 was more than a third of the roof form and it has a rubber membrane. He reiterated that the roof area was very changed and new; not unchanged as stated in the Staff report. Mr. Cusick pointed to Level 3 on the aerial and east-west lines that he had drawn. Using photo G in the Staff report he indicated the roof plywood going one direction, and the roof trusses going the other direction. Mr. Rixie had confirmed that all of those were replaced by his family when they added the fourth level. Mr. Cusick referred to photo J and noted that the material was oriented strand board, which did not exist in the United States until the mid-1970s. He believed it was clear that parts of the roof had been updated and repaired. It is a modern asphalt roof. He thought it was inaccurate to say that the roof form had remained unchanged. Mr. Cusick identified other areas of the roof that were altered after the 1976.

Mr. Cusick disputed the Staff's position on the west elevation as reflected in the Staff report. He noted that Staff's position is that the west elevation is historic from 1889, but that could not be true unless the Sanborn maps were incorrect. In the Sanborn map from 1907, the westernmost edge of the structure is east of the northern neighbor. In the Sanborn map from 1929, the westernmost edge of the structure is west of the northern neighbor. Therefore, the cross-wing form could not be what they were looking at today because it was engulfed inside the building. Mr. Cusick concluded that the east-west elevation could not be the 1889 structure unless the Sanborn maps are incorrect.

Mr. Cusick believed Ellen Beasley was correct on the 1982 survey. Ms. Beasley said that a new façade that was put on in the depression had been changed again in 1976 and treated as new. Mr. Cusick believed that would explain the problem. When the new façade was put on in the depression the Sanborn map did not change because the outline remained the same. Mr. Cusick remarked that the west elevation seen today was put on in the depression, and the Rixie's removed and replaced that depression era structure.

Mr. Cusick commented on the north and south elevations. He referred to photo A in the Staff report which showed the chimney and the window or door opening to the right. Comparing photo A to photo B, Mr. Cusick thought it was evident that the shape of the window or door opening in photo B was a different shape. He assumed it was originally a door for a coal chute and it was removed and replaced. In one photo the opening was a square and in the other it was a flat rectangle.

Regarding the historic form, Mr. Cusick thought all of the sources indicate that the Star Hotel as it exists today has lost its historic integrity and is not historic. He summarized that Will Rixie was an eyewitness and he gave sworn testimony that all the architectural features were created by his father. In 1982 Ellen Beasley called the structure non-contributory and indicated that a new façade was put on in the depression. In 1976 there was another new façade. In 1995 Alan Roberts said it was altered. Another report in 2015 called it a non-historic 1976 alteration.

Mr. Cusick stated that in reading past meetings Minutes dating back to 2007, a common issue is visually compatible. In the report there were 440 structures and photos and not one was visually compatible with the Star Hotel because the architecture is so different. In addition, there were two major alterations away from the historic period. Mr. Cusick presented additional slides showing the progression of changes to the building. He thought a better option would be to have a Victorian structure that blends in and gives a nod to the historic period. Mr. Cusick anticipated a long process for getting the architecture approved, but that was his suggestion. He emphasized that the building that exists today is not historic.

Board Member Hodgkins wanted to know if there was anything besides the 1982 report that says the façade was put on in the 1930s. He noted that the Sanborn maps moved from the early 1920s into the 1930s without any change, and he questioned why they were assuming that it changed from 1921 to 1941. Mr. Cusick replied that there was no other evidence except the Beasley survey from 1982. Mr. Hodgkins clarified that there was no other reason or evidence to support Ms. Beasley's comments about the façade. Mr. Cusick replied that he was correct.

Chair Pro Tem Stephens pointed out that the tax photo was from the late 1930s. Mr. Cusick noted that the Huy home was not the Spanish mission style and he asked which period was being considered. Mr. Stephens understood that the Planning Director had directed them towards the Spanish revival period. Mr. Cusick noted that the portion of the Staff report that ties historic significance to people, ties back to the people who lived in the house.

Planner Grahn noted that in his presentation, Mr. Cusick had mentioned Joe Grover. She clarified that the Staff report talks about Mr. Grover but the Staff never said that Joe Grover lived in the house. He owned a different house and he owned 60 to 80 properties in Park City. She pointed out that the Staff was saying that based on the tax records they know that Joe Grove owned the property when the Spanish revival style was introduced, which was circa 1920. The Allende's purchased the property much later. She was unsure of the form of ownership, but if they were to pinpoint someone who built the structure she would assume it was the Allende's because they were running a boarding house and had 11 boarders at the time. Even though the Allende's may not have owned the land and might have had a contract with Joe Grove, Mr. Grover was associated with the property.

Mr. Cusick believed Joe Grover died in 1926 and the Staff had suggested that the structure was built in 1920. There was definitely an overlap and Mr. Grover could have built it.

Chair Pro Tem Stephens asked if the Staff report questioned whether or not a façade was put on in the depression. Planner Grahn replied that there is no evidence to suggest that it was, and the Staff was unsure why Ms. Beasley would suggest a Depression era façade. Mr. Stephens stated that when he read the Staff report he assumed that the Spanish revival was a façade to the original home. Mr. Cusick noted that the Staff report specifically said that there was no evidence to support Ms. Beasley's statement.

Planner Grahn pointed out that they were basing their position off of an inspection sheet. Ms. Beasley said that what she saw in 1982 was a new façade compared to what she thought was a façade put on in the 1930s or during the

Great Depression. The question is when she said façade whether she was referring to the two-story porch or the entire building.

Board Member Hodgkins asked how façade is currently defined. Planner Grahm replied that façade is defined in the Design Guidelines as, "The front and principle face of a building that is exposed to the weather. Any side of a building that faces the street or other open space". Based on the definition, Mr. Hodgkins assumed the 1920s façade was the inner wall as you enter on the left. Planner Grahm replied that he was correct. Planner Turpen clarified that it was the current internal wall of the enclosed porch.

Chair Pro Tem Stephens referred to photo D on analysis 1 of the first level, which showed the constructing occurring in the 1970s. He did not believe there was any construction going on behind the very front wall at the Main Street level elevation. He noted that walking on to the porch there was a door with a couple of angled windows; but there did not appear to be any type of construction going on at that wall. The window had been changed but the center door that was the original entrance to the property was still intact at the bottom of the stairs.

Mr. Cusick agreed that there may not have been construction behind the wall at that time, but eventually it was all reframed. The windows are now an arched doorway and the metal door was reframed as well. Mr. Stephen thought the front door looked newer, but the two windows to the side and the general entrance looked like the original configuration.

Board Member Holmgren asked if Mr. Cusick was saying that the Star Hotel was not historically significant. Mr. Cusick clarified that he was suggesting that the form is not historically significant because it has been changed so radically over a period of time. Ms. Holmgren stated that using the tax photo from the 1940s, the building is 76 years old. She believed it was significant. Mr. Cusick stated that he determined the age from 1976 when it was radically altered, which makes it 40 years old.

Chair Pro Tem Stephens opened the public hearing.

Sandra Morrison from the Park City Historical Society and Museum thought it was amazing how far they have come in doing research. The Park Record is online and the Museum has a collection of 50,000 images to help with research. She thanked the Staff for all the work they did researching the history of the Star Hotel building. Ms. Morrison commented on the 1982 survey and stated that she has personally spoken with Ellen Beasley over the years. Ms. Morrison stated that when she started working at the Historical Society, the assumption was that all of Main Street burned to the ground, including the subject site, and everything was rebuilt in 1900. She noted that the tax records from the 1940s indicated that a number of buildings on Main Street were built in 1900 or 1901.

However, now that so much information is readily available and key word searchable, significant progress has been made on the amount of research available for these historic buildings. Ms. Morrison believed that Ellen Beasley's report was based on the assumption that the structure burned to the ground in the great fire and a hotel was built on the site. That was Ms. Beasley's reason for thinking that the front was remodeled into the new style of architecture that was popular at the time. Ms. Morrison thought her assumption of a new façade was unusual because no one had money in the Great Depression, and how would Joe Grover get money in the Great Depression given that he lost a lot of his properties because he was unable to pay his property taxes. She stated that her research has found that Mr. Grover was a landlord in town and he did not want to evict people because they were unable to pay so he let them stay. Mr. Grover ended up moving to Wyoming where he died mining because he had lost all of his money. Ms. Morrison believed that Ms. Beasley had added another whole construction to this building that did not actually occur. The building survived the great fire as a T-cottage and the hotel was built. Ms. Morrison stated that this research was done in the 2000s when the top of Main Street was put on the Historic Homes Tour. She remarked that the Museum thinks this is a great historic building and it is featured on the Main Street Historic Walking Tour. It was also listed as a historic site on a report from 2006 that was done by the City but never adopted. Ms. Morrison reminded the HPB that they are the Board appointed to represent the residents of Park City. After the Staff was on the radio that morning the phone at the Museum would not stop ringing. Everyone loves this building, and they all think it is historically significant and want to see it preserved.

Chair Pro Tem Stephens closed the public hearing.

Chair Pro Tem Stephens asked Planner Turpen to review Exhibit F for the Board, which was the report that was done by Dina Blaes. Planner Turpen stated that Exhibit F were the supplemental worksheets to the current inventory when Ms. Blaes was doing her research. It was the work sheet that Ms. Blaes filled out as she looked at each building with the criteria at the time that was used to base their designations.

Board Member Beatlebrox asked Planner Turpen to review each criteria. Mr. Stephen agreed that it was important. He noted that there has been a lot of discussion about the different surveys that have taken place, and he believed this was the most recent and extensive survey.

Planner Turpen stated that the first criteria was whether it was associated with an era, and Ms. Blaes had marked yes, the Mining Era. The next was whether it embodied distinctive characteristics with a type, period or method of construction. Ms. Blaes said yes, the structure embodies the distinctive characteristics of the Spanish Colonial Revival elements such as stucco, plaster, arched windows, and

the exterior. Planner Turpen clarified that the Staff took the position that the historic form is still there. Some of it may have changed, but most of the form still remains with the arches and other elements.

Planner Turpen stated that the next criteria was whether the architectural and historic value or significance of the building structure or site contributes to the historic value of the property. Ms. Blaes had said yes, the architectural and historical value of the structure contributes to the significance of the property or area. Planner Turpen pointed out that the Staff did not disagree with that assessment.

On the question of whether the structure is at least 50 years old, Ms. Blaes had indicated circa 1925. In terms of the relation of historic or architectural features found on the building structure or site to other structures or features within the surrounding area, Mr. Blaes had written no, the architectural and historic features were not comparable with other significant structures in area only because of the lack of Spanish Colonial Revival styles. Planner Turpen stated that the Staff believes the style makes it more special because is a unique type of architecture that is not typically seen in Park City.

Planner Turpen noted that the last criteria asked if there were any other factors, including aesthetic, which may be relevant to the historical or architectural aspects of the building. Ms. Blaes had written that the structure was typical in scale and size to commercial buildings.

Board Member Beatlebrox stated that the word iconic comes to mind when she thinks of this buildings. In her opinion, it was iconic because it has been here for more than 50 years. They also learned that it was there before the great fire and it obviously survived the great fire. An addition was added to the front that was part of the mining history because it was a boarding house. Ms. Beatlebrox pointed out that it was a boarding house in recent history as well. She recalled skiers and ski clubs coming in. It is part of the 1960s which is becoming part of the 50-year period.

Ms. Beatlebrox understood why so many people called the Park City Museum. If she had heard the Staff on the radio and she was not a Board member, she would have probably called the Museum herself. Ms. Beatlebrox remarked that they were losing the fabric of the town in many ways and people are afraid to lose more of it. That is why the criteria has become more stringent. She stated that if she sounded impassioned it was because she was impassioned about this building and upper Main Street with its very historic buildings that have now become neighbors to modern buildings. To think of the façade being preserved makes her very passionate. However, to see the interior of the building as decrepit and degraded as it is, makes her feel compassionate for the owner

because it is not a viable building inside. Ms. Beatlebrox believed this was a very significant building to Park City and its citizens.

Board Member Holmgren stated that the tax photo in question, even if it was from the 1940s and not the 1930s, is still over 70 years ago. She has been a full time resident in Park City for more than 26 years and she agreed with Ms. Beatlebrox that the Star Hotel is iconic. This building is part of their history quilt and going back to the original cottage makes no sense. Ms. Holmgren stated that personally she would hate to see anything done to it except be improved.

Board Member Hodgkins thought the discussion had become about the façade piece, but it should be about the building itself. The building has a lot of history, it has had several additions, and its look has changed. Like most buildings in Park City it speaks to the history of the City because of the changes that occurred. Mr. Hodgkins reiterated that it was about more than just the façade. It was about the volume of one addition in front of an older addition, and whether or not it was lost to fire and rebuilt.

Mr. Hodgkins stated that when they consider buildings in general and place them in categories, the question is how they treat porches that have been rebuilt or porches that have been enclosed. He asked if that would be enough to would make a structure not significant. He asked if the Staff had examples of structures where the porches had been enclosed and the building was determined to be no longer significant because it lost its character.

Planner Grahn stated that overall they tend to look at the progression of the changes and it impacted the overall shape and volume. Assistant City Attorney thought it was important to refer back to the criteria and determine whether the specific situation goes to each of those criteria. Planner Grahn noted that the criteria were listed on pages 36-37. The Board needs to look at the historical form and determine whether the criteria have been met in spite of the changes.

Board Member Hodgkins thought the difficulty was that there were basically two facades. Volumetrically, he believed the side facades speak to the Spanish style. He recalled reading in the Staff report above the eave and eave lines that were visible on the sides and the fronts, and how it was copied onto the front piece. Mr. Hodgkins did not believe it was completely a 1976 building. There is clearly another building that they tried to honor and emulate the design of, while adding additional space. Mr. Hodgkins thought it still speaks as though it was the same building as the 1940 photo.

Board Member Hewett concurred with Board Member Hodgkins.

Chair Pro Tem Stephens believed there was consensus that this was not a Landmark Site. The Board agreed. He pointed out that the Board was only

looking at the criteria for a Significant Site. Mr. Stephen stated in the Historic District if any part of a building has gone through changes over time, it has been porches and additions. Historically they were not as well built and not well attached. He noted that if it was not that, the other criteria would be trying to increase the square footage in the residence or commercial building. He believed that was what they were seeing in this case. Mr. Stephens remarked that the front wall, having been redone, did not significantly alter the Spanish Revival addition that was done sometime in the 1920s or 1930s. He pointed out that it was not uncommon for porches and other additions to be taken back to where it was during that historic period. Mr. Stephens agreed with the Staff's opinion in the Staff report, "that despite the 1976/1977 conversion of the two-story porch on the façade and the fourth story addition in the rear, the overall shape, mass, volume and structure has not changed".

Chair Pro Tem Stephens noted that a lot of time was spent on the stone, but without further knowledge, he assumed the stucco was put over the rock walls. He did not disagree with Mr. Cusick about the addition of the rock wall because there was a different kind of rock wall behind the stair in the photograph compared to what was shown in earlier photos. He assumed the rock wall going around the corner to TMI was not the original stone work, and it was primarily there to handle drainage issues. Mr. Stephen commented on the posts and noted that it was more consistent with the photographs. He pointed out that wrapping structural posts in the 1920s and 1930 was also a common construction method. Just because the posts were not visibly painted red, he did not believe they could draw the conclusion that it was all new. Mr. Stephens stated that with his somewhat limited knowledge of construction, he was unsure why they would pull out those posts to stucco and enclose it. He thought the posts would have been retained to keep the roof from falling down. Mr. Stephens remarked that the windows on the original house behind it were consistent with the original windows. He referred to the siding on the side and the back of the house that was not covered with stucco. Mr. Stephen thought Mr. Cusick had raised an interesting point with the Sanborn maps. He suggested that the Sanborn maps might be wrong because it was consistent siding and looked as weathered as it should have looked after that period of time. The original structure and forms of the building were still intact. Mr. Stephens thought it was difficult to tell from the Sanborn maps why the west elevation was in a different location.

Chair Pro Tem Stephens stated that in listening to the presentations and going through the Staff report, this building is not a Landmark building, but it does comply, per the LMC, with the criteria for determination of a Significant building. Mr. Stephens recognized that this was a difficult building and it has gone through many alterations. However, it is not within the purview of the HPB to address economic issues and what goes on inside the building. He clarified that the purview of the HPB is limited to specific criteria stated in the LMC, and just

because the building has had alterations in a non-historic period, it does not deem the structure to be a non-significant building. In looking at this particular building, other than the improvements and the enclosed porch that was done in the 1970's, Mr. Stephens could still see the same building that was done in the 1930s.

Mr. Cusick asked questions about process and whether he could come back with additional information for the Board to consider.

Assistant City Attorney thought it was important for Mr. Cusick to understand that the Board has to look at the criteria and determine whether the historic form has been retained and whether it reflects the historical or architectural character of the site or district. She pointed out that it would not be reflective of the photos of the 1976 additions; and that the Board was looking at prior to 1976 to determine whether or not it is Significant. They could not direct Mr. Cusick to bring it back, but they could find that the criteria are met in such a way that Mr. Cusick could retain it as it is, but it could not be demolished. Ms. McLean stated that if Mr. Cusick had specific questions about material deconstruction, that would be a separate process in terms of how the building could be renovated or rehabilitated.

Mr. Cusick asked if it was within the Board's purview to tell him what historical form they were determining to be Significant. He asked if it was the historical form from the 1940s or the 1970s. In reading the criteria, he thought they needed to identify which historical form they were talking about.

Assistant City Attorney McLean suggested that Mr. Cusick allow the Board to vote so he would know what decision they made. She explained that the 1970s building is not historic because it is not 50 years old. Ms. McLean understood from the comments that the Board members were relying on the historic form shown in the tax photo from the 1940s.

Board Member Hewett believed there was a difference between the façade and the building itself. She clarified that it was not just about the façade. Board Member Beatlebrox noted that 2C for a Significant Site reads, "it retains its historic scale, context, and materials in a manner and degree which can be restored to its essential historic form, and it reflects the historical character of the site or district". Based on that language, she looks at the historical form in the tax photo, and then looks at the historical form of the façade as the Rixie's redesigned it. She thought the form was pretty much still there, and the mass and scale had hardly changed at all. Ms. Beatlebrox interpreted that as being a Significant site.

Director Erickson read Conclusions of Law #1a, "The building is at least 50 years old", which would preclude the 1976 facade. Director Erickson explained that it

was a Finding of Fact that the determination of Significant in 2009 was correct and the building has not changed and needs to remain on the Historic Sites Inventory as Significant.

Mr. Stephen reiterated that their purview is to determine if the structure is still significant and should remain on the Historic Sites Inventory. Once that determination is made and the vote is to keep it on the HSI, Mr. Cusick could go through a separate design review process with the Planning Department if he wanted to pursue doing something different with the building. As Ms. McLean pointed out, Mr. Cusick could choose to leave the building as it is.

Matt Hutchinson, the applicant, remarked that the criterion requires the HPB to identify the Historical Form. The proposed Conclusions of Law say that it complies with 2C1 and 2. However, his understanding was that the determination of significance was being made without first identifying the scope of the historical form, which is the basis of the Findings. Mr. Hutchinson believed it was within the HPB's purview to tell the applicant which of the criteria is met; whether it is C1 and 2, and if so, what historical form that is.

Chair Pro Tem Stephens stated that the form has not changed with the exception that the front porch was enclosed in the 1970s and a fourth level was added in the back. He believed the Board members were primarily focused on the front porch. It was enclosed, but that was not unlike the sleeping porches that were enclosed. Mr. Stephens pointed out that the enclosure did not destroy the original form of the building.

Board Member Hodgkins agreed. The size of the porch is the same and the fenestration is very similar. The roof structure stayed in the same place over the porch.

Director Erickson referred to Findings of Fact #10 and #12 which identified the forms that are consistent with a Significant Determination. The Planning Department was asking the HPB to ratify in those Findings in their action.

To clear up confusion, Planner Grahn suggested adding language to Finding #12 to explain that references to the historic essential form means the volume, mass, and overall shape of the building. Mr. Stephens was comfortable with the Finding as written.

MOTION: Board Member Holmgren moved to find that the building at 227 Main Street, also known as the Star Hotel, is "Significant" and should remain on the Park City Historic Sites Inventory according to the Findings of Fact, and Conclusions of Law as outlined in the Staff report. Lola Beatlebrox seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 227 Main Street

1. The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites.
2. The property at 227 Main Street is located in the Historic Commercial Business (HCB) District.
3. The boarding house at 227 Main Street was listed as “Significant” on the Park City Historic Sites Inventory in 2009.
4. In December 2015, City Council amended the Land Management Code to expand the criteria for what structures qualify to be landmark and significant sites.
5. In 1871, the Townsite Company secured title to four quarter sections, the area that was to become Park City. John and Sarah Huy (sometimes Huey) had built a house on this property, but the title to the land was not legally transferred to Sarah Huy until 1916.
6. Sarah Huy sold the house to D.L.H.D “Joe” Grover in 1920, a prominent Chinese businessman who owned over 60 rental properties in Park City. It is not believed that Grover ever resided at the property, but probably used it as a rental property.
7. Joe Grover did not sell the property to the Allende family until 1937; however, the Allendes had constructed the boarding house by 1929 and census records showed that they had eleven boarders by 1930.
8. The Sanborn Fire Insurance maps of 1889, 1907, 1929, and 1941 substantiate that the boarding house was built prior to 1929.
9. At least three alterations occurred on this site following construction of the original cross-wing. A Spanish Revival-style three-story addition was constructed to the east (Main Street) façade of the cross wing c.1920. The Rixie family converted the main and upper level stories of the front porch element into an enclosed porch in 1976 and constructed a fourth story addition at the rear of the cross-wing in 1976-1977.
10. The Spanish Revival style elements evident in the construction of the c.1920 addition include the rectangular plan, low-pitched hip roof, white stucco walls and

the arcade on the second level above Main Street.

11. The original cross-wing house was constructed c.1889 and the Spanish-revival addition was constructed to the east façade of the cross-wing c.1920. Portions of this building are between 96 and 127 years old.

12. The historic building at this site contributes the Settlement and Mining Boom Era (1894-1930) and largely retains its Essential Historical Form.

13. The Spanish Revival-style addition to create boarding house was built during an era of Historic Importance to the community, the Mature Mining Boom Era (1894-1930). It is associated with the lives of persons of Historic importance to the community, Joe Grover and Frank Allende. Moreover, the haphazard construction of the Spanish Revival-style addition to a cross-wing in order to meet changing demands, the sites use as a boarding house, and the Spanish Revival style are all noteworthy methods of construction, materials, and craftsmanship.

14. The original basement/garage area was covered with stucco by the Rixies during the 1976 remodel; however, the stucco could be removed to expose the original stone foundation.

15. The original metal railing for the Star Hotel entrance is still present in the structure of the new solid stucco railing.

16. Due to the location of the now internal walls of the existing enclosed porch, staff has concluded that this is the historic exterior wall plane of the Star Hotel prior to the enclosure of the porch. The original entrance opening now includes a non-historic entrance door with sidelights and the window openings have been converted into archways; however, staff has concluded that the historic exterior wall plane of the Star Hotel still exists. Staff found physical evidence on the Third Level Enclosed Porch of the existence of two (2) historic porch posts.

17. The original roof form has remained largely unchanged. The ca. 1889 Crosswing cottage roof form is still visible as are the hipped roof form of the main structure and the flat roof form formed above the porch projection.

18. There is physical evidence of the historic internal structure of the flat roof form above the porch and the hipped-roof form in the attic, the cornice structure and historic stucco on the interior of the Third Level enclosed porch.

19. The north and south elevations remain largely unchanged due to the existence of the historic window openings, historic windows, unadorned eave structure of the ca. 1889 cross-wing cottage, ornamental arched eave of the Star

Hotel addition, and presence of historic materials. The historic chimney is located on the south elevation.

20. The rear (west) elevation still retains the northern and southern gabled-ends of the ca. 1889 Cross-wing which were cut in half (vertically) to accommodate the 1976-1977 Rixie addition, historic wood and stucco siding, and historic trim. The addition could be removed to restore the gabled-ends.

21. The c.1889 double-hung two-over-two windows of the original cross-wing house are still visible from the north and south elevations.

22. Beyond the front wall of the original cross-wing, the windows on the side elevations change to more rectangular, horizontal-oriented openings which reflect the era of the Spanish-revival style addition that was built to the front (east) of the cross-wing c.1920.

23. On the rear (west) elevation, there are ghost lines of original window openings on the two gable ends of the cross wing, beneath the c.1976 fourth-story addition constructed by the Rixies.

24. Staff finds that there is a substantial amount of historic materials and form still extant on the building which include, but are not limited to the following list organized by elevation: the East Elevation contains portions of the basement level stone foundation, historic exterior wall plane of the now enclosed porch, two (2) porch posts on the third level, door and window openings, ornamental eave structure, etc. The South Elevation contains the ornamental eave structure, chimney, windows, etc. The North Elevation contains the ornamental eave structure, windows, etc. The West Elevation contains portions of the historic gabled ends (ca. 1889), etc. Additional materials present on all elevations include roof form and cornice, historic wood siding and trim materials, portions of the historic stucco, etc.

25. A second National Register reconnaissance-level inventory survey was conducted by Allen Roberts in 1995 and found that the building at 227 Main Street should be evaluated as C or B. C represented buildings over 50 years old that had been altered and were not eligible for the National Register of Historic Places. B represented buildings that were potentially eligible but slightly less significant and/or intact.

26. A National Register architectural survey of Park City's historic resources was completed in April 1982 and found the building to be non-contributory. Staff finds that this designation was due to the changes in the façade and also because the Spanish revival style contrasts with the folk Victorian style and western mining town feel of Park City's Main Street.

27. In 2007, the Historic Preservation Board passed Resolution 07-01 which established a Historic Building Inventory. 227 Main Street was identified as historic on this inventory.

28. On January 22, 2009, City Council passed Ordinance 09-05 amending the LMC criteria for designating sites to the HSI.

29. On February 4, 2009, the HPB approved Resolution 09-01 adopting the Historic Sites Inventory. 227 Main Street was designated as a Significant site as part of this inventory.

30. No Historic District Grant has ever been awarded to this property.

31. The boarding house at 227 Main Street does not meet the standards for "Landmark" designation due to the material changes and alterations to the façade in 1976 that have detracted from the building's historic integrity and made it ineligible for the National Register of Historic Places.

32. On September 29, 2016, the Planning Department received an application for a Determination of Significance; it was deemed complete on October 6, 2016.

Conclusions of Law – 227 Main Street

1. The structure located at 227 Main Street does not meet all of the criteria for designating sites to the Park City Historic Sites Inventory as a Landmark Site including:

- a. It is at least fifty (50) years old or has achieved Significance or if the Site is of exceptional importance to the community; and Complies.
- b. It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and Does Not Comply.
- c. It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:
 - i. An era that has made a significant contribution to the broad patterns of our history;
 - ii. The lives of Persons significant in the history of the community, state, region, or nation; or
 - iii. The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman.Complies.

2. The structure located at 227 Main Street does meet all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:

- (a) It is at least fifty (50) years old or the Site is of exceptional importance to the community; and Complies.
- (b) It retains its Historical Form as may be demonstrated but not limited by any of the following:
 - (i) It previously received a historic grant from the City; or
 - (ii) It was previously listed on the Historic Sites Inventory; or
 - (iii) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; or Complies.
- (c) It has one (1) or more of the following:
 - (i) It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; and
 - (ii) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; or Complies.
- (d) It is important in local or regional history architecture, engineering, or culture associated with at least one (1) of the following:
 - (i) An era of Historic Importance to the community, or
 - (ii) Lives of Persons who were of Historic importance to the community, or
 - (iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period. Complies.

2. **803 Norfolk Avenue – Reconstruction and Material Deconstruction Review – Reconstruction of a historic garage structure along Crescent Tram and Material Deconstruction of stacked stone retaining walls, historic roof and dormers, chimney, demolition of historic and non-historic foundation elements, historic and non-historic porch elements on the front and side porches, historic doors, replacement of historic and non-historic windows; removal of portions of historic walls in order to accommodate a new addition on the northwest corner of the historic house.**
(Application PL-15-02923)

The Board sited the site prior to the meeting.

Planner Grahn noted that Jim Hewitson was the applicant and owner and he had grown up in the home. Jonathan DeGray was the project architect.

Planner Grahn provided a brief history of the home as outlined in the Staff report. She noted that there had not been significant changes to the building. In 1886 a

four-square pyramid roof cottage was constructed on the site. It was expanded in 1891 and it is unclear whether the expansion was to put in a basement addition or if the expansion occurred off the back on the west end. However, it is evident from the photographs that the basement addition existed by 1900. After 1941 a number of modifications were made. The coal shed on the west side of the back porch was removed and a portion of the porch became more enclosed. Planner Grahm pointed out that the porch always had a solid railing and a partition wall on the east side of the porch. There was also a sleeping porch on the northwest corner that was demolished. The porch roof over the basement level was built, but it was unclear whether it always existed and was rebuilt in the 1940s, or whether it was first introduced in the 1940s. Planner Grahm stated that 1968 was the first time that the tax card showed one additional dormer on the north side of the building, which was later covered by asbestos cement shingle siding, and aluminum railings on the porch.

Planner Grahm reviewed the proposal beginning on page 235 of the Staff report. The applicant was asking the HPB to approve the reconstruction of the garage. During the site visit it was evident that the garage was settling in different directions. The garage is on a dirt floor with wood posts resting on dirt. Planner Grahm stated that because of the shifting, a number of the metal panels that were used to construct the garage are warped and rusted from sitting in the dirt and being exposed to moisture.

Planner Grahm reported that the applicant was proposing to totally reconstruct the garage; however, he would like to introduce new materials that would match the corroded look of the garage roof as well as the walls. Rather than a shiny galvanized steel it would have an antique finish. Planner Grahm noted that the Staff added conditions of approval regarding salvaging and reusing any metals possible. However, they understand that it might not be possible given the amount of settlement and warping.

Regarding the material deconstruction, Planner Grahm reported that the applicant was proposing to reconstruct the retaining walls on the site. The engineer found that the walls were unstable and needed to be rebuilt. It was unclear when the walls were put in but they were likely over 50 years old.

Planner Grahm stated that the applicant was also proposing to completely reconstruct the roof and the dormers. The roof currently does not meet Code and the structural levels necessary to support the snow load. Based on the photographic analysis, the chimney was shortened at some point. A chimney is no longer needed; however, the applicant intends to reconstruct the existing one to be a non-function chimney, using the existing bricks on-site and within the chimney.

Planner Grahn commented on the exterior walls. One wall on the north elevation, which had been the transition between the house and the sleeping porch, was rotted and had settled and warped in different directions. The applicant was proposing to remove the wall and make it the entrance to the new sleeping porch addition. Planner Grahn noted that the sleeping porch would not be an accurate reconstruction because there is not enough physical and photo evidence to do so. Also, due to required setbacks, it would be a modern interpretation of a sleeping porch.

Planner Grahn stated that the foundation has to be completely removed. The foundation is the only portion of the house that currently has stud wall construction or framed construction. The applicant was proposing to remove the lower walls of the historic house in order to pour the foundation. As seen during the site visit, the porches have deteriorated and the boards are rotted and unsafe. The applicant was proposing to reconstruct the lower level and the upper level of the porch, as well as the porch as it wraps around the north side and has its own roof overhang. The applicant would like to enclose the side porch and the Staff found that it was beyond the mid-point. The porch has always been partially enclosed and solid compared to an open-railing porch. The Staff found the request to be appropriate but would like input from the HPB.

Planner Grahn remarked that the applicant was proposing to replace the four existing doors with wood doors. There were 16 window openings, 14 of which have either historic windows that were original to the building, or historic windows that were salvaged from somewhere else and put in. The applicant would like to replace the windows with new wood windows. The applicant was also proposing to alter the windows on the elevation shown on page 249 of the Staff report. The two small rectangular windows would be replaced with two double-hung windows. The small basement size window would be enlarged and a double-hung window. Planner Grahn stated that the style of the windows was in keeping with the look and feel of the historic building, and the Staff found that the proposed changes would not damage or destroy the architectural and exterior features of the building.

Board Member Beatlebrox was pleased that the applicant wanted to preserve as much as possible. She noticed old wood and hardware on the front of the garage around the door and asked if any of that could be saved.

Jonathan DeGray stated that they had looked at it but there was no support. It was only corrugated panels hanging where the track was mounted. If any of the panels are salvageable and can be reused they would try to reuse them. Board Member Beatlebrox clarified that she was not talking about the panels. Her question was about the actual track. Mr. DeGray replied that after looking at the condition of the existing garage door, the intent is to replicate the operable sliding door with new materials.

Board Member Beatlebrox referred to wavy windows on the front of the house, which looked like original glass. She asked if an attempt could be made to keep them rather than to replace those windows. Planner Grahn clarified that Ms. Beatlebrox was referring to the windows on the front façade. Mr. DeGray stated that the condition of those windows were determined to be poor and unserviceable, but he would look at the possibility of reusing the glass.

Chair Pro Tem Stephens commented on a tax photograph that was taken from the southwest corner shown on page 234 of the Staff report. He was surprised that the window configuration was on the lower level and different from what was typically seen during that period.

Board Member Hodgkins asked about the structure behind the bicycle. Planner Grahn believed it was a wood coal shed that was better identified in the photograph provided by the applicant. The coal shed was eventually removed.

Chair Pro Tem Stephens asked if the siding on the lower level that would be removed for the footings and foundations. Mr. DeGray replied that they would try to pull those as panels to see how much, if anything, could be saved. The issue is that the walls cannot stay. The intent is to brace the upper portion of the main floor of the house, remove the panels, and use that as the access point to the foundation. Mr. Stephens stated that typically he does not like siding to be removed because it is usually dry and brittle. However, the siding he saw during the site visit appeared to be in fairly good condition and he thought it could be removed easily. Mr. DeGray pointed out that it was from the main floor down.

Chair Pro Tem Stephens opened the public hearing.

There were no comments.

Chair Pro Tem Stephens closed the public hearing.

MOTION: Board Member Beatlebrox moved to approve the reconstruction of the historic garage and material deconstruction of the non-historic and non-contributory materials at 803 Norfolk Avenue pursuant to the following Findings of Fact, Conclusions of Law, and Conditions of Approval found in the Staff report. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

Finding of Fact – 803 Norfolk Avenue

1. The property is located at 823 Norfolk Avenue.

2. The site is designated as Significant on the Historic Sites Inventory.
3. Based on Sanborn Fire Insurance map analysis, the house was constructed between 1886 and 1889 as a four-square or pyramid-roof cottage. Following its initial construction, an addition was constructed off the west (rear) elevation c.1900. A basement addition was also added prior to 1891 as is evident by historic photographs. The existing historic garage, located on the northwest corner of the site was constructed c.1938 and first appears in the 1941 Sanborn Fire Insurance map.
4. On August 15, 2016, the Planning Department received a Historic District Design Review (HDDR) application for the renovation of the historic house and reconstruction of the historic garage at 803 Norfolk Avenue; the application was deemed complete on September 6, 2016. The HDDR application is still under review by the Planning Department.
5. The applicant proposes to reconstruct the historic c.1938 corrugated metal garage located on the northwest corner of the site.
6. The proposal to reconstruct the c.1938 garage complies with LMC 15-11-15 Reconstruction of a Historic Building or Historic Structure. Chief Building Official Chad Root inspected the site on September 29, 2016, and found the structure to be hazardous or dangerous based on its visible leaning, failing foundation, and deterioration of its materials. The applicant's structural engineer has also found that the building cannot be made safe and/or serviceable through repair due to the significant racking of the building and the stress on existing materials. Finally, the applicant proposes to reconstruct the garage in its original location based on documentation and physical evidence to facilitate an accurate re-creation.
7. The applicant intends to remove existing stone retaining walls along the east and north property lines. These walls are in poor condition and the Engineer's report notes that they are moving 5 to 12 inches horizontally at the top of the walls, creating a dangerous situation. It is unclear when these walls were constructed; however, based on their construction and composition, staff estimates they are at least 50 years old and were likely built c.1930. The proposed work to reconstruct the retaining walls mitigates any impact that will occur to the visual character of the neighborhood and any impact to the architectural integrity of the site's buildings. The existing historic roof form is a truncated hip above the original four-square house and a truncated hip above the c.1900 addition to the west. There is an original east-facing dormer and a north-facing shed dormer that is first mentioned in the 1968 tax card. The entire roof structure consists of 1x4 and 2x4 framing. The Engineer's Report finds that the existing roof is not structurally sound as is evident by the lack of shear diaphragm value. The applicant is proposing to reconstruct the entire roof structure. The reconstruction of the roof is necessary for the rehabilitation of the structure and

the proposed work to accurately reconstruct the roof mitigates any impact to the architectural integrity to the building to ensure the structural stability of the building.

8. The applicant proposes to construct two (2) new shed dormers on the north and south sides of the house. The new dormers are exterior changes that will not damage or destroy the exterior architectural features of the subject property that are compatible with the character of the historic site. The brick chimney is likely original to the historic four-square house. The chimney may have been shortened after 1940 based on photographic evidence and has been repaired with Portland Cement. The applicant is proposing to remove the entire chimney stack and reconstruct it. The proposed material deconstruction is necessary for the restoration and reconstruction of the chimney.

9. The post-1940 asbestos cement siding has been removed and the applicant has found that the original and historic drop-novelty wood siding is in place. The applicant proposes to restore the original siding. The proposed siding restoration is routine maintenance and does not require Historic Preservation Board Review. The applicant is also proposing to remove an exterior wall on the northwest corner of the house. The wall consists of painted vertical boards that sit directly on the dirt and the wall was previously an interior wall separating the house from a sleeping porch. The alterations to the exterior siding to accommodate the new sleeping porch addition shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site.

10. The Engineer's Report finds that the existing building has sandstone footings but the footings are so deteriorated that they can be removed by hand and are no longer holding up the house. The applicant is proposing to raise the house two feet (2') in order to pour a new concrete foundation beneath the house and the garage. The proposed material deconstruction is required for the rehabilitation of the building. Further, the proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site.

11. The house was originally constructed with a two-story, partial-width, hipped-roof porch that extended across the Norfolk façade. The upper level of the porch was accessible from stairs facing 8th Street. As depicted by the c.1940 tax photograph, the porch consisted of roughly three bays separated by posts and railings that were added in the 1960s. Due to the amount of material deterioration on the porch, the applicant proposes to reconstruct the porch. The reconstruction of the porch and the entailed material deconstruction is necessary for the restoration and rehabilitation of the building and the reconstruction of this element.

12. The lower level of the porch was constructed at the same time as the upper level; however, the porch was extended to wrap around the north elevation of the house sometime after 1907. There is a failing poured concrete wall along the north side that retains the soil and supports the simple wood posts holding up the shed roof along the north side of the house. Due to the settling of the concrete wall, the porch posts have become detached from the roof and concrete wall. The applicant is proposing to reconstruct this porch. The reconstruction of the porch and the entailed material deconstruction is necessary for the restoration and rehabilitation of the building and the reconstruction of this element.

13. There is also a side porch on the south elevation of the c. 1891 rear addition. In the c.1940 tax photograph, the west wall of the porch is closed in by a wood shed structure and the east half of the porch appears to be boarded. The porch has since been covered with painted plywood so that only the west bay of the house is open to access the kitchen door. The applicant is proposing to reconstruct this side porch as an enclosed porch. The proposed enclosure of the porch will not impact the architectural integrity of the house.

14. Per the applicant's Physical Conditions Report, there are four doors on the historic house. These doors are all over 50 years old and in fair to poor condition. The applicant is proposing to replace all of the doors with new wood doors. The proposed scope of work for material deconstruction mitigates any impacts that will occur to the visual character of the neighborhood and any impacts that will occur to the historical significance of the buildings, structures, or objects located on the property.

15. There are sixteen (16) existing window openings on the exterior of the structure. Of these, fourteen of the existing windows are believed to be historic wood windows and two non-historic aluminum windows. The historic wood windows vary from fair to poor condition. The proposed scope of work for material deconstruction mitigates any impacts that will occur to the visual character of the neighborhood and any impacts that will occur to the historical significance of the buildings, structures, or objects located on the property.

16. the applicant is proposing to expand one window on the main level of the historic c.1887 house with new side-by-side double-hung windows and expand a lower level basement window beneath this window with a new window that will match the size of the historic windows to the east. these proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site.

Conclusions of Law – 803 Norfolk

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

Conditions of Approval – 803 Norfolk Avenue

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on October 14, 2016. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
2. Where the historic exterior materials cannot be repaired, they will be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to replacement, the applicant shall demonstrate to the Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.
3. Should the applicant uncover historic window and door openings that were not documented at the time of the Historic Preservation Board's review, the applicant shall schedule a site visit with the Planning Department and determine if the window or door opening should be restored. Any physical evidence of lost historic window and door openings shall be documented to the satisfaction of the Preservation Planner, regardless of plans for restoration.
4. Any corrugated metal wall panel that can be made safe and serviceable through repair shall be salvaged and reused on the reconstructed garage. The applicant shall replace any deteriorated wall panels in-kind with new corrugated steel panels that match the existing in design, dimension, texture, material, and finish. The new corrugated metal panels shall resemble the corroded appearance of the historic panels in order to not detract from the historic materials.
5. Any corroded steel roof panels that can be made safe and serviceable through repair shall be salvaged and reused on the reconstructed garage. The applicant shall replace any deteriorated roof panels in-kind with new steel panels that match the existing in design, dimension, texture, material, and finish. The new metal roof panels shall resemble the corroded appearance of the historic panels in order to not detract from the historic materials. These panels shall not be reflective. Special attention shall be paid to duplicate the architectural detailing of the ridge cap.

6. The new dormers on the north and south sides of the historic west addition will be constructed a minimum of 6 inches below the ridgeline.

7. Where the historic exterior materials cannot be repaired, they will be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing historic materials, the applicant shall demonstrate to the Planning Director and Project Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No historic materials may be disposed of prior to advance approval by the Planning Director and Project Planner.

3. **Design Guideline Revisions- Staff recommends that the Historic Preservation Board take public comment, discuss and consider the proposed changes to the Design Guidelines for Park City's Historic Districts and Historically Significant Buildings. Sections include Guidelines for Determining Era of Restoration; Guidelines for Relocation, Panelization, and Reconstruction; Recommendations for Sustainability in Historic Buildings; and Treatment of Historic Building Materials. (Application GI-13-0022)**

Planner Turpen commented on the amendments to the Historic Guidelines. She noted that the HPB has seen material deconstructions where there were several historic additions to a house. The Staff recommended adding criteria to identify which historic period is the most significant to a structure.

Planner Turpen briefly reviewed the suggested criteria. The first is relative importance in history, such as what year the structure is important to as a whole building. Second is physical condition, and whether materials from that important historic period are still present. The third is evidence of earlier appearance. For example, if the historic period is later, whether there is any earlier evidence of previous periods. The fourth was existing alterations, such as less historic alterations that may have impacted the historic era. Last, is whether the new use will impact the period of historic significance.

Planner Turpen asked the Board if the new criteria would help them in making their determinations. Board Member Hewett thought it would have been helpful this evening. Chair Pro Tem Stephens believed the additional criteria would give the Board more direction on how to evaluate the additions and existing historic materials. Board Member Holmgren stated that she had read the criteria for discussion in the Staff report and it was difficult not to bring it up during their discussion earlier this evening.

Planner Grahn commented on relocation, panelization, and reconstruction. She noted that clarity was added to the existing language. She explained stated that a question the Staff consistently hears from people is why they cannot move their

house. As reflected in the redlines on page 328 of the Staff report, a paragraph was added explaining why the National Register frowns on relocation. Planner Grahm noted that relocation loses some of the integrity of the site, as well as the history, depending on where the structure is moved. Planner Grahm stated that the redlined language added on page 329 of the Staff report related to trying to move the building in one piece whenever possible; protecting them from damage; making sure it is put in a compatible spot and position, as well as other things that were more Guideline issues rather than LMC issues. The same clarity was added for panelization. Planner Grahm noted that reassembly was putting the structure back together after panelization, and reconstruction was what was proposed this evening for the garage 803 Norfolk.

Chair Pro Tem Stephens clarified that relocating was not raising. Planner Grahm replied that relocating would be moving it to a new location either on the site or off-site. She stated that the HPB now has the responsibility of reviewing and approval panelization, relocation, and reconstruction.

Chair Pro Tem Stephens stated that his concern with panelization are the details when the structure is put back together. He provided examples of various problems and asked if it needed to be clarified in the LMC. Mr. Stephens thought the expectation needed to be clear to the applicant, such as the size of the trim boards, the eaves, etc. Planner Grahm agreed. She believed that some of the work done prior in this section would also help. One of the added sections addressed architectural trim and ornamentation. Since the HPB would be reviewing these applications, they can focus on compliance with the new Guidelines.

Planner Turpen noted that the Staff has seen an increased interest in adding sustainable type features to buildings. Instead of being reactive, the Staff researched the Secretary of the Interior Guidelines for Sustainability and the National Trust recommendation about how to approach these requests. The Staff made a draft and sent it to the City's in-house sustainability expert and the City Engineer for further input. The changes in the Staff report regarding sustainability had been reviewed by three different departments.

Planner Turpen stated that the goal was to add guidelines to address sustainability and historic structures, which includes maintenance and addressing windows to increase efficiency without losing historic materials or form. She noted that the historic windows are not always efficient and the intent is to encourage people to modify the windows and not discard them.

Planner Turpen remarked that the next section was Weatherization and Insulation. She commented on the single-wall construction buildings where newspaper was used for insulation. Planner Turpen stated that insulation is

always evolving, and sometimes new insulation ends up damaging the historic material and house. The Staff was trying to address that issue.

Planner Turpen stated that the existing guidelines address solar, but the revised language makes it more clear on what should be seen. It should not be on the front roof form, making it less visible from the primary public right-of-way. Planner Turpen noted that currently the LMC allows for cool roofs and green roofs but it was not specifically addressed in the Design Guidelines. The purpose is to guide people in the right direction so it does not detract from the historic structure.

Planner Turpen stated that Site Features and Water Efficiency was a “moving target” within Sustainability in terms of how people can gather water and not let it run off. The Staff tried to address that issue and talk about surface materials, since some materials do not contribute to the Historic District as a whole. The last issue was Daylighting. Planner Turpen noted that skylights are addressed in the Guidelines, and the language was strengthened to add those without impeding on the historic character of the building.

Planner Grahn referred to the section regarding heating, ventilating, HVAC, air-conditioning, etc. on page 334, and noted that the last item was a geo-thermal heat pump. They had talked to Engineering about it because currently there are areas of Park City where a geo-thermal heat pump could be installed, and other areas where it would not be possible because of the water table. Planner Grahn read the existing language, “Whether a geo-thermal heat pump will enhance the heating and cooling efficiency of a building should be investigated before considering installation”. She added a clarifying sentence to read, “Contact the Park City Engineering Department to determine if you are in an area that allows for the use of geo-thermal systems”.

Planner Grahn commented on the Treatment of Historic Building Materials. She stated that this was an area where the Guidelines were helpful but very broad. They looked to the Secretary of the Interior on how to treat different materials that are commonly found in the District. The Staff had created a table of do’s and don’ts for wood, masonry, and architectural metals.

Planner Grahn provided the Board members with two emails she had received related to the Design Guideline Revisions as public comment.

Board Member Beatlebrox asked Planner Grahn to respond to the last bullet point in the email from Sean Kelleher talking about expensive tests. Planner Grahn explained that the goal with the Sustainability guidelines are not to make everyone who comes in for a remodel go through a number of high-efficiency tests to come up with a new system for their house. The goal is to provide a section in the Guidelines that allows people to see what can be done with the

historic houses and whether or not they apply. She pointed out that the Guidelines would not mandate, but she believed it would help guide the discussion. Ms. Beatlebrox understood that Mr. Kelleher was talking about not being able to put foam inside the walls. Planner Grahn agreed that Mr. Kelleher had expressed that concern. She responded and explained that the Secretary of the Interior frowns upon the foam insulation because it is permanent. It is not reversible. The goal in preservation is to make changes that are reversible to be able to take advantage of new technology and advancements because the historic material is not damaged.

Chair Pro Tem Stephens stated that if a historic home has siding on the outside that will not be removed and panelization is not done, the difference between the home that was built in the early 1900s and the home today is that there was no insulation and the homes would breathe. All the water vapor inside the home would escape through the siding. Now that the homes are airtight the water vapor gets into the insulation and ruins the insulation, and there is no way for it to migrate. What they see now is a membrane that lets the water vapor breathe. Mr. Stephens explained that the foam creates a water vapor barrier, which is why they were being used in Park City. He believed it was a double-edged sword for historic homes.

Planner Grahn agreed. Whether or not to use foam or blown-in insulation is up to the homeowner. The Guidelines only makes a suggestion to help guide the process.

Chair Pro Tem Stephens opened the public hearing.

Mary Wintzer, a resident at 320 McHenry, thanked the Staff for trying to add more clarity. Starting in 2002 the City lost or softened their intent to preserve many of the historic structures. She was pleased that there appears to be a shift, especially since the historic nature of the community is one of the four core values. Ms. Wintzer was unable to pull up the Staff report before she came this evening, and she noticed that Mr. Kelleher had mentioned the green roofs being spot on with her previous comments. She was unsure if the green roofs were synonymous with the active party decks. Ms. Wintzer noted that it was never the intent of a green roof and it was passed without any thought that it would be an active party deck. Otherwise, many people in Old Town would have spoken to that issue.

Director Erickson stated that another round of LMC changes would be coming forward that will address the difference between a green roof and a party roof in terms of the area of a flat roof of a total building in the Historic Districts.

Chair Pro Tem Stephens closed the public hearing.

MOTION: Board Member Hewett moved to forward a POSITIVE recommendation to the City Council for the Staff's proposed changes to the Park City Design Guidelines for Historic Districts and Historic Sites as amended. Board Member Hodgkins seconded the motion.

VOTE: The motion passed unanimously.

The meeting adjourned at 7:12 p.m.

Approved by _____
David White, Chair
Historic Preservation Board

Memo to the Historic Preservation Board



Application #: PL-16-03189
Subject: 336 Daly Avenue
Author: Anya Grahn, Historic Preservation Planner
Date: December 7, 2016
Type of Item: Relocation of a Significant Garage and Material
Deconstruction of the Garage

The applicant has requested that staff continue the item to the February 1, 2017, Historic Preservation Board (HPB) meeting to provide them additional time to work through details with the owner.

The Park City Building Department issued a Notice and Order to Repair the garage and single-cell cabin on August 29, 2016. The Notice and Order outlines issues such as stress in materials due to dead and live loads; members or appurtenances that are likely to fail, become detached, or collapse; building not meeting window pressure; wracking, warping and buckling of walls; potential collapse of entire structure; as well as its poor condition as to constitute a public nuisance. The Building and Planning Departments have prioritized this project in an effort to ensure the preservation of these Mining Era ruins.



Historic Preservation Board Staff Report

Planning Department

Author: Anya Grahn, Historic Preservation Planner
Subject: Material Deconstruction and Reconstruction Review
Address: 664 Woodside Avenue
Project Number: PL-15-03046
Date: December 7, 2016
Type of Item: Administrative – Material Deconstruction and Reconstruction

Summary Recommendation:

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve the material deconstruction of non-historic and non-contributory materials at 664 Woodside Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval. This site is listed as Significant on the City's Historic Sites Inventory (HSI).

Topic:

Address: 664 Woodside Avenue
Designation: Significant
Applicant: Mathew Garretson (Architect Jon Degray)
Proposal: Material Deconstruction of non-historic stacked stone retaining walls, 2009 wooden staircase, 2009 standing seam metal roof, c.1900 extant chimneys on the east and west sides of the house; c.1940 Bricktex siding; c.1900 stacked stone and c.1920 concrete block foundation; c.1950 porch railings; seven (7) historic doors; c.1920 wood windows; and foundation of garage.

Background:

On September 7, 2016, the Planning Department received a Historic District Design Review (HDDR) application for the property at 664 Woodside Avenue. The application was deemed complete on September 26, 2016. The Historic District Design Review (HDDR) application has not yet been approved, as it is dependent on HPB's review and approval for Material Deconstruction. The Tram Tower plat amendment was also approved for this property on December 1, 2016, by City Council; it has not yet been recorded.

In 1997, Park City Municipal Corporation purchased the Bertinelli House as part of a larger acquisition that included the National Garage at 703 Park Avenue and the B. Watts House (High West) at 732 Park Avenue. The house has been referred to the Bertinelli house as the Bertinellis, long-term tenants, negotiated with the City to purchase the house in May 2003; however, the sale never went through on the property and the City has maintained the house for over a decade.

The property has remained vacant since 2005. The City patched and shored the roof as well as built the wood staircase leading from Woodside Avenue in 2009. The City sold the property at 664 Woodside to Matt Garretson in 2016; a historic preservation façade easement was recorded on the property prior to its final sale.

The façade easement requires the grantee—Park City Municipal Corporation—to provide written permission of these changes. As staff finalizes the HDDR application for this site, we will be meeting with City Council for their consent to these changes. Specifically, the façade easement prevents the grantor (the applicant) from undertaking the following actions without the prior written permission of the Grantee:

- Increase the height of the façade
- Make any changes to the façade including alteration, partial removal, construction, remodeling or other physical or structural change, including any change in surfacing, with respect to the appearance or construction of the façade.
- Permit any significant reconstruction, repair, or refinishing of the façade that alters its state from the existing condition.
- Make topographical changes, including by not limited to excavation.

Staff finds that the proposed scope of work meets the intent of this façade easement (Exhibit F) and staff has included Condition of Approval #7 requiring that the applicant update the façade easement to reflect the conditions of the historic house following the rehabilitation to the satisfaction of the grantee. The updated façade easement shall be recorded at the Summit County Recorder's Office.

History of Development on this Site

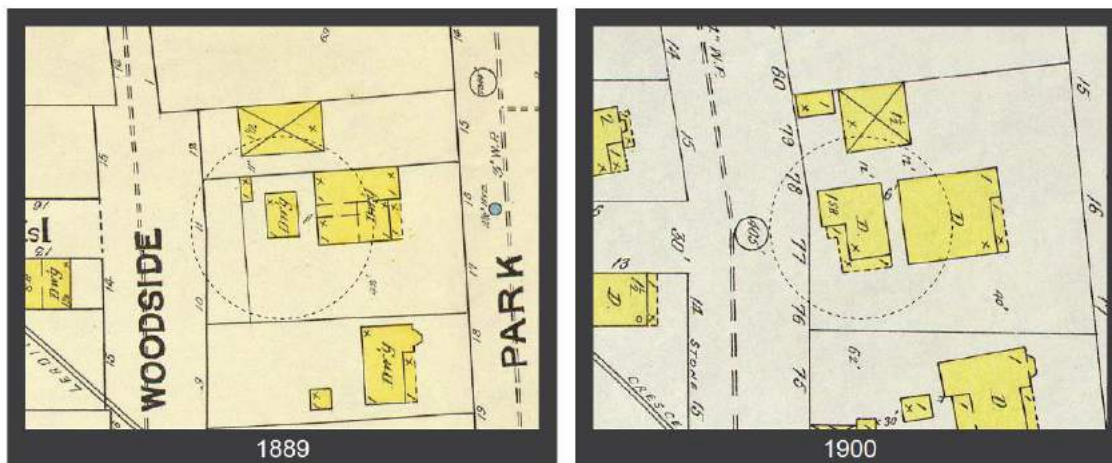
The house was constructed c.1885 by Caroline K. Snyder, likely as a one-story hall-parlor dwelling; Caroline lived in the house with her twelve children. Following her death in 1889, the house passed to her son Frank Snyder. Frank and his wife Nina owned the house until 1896, when it was sold to Edward P. Evans. It is likely that the Snyders constructed the gable addition to the north, converting the house from a hall-parlor to a cross-wing or T-Cottage by addition.

The "T-cottage by addition" was created by adding a cross-wing to one end of the rectangular cabin. The T-shape or cross-wing cottage was a popular house form in Park City during the 1880s and 1890s; however, it began to decline after the 1890s when the form was replaced by the pyramid-roof cottage. The T-shape cottage by addition became an easy way to gain additional square footage for growing families during the 1880s and after 1900. The T-cottage by addition is generally quite a bit larger than a typical T-cottage as it incorporates the width of the original hall-parlor house. While a T-cottage may only contain about 450 square feet, the T-cottage by addition has an average of 850 square feet.

Based on Sanborn Map analysis, it is unclear whether the original one-story dwelling depicted in the 1889 Sanborn was demolished and replaced by the cross-wing house in 1900 or if the cross-wing form was created by an addition. Comparing the house to its neighbor to the east, it appears that the original form may have been expanded to the

north, extending the length of the rectangle and then constructing an east-west stem wing to the front of the house. By 1900, a wrap-around porch had been constructed along the west and south facades of the building.

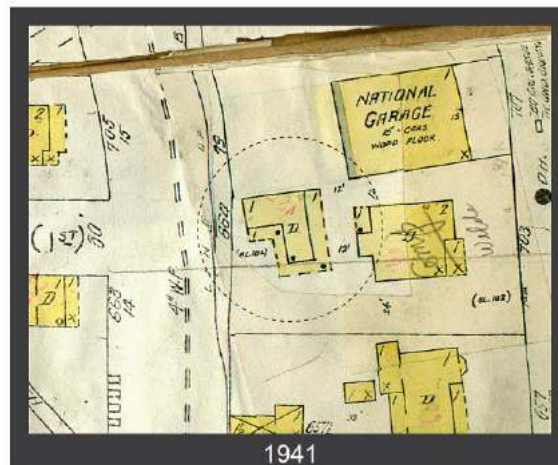
Staff finds that this house may be a T-cottage by addition. The historic house at 664 Woodside averages at 854 square feet. Stem wings generally measure about 20' to 24' in length; however, the cross-wing form attached to the west façade of the historic house at 664 Woodside only projects about 12 feet from the original hall-parlor. There is also a bump in the roof-line of the west-facing stem wing as it attaches to the original house. This trend to modify hall-parlors to create T-shape cottages represents the change in style preferences from the simple symmetrical rectangular cabin to the asymmetrical, irregular T-cottage at the beginning of the twentieth century.



As seen in the Sanborn Maps, the house at 703 Park Avenue also appears to be a one-story cross-wing house. Ellsworth J. Beggs purchased the property in 1904. In 1906, he took out a \$500 mortgage, likely to expand or replace the existing livery stable. The expansion included connecting the livery to the north sides of the houses at 664 Woodside and 703 Park Avenue. Sometime after 1907, Beggs replaced the one-story dwelling at 703 Park Avenue with a new Victorian-inspired two-story dwelling that was either moved to or constructed on the site ([Ellsworth J. Beggs House](#)). These changes are depicted in the Sanborn Maps which depict the two-story rear portion of the livery being removed and the house at 703 Park Avenue being replaced with a new two-story house.



664 Woodside also saw additional changes by 1929. The porch was extended to wrap around to the east (rear) elevation of the structure. Additionally, a new concrete block foundation was constructed along the north elevation; it is possible that this foundation was needed following the demolition of the two-story rear addition to the livery. The house remained largely unchanged in the 1941 Sanborn Map.

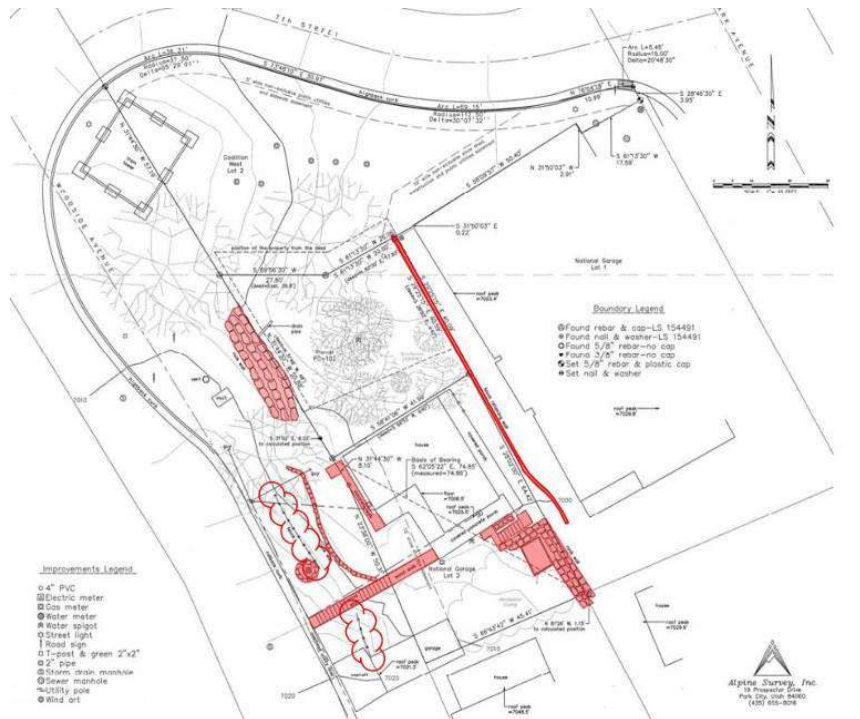


Analysis: Material Deconstruction

This house has had minimal alterations since the end of the Mature Mining Era (1894-1930).

1. SITE DESIGN

There are currently a number of improvements outside of the property boundaries of this site. These improvements include a wooden staircase constructed by the City c. 2009, stone retaining walls, non-historic fences, a boulder retaining wall associated with a Water Department drainage pipe, and additional improvements in the Woodside Avenue right-of-way as well as a concrete retaining wall along the east property line, shared with High West. One of the conditions of approval of the applicant's plat is to remove these non-historic improvements, which are highlighted below:



Due to the significant grade changes on this site, the applicant will reconstruct many of the existing non-historic retaining walls. The applicant proposes to reconstruct the non-historic stairway in the same location and construct additional stone retaining walls in the Woodside Avenue right-of-way to contain the grade; these improvements in the right-of-way will be approved through an encroachment agreement with the City Engineer. The applicant intends to construct a new stone retaining wall along the east side of the house along the property line shared with High West. The retaining wall wraps along the driveway to be constructed on the northeast corner of the site. Additional stone retaining walls will be constructed on the southeast corner of the site to retain the grade behind the existing historic garage and the deciduous clump of trees.

Staff finds that the proposed exterior changes to the non-historic improvements in the right-of-way and within the property will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.

2. ROOF

Currently, the original roof form is covered in a standing-seam metal roof that was installed by the City in 2009; heat tape was added in 2012. The applicant is proposing to remove the standing seam metal roof and install a new architectural grade shingle roof. The wood framing on the interior of the roof will remain; however, the structure will be upgraded by sistering the existing wood members with new wood members.

Staff finds that the proposed material deconstruction is required for the rehabilitation of the historic house. The areas to be replaced with asphalt shingles are highlighted in red below.



The applicant is also proposing to construct two shed dormers on the east (rear) elevation of the house in order to provide additional living space in the attic. The Design Guidelines permit the construction of new dormers and other new roof features so long as they are visually minimized when viewed from the primary public right-of-way on Woodside Avenue. Staff finds that the construction of new dormers on the rear elevation of the building will make them nearly invisible from the primary public rights-of-way. Further, the dormers will be constructed below the ridge of the original roof form to further conceal their visibility and maintain the original roof form.

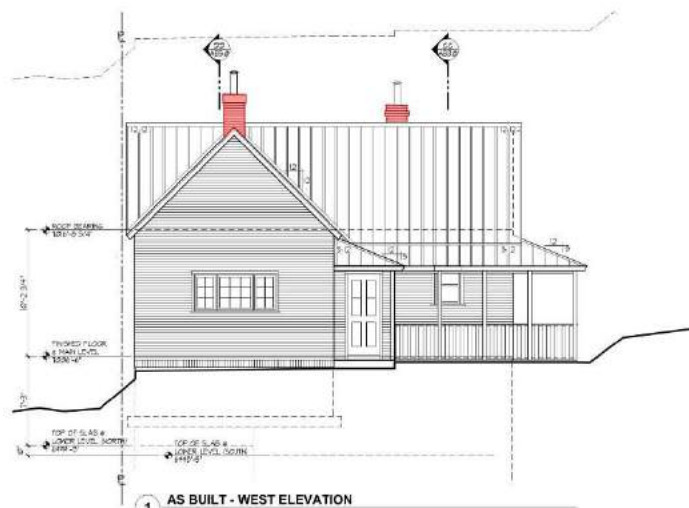
Staff finds that the proposed changes will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site. The proposed dormers are highlighted in blue below.



3. CHIMNEY

There are two existing brick chimneys on the house. The first is on the east-west cross gable where the hall-parlor form meets the stem wing. The second chimney is on the east (rear) elevation of the house. Both chimneys show signs of damaged bricks and mortar deterioration. The applicant is proposing to reconstruct chimney #1 as a faux chimney in its original location and utilizing its existing bricks. Chimney #2 will be demolished; however, this chimney is located on the rear elevation of the structure.

Staff finds that the proposed material deconstruction of Chimney #1 is necessary for the restoration and reconstruction of the chimney. The proposed demolition of Chimney #2 will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work. Staff finds that while Chimney #1 is an important architectural feature of the façade, Chimney #2 was always meant to be hidden behind the façade of the house and serve as a secondary chimney; it does not contribute to the overall historic form of the house as it was always meant to be secondary and not visible from the façade.



4. EXTERIOR WALLS

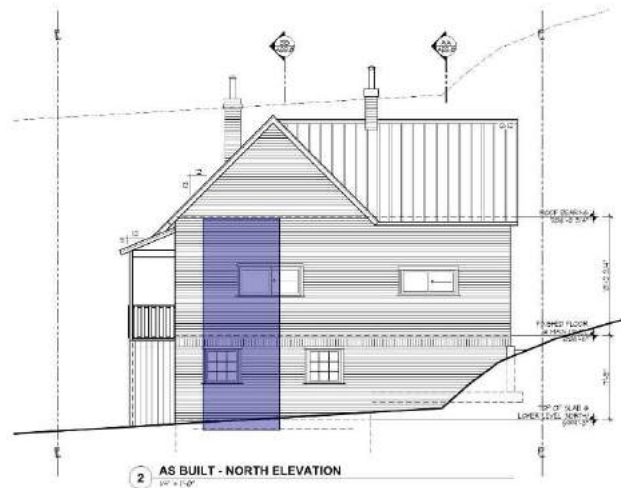
The exterior walls are covered with asbestos Bricktex siding that was likely added c.1940 when low-maintenance siding became popular. The historic drop-novelty siding exists beneath the Bricktex siding; however, it is unclear how much of the siding is salvageable. Staff finds that the removal of the Bricktex is necessary for the restoration of the historic house. As the condition of this wood siding is unknown, staff recommends adding Condition of Approval #3:

#3. Following removal of the non-historic Bricktex siding, the applicant shall update his Historic Preservation Plan with a conditions report of the original wood siding. Deteriorated or damaged historic wood siding shall be repaired rather than replaced. Where the severity of the deterioration or material defects requires replacement, the applicant shall demonstrate the severity of the deterioration to the Historic Preservation Planner for approval of its replacement in-kind.

Staff finds that the proposed work is necessary to restore the original wood siding.



On the north elevation of the house, the applicant will be removing approximately 4.5 feet in length of the wall including 2 windows to accommodate the transition element to the new addition. The proposed transition element is small in scale and has a minimal impact on the side of the house. Staff finds that the removal of this historic material is necessary in order to rehabilitate the building and construct the new addition.



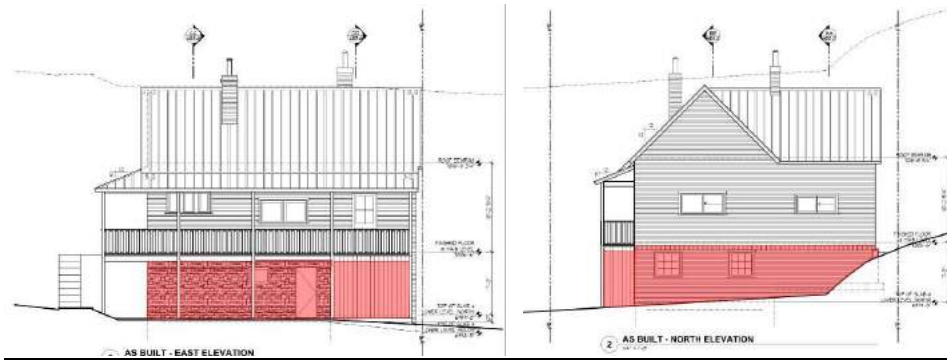
It is unknown what the existing wall framing consists of. It is likely that the original hall-parlor form on the south half of the building consists of single-wall construction; however, it is possible that the north half of the structure has framed walls. The applicant will determine the type of structure when interior demolition is completed. The applicant intends to preserve the existing wall framing on the interior, but sister it with new wood members for additional structural stability. This work will not impact the exterior of the structure.

5. FOUNDATION

The foundation appears to have been constructed in two parts, supporting the theory that there was no foundation beneath the north addition prior to 1900 and that the foundation was constructed after the livery was removed c.1927. This is substantiated by the use of a stacked sandstone foundation on the south side of the house, beneath the original hall-parlor form. The north side has a cement block foundation, and cement block would have been readily available in the 1920s.

The applicant is proposing to remove the existing foundation and replace it with a new poured concrete foundation. The house will be temporarily lifted and then set on a new foundation. The house will be raised a total of two feet (2'), consistent with the maximum permitted by the Design Guidelines. The condition of the existing stacked stone may allow it to be salvaged and reused as a veneer on the new foundation. The applicant anticipates that they will have a better idea of the condition of the stone once they begin their interior demolition. The basement addition is highlighted in red below, and staff has added Condition of Approval #4 to address this:

#4. The applicant shall work with the Historic Preservation Planner to determine whether or not the stone on the foundation of the historic house can be salvaged and reused as a veneer for the new foundation. If the material is found to be in such poor condition that it cannot be salvaged, the applicant shall replace shall reconstruct the foundation with a stacked stone veneer matching the original in design, dimension, texture, material, and finish.



Staff finds that the proposed work of adding a new foundation is necessary for the rehabilitation of the historic house.

6. PORCH

The existing wood frame porch wraps around the west façade, south elevation, and east (rear) elevations of the building. From the Sanborn Fire Insurance Maps, we know this wrap-around configuration appeared after 1907 when the livery was demolished and the house at 703 Park Avenue was replaced, creating further separation between the two buildings. The existing posts may be original; however, the railings were likely added after 1950 to replace the original railings. The porch floor consists of concrete and 1x wood flooring.

The applicant proposes to brace the existing porch roof and temporarily lift it with the house when the foundation is poured. The applicant will evaluate the existing roof framing and repair and replace the structural members as needed. The applicant anticipates constructing a new wood porch floor once the house is set on its new foundation.

Staff finds that the proposed work is necessary in order to rehabilitate the historic house and restore the porch to its c.1907-1920 appearance.



7. DOORS

The applicant's Physical Conditions Report notes that there are seven total historic wood doors on the house.

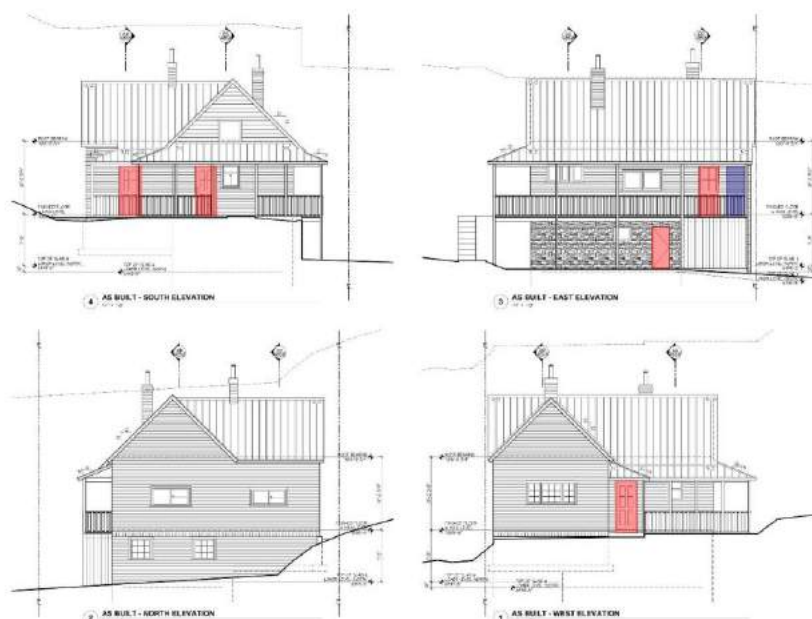
The applicant proposes to create faux doors on the south and west elevation as these doors will no longer be the primary entrance to the building. On the east (rear) elevation, the applicant proposes to remove an existing door which has been permanently closed and install a new door to the north. The door on the basement level will also be removed. It is unclear if these doors are historic to the house or if they have been added over time; however, the three 1-3/8" doors are historic. The applicant finds that it would be better for the building envelope if it could be replaced; however, staff finds that it would be better to restore the existing door and reuse it. Specific Design Guideline B.4.2 says that new doors should be allowed only if the historic door cannot be repaired. Replacement doors should exactly match the historic door in size, material, profile, and style.

Staff recommends adding the following Condition of Approval #5 should the HPB agree with staff's determination:

#5. The historic door openings, doors, and door surrounds visible from the Woodside Avenue right-of-way shall be maintained and preserved.

HPB Discussion Requested.

Staff finds that the proposal is necessary to rehabilitate the house. The proposed changes to the door configuration on the east (rear) elevation will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work. These changes will not be visible from the primary rights-of-way as they are at the back of the house.



8. WINDOWS

The window openings seen today were likely introduced in the 1920s in an effort to introduce more contemporary bungalow-inspired elements into the house. Any traces of original window openings are likely concealed beneath the Bricktex siding and the dry-wall and panelled interior walls. The windows are in varying degrees of poor condition with evidence of broken glass panes, wood rot, boarded window openings, and a missing window at the attic level.

The applicant is choosing to bring the house back to its early twentieth century, folk Victorian appearance. They anticipate uncovering a pair of double-hung window openings on the west (front) façade of the stemwing. They also anticipate removing the existing basement windows and installing a new, larger basement window on the east (rear) elevation. The applicant will also install a new window at the attic level, but maintain the attic door to the side so it appears open. Other windows will be modified on the north elevation, where the addition will attach to the historic house.

Staff finds that the window alterations on the façade of the house are largely dependent on the results of the interior demolition. The applicant anticipates completing the interior demolition over the winter and spring. Staff recommends adding Condition of Approval #6 to address this:

#6. Following removal of the non-historic Bricktex siding, the applicant shall update his Historic Preservation Plan with a conditions report detailing the locations of original window openings. The applicant shall base any window modifications on the façade (west elevation) or secondary facades (north and south elevations) that will be visible from the Woodside Avenue right-of-way on physical, measured evidence uncovered during the demolition process. Planning staff shall review and approve the updated window configuration based on this new physical evidence.

Staff finds that the proposed changes to the existing window configuration are necessary to rehabilitate the historic house. Any modifications to the original and/or existing window configuration on the east (rear) elevation will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work. These changes will not be visible from the primary rights-of-way as they are at the back of the house.

Staff has highlighted the existing windows to be replaced in red and new window openings in blue.



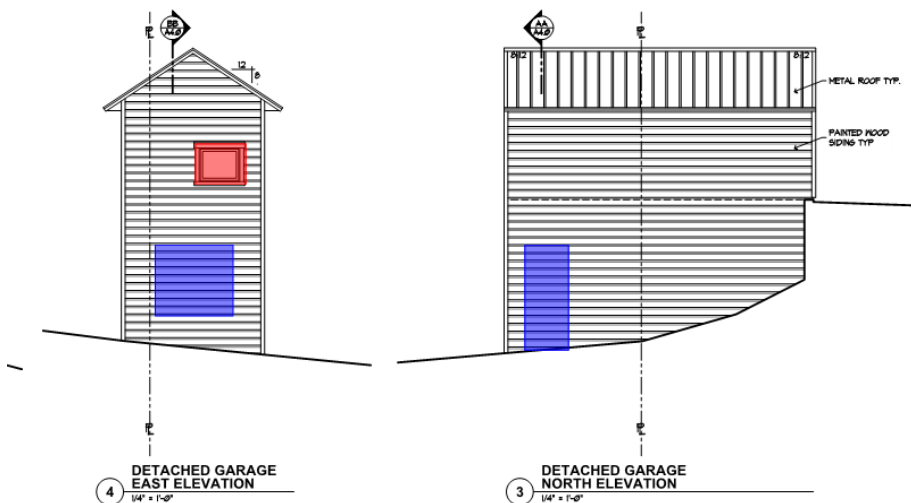
Garage

The garage was designated —“Significant” on the Historic Sites Inventory and is in overall good shape. It is a wood frame structure with no foundation; however, it does have framed walls and roof with plywood sheathing. The applicant intends to maintain the existing structure and place it on a new foundation. Because of the dramatic grade change at the back of the building, the applicant anticipates temporarily relocating the building on site in order to pour a new foundation; the building will then be set back on its new foundation.

Staff finds that the proposed work is required for the renovation of the garage. The applicant’s proposal to temporarily relocate the structure will mitigate to the greatest extent practical and impact to the historical importance of other structures located on the property and on adjacent parcels.

The applicant also proposes to remove an existing window on the east (rear) elevation of the garage and construct a new window opening. This area is on the back of the building, is not visible from the right-of-way, and the new window opening is largely below grade. Additionally, the applicant will construct a new service door on the east half of the garage’s north (side) elevation. New openings are shown in blue. The window to be removed is highlighted in red.

Staff finds that the proposed changes will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.



Recommendation:

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve the material deconstruction of non-historic and non-contributory materials at 664 Woodside Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval. This site is listed as Significant on the City's Historic Sites Inventory (HSI).

Finding of Fact:

1. The property is located at 664 Woodside Avenue.
2. The site is designated as Significant on the Historic Sites Inventory.
3. Based on Sanborn Fire Insurance map analysis, the house was likely constructed c.1885 by Caroline K. Snyder. After her death, her son Frank Snyder constructed a gable addition to the north, converting the house from a hall-parlor to a cross-wing or a T-Cottage by Addition. It is unknown whether the original one-story dwelling depicted in the 1889 Sanborn map was demolished and replaced by a cross-wing house in 1900 or if the cross-wing form was created by an addition.
4. The "T-Cottage by addition" was created by adding a cross-wing to one end of the rectangular cabin. The T-shape or cross-wing cottage was a popular house form in Park City during the 1880s and 1890s.
5. By 1929, the porch was extended to wrap-around to the east (rear) elevation of the structure and a new concrete block foundation was constructed along the north elevation.
6. The house remained largely unchanged in the 1941 Sanborn Map.
7. On September 7, 2016, the Planning Department received a Historic District Design Review (HDDR) application for the renovation of the historic house and construction of an addition to its north; the application was deemed complete on September 26, 2016. The HDDR application is still under review by the Planning Department. The applicant is proposing to remove a c. 2009 wooden staircase constructed by the City, stone retaining walls, non-historic fences, a boulder retaining wall associated with a Water Department drainage pipe, and additional improvements that are located in the Woodside Avenue right-of-way as well as a concrete retaining wall

along the east property line, shared with High West. The proposed exterior changes to the non-historic improvements in the right-of-way and within the property will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.

8. Currently, the original roof form is covered in a standing-seam metal roof that was installed by the City in 2009; heat tape was added in 2012. The applicant is proposing to remove the standing seam metal roof and install a new architectural grade shingle roof. The proposed material deconstruction is required for the rehabilitation of the historic house.
9. The applicant is also proposing to construct two shed dormers on the east (rear) elevation of the house in order to provide additional living space in the attic. The proposed changes will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site.
10. There are two existing brick chimneys on the house. The first is on the east-west cross gable where the hall-parlor form meets the stem wing. The second chimney is on the east (rear) elevation of the house. Both chimneys show signs of damaged bricks and mortar deterioration.
11. The applicant is proposing to reconstruct chimney #1 as a faux chimney in its original location and utilizing its existing bricks. The proposed material deconstruction of Chimney #1 is necessary for the restoration and reconstruction of the chimney.
12. Chimney #2 will be demolished. The proposed demolition of Chimney #2 will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.
The exterior walls are covered with asbestos Bricktex siding that was likely added c.1940 when low-maintenance siding became popular. The historic drop-novelty siding exists beneath the Bricktex siding; however, it is unclear how much of the siding is salvageable. The proposed work is necessary to restore the original wood siding.
13. On the north elevation of the house, the applicant will be removing approximately 4.5 feet in length of the wall to accommodate the transition element to the new addition. The removal of this historic material is necessary in order to rehabilitate the building and construct the new addition.
14. The foundation appears to have been constructed in two parts, supporting the theory that there was no foundation beneath the north addition prior to 1900 and that the foundation was constructed after the livery was removed c.1927. This is substantiated by the use of a stacked sandstone foundation on the south side of the house, beneath the original hall-parlor form. The north side has a cement block foundation, and cement block would have been readily available in the 1920s. The proposed work of adding a new foundation is necessary for the rehabilitation of the historic house.
15. The existing posts may be original; however, the railings were likely added after 1950 to replace the original railings. The porch floor consists of concrete and 1x wood flooring. The applicant proposes to brace the existing porch roof and temporarily lift it with the house when the foundation is poured. The applicant will

evaluate the existing roof framing and repair and replace the structural members as needed. The applicant anticipates constructing a new wood porch floor once the house is set on its new foundation. The proposed work is necessary in order to rehabilitate the historic house and restore the porch to its c.1907-1920 appearance.

16. The applicant's Physical Conditions Report notes that there are seven total historic wood doors on the house. The applicant proposes to create faux doors on the south and west elevation as these doors will no longer be the primary entrance to the building. On the east (rear) elevation, the applicant proposes to remove an existing door which has been permanently closed and install a new door to the north. The door on the basement level will also be removed. It is unclear if these doors are historic to the house or if they have been added over time. The proposal is necessary to rehabilitate the house.
17. The window openings seen today were likely introduced in the 1920s in an effort to introduce more contemporary bungalow-inspired elements into the house. Any traces of original window openings are likely concealed beneath the Bricktex siding and the dry-wall and panelled interior walls. The windows are in varying degrees of poor condition with evidence of broken glass panes, wood rot, boarded window openings, and a missing window at the attic level. The proposed changes to the existing window configuration are necessary to rehabilitate the historic house. Any modifications to the original and/or existing window configuration on the east (rear) elevation will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.
18. The garage was designated "Significant" on the Historic Sites Inventory and is in overall good shape. It is a wood frame structure with no foundation; however, it does have framed walls and roof with plywood sheathing. The applicant intends to maintain the existing structure and place it on a new foundation. The proposed work is required for the renovation of the garage. The applicant's proposal to temporarily relocate the structure will mitigate to the greatest extent practical and impact to the historical importance of other structures located on the property and on adjacent parcels.
19. The applicant also proposes to remove an existing window on the east (rear) elevation of the garage and construct a new window opening and construct a new service door on the east half of the garage's north (side) elevation. The proposed changes will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to the HR-M District and regarding historic structure deconstruction and reconstruction.

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on November 16, 2016. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.

2. Where the historic exterior materials cannot be repaired, they will be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to replacement, the applicant shall demonstrate to the Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.
3. Following removal of the non-historic Bricktex siding, the applicant shall update his Historic Preservation Plan with a conditions report of the original wood siding. Deteriorated or damaged historic wood siding shall be repaired rather than replaced. Where the severity of the deterioration or material defects requires replacement, the applicant shall demonstrate the severity of the deterioration to the Historic Preservation Planner for approval of its replacement in-kind.
4. The applicant shall work with the Historic Preservation Planner to determine whether or not the stone on the foundation of the historic house can be salvaged and reused as a veneer for the new foundation. If the material is found to be in such poor condition that it cannot be salvaged, the applicant shall replace shall reconstruct the foundation with a stacked stone veneer matching the original in design, dimension, texture, material, and finish.
5. The historic door openings, doors, and door surrounds visible from the Woodside Avenue right-of-way shall be maintained and preserved.
6. Following removal of the non-historic Bricktex siding, the applicant shall update his Historic Preservation Plan with a conditions report detailing the locations of original window openings. The applicant shall base any window modifications on the façade (west elevation) or secondary facades (north and south elevations) that will be visible from the Woodside Avenue right-of-way on physical, measured evidence uncovered during the demolition process. Planning staff shall review and approve the updated window configuration based on this new physical evidence.
7. The applicant shall update the façade easement to reflect the conditions of the historic house following the rehabilitation to the satisfaction of the grantee. The updated façade easement shall be recorded at the Summit County Recorder's Office.

Exhibits:

- Exhibit A – HPB Checklist for Material Deconstruction
- Exhibit B – Historic Sites Inventory Form
- Exhibit C – Updated Plans, dated November 16, 2016
- Exhibit D – Physical Conditions Report
- Exhibit E – Historic Preservation Plan
- Exhibit F – Façade Easement

Exhibit A

Historic Preservation Board Material Deconstruction Review Checklist:

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

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 664 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: NGS-2-X

Current Owner Name: Park City Redevelopment Agency Parent Parcel(s): PC-103, PC-104 & SA-2-3-A-X

Current Owner Address: PO Box 1480, Park City, UT 84060-1480

Legal Description (include acreage): 0.06 acres; LOT 2 NATIONAL GARAGE SUBDIVISION.

2 STATUS/USE

Property Category

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

Evaluation*

- ☐ Landmark Site
☒ Significant Site
☐ Not Historic

Reconstruction

- Date:
 Permit #:
☐ Full ☐ Partial

Use

- Original Use: Residential
 Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

- ☒ tax photo:
☒ prints:
☐ historic: c.

Drawings and Plans

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

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

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

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

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: T/L Cottage

No. Stories: 1

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

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

General Condition of Exterior Materials:

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

☐ 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: House sits below roadway of Woodside Avenue directly behind the house at 703 Park Avenue.

Foundation: Partial concrete.

Walls: Brick-tech covers most of the house, but in the north gable end wood drop siding is evident. The dropped hipped roof wrap around porch is supported by simple square posts and has a simple picket-type rail.

Roof: The cross-wing roof form is sheathed in standing seam metal material

Windows: Ribbon of three multi-pane casement units, square casement, rectangular casement and double-hung.

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The frame house has been significantly altered. The 1907 Sanborn Insurance map indicates the house was attached to an adjacent two-story extension to a livery building that faced Park Avenue. The porch, which was originally (Sanborn Map) was inset into the west L, but was extended around the house and along the east façade by c. 1940 when the tax photo was taken. The house has been covered with brick-tech sheets and obscures the siding beneath. The roof has not been altered, but the roofing material obstructs the juncture between the original porch and the roof. On the west elevation, the porch appears to be a dropped hipped roof porch, but appears now as an extended shed roof porch. The changes are significant and diminish the site's original character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has been minimally altered over time. The original commercial buildings constructed to the north have been removed, but the site remains largely unchanged on the east, south and west. An accessory building is located in the southwest corner of the site.

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

Feeling (Describe the property's historic character.): Despite the brick-tech sheets and metal roofing material, the physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

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

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

5 SIGNIFICANCE

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

Date of Construction: c. 1905

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

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

1. Historic Era:

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

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.¹

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

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

6 PHOTOS

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

Photo No. 1: West elevation. Camera facing east, 2008.

Photo No. 2: Southwest oblique. Camera facing northeast, 2008.

Photo No. 3: North elevation. Camera facing south, 2008.

Photo No. 4: West elevation. Camera facing east, 2006.

Photo No. 5: Southwest oblique. Camera facing northeast, 2006.

Photo No. 6: Southwest oblique. Camera facing northeast, 1995

Photo No. 7: Southeast oblique. Camera facing northwest, tax photo.

Photo No. 7-11: Various directions and including the accessory building, c. 2006.

Photo No. 12-14: Accessory building, 2008.

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

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

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

Kind of Building _____ Street No. _____

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

Stories	Dimensions		Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x	x		702	\$	\$ 2062
	x	x			\$	\$
	x	x			\$	\$

No. of Rooms 4 Condition 2000

Description of Building	Add	Deduct
Foundation—Stone <u>✓</u> Conc. <u>✓</u> None <u>✓</u>		130
Ext. Walls <u>2000</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>2000</u> Mat. <u>2000</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>351 @ 1.00</u>	206	
Rear _____ @ _____		
Cellar—Basm't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>2000</u>	250	115
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— <u>Class</u> _____ <u>Tub</u> _____ <u>Trays</u> _____ Basin _____ Sink _____ Toilet _____ Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____		105
Heat—Stove <u>H. A.</u> _____ <u>Steam</u> _____ <u>S.</u> _____ <u>Blr.</u> _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— <u>Hd. Wd.</u> _____ Floors— <u>Hd. Wd.</u> _____ <u>Fir.</u> _____ <u>Conc.</u> _____		125
Cabinets _____ Mantels _____		
Tile— <u>Walls</u> _____ <u>Wainscot.</u> _____ <u>Floors</u> _____		
Lighting—Lamp _____ Drops _____ Fix. _____		
<u>Windows & Doors</u> _____		
	162	471

Total Additions and Deductions

Net Additions or Deductions _____ \$ _____

Age 51 Yrs. by Est. Owner Tenant Neighbors Records REPRODUCTION VALUE 64/26 \$ 2053
Depr. 1-2-3-4-5-6 _____ %
Reproduction Val. Minus Depr. _____ \$ 731

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ %

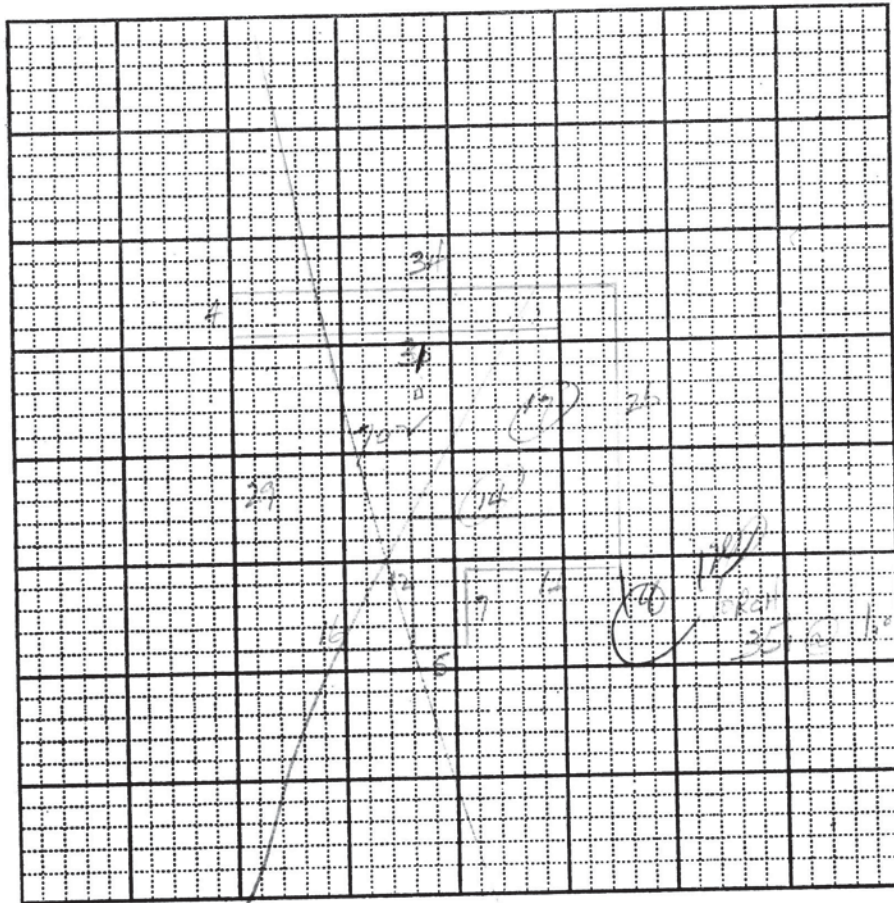
Garage—S 8 C 1 Depr. 2% 3% _____ Obsolescence _____ \$

Cars _____ Walls _____ Out Bldgs. _____ \$

Roof _____ Size 10 x 22 Age 20 _____ \$

Floor _____ Cost 113 Depreciated Value Garage _____ \$ 38

Remarks _____ Total Building Value _____ \$ 777

[illegible]

Serial No. 16111

882-4773

Location Ralph EricksonKind of Bldg. ResSt. No. 664 Wood StClass 43

Type 1 2 3 4. Cost \$

X %

Stories	Dimensions		Cu. Ft.	Sq. Ft.	Factor	Totals
1	x	x		702		\$ 1751
	x	x				
	x	x				

Gar.—Carport

x

Flr.

Walls

Cl.

Description of Buildings

Additions

Foundation—Stone 1/2 Conc. 1/2 None 1/2Ext. Walls BrickInsulation—Floors Walls Clgs. 6 inRoof Type Gable Mtl. AluDormers—Small Med. Large 1Bays—Small Med. Large 1Porches—Front 351 @ 120 351Rear @Porch @Metal Awnings Mtl. RailBasement Entr. @Planters @Cellar-Bsmt. — 1/4 1/2 3/4 Full Floor 226Bsmt. Apt. Rooms Fin. Unfin. 120Attic Rooms Fin. Unfin.

Plumbing { Class 1 Tub 1 Trays 1
 Basin 1 Sink 1 Toilet 1
 Wtr. Sfr. Shr. St. O.T. 260
 Dishwasher Garbage Disp.

Built-in Appliances

Heat—Stove X H.A. Steam Stkr. Blr.Oil Gas Coal X Pipeless Radiant

Air Cond.

Finish—Fir v Hd. Wd. 1Floor—Fir v Hd. Wd. OtherCabinets 1 Mantels 1Tile—Walls Wainseot Floors 1Storm Sash—Wood D. S.; Metal D. S.Total Additions 903

Year Built	Avg. Age <u>59</u>	Current Value	\$ <u>2654</u>
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Bldg. Value	Commission Adj.	%
Remodel Year	Est. Cost	Depr. Col. <u>1</u> 2 3 4 5 6 <u>30</u> %	
		Current Value Minus Depr.	\$ <u>796</u>
Garage—Class <u>1</u>	Depr. 2% 3%	Carport—Factor	
Cars <u>1</u>	Floor <u>Wd</u> Walls <u>Wd</u> Roof <u>Wd</u> Doors <u>1</u>		
Size— <u>10</u> x <u>20</u>	Age <u>2001</u>	Cost <u>134</u> x <u>30</u> %	<u>40</u>
Other			

PC 104
Serial Number

OF
Card Number

Owners Name _____

Location _____

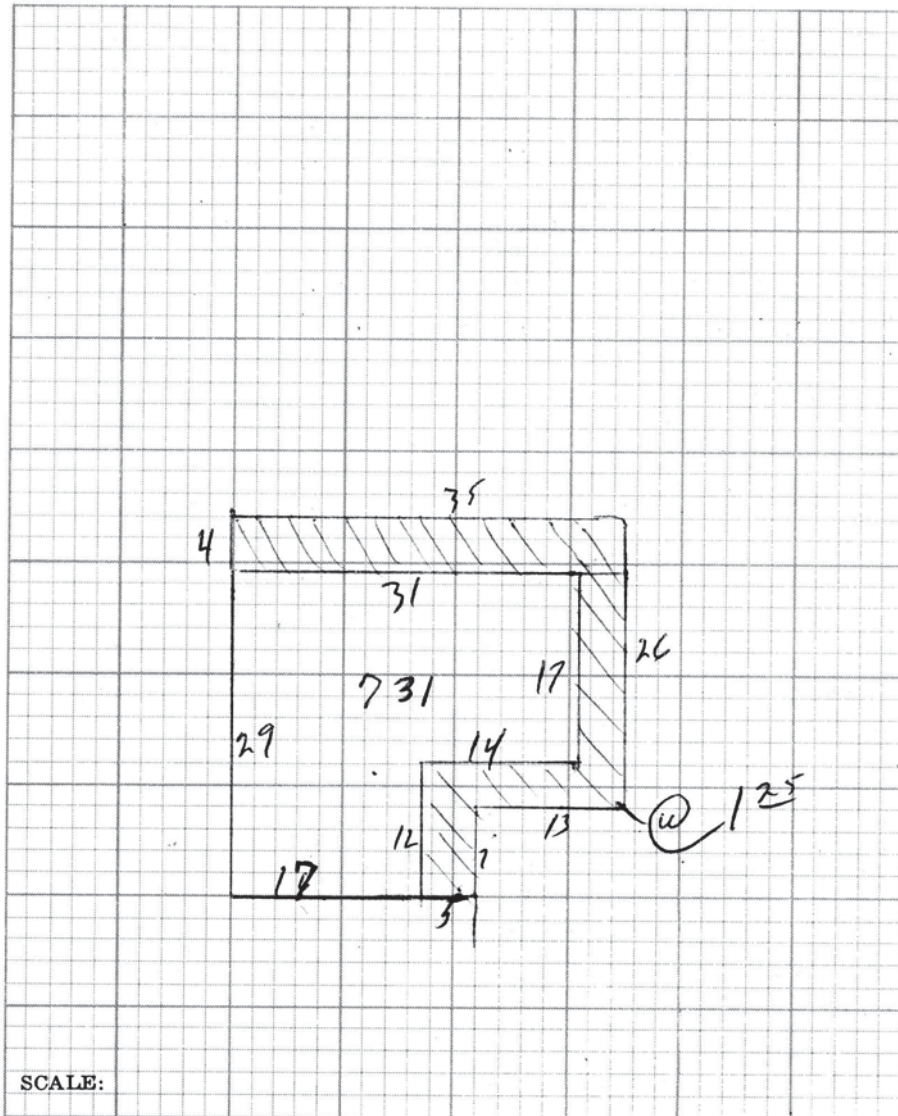
Kind of Bldg. Rm St. No. 664 Woodside

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

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	731		\$ 3294	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills _____		
Ext. Walls _____		
Roof Type <u>Gut</u> Mtl. _____		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>320</u> @ <u>120</u>	384	
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar—Bsmt. — $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{2}{3}$ $\frac{3}{4}$ Full <u>X</u> Floor <u>Dirt</u>	80	
Bsmt. Gar. _____		
Basement—Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing { Class <u>1</u> Tub. <u>1</u> Trays _____ Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____	550	
Heat—Stove <u>X</u> H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____		
Oil _____ Gas _____ Coal <u>X</u> Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <u>✓</u> Hd. Wd. _____ Panel _____		
Floor—Fir. <u>✓</u> Hd. Wd _____ Other _____		
Cabinets <u>✓</u> Mantels. _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		
Total Additions	1012	
Year Built <u>1898</u> Avg. <u>1898</u> Replacement Cost	1308	
Age <u>2</u> Obsolescence		
Phone _____ Owner—Tenant— Inf. by { Neighbor—Record—Est. Adj. Bld. Value		
Conv. Factor	4.5	
Replacement Cost—1940 Base		
Depreciation Column 1 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side	161	
Total Building Value	\$	



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

Garage — Class 1 Depr. 2% 3% _____

Cars 1 Floor wood Walls sid Roof shg Doors _____

Size 10 x 20 Age 70+ Cost 243 x 47% _____

1940 Base Cost _____ x 90 % Depr. 61 _____

Total _____

REMARKS _____

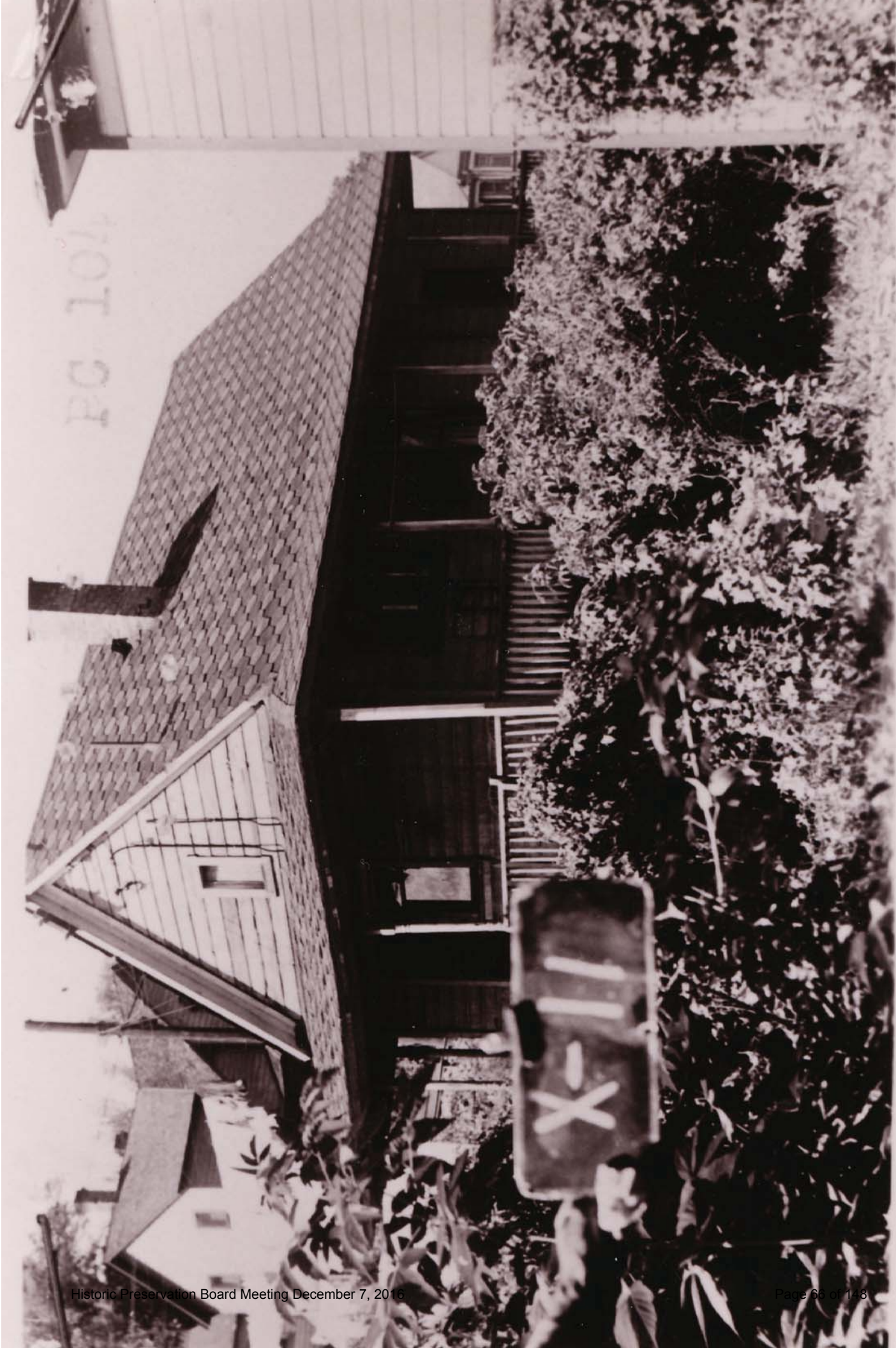
George Allan & Ralph G Erickson PC-104
235 West 2nd South OWD148-SWD-
Tooele Ut 84074 50 VWD345-3AMi597
M9-302-303 Out

(Serial No.-Owner-Add.-Desc. of Property)

Lots 21 & 22 Blk 6 Park City Survey. &
Part of ~~lot 20~~ being desc. as Beg. at
pt. on E line Woodside Ave at SW cor
Lot 22, Blk 6, Park City run th. N
23°38' W alg sd E line 53.66 ft. N.

31°48' W alg sd E line 4.53 ft, N.
58°41'10" E. 40.94 ft, S. 28°50' E
alg sd E line Lots 20, 21 & 22, 64.4
ft to SE cor Lot 22, th S. 66°54' W.
alg S. line Lot 22, 45.5 ft to base.

Historic Preservation Board Meeting December 7, 2016



PG 1014



















GARRETSON RESIDENCE
HISTORIC RENOVATION AND ADDITION
664 WOODSIDE AVENUE, PARK CITY, UT 84060
HISTORIC DISTRICT DESIGN REVIEW SET

CONSULTANTS

ARCHITECTURAL
JONATHAN DEGRAY
P.O. BOX 1674
614 MAIN STREET SUITE 302
PARK CITY, UTAH 84060
TEL. (435) 649-7263
FAX. (435) 649-7263
EMAIL: degrayarch@qwestoffice.net

LEGEND

	BRICK & STONE		ROOM NAME & NUMBER
	EARTH		FLOOR, POINT ELEV.
	CONCRETE		CENTERLINE
	CONCRETE MASONRY UNIT		ROUND DIA.
	STEEL (LARGE SCALE)		CHANNEL
	RIGID INSULATION		ANGLE
	ROUGH WOOD		DETAIL
	BLOCKING		SECTION CUT, DETAIL
	ALUMINUM (LARGE SCALE)		BUILDING SECTION
	GRAVEL		KEYED NOTES
	FINISHED WOOD		WINDOW TYPE
	BATT OR BLOWN INSULATION		DOOR NUMBER
	PLASTER, SAND, GROUT, MORTAR		REINISION
	STEEL (SMALL SCALE)		INTERIOR WALL ELEV.
	BITUMINOUS PAVING		WALL TYPE
	PLYWOOD		
	GYPNUM BOARD		

1401

APPLICABLE CODES	
2015 IRC	2015 IRC
2015 IPC	2015 IMC
2015 NEC	2015 SEC
2015 IECC	2015 IFC
OCCUPANCY: R-3	
CONSTRUCTION TYPE: VB	
BUILDING TO BE SPRINKLED:	
CONTRACTOR TO PROVIDE APPROVALS PRIOR TO INSTALLATION.	
BACKFLOW PREVENTERS (TOTAL)	
1. FLOW SPRINKLER SYSTEM	
2. BOILER	
3. FIRE SPRINKLER SYSTEM	

CODE ANALYSIS

AREA SQUARE FOOT CALCULATIONS				
	EXISTING	NEW	TOTAL	REMODEL
LOWER LEVEL	-	1600	1600	-
MAIN LEVEL	710	1607	2317	710
UPPER LEVEL	-	823	823	-
TOTAL LIVING SPACE	710	4030	4740	710
ALLOWABLE LIVING SPACE				
GARAGE & STORAGE	-	554	554	-
OFFICE	252	-	252	-
DETACHED GARAGE	232	-	232	232
FOOTPRINT	654	1628	2472	
ALLOWABLE FOOTPRINT			2684	
LOT AREA	6729			
LOAD FENCE	-			
DISTURBED AREA				

INDEX TO DRAWINGS

#	SHEET #	COVER SHEET	SHEET DESCRIPTION
1	As		
2	1 OF 1	RECORD OF SURVEY AND TOPOGRAPHIC MAP	SURVEY
3	As B1.1	AS BUILT - LOWER & MAIN LEVEL FLOORPLANS & ROOF LEVEL PLAN	ARCHITECTURAL
4	As B2.0	AS BUILT - EXTERIOR ELEVATIONS	
5	As B3.0	AS BUILT - BUILDING SECTIONS	
6	As I.0	PROPOSED SITE PLAN	
7	As I.2	PROPOSED SITE PLAN	
8	As I.3	PROPOSED SITE PLAN	
9	As I.1	LOWER LEVEL FLOOR PLAN	
10	As I.2	MAIN LEVEL FLOOR PLAN	
11	As I.3	UPPER LEVEL FLOOR PLAN	
12	As I.4	ROOF LEVEL PLAN	
13	As I.9	EXTERIOR ELEVATIONS - WEST	
14	As I.1	EXTERIOR ELEVATIONS - EAST	
15	As I.2	EXTERIOR ELEVATIONS - SOUTH	
16	As I.3	EXTERIOR ELEVATIONS - DETACHED GARAGE	
17	As I.9	BUILDING SECTIONS	
18	As I.1	BUILDING SECTIONS	
19	As I.2	BUILDING SECTIONS	
20	As I.3	BUILDING SECTIONS	

ABBREVIATIONS

AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE	BF	BG	BH	BI	BJ	BK	BL	BM	BN	BO	BP	BQ	BR	BS	BT	BV	BW	BX	BY	BZ	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CZ	DA	DB	DC	DD	DE	DF	DG	DH	DI	DJ	DK	DL	DM	DN	DO	DP	DQ	DR	DS	DT	DV	DW	DX	DY	DZ	EA	EB	EC	ED	EE	EF	EG	EH	EI	EJ	EK	EL	EM	EN	EO	EP	EQ	ER	ES	ET	EU	EV	EW	EX	EY	EZ	FA	FB	FC	FD	FE	FF	FG	FH	FI	FJ	FK	FL	FM	FN	FO	FP	FQ	FR	FS	FT	FV	FW	FX	FY	FZ	GA	GB	GC	GD	GE	GF	GG	GH	GI	GJ	GK	GL	GM	GN	GO	GP	GQ	GR	GS	GT	GV	GW	GX	GY	GZ	HA	HB	HC	HD	HE	HF	HG	HH	HI	HJ	HK	HL	HM	HN	HO	HP	HQ	HR	HS	HT	HV	HW	HX	HY	HZ	IA	IB	IC	ID	IE	IF	IG	IH	II	IJ	IK	IL	IM	IN	IO	IP	IQ	IR	IS	IT	IV	IW	IX	IY	IZ	JA	JB	JC	JD	JE	JF	JG	JH	JI	JJ	JK	JL	JM	JN	JO	JP	JQ	JR	JS	JT	JV	JW	JX	JY	JZ	KA	KB	KC	KD	KE	KF	KG	KH	KI	KJ	KK	KL	KM	KN	KO	KP	KQ	KR	KS	KT	KV	KW	KX	KY	KZ	LA	LB	LC	LD	LE	LF	LG	LH	LI	LJ	LK	LM	LN	LO	LP	LQ	LR	LS	LT	LV	LW	LX	LY	LZ	MA	MB	MC	MD	ME	MF	MG	MH	MI	MJ	MK	ML	MM	MN	MO	MP	MQ	MR	MS	MT	MV	MW	MX	MY	MZ	NA	NB	NC	ND	NE	NF	NG	NH	NI	NJ	NK	NL	NO	NP	NQ	NR	NS	NT	NV	NW	NX	NY	NZ	OA	OB	OC	OD	OE	OF	OG	OH	OI	OJ	OK	OL	OM	ON	OO	OP	OQ	OR	OS	OT	OV	OW	OX	OY	OZ	PA	PB	PC	PD	PE	PF	PG	PH	PI	PJ	PK	PL	PM	PN	PO	PQ	PR	PS	PT	PV	PW	PX	PY	PZ	QA	QB	QC	QD	QE	QF	QG	QH	QI	QJ	QK	QL	QM	QN	QO	QP	QQ	QR	QS	QT	QV	QW	QX	QY	QZ	RA	RB	RC	RD	RE	RF	RG	RH	RI	RJ	RK	RL	RM	RN	RO	RP	RQ	RR	RS	RT	RV	RW	RX	RY	RZ	SA	SB	SC	SD	SE	SF	SG	SH	SI	SJ	SK	SL	SM	SN	SO	SP	SQ	SR	SS	ST	SV	SW	SX	SY	SZ	TA	TB	TC	TD	TE	TF	TG	TH	TI	TJ	TK	TL	TM	TN	TO	TP	TQ	TR	TS	TV	TW	TX	TY	TZ	UA	UB	UC	UD	UE	UF	UG	UH	UI	UJ	UK	UL	UM	UN	UO	UP	UQ	UR	US	UT	UV	UW	UX	UY	UZ	VA	VB	VC	VD	VE	VF	VG	VH	VI	VJ	VK	VL	VM	VN	VO	VP	VQ	VR	VS	VT	VV	VW	VX	VY	VZ	WA	WB	WC	WD	WE	WF	WG	WH	WI	WJ	WK	WL	WM	WN	WO	WP	WQ	WR	WS	WT	WV	WW	WX	WY	WZ	XA	XB	XC	XD	XE	XF	YG	YH	YI	YJ	YK	YL	YM	YN	YO	YP	YQ	YR	YS	YT	YV	YW	YX	YY	YZ	ZA	ZB	ZC	ZD	ZE	ZF	ZG	ZH	ZI	ZJ	ZK	ZL	ZM	ZN	ZO	ZP	ZQ	ZR	ZS	ZT	ZV	ZW	ZX	ZY	ZZ
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GENERAL NOTES

1. THIS DESIGN IS AN ORIGINAL, UNPUBLISHED WORK, AND MAY NOT BE REPRODUCED, COPIED, REPRODUCED, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.
2. THESE SHEETS - LISTED BY DRAWING INDEX, ALL ACCOMPANYING - SPECIFICATIONS FOR MATERIALS, CONSTRUCTION, AND FINISHES, AND ANY OTHER INFORMATION REQUIRED FOR THE CONSTRUCTION AND FINISHES OF PROJECT, SHALL BE PROVIDED BY THE ARCHITECT/ENGINEER. NO IMPROVEMENTS, COMPLETE, AND READY FOR TENDENCY AND USE.
3. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS AND OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
4. ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
5. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN, DOCUMENTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE OF THE TWO STANDPOINT OF SAFETY AND PHYSICAL SCIENCE SHALL APPLY.
6. ANY INSTALLATION, FINISH, OR COMPONENT INTENDED TO PROVIDE ENCLOSURE, WEATHER APPEAL OR APPEARANCE QUALITY SHALL BE PRODUCED AS A REPRESENTATIVE SAMPLE PRIOR TO PROCEEDING WITH COMPLETION. WORK PERFORMED BY ARCHITECT/ENGINEER SHALL BE DONE AT THE RISK OF THE CONTRACTOR. A MINIMUM OF TWO (2) WORKING DAYS NOTICE SHALL BE GIVEN.
7. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL COMPLIANCE SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
8. BUILDING DESIGN IS GENERALLY PREDICTED UPON PROVISIONS OF THE 2017 CBC AND AMENDMENTS AS MAY HAVE BEEN LOCAL ENACTED. ALL REQUIREMENTS OF THE DESIGN SHALL BE ACCOMMODATED BY THIS DESIGN, AND ANY CONSEQUENT CONSTRUCTION.
9. ALL 24 H. GAS GAS SYSTEM AFTER SETS REQUIRE PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM.
10. ALL FIELD WELDING OF TIGHT WORK WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 105.6.11

NARRATIVE

1. Purpose requested by: Matt Gorratton.
2. Purpose of the survey: locate the deed description, improvements and topographic relief.
3. Date of the survey: October 8, 2015.
4. Basis of the survey: found property monuments as shown; records reviewed in the course of the survey. The Park City, Utah Monument Survey, National Garage Subdivision Plat, Record of Survey File No.'s S-641 & S-5625, "Map of Park City--Traced from the original map July 1927 by Caldwell & Richards Engineers", all from the Office of the Summit County Recorder, a chain of title for 664 Woodside Ave. by Coalition Title Agency, Inc., and Historic Site Forms for 703 Park Ave. & 664 Woodside Ave., from the Park City Municipal Corporation Web Site.
5. Location: Section 16, Township 2 S, South, Range 4 East, Salt Lake Base & Meridian
6. See the official plats of The Park City Survey, Snyder's Addition to Park City, Coalition West Subdivision and National Garage Subdivision for other possible easements, restrictions or setbacks.
7. The owner of the property should be aware of any items affecting the property that may appear in title records.
8. Elevation: The monument is located at 7025.29' on the street monument found at the intersection of 6th Street and Park Avenue, from the Monument Control Map of Park City by Bush, Gudgein, Inc.

DEED DESCRIPTIONS

Lot 2 of that certain plat entitled 'Coalition West Subdivision', which plat was filed in the office of the Recorder of the County of Summit, State of Utah on January 14, 2003 as Entry No.644585. Containing 4,146 square feet, more or less.

Lot 2, National Garage Subdivision, according to the official plat thereof, on file and of record in the Summit County Records Office. Containing 2,646 square feet, more or less.

Parcel PC-102: Beginning South 28°50' East 40 feet and South 68°52' West 75 feet from the Northeastly corner of Block 1, Shyers Addition to Park City, Utah, to the intersection of the line of the above-described line and the line of the South 68°52' West 40 feet and South 28°50' East 40 feet line, thence North 38°40' West 48 feet, thence East 29.8 feet, thence North 60°30' East 17.83 feet, thence South 28°50' East 40 feet, more or less, to the point of beginning, Being Lot 19, Block 6, Park City Survey and a portion of Block 1, Shyers Addition to Park City.

SURVEY DESCRIPTION

Parcel PC-102

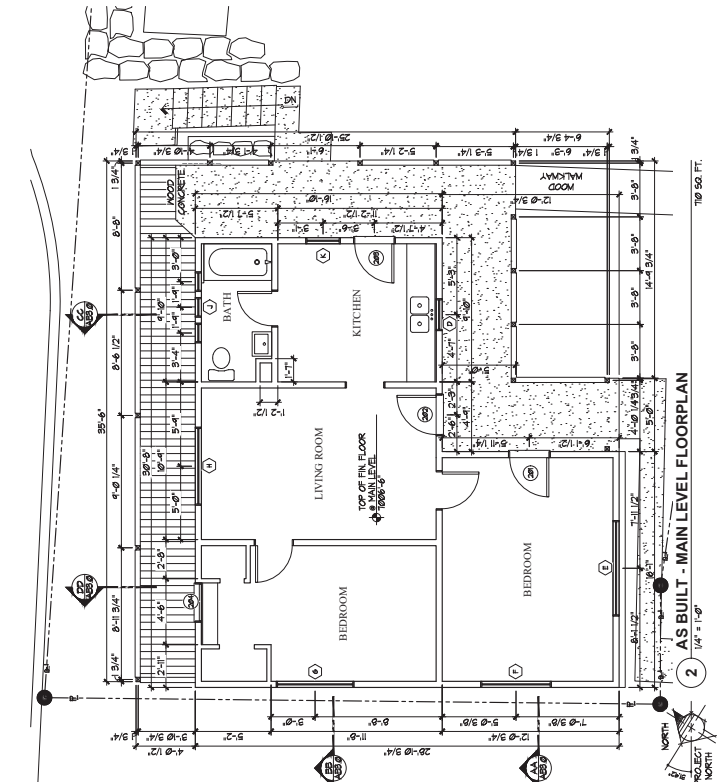
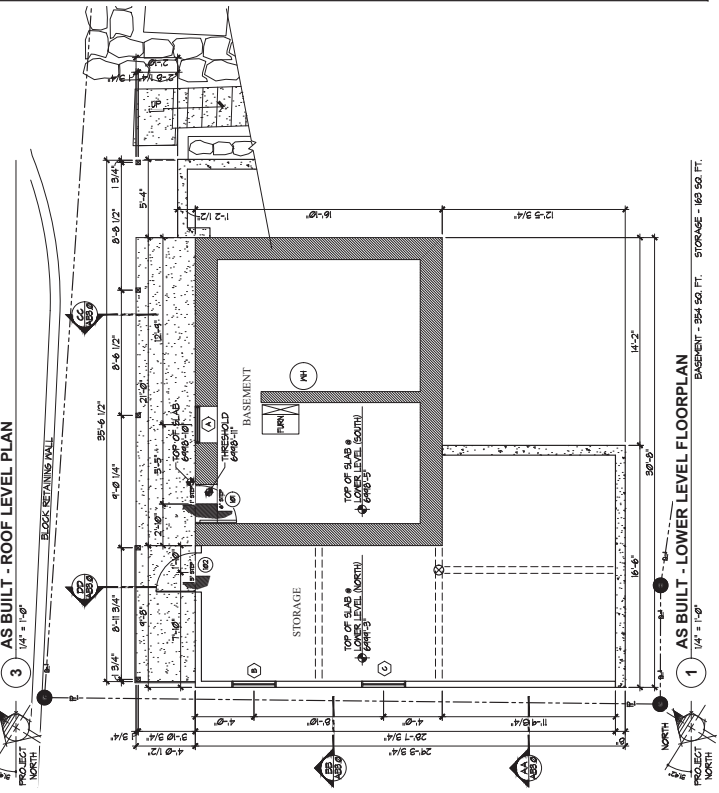
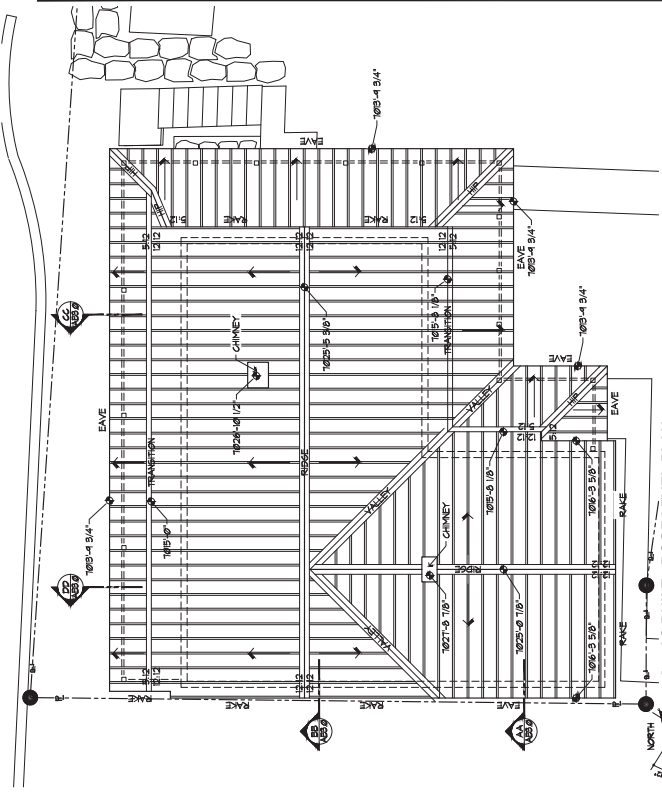
Beginning South, 71.04 feet and West, 45.03 feet from the Northeastly Corner of Lot "Block 1", Shyders Addition to Park City and running North 15° 30' 00" East, 119.49 feet to a point on the Eastern Right of Way of Woodside Avenue; thence North 31° 44' 30" West, along said right of way, 55.88 feet to the Southwest Corner of Lot 2, Coalition West Subdivision; thence North 59° 56' 30" East, along the Southerly line of said Lot 2, Coalition West Subdivision, 27.80 feet to an angle point of said Lot 2, Coalition West Subdivision; thence North 61° 13' 30" East, along said Southerly line of Lot 2, Coalition West Subdivision, 20.00 feet to a point on the extension of the Southwest Subdivision line of Lot 1, National Geographic Society Subdivision; thence South 60° 00' 00" East, along the Southerly line of Lot 1, National Geographic Society Subdivision and the extension thereof, 45.59 feet to the point of beginning, containing 1,337 square feet, more or less.

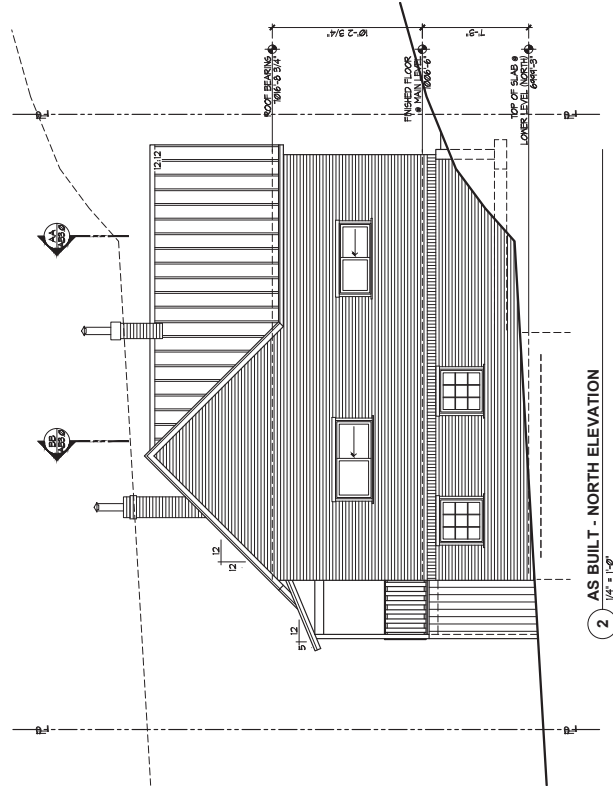
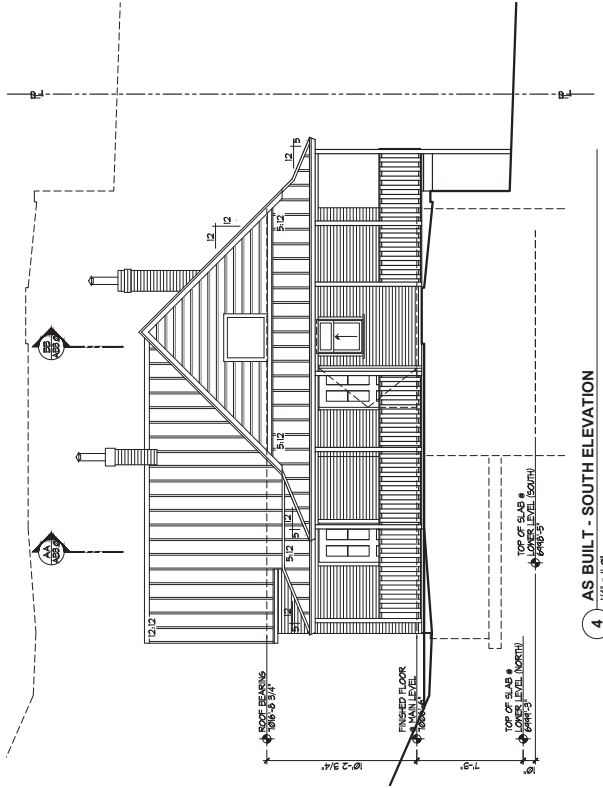
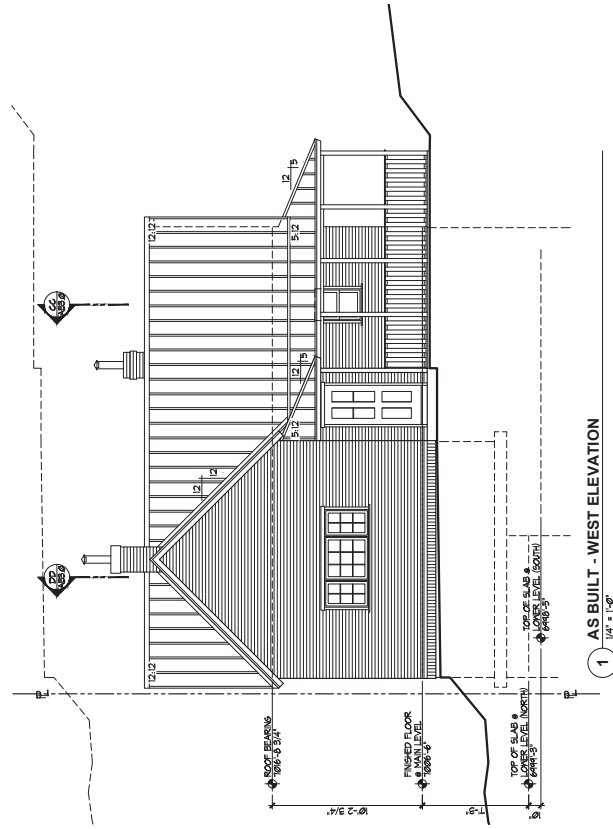
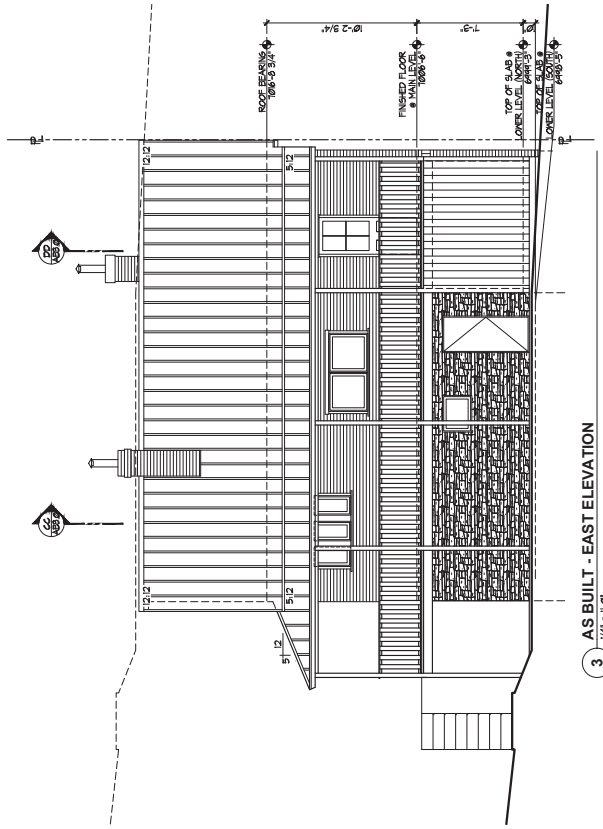
SURVEYOR'S CERTIFICATE

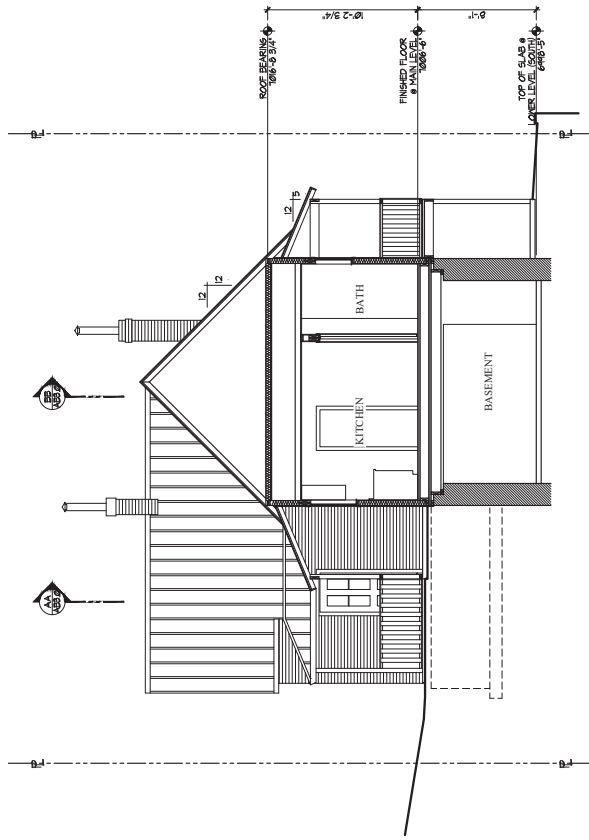
I, J.D. Galley, a Registered Land Surveyor as prescribed by the laws of the State of Utah and holding License No. 359005, do hereby certify that I have supervised a survey of the hereon described property and that this plat is a true representation of said survey.

J.D. Gailey RLS#359005

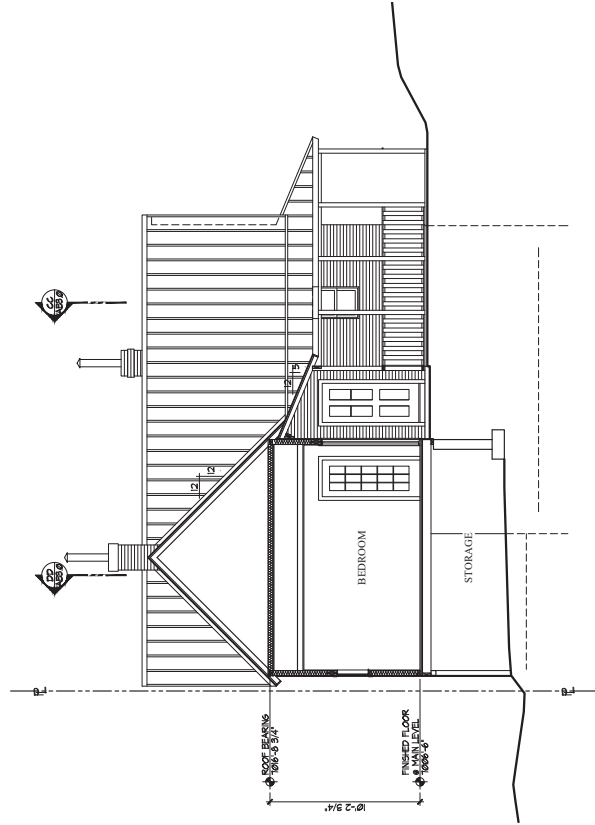




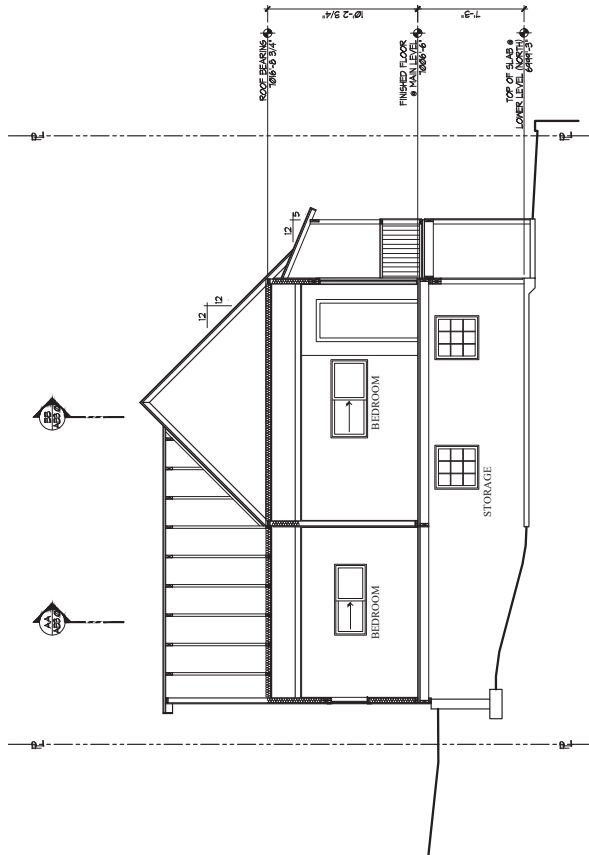




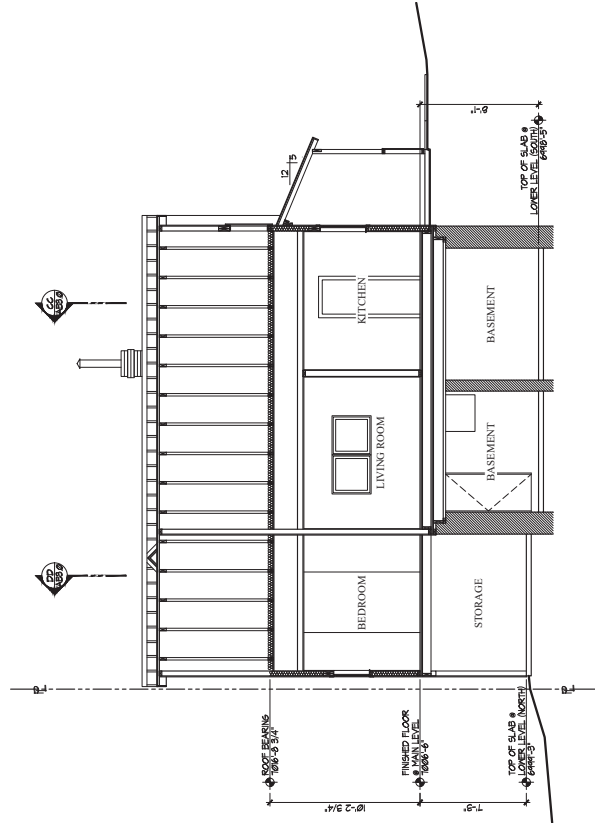
CC AS BUILT BUILDING SECTION
1/4" = 1'-0"



AA AS BUILT BUILDING SECTION
1/4" = 1'-0"



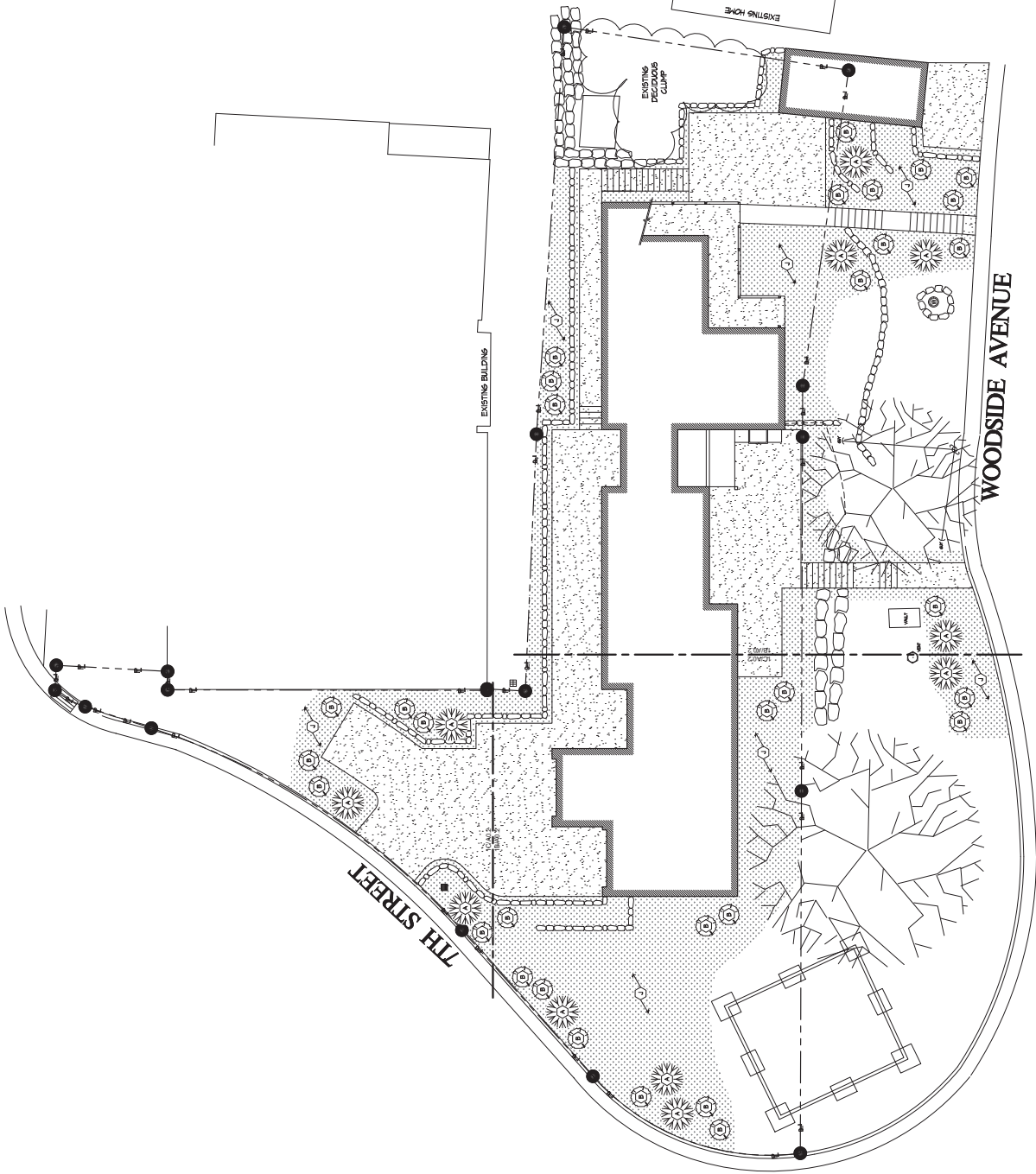
DD AS BUILT BUILDING SECTION
1/4" = 1'-0"



BB AS BUILT BUILDING SECTION
1/4" = 1'-0"

PLANTING NOTES

1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF EXCAVATION OF PLANTING OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTOR'S RESPONSIBILITY.
2. AUTOMATIC IRRIGATION IS REQUIRED. PROVIDE SHOP DRAWINGS FOR APPROVAL.
3. ALL PLANT MATERIAL SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD SPECIFICATIONS.
4. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DRAWINGS, DETAILS AND SPECIFICATIONS.
5. CONTRACTOR SHALL VERIFY ALL QUANTITIES. IN CASE OF A DISCREPANCY, THE ILLUSTRATED LOCATIONS SHALL DICTATE COUNT.
6. CONTRACTOR SHALL COORDINATE ALL PLANTING WITH IRRIGATION CONTRACTOR, AS SHOWN.
7. IN THE EVENT OF A DISCREPANCY NOTIFY THE ARCHITECT OR OWNER IMMEDIATELY.
8. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT OR OWNER.
9. SHRUB BEINS SHALL RECEIVE 6" OF TOPSOIL.
10. ALL SHRUB BEINS SHALL HAVE 1" OF DECOMPOSED BARK MULCH INSTALLED.
11. SHRUB BED DRAINAGE SHALL BE PRESSURE TREATED WOOD.



1 LANDSCAPE PLAN

1/4" = 1'-0"

Jonathan DeGray
Architect

P.O. Box 1874, 814 Main Street, Suite 202, Park City, Utah 84060
Tel: 435-644-7251, Email: jgrayson@jonathandegray.com

GARETSON RESIDENCE
HISTORIC RENOVATION AND ADDITION
664 WOODSIDE AVENUE
PARK CITY, UT 84060

LANDSCAPE PLAN

DATE: 09/06/16

PROJECT NUMBER: 0000016

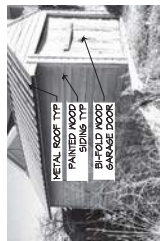
SHEET NUMBER: A0.3



D GARAGE INTERIOR



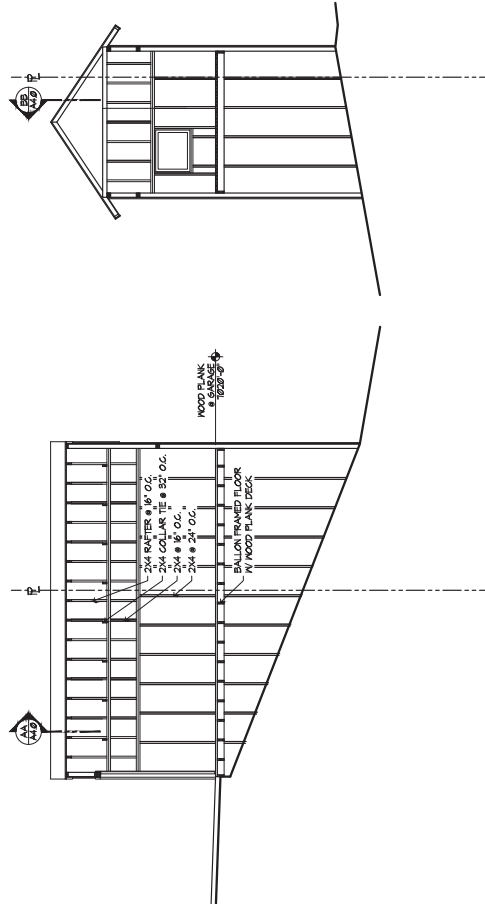
C NORTHEAST CORNER



B NORTHWEST CORNER

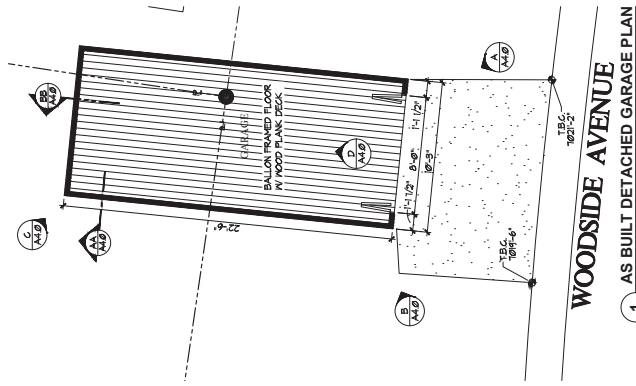


A SOUTHWEST CORNER

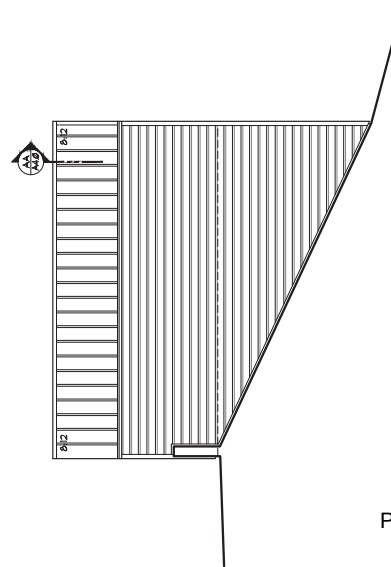


BB BUILDING SECTION
1/4" = 1'-0"

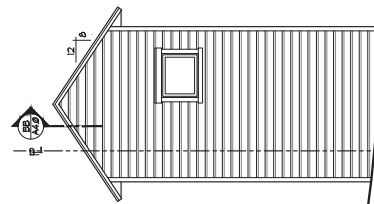
AA BUILDING SECTION
1/4" = 1'-0"



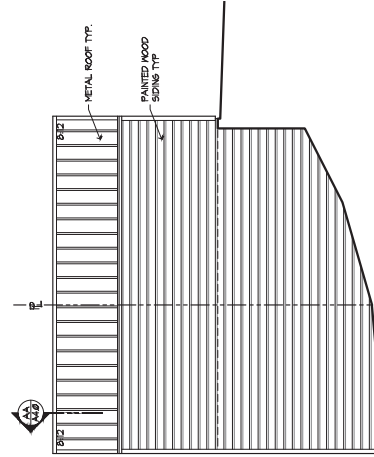
1 AS BUILT DETACHED GARAGE PLAN
1/4" = 1'-0"



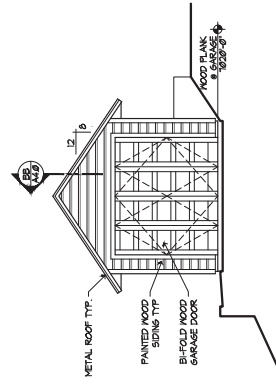
5 DETACHED GARAGE SOUTH ELEVATION
1/4" = 1'-0"



4 DETACHED GARAGE EAST ELEVATION
1/4" = 1'-0"



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



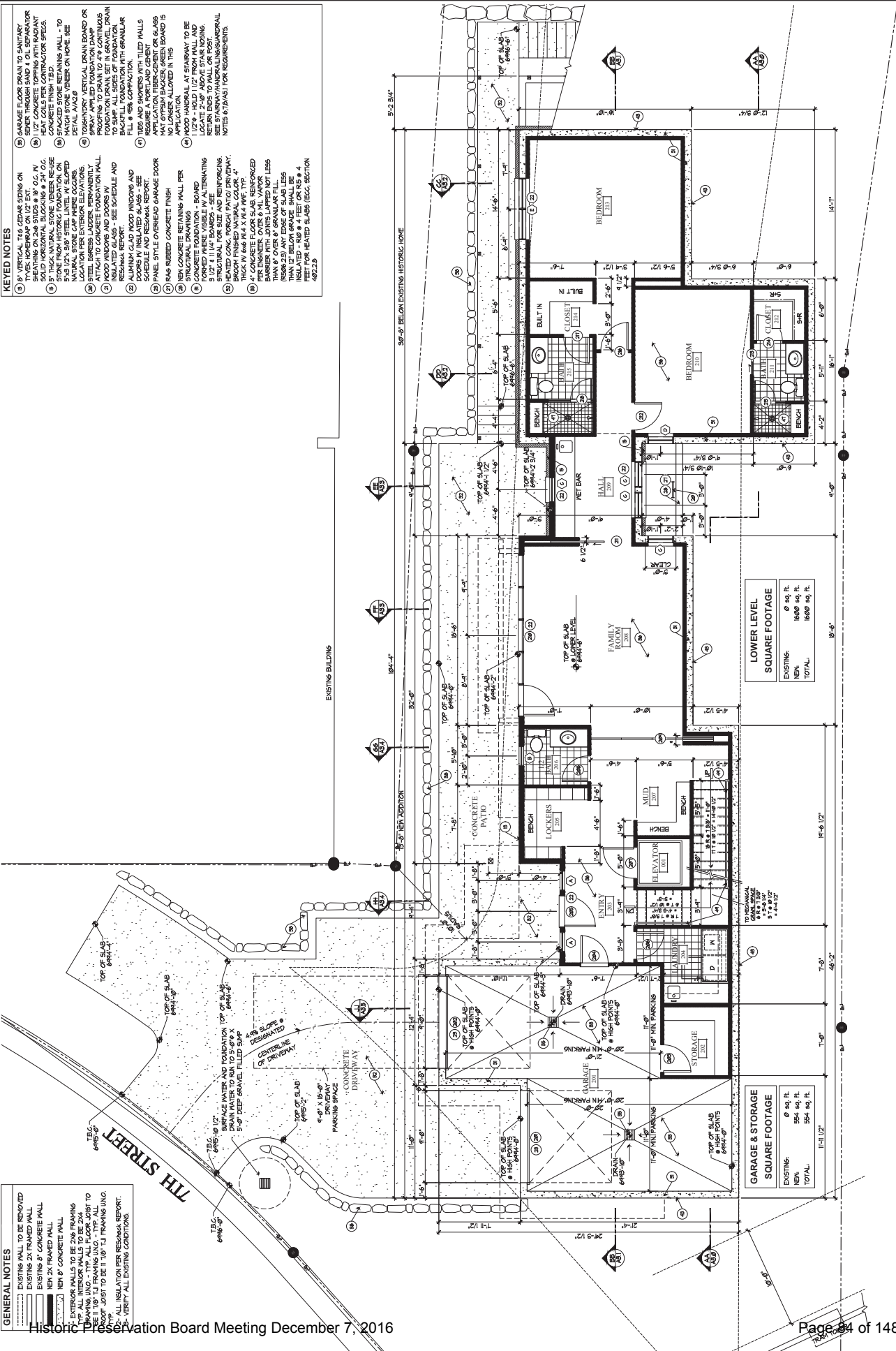
2 DETACHED GARAGE WEST ELEVATION
1/4" = 1'-0"

GENERAL NOTES

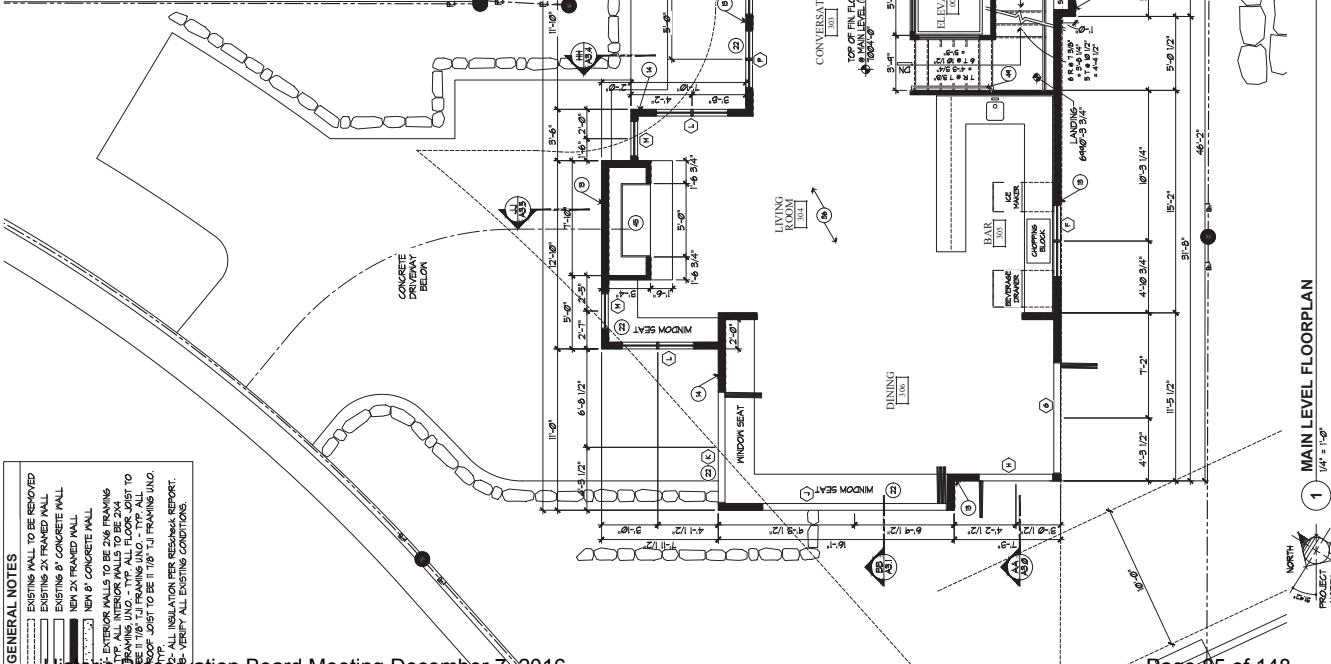
- EXISTING WALL TO BE REMOVED
EXISTING 2X FRAMED WALL
EXISTING 8" CONCRETE WALL
NEW 2X FRAMED WALL
NEW 8" CONCRETE WALL
EXTERIOR WALLS TO BE 2X6 FRAMING
ALL INTERIOR WALLS TO BE 2X4
FRAMING, U.O. - TYP. ALL FLOOR JOIST
TO BE 11/8" TJI FRAMING U.O. - TYP. ALL
ROOF JOIST TO BE 11/8" TJI FRAMING U.O.
TYP.
ALL INSULATION PER RESURFAC REPORT.
VERIFY ALL EXISTING CONDITIONS.

KEYED NOTES

- ⑧ 8" TYPICAL HORIZONTAL SPACING ON TYPICAL HOVER ON 12" CENTER
- ⑨ 1" TYPICAL HORIZONTAL SPACING ON SOLID HORIZONTAL BLOBBING 8" MAX. O.C.
- ⑩ 3" THICK NATURAL STAIN VENEER 9' X 4' O.C. WITH 1/2" TYPICAL JOINTS
- ⑪ 3/4" X 3/4" STEEL LINER IN FLOOR
- ⑫ 1/2" TYPICAL NATURAL STAIN VENEER 9' X 4' O.C. WITH 1/2" TYPICAL JOINTS
- ⑬ ATTACH BRASS LATCHES PERMANENTLY
- ⑭ 4" WOOD INDOORS AND DOORS IN WOOD ARE TO BE SCHEDULE 40
- ⑮ 1/2" TYPICAL NATURAL STAIN VENEER 9' X 4' O.C. WITH 1/2" TYPICAL JOINTS
- ⑯ ALUMINUM GILD PANO ANDING AND TRIM
- ⑰ 1/2" TYPICAL NATURAL STAIN VENEER 9' X 4' O.C. WITH 1/2" TYPICAL JOINTS
- ⑱ PANEL STYL 2" OVERHEAD SANITARY DOOR
- ⑲ 1/2" TYPICAL NATURAL STAIN VENEER 9' X 4' O.C. WITH 1/2" TYPICAL JOINTS
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- GENERAL NOTES**
- EXISTING WALL TO BE REMOVED
 - EXISTING 2" FRAMED WALL
 - NEW 2" FRAMED WALL
 - NEW 8" CONCRETE WALL
 - EXTERIOR WALLS TO BE 2X6 FRAMING
 - ALL INTERIOR WALLS TO BE 2X4 FRAMING UNLESS NOTED OTHERWISE
 - ALL FLOOR JOIST TO BE 12" TYPICAL FRAMING UNLESS NOTED OTHERWISE
 - ALL INSULATION PER RESURFACING REPORT
 - VERIFY ALL EXISTING CONDITIONS

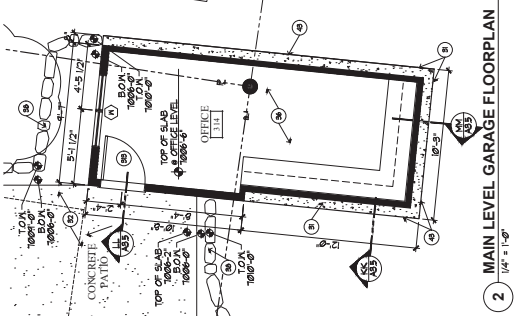


1 MAIN LEVEL FLOORPLAN
1/4" = 1'-0"

- KEYED NOTES**
1. HISTORIC WOOD DECK SONS REPAIR
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OFFICE	
SQUARE FOOTAGE	
EXISTING	0 sq. ft.
NEW	222 sq. ft.
TOTAL	222 sq. ft.

MAIN LEVEL	
SQUARE FOOTAGE	
EXISTING	710 sq. ft.
NEW	1607 sq. ft.
TOTAL	2317 sq. ft.



2 MAIN LEVEL GARAGE FLOORPLAN
1/4" = 1'-0"

Jonathan DeGray
Architect

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Tel: 435-424-1252 | Email: jdegay@jonathandegray.com

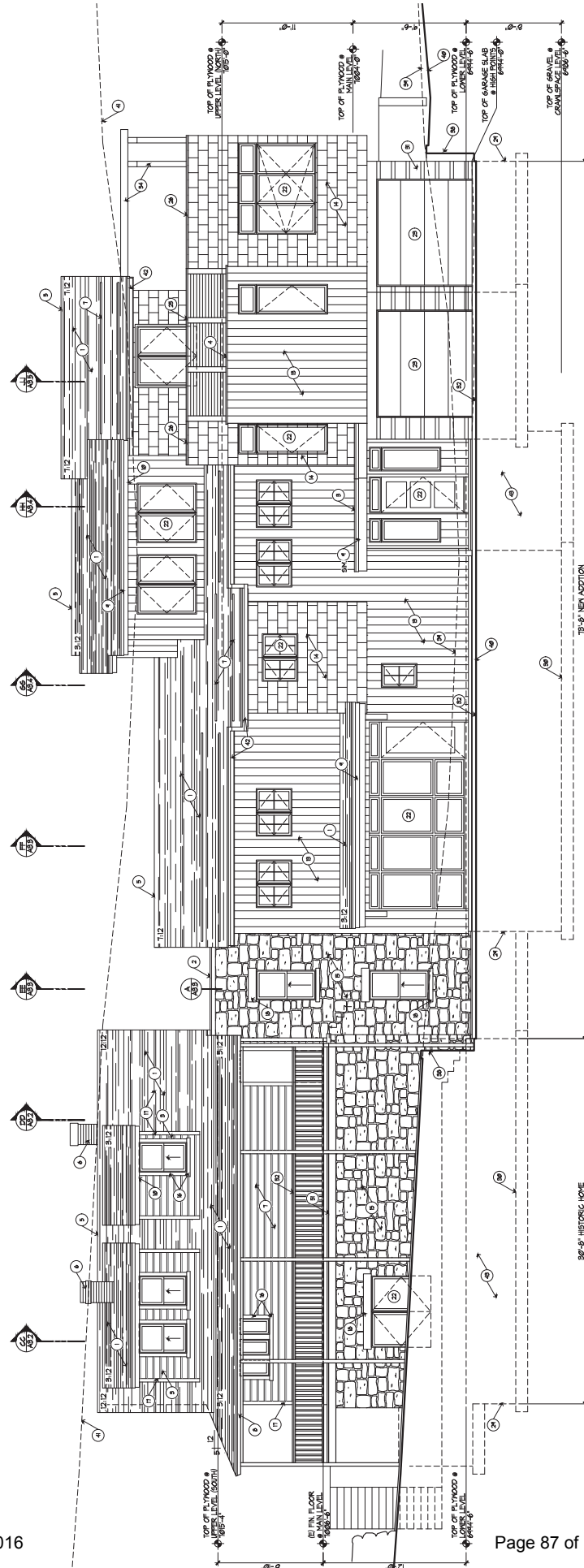
GARRETSOHN RESIDENCE
HISTORIC RENOVATION AND ADDITION
672 WOODSIDE AVENUE
PARK CITY, UT 84060

MAIN LEVEL FLOORPLAN

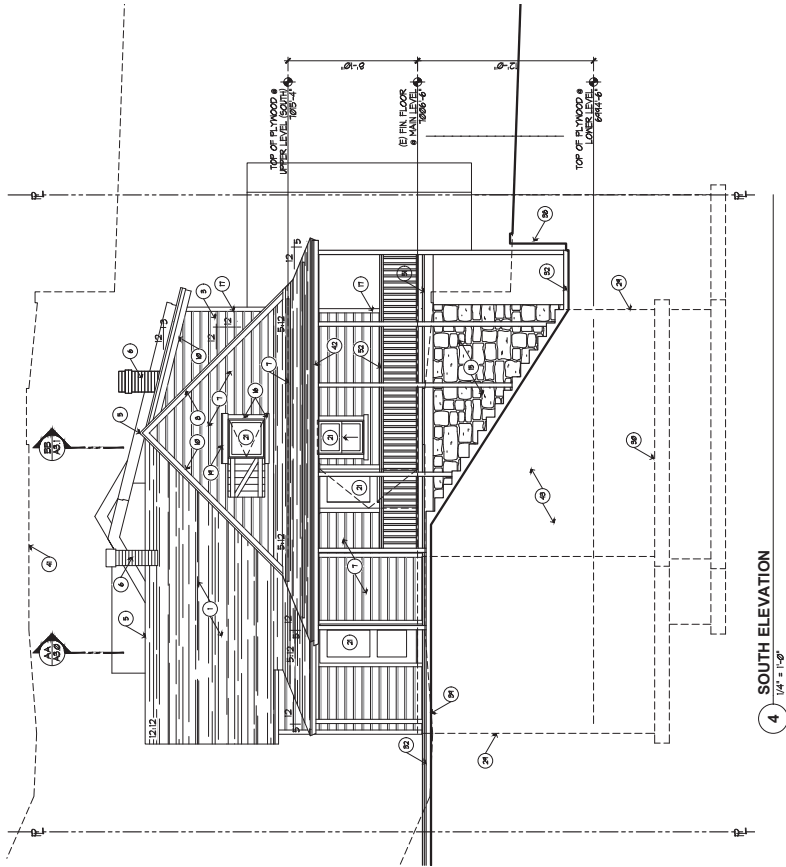
REVISIONS
DATE: 11/16/16
PROJECT NUMBER: A1.2

A1.2

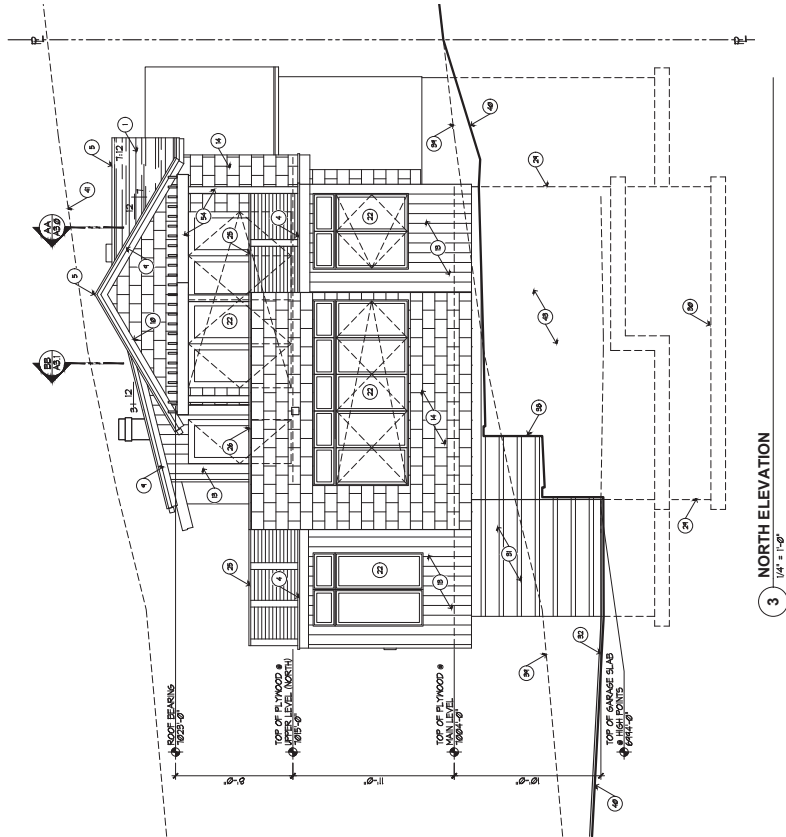
A2.1

[illegible]

- KEYED NOTES**
1. ARCHITECTURAL GRADE COMPOSITION: 1" THICK POLYURETHANE INSULATION, 1/2" THICK POLYURETHANE MEMBRANE OVER ENTIRE ROOF SURFACE. 1/2" THICK POLYURETHANE MEMBRANE OVER ENTIRE ROOF SURFACE. DOUBLE UNDERLAYMENT REQUIRED AT ROOFS WITH SLOPE 4:12 OR LESS.
 2. GREEN ROOF - SEE A1A.9.4
 3. FLAT ROOF - SEE A1A.9.4
 4. POLYURETHANE MEMBRANE ROOF DECK
 5. CONTINUOUS RIDGE VENT
 6. PLY CHIMNEY STACKS - BUILD FRAMED HALL AND ANCHOR TO ROOF TRUSSING PER DETAILS A1A.9.9 AND B1A.9.9
 7. SHOWERED ROOF FLASHING - 1/2" THICK POLYURETHANE MEMBRANE OVER ENTIRE ROOF SURFACE. MANUFACTURER'S DIRECTIONS & 2" x 4" O.C. AS REQUIRED
 8. 2" x 4" x 9/12 ON 3/4" x 9/12 BUILT UP
 9. HISTORIC MOOD DROP SONGS REPAIR
 10. HISTORIC MOOD DROP SONGS TO MATCH
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4 SOUTH ELEVATION
1/4" = 1'-0"



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

Jonathan DeGray
Architect
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GARRETSOIN RESIDENCE
HISTORIC RENOVATION AND ADDITION
672 WOODSIDE AVENUE
PARK CITY, UT 84060

EXTERIOR ELEVATIONS
NORTH, SOUTH

REVISIONS
DATE: 11/16/16
PROJECT NUMBER:
SHEET NUMBER:
A2.2



PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____
DATE RECEIVED: _____

PROJECT INFORMATION

NAME: Garretson Residence
ADDRESS: 664 Woodside Avenue

TAX ID: NGS-2-X OR
SUBDIVISION: _____ OR
SURVEY: _____ LOT #: _____ BLOCK #: _____
HISTORIC DESIGNATION: ☐ LANDMARK ☒ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: _____
MAILING _____
ADDRESS: _____

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

APPLICANT'S REPRESENTATIVE INFORMATION

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

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

ACKNOWLEDGMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am a party whom the City should contact regarding any matter pertaining to this application.

I have read and understood the instructions supplied by Park City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that my application is not deemed complete until a Project Planner has reviewed the application and has notified me that it has been deemed complete.

I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review three days prior to any public hearings or public meetings. This report will be on file and available at the Planning Department in the Marsac Building.

I further understand that additional fees may be charged for the City's review of the proposal. Any additional analysis required would be processed through the City's consultants with an estimate of time/expense provided prior to an authorization with the study.

Signature of Applicant: _____

Name of Applicant: _____

Mailing _____

Address: _____

Phone #: () - Fax #: () -

Email: _____

Type of Application: _____

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action. I further affirm that I am aware of the City policy that no application will be accepted nor work performed for properties that are tax delinquent.

Name of Owner: _____

Mailing Address: _____

Street Address/ Legal _____

Description of Subject Property: _____

Signature: _____ Date: _____

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership
4. If a Home Owner's Association is the applicant than the representative/president must attaché a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

Please note that this affirmation is not submitted in lieu of sufficient title evidence. You will be required to submit a title opinion, certificate of title, or title insurance policy showing your interest in the property prior to Final Action.

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

PHYSICAL CONDITIONS REPORT

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

1. Site Design

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

Element/Feature: **Topography, Retaining Walls and Steps**

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

Estimated date of construction: **Varies**

Describe existing feature:

The property has a downhill slope from Southwest to Northeast. Total change of grade is about 24'. There are stone retaining walls outside the west property line and at the southeast corner of the property. A block retaining wall is located just outside the east property line. There is a wood stairway running in a general east to west direction from Woodside Avenue down to the covered porch. There is a stairway at the southeast corner of the home leading down to access the lower level.

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

Photo Numbers: **11,12,13,14,15,16,17**

Illustration Numbers: **1,4,5,6,7**

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

2. Structure

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

Element/Feature: **Structure**

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

Estimated date of construction: **Pre 1889**

Describe existing feature:

The original historic home was a rectangular gable roof form comprised of the current Living Room, Kitchen, and Bathroom. The wood framed structure sits on a stone and mortar foundation.

Multiple additions have been made to the home.

Between 1889 and 1900 an extension of the original gable structure was made to the north and an east to west cross gable was added at the north east. A covered porch was also added to the west and south of the home.

Between 1900 and 1907 an extension was made to the Livery building attaching it to the subject home at the north. This structure has since been demolished.

After 1907 a covered deck was added at the east side of the home.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Photo Numbers: **11,12,13,14,15,16** Illustration Numbers: **8,9,10**

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: **Roofs**

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

Estimated date of construction: **Varies**

Describe existing feature:

The main roof of the home is a north to south running 12:12 pitch gable. A 12:12 pitch cross gable was added at the north end of the west side of house.

Covered porch and deck roofs are 5:12 pitch shed roofs.

Roof construction is metal roofing over random width wood plank on 2"x4" @ 24" O.C. wood rafter.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Photo Numbers: 11,12,13,14,15,18,19, 20, 21,29,30,31,33

Illustration Numbers: 4,5,6,7

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: **Chimneys**

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

Estimated date of construction: **Varies**

Describe existing feature:

There are 2 chimneys on the home.

1- A brick chimney with a metal flue is located at the east face of the original gable roof. Several of the bricks have eroded and areas of the mortar are also damaged. This chimney acts as a flue chase for gas furnace located in basement.

2- A brick chimney with a metal cap and flue is located at the ridge of the east to west cross gable roof. Several of the bricks have eroded and areas of the mortar are also damaged. This chimney acts as a flue chase for heat unit in front bedroom.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

Photo Numbers: **22,23**

Illustration Numbers: **4,5,6,7**

5. Exterior Walls

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

Element/Feature: **Exterior Wall Construction**

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

Estimated date of construction: **Varies**

Describe existing feature:

Exterior wall construction is 2"x4" @24" O.C. Horizontal wood siding is attached directly to wood framing. Exterior condition of historic wood siding is not known because it has been covered over with simulated brick siding. Painted wood window and door trim is exposed. Paint on this trim is weathered and wood there are signs of rot in some areas.

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

Simulated brick siding at lower portion of north elevation is failing.

Photo Numbers: **11,12,13,14,15,16** Illustration Numbers: **4,5,6,7**

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 Construction**

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

Estimated date of construction: **Varies**

Describe existing feature:

There is a stone and mortar foundation at the original area of the structure. Stone is between 18" and 20" thick. At the top of wall there is a recessed shelf to receive wood floor framing.

There is a visible concrete foundation at the south and east walls of the cross gable area of the addition. The north and east walls of the addition bear on wood posts and pier footings.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Photo Numbers: **25,26,27,28**

Illustration Numbers: **2,4,5,6,7**

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: **Porches and Deck**

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

Estimated date of construction: **Varies**

Describe existing feature:

Between 1889 and 1900 a porch covered porch was added to the west and south of original structure. The construction is metal roofing over wood plank over 2x4 rafters @ 24" O.C. bearing on 2x8 beam supported by 4x4 columns. Wood railings run between the columns.

After 1907 a main level wood deck was built at the east side of the home. Roof structure, columns, and railings match previously constructed structure at porch.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

All wood components had originally been painted. Recent improvements have been made adding 2x wood members to brace and add additional support to structure. These have not been painted.

Photo Numbers: 11,12,14,15,29,30,31,32,33,34,35,36

Illustration Numbers: 3,4,5,6,7,9,10

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 System, Utility Systems, Service Equipment & Electrical

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: Unknown

Describe existing feature:

Newer gas furnace and water heater are installed in basement. They appear serviceable. A separate heating unit is installed in front bedroom. Gas meter is located at southwest corner of cross gable addition.

Electrical meter is mounted to south wall of original structure. Electrical wiring has been replaced.

Cast iron plumbing drains are visible in basement.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

Photo Numbers: 25,37,38

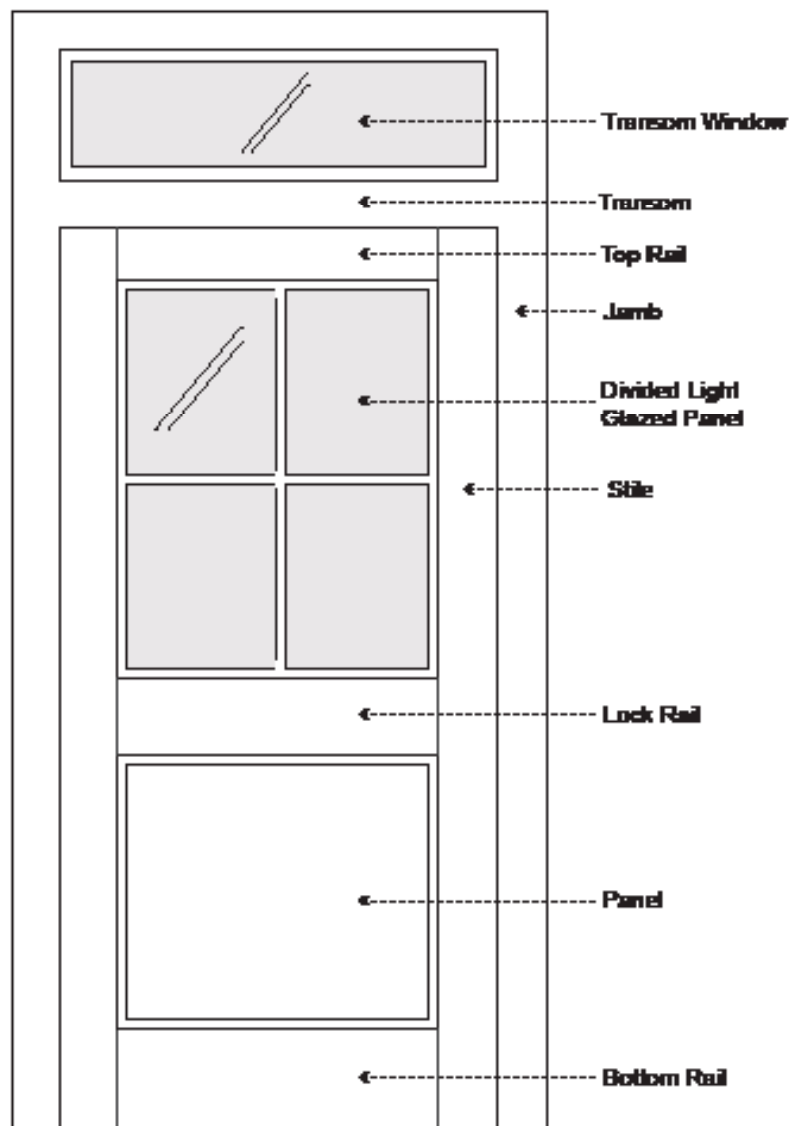
Illustration Numbers: _____

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.



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

Door Survey Form

Total number of door openings on the exterior of the structure: 6

Number of historic doors on the structure: 6

Number of existing replacement/non-historic doors: 0

Number of doors completely missing: 0

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

Number of doors to be replaced: 6

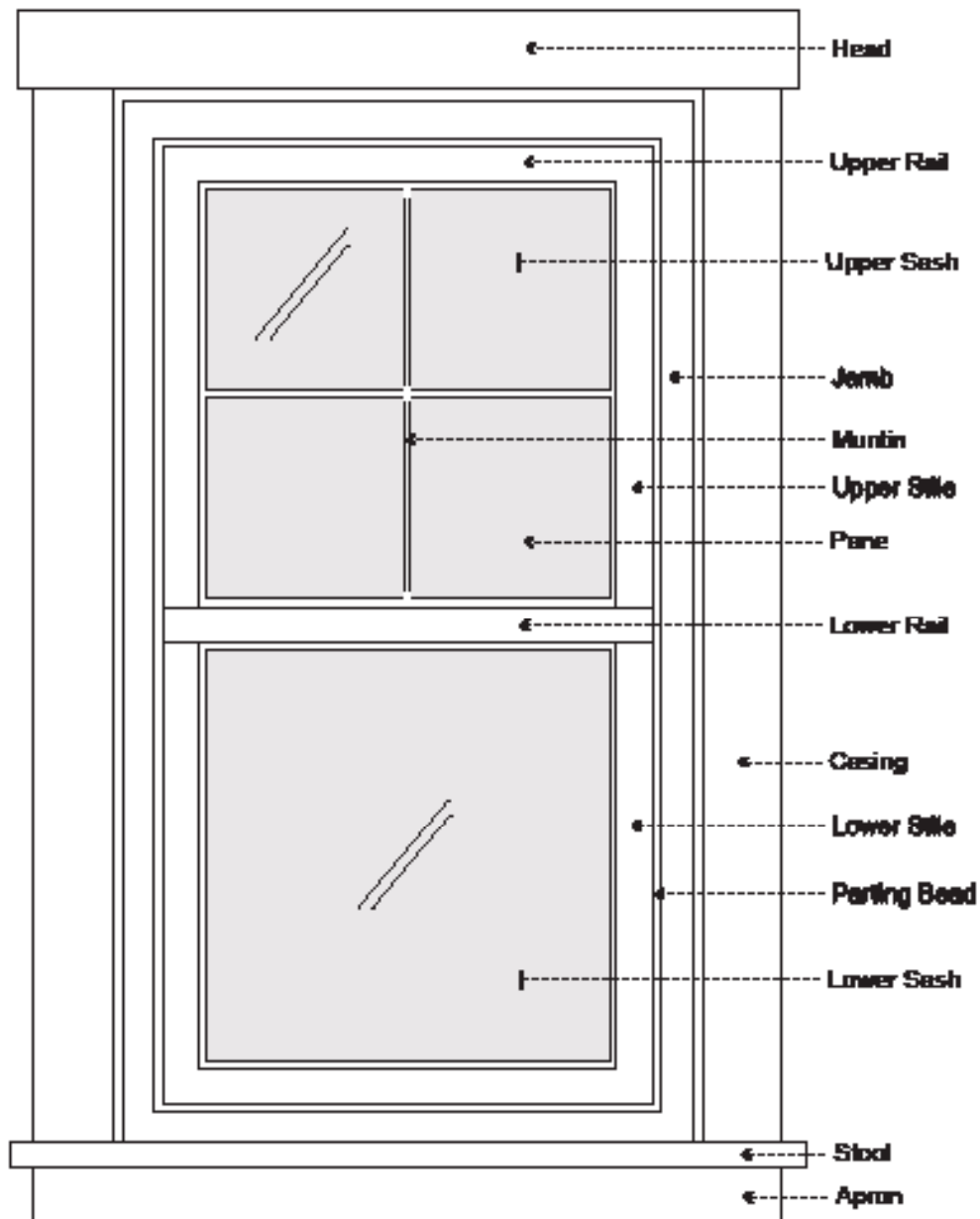
Door #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
101	Fair		2,6	yes
101	Fair		2,6	yes
102	Fair		2,6	yes
201	Fair		3,7	yes
202	Fair		3,4,49	yes
203	Poor		3,7,51	yes
204	Fair	Door has been permanently closed off	3,51	yes
	Poor			
	Poor			
	Poor			
	Poor			
	Poor			
	Poor			

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

10. Window Survey

Basic Requirements

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



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

Window Survey Form

Total number of window openings on the exterior of the structure: 11

Number of historic windows on the structure: 9

Number of existing replacement/non-historic windows: 2

Number of windows completely missing: 1

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

Number of windows to be replaced: 11

Window #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
A	Poor	Glass panes broken, window boarded over	2,6	yes
B	Poor	Glass panes broken, window boarded over	2,5,14,52	yes
B	Poor			
C	Poor	Glass panes broken, window boarded over	2,5,14,52	yes
D	Fair	Glass panes broken, window boarded over	3,4,29,44	yes
E	Fair		3,4,12,45	yes
F	Fair		3,5,13,46	no
G	Fair		3,13,54	no
H	Fair		3,6,41	yes
J	Fair	Bath tub surround has been built overlapping window	3,6,33	yes
K	Fair		3,7,35,43	yes
L	Poor	Attic window. Window is missing. Opening boarded over	7,56	yes
	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: **Interior**

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

Estimated date of construction: **Varies**

Describe existing feature:

interior walls and ceilings are a combination of plaster, gyp board, and fiber board. All walls are painted.

Door, Window, and base trim is wood. All trim has been painted.

Kitchen cabinets are dated but not original.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

There are a few minor holes in walls.

Photo Numbers: 39,40,41,42,43,44,45,46,47,48

Illustration Numbers: _____

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



HISTORIC PRESERVATION PLAN

For Use with the Historic District/Site Design Review Application

For Official Use Only

PLANNER: _____ APPLICATION #: _____
DATE RECEIVED: _____
PLANNING DIRECTOR _____ CHIEF BUILDING OFFICIAL _____
APPROVAL DATE/INITIALS: _____ APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

☐ LANDMARK ☒ SIGNIFICANT DISTRICT: _____
NAME: Garrettson Residence
ADDRESS: 664 Woodside Avenue

TAX ID: NGS-2-X OR
SUBDIVISION: _____ OR
SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

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

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: **Retaining Walls**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

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

New stacked rock retaining walls will be built at east of existing home.

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: **Existing Structural Preservation**

This involves: ☒ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

Existing framing is to remain where possible and sistered with new framing members per structural engineer evaluation and recommendation.
All foundation systems (stone and pier) are to be removed and replaced with new concrete foundation

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: **Roof**

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Existing metal roofing to be removed and replaced with architectural grade composition shingles. Existing wood roof framing to remain and be sistered with new wood framing members per structural engineer evaluation and recommendation.

Chimney

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

Element/Feature: **Chimneys**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Existing chimneys are to be rebuilt as faux chimneys at location of existing and using existing brick

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: **West Wall**

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Existing wood framing is to be preserved and sistered with new wood framing where required. If structural inspection determines sections will need to be replaced this will be done with new wood framing per engineer specifications.

Simulated brick siding is to be removed and condition of historic wood siding is to be inspected and evaluated. Siding is to remain if possible and be repaired as needed or be replaced with historically correct wood siding.

Element/Feature: **South Wall**

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Existing wood framing is to be preserved and sistered with new wood framing where required. If structural inspection determines sections will need to be replaced this will be done with new wood framing per engineer specifications.

Simulated brick siding is to be removed and condition of historic wood siding is to be inspected and evaluated. Siding is to remain if possible and be repaired as needed or be replaced with historically correct wood siding.

Element/Feature: **East Wall**

This involves: ☐ Preservation ☒ Restoration
☒ Reconstruction ☐ Rehabilitation

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

Existing wood framing is to be preserved and sistered with new wood framing where required. If structural inspection determines sections will need to be replaced this will be done with new wood framing per engineer specifications.

Simulated brick siding is to be removed and condition of historic wood siding is to be inspected and evaluated. Siding is to remain if possible and be repaired as needed or be replaced with historically correct wood siding.

Existing stone foundation will be removed and replaced with concrete foundation and wood framing where wall is above grade.

Element/Feature: **North Wall**

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Existing wood framing is to be preserved and sistered with new wood framing where required. If structural inspection determines sections will need to be replaced this will be done with new wood framing per engineer specifications.

Simulated brick siding is to be removed and condition of historic wood siding is to be inspected and evaluated. Siding is to remain if possible and be repaired as needed or be replaced with historically correct wood siding.

Proposed addition will be constructed to North of historic home and connect to existing via a narrow connector at East end of North wall.

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: **Foundations**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

Existing stone and pier foundations are to be removed and replaced with new poured concrete foundation

Porches

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

Element/Feature: **Porches and Decks**

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Existing porch and deck cover roofs are to remain. They are to be supported and braced when home is lifted to pour new foundation. existing framing to be evaluated and repaired or replaced as needed.

Doors

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

Element/Feature: **Doors**

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

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

All doors are to be replaced with new historically accurate 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: **Windows**

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

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

All windows are to be replaced with historically accurate 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: **MEP Systems**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

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

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

Additions

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

Element/Feature: **Addition**

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Proposed addition will be constructed to North of historic home and connect to existing via a narrow connector at East end of North wall.

All historic materials at transition are to be preserved. Remove and replace as necessary to avoid damage.

4. PROJECT TEAM

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

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

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

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

5. SITE HISTORY

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

6. FINANCIAL GUARANTEE

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

7. ACKNOWLEDGMENT OF RESPONSIBILITY

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

Signature of Applicant: _____ Date: _____

Name of Applicant: _____

01037921 B: 2336 P: 0324

Page 1 of 23

Mary Ann Trussell, Summit County Utah Recorder

02/01/2016 10:42:24 AM Fee \$54.00

By First American - Sun Peak

Electronically Recorded

When recorded return to:

Park City Recorder

P.O. Box 1480

Park City, UT 84060

HISTORIC PRESERVATION EASEMENT

664 Woodside Avenue, Park City, UT

THIS PRESERVATION EASEMENT, is made this 1st day of February, 2016 by and between Matt Garretson ("Grantor") and Park City Municipal Corporation ("Grantee"), a municipal corporation of Utah.

RECITALS

WHEREAS, Grantee is organized as a governmental unit under the laws of the State of Utah and is a qualifying recipient of qualified conservation contributions under Section 170(h) of the Internal Revenue Code of 1986 as amended (hereinafter "IRC");

WHEREAS, Grantee is authorized to accept historic preservation easements to protect property that is significant in Utah history and culture under the provisions the Utah Historical Preservation Act (hereinafter "the Act"), in Part 5 of Chapter 8 of Title 9 of Utah Code Annotated;

WHEREAS, Grantor is owner in fee simple of certain real property in Summit County, Utah, more particularly described as:

LOT 2 NATIONAL GARAGE SUBDIVISION N6S - 2 - X

and commonly known as **664 Woodside Avenue, Park City, Utah** (hereinafter "the Premises"), on which is located a **house and garage** (hereinafter "the Building");

WHEREAS, the Building is located in a locally established Historic District which is listed in the National Register of Historic Places;

WHEREAS, the Building is a historic structure as defined in section 15-11 of the Park City Land Management Code;

WHEREAS, Grantor and Grantee recognize the historical, cultural, and aesthetic value and significance of the Building, and have the common purpose of conserving and preserving the aforesaid value and significance of the Building;

WHEREAS, the Building's façade, more particularly described below, contributes to the historical and architectural value of the Premises;

When recorded return to:

Park City Recorder
P.O. Box 1480
Park City, UT 84060

THIS DOCUMENT HAS BEEN RECORDED ELECTRONICALLY

ENTRY# 01037921 DATE 2/1/16

HISTORIC PRESERVATION EASEMENT

664 Woodside Avenue, Park City, UT

THIS PRESERVATION EASEMENT, is made this 1st day of February, 2016 by and between Matt Garretson ("Grantor") and Park City Municipal Corporation ("Grantee"), a municipal corporation of Utah.

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WHEREAS, Grantee is authorized to accept historic preservation easements to protect property that is significant in Utah history and culture under the provisions the Utah Historical Preservation Act (hereinafter "the Act"), in Part 5 of Chapter 8 of Title 9 of Utah Code Annotated;

WHEREAS, Grantor is owner in fee simple of certain real property in Summit County, Utah, more particularly described as:

LOT 2 NATIONAL GARAGE SUBDIVISION *NGS - 2 - X*

and commonly known as **664 Woodside Avenue, Park City, Utah** (hereinafter "the Premises"), on which is located a **house and garage** (hereinafter "the Building");

WHEREAS, the Building is located in a locally established Historic District which is listed in the National Register of Historic Places;

WHEREAS, the Building is a historic structure as defined in section 15-11 of the Park City Land Management Code;

WHEREAS, Grantor and Grantee recognize the historical, cultural, and aesthetic value and significance of the Building, and have the common purpose of conserving and preserving the aforesaid value and significance of the Building;

WHEREAS, the Building's façade, more particularly described below, contributes to the historical and architectural value of the Premises;

WHEREAS, the grant of a historic preservation easement on the Building's façade, more particularly described below, will assist in preserving and maintaining the Building and its architectural, historical, and cultural features;

WHEREAS, preserving and maintaining the Building's architectural, historical, and cultural features will assist in preserving and maintaining its value and significance; and

WHEREAS, to that end, Grantor desires to grant to Grantee, and Grantee desires to accept, an historic preservation easement in gross and in perpetuity on the Building's façade pursuant to the Utah Historical Preservation Act.

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00), the mutual promises contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant and convey unto Grantee a limited preservation easement in perpetuity, which easement is more particularly described below (hereinafter "the Easement"), in and to the Building's façade, as that word is defined in section 15-15 of the Park City Land Management Code and more particularly described as:

The exterior walls, elevations, roof lines, building materials, fenestration, windows, entryways, doors, roof, and porch of the Building, including all elevations that are to any extent visible from any public right-of-way.

The Easement, to be of the nature and character further expressed in the Easement Agreement below, shall constitute a binding servitude upon said Premises of Grantor, and to that end Grantor covenants on behalf of itself and its successors and assigns, with Grantee and its successors and assigns, such covenants being deemed to run as a binding servitude with the land, to do upon the Premises each of the following covenants and stipulations, which contribute to the public purpose in that they aid significantly in the preservation of the Building and surrounding land area, and which help maintain and assure the present and future historic integrity of the Building.

EASEMENT AGREEMENT

1. Description of Façade. In order to make more certain the full extent of Grantor's obligations and the restrictions on the façade of the Building, and in order to document the external nature of the façade as of the date hereof, attached hereto as Exhibit A and incorporated herein by this reference is a set of photographs depicting the exterior surfaces of the façade. Also attached hereto as Exhibit B is an affidavit specifying certain technical and location information relative to said photographs satisfactory to Grantee. It is stipulated by and between Grantor and Grantee that the external nature of the façade as shown in Exhibit A is deemed to be the external nature of the façade as of the date hereof and as of the date this instrument is first recorded in the land records of Summit County, Utah. The external surface of the Building as shown in Exhibit A is hereinafter referred to as "the Façade."

2. Grantor's Covenants. In furtherance of the Easement herein granted, Grantor undertakes of itself to do (and to refrain from doing, as the case may be) upon the Premises each of the following covenants, which contribute to the public purpose of significantly protecting and preserving the Façade:

- a) Grantor shall not demolish, remove, or raze the Façade without the prior express written permission of Grantee, and except as provided in Paragraphs 6 and 7.
- b) Grantor shall not undertake any of the following actions without the prior express written permission of Grantee, signed by a duly authorized representative thereof:
 - i) Increase or decrease the height of the Façade.
 - ii) Adversely affect the structural soundness of the Façade.
 - iii) Make any changes in the Façade including alteration, partial removal, construction, remodeling, or other physical or structural change, including any change in surfacing, with respect to the appearance or construction of the Façade, with the exception of the ordinary maintenance pursuant to Paragraph 2(c) below.
 - iv) Erect anything on the Premises or the Building which prohibits the Façade from being visible from the street level, except for a temporary structure during any period of approved alteration or restoration.
 - v) Permit any significant reconstruction, repair, or refinishing of the Façade that alters its state from the existing condition. This subsection (v) shall not include ordinary maintenance pursuant to Paragraph 2(c) below.
 - vi) Erect, construct, or move anything on the Premises that would interfere with a view of the Façade or be incompatible with the historic or architectural character of the Façade.
- c) Grantor shall at all times maintain the Façade in a good and sound state of repair and maintain the structural soundness and safety of the Building. Except as provided in the casualty provisions of Paragraphs 5 and 7, this obligation to maintain shall require replacement, rebuilding, repair, and reconstruction whenever necessary to have the external nature of the Building at all times appear to be and actually be the same as the Façade.
- d) Grantor shall not erect or place on the Premises any buildings or structures, including satellite receiving dishes, camping accommodations, or mobile homes, not presently on the Premises, except for temporary structures required for the, construction, repair, maintenance, or rehabilitation of the property, such as construction trailers.

- e) Grantor shall not display or place on the Premises any signs, billboards, awnings, or advertisements, except for those items currently existing in place at the time of this Agreement as depicted in Exhibit A; provided, however, that Grantor may with prior written approval from the Planning Director erect such signs or awnings as are compatible with the historic preservation purposes of this Easement and appropriate to identify the Premises and Building and any activities or businesses on the Premises or in the Building. Such approval from Grantee shall not be unreasonably withheld.
- f) Grantor shall not make on the Premises any topographical changes, including but not limited to excavation. Notwithstanding the foregoing, Grantor may, with the prior written approval from and in the sole discretion of Grantee, make such additional topographical changes as are consistent with and reasonably necessary to promote the historic preservation purposes of this Easement or the reasonable use and enjoyment of the Premises.
- g) Grantor shall not allow or cause on the Premises any dumping of ashes, trash, rubbish, or any other unsightly or offensive materials.
- h) Grantor shall not allow or cause the Premises to be further subdivided without prior written permission of Grantee, nor shall the Grantor allow or cause the Premises to be devised or conveyed except as a unit; provided, however, that Grantor shall be permitted to convert the Building into cooperatives or condominiums and to convey interests in the resulting cooperatives or condominium units, in which event Grantor shall form or cause to be formed in connection with such conveyance a single entity for the purposes of performing all obligations of Grantor and its successors under this Easement.
- i) Grantor shall not obstruct the substantial and regular opportunity of the public to view the exterior architectural features of any building, structure, or improvements of the Premises that are currently viewable from adjacent, publicly accessible areas such as public streets or walkways.
- j) Grantor shall permit Grantee's representatives to inspect at all reasonable times the Premises, including the Façade and the Building, provided that reasonable advance notice is given to Grantor. Grantor agrees that representatives of Grantee shall be permitted to enter and inspect the interior of the Building to ensure maintenance of structural soundness and safety; inspection of the interior will not, in the absence of evidence of deterioration, take place more often than annually, and may involve reasonable testing of interior structural condition. Inspection of the interior will be made at a time mutually agreed upon by Grantor and Grantee.
- k) Grantor shall deliver to Grantee copies of any notice, demand, or letter of violation received by Grantor from any government authority within five (5) days of receipt by Grantor. Upon Grantee's request, Grantor shall promptly furnish Grantee with evidence of Grantor's compliance with such notice, demand, or letter, if compliance is required by law.

- l) Except for the lien(s) or encumbrance(s) of a mortgage or deed of trust, Grantor shall cause to be satisfied or release any other lien or claim of lien that may hereafter come to exist against the Premises which would have priority over any of the rights, title, or interest hereunder of Grantee.

4. Standards of Review. In exercising any authority created by the Easement to inspect the Façade; to review any construction, alteration, repair, or maintenance; or to review casualty damage or to reconstruct or approve reconstruction of the Façade following casualty damage, Grantee shall apply the Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings issued and as may be amended from time to time by the Secretary of the United States Department of the Interior (hereinafter "the Standards"), as well as the Park City Design Guidelines for Historic Districts and Historic Sites (hereinafter "the Guidelines") and any state guidelines considered appropriate by Grantee for review of work affecting historically or architecturally significant structures or for construction of new structures within historically or architecturally significant structures or for construction of new structures within historically, architecturally, or culturally significant sites or areas. In the event the Standards or Guidelines are abandoned or materially altered or otherwise become, in the reasonable judgment of Grantee, inappropriate for the purposes set forth above, Grantee may apply reasonable alternative standards and notify Grantor of the substituted standards.

5. Casualty Damage or Destruction. In the event that the Premises or any part thereof shall be damaged or destroyed by casualty in a way that materially and negatively impacts the Easement, Grantor shall notify Grantee in writing within five (5) days of the damage or destruction, such notification including what, if any, emergency work has already been completed. For purposes of this instrument, the term "casualty" is defined as such sudden damage or loss as would qualify for a loss deduction pursuant to Section 165(c)(3) of the IRC (construed without regard to the legal status, trade, or business of Grantor or any applicable dollar limitation). No repairs or reconstruction of any type, other than temporary emergency work to prevent further damage to the Premises and protect public safety, shall be undertaken by Grantor without Grantee's prior written approval of the work. Within twenty-eight (28) days of the date of damage or destruction, Grantor shall submit to Grantee a written report prepared by a qualified restoration architect and an engineer, if required, acceptable to Grantor and Grantee, which shall include:

- a) an assessment of the nature and extent of the damage;
- b) a determination of the feasibility of the restoration of the Façade and/or reconstruction of damaged or destroyed portions of the Premises; and
- c) a report of such restoration and/or reconstruction work necessary to return the Premises to the condition existing at the date immediately prior to the damage or destruction.

If, in the reasonable opinion of Grantor and Grantee after reviewing such report, the purpose and intent of the Easement will be served by such restoration and/or reconstruction, Grantor shall within eighteen (18) months after the date of such change or destruction complete the restoration and/or reconstruction of the Premises in accordance

with plans and specifications consented to by Grantee up to the total of the casualty insurance proceeds. Grantor shall not be obligated to expend any funds in excess of insurance proceeds it actually receives. Grantee has the right to raise funds toward the costs of restoration and/or reconstruction above and beyond the total of the casualty insurance proceeds as may be necessary to restore the appearance of the Façade, and such additional costs shall constitute a lien on the Premises until repaid by Grantor.

6. Grantee's Remedies Following Casualty Damage. Notwithstanding the foregoing, in the event of damage resulting from casualty, as defined in Paragraph 5, which is of such magnitude and extent as to render repairs or reconstruction of the Premises impossible using all applicable insurance proceeds, then:

- a) If Grantor and Grantee mutually agree, Grantee may reconstruct the Building using insurance proceeds, donations, or other funds received by Grantor or Grantee on account of such casualty, but otherwise at Grantee's own expense; or
- b) Grantee may choose any salvageable portions of the Façade, remove them from the premises, and extinguish the Easement pursuant to Paragraph 23, whereupon this Agreement shall lapse and be of no further force and effect. In such an event, Grantee shall execute and deliver to Grantor acknowledged evidence of such fact suitable for recording in the land records of Summit County, Utah; and Grantor shall deliver to Grantee a good and sufficient Bill of Sale for such salvaged portions of the Façade.

7. Review after Casualty Loss. If in the opinion of Grantee restoration and/or reconstruction would not serve the purpose and intent of the Easement, then Grantor shall continue to comply with the provisions of the Easement and obtain the prior written consent of Grantee in the event that Grantor wishes to alter, demolish, remove, or raze the Building and/or construct new improvements on the Premises.

8. Grantee's Covenants. Grantee hereby warrants and covenants that:

- a) Grantee is and will remain a Qualified Organization for the purposes of Section 170(h) of the IRC. In the event that Grantee's status as a Qualified Organization is successfully challenged by the Internal Revenue Service, then Grantee shall promptly select another Qualified Organization and transfer all of its rights and obligations under the Easement to said organization.
- b) In the event that Grantee shall at any time in the future become the fee simple owner of the Premises, Grantee, for itself and its successors and assigns, covenants and agrees, in the event of a subsequent conveyance of the Premises to another, to create a new preservation easement containing the same restrictions and provisions as are contained herein, and either to retain such easement in itself or to convey such easement to a similar unit of federal, state, or local government or local, state, or national organization whose purposes, inter alia, are to promote preservation or conservation of historical, cultural, or architectural resources, and which is a qualified organization under Section 170(h)(3) of the IRC.

- c) Grantee shall exercise reasonable judgment and care in performing its obligations and exercising its rights under the terms of the Easement, and shall not unreasonably withhold its consent when called for under the terms of the Easement.

9. Grantee's Right to Transfer. Grantee may, at its discretion and without prior notice to Grantor, convey, assign, or transfer this Easement to a unit of federal, state, or local government or to a similar local, state, or national organization whose purposes, inter alia, are to promote preservation or conservation of historical, cultural, or architectural resources, and which at the time of the conveyance, assignment, or transfer is a qualified organization under Section 170(h)(3) of the IRC, provided that any such conveyance, assignment, or transfer requires that the preservation purposes for which the Easement was granted will continue to be carried out.

10. Grantee's Remedies. Grantee may employ the following remedies to correct any violation of any covenant, stipulation, or restriction herein, in addition to any remedies now or hereafter provided by law:

- a) Grantee may, following reasonable written notice to Grantor, bring suit(s) to enjoin any such violation by ex parte, temporary, preliminary, and/or permanent injunction, including prohibitory and/or mandatory injunctive relief, and to require the restoration of the Façade to the condition and appearance required by this instrument. Notwithstanding the foregoing, Grantee shall first provide Grantor with written notice and a reasonable time period (at least 15 days) to cure any violations prior to initiating any action, unless the violation is of such a nature and/or extent that any delay would cause further damage to the area of the Easement.
- b) Grantee's representatives may, following reasonable notice to Grantor, enter upon the Premises, correct any violation, and hold Grantor and its successors and assigns responsible for the cost thereof. Such cost until repaid shall constitute a lien on the Premises. Grantor shall exercise reasonable care in selecting independent contractors if it chooses to retain such contractors to correct any violations under this paragraph, including making reasonable inquiry as to whether any such contractor is properly licensed and has adequate liability insurance and workers' compensation coverage.
- c) Grantee shall have available all other legal and equitable remedies to enforce Grantor's obligations under this Agreement.
- d) In the event Grantor is found to have violated any of its obligations, Grantor shall reimburse Grantee for its reasonable costs or expenses incurred in connection therewith, including all reasonable court costs and attorney, architectural, engineering, and expert witness fees.
- e) Exercise by Grantee of one remedy hereunder shall not have the effect of waiving or limiting any other remedy, and the failure to exercise any remedy shall not

have the effect of waiving or limiting the use of any other remedy or the use of such remedy at any other time.

11. Evidence of Compliance. Upon request by Grantee, based on a reasonable need by Grantee for such information, Grantor shall promptly furnish Grantee with evidence of Grantor's material compliance with any obligation of Grantor contained herein.

12. Runs with the Land. Grantor and Grantee intend that this grant constitute a common-law easement and a restrictive covenant. The obligations imposed by this Easement shall be effective in perpetuity and shall be deemed to run as a binding servitude with the Premises. This Easement shall extend to and be binding upon Grantor and Grantee, their respective successors in interest, and all persons hereafter claiming under or through Grantor and Grantee; the words "Grantor" and "Grantee" when used herein shall include all such persons. Anything contained herein to the contrary notwithstanding, a person shall have no obligation pursuant to this instrument where such person shall cease to have any interest in the Premises by reason of a bona fide transfer. This instrument shall be expressly referenced in any subsequent deed or other legal instrument by which Grantor divests itself of either the fee simple title or any lesser estate in the Premises or any part thereof on which the Façade is located, including, by way of example and not limitation, a lease of office space.

13. Recording. This Easement shall be recorded in the land records of Summit County, Utah. Grantee shall do and perform at its own cost all acts necessary to the prompt recording of this instrument. This instrument is effective only upon recording in the land records of Summit County, Utah.

14. Mortgages. Until a mortgagee or a purchaser at a foreclosure or trustee's sale obtains ownership of the Premises following foreclosure of a mortgage or deed in lieu of foreclosure, the mortgagee or purchaser shall have no obligation, debt, or liability under the Easement. Before exercising any right or remedy due to breach of the Easement except the right to enjoin violation, Grantee shall give all mortgagees of record written notice describing the default, and the mortgagees shall have sixty (60) days thereafter to cure or cause a cure of the default. Nothing contained in the above paragraphs or in the Easement shall be construed to give any mortgagee the right to extinguish this Easement by taking title to the Premises by foreclosure or otherwise.

15. Plaques. Notwithstanding the restrictions of Paragraph 2(e) above, with Grantor's prior approval regarding appearance, size and location, Grantee may provide and maintain a plaque on the Façade, which plaque shall not exceed 12 inches by 12 inches in size, informing the public of the significance of the Building or the Premises and the existence of this perpetual preservation Easement.

16. Indemnification. Grantor hereby agrees to pay, protect, indemnify, hold harmless, and defend at its own cost and expense, Grantee (including Grantee's agents, directors, employees, or independent contractors) from and against any and all claims, liabilities, expenses, costs, damages, losses, and expenditures (including reasonable attorney fees and disbursements hereafter incurred) arising out of or in any way relating to the administration (as performed in good faith and without negligence) of this preservation Easement,

including, but not limited to, the granting or denial of consents hereunder and the reporting on or advising as to any condition on the Premises. In the event that Grantor is required to indemnify Grantee pursuant to the terms of this Easement, the amount of such indemnity, until discharged, shall constitute a lien on the Premises.

17. Taxes. Grantor shall pay prior to the delinquency date all general taxes, special taxes, special assessments, water charges, sewer service charges, and other charges which may become a lien on the Premises. Grantee is hereby authorized, but in no event required or expected, to make or advance in the place of Grantor, upon ten (10) days' prior written notice to Grantor, any payment relating to past-due taxes, assessments, water rates, sewer fees, and other governmental or municipality charges, fines, impositions, or liens asserted against the Premises and may do so according to any bill, statement, or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement, or assessment or into the validity of such tax, assessment, sale, or forfeiture; provided, however, that if within such ten (10)-day notice period Grantor provides a written reply to Grantee indicating that Grantor has or will within thirty (30) days contest any such past-due tax, special tax, special assessment, water charge, sewer service charge, or other charge which has or may become a lien on the Premises, then Grantee shall not make any such payment on behalf of Grantor until Grantor's contest of any such payment is definitively resolved. In the event that Grantee makes a payment on behalf of Grantor in accordance with this paragraph, the amount of such payment shall become a lien on the Premises and shall bear interest until paid by Grantor at two (2) percentage points above the prime rate of interest from time to time charged by Zions First National Bank.

18. Insurance. Grantor shall keep the Premises insured by an insurance company rated "A+" or better by the A.M. Best Company for the full replacement value against loss from the perils commonly insured under standard fire and extended coverage policies and comprehensive general liability insurance against claims for personal injury, death, and property damage of a type and in such amounts as would, in the reasonable opinion of Grantee, normally be carried on a property such as this where the Façade is protected by a preservation easement. Such insurance shall name Grantee as an additional insured and provide for at least thirty (30) days' notice to Grantee before cancellation. Furthermore, Grantor shall deliver to Grantee fully executed copies of each insurance policy evidencing the aforesaid insurance coverage at the commencement of this grant and copies of new or renewed policies at least ten (10) days prior the expiration of such policy. Grantee shall have the right, after providing Grantor written notice and a cure period of five (5) days, to provide insurance at Grantor's reasonable cost and expense, should Grantor fail to obtain the same. In the event that Grantee obtains such insurance, the reasonable cost of such insurance shall be a lien on the Premises until repaid by Grantor.

19. Liens. Any lien on the Premises created pursuant to any paragraph of the Easement may be enforced by Grantee in the same manner as a mechanic's lien.

20. Written Notice. Any notice which either Grantor or Grantee may desire or be required to give to the other party shall be in writing and shall be mailed, with postage prepaid, by registered or certified mail with return receipt requested, or delivered by hand; if to Grantor then at 9200 Shawnee Run Road, Cincinnati, OH 45243, with a copy to

_____ and if to Grantee, then at *Attn.: City Attorney, P.O. Box 1480, Park City, Utah, 84060*. Each party may change its address set forth herein by providing notice to such effect to the other party. Any notice, consent, approval, agreement, or amendment permitted or required of Grantee under the Easement may be given by the Park City Council or by any duly authorized representative of Grantee.

21. Stipulated Value of Grantee's Interest. Grantor acknowledges that upon execution and recording of the Easement, Grantee shall be immediately vested with a real property interest in the Premises and that such interest of Grantee shall have a stipulated fair market value, for purposes of allocating net proceeds in an extinguishment under Paragraph 23, equal to the ratio between the fair market value of the Easement and the fair market value of the Premises prior to considering the impact of the Easement (hereinafter the "Easement Percentage") as determined in the Qualified Appraisal provided to Grantee pursuant to Paragraph 22. Upon submission of the Qualified Appraisal, Grantor and Grantee shall sign an affidavit verifying the Easement Percentage and record it as an amendment to the easement. In the event Grantor does not claim a charitable gift deduction for purposes of calculating federal income taxes and submit a Qualified Appraisal, the value of the Easement shall be \$10.00.

22. Qualified Appraisal. In the event that Grantor claims a federal income tax deduction for donation of a "qualified real property interest" as that term is defined in Section 170(h) of the IRC, Grantor shall provide Grantee with a copy of an appraisal (hereinafter the "Qualified Appraisal" as that term is defined in Section 170(f)(11)(E) of the IRC) of the fair market value of the Easement. Upon receipt of the Qualified Appraisal, Grantee shall sign any appraisal summary prepared by the Internal Revenue Service and submitted to Grantee by Grantor.

23. Extinguishment. Grantor and Grantee hereby recognize that an unexpected change in the conditions surrounding the Premises may make impossible the continued ownership or use of the Premises for preservation purposes and necessitate extinguishment of the Easement. Such a change in conditions includes, but is not limited to, partial or total destruction of the Building or the Façade resulting from a casualty of such magnitude that Grantee approves demolition as explained in Paragraphs 5 and 7 or condemnation or loss of title of all or a portion of the Premises, Building, or Façade. Such an extinguishment must comply with the following requirements:

- a) The extinguishment must be the result of a final judicial proceeding.
- b) Grantee shall be entitled to share in the net proceeds resulting from the extinguishment in a proportion equal to the Easement Percentage determined pursuant to Paragraph 21.
- c) Grantee agrees to apply all of the net proceeds it receives to the preservation of other buildings, structures, or sites having historical, architectural, cultural, or aesthetic value and significance to the people of the State of Utah.
- d) Net proceeds shall include, without limitation, insurance proceeds or awards, proceeds from sale in lieu of condemnation, and proceeds from the sale or

exchange by Grantor of any portion of the Premises after the extinguishment, but shall specifically exclude any preferential claim of a mortgagee under Paragraph 14.

24. Interpretation and Enforcement. The following provisions shall govern the effectiveness, interpretation, and duration of the Easement:

- a) Any rule of strict construction designed to limit the breadth of restrictions on alienation or use of property shall not apply in the construction or interpretation of this instrument, and this instrument shall be interpreted broadly to effect its preservation and conservation purposes and the transfer of rights and the restrictions on use herein contained as provided in the Act.
- b) This instrument shall extend to and be binding upon Grantor and all persons hereafter claiming under or through Grantor, and the word "Grantor" when used herein shall include all such persons, whether or not such persons have signed this instrument or then have an interest in the Premises. Anything contained herein to the contrary notwithstanding, a person shall have no obligation pursuant to this instrument where such person shall cease to have any interest (present, partial, contingent, collateral, or future) in the Premises by a bona fide transfer for full value. Right, title, or interest herein granted to Grantee also shall be deemed granted to each successor and assign of Grantee and each such following successor and assign thereof, and the word "Grantee" shall include all such successors and assigns.
- c) Except as expressly provided herein, nothing contained in this instrument grants, nor shall it be interpreted to grant, to the public any right to enter on the Premises or into the Building.
- d) To the extent that Grantor owns or is entitled to development rights which may exist now or at some time hereafter by reason of the fact that under any applicable zoning or similar ordinance the Premises may be developed to more intensive use (in terms of height, bulk, or other objective criteria regulated by such ordinances) than the Premises are devoted to as of the date hereof, such development rights shall be exercisable on, above, or below the Premises during the term of the Easement in a manner that would not negatively impact the Façade or the specific preservation purposes of the Easement.
- e) For the purposes of furthering the preservation of the Façade and the other purposes of this instrument, and to meet changing conditions, Grantor and Grantee are free to amend jointly the terms of this instrument in writing – provided, however, that no such amendment shall limit the perpetual duration of the Easement or interfere with the preservation purposes of the donation. Such amendment shall become effective upon recording in the land records of Summit County, Utah.
- f) This instrument is made pursuant to the Act (Section 9-8-5 of the Utah Code), but the invalidity, modification, or repeal of such statute or any part thereof shall

not affect the validity and enforceability of this instrument according to its terms, it being the intent of the parties to agree and to bind themselves, their successors, and their assigns in perpetuity to each term of this instrument, whether or not this instrument be enforceable by reason of any statute, common law, or private agreement either in existence now or at any time subsequent hereto. This instrument may be re-recorded at any time by any person if the effect of such re-recording is to make more certain the enforcement of this instrument or any part thereof. The invalidity or unenforceability of any provision of this instrument shall not affect the validity or enforceability of any other provision of this instrument or any ancillary or supplementary agreement relating to the subject matter hereof.

- g) Nothing contained herein shall be interpreted to authorize or permit Grantor to violate any ordinance or regulation relating to building materials, construction methods, or use. In the event of any conflict between any such ordinance or regulation and the terms hereof, Grantor promptly shall notify Grantee of such conflict and shall cooperate with Grantee and the applicable governmental entity to accommodate the purposes of both this instrument and such ordinance or regulation.
- h) This instrument, together with its exhibits, reflects the entire agreement of Grantor and Grantee. Any prior or simultaneous correspondence, understanding, agreements, and representations are null and void upon execution hereof, unless set out in this instrument.

IN WITNESS WHEREOF, on the date first shown above, Grantor has caused this Easement to be executed, sealed, and delivered, and Grantee has caused this instrument to be accepted, sealed, and executed in its corporate name by its Mayor.

GRANTEE: Park City Municipal Corporation



By: [Signature]
Mayor

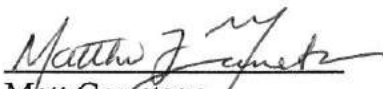
Attest:

[Signature]
City Recorder

Approved as to Form:


City Attorney's Office

GRANTOR: Matt Garretson


Matt Garretson

ACKNOWLEDGEMENT

STATE OF OHIO)
COUNTY OF CLERMONT) §

On this 26th day of January, 2016, personally appeared before me Matt Garretson, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the preceding instrument as the Grantor of _____, and acknowledged to me that he/she signed it voluntarily for its stated purpose.


NOTARY PUBLIC

Suzanna R. Valentine
Notary Public, State of Ohio
My Commission Expires 01-06-2020

EXHIBIT A

Photographs Depicting the Exterior Surfaces of the Façade





EXHIBIT B

Easement Monitoring Inspection Form/Affidavit

Park City Municipal Corporation
Planning Department
PO Box 1480
Park City, UT 84060



Property Address:	664 Woodside Park City, UT 84060	Owner:	Park City RDA
	Park Park City, UT 84060	Owner's Address:	Park City RDA C/O: Legal Dept. PO Box 1480 Park City, UT 84060
Inspector:	Historic Preservation Planner Anya Grahm		
Date:	1.28.16	Owner's Phone No.:	435.615.5025
Date of Last Inspection:	N/A	Owner's E-mail:	
Historic Designation:	☒ Landmark ☐ Significant	Other:	

General Exterior Observations:		Good	Fair	Poor
Foundation:	Stacked stone foundation. Along the north elevation, the foundation is covered is asbestos/asphalt shingles that are beginning to peel away and deteriorate.	☐	☒	☐
Roofing:	Standing seam metal roof,	☒	☐	☐

	installed c. 2008			
Chimney(s) & Flashing:	North Chimney: Mild spalling on east side, new metal flashing/cap (Fair condition) South Chimney: Major deterioration, loose and deteriorated mortar, spalling, and failing concrete repairs (Poor condition)	☐	☒	☐
Soffits and Trim:	Paint deterioration and minor wood rot.	☐	☒	☐
Projections:	N/A	☐	☐	☐
Gutters and Downspouts:	Missing: ☒	☐	☐	☐
Exterior Walls:	Walls are clad is asbestos Bricktex siding. This siding is not historic and is beginning to show signs of wear and tear.	☐	☒	☐
Windows:	<u>Sashes/Glass:</u> In-tact <u>Casing:</u> Wood is showing signs of paint deterioration and wood rot. <u>Hood/Trim:</u> Wood is showing signs of paint deterioration and wood rot.	☐	☒	☐
Porches:	<u>Roof/Trim:</u> Standing seam metal roof, likely installed c. 2008. <u>Foundation/Decking/Steps:</u> Concrete is cracked and needs to be replaced; wood decking is also showing signs of wear and tear. <u>Railing/Balusters:</u> Non-historic wood railings are showing signs of wood rot and paint deterioration.	☐	☒	☐
Caulking:	Needs to be redone.	☐	☐	☒

Comments on Items Marked Poor:

Addressed in detail above.

Significant Changes to the Façade:

Significant changes to the façade, particularly the installation of the Bricktex siding, was made prior to the City's ownership.

Were the Changes Approved in Advance by:

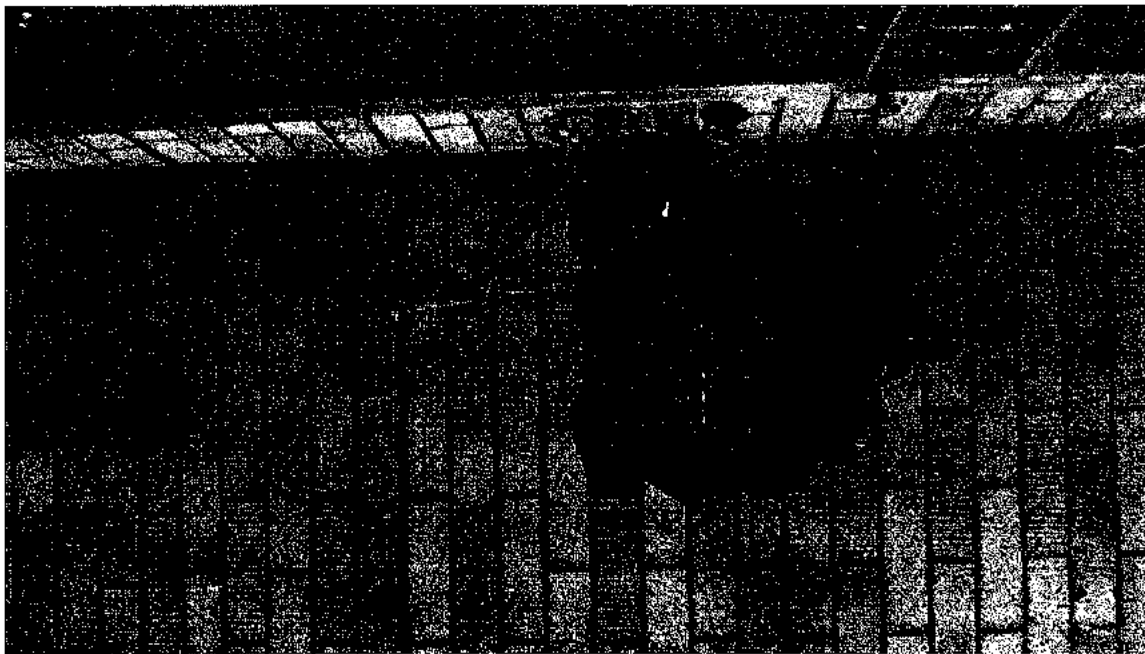
City Council ☐

Other (state, if applicable) ☒ Changes made prior to City ownership, except the c. 2008 standing seam metal roof.

Additional Comments:

Photos:











Historic Preservation Board Staff Report



Subject: Annual Historic Preservation Award Program
Author: Anya Grahn, Historic Preservation Planner
Date: December 7, 2016
Type of Item: Administrative
Project Number: GI-15-02972

Summary Recommendations

Staff recommends the Historic Preservation Board choose up to five (5) awardees for the annual Historic Preservation Award and select (3) members to form an Artist Selection Committee. One awardee shall be selected for an art piece to be commissioned to depict this award winner and the piece will be displayed in City Hall. Up to four (4) awardees may be selected for a plaque as well.

Background

The Historic Preservation Board (HPB) has indicated as part of their Visioning goals the intent to continue the Preservation Awards program. The awards program is to be based on a Project utilizing the *Design Guidelines for Historic Districts and Historic Sites*, adopted in 2009, and the focus of the award may change from year to year. The Board has agreed that the HPB Preservation Award should not compete with any of the Historical Society's awards, but complement the existing joint preservation efforts already taking place and highlight the *Design Guidelines for Historic Districts and Historic Sites* by which all development in the Historic Districts must comply.

Properties are selected for this award based on the following categories:

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

Previous award winners include:

- 2011: High West Distillery (artist Sid Ostergaard)
- 2012: Washington School House Hotel (artist Jan Perkins)
- 2013: House at 929 Park Avenue (artist Dori Pratt) and Talisker on Main/515 Main Street (artist Bill Kranstover)
- 2014: Garage at 101 Prospect (artist Bill Kranstover)
- 2015: 562 Main Street (artist Cara Jean Means)

Five (5) of these paintings are showcased in City Hall, on the main and second levels; the sixth painting by Cara Jean Means will be unveiled as part of a joint HPB-City Council meeting on December 15 2016. Owners of these sites have received a frame copy of the art work as part of the award; however, going forward, we will be presenting them with a plaque.

In 2015, the Historic Preservation Board determined that one awardee would be chosen in which to be depicted in an art piece; the other awardees would receive a plaque. This award is not intended to compete with any of the Historical Society's awards, and staff has confirmed with the Park City Museum that they are currently not awarding plaques to property owners.

This is the sixth (6th) year that the Historic Preservation Board is honoring projects in Old Town. The plaques will be distributed at this City Council ceremony in May, in honor of Historic Preservation Month.

The Historic Preservation Award is intended to honor those projects completed under the 2009 *Design Guidelines*. Staff recommends that the HPB consider the following projects as an award recipient this year:

1. **264 Ontario Avenue.** The project was completed in early-2016. The applicant raised the house two feet (2') to construct a new foundation, as permitted by the Design Guidelines. The applicant was able to construct a considerable addition; however, it's design steps up the grade to minimize excavation and also reduce the perceived bulk of the structure. The transitional element was also carefully designed to provide a walk-out patio on the flat part of the lot while also preserving a clump of trees. From the street, the house retains its historic appearance with its restored siding, as well as window and door openings. This project received a Historic Preservation Grant from the City in the amount of \$67,928.00. The site is designated as Landmark on the City's Historic Sites Inventory. The site is a great example of Excellence in Restoration.
2. **81 King Road.** When this project began in 2014, the historic house had retained its historic form but the house had been covered in wood shake shingles. The original window and door openings remained, but the windows had been replaced with non-historic wood and aluminum windows. The lot was also challenging to develop due to its narrowness and because the historic house sat on the front lot line shared with the King Road right-of-way. The applicant lifted the house two feet (2') to construct a new basement addition, and carefully designed a side addition with an attached garage. The project was completed fall 2016. The house is designated as Significant on the City's Historic Sites Inventory. The site is a great example of Excellence in Restoration.

3. **257 McHenry Avenue.** This structure had suffered such severe deterioration that the Park City Building Department issued a Notice and Order to Demolish the structure on May 14, 2013. Following further inspections, the Planning Director and Chief Building Official found that the house needed to be reconstructed. The applicant carefully tore off layers of incompatible alterations and materials such as the Bricktex and aluminum siding, aluminum windows, concrete block chimney, and metal work porch columns. They uncovered the original T-shape cottage form and then constructed a side addition containing an attached garage. The house was relocated closer to McHenry Avenue where it is more visible from the public right-of-way. The project was completed summer 2015 and the house is designated as Significant on the City's Historic Sites Inventory. The site is a great example of Excellence in Restoration.
4. **1102 Norfolk Avenue.** The house located at 1102 Norfolk Avenue was in poor condition prior to the recent restoration/rehabilitation. This house was panelized, rotated, and restored/rehabilitated. Non-historic additions were removed to restore the historic form and the contractors meticulously saved as much of the historic materials as possible. If the boards were beyond serviceable for use on the exterior of the structure, many were repurposed on the interior of the structure for décor. In addition, staff finds that this house is a great example of a subordinate addition with a single-car garage. The site is a great example of Excellence in Restoration.
5. **California Comstock.** As part of their Conditions of Approval for their Conditional Use Permit (CUP) application, Vail submitted \$50,000 to the City to be used towards the preservation of a list of historically significant structures. Of these structures, it was determined that the historic California Comstock Mill was in need of immediate attention. Vail hired Clark Martinez of Xcavation Company, Inc. to restore the back half of the structure, which had largely collapsed due to neglect. Martinez's crew required carefully removing debris and heavy timbers with a crane in order to stabilize the second level of the structure. Fallen timbers were then put back into place and secured. The structure is designated as Significant on the City's Historic Sites Inventory and is a great example of Embodiment of Historical Context.

Recommendation

Staff recommends the Historic Preservation Board choose up to five (5) awardees for the annual Historic Preservation Award and select (3) members to form an Artist Selection Committee. One awardee shall be selected and the art piece will be commissioned to depict this award winner and the piece will be displayed in City Hall. Up to four (4) awardees may be selected for a plaque as well.

Exhibits

- Exhibit A- [HSI Form for 264 Ontario Avenue](#) + Current Photographs
- Exhibit B- [HSI Form for 81 King Road](#) + Current Photographs
- Exhibit C- [HSI Form for 257 McHenry Avenue](#) + Current Photographs
- Exhibit D- [HSI Form for 1102 Norfolk Avenue](#) + Current Photographs
- Exhibit E- [HSI Form for California Comstock Mill](#) + Current Photographs

264 Ontario Avenue



Historic Preservation Board Meeting December 7, 2016



81 King Road



257 McHenry Avenue



1102 Norfolk Avenue



California Comstock Mill



California Comstock Mill

