PARK CITY HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
September 4, 2024

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

1. MEETING CALLED TO ORDER AT 5:00PM

2. ROLL CALL

3. MINUTES APPROVAL

3.A. Consideration to Approve the Historic Preservation Board Meeting Minutes from August 7, 2024

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5. PUBLIC COMMUNICATIONS

6. CONTINUATIONS

6.A. **732 Crescent Tram - Determination of Significance and Material Deconstruction** - The Applicant Requests Modifications to 2017 and 2018 Historic Preservation Board Determinations Regarding Additions to the Landmark Historic Structure, and Requests Material Deconstruction to Accommodate a Basement Addition and Addition on a Secondary Façade. PL-23-05741
(A) Public Hearing; (B) Continuation to October 2, 2024

7. WORK SESSION

7.A. **Comprehensive Update to the General Plan -** The Historic Preservation Consultant Will Provide an Overview of the General Plan Project and Discuss the Historic Preservation Elements with the Board for Initial Input.

8. REGULAR AGENDA

8.A. **36 Prospect Avenue – Material Deconstruction** – The Applicant Requests Material Deconstruction for an Addition to a Landmark Historic Structure. PL-24-06186
(A) Public Hearing; (B) Action

8.B. **64 Chambers Avenue – Determination of Significance** – On August 7, 2024, the Historic Preservation Board Directed Staff to Prepare a Final Action Letter Approving the Applicant's Request to Rehabilitate the Landmark Historic Structure to the 1900 Hall Parlor Form. PL-24-06158
(A) Ratification of the Final Action Letter

9. ADJOURNMENT

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or planning@parkcity.org at least 24 hours prior to the meeting.

***Parking is available at no charge for meeting attendees who park in the China Bridge parking structure.**

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD MEETING
MARSAC MUNICIPAL BUILDING
COUNCIL CHAMBERS
445 MARSAC AVENUE
PARK CITY, SUMMIT COUNTY, UTAH
MINUTES OF AUGUST 7, 2024

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

EX OFFICIO MEMBERS: Rebecca Ward, Planning Director; Lillian Zollinger, City Planner; Mark Harrington, City Attorney

1. ROLL CALL

Chair Randy Scott called the meeting to order at 5:02 p.m. and conducted a roll call. All Board Members were present.

2. MINUTES APPROVAL

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

MOTION: Board Member Long moved to APPROVE the Historic Preservation Board Meeting Minutes from July 3, 2024. Board Member Holmgren seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board. Board Members Stephens and Hodgkins abstained from the vote, as they were not present at the meeting.

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Planning Director Ward reported that Staff did not have any communications to share. Chair Scott disclosed that he sits on the Board of Trustees for the Park City Museum and the Thaynes Hoist House is one of the Friends of Ski Mountain Mining History's projects. Board Member Long disclosed that he has been a friend of the Friends for many years. Chair Scott inquired whether these disclosures impacted their participating in the first agenda items for this meeting. Senior City Attorney, Mark Harrington reported that the disclosure was sufficient.

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4. PUBLIC COMMUNICATIONS

There were no public communications.

5. REGULAR AGENDA

A. Thaynes Hoist House – Determination of Significance and Material Deconstruction – The Applicant Requests Historic Preservation Board Review of a Proposal for Material Deconstruction to Rehabilitate the Thaynes Hoist House to the 1937 Form. PL-24-06188.

Planner Ward reported that the Historic Preservation Board ("HPB") visited the site prior to this meeting. She presented the original Site Plan submitted by the applicant, Friends of Ski Mountain Mining History. Representatives of the applicant, Brian Buck, Donald Roll, and Sally Elliott were in attendance at this meeting. She noted that his application was submitted in coordination with the Park City Historical Society.

Director Ward explained that the Thaynes Mine site was a Significant Historic Structure on Park City's Historic Sites Inventory ("HSI"). The Thaynes site was associated with the mining decline and emergence of the recreation industry. According to the Historic Site Form, a shaft was dug on the site in 1934 to access western ground to explore for ore; however, in the end, no ore was found in this location and the mining operations ceased in the 1940s. On the Historic Site Form, three of the structures were designated Historic. One was the Hoist House, which she showed in a photograph from 2009. She also showed a photograph of the Thaynes Conveyor Gallery that had since been rehabilitated and restored by the Friends of Ski Mountain Mining History.

Director Ward also presented an image of a Fire Hydrant Shack that was designated Historic. She explained that some of the accessory buildings were not designated as historic on the City's Historic Site Form. She presented an image of one of the accessory buildings that was associated with a four-year period in the 1960s where skiers would ride in underground cars and would then be lifted over 1,700 feet by the Thaynes Hoist. This provided underground access to the ski slopes.

Director Ward stated that one of the considerations for this meeting was whether the Board wanted to direct Staff to go through the process to have this structure and use designated on the Park City HSI. She presented a photograph that depicted the condition of the structure in 2009. Due to heavy snowfall over the past few winters, the existing conditions had deteriorated as shown in a more recent image. She explained that substantial materials from the roof had collapsed causing damage and loss of historic materials. An image was presented that showed the hoist as well as the 1937 hoist form. Director Ward stated the 1937 form of the Hoist House included the equipment. As the applicant worked on the site, it was discovered that the walls for the 1937 structure remained, and there was historic material that could be salvaged to rehabilitate the 1937 form. One of the applicant's requests was that this structure be approved to be

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rehabilitated to the 1937 form and allow for the removal of the roof so that the site could be stabilized in advance of the coming winter so that it could eventually be restored.

Director Ward also presented a photograph of the Boarding House that had long since collapsed wherein the foundation remained, but there was very little material. She explained that the applicant also proposed to remove and store on-site the collapsed historic roof materials and the non-historic additions to the Hoist House. They would also complete asbestos removal and mitigation during the work this fall. This would then allow for the stabilization of the 1937 Hoist House walls to ensure that they would be protected during the winter season. The proposal also sought to complete an engineering evaluation to determine what would be required for the long-term stabilization. She added that the applicant also planned to remove the materials to be deconstructed and stored on the site next year so they can rehabilitate the 1937 Hoist House, and replace the roof in 2026.

Director Ward reported that Staff recommended the Board open a public hearing and consider approving the request to restore the 1937 Thaynes Hoist House and remove the historic roof to allow for stabilization of the remaining historic walls and materials. She invited any questions about anything set forth in the Staff Report and reported that applicant would present their proposal to the Board. Board Member Stephens mentioned the statement about including another structure from the 1960s and asked if that would change the scope of work in the initial couple of years.

Director Ward explained that the Conditions of Approval were for the 1937 Form and nothing else was designated historic; if that were a direction recommended by the Board, Staff would then recommend a Condition of Approval to include that in future work. On behalf of the applicant, Brian Buck reported he is the Project Manager for the Friends of Ski Mountain Mining History. He lives in the Silver Springs neighborhood in Park City. He explained that the reason they were so interested in the Thaynes site was that it was the last new mine developed by the Silver King Coalition Mining Company, and it was the first use of conveyors to move a substantial amount of waste rock in North America. He stressed that this site was very interesting from a mining standpoint.

Even more interesting was that the Spiro Tunnel was upgraded in 1964 by the Treasure Mountain Ski Resort to become a subway ski lift to service the Thaynes Canyon runs. He explained that skiers rode a subway car through the tunnel almost three miles into the mountain, and were then lifted 1,700 feet up a shaft to the ski run.

Project Manager Buck presented an image from the Park City Museum that showed the 1937 condition of the Mining Company. The Hoist House was built and the shaft was operational. He added that the Boarding House housed the crew that sank the shaft. He pointed out the conveyor that extended out into the canyon. He stated there was no building that connected the Hoist House with the shaft, although there was a breezeway for winter access.

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Project Manager Buck next presented a photograph taken in the late 1930s that showed the Thaynes mine in full operation. He pointed out the conveyor that serviced the waste rock dump, which had grown considerably. He also showed an image showing the subway cars that went three miles into the mountain. He noted that two of the subway cars were preserved in the basement of the Park City Museum. He presented an image of skiers boarding the cage or elevator of the Thaynes shaft at the 1,700-foot level and preparing to be lifted up the shaft, as well as images of skiers using the elevator.

An image taken in the summer of 2022 showed the conditions of the facilities. Project Manager Buck explained that the large building with a significant portion of a missing roof was the Hoist House. The building connecting the Hoist House with the head frame was built subsequent to sinking the shaft. He noted the roof and the garage door building were in pretty fair shape. The watchman's shed just to the right was also in good shape.

Project Manager Buck presented images of the ancillary buildings located to the east of the shaft. The building with the collapsed roof was the storage building. The inclined conveyor gallery was in really good shape and it accessed the ore shed, whose roof collapsed and whose walls were in reasonably good shape. Because the storage building was not significant historically, the initial plans were to remove that building and the ore shed and to stabilize and rehabilitate the ore conveyor. The waste rock conveyor was an earlier project that was stabilized by Friends of Ski Mountain Mining History.

Project Manager Buck reported that in April 2023, they received word from Park City Mountain Ski Patrol that something had occurred. He presented an image showing the accumulation of snow on the roof. Additionally, images show stress on the roof, however, the building was for all intents and purposes buried in snow. He showed the Board the condition of the building in June 2023 and indicated that the building remained in that condition to this day. The entire roof structure of the Hoist House collapsed, and much of the roof on the building between the Hoist House and the shaft also collapsed. He expressed concerns about the safety hazard due to roof material hanging overhead and added that there was no way to secure the building due to the damage. The ancillary buildings to the east of the shaft were essentially destroyed due to the snow accumulation in the spring of 2023. The ore conveyor was also destroyed, and when it collapsed it crushed the ore building. He presented an image of the shaft room and explained that it depicted the roof in the summer of 2022. Part of the roof needed repairs due to some distress in the foundations of that portion of the building. The remainder of the building was in excellent shape.

In June 2023, the entire roof structure of the shaft room was destroyed and the walls were significantly damaged. He stated that Friends of Ski Mountain Mining cleaned up the debris so that the asbestos contractor could clean up the asbestos that was in that portion of the building. They relocated the debris onto the floor inside the building and cleaned up the asbestos.

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Project Manager Buck showed an image of the Hoist House in the summer of 2022 and pointed out the wood drop ceiling. He added that much of the fiberboard had come off because the sheet metal on the roof had disconnected from the structure, which allowed the rain and snow to come in and damage the fiberboard causing it to fall off. He noted that the structure of the drop ceiling was still usable and the steel roof structure above was in good shape. He presented an image of the Hoist House in June 2023, which depicted the present condition of the structure. He pointed out that the red-painted metal structure of the roof collapsed, a large I-beam was bent, and all the wood in the drop ceiling was ruined.

The hoist operator station before the roof collapse was shown, and then compared with the structure as it exists today. Project Manager Buck explained that they were looking at a first phase of removing the roof due to safety concerns and asbestos removal. He explained that the contractor could not enter the area until the safety hazard was mitigated. He showed the condition of the asbestos. He noted that the clean-up was seriously compromised by the condition of the building, as the entire roof failed and they suspect more of the pipe insulation had detached and fallen to the floor. They anticipated the asbestos clean-up costs would be approximately $20,000 more than what it would have been prior to the roof failure. He noted that was in the budget.

Project Manager Buck reported that Wasatch Environmental was the applicant's environmental consultant. They hired Thermal West Industrial, Inc. to perform the abatement at a cost of almost $350,000 for both Silver King and Thaynes. They expected it to cost an additional $20,000. He noted the additional need for an asbestos monitor on-site when the roof is removed from the Hoist House, which was estimated to cost an additional $10,000.

Project Manager Buck reported that they completed the other abatement work, and would complete the work in the Hoist House when deemed safe. He stated they delayed the remaining asbestos removal and assumed that the asbestos problem had only increased by the intervening time and weather. They would provide the asbestos monitor and would complete the full asbestos abatement in the Hoist House following removal of the roof and stabilization of the walls. For the immediate future, they want to remove the safety hazard of the failed roof in the Hoist House. They were seeking assistance from the City and the Resort with financial commitments and services to help pay for this work. Project Manager Buck stated they would then use their own financial resources to finish the asbestos abatement in the Hoist House. He added that they were working with the Division of Oil, Gas, and Mining to do some subsurface stabilization of the shaft, and the engineering for that was paid for by the Friends of Ski Mountain Mining History.

Thereafter, they would develop plans to save the Hoist House. They would initially need an engineering evaluation by J.R. Richards. He reported that Engineer Richards will inspect the building to determine the best way to save the walls that are still standing and do what needs to be done to support a new roof over the Hoist House.

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Project Manager Buck stated the remainder of the site would remain, and the clean-up of that portion of the site was not essential for them to do the work in the Hoist House, however, it needed to be done sooner rather than later. He added that they plan on rehabilitating the Hoist House, and have it available for public tours. They assumed that the Hoist House mining equipment would remain in place. The front wall of the shaft building would be enclosed, and they would build a small industrial shed at the location of the garage door. The watchman shed would also be repaired along with the repairs on the Hoist House. He noted that the methods of construction were still to be determined, as they had to conduct the engineering evaluation.

Board Member Hodgkins asked why they chose the 1937 form, and wondered if it was because those were the structures that were the easiest to save. Project Manager Buck stated they found the photograph that showed that when the shaft was sunk, the Hoist House was separated from the shaft by open ground. The mining company constructed the intervening building thereafter. He added that the construction of the Hoist House was of better quality than the rest of the building, and the walls and foundation of the intervening building between the Hoist House and the shaft were fairly substandard. The concrete was not reinforced, and much of the intervening building was a complete wreck.

Project Manager Buck stated they could reasonably rehabilitate the Hoist House, but the rest of the building between the Hoist House and the shaft would almost have to be started from scratch. He noted that the 1937 photograph of that building informed that there was some historical precedent for just repairing the Hoist House and removing the rest of the building in between.

Board Member Hodgkins commented that one of the biggest historical elements of this site was its role in skiing history, and noted that it was almost like removing that experience even though arguably the 1964 piece was more historic for what it did than the 1937 piece. Project Manager Buck responded that their homage to the use of the building for skiing would be to repair the garage door that was used by the skiers.

Board Member Beatlebrox added that there had never been a Historic marker documenting the fact that this was a ski lift; therefore, they decided they would raise the money to add a sign to document that part of its history. Board Member Hodgkins felt the proposal would change the feel of the place by taking it back to 1937, as compared to the 1960s. Project Manager Buck agreed that it would be a change.

Board Member Stephens asked if the historic material on the 1937 building had been replaced over time as the additions were completed. Project Manager Buck believed it to be the original material.

In response to a further inquiry from Board Member Stephens regarding whether there was enough original material to reconstruct the 1937 structure, Engineer Richards explained that the steel in the building was so damaged that it would be difficult and not feasible to straighten. He confirmed that the original framing was steel, with a wood

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ceiling. His initial inclination was to save the walls, but they had to get inside to determine the extent of the damage. They might not be able to use the walls structurally, which would require them to construct a steel framework within those walls, and then attach those walls to that framing. He mentioned the Watts Garage where they saved the walls, but they had to dismantle the entire structure.

Engineer Richards expressed hope that when they demolish the roof, remove the debris, and brace the walls, they will find that the walls are in good shape so they could maintain those walls in place rather than pull them off as they did on the Watts Garage.

Board Member Stephens acknowledged that until they get into the building they would not really know what they were dealing with. He echoed Board Member Hodgkins' comments about bringing in the skiing part of the history, and it seemed like for the 1937 building they would like to have enough historic material to at least do the exterior. He felt there would be a way to use some existing historic material and blend it with some newer material for the 1960s elements in order to bridge the gap between the mining history and the ski history.

Project Manager Buck reminded that when this structure was used as a ski lift, the skiers came up the shaft and went out the garage door. They plan on building a structure there because the front of the shaft tower is now open because the building that used to connect to it collapsed. Therefore, they need to construct some sort of addition to close the shaft so that it is not exposed to the weather. He added that they want to have a façade with a garage door that would be evocative of what it looked like when it was being used as a ski lift.

Chair Scott noted they would have another conversation about this in a year, once the cleanup is completed.

In response to an inquiry, Project Manager Buck reported that they were saving the usable corrugated metal, which they were calling tin. He noted that some of the corrugated metal was so badly distorted that it was no longer usable. Any corrugated metal that is usable would be stacked because, to the extent they can, they want to restore the exterior façades and the roofs of these buildings with that same material.

With respect to saving the iron, Engineer Richards noted that as with Silver King Mine, they were trying to save as much of the steel as possible as long as it was not too far bent. He mentioned that some of the older steel is more brittle than new steel, so once it deforms, it is very difficult to straighten. With the new structure, they would match with the old. Engineer Richards explained that at Silver King Mine, they had 5-inch purlins, so they used the exact same shape but used newer, stronger material. Once the material starts to rust it starts to match the older material.

Project Manager Buck added that when the remainder of the cleanup occurs, there would be a lot of wood debris and some unusable metal that they proposed would be stored

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during the second phase on the ground behind the building. During the later phase where there would be more generation of debris, they proposed a subsurface repository of those historic materials on site instead of removing the materials from the site. This would be discussed with the City and the Resort in the future, as well as with the Environmental Protection Agency ("EPA").

Board Member Hodgkins noted that the bent I-beam was now part of the history of this building, and to just get rid of it would be to remove a piece of the building's history. While he acknowledged it likely could not be used, he did not want it discarded or recycled. Board Member Beatlebrox noted it had a sculptural quality to it. Engineer Richards stated that they could possibly add the old steel beam next to a new steel beam.

Project Manager Buck reiterated that all of the material removed from the roof structure would be stored on-site this year. But as they remove the material, it would have to be taken apart like a bunch of jackstraws, so there may be a need for them to cut some of those structural members to allow them to be safely handled in that work environment. He stressed that he would not want to guarantee that the I-beam would come out of the building in one piece.

Chair Scott opened the public hearing. There being no public comment, Chair Scott closed the public hearing.

Chair Scott asked if all members of the Board were able to attend the site visit. Board Member Stephens indicated that he was unable to attend.

Board Member Beatlebrox reported that she attended the tour, which was extremely impressive and educational. Many of her questions were answered and she felt it was a wonderful project. Board Member John Hutchings agreed.

Board Member Holmgren was taken aback looking at it in person versus the photographs and mentioned the size of the site. Board Member Beatlebrox stated she was excited about Thaynes because of the intersection of skiing with mining. When they visited Silver King, they heard stories about how the miners came in for their batteries, drills, and drill bits. She stated it brought an entire lifestyle to life. To know that people could experience the mining history as it was, was really exciting.

Board Member Long reported that his visit to the site saddened him because if they had done something 2 – 3 years ago, they would not be looking at what exists there today. It would sadden him more if they did not do something now to preserve what remains. Chair Scott agreed and mentioned that both of those buildings were incredible potential museum opportunities.

Board Member Hutchings stated he would support a motion to approve the application with special consideration to preserve the I-beam.

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There was discussion about what the Board was voting on. Director Ward explained that the Draft Final Action Letter included the issuance of a Determination of Significance that would allow for the restoration of the 1937 roof form and material deconstruction of the Historic Roof materials for stabilization over the winter. That would then allow the applicant to rehabilitate the structure over the coming years. She stated that the Board could include Condition of Approval 1.g. regarding the preservation of the I-beam. Board Member Hutchings noted that he was unsure if he wanted to make this a Condition given the potential that the I-beam could not be safely preserved. Director Ward stated that they could add language "if feasible.."

Board Member Stephens indicated that the applicant would need further approvals from the Planning Department, and suggested they could make that part of what the Planning Department could incorporate the ski connection into the project without tying the applicant's feet with safety issues.

Project Manager Buck suggested that any Condition added for the preservation of the I-beam allow for onsite consideration of safety. He stated that removing that damaged roof would be, in itself, risky for the workers. He wanted to ensure that the supervisor on site would have the ability to do what is safe. If they could save the bent I-beam, they would do that; however, if it has to be cut for safety reasons he would like to have the ability to document why they had to cut it.

Board Member Hutchings agreed and stressed that he would not want that consideration to hold up the project or jeopardize anyone's safety. He liked Board Member Stephen's suggestion.

Board Member Holmgren asked if they were making a motion or offering guidelines. Director Ward reported that if the Board felt it had the information needed to make a decision, it could make a motion for the 1937 Hoist House restoration. She noted the early discussion about a potential Condition of Approval that would be aligned with the proposal regarding the remaining materials associated with the accessory buildings for the skiers.

Project Manager Buck stated that was not part of this year's project, and confirmed that they would not touch those materials this year. The applicant recommended that the damaged ancillary buildings to the east of the shaft should be cleaned up. Additionally, there were portions of the main mine building that would not be cleaned up during this part of the project. He added that the entire backside of the building collapsed in completely, but the roof was not overhanging so it did not have the same safety hazard as they have in the locations where the roof is overhanging.

Project Manager Buck confirmed that this year they planned to just remove the overhanging roof and store that behind the building.

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Director Ward added that the accessory structures were not designated historic, but the Board could add a Condition of Approval that the materials from the one accessory structure associated with the lift would remain as they are and protected and stabilized while they evaluate the possibility of nominating that accessory building for a listing on the HSI. Project Manager Buck confirmed that Director Ward was referring to the garage door and they were not planning on removing that this year so there would be an opportunity to do further planning regarding that element.

Board Member Hodgkins asked if by including the 1937 in this proposal, would they essentially be giving the applicant the ability to demolish anything that is not related to the 1937 structure. Director Ward explained that the three designated structures were the Fire Shack, the Hoist House, and the Conveyor Gallery. The additional accessory buildings on site were not currently designated historic, so it would allow for the demolition of the accessory structures that were set away from the main structure. She added that they requested that the materials associated with what has been referred to as the garage door structure and the associated lifts under the hoist remain.

In response to Board Member Hutching's inquiry, Director Ward stated that with respect to the building to the left of the garage door structure, it would remain, as it is associated with the hoist. Chair Scott asked if Board Member Hutchings was referring to the ore conveyor. Project Manager Buck clarified that this structure was referred to as the Watchman's Building, and confirmed that would remain.

Board Member Hodgkins commented that it was difficult to tell what the Board would be legally giving the applicant permission to demolish. It was observed by Board Member Hutchings that according to the Packet, the Board was requested to make a determination that would allow the Thaynes Hoist House to be restored to its 1937 form and approve the material deconstruction of historic roof material. Director Ward clarified that the area in question would be that shown in the photograph between the 1937 form and the hoist. The additions to the left of the Hoist House would remain, along with the associated ski accessory building. She also confirmed that the tower would also remain. It was suggested that the color-coded photographs showing what would remain to be presented again to the Board.

Board Member Stephens stated that it appeared the applicant would be doing some demolition and cleanup for safety reasons and to prepare the structure for the coming winter. He understood that all of the materials that would be deconstructed at this point would be stored on-site, and wondered why the applicant could not just sort the materials and then return to the Board to advise what is left and what they would have to work with. He suggested that they might be putting this project in a box when they do not know what materials they would have to work with. He noted that in the past the Board had dealt with issues where materials were removed from the site; whereas in this instance, the applicant proposed to keep the materials on site at this point. Project Manager Buck confirmed that was accurate.

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Board Member Hodgkins stated that his issue was with the reference to the 1937 form because by focusing on a date, they could potentially dispose of everything not related to that date. He asked what the point was of referencing the 1937, to which Board Member Stephens agreed.

Chair Scott commented that the applicant intended to save everything possible that was financially realistic. He understood that it would not be feasible to restore that middle section based on its condition, so they looked at the form from 1937 which is more feasible to restore. Project Manager Buck agreed and added that it was due to the remaining structures and what they would be starting with. The Hoist House was still structurally in a condition to allow them to reasonably evaluate how to strengthen the walls and construct a new roof. The rest of the building was a wreck, as were the ancillary buildings to the east of the shaft.

He confirmed that they would not be doing any of that cleanup and did not intend to use donor funds for demolition. The immediate need that they shared with the Resort and the City was to mitigate the safety hazard of the broken roof hanging over the portion of the shaft room and the Hoist House. The next step would be to address the asbestos that they are bound to finish; however, they cannot do that work until the roof is cleaned up.

Project Manager Buck explained that the rest of the work the Board was discussing would be for later consideration. The applicant identified in the Historic District Design Review ("HDDR") permit application a multi-step process that addressed the fact that after this first phase of clean up, there would be an evaluation going forward as to what would happen with the rest of the site. Part of that would involve coming before the City and the Resort with a specific plan for the rest of the site. He stated they included a conceptual plan and budget in the HDDR permit, but they do not yet have the funds to execute that plan.

Board Member Stephens wondered why they were getting hung up on this being the 1937 form, because once they use that as the operative form they would essentially be saying the rest is not relevant anymore. They do not yet have enough information to say it was not relevant. Director Ward explained that was why Staff recommended that everything to the left, which was related to the ski lift history, be nominated and listed for future protection. With the current conditions and the applicant's plan for this year, she offered that another possibility could be that in lieu of a Determination of Significance, they allow for the material deconstruction of the addition so there could be a safe environment for the materials stored on site. She stated that the 1937 portion of the building was the most stable portion of the structure where the majority of the historic materials could be preserved. However, to do that work would require removal of the roof of the addition.

If the Board wanted to approve the Material Deconstruction of the addition on the condition that once that work was completed, with a focus on rehabilitating and restoring the 1937 Form, then they could come back after completion of that work. In this instance, the determination would not be tied to the 1937 form, but it would still allow the applicant

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to do the work that needs to be done to stabilize the structure for this winter, store the materials on site, and materially deconstruct the collapsed addition to preserve as much of the Historic material as possible.

Board Member Stephens agreed but was unsure whether the Draft Final Action Letter was drafted to reflect that. He noted that once they refer to the 1937 building, it would seem like the Board would be granting authority for the rest of the buildings to be demolished in any way the applicant saw fit. He noted the precedence of prior decisions of the Board.

Board Member Hodgkins remarked that Director Ward's comments were exactly what he would hope would occur. However, the draft approval was written with a focus on 1937, and they in effect would allow the applicant to remove anything not related to the 1937 form. Board Member Stephens emphasized that the way the draft approval was written was typical of what they usually see, and the question was how they approve this and still recognize that once the cleanup is done, the Planning Department would look at this again. He questioned how they clarified that an approval would not give the applicant carte blanche, but rather establish that this is part of a process.

Project Manager Buck offered that they laid out the steps in the application and that all they were looking to do this year was clearing off the broken roofs, store the debris on-site, and finishing what they needed to do inside the Hoist House. He mentioned the further steps included in the HDDR application, one of them being that the Resort and the City need to decide how to clean up the remainder of the site. He suggested the addition of a Condition of Approval that a work plan be prepared that addresses how each of the remaining structures would be handled. He stated there needed to be a more detailed scope of work for the remaining cleanup on the site, and they do not plan on going forward with that cleanup at this point. They could, however, provide detailed information and recommendations.

Director Ward sought clarification that the remaining cleanup would involve the accessory buildings. Project Manager Buck confirmed and added it also included the intervening building under the Hoist House shaft. Director Ward stated they could remove the Determination of Significance from the Draft Final Action Letter and update the Material Deconstruction that would allow for the applicant to remove the roof form and whatever else needed to create a safe environment for the stabilization of what remains of the 1937 form while preserving what is salvageable for the addition. After that work is complete, the applicant could return to the Board regarding the Determination of Significance, which would allow them to move forward with this year's work. Several Board Members agreed.

Board Member Holmgren asked if they should include mention of the skiing history as part of the reconstruction. She highlighted that this structure was a blend of mining and skiing history. Board Member Stephens recounted that the Board was giving the applicant the authority to do the necessary demolition and cleanup, and saving for a later determination of what would be done thereafter. Director Ward stated that the

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modifications were aligned with the applicant's plan, and would make sure that the accessory building referred to as the garage would remain even though it was not currently designated on the HSI Form. Therefore, in the context of the accessory buildings, it would be clear that what is associated with the hoist would remain. Board Member Stephens added that being a simple garage form, it might be a relatively easy building to reconstruct with remaining Historic Materials.

The applicant, Donald Roll stated they put together a detailed project plan and cost estimate in 2021 as part of their capital campaign to save the Silver King and Thaynes complex. That plan was thrown out in April 2023 when the snow collapsed many of the structures. The applicant's intent is and always would be to save that which is financially feasible to save. He stated they have to raise 95% of the funds that go into stabilization projects, so they try to do what they can with the resources they have. He stressed that if the shaft room could be saved, they would do what they could. The current assessment was that it was not salvageable, but once they remove the roof and the asbestos, the engineer could assess the structural integrity. Their belief was that everything east of the head frame was not salvageable. The big issue was whether they could save the Hoist House, which they cannot say until they remove the roof and mitigate the asbestos.

Director Ward stated that the motion could be to approve the applicant's proposal based on the Final Action Letter, as amended by removing the Determination of Significance and updating the Material Deconstruction to allow for the stabilization and deconstruction to preserve as much of the 1937 material as possible, while also preserving the additions. They would also include a Condition of Approval regarding the I-beam. She also mentioned a Condition of Approval that the accessory building was associated with the ski industry area and another Condition that once the roof is removed and the structure is stabilized that allows for a full evaluation of the addition, the applicant would then return to the Board for the final determination on the addition to the Hoist House.

MOTION: Board Member Holmgren moved to APPROVE based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter, as amended pursuant to the discussions herein and the summary by Director Ward:

Findings of Fact

1. The Thaynes Mine Site is designated a Significant Historic Site on Park City's Historic Sites Inventory and is associated with the Mining Decline & Emergence of Recreation Industry Era (1931-1962). According to the Historic Site Form, the Silver King Coalition Mining Company dug a shaft in 1934 to access its western ground, explore for ore, provide ventilation for the Spiro Tunnel, and allow for the removal of waste rock from the mine. They did not find ore in this location, and mining operations ceased in the 1940s. The site included a two-story boarding house (collapsed prior to 2009), a 1937 Hoist House that was later expanded with a change room and showers, a headframe, accessory buildings, and a Conveyor Gallery.

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2. According to the Applicant's submittal, the Thaynes Shaft was operated as part of the Silver King Coalition mining operations between 1939 and 1949. In 1949, "a mine workers strike shut down the mining operations." In 1953, the Silver King Coalition Mines Company and Park Utah Consolidated Mines Company merged to form the United Park City Mines Company, and focused mining operations on Daly West, Judge, and Ontario facilities. "Thereafter the Thaynes Mine facilities provided ventilation and access for the Spiro Tunnel and connected mine openings."

3. Decades after mining operations ceased, the Thaynes Mine Site provided a short-lived secondary use. In the mid-1960s, skiers would ride in underground rail cars from the Spiro Tunnel to the Thaynes shaft to be lifted 1,750 feet up by the Thaynes Hoist to access the slopes, an alternative to the ski lifts that operated for four years.

4. The designated Historic Sites within the Thaynes Mine Site include:

    a. A Conveyor Gallery
    b. The Hoist House
    c. A Fire Hydrant Shack

5. A large, two-story boarding house (collapsed sometime prior to 2009), Accessory Buildings, and a Pump House were associated with the Thaynes Mine Site but are not designated Historic Structures.

6. On March 25, 2015, the Planning Commission approved a Conditional Use Permit for the construction of a gondola to interconnect Park City Mountain Resort and the Canyons Resort. Permit Condition of Approval 4 required the Resort "to take actions regarding the Historic Mining Structures on property owned or leased by the Resort."

7. On September 15, 2016, Park City Municipal and VR CPC Holdings, Inc. (Park City Mountain Resort), entered a Memorandum of Understanding to outline an annual process, prioritization of projects, and funding for the preservation of the Historic Mining Structures.

8. The Resort provided a 2015 Preservation Plan for Selected Historic Mining Structures prepared by SWCA. The Memorandum identifies Gold Sites, and priority sites, which include the Thaynes Mine Hoist House and Conveyor Gallery.

9. The Applicant and Friends of Ski Mountain Mining History have completed extensive work on the Thaynes Mine Site, including the rehabilitation of the Conveyor Gallery in 2020.

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10. The Applicant now requests the Historic Preservation Board issue a Determination of Significance to allow the 1937 Hoist House form to be restored, and Material Deconstruction approval to remove the roof materials, now collapsed, to protect as many remaining historic materials as possible and to prevent further damage to the structure.

Determination of Significance

11. The Historic Preservation Board reviews Determinations of Significance for Significant Historic Sites pursuant to Land Management Code (LMC) Section 15-11-10(A)(2):

    a. It is at least 50 years old, or the site is of exceptional importance to the community.
    b. It retains its Essential Historic Form as may be demonstrated but not limited by any of the following:

        i. It previously received a historic grant from the City.
        ii. It was previously listed on the Historic Sites Inventory.
        iii. It was listed as Significant on reconnaissance or intensive level survey of historic resources.

    c. It has one or more of the following:

        i. It retains its historic scale, context, and materials in a manner and degree that can be restored to its Essential Historic Form even if it has non-historic additions, or
        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 that are Visually Compatible with the Mining Era Residences National Register District even if it if has non-historic additions.

    d. It is important in local or regional history architecture, engineering, or culture associated with at least one of the following:

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

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12. LMC Section 15-15-1 defines Essential Historic Form as the physical characteristics of a Structure that make it identifiable as existing in or relating to an important era in the past. These physical characteristics include, but are not limited to the structure's form, Roof Forms, window and door configuration, and materials.

13. Both the 1937 Hoist House and the addition are at least 50 years old – the addition was completed sometime prior to 1948. However, removing the addition and restoring the Hoist House to the 1937 form retains the site's Essential Historic Form and designation on the Historic Sites Inventory. The 1937 form retains the original physical characteristics for the form, roof form, window and door configuration, and materials indicative of when the site was first constructed, and when the site first began operations.

14. LMC Section 15-15-1 defines Historic Integrity as:

    a. The ability of a Site to retain its identity and, therefore, convey its Significance in the history of Park City. Within the concept of Historic Integrity, Park City Municipal Corporation recognizes seven (7) aspects or qualities as defined by the National Park Service, that in various combinations define integrity. They are as follows:

        i. **Location**. The place where the Historic Site was constructed or the Historical event took place.
        ii. **Design.** The combination of physical elements that create the form, plan, space, Structure, and style of a Site. The design includes such considerations as the structural system, massing, arrangement of spaces, pattern of fenestration, textures, and colors of surface materials, type, amount, and style of ornamental detailing, and arrangement and type of plantings in the designed landscape.
        iii. **Setting.** The physical environment, either natural or manmade, of a Historic Site, including vegetation, topographic features, manmade features (paths, fences, walls), and the relationship between Structures and other features or open space.
        iv. **Materials.** The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration to form a Historic Site.
        v. **Workmanship.** The physical evidence of the crafts of a particular culture or people during any given period of history, including methods of construction, plain or decorative finishes, painting, carving, joinery, tooling, and turning.
        vi. **Feeling.** A Site's expression of the aesthetic of the Historic sense of a particular period of time. Feeling results from the

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presence of physical features that, taken together, convey the Property's Historic character.

vii. **Association.** The direct link between an important Historic era or Person and a Historic Site. A Site retains association if it is in the place where the activity occurred and is sufficiently intact to convey that relationship to an observer.

15. The Historic Site Form concludes the Structure remains in its original location and is a steel structure clad in corrugated metal panels with some concrete, with a roof form sheathed in corrugated metal roofing materials. The structure contains rolled steel multi-light casement and partial-pivot windows. Regarding the other five criteria, the Historic Site Form states:

a. **Design.** The Hoist House is a steel structure with concrete floors. The building originally housed a coal bin, furnace room, shaft room, change room, showers, and ore bins. The building is clad in corrugated metal material and much of the interior equipment remains intact. A small wood-framed structure with a concrete foundation was built east of the hoist house but was attached to the main building sometime after 1958. The building is in poor condition with broken windows, sections in various states of collapse, and inadequate measures against entry.

b. **Setting.** The setting is a level building pad tucked into a fairly steep gully in Thaynes Canyon. The waste pile is the most prominent land feature and the Hoist House sits up against the wooded hillside. The setting does not appear to have changed dramatically since the building was constructed.

c. **Workmanship.** The physical evidence of the mining era is the steel shaft gallows and the overall industrial nature of the building. The steel windows and concrete floors, in addition to the remaining equipment.

d. **Feeling.** The site conveys a sense of mining activities in the early part of the twentieth century. The structures, including the Hoist House, that make up the overall mining system are visible and intact, albeit in poor condition. Some newer elements are compatible with the historic structures and serve to neither diminish nor enhance the site's historic character.

e. **Association.** The building is part of the Silver King Coalition Mine Company Thaynes Shaft Surface Plant. It is associated with the decline of mining operations in Park City.

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16. The 2015 Historic Preservation Plan prepared by SWCA further describes the Hoist House materials:

    a. The Hoist House foundation is of poured concrete, which supports metal framed walls clad in corrugated metal. The roof is generally framed with metal trusses, which in turn are spanned by metal purlins that support the roofing panels; these are a mix of standing seam and corrugated metal. The purlins are lapped and welded to the rafter beams, and two different attachment methods were used for the metal roofing. For Room 4 (the likely older room), the roof panels are attached with fasteners—likely bolts—to the purlins, whereas in Rooms 1 and 2, the roof panels are wired to the purlins. These rooms also use half as many purlins as in Room 4. Room 6, likely the last addition to the complex, has a wood-framed roof.

17. The 2015 Historic Preservation Plan prepared by SWCA states the following:

    a. The Hoist House is a large, gable-roofed, compound building built around the hoist works and mine shaft, measuring approximately 150 feet long and approximately 45 feet wide at its widest. Physical evidence strongly suggests that it was built in stages: the external hoist frame may indicate that it predates the rest of the building, whereas differences in construction methods and materials, combined with the presence of what appears to be a formerly exterior wall between Room 4 and Rooms 2 and 3 (including a '1936' inscription in the concrete on the south wall of Room 3) may suggest that Rooms 2, 3, and 6 were built as additions in the space between Rooms 4 and 5 and the hoist."

18. The 2015 Historic Preservation Plan prepared by SWCA assessed the condition, which has since significantly deteriorated because of the 2023-2024 snow loads. The 2015 Historic Preservation Plan states:

". . . it is suffering from severe and pervasive problems that, left untreated, have the potential to lead to increasing structural damage. . . [t]he universal damage to the sheet metal roofing and siding (particularly on the shaded east side of the building, presumably as a result of heavier snow loads) is of concern because roof damage and loss . . . lead to accelerated deterioration in other parts of the building. Bent roof members and the loss of and damage to metal siding (including bending) are also troubling because they may indicate inadequate support for the roof overall, particularly when carrying heavy snow loads."

19. While the Thaynes Mineshaft was originally constructed to allow for the exploration of ore, when no ore was found, the site shifted its use to help

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ventilate the overall Silver King Coalition mining operations. The Historic Site Form acknowledge "[s]ome newer elements are compatible with the historic structures and serve to neither diminish nor enhance the site's historic character." The Applicant proposes rehabilitating the Hoist House to the 1937 form, which does not diminish the Essential Historic Form or Historic Integrity of the Thaynes Mine Site and allows for the removal of Rooms 2, 3, and 6 to prevent further damage in the coming winters.

Material Deconstruction

20. The Historic Preservation Board reviews Applications for Material Deconstruction involving any Structure designated to the Historic Sites Inventory proposing the removal of historic materials to accommodate structural upgrades pursuant to LMC Section 15-11-12.5.

21. In addition to removing the addition to the Hoist House, the Applicant proposes removing the collapsed historic roof of the 1937 Hoist House. Removal of the historic roof will allow the Applicant to:

    a. Remove and store on-site the collapsed historic roof materials and non-historic additions to the Hoist House this fall.
    b. Complete asbestos removal and mitigation in the 1937 Hoist House this fall.
    c. Temporarily stabilize the original 1937 Hoist House walls to protect them during the 2024-2025 winter.
    d. Complete an engineering evaluation of the 1937 Hoist House walls to determine the required long-term stabilization that will support rehabilitation and a new roof.
    e. Remove the materials deconstructed and stored on site in 2025.
    f. Rehabilitate the 1937 Hoist House and replace the roof in 2026.

22. All required materials, including an engineer's report, cannot be obtained due to the collapsed roof and the inability to safely access the 1937 Hoist House. Additionally, once the collapsed roof is removed, the asbestos abatement must be completed. At that time, all required materials, including the engineer's report, can be obtained.

Conclusions of Law

1. Restoring the Hoist House to the 1937 form complies with LMC Sections 15-11-10(A)(2) and 15-15-1 and the Hoist House retains its status as a Significant Historic Site on Park City's Historic Sites Inventory.

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2. The proposed Material Deconstruction of the historic roof materials associated with the 1937 Hoist House complies with LMC Section 15-11-12.5 Material Deconstruction, as conditioned below.

Conditions of Approval

1. Upon completing the removal of the 1937 Hoist House roof and completing asbestos mitigation, the Applicant shall complete:

   i. Exterior and interior photos showing the existing conditions of the 1937 Hoist House.
   ii. As-built drawings, including measured drawings for the elevations, floor plans, sections, materials, and details of the 1937 Hoist House drawn at a quarter-inch scale.
   iii. An evaluation of existing materials and construction details of any innovative or problematic structural or mechanical systems that are incorporated into the building.
   iv. Completion of an engineer's report outlining required stabilization for the rehabilitation of the 1937 Hoist House, submitted for Chief Building Official and Planning Director review.
   v. Construction details are drawn to an approved scale, along with manufacturer's cut sheets for proposed windows and doors.
   vi. Completion of a Physical Conditions Report and Historic Preservation Plan for review by the Chief Building Official and Planning Director.
   vii. To the extent possible, the I-beam will be preserved.
   viii. The accessory building was associated with the ski industry area and shall be preserved to the extent possible.
   ix. Once the roof is removed and the structure is stabilized allows for a full evaluation of the addition, the applicant shall return to the Board for the final determination on the addition to the Hoist House.

Board Member Hutchings seconded the motion.

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

B. <u>Thaynes Hoist House – Grant – The Applicant Requests an $18,500 Grant to Remove and Replace the Thaynes Hoist House Roof and to Stabilize, Rehabilitate, and Restore the 1937 Hoist House. PL-24-06221.</u>

Director Ward reported that this Agenda Item involved the same site and the same applicant as the previous Agenda Item. With regards to the Historic District Grant Program, they recently learned that the property owner declined an $18,500 grant

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awarded by the Board last year. Because those funds were already awarded, they were available to be reallocated this fiscal year.

Director Ward reminded the Commission that on July 3, 2024, the Board awarded $56,800 in Historic District Grants for this fiscal year. Therefore, there was still $70,336 in grants for this fiscal year. She stated that the current request for $18,500 would not impact the funds available to applicants in this fiscal year. This recommendation was originally worded such that the $18,500 would be for the removal of the roof, which would include all of the Hoist House and the additions. Staff recommended that if the Board determined to grant this applicant's request for these funds, the grant be specified to remove the Thaynes Hoist House roof, and to stabilize and preserve the 1937 Hoist House and additions.

Board Member Stephens sought clarification of the numbers and understood that if they awarded this $18,500 grant, the Board would still have the $70,000-plus remaining that they had before. He asked if any applications had been turned in. Director Ward explained that the Board approved three Historic District Grants, and there were no other pending applications other than the one presently before the Board.

Board Member Beatlebrox expressed support for the award of the grant. There was unanimous consent by the Board.

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

MOTION: Board Member Beatlebrox moved to APPROVE the Applicant's grant request, and award $18,500 for Removal of the Roof and Stabilization of the Thaynes Hoist House. Board Member Holmgren seconded the motion.

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

Mr. Roll thanked the Board and stated that this funding was the lynchpin to remove the roof in 2024. He thanked Project Manager Buck for his tireless work and described him as a man on a mission to get this work done not only for safety reasons but to allow them to move forward with the long-term project of saving the Thaynes mine buildings.

C. 732 Crescent Tram – Determination of Significance and Material Deconstruction – The Applicant Requests Modifications to 2017 and 2018 Historic Preservation Board Determinations Regarding Additions to the Landmark Historic Structure, and Requests Material Deconstruction to Accommodate a Basement Addition and Addition on a Secondary Façade. PL-23-05741.

City Planner, Lillian Zollinger reported that Bill Van Sickle, AIA was present on behalf of the applicant. She presented an overall site view of 732 Crescent Tram for the Board, as

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well as images that illustrated how the Historic Structure had progressed over the years. Planner Zollinger explained that Park City School District Superintendent Carl Winters purchased this home, and between 1926 and 1938 added several additions, highlighted in red on the graphic presented to the Board.

In 2017, the HPB found that the additions did not reflect the mature mining era and did not contribute to the understanding of the broad patterns of history. Therefore, in 2018, the HPB approved the Material Deconstruction of the additions labeled A, B, C, E and F. Planner Zollinger reported that only the addition labeled "A" had been removed from the site, and presented an image of the current condition of the structure. She also presented an image of what the site should look like pursuant to the 2018 Material Deconstruction approval, with only the area labeled "D" remaining.

Planner Zollinger explained that the applicant proposed to remove addition "E" and keep existing additions B, C, and F. This would, in effect, be a hybrid approval, wherein addition "E" would be removed, addition "A" would remain removed, and additions B, C, and F would remain. She added that area "D" would remain.

Staff requested that the Board review whether the additions A, B, C, E, and F should all be re-evaluated to determine if they meet the criteria of the Land Management Code ("LMC") and contribute to the Landmark Historic Site. If so, Staff requested the Board consider whether addition A should be reconstructed, or if the applicant should design new construction based on the Board's 2017 approval, which required removal of all of the additions shown in red.

Board Member Beatlebrox noted Planner Zollinger's statement that the 2017 approval "required" removal of those additions, and queried whether the approval actually required removal, or whether it allowed the removal. Planner Zollinger agreed to look at the Final Action Letter from the 2017 approval with respect to this question.

Director Ward added that there were two actions by the HPB. The first was a Determination of Significance in 2017. Through the 2017 Final Action Letter, the Board determined that the Carl Winters additions did not contribute to the Landmark Historic Structure. One year later, the applicant requested approval for Material Deconstruction to accommodate the removal of those additions; however, only addition "A" was removed; additions B, C, E, and F remained.

Board Member Hodgkins asked why the Board would require removal. Director Ward explained that in 2017 when additions B, C, E, and F were determined to not be historic, that changed what could be built. Between the Landmark Historic Structure and the new construction, a transitional element is required; therefore, additions B, C, E, and F do not meet the requirements for an addition that does not contribute to the Historic Structure. If it was determined that those additions could remain, the applicant would still need to update their plans to create a larger transitional element between the Historic Structure

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and the new construction. If these additions were not deemed Historic, they would need to be removed to accommodate the transitional element.

Board Member Hodgkins asked why these elements would need to be removed as opposed to just telling the applicant they could not build the addition or build a smaller addition to accommodate the required transitional element. Board Member Hutchings explained that it was because addition "D" was determined to be the Landmark Historic Structure, and the transitions would need to be constructed off of addition "D" and not off of three of the four remaining additions.

Director Ward agreed and added that what could be built for the basement level would be determined by what is the actual footprint of the Historic Structure. The current Board's findings were that the image on the left is the Landmark Historic Structure, which means that for the rehabilitation of the structure, they would need to look at that footprint when they evaluate the transitional element for compliance. She noted that the conditions of some of the additions were poor, and highlighted addition "C."

Board Member Hodgkins clarified that the Board did not *require* removal; however, in order to do what was proposed for the site, the applicant at that time would have had to remove those additions.

Director Ward stated that the Board's findings were that the image shown on the left was the Historic Form, so by having a hybrid removal of the additions, the Planning Staff was unable to apply the Historic District Regulations for the addition until they know what is considered Historic. Currently, Staff was basing its evaluation on the Board's 2017 findings.

Board Member Stephens understood that when this was originally before the Board, the idea was that the applicant at that time was going to take this structure back to a certain period of time. Director Ward commented that if the Board wanted to re-evaluate the Carl Winters additions, then they would have to address the issue of addition "A" which was part of the Winters additions that was removed.

Board Member Hodgkins understood that not all of the Winters additions remained, and offered that the question was whether that fact rendered everything highlighted in red as something that could no longer be deemed Historic. Director Ward agreed.

Chair Scott commented that he recalled that site visit and there were a good number of people present. He stated that it looked like, for the most part, a handyman constructed these additions. Board Member Beatlebrox mentioned the owner constructed the additions.

Chair Scott noted the conundrum and asked if this home was still considered a Landmark Historic Structure. Director Ward confirmed. Board Member Hodgkins understood that

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the proposal would require the removal of the Winters additions in order to add on to the structure.

On behalf of the applicant, Bill Van Sickle, AIA stated that the applicant was in favor of going back to the Carl Winters additions, which would require the Board to reverse the prior determination so that they would be considered Historic. The applicant was also in favor of adding back addition "A" as they felt it added to the structure. Based on the older photographs, the additions looked very similar to or the same as the Historic Structure. The applicant would reconstruct addition A, which would require some re-design on the proposed addition, but they were willing to do so.

Architect Van Sickle stated they were concerned that the root cellar in area "D" was not a habitable space as it was below six feet in height. They requested that be considered as the transitional element rather than calling it a Historic Structure. Board Member Hutchings commented that Architect Van Sickle's last comment and request regarding the transitional element was not presently before the Board. Director Ward stated that depending on the Board's determination that would be how Staff would apply the transitional element requirements moving forward.

Board Member Stephens indicated that if the original applicant from 2017 came before the Board and proposed taking the house back to the structure with the Winters additions, that is what they would be looking at now. He did not know whether the Board could revisit that prior determination.

Chair Scott agreed and added that the applicant wanted to turn addition "E" into a transitional element. Board Member Stephens mentioned that when the Board had looked at other applications in Old Town if there was one part of an addition that was done at a certain time they looked at those separately from the other additions. It was not as if they were required to treat all of the additions the same. He stated they could look at the root cellar separately.

Board Member Hodgkins asked what year the Winters additions were completed. Planner Zollinger responded that they were completed between 1926 and 1938. It was confirmed that the root cellar, which was addition "E", was part of those additions. Architect Van Sickle added that the root cellar was a small shed off the back, and there were photographs of that addition in the Staff Report.

Chair Scott recalled that during the site visit, the root cellar was half caved in from the earth moving in on it. Architect Van Sickle confirmed that it was still in that state.

Board Member Stephens asked if they could move forward, or whether they were bound by the prior decision from 2017. Director Ward noted that was the issue, and the current determination was that the Winters additions did not contribute to the Landmark Historic Structure. If they do contribute, then Staff would need to do the research and the evaluation. Additionally, she noted that if the date of restoration were to change, they

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would need to update the approvals for the property to reflect that. She added that the property would remain on the HSI; however, the year that it would be restored would be updated.

In response to an inquiry, Director Ward explained that Staff's recommendation was that the Board would provide direction on how to proceed and continue this Agenda Item to September 4, 2024. If the Board were open to re-evaluating the 2017 Determination, then at that time Staff would present the information for the Board's consideration.

Architect Van Sickle stated the applicant was several years into this project; therefore a continuance to September 4, 2024 would not create a hardship for the applicant.

Board Member Hutchings asked if it mattered that one of these additions had been removed, and there would not be any historic material.

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

Board Member Hutchings observed that based on these discussions, the Board would be reconsidering the 2017 decision, and he wanted to be mindful of what that could mean for future projects.

Board Member Hodgkins echoed the concerns regarding precedence but felt the applicant should be able to take this structure back to 1936 or earlier unless the Board determined that everything in the Historic District should be taken back to a date certain and stick with that. He did not believe that was how they typically evaluated applications, as there is an eclectic restoration of buildings that reflect different times in the history of Park City.

From that perspective, Board Member Hodgkins felt the owner should be able to make the decision to restore this property to its original concept or to another year. He did not think the owner should be able to select which pieces of that year's additions remain and which ones could be removed. Either they all remain or they are all removed. He would like to require the volume of what was removed in addition "A" be put back.

Board Member Stephens noted the materials removed with addition "A" were gone, but if they put the volume back in place it should be such that it would clearly not be the Historic structure that was there before. This could be accomplished by using a different kind of siding, or some other method to differentiate it while keeping the mass and volume as referenced by Board Member Hodgkins.

With respect to the root cellar, Board Member Hodgkins focused on the fact that it was more of an underground structure. He noted that much of it would not likely be salvageable, but could not state how he would ultimately decide that issue. Board Member Stephens stated that could come before the Board in September, and if it were

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determined that it needed to be removed to make this work they could consider it at that time.

Board Member Hutchings opined that it would not be true to the historical integrity to just fill up the space that was torn down. He felt that using different materials would make it look weird and felt it would create some really strange results in the future. Board Member Hodgkins agreed and noted that the Board required everything in Old Town to be compatible and in kind. He would like to see the same fenestration and volume and similar siding and paint color.

Board Member Stephens clarified that his suggestion was that one would not have to go to the Planning Department to see that this addition was rebuilt. Someone should be able to look at the siding with a slightly different profile to be able to differentiate this addition.

Board Member Hutchings next turned to the root cellar and asked if the proposal was to make the root cellar the transition element. Director Ward explained that a transitional element would be required that would exceed the footprint of the root cellar because the addition would be uphill. The applicant's proposal was that the area of the root cellar be removed to accommodate the transitional element. If it were determined to be Historic, it would just change where the transitional element would begin.

Board Member Hodgkins added that if the root cellar was not part of it, then that would allow the addition to be that much closer to the old house. Director Ward presented a photograph that helped to illustrate the root cellar.

Board Member Hutchings commented that if all of the additions were deemed Historic, then the root cellar would remain and the transitional element would come off the root cellar. Director Ward agreed and added that the transitional element could also come off of some portion of the Historic Structure. If only area "D" were deemed Historic, then the transitional element would come somewhere off of "D."

Board Member Hodgkins questioned whether another option for the Board could be that the root cellar has so deteriorated and beyond repair that they could allow for its demolition. Director Ward responded that many of these additions were in disrepair, and that they would present more information on what could be salvageable at the next meeting. Chair Scott noted the twist that in 2017 it was determined that A, B, and D were non-historic. It was clarified that A, B, C, E, and F were deemed non-historic or non-contributory to the time at which they were taking this structure back.

With respect to addition "F," it was to be removed because it was part of the Winters additions. Chair Scott noted that the applicant requested to return to the pre-2017 structure, adding that addition "A" had been removed. The question was what the Board wanted to do moving forward. In 2017, the Board determined that additions A, B, D, and E [sic] were non-contributory or non-historic. That said, if the Board had been presented

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in 2017 with this proposal to add on to the back, he would have been in favor of keeping the structure intact because it tells a story. Board Member Beatlebrox had no objection.

Board Member Hodgkins asked if this was the same applicant as in 2017. Director Ward reported this was a different applicant. Board Member Hodgkins expressed that fact almost made the decision easier because a different applicant had a different vision. He focused on the precedence.

Chair Scott stated that many of the Board's discussions involved agreeing on compromises. He observed that the Board wanted the structure to remain the same, even though it has quirky, non-historic additions. He also stressed the different applicants with a different vision and an applicant who was willing to reconstruct addition "A." He felt this was a win in terms of telling a story. Board Member Holmgren agreed. Director Ward reported that the applicant would need to revise their plans, and before they spent the time doing that, Staff wanted to ensure that the HPB had an opportunity to take final action so it would be clear what would need to change.

Board Member Stephens stated that the applicant would have to deal with the root cellar and re-establish addition "A." Director Ward explained that if the Board directed Staff to prepare for Material Deconstruction based on the Landmark Historic Form that includes the Carl Winters additions, then Staff would include the Material Deconstruction of that form to accommodate the addition as well as the reconstruction of addition "A." That would then set the stage for the applicant moving forward.

Board Member Hutchings did not disagree with the comments but was nervous about the future precedent. Even though this was proposed by a different applicant, he wondered if every time in the future they would require a different applicant to revisit a prior determination. He expressed that he would likely vote against this, but wanted to make it clear that if there were an approval of the Material Deconstruction of addition "A" it be made clear that this is the story. He stated they were not approving the Material Deconstruction and removal of that material based on degradation and wanted to make that clear.

Board Member Holmgren referenced the Minutes from 2017 and stated that Carl Winters was not given a lot of credit. He was a brilliant person and the library is named the Carl Winters Building. She was impressed that he did these additions and she felt they were historic. He was an interesting person who contributed a lot to the community and this house was part of his contribution.

Planner Zollinger explained that a motion was needed to continue the item to September 4, 2024, with direction to Staff to prepare a Final Action Letter that the Carl Winters additions would be designated Historic for that time period, along with the timeline of addition "A." Chair Scott added it would not be required to remove those sections previously designated in the 2017 meeting.

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Board Member Hutchings did not disagree with a continuation and made it clear that he could vote against the final action during the next meeting.

MOTION: Board Member Stephens moved to CONTINUE this item to September 4, 2024, with direction to Staff to present the evaluation of the Carl Winters additions. Board Member Hodgkins seconded the motion.

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

D. 64 Chambers Avenue – Determination of Significance – The Applicant Requests the Historic Preservation Board Determine Whether the Landmark Historic Structure Can be Restored to the 1900 Hall Parlor Form. PL-24-06158.

Planner Zollinger explained that this application was for a Determination of Significance for a Landmark Historic Site. She reported that the applicant representative, Jonathan DeGray, AIA was present. She presented images showing the location of the site and the structure's footprint. She presented graphics from the Sanborn Maps, showing that this property had been outlined since 1889. The current state of the structure has been identified on the Sanborn Maps since 1907. Images were also presented showing the condition of the structure. In 2007, the HPB determined that the rear addition constructed between 1900 and 1907 was Historic. The original part of the structure was constructed around 1885 and was a hall and parlor house. The applicant requested that the Board reconsider the 2007 determination regarding the historic rear addition. The site had not undergone any structural changes since 2007 and retained the same essential historic form as when it was reviewed at that time.

Planner Zollinger reported that Staff requested the Board to review the applicant's request to reconsider the Board's 2007 determination that the rear addition to the Landmark Historic Structure either is or is not historic. Staff also requested the Board to conduct a public hearing and direct Staff to draft a Final Action Letter outlining the Board's determination for review on September 4, 2024.

Architect, Jonathan DeGray, stated that when he was asked to work on this project, he looked at the HSI, and the discussion through the HSI really only involved the hall and parlor portion of the building, which is the most dominant feature seen from the street. The addition to the rear, while it dates back to 1907, was described as a "funky addition." It had been significantly altered over the years as far as its' internal structure, updated foundations were added, and the building essentially was restructured. A significant portion of the building is the hall parlor form. In order to facilitate a meaningful addition for the owners, he stated the applicant was requesting the removal of the 1907 addition to clear the way to construct a straightforward addition with a contemporary transition element and clean up the site. The focus would be to retain the hall and parlor form which is the most historic element of the site. Architect DeGray explained that the applicant was seeking to bring the building back to the 1900 form instead of the 1907 form.

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In response to an inquiry from Board Member Stephens about which image showed the 1900 form, Architect DeGray stated it was located in the upper right-hand image on the Sanborn Maps. Architect DeGray added there was no indication on the building of the small section out of the back of the building; he stated that as you walk through the building and look at it from the outside, it is a true rectangle. Board Member Stephens expressed confusion about the extent of the applicant's request. He referenced the L-shaped addition on the back of the hall and parlor, as shown on the 1941 Sanborn Maps. Architect DeGray confirmed that this L-shaped portion was what was relevant for this discussion. Architect DeGray noted that the 1940s tax photograph showed the element the applicant wanted to save. He commented that in 2007, a portion of the L-shape in the rear was determined to be a 1990s addition.

In response to an inquiry, he proffered that the portion on the left of the L-shape was the section built in the 1990s including a portion of the gable and the deck. He noted that the entire roof had been replaced at some point. With regard to the 1940s tax photograph, Architect DeGray explained that this would not change as one looks at the structure from the street.

Board Member Hutchings asked if there was any new or different information from 2007 to now. Architect DeGray stated the only thing they saw lacking in the Staff Report was there was a proposal for a site visit and the demolition of some of the interior so the Board could see how much had been done to the interior of the building. He stressed that the interior of the building was essentially the same, other than being refreshed with new faucets and fixtures and those types of things.

Chair Scott asked if the windows were historic. Architect DeGray reported they had all been replaced.

Chair Scott opened the public hearing.

Katie Murphy reported that she owns 64 Chambers with her husband, Curtis Wagner. She explained that when they purchased this property, it was important to them to have a property with this historic character. She noted they were both from New England, where there was great pride in owning homes from the 1700s and 1800s. She noted that the history of Park City is important and they wanted a house that had the character and history of 64 Chambers. They brought in Architect DeGray and others who were well-known for beautifying these historic homes. She stressed that their intentions were pure and one of the considerations in using the 1900 footprint was that the 1907 addition was on dirt, which created significant expenses in terms of mold remediation. She reiterated that their intentions were to preserve as much of the history and character of the home as they add to it.

There was no further public comment. Chair Scott closed the public hearing.

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Board Member Stephens referenced the 2007 determination and asked about the reasons presented to the HPB at that time. It was noted that 2007 would have been the first few years of the existence of the Board. He commented that if this came before the Board now and Architect DeGray showed the plans for the addition and the reasons therefore, he felt they would just be dealing with it for the first time. He stated that anytime something comes before them, it is significant, so the fact that the Board addressed this in 2007 he felt that might not change how they approach it now.

Board Member Stephens stated that normally they would be talking about removing something to accommodate a new plan. He did not feel comfortable approving the removal without having a proposed addition. He suggested an approval conditioned upon seeing a new set of plans moving forward to give the applicant assurance that they could move forward on the plans. He noted that if the plans were not approved, then this approval would become moot.

Board Member Hutchings asked the Board if they were comfortable making a determination that was the opposite of what was made by the Board in 2007. Board Member Stephens asked that was why he asked about the reasons this even came before the Board at that time. The original Historic District Commission was not part of the planning process in the early 2000s, so the HPB would likely only have been in place for a short time. Therefore, the process, and what the Board had learned about what worked and does not work had certainly grown since that time. Board Member Stephens did not suggest they were undoing the prior determination; rather, they were looking at it the same way. Architect DeGray explained that that was part of the reason he suggested to the owners that they bring it back before the Board because, in the last few years, the Board had been open to taking structures to a specific time in history. Since it was documented in the Sanborn Maps, he recommended taking this back to the Board to see if they would reconsider the prior determination based on the Board's current direction. He reported that the previous determination was based solely on the fact that Staff found that the addition met all the criteria of being old. Whether it is contributory in comparison to the real contributory form of the building was the real point of discussion, as well as whether the owner should be forced to take on a project with this addition when the City's benefit really lies in the preservation of the hall and parlor form.

Board Member Stephens noted the addition met the criteria in that it was over 50 years old; however, he understood that the applicant was requesting the Board pick a time period, which would give the architect and the design community something a little more consistent. Architect DeGray indicated that the owners were ready to move forward with this project, and they would return in a short period of time with a proposal for Material Deconstruction for the Board's review. The applicants requested a determination that they could move forward with the 1900 form so they know what they are working with in terms of a design.

Planner Zollinger reported that the HPB issued the determination in 2007, and at that time, the applicant had proposed something very similar; they wanted to demolish back

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to the 1900 footprint in order to lift the home to construct a new basement and garage below the main structure. With regard to the 1907 addition, she reported that the Utah Historical Society stated: "Although in many cases an addition represents a major alteration of the original house, it usually contributes to the significance of the house because it documents the most common and acceptable method of expansion of the small Park City houses. The building is essentially unaltered, except for the site addition and the changes made to the porch piers." Board Member Hodgkins did not disagree with that.

Board Member Beatlebrox stated that they had in the past taken the position that homeowners could take a property back to a certain date. On the other hand, they had also taken the position that they did not want to lose historic material, and anything made in 1907 was well over 50 years old. She highlighted the clash between what was determined back then, and what is preferred at this time and age.

Board Member Hutchings stated that in order for him to approve this, something had to be changed from 2007. He stated that could mean a change in something that was found or a change in the way the Board approaches these requests. If something had changed, he could support this application, otherwise, he could not.

Board Member Stephens added that not only was the Board approaching it differently, but the Planning Department was also approaching it differently. It was also noted that the LMC had been changed, as had the economics. He noted that one reason the Planning Department had gone through so many changes with the LMC and the Design Guidelines was there were so many design pressures 10 – 15 years ago. He noted that the older designs incorporating the additions were not very well thought out in terms of preserving the character of what was a consistent period of time. Neither the site nor the house had changed, but the LMC had changed along with the Design Guidelines.

Chair Scott added that in 2007 there could have been a strong swing in one direction based on homes disappearing, which caused the Board to be stricter. He felt that the current Board's directive was a balance between development pressures and finding ways to preserve what they have. He did not know if the thinking was the same in 2007 or whether the Board was as experienced as the current Board. He stressed that the current Board's main mission was to preserve what they can and make it viable for an owner to invest in that preservation.

Chair Scott remarked that the applicant wanted to keep the primary structure, which is always the most important factor for the Board. Board Member Hodgkins stated that the streetscape view was the most significant for this structure being designated historic. The addition is not seen from the street, and looking at the way it is attached to the house, it is not an integral part of that historic design. He added that the addition in the back did not have a lot of historical design; rather, it was just space that was needed. He acknowledged the addition did have old materials and wondered whether these materials were historic.

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Board Member Hodgkins stressed that the historic essence and nature were in the design of the hall and parlor with the porch. He added that the porch likely needed some work to take it back to its original form. Director Ward explained that Staff was looking for direction and a continuation to September 4, 2024, for final approval. She noted that the input from the Board would help Staff draft the Final Action Letter.

Board Member Holmgren asked if the proposed work would be on the back of this house. Architect DeGray confirmed. Board Member Holmgren noted that in the past, they were much less stringent with anything not seen from the streetscape. She noted she could paint the back of her home hot pink. Because this proposal was not on the streetscape, the Board had a little more breathing room.

Director Ward stated that based on these discussions, it appeared the Board was open to re-evaluating the 2007 determination for the removal of the addition. Staff would therefore draft a Final Action Letter that reflected that. Additionally, she noted that based on that determination, the Board would like to see an addition and project that would move forward. She stated they would include a timeline in coordination with the applicant on the approval. The Final Action Letter would then be presented for the Board's consideration on September 4, 2024, and would include the Material Deconstruction so the applicant could then proceed with the HDDR process.

Board Member Hutchings reported that he supported the continuation, but would likely vote against the reconsideration.

Board Member Hodgkins was not a fan of adding a garage to the façade of a historic building. Architect DeGray stated that in this case, there was likely room on the side for a garage.

MOTION: Board Member Hodgkins moved to CONTINUE this item to September 4, 2024, and direct Staff to prepare a Final Action Letter in accordance with the discussions at this meeting. Board Member Stephens seconded the motion.

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

Director Ward requested that the order of the Agenda be altered, as the applicants for Agenda Item 5.E. were not yet present, but expected shortly. Chair Scott approved the request.

E. Silver King Coalition Mine Historic District – Nomination to the National Register of Historic Places – The Historic Preservation Board will Review the Proposed Nomination of the Silver King Coalition Mine Historic District to the National Register of Historic Places and will Forward an Evaluation Sheet to the State Historic Preservation Office for Consideration and their September 19, 2024 Meeting.

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Director Ward reported that on the way back from the site visit at the Thaynes Mine Site, the Board Members were also able to visit the Silver King Coalition Mine Site and observe some of the work being done to stabilize and rehabilitate those structures. They were pleased to hear from the State Historic Preservation Office that there was a nomination submitted for the Silver King Coalition Mine Historic District to be listed on the National Register of Historic Places. The HPB has already done the work and evaluated the site, and designated this site a Significant Historic Site on Park City's HSI. The State Historic Preservation Office now has the opportunity to recommend listing this site on the National Register. As part of that process, the HPB would complete an evaluation sheet that the State office would take into consideration.

Director Ward explained that what is currently designated under the Park City Designation includes the following:

- The Boarding House that in 1987 was moved 2,700 feet to the northeast.
- Boarding House Vault
- Change House
- Hoist House
- Mill Building
- Fire Hose Shacks
- Stone Wall
- Stores Department
- Transformer
- Water Tanks A, B, C, D, E and F

Director Ward reported that the HPB evaluated the essential Historic Form for all of these sites and already determined that they qualified for Park City's designation. The State would evaluate the integrity, description, significance, context, facts and sources, and supporting materials. The one property not included in the nomination was the Boarding House, due to its relocation. The nomination form was included as an exhibit in the Packet and was a thorough and well-documented form.

In terms of integrity, there was heavy snowfall that damaged the structures; however, the Board was able to see the work being done to stabilize the structures, protect them from future damage, and restore them. Despite the heavy snowfall, Director Ward indicated there were no major alterations or additions or new materials added to the site. She reiterated that in the 2015 Preservation Plan, the City had done extensive research on the site, along with their consultants from SWCA. The structures retained their significance on the Park City HSI, and the supporting materials in the nomination were thorough.

Staff requested input on the evaluation sheet that would be forwarded to the State for review. She reported that a public meeting was scheduled on this nomination for

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September 19, 2024, at 10:00 a.m. Chair Scott asked if Staff needed approval from the Board to move forward with as the form was written.

Board Member Hutchings asked if there was any downside to this. It was stated that there is no downside. Board Member Hutchings agreed with how the evaluation was written. Board Member Hodgkins noted that it would not require anything mandatory for the owner; rather, it would just provide the owner incentives. Director Ward added that notice would not be provided to the property owners through the State, but Staff sent a courtesy notice and have been in contact with representatives from Vail, who are aware of this nomination and support it.

Chair Scott asked if the complexity of these sites was discussed, and mentioned that it was not only Vail but also Park City Mining. He stated there were many hoops to jump through to do anything with respect to these sites.

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

MOTION: Board Member Hutchings moved that the Board find that the Silver King Coalition Mine Historic District meets the five criteria on the evaluation sheet. Board Member Hodgkins seconded the motion.

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

Following a short recess, Chair Scott called the meeting back to order. It was noted that all Board Members were present, with the exception of Board Member Long who was excused for the remainder of the meeting.

F. 37 Hillside Avenue – Determination of Significance – The Applicant Requests the Historic Preservation Board Consider Removing the Significant Historic Site from Park City's Historic Sites Inventory. PL-2406139.

Planner Zollinger presented images showing the location of 37 Hillside Avenue, which is a Significant Historic Site. She also presented the Sanborn Maps that identified the structure in a similar form from 1889 to 1941. Images of the structure since the 1940s were presented to the Board, as well as an image showing its' current condition. The applicant requested the removal of the designation of this property as a Significant Historic Site. Staff recommended the Board deny this request because 37 Hillside Avenue was at least 50 years old and still retained its essential historic form. It was listed on the City's HSI, and listed as Significant on a reconnaissance survey of historic resources. Additionally, she explained that the structure retained its historic scale, context, and materials in a manner and degree that could be restored to its essential form even if it has a non-historic addition. She also mentioned that the structure was associated with an era of historic importance to the community.

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Planner Zollinger reported that Staff requested the Board review the proposal to remove 37 Hillside Avenue from Park City's HSI, conduct a public hearing, and consider denying the request. Director Ward clarified that the City Council would make the ultimate decision, so the Board would forward a recommendation for the City Council's consideration.

The applicant, Clint Weaver, reported that he requested that the home be removed from the Designation of Significance with one purpose in mind. He stated that this house had been in his family since 1934 when his grandparents Howard and Margaret Weaver took title. Mr. Weaver's father applied for historic grants in the 1980s, and was denied funds for a new porch and roof because of historic complications; the home had aluminum siding and double-paned windows. He questioned how this could be designated a Significant Historic home if the requested grants were denied. As a homeowner in Old Town, he did not understand how grants could be denied when the house remains on the HSI.

In response to an inquiry from Board Member Holmgren, Mr. Weaver stated that the grants were denied in the 1980s. He mentioned that he submitted a Government Records Access and Management Act ("GRAMA") request for those prior applications, and nothing came back. Therefore, this request was based on personal experience and recollection based on discussions with his father and sisters.

Mr. Weaver related that when he was in high school in the 1980s, his father applied for grant monies for a porch upgrade. The historic significance would have been the wooden posts and not the steel ornamental metal posts that are currently in place. Neither he nor his sister could find any paperwork documenting these requests in his father's effects after he passed. Therefore, he could not provide specific dates for the prior grant requests or the denials.

Mr. Weaver graduated from Park City High School in 1988, so the first grant application and denial would likely have been submitted between 1986 and 1988. There was a second grant application and denial while he was in college between 1988 and 1993.

Board Member Hodgkins asked when this property was put on the Significant list. Director Ward responded that the first evaluation was from 1982. At that time, a historic architecture survey concluded the site was a typical example and contributed to the District. It was qualified as there were alterations; however, those alterations were found to be reversible. When the Historic Sites Inventory was adopted in 2007 by the HPB, this property was included.

Mr. Weaver proffered that there were inaccuracies in the 1982 form. It stated that the home had vinyl siding, yet the home never had vinyl siding and had always had aluminum siding. He was aware that vinyl siding in Old Town was not looked upon as a favorable exterior. The home also had a corrugated roof that was installed specifically for snow load and sloped back. He stated that was installed in the early 1970s and the aluminum

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siding was installed in and around the late 1960s. He obtained that information from his sisters. Mr. Weaver stated that while he was in middle school, he worked on the home with his father when additional corrugated steel was added to the roof.

Board Member Beatlebrox asked for confirmation of when the home was originally constructed. Applicant Weaver responded that it was built around 1887. He agreed that multiple owners occupied the home from 1887 to 1934. Board Member Beatlebrox asked about the previous owners of the home Director Ward stated that the Historic Site Form included that research. A summary of the ownership history from that form was included in the Staff Report and presented to the Board.

Board Member Beatlebrox questioned why the Applicant wanted this property delisted. Mr. Weaver listed personal options and family options. He explained that the family has another home in Old Town, and they would like to have the option for a family retreat, which would include a significant redesign of the home since it is too small for that purpose. He stressed that the Weavers first came to Park City in 1917. His father was a lifelong resident, and the Applicant stated that he was a lifelong resident until he married and moved away. He reiterated that this is the family home and they wanted options to come back to Park City; this property does not and could not be used as a family gathering place.

Board Member Beatlebrox asked if there was room for an addition. Applicant Weaver stated the only addition would be vertical. He stated this home sits right on the rock of the hillside, so any work done would be significant because there is no foundation. A cellar and a crawlspace had been dug out over the years.

Mr. Weaver commented that any work on the home would be a significant change to its architecture, structure, and mechanical and electrical systems. Therefore, the home would need to be remodeled. He also mentioned opportunities to sell the home. He stated it was difficult to maintain his home in Salt Lake City, and also maintain the two-family homes in Old Town. He was therefore looking for options as the representative for the family. He is the personal representative of the James H. Weaver Trust, which currently owns the home.

Board Member Stephens apologized to the applicant for his father's experience with the grant program in the 1980s and stated that was not how it was currently run. He clarified that the grants would not have been denied by the HPB, because the Board was formed well after the 1980s. The grant program would have been in its early years in the 1980s, but even with that, he was not sure why the grants would have been denied.

Board Member Stephens stated that if the applicant were to apply for a grant now, it would be evaluated completely differently from in the 1980s. He mentioned that he knew Applicant's father and described him as part of the Old Town fabric.

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

Chair Scott echoed Board Member Stephens' comments about the approach to the grant program now versus the 1980s. He added that the Board works really hard to preserve the historic character of Park City. He opined that this house was really special and mentioned its age, its continued look and feel space, and mass. He stated he would be hard-pressed to delist the property as a Significant Historic Structure.

Board Member Beatlebrox acknowledged that this is a difficult issue because the facts were there, and offered that there were important Parkites who own the home, which made it Significant. She also understood that the home was small. She felt the Board was between a rock and a hard place.

Board Member Hutchings appreciated and sympathized with the Applicant's position that if the home were delisted it would provide more options. He offered that he owns a historic home as well, and understood Applicant's issues. He stated that the Board's job is to preserve Historic Structures, and he did not see any evidence that suggested this home did not qualify as a Significant Historic Structure. He noted that the Board's authority was to make a recommendation based on the mandate to preserve Historic Structures. If City Council wished to do something different based on Applicant's reasoning, he felt that would be within its purview to do so.

Board Member Hutchings stated that if the Board followed its mandate, he could not see how they could determine that the home was not historic.

Board Member Holmgren asked Mr. Weaver if he had been in contact with the Planning Department to get some suggestions. Mr. Weaver stated that he had not because as a family they have two homes here, and they can only move at the pace of one home at a time. As a family, they opted for the Hillside home to be the primary focus first, and they had not yet addressed planning. They did seek consensus on design, but nothing had been presented to Planning.

The Applicant's sister added that they also wanted to answer the question of how the grants could have been denied by saying that something was not historical enough due to significant structural changes and then taking the position that it is historic.

Board Member Holmgren stated that it appeared the home was Significant in the 1980s, and it was still Significant. She echoed the apologies regarding the denials but stressed that this was a different group whose job was to make sure that history stays in place. She lives in Old Town and had a wrist slap or two regarding her home. She drove by the Applicant's home today and described it as a cute little house. She understood the home was too small for the family's needs, but there were other venues for the family to retreat.

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Board Member Holmgren stated that it would be impossible for her to vote to take this home off the Significant list.

Mr. Weaver replied that the family grew up in Park City, and he objected to going somewhere else. Board Member Holmgren commented that the family has another home in Old Town and could consider doing something else with this house. She reiterated that the Board pledged to protect the historic aspect of Park City.

With respect to the grants, Board Member Hodgkins stated it is difficult to speculate about the discussion around the denial. Based on the historical photographs included in the Packet, the porch did not appear to be in any kind of historic form. He suggested the denials were based more on the fact that either the work was not historic or the porch was not historic. He pointed out that grants were for specific jobs or upgrades to specific parts of a house, and perhaps there was a feeling that the proposal was not historic. In terms of the reasoning behind the listing of the home as Significant, he mentioned the siding and suggested that it was not something that could not be replaced. He added that when a structure is listed as historic, it does not necessarily mean that everything about it is historic. It means that if a non-historic element were to be replaced, consideration would be given to installing something more historic to its original design and intent of the building.

For historic grants, the money is geared toward trying to create a design that would be true and historic to the house. Part of the reasoning behind the grants was that it generally costs more to build something in line with the historical elements. Board Member Stephens explained that the Board must have some legal reasoning based on the LMC to take a property off the Significant list, and even if they had documentation regarding the denial of the grant, that would not be enough to change the physical structure of the house. The LMC has evolved since the 1980s and has become more specific and definitive.

As a Board, they have to base their decisions on the LMC, and currently, the Board does not have anything before them that would change that designation. Board Member Stephens added that it was not just about the Applicant's request but how it would impact decisions that have been made for decades with regard to similar homes. He further explained that this Board would only be forwarding a recommendation to the City Council, who might consider different factors than what this Board could consider.

Board Member Stephens agreed with other comments and stressed that the Board's hands are tied. Chair Scott emphasized that it is the Board's prerogative to be as consistent as possible for the mission they have.

Director Ward stated that there is no City Council date set for consideration of this matter, which would be re-noticed.

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MOTION: Board Member Hutchings moved to forward a recommendation to City Council that it DENY the Applicant's request to de-list the Significant Historic Structure at 37 Hillside Avenue from Park City's Historic Sites Inventory, as set forth in the Draft Final Action Letter:

Findings of Fact

1. On May 16, 2024, the Applicant applied to remove 37 Hillside Avenue from Park City's Historic Sites Inventory.

2. 37 Hillside Avenue is a 0.07-acre Significant Historic Site on Park City's Historic Sites Inventory.

3. The Significant Historic Structure, a hall-parlor house built circa 1885, straddles part of Lot 11 and all of Lot 12, Block 19 of the Park City Survey, and is partially built onto 45 Hillside Avenue.

4. The Sanborn Maps document a porch addition to the original hall-parlor house sometime between 1889 and 1900, and a rear extension added between 1900 and 1907.

5. 37 Hillside Avenue is located toward the bottom of Hillside Avenue, a narrow and steeply sloping right-of-way that connects Marsac Avenue to Main Street and Daly Avenue. Of the five homes along Hillside Avenue, one is designated a Landmark Historic Site (27 Hillside Avenue), and two others are designated Significant Historic Sites (9 Hillside Avenue and 114 Hillside Avenue).

6. According to the Historic Site Form, 37 Hillside Avenue is also known as the Driscoll-Krigbaum House. The property was first owned by Timothy Driscoll, a miner from County Cork, Ireland who immigrated to the United States in the 1870s to mine in Idaho and Montana before moving to Park City in 1880. Driscoll purchased the property from the Townsite Company in 1884, the year Park City was incorporated, and one year later sold the property to Adam Krigbaum, a machinist, and plumber who built the first hoisting plant in the Tintic Mining District. It is unknown if the hall-parlor house was built by Driscoll or Krigbaum.

7. The property was sold four times between 1898 to 1903, until Kate Dunn purchased and owned the property for 31 years. Margaret Weaver purchased the property from Dunn in 1934 and 37 Hillside Avenue has remained in the family's ownership for 90 years since.

8. There are over 400 Landmark and Significant Historic Sites on Park City's Historic Sites Inventory representing the Settlement & Mining Boom Era

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(1868- 1893), the Mature Mining Era (1894-1930), and the Mining Decline & Emergence of the Recreation Industry (1931-1962). 37 Hillside Avenue is designated a Significant Historic Site representing Park City's Mature Mining Era.

9. Land Management Code (LMC) § 15-11-10(C) outlines the process and criteria to remove a Significant Historic Site from the Park City Historic Sites Inventory. The Historic Preservation Board makes a recommendation to the City Council, and the City Council makes the final determination.

CRITERIA FOR REMOVAL

i. The Site no longer meets the criteria set forth in § 15-11-10(A)(2) because the qualities that caused it to be originally designated have been lost or destroyed; or
ii. The Structure on the Site has been demolished and will not be reconstructed; or
iii. Additional information indicates that the Structure on the Site does not comply with the criteria set forth in § 15-11-10(A)(2).

10. LMC § 15-11-10(A)(2) outlines the criteria for a Significant Historic Site:

SIGNIFICANT SITE. Any Buildings (main, attached, detached, or public), Accessory Buildings, and/or Structures may be designated to the Historic Planning Department Sites Inventory as a Significant Site if the City Council, with a recommendation from the Historic Preservation Board, considers all the criteria listed below:

i. It is at least fifty years old or the Site is of exceptional importance to the community; and
ii. It retains its Essential Historic Form as may be demonstrated but not limited by any of the following:

1. It previously received a historic grant from the City; or

2. It was previously listed on the Historic Sites Inventory; or
3. It was listed as Significant on any reconnaissance or intensive-level survey of historic resources; and

iii. It has one or more of the following:

1. It retains its historic scale, context, and materials in a manner and degree that can be restored to its Essential Historic Form even if it has non-historic additions; or
2. It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale,

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composition, materials, treatment, cornice, and/or other architectural features that are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; and

iv. It is important in local or regional history architecture, engineering, or culture associated with at least one of the following:

1. An era of Historic Importance to the community, or
2. Lives of Persons who were of Historic importance to the community, or
3. Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.

11. 37 Hillside Avenue is at least fifty years old. The Significant Historic Structure at 37 Hillside Avenue was constructed circa 1885 and is 139 years old. It is estimated that 200 homes built during the Settlement & Mining Boom Era (1868- 1893) and the early Mature Mining Era along Park Avenue were destroyed in the Great Fire of 1898. However, 37 Hillside Avenue was south of the fire, a Historic Structure representing Park City's history before and after the Great Fire.
12. It retains its Essential Historic Form as may be demonstrated but not limited by the following:

a. It was previously listed on the Historic Sites Inventory and
b. It was listed as Significant on a reconnaissance survey of historic resources.

13. In 1982, a Historic Architecture Survey for 37 Hillside Avenue was completed by Ellen Beasley. This survey recognizes that the exterior materials had been updated with vinyl siding and there were modifications to windows, but noted the site qualified as Contributory to the Significance of the District because the alterations "are reversible."

14. On October 1, 2007, the Historic Preservation Board approved Resolution No. 07-01, Adopting the 2007 Park City Historic Building Inventory as the Official List of Significant Buildings and Sites in Park City Pursuant to Land Management Code Section 15-11-12. 37 Hillside Avenue was included because of the City's Historic Preservation Consultant determination and recommendations based on fieldwork and a Reconnaissance Survey Form finding the site retained its Essential Historic Form.

15. In 2008, the Historic Site Form for 37 Hillside Avenue was updated and notes that while there are minor additions and alterations, the Significant Historic Site is in good condition – well maintained with no serious problems apparent. The 2008 Historic Site Form acknowledges the exterior is clad in

PENDING APPROVAL

aluminum clapboard siding and some windows had been updated with aluminum sliders, but the site retains its Essential Historical Form.

16. Again, in 2017, the City determined that 37 Hillside Avenue continued to meet the criteria of a Significant Historic Site on Park City's Historic Sites Inventory. On August 3, 2017, the City Council adopted Ordinance No. 2017-42, codifying the Historic Sites Inventory with 37 Hillside Avenue a Significant Historic Site (LMC § 15-11-10(D)(B)(45)) and renumbering the Section 15-11-10 through Ordinance No. 2018-20 (LMC § 15-11-10(D)(2)(as), today's LMC citation for the Significant Historic Site). There are no building permits on record for modifications to 37 Hillside Avenue after 1982 and site conditions have not substantially changed. The Applicant has not submitted any documentation of modifications to the structure since 1982, when the Site was first reviewed for its Historic Significance, and determined to retain its Essential Historic Form, with the potential reversal of the aluminum façade and modifications to windows.

17. 37 Hillside Avenue retains its historic scale, context, and materials in a manner and degree that can be restored to its Essential Historic Form even if it has non-historic additions.

    a. As early as 1982, changes to the façade materials have been acknowledged for 37 Hillside Avenue – the Significant Historic Structure is clad in aluminum siding and aluminum slider windows have been installed. However, as the 2008 Historic Site Form and the current Historic Site Form indicate, 37 Hillside Avenue retains its Essential Historic Form, including:

        i. **Design** – the side-gabled hall-parlor type house with later additions to the rear reflect Park City's mining era. Planning Department
        ii. **Setting** – The structure remains in its location on a lot that rises above Hillside Avenue and is accessed by a steep flight of stairs, and the Significant Historic Site is within a compact streetscape with narrow side yards and other homes of similar or larger scale within proximity.
        iii. **Workmanship** – the home reflects simple methods of construction, a simple roof form, informal landscaping, and restrained ornamentation, and the drop-novelty wood siding, and windows can be restored.
        iv. **Association** – The hall-parlor house form is the earliest type to be built in Park City and one of the three most common house types built in Park City during the mining era. The changes from drop novelty wood

PENDING APPROVAL

siding to aluminum siding and aluminum windows sometime before 1982 can be removed and the materials restored. As a Significant Historic Site on Park City's Historic Sites Inventory, the property owner may apply for a Historic District Grant to rehabilitate and restore the materials.

18. 37 Hillside Avenue is important in local or regional history architecture, engineering, or culture associated with at least one of the following:

19. An era of Historic Importance to the community.

20. 37 Hillside Avenue, constructed circa 1885 reflects the hall-parlor house form, the earliest type to be built in Park City and one of the three most common types in Park City during the mining era. It is estimated that 200 homes built during the Settlement & Mining Boom Era (1868-1893) and the early Mature Mining Era along Park Avenue were destroyed in the Great Fire of 1898. However, 37 Hillside Avenue was south of the fire, a Historic Structure representing Park City's history before and after the Great Fire.

Conclusions of Law

1. 37 Hillside Avenue does not meet the criteria outlined in LMC § 15-11-10(C) Criteria for Removal and remains a Significant Historic Site on Park City's Historic Sites Inventory.

2. 37 Hillside Avenue meets the criteria of LMC § 15-11-10(A)(2) Significant Site and remains a Significant Historic Site on Park City's Historic Sites Inventory.

Board Member Stephens seconded the motion.

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

6. ADJOURN

MOTION: Board Member Hodgkins moved to ADJOURN. Board Member Hutchings seconded the motion.

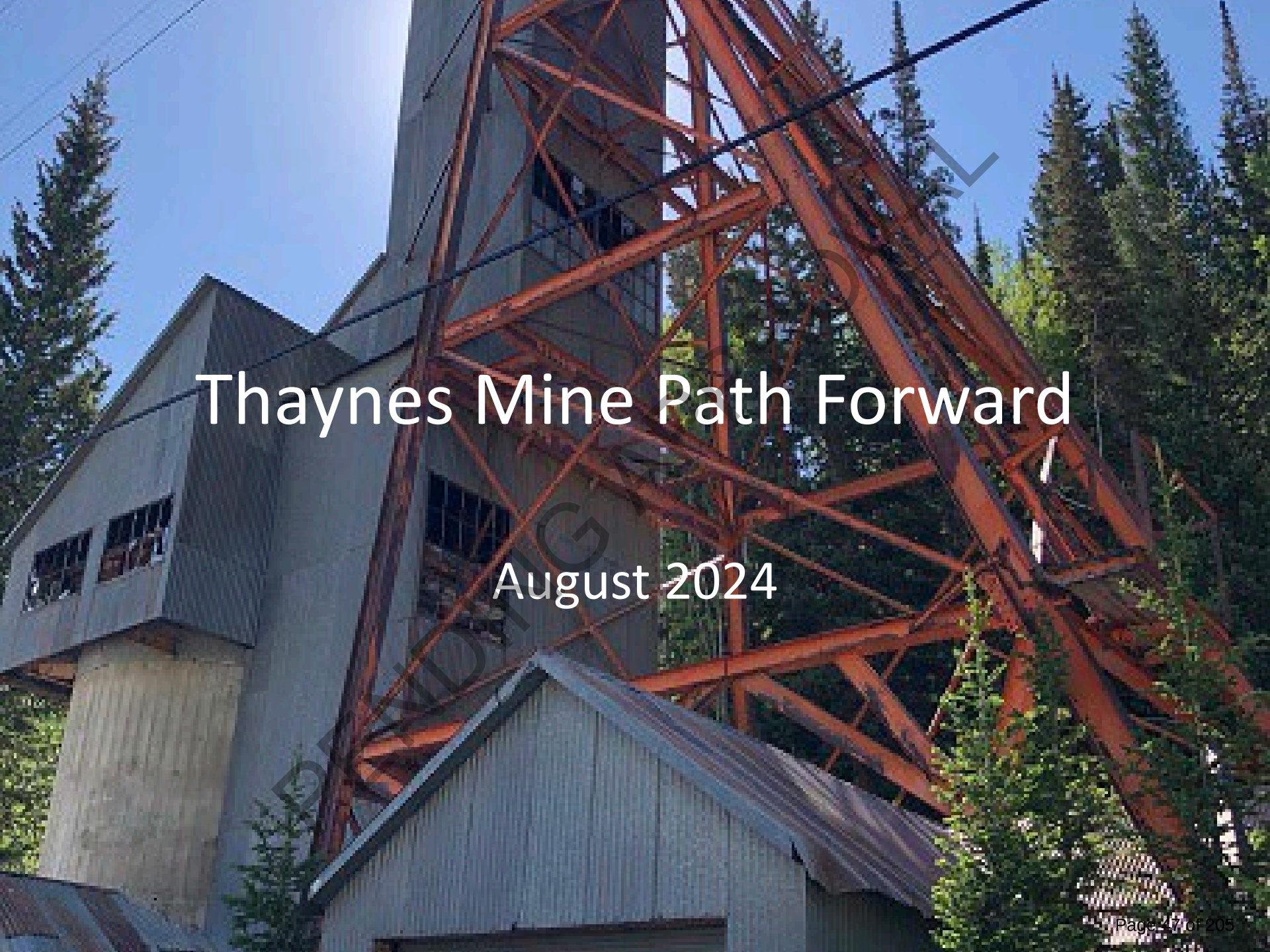
VOTE: The motion passed with the unanimous consent of the Board.

The Historic Preservation Board Meeting adjourned at approximately 8:35 p.m.

PENDING APPROVAL

Approved by _____
Randy Scott, Chair
Historic Preservation Board

PENDING APPROVAL



Thaynes Mine Path Forward

August 2024

PENDING FINAL

Thaynes Site Importance

- Last new mine developed by SKCM (1936)
- First use of conveyors for waste rock handling
- Spiro Tunnel upgraded in 1964 for ski trains
- Ski trains ran almost 3 miles to Thaynes Shaft
- Skiers lifted 1,700 feet to the surface
- Operated as a ski lift for only a few years
- Only subway/mine shaft ski lift in the world

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PERMISSION PROOF

PENDING APPROVAL

PENDING APPROVAL

Asbestos Handling – Silver King and Thaynes Mines

- Former damaged roofs allowed rain/snow to wash asbestos pipe insulation to the floor.
- FOSMMH retained Wasatch Environmental to provide expert advice on managing asbestos.
- FOSMMH hired Thermal West Inc. (TWI) for asbestos abatement at cost of $344,640.
- TWI has completed all abatement work except in Thaynes hoist house and will complete when it is safe.

PENDING APPROVAL

Remaining Asbestos Management

- Asbestos abatement in hoist house delayed until roof is removed.
- Need to provide asbestos monitor during roof removal (TWI & FOSMMH).
- Full asbestos abatement in hoist house will be conducted immediately following roof removal and stabilization of walls (TWI & FOSMMH).

PENDING APPROVAL

Thaynes Work Steps

- Remove safety hazard of broken roof in hoist house and shaft room (PCMC & PCMR).
- Abate asbestos in hoist house (FOSMMH).
- Plug shaft (FOSMMH & DOGM).
- Plans to save hoist house (FOSMMH).
- Cleanup rest of site (PCMC & PCMR).
- Rehabilitate hoist house.

PENDING APPROVAL

Future Stabilization Concepts

- Assumes hoist house mining equipment will remain in place.
- Enclose front of shaft building.
- Build small industrial shed with garage door to look similar to skier exit in the 1960s.
- Repair watchman shed in front of garage door.
- Repair hoist house walls.
- Build new roof over hoist house walls.

PENDING APPROVAL

Historic Preservation Board
Staff Report

Subject: **732 Crescent Tram**
Application: **PL-23-05741**
Author: **Planning Team**
Date: **September 4, 2024**
Type of Item: **Determination of Significance**
Material Deconstruction

Recommendation
(I) Open a public hearing and (II) continue the item to October 2, 2024.

Description

Applicant:	Tony Hynes, Wasatch Holdings, LLC Bill Van Sickle, Applicant Representative
Historic Designation:	Landmark Historic Site
Location:	732 Crescent Tram
Zoning District:	Historic Residential – 1
Adjacent Land Uses:	Residential and Open Space
Reason for Review:	The Historic Preservation Board determines Historic Significance pursuant to Land Management Code Section 15-11-10 and reviews requests for Material Deconstruction pursuant to Section 15-11-12.5, holds a public hearing, and takes Final Action.

LMC Land Management Code

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

Summary
On August 7, 2024, the Historic Preservation Board expressed support for retaining the Winters additions to the Landmark Historic Structure at 732 Crescent Tram (Historic Preservation Board Packet, Item 6.C; Audio). Staff recommends continuing the item to the October 2 meeting to allow the Applicant time to update their plans to reflect a compliant transitional element and single-car garage and to complete a structural report for the proposed lifting of the Landmark Historic Structure to accommodate a basement addition.

Historic Preservation Board
Staff Report

Subject: **36 Prospect Avenue**
Application: **PL-24-06186**
Author: **Planning Team**
Date: **September 4, 2024**
Type of Item: **Material Deconstruction**

Recommendation

(I) Review the Applicant's proposal to lift the Landmark Historic Structure to accommodate basement foundation upgrades, to restore the front façade windows, and to restore exterior siding, (II) conduct a public hearing, and (III) consider approving the Material Deconstruction based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant:	Erin Kryszak Applicant Representative: Sarah Kia, Faulkner Architects
Location:	36 Prospect Avenue A Landmark Historic Site
Zoning District:	Historic Residential – 1
Adjacent Land Uses:	Residential
Reason for Review:	The Historic Preservation Board takes Final Action on Material Deconstruction.[1]

LMC Land Management Code

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

Background

36 Prospect Avenue is a Landmark Historic Site on Park City's Historic Sites Inventory.[2] According to the Historic Site Form, the one story frame T/L cottage was constructed circa 1889. An addition was constructed to the south of the cottage sometime before 1900.

[1] LMC § 15-11-12.5
[2] LMC § 15-11-10(D)(1)(ew)

Figure 1: Sanborn Maps showing the southern addition sometime between 1889 and 1900.

Figure 2: 1940s tax photo of 36 Prospect Avenue showing the southern addition to the left of the gable roof.

Figure 3: Arial photo showing 36 Prospect Avenue and the rear deck and accessory building

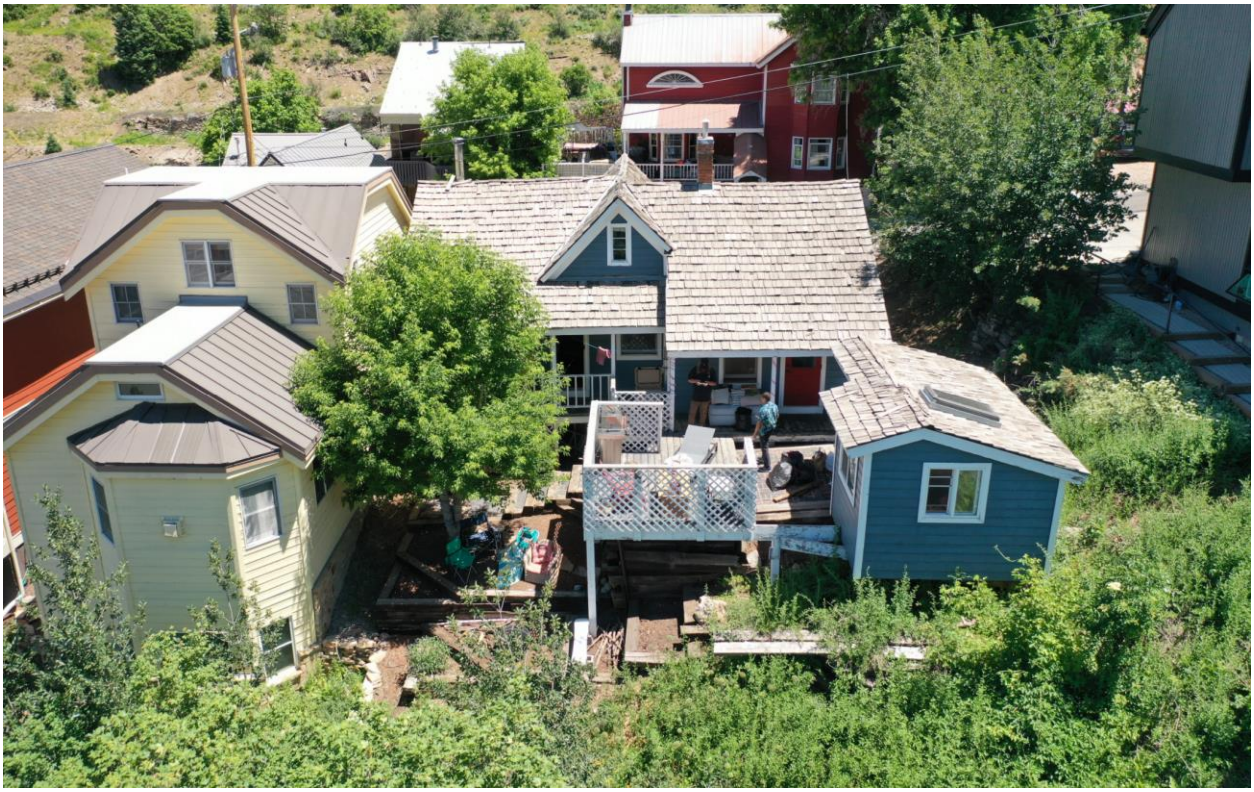


Figure 4: Photo showing the rear of 36 Prospect Avenue.

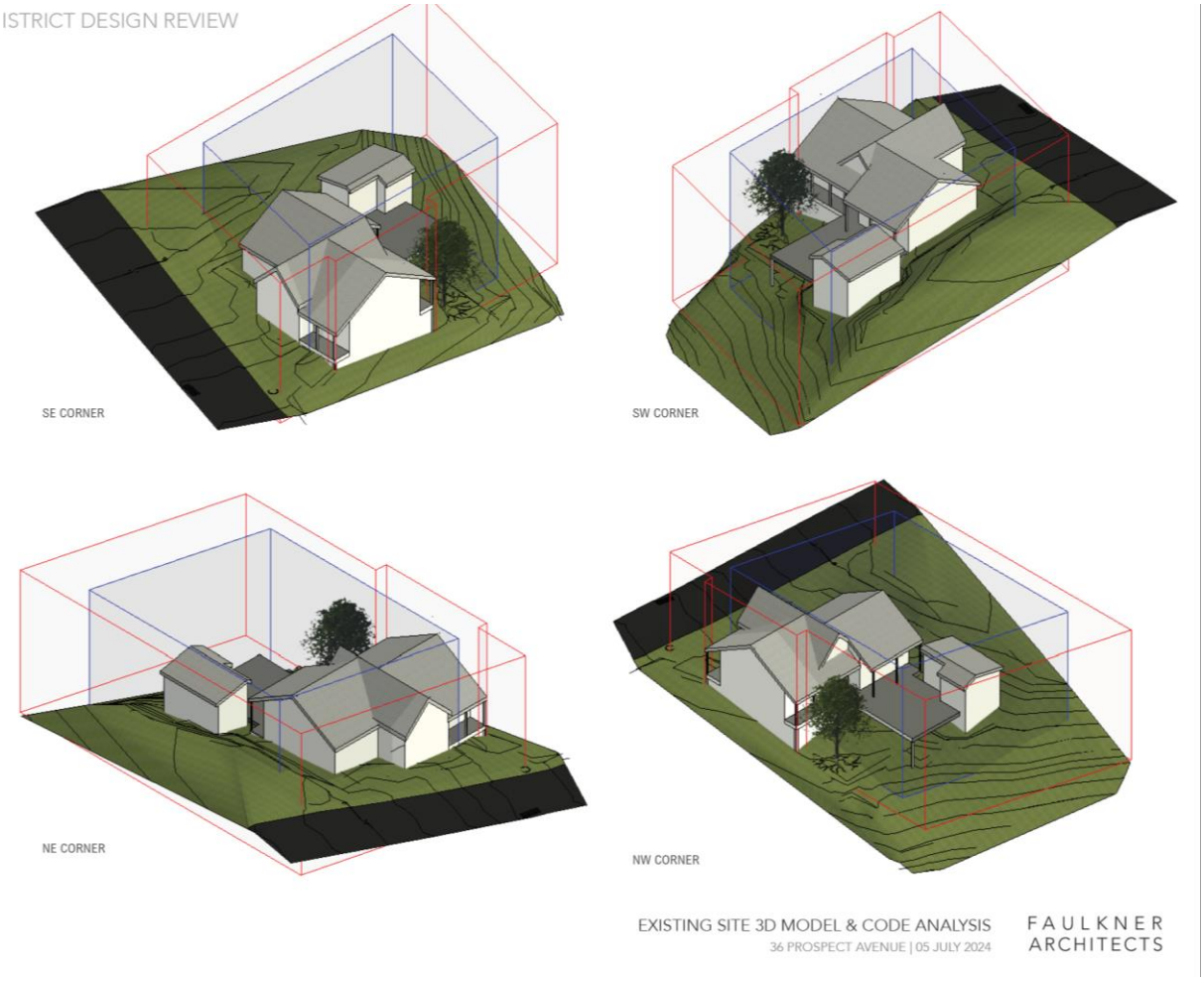


Figure 5: Applicant's renderings showing the existing Landmark Historic Structure and accessory building.

Analysis

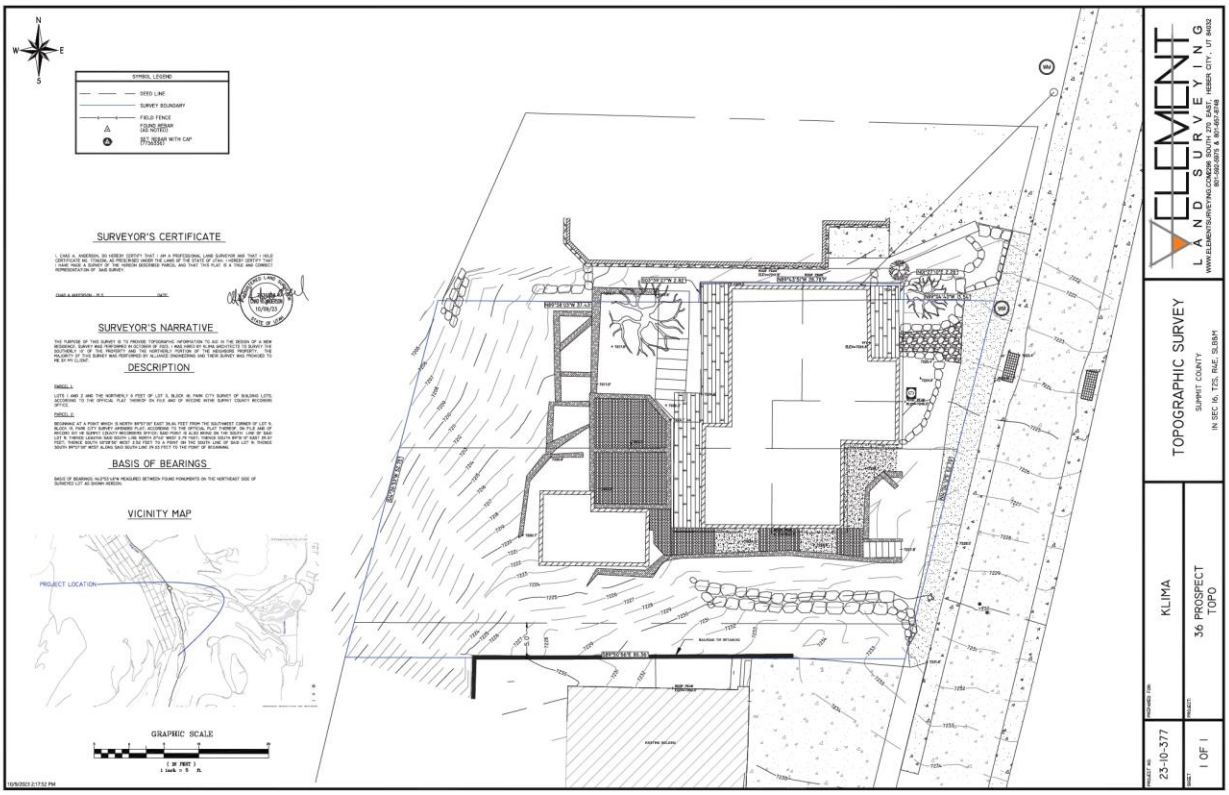
(I) The Material Deconstruction to lift the Landmark Historic Structure to accommodate upgrades to the foundation, to restore the front façade windows to the 1800s appearance, and to restore exterior siding, as conditioned, complies with the Land Management Code.

The Historic Preservation Board reviews removal of Historic Materials to accommodate structural upgrades and for new construction pursuant to Land Management Code (LMC) § 15-11-12.5(A)(2).

The Applicant Proposes an Engineered Concrete Foundation.

The Applicant proposes to lift the Landmark Historic Structure to accommodate

upgrades to the foundation. The Applicant's existing conditions submittal below shows the existing footprint of the foundation proposed to be updated.



According to the Applicant's Physical Conditions Report, the wood frame construction appears to be built on a wood beam and grade system supported on hand-formed stone pilings. Improvements appear to include concrete Sonotube piers with wood girders and beams added. Tax cards indicate no foundation or only wooden sills from the original construction and the foundation has unreinforced piers, no seismic system, non-existing footings or unreinforced and not below frost depth, and lack of cohesive vertical and lateral structural foundation system informed by soils engineering. The Applicant proposes to rehabilitate the Landmark Historic Structure with a fully engineered concrete foundation with perimeter foundation drainage.

Photo #1: Sonotube Piers below West Porch

Photo #2: Sonotube Pier at Grade

Photo #3: Sonotube Pier at Wood Girders

Photo #4: Foundation at Stone Piling

Figure 6: Applicant's photos showing existing foundation.

Staff recommends Conditions of Approval:

- The new foundation shall not raise or lower the Landmark Historic Structure more than two feet from its original floor elevation.
- The Landmark Historic Site shall be returned to original grade following construction of the foundation. When the original grade cannot be achieved, generally no more than six inches of the new foundation shall be visible above final grade on the primary and secondary facades.
- The site shall be regraded so that all water drains away from the Landmark Historic Structure.

- A plinth or trim board at the base of the Landmark Historic Structure shall be added to visually anchor the Landmark Historic Structure to the new foundation.
- Prior to building permit submittal, the Applicant shall submit a report from a professional structural engineer ensuring the structural soundness of the Landmark Historic Structure will not be negatively impacted by the lifting of the Structure to accommodate foundation upgrades.
- The Landmark Historic Structure shall be secured and protected from adverse weather conditions, water infiltration, and vandalism before, during, and after the lifting process.
- A written plan detailing the steps and procedures for lifting the Landmark Historic Structure shall be completed and approved by the Planning and Building Departments. This plan shall outline step by step the proposed work to lift the Landmark Historic Structure to ensure the least destructive method will be employed.

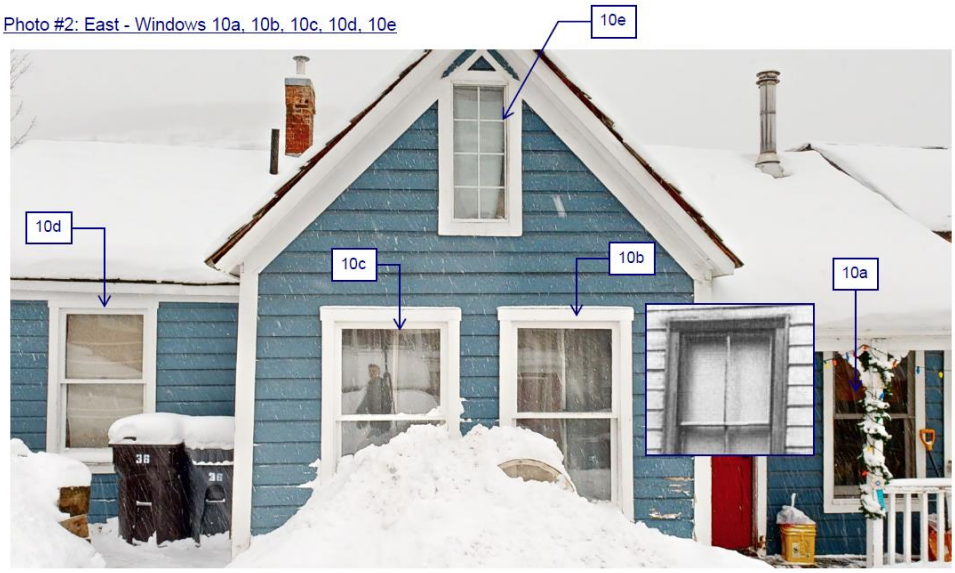
The Applicant Proposes Restoring the Front Façade Windows and Trim

LMC § 15-13-2(B)(2)(d)(2) requires restoration of historic window openings that have been altered or lost over time and reconstructing historic windows on primary facades based on physical or documentary evidence. A multi-pane window in the front gable was added sometime after 1940, and the Applicant proposes removing this window to restore the front façade to its 1800s appearance. The small window on the south addition to the left of the gable was later replaced with a larger window. The Applicant proposes to restore the window to the smaller historic dimensions.

Figure 7: The gable window addition is proposed to be removed and the front facade restored to its 1800s appearance. The window to the southern addition to the left of the gable is proposed to be restored to its smaller historic dimensions.

Photo #1: East - Historic Windows

Photo #2: East - Windows 10a, 10b, 10c, 10d, 10e



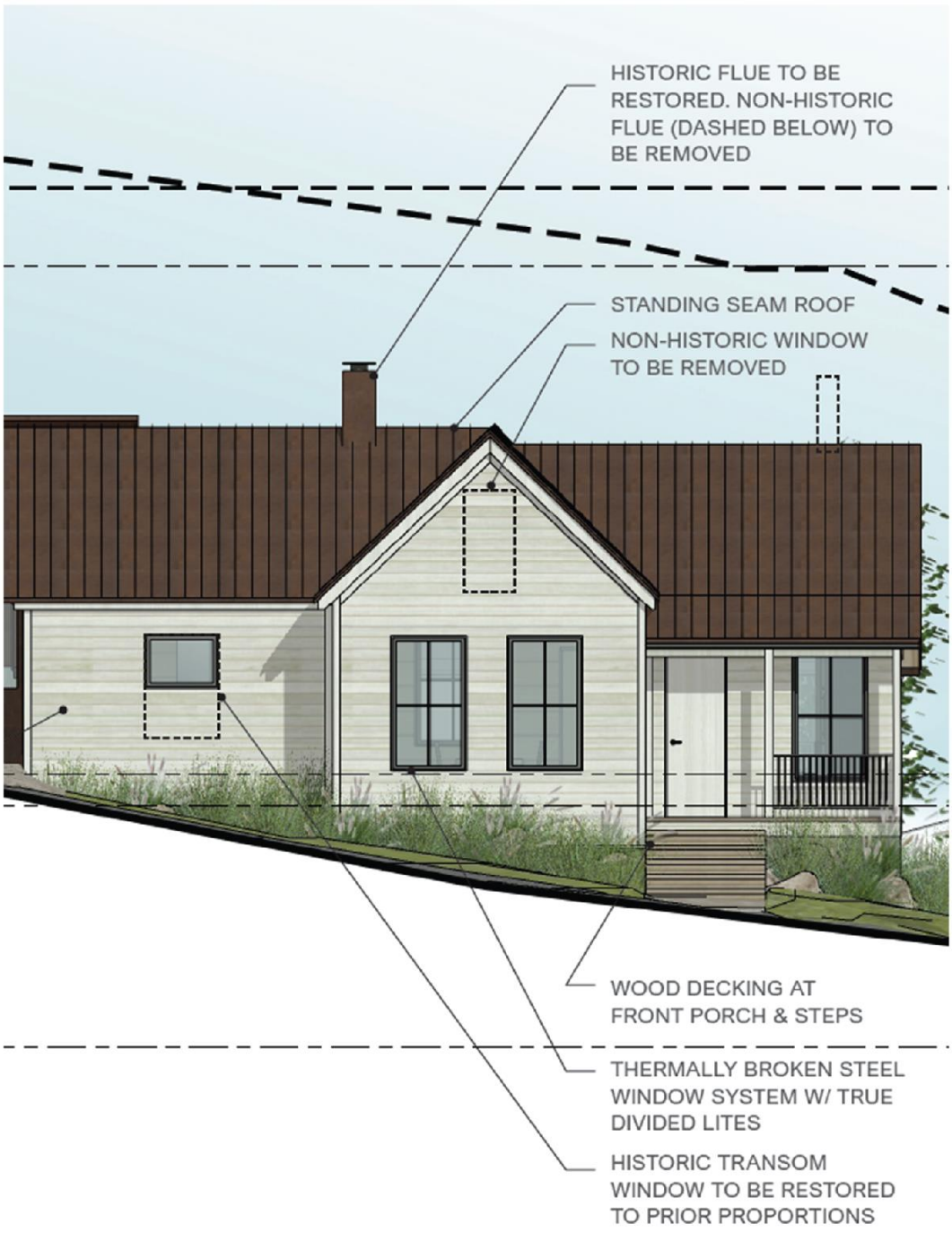
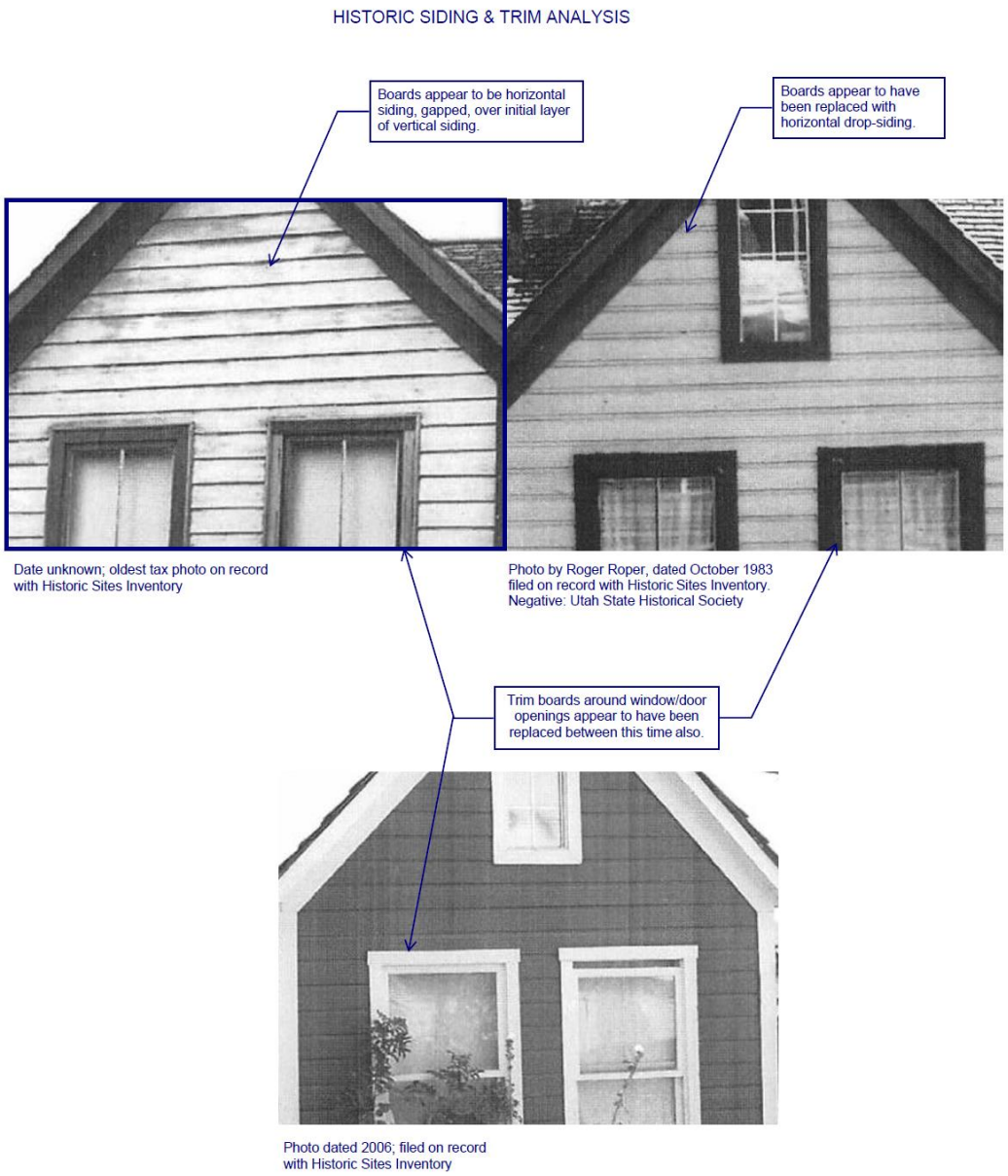


Figure 8: Excerpt from Applicant's plans.

The Applicant Proposes Restoring the Horizontal Siding



Staff recommends Conditions of Approval:

- The wood facade shall have an opaque rather than transparent finish.
- A financial guarantee shall be recorded prior to submittal of a building permit to ensure compliance with the conditions and terms of the Historic Preservation Plan.

Department Review

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

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on August 21, 2024. Staff mailed courtesy notice to property owners within 100 feet on August 21, 2024. The *Park Record* published courtesy notice on August 21, 2024.[3]

Public Input

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

Alternatives

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

Exhibits

Exhibit A: Draft Final Action Letter
Exhibit B: Applicant's Plans
Exhibit C: Physical Conditions Report
Exhibit D: Historic Preservation Plan

[3] LMC § 15-1-21

Planning Department

September 4, 2024

Sarah Kia
Faulkner Architects

CC: Erin Kryszak

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address:	36 Prospect Avenue
Zoning District:	Historic Residential – 1
Application:	Material Deconstruction
Project Number:	September 4, 2024
Action:	APPROVED
Date of Final Action:	September 4, 2024
Project Summary:	The Applicant proposes lifting the Landmark Historic Structure to accommodate basement foundation upgrades, to restore the front façade windows, and to restore exterior siding.

Action Taken

On September 4, 2024, the Historic Preservation Board conducted a public hearing and approved the Material Deconstruction according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. 36 Prospect Avenue is a Landmark Historic Site on Park City's Historic Sites Inventory.
2. According to the Historic Site Form, the one story frame T/L cottage was constructed circa 1889. An addition was constructed to the south of the cottage sometime before 1900.
3. The Applicant proposes to lift the Landmark Historic Structure to accommodate upgrades to the foundation.

4. According to the Applicant's Physical Conditions Report, the wood frame construction appears to be built on a wood beam and grade system supported on hand-formed stone pilings. Improvements appear to include concrete Sonotube piers with wood girders and beams added. Tax cards indicate no foundation or only wooden sills from the original construction and the foundation has unreinforced piers, no seismic system, non-existing footings or unreinforced and not below frost depth, and lack of cohesive vertical and lateral structural foundation system informed by soils engineering.
5. The Applicant proposes to rehabilitate the Landmark Historic Structure with a fully engineered concrete foundation with perimeter foundation drainage.
6. LMC § 15-13-2(B)(2)(d)(2) requires restoration of historic window openings that have been altered or lost over time and reconstructing historic windows on primary facades based on physical or documentary evidence. A multi-pane window in the front gable was added sometime after 1940, and the Applicant proposes removing this window to restore the front façade to its 1800s appearance. The small window on the south addition to the left of the gable was later replaced with a larger window. The Applicant proposes to restore the window to the smaller historic dimensions.
7. The Applicant proposes restoring the horizontal siding.

Conclusions of Law

1. The proposal complies with LMC § 15-11-12.5 and § 15-13-2.

Conditions of Approval

1. The new foundation shall not raise or lower the Landmark Historic Structure more than two feet from its original floor elevation.
2. The Landmark Historic Site shall be returned to original grade following construction of the foundation. When the original grade cannot be achieved, generally no more than six inches of the new foundation shall be visible above final grade on the primary and secondary facades.
3. The site shall be regraded so that all water drains away from the Landmark Historic Structure.
4. A plinth or trim board at the base of the Landmark Historic Structure shall be added to visually anchor the Landmark Historic Structure to the new foundation.
5. Prior to building permit submittal, the Applicant shall submit a report from a professional structural engineer ensuring the structural soundness of the Landmark Historic Structure will not be negatively impacted by the lifting of the Structure to accommodate foundation upgrades.
6. The Landmark Historic Structure shall be secured and protected from adverse

weather conditions, water infiltration, and vandalism before, during, and after the lifting process.

7. A written plan detailing the steps and procedures for lifting the Landmark Historic Structure shall be completed and approved by the Planning and Building Departments. This plan shall outline step by step the proposed work to lift the Landmark Historic Structure to ensure the least destructive method will be employed.
8. The wood facade shall have an opaque rather than transparent finish.
9. A financial guarantee shall be recorded prior to submittal of a building permit to ensure compliance with the conditions and terms of the Historic Preservation Plan.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5060 or email planning@parkcity.org.

Sincerely,

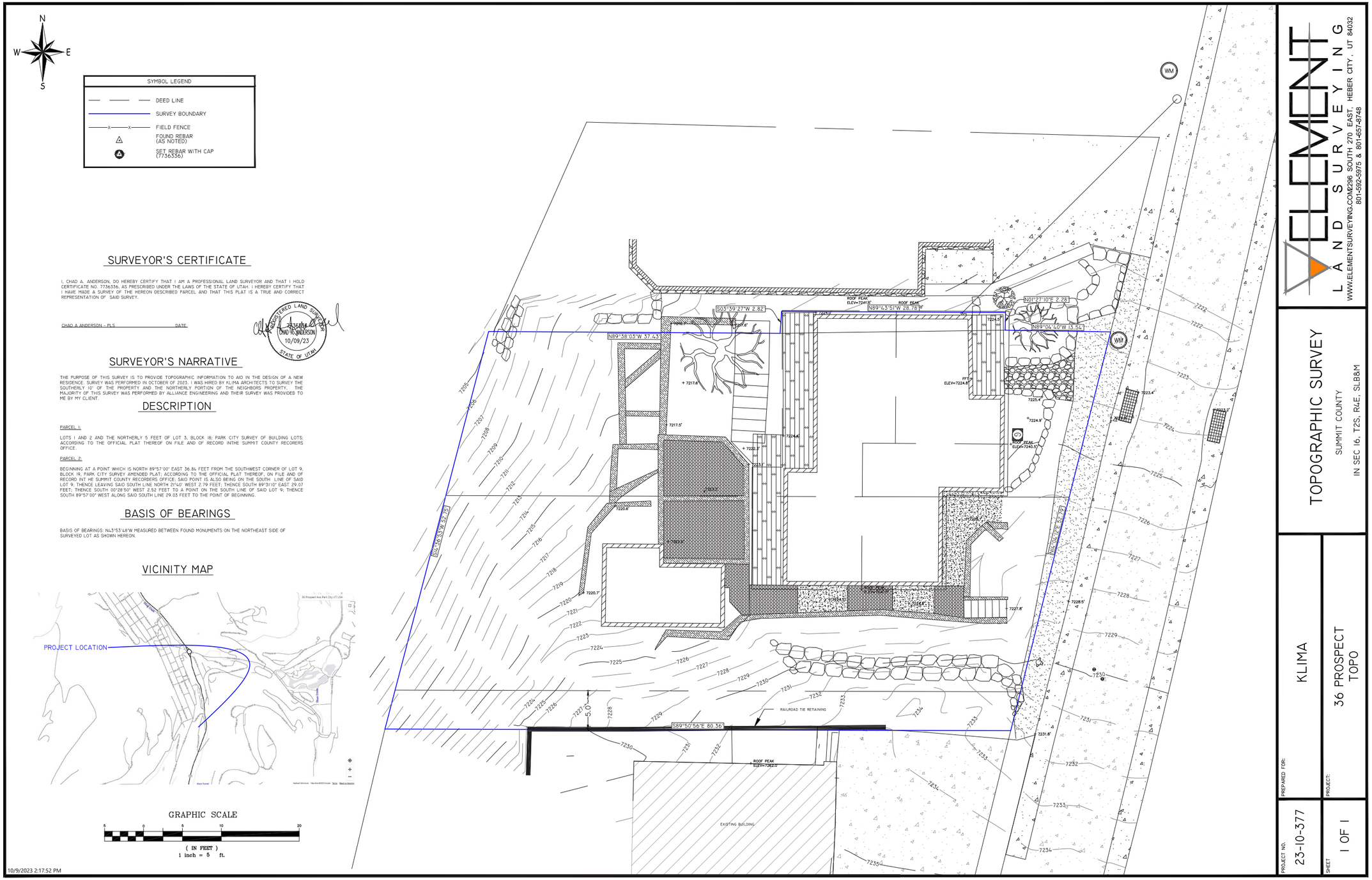
Randy Scott, Historic Preservation Board Chair

HISTORIC DISTRICT DESIGN REVIEW

THE BARRETT HOUSE | PARK CITY, UTAH

05 JULY 2024

FAULKNER
ARCHITECTS

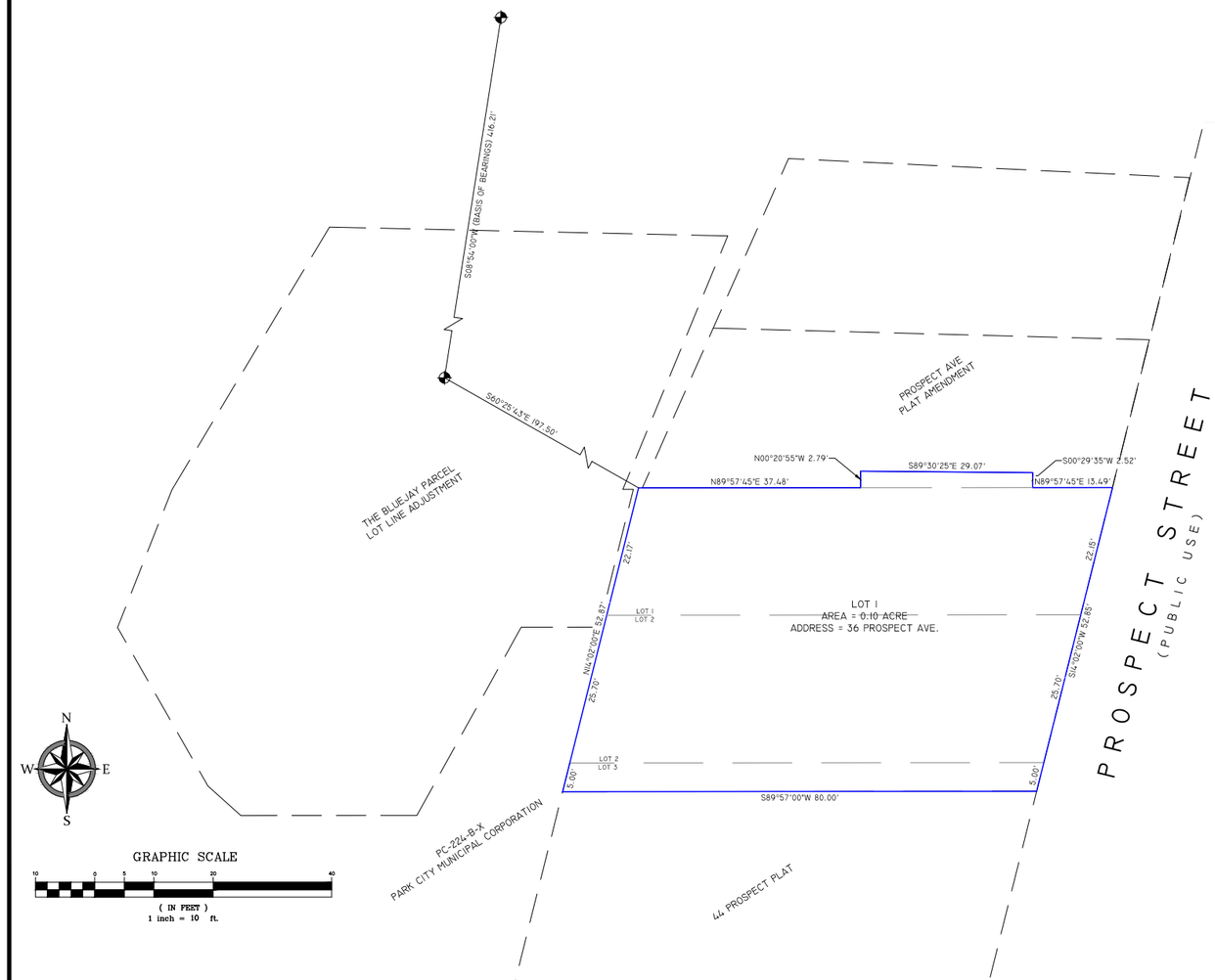


EXISTING SITE PLAN
36 PROSPECT AVENUE | 05 JULY 2024

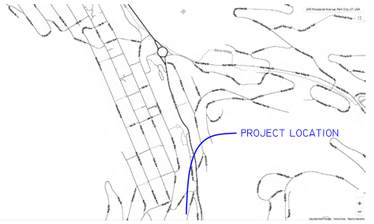
FAULKNER ARCHITECTS

36 PROSPECT PLAT AMENDMENT

LOCATED IN THE NE 1/4 OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH



VICINITY MAP



SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, CHAD A ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 7736336 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.

I FURTHER CERTIFY THAT THIS PLAT AMENDMENT WAS PREPARED BY ME AND UNDER MY DIRECTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE PARK CITY MUNICIPAL CORPORATION.

CHAD A. ANDERSON
PROFESSIONAL LAND SURVEYOR

09/05/23
DATE

REGISTERED LAND SURVEYOR — CHAD A. ANDERSON — 09/05/23 — STATE OF UTAH

SURVEYOR'S SEAL

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 18; PARK CITY SURVEY OF BUILDING LOTS ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY, SAID POINT BEING 197.50 FEET S60°25'43"E FROM THE CENTERLINE MONUMENTS AT THE INTERSECTION OF MAIN STREET AND DALY AVENUE; BASIS OF BEARING BEING N08°54'00"E 416.21 BETWEEN CENTERLINE MONUMENTS IN MAIN STREET; AND RUNNING THENCE N89°57'45"E TO AND ALONG THE SOUTHERLY BOUNDARY LINE OF THE PROSPECT AVE PLAT AMENDMENT 37.48 FEET; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE THE FOLLOWING FOUR COURSES: (1) N00°20'55"W 2.79 FEET; (2) THENCE S89°30'25"E 29.07 FEET; (3) THENCE S00°29'35"W 2.52 FEET; (4) THENCE N89°57'45"E 13.49 FEET TO A PONT ON THE WESTERLY RIGHT OF WAY LINE OF PROSPECT STREET; THENCE S14°02'00"W 52.85 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF 44 PROSPECT PLAT; THENCE S89°57'00"W ALONG SAID NORTHERLY BOUNDARY LINE 80.00 FEET; THENCE N14°02'00"E 52.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.10 ACRE

OWNER'S DEDICATION

KNOW BY ALL MEN BY THESE PRESENTS THAT 36 PROSPECT, LLC, THE UNDERSIGNED OWNER OF THE TRACT(S) OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT AMENDMENT, HAVE CAUSED THIS PLAT AMENDMENT TO BE PREPARED, DO HEREBY CONSENT TO THE RECORDATION, AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____ , 20___.

36 PROSPECT, LLC, (MANAGER)

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____ , 20___, PERSONALLY APPEARED BEFORE ME _____, WHO AFTER BEING DULY SWORN, SAYS THAT _HE IS THE MANAGER OF 36 PROSPECT, LLC, A LIMITED LIABILITY COMPANY, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY BY AUTHORITY OF ITS ARTICLES OF ORGANIZATION, AND SAID _____ACKNOWLEDGED TO ME THAT SAID COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____

SIGNATURE – NOTARY PUBLIC
SEAL — RESIDING IN _____ COUNTY, _____

NOTES

1. RESIDENTIAL FIRE SPRINKLERS WILL BE REQUIRED FOR ALL NEW CONSTRUCTION PER REQUIREMENTS OF THE CHIEF BUILDING OFFICIAL.
2. SUBJECT PROPERTY IS LOCATED IN ZONE X PER FEMA FLOOD MAP NO. 49043C0938D.

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED THIS ___DAY OF _____ 20___.

BY: _____
SUMMIT COUNTY GIS COORDINATOR

ELEMENT LAND SURVEYING • 2296 SOUTH 270 EAST, HEBER CITY UT 84032 • 801-592-5975 & 801-657-8748

ELEMENT LAND SURVEYING

9/5/2023 3:51:59 PM

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS.

ON THIS_____ DAY OF _____ 20___.

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

PLANNING COMMISSION

RECOMMENDED BY THE PARK CITY PLANNING COMMISSION

ON THIS ___ DAY OF _____ 2022.

CHAIRMAN

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE.

ON THIS_____ DAY OF _____ 20___.

PARK CITY ENGINEER

APPROVAL AS TO FROM

APPROVED AS TO FORM.

ON THIS_____ DAY OF _____ 20___.

PARK CITY ATTORNEY

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL.

ON THIS 31st DAY OF May 20__.

PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL.

ON THIS ___DAY OF _____ 20___.

MAYOR

RECORDER

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF_____

FEE _____

_____
RECORDER

TIME _____ DATE _____ ENTRY_____

PROJECT DESCRIPTION

ADDRESS: 36 Prospect Avenue, Park City, UT 84060
PARCEL (APN): PC-230
LOT SIZE: .10 acres | 4,356 SF
COUNTY: Summit County
JURISDICTION: Park City

APPLICABLE CODES

- 2021 International Suite of Codes
- 2015 IECC for residential projects
- 2020 NEC
- Municipal Code of Park City, includes Land Management Code (LMC) Title 15
- Wildland Urban Interface Code (WUI), see LMC
- Soil Ordinance (N/A; property is outside zone)

ZONING

SITE ZONING:
HR-1 Historical Residential

ALLOWABLE HEIGHT:
Zone Height: 27' max. from existing grade.
Building Height: 35' max. from lowest finish floor to T.O. highest wall plate

BUILDING SETBACKS:
Front / Rear: 12'/13' (or vice versa)
Side: 14' total, 5' min.

PARKING SPACE REQUIREMENTS:
Dwelling Unit: (Historic) Valid non-complying
Accessory Unit: 1 parking space per bedroom

EXISTING SITE AERIAL & CODE ANALYSIS
36 PROSPECT AVENUE | 05 JULY 2024

FAULKNER ARCHITECTS

ZONING

ACCESSORY UNIT:

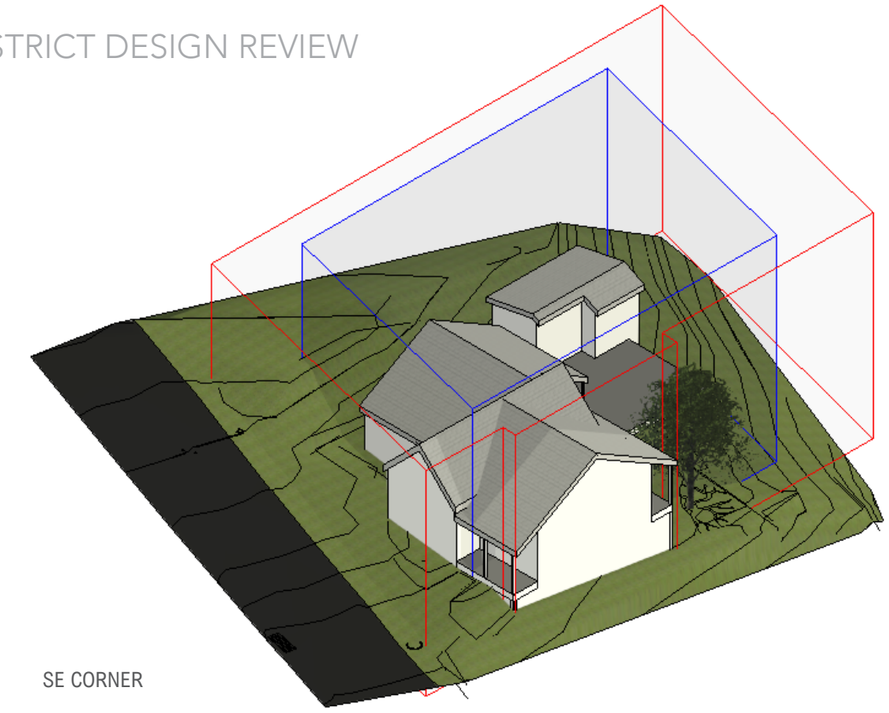
No current record of an accessory unit.

HR-1 Zone allows a few forms as follows:

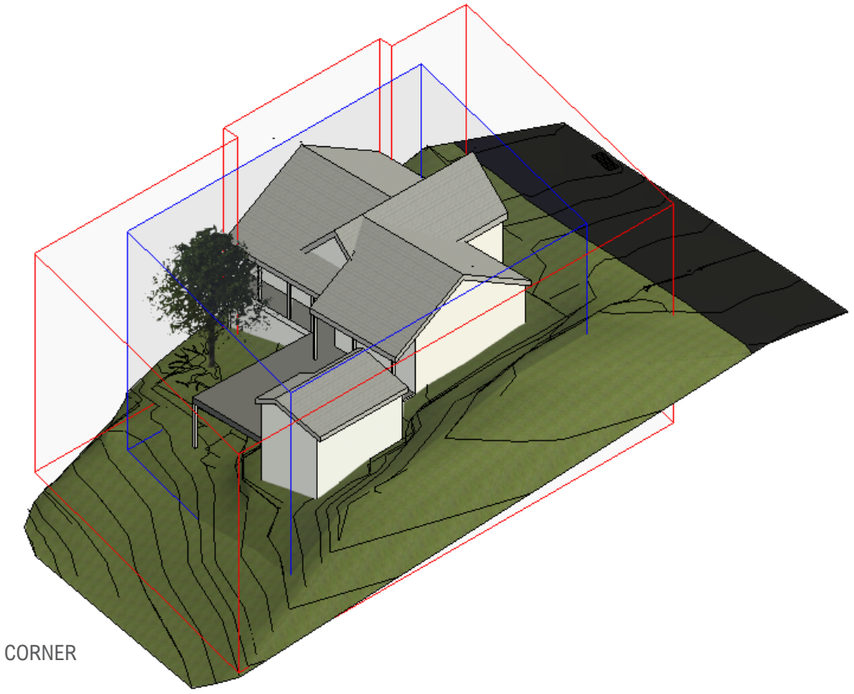
1. Secondary Living Quarters (LMC § 15-4-4)
   - Limited to 1,000 square feet in size
   - Minimum one off-street parking space
   - No kitchen
   - Must have direct access to main dwelling.
   - No Nightly Rental
   - (Administrative Conditional Use Permit)

2. Lockout Unit (LMC § 15-4-5)
   - Exterior access only
   - No kitchen
   - Nightly Rental Allowed
   - One parking space per bedroom

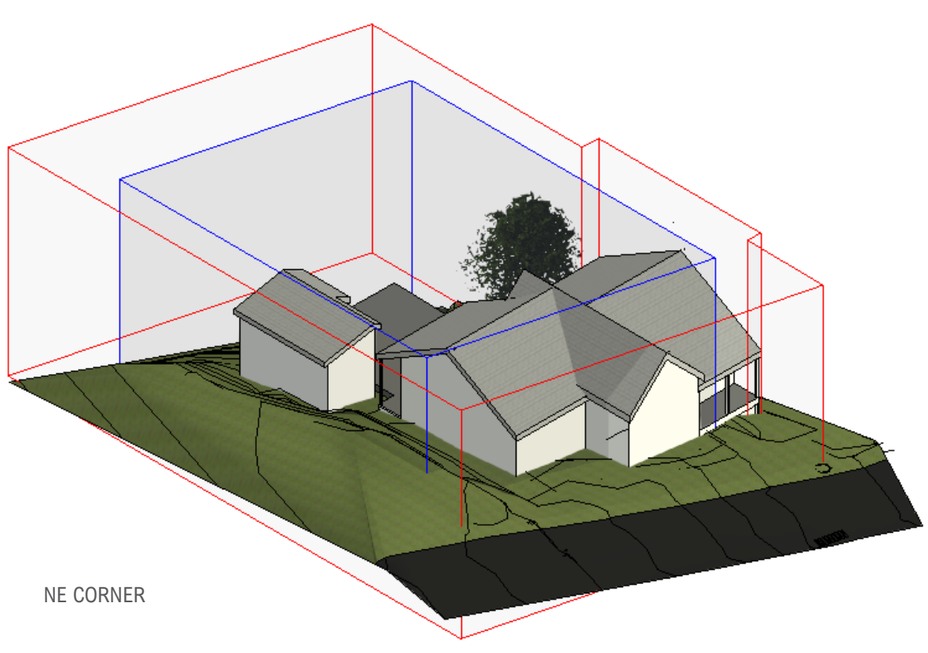
3. Accessory Apartment (LMC § 15-4-7)
   - No more than 1/3 of dwelling size, Max. 1,000 SF
   - No more than 2 bedrooms
   - Minimum one off-street parking space
   - No Nightly Rental allowed
   - Deed Restriction required
   - (Administrative Permit)



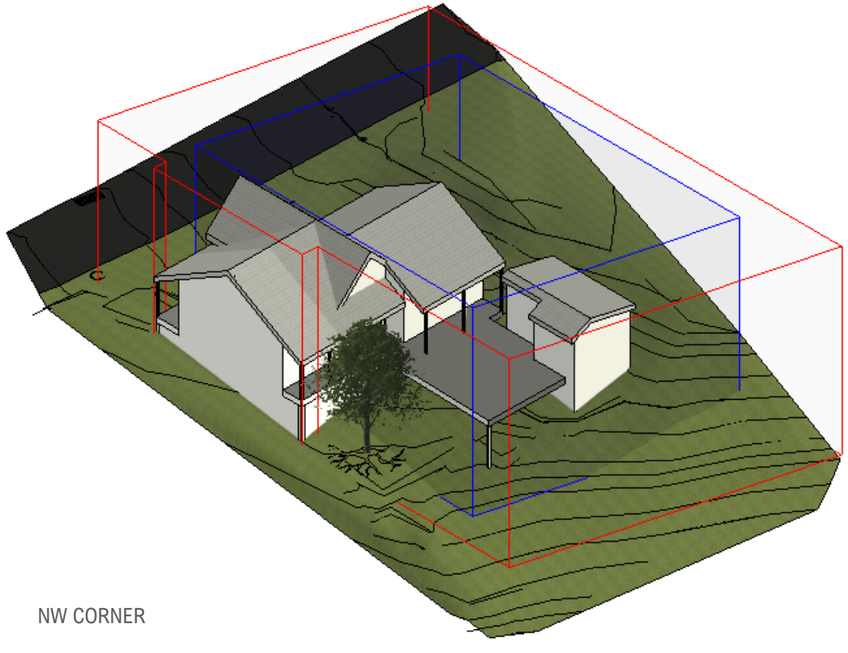
SE CORNER



SW CORNER



NE CORNER



NW CORNER

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Richard Barrett House**

Address: 36 Prospect Street *AKA:*

City, County: Park City, Summit County, Utah *Tax Number:* PC-230

Current Owner Name: Gregory Wimmer *Parent Parcel(s):*

Current Owner Address: PO Box 1753, Park City, UT 84060-1753

Legal Description (include acreage): 0.10 acres; LOTS 1 & 2 & N'LY 5 FT LOT 3 BLK 18 PARK CITY SURVEY.

2 STATUS/USE

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

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

3 DOCUMENTATION

Photos: Dates
☑ tax photo:
☑ prints: 1983, 1995 & 2006
☐ historic: c.

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

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

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

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.):
Foundation: Tax cards indicate no foundation or only wooden sills.

Walls: Drop siding.

Roof: Not visible in photographs due to snow coverage.

Windows/Doors: Double-hung sash type.

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 one-story frame T/L cottage remains largely unchanged from the description provided in the National Register nomination (Structure/Site Form, 1983).

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The 1907 Sanborn Insurance map shows a small accessory building located south of the main building, but its existence could not be verified.

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

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

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

This site was listed on the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*. It was built within the historic period, defined as 1872 to1929 in the district nomination, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c. 1899[1]

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

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

1. Historic Era:
☐ Settlement & Mining Boom Era (1868-1893)

[1] Summit County Tax Assessor; appears on the 1907 Sanborn Insurance map.

☑ Mature Mining Era (1894-1930)
☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

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

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

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

6 PHOTOS

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

Photo No. 1: East elevation (primary façade). Camera facing west, 2006.

Photo No. 2: East elevation (primary façade). Camera facing west, 1995.

Photo No. 3: East elevation (primary façade). Camera facing west, 1983.

Photo No. 4: East elevation (primary façade). Camera facing west, tax photo.

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

Street Address: 36 Prospect Site No:

4 ARCHITECTURE

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: T/L Cottage

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one story frame T/L cottage. The house is oriented east. Because the house is situated on the crest of a hill, additions to the rear were impossible to make. When the house was enlarged between 1889 and 1900, it was expanded laterally with a one story extension added to the south end of the building. The extension complements the original house in scale and materials. In-period extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. There are two porches. One spans the east side of the original stem-wing, and the other spans the west side of the same wing. Both porches were extant by 1889. There are two windows on the east gable end of the cross-wing, and a door and a single window on the east side of the original stem-wing. Each of the windows is the two over two double hung sash type. There is a single window on the east facade of the south extension. It originally was the same size as the other windows on the house, but at some point was reduced to a smaller size. The space of the original window was enclosed with matching drop siding. The walls of the east porch section have been sided with diagonally placed rough cut wood within the last year (1983).
(See continuation sheet)

5 HISTORY

Statement of Historical Significance: Construction Date: c.1883

Built c. 1883, the Richard Barrett house at 36 Prospect is architecturally significant as one of 78 extant T/L cottages in Park City, 17 of which are included in this nomination. The T/L cottage is one of the three most common house types built during the early period of Park City's mining boom era, and significantly contributes to the character of the residential area.

This house was built by at least 1889, as indicated by the Sanborn Insurance Maps, and was probably constructed for Richard and Annie Barrett soon after their arrival in Park City in 1882. Richard Barrett had come from his native England at the age of sixteen in 1866, and worked for a time in the mines of some of the other western states. His wife, Annie, whom he married in Virginia City, Nevada in 1876, was born in Pennsylvania in 1859. She came west with her parents in 1861 and lived in Grass Valley, California prior to her marriage with Richard. They had four children. Both Richard and Annie probably lived in this house until their deaths in 1900 and 1935, respectively. The house remained in the Barrett family until 1966.

36 Prospect
Description continued:

The changes made to the house, with the exception of the more recent addition of siding, are predictable, common changes, and do not affect the original character of this T/L cottage.

Tax Photo / Oldest photo found on record. Date unknown.

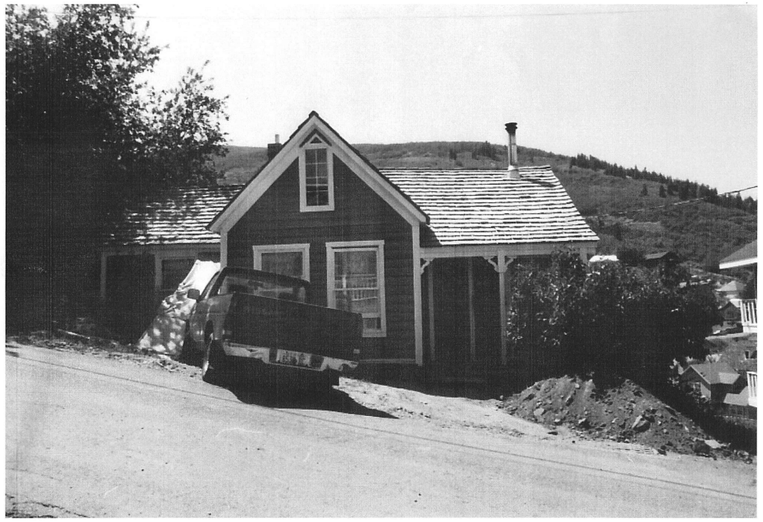


Photo taken in 1995

Richard Barrett House
36 Prospect
Park City, Summit County, Utah

East facade

Photo by Roger Roper, October 1983
Negative: Utah State Historical Society

Photo taken in 2006

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

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

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		740	$ —	$ 1579
	x x			$	$
	x x			$	$

No. of Rooms 5 Condition

Description of Building	Add	Deduct
Foundation—Stone Conc. None ✓		134
Ext. Walls Siding		
Insulated—Floors Walls Ceg.		
Roof—Type Gab. Mat. Slate		
Dormers—Small Med. — Lg.		
Bays—Small Med. — Lg.		
Porches—Front 40 @ .85		34
Rear 152 @ .75		114
Cellars-Bsmt—¼ ⅓ ½ ⅔ ¾ full-floor Dirt		
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. Unfin.		
Plumbing—Class 1 Tub 1 Trays Basin 1 Sink 1 Toilet 1 Urls. Fixs. Shr. Dishwasher Garbage Disp.	350	
Heat—Stove H.A. Steam S Blr. Oil Gas Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish—Hd. Wd. ✓ Fir. ✓ Floors—Hd. Wd. ✓ Fir. Conc.		
Cabinets 1 Mantels —	40	
Tile—Walls Wainscot Floors —		
Lighting—Lamp Drops ✓ Fix. Lumber Insul. 5 @ 25.00		135
Total Additions and Deductions	536	249
Net Additions or Deductions	-249	+ 287

REPRODUCTION VALUE
Ave Age 50 Yrs. by Est. Owner Tenant Neighbors Records
Depr. (1)-2-3-4-5-6 63/37 %
Reproduction Val. Minus Depr. $ 672

Remodeled Est. Cost | Remodeling Inc. %
Garage—S 8 O Depr. 2% 8% | Obsolescence
Cars Walls | Out Bldgs.
Roof Size x Age | Depreciated Value Garage
Floor Cost | Total Building Value
Remark (43 yr. Ave. Used 1941)

Appraised 10/1947 By A.C. & A.J.

PC 230
Serial Number
OP
Card Number

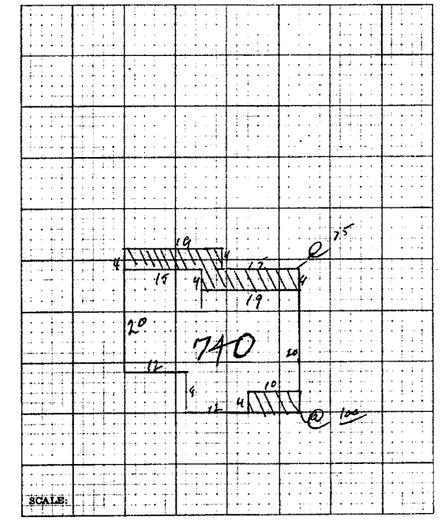
Owners Name
Location Blk 18 Pc Lot 142 & N 5' Lot 3
Kind of Bldg. Res St. No. 36 Prospect St
Class 2 Type 1 2 (3) 4 Cost $ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	740		$ 2391	$
	x x				
	x x				

Att. Gar.—C.P. x Flr. Walls Cl.

Description of Buildings	Additions	Additions
Foundation—Stone Conc. Sills X		
Ext. Walls Sid (A)		
Roof Type Gable Mtl. Slg		
Dormers—Small Med. Large		
Bays—Small Med Large		
Porches—Front 40# @ 1.00	40	
Rear 152# @ .75	114	
Porch @		
Planters @		
Ext. Base. Entry @		
Cellar Bsmt. — ¼ ⅓ ½ ⅔ ¾ Full Floor	40	
Bsmt. Gar.		
Basement-Apt. Rms. Fin. Rms.		
Attic Rooms Fin. Unfin.		
Plumbing—Class 1 Tub 1 Trays Basin 1 Sink 1 Toilet 1 Wtr. Sftr. Shr. St. O.T. Dishwasher Garbage Disp.	550	
Heat—Stove H.A. FA X HW Stkr Elec. Oil Gas X Coal Pipeless Radiant	327	
Air Cond. — Full Zone		
Finish—Flr. 1 Hd. Wd. Panel		
Floor—Flr. 1 Hd. Wd Other		
Cabinets 1 Mantels		
Tile—Walls Wainscot Floors		
Storm Sash—Wood D. S.: Metal D. S.		
Awnings — Metal Fiberglass		
Total Additions	1071	
Year Built 1899 Avg. 1. 1949 Replacement Cost	3462	
Age 2. Obsolescence		
Inf. by (Owner) Tenant - Neighbor - Record - Est. Adj. Bld. Value		
Conv. Factor	56	
Replacement Cost—1940 Base		
Depreciation Column (1) 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side		
Total Building Value	$	

Appraised 10-22- 19 61 By 120 MJ 1225
Appraised 19 By



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

Garage — Class Depr. 2% 3%
Cars Floor Walls Roof Doors
Size x Age Cost x 47%
1940 Base Cost x % Depr.
Total
REMARKS

TC-74 REV. 61
STATE OF UTAH — STATE TAX COMMISSION

BIRD'S EYE VIEW OF BARRETT HOUSE (WEST ELEVATION)

AERIAL VIEW OF EXISTING BARRETT HOUSE (FRONT)

VIEW OF EXISTING BARRETT HOUSE (EAST ELEVATION)

AERIAL VIEW OF EXISTING BARRETT HOUSE (REAR)

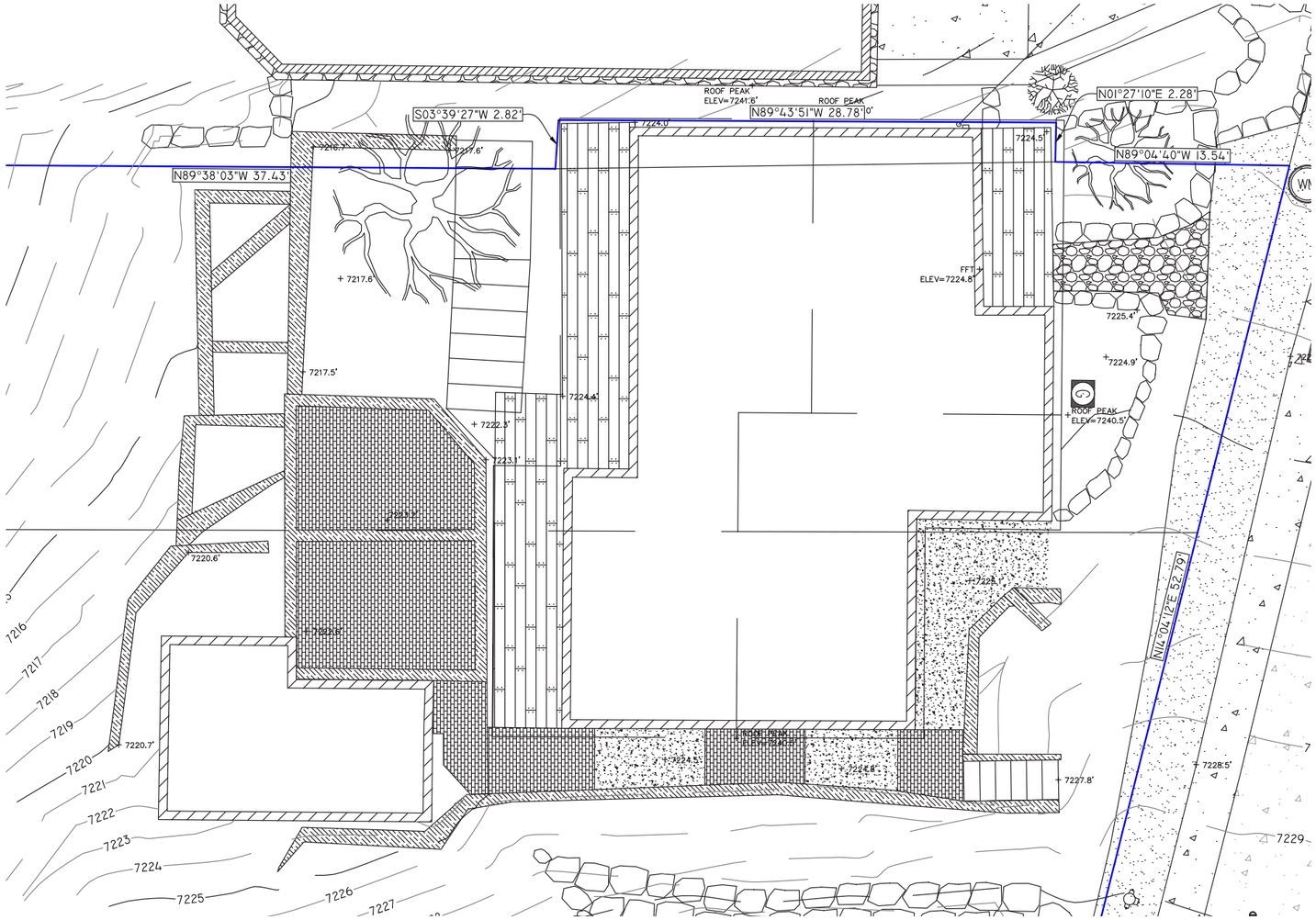
VIEW OF EXISTING BARRETT HOUSE (WEST ELEVATION)

SOUTHEAST CORNER

SOUTHWEST CORNER

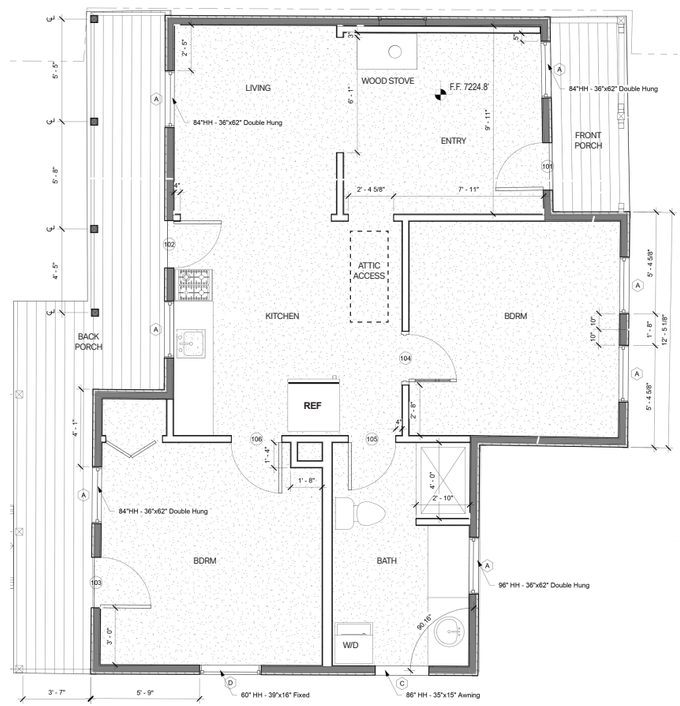
NORTHEAST CORNER

NORTHWEST CORNER AT GRADE



SURVEYED SITE & ROOF PLAN

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

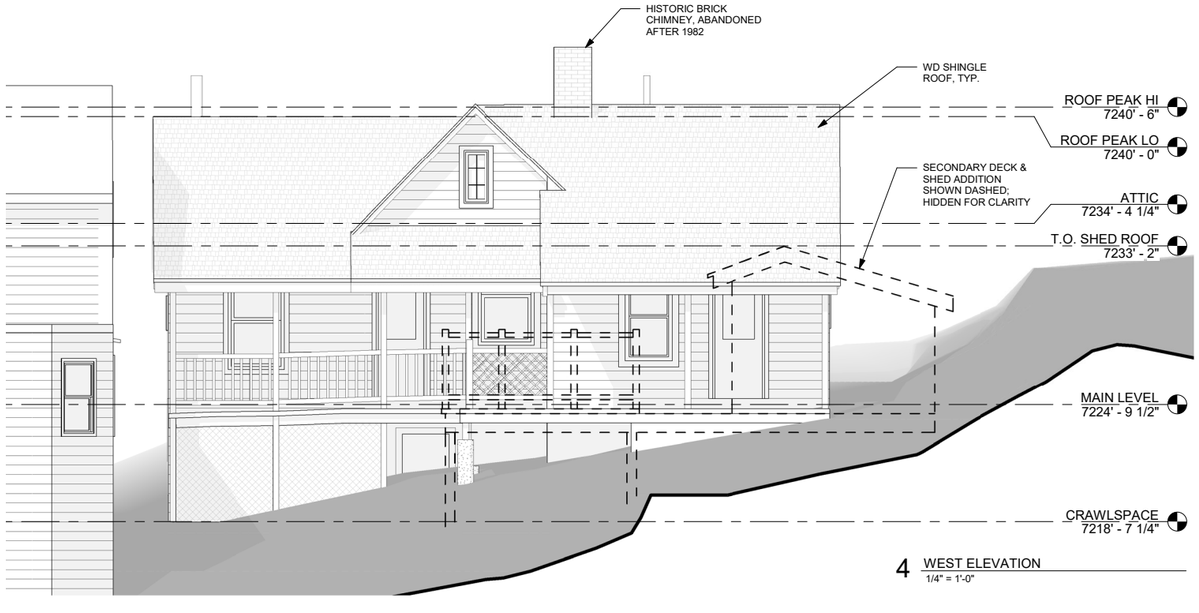


MAIN LEVEL PLAN

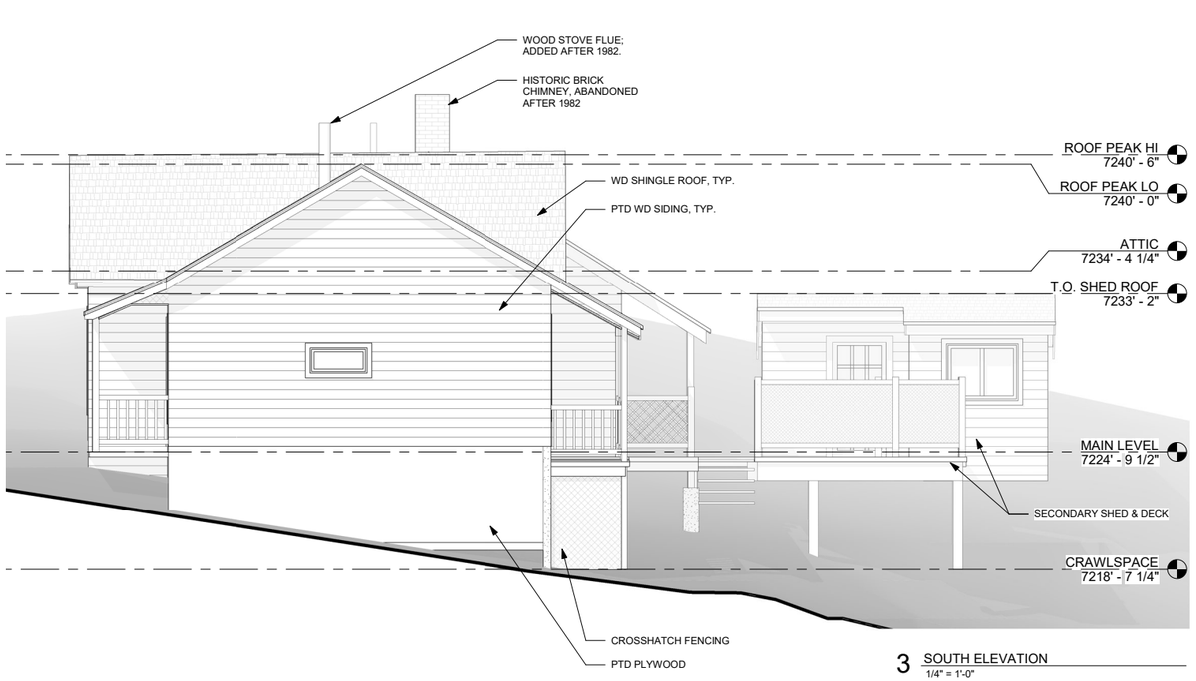
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

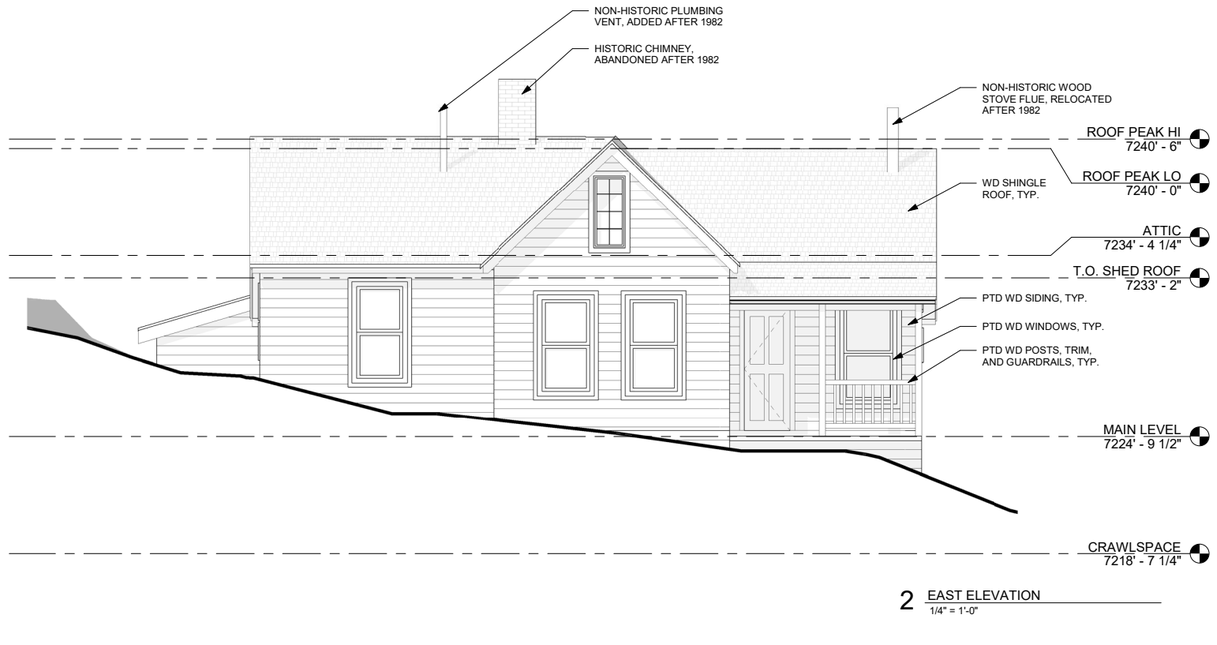
SCALE: 1/4" = 1'-0"



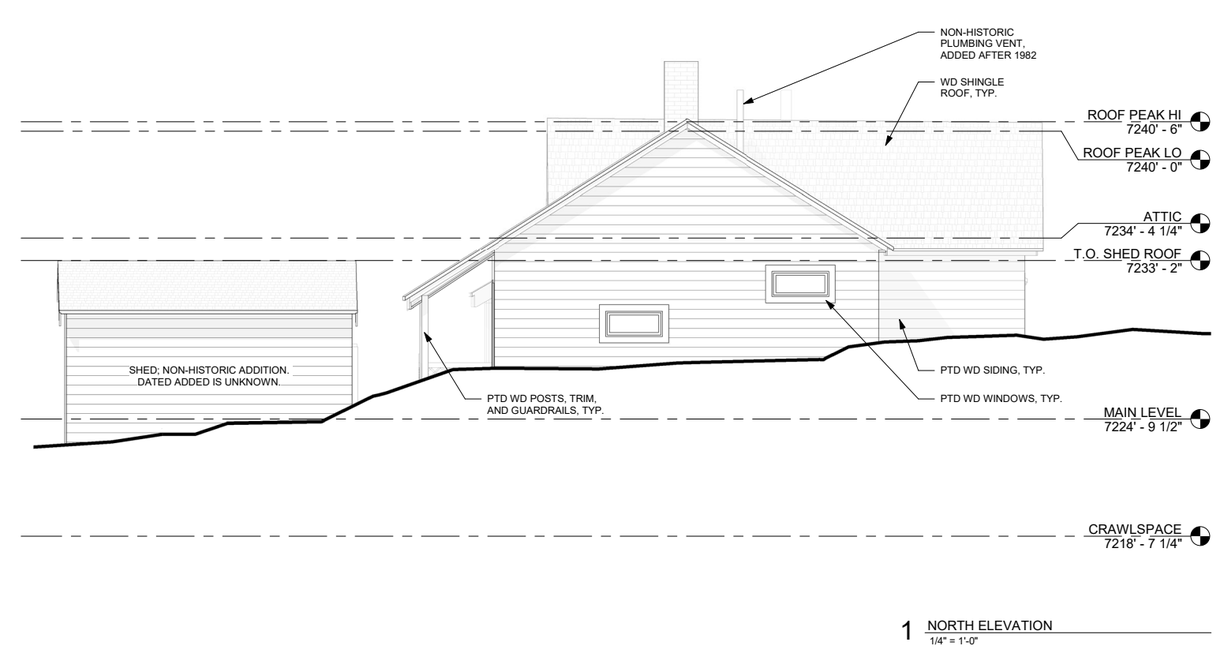
4 WEST ELEVATION
1/4" = 1'-0"



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



2 EAST ELEVATION
1/4" = 1'-0"



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

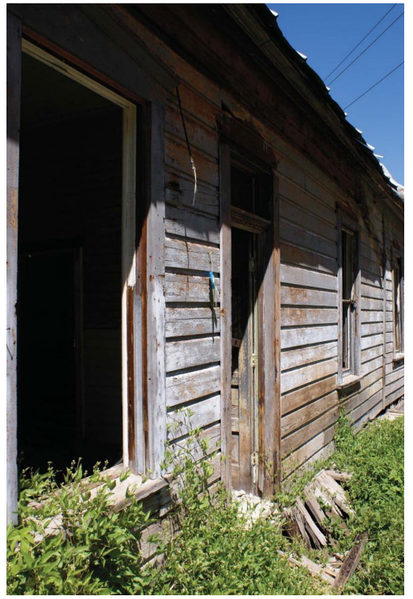
RESIDENCE ON MAIN STREET

RESIDENCE ON MAIN STREET

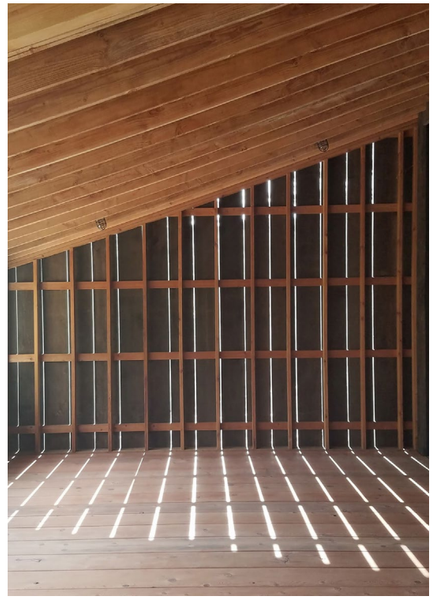
RESIDENTIAL STRUCTURE AT HILLSIDE & PROSPECT AVENUES

RESIDENCE ON KING ROAD

STRUCTURE AT CALIFORNIA STOCK MINE



STRUCTURE AT ALLIANCE MINE



TACK BARN BY FAULKNER ARCHITECTS

BUILDING FOOTPRINT

ALLOWABLE BUILDING FOOTPRINT: 1,699 SF

MAXIMUM FP = 4,356 sq. ft. lot: (4,356/2) x 0.9

(4356/1875) = 2,178 x 0.78 = ***1,699 sq. ft.**

*Calculation based on plat amendment of 0.10 acres

PROPOSED BUILDING FOOTPRINT:	**1,484 SF**
(E) BARRETT HOUSE	772 SF
(N) ACCESSORY STRUCTURE	712 SF

OVERALL AREAS

MAX. ALLOWABLE AREA:	
BARRETT HOUSE	N/A
(N) ACCESSORY (LOCKOUT UNIT)	1,000 SF

PROPOSED - BARRETT HOUSE:	**1,419 SF**
BARRETT HOUSE - (E) MAIN	747 SF
BARRETT HOUSE - (N) LOWER	672 SF

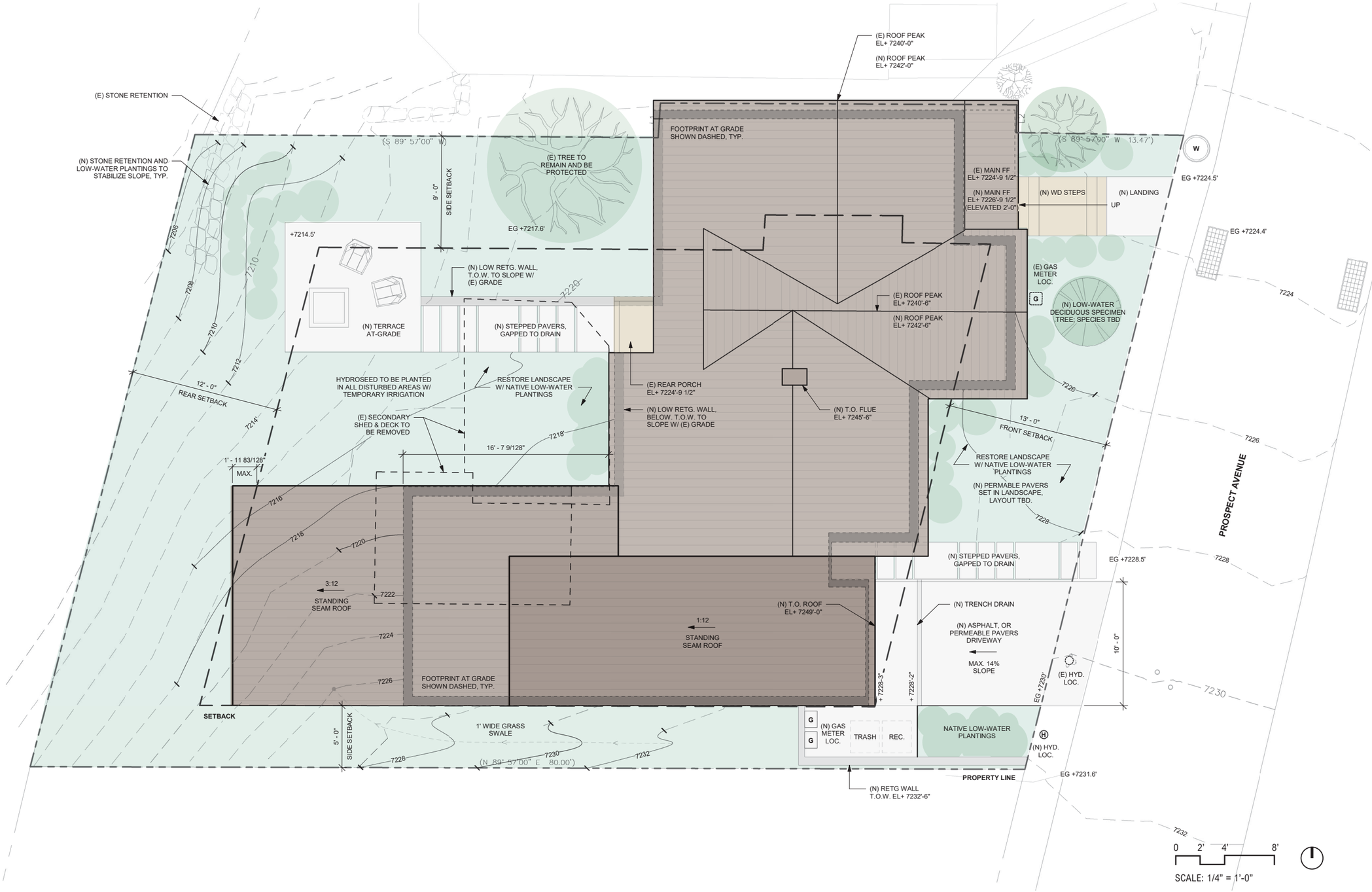
PROPOSED - ACCESSORY:	**712 SF**
ACCESSORY - (N) MAIN	408 SF
ACCESSORY - (N) UPPER	304 SF

PROPOSED (UNCONDITIONED):	**460 SF**
BARRETT - (N) LOWER MECH.	100 SF
ACCESSORY - (N) CARPORT & MECH.	360 SF

PARKING

PROPOSED PARKING:	**1 SPACE**
(E) DWELLING (VALID NON-COMPLY.)	0
(N) ACCESSORY: 1 REQUIRED	1

REQUIRED PARKING:	**1 SPACE**
(E) DWELLING (VALID NON-COMPLY.)	0
(N) ACCESSORY: 1 PER BDRM REQ.	1



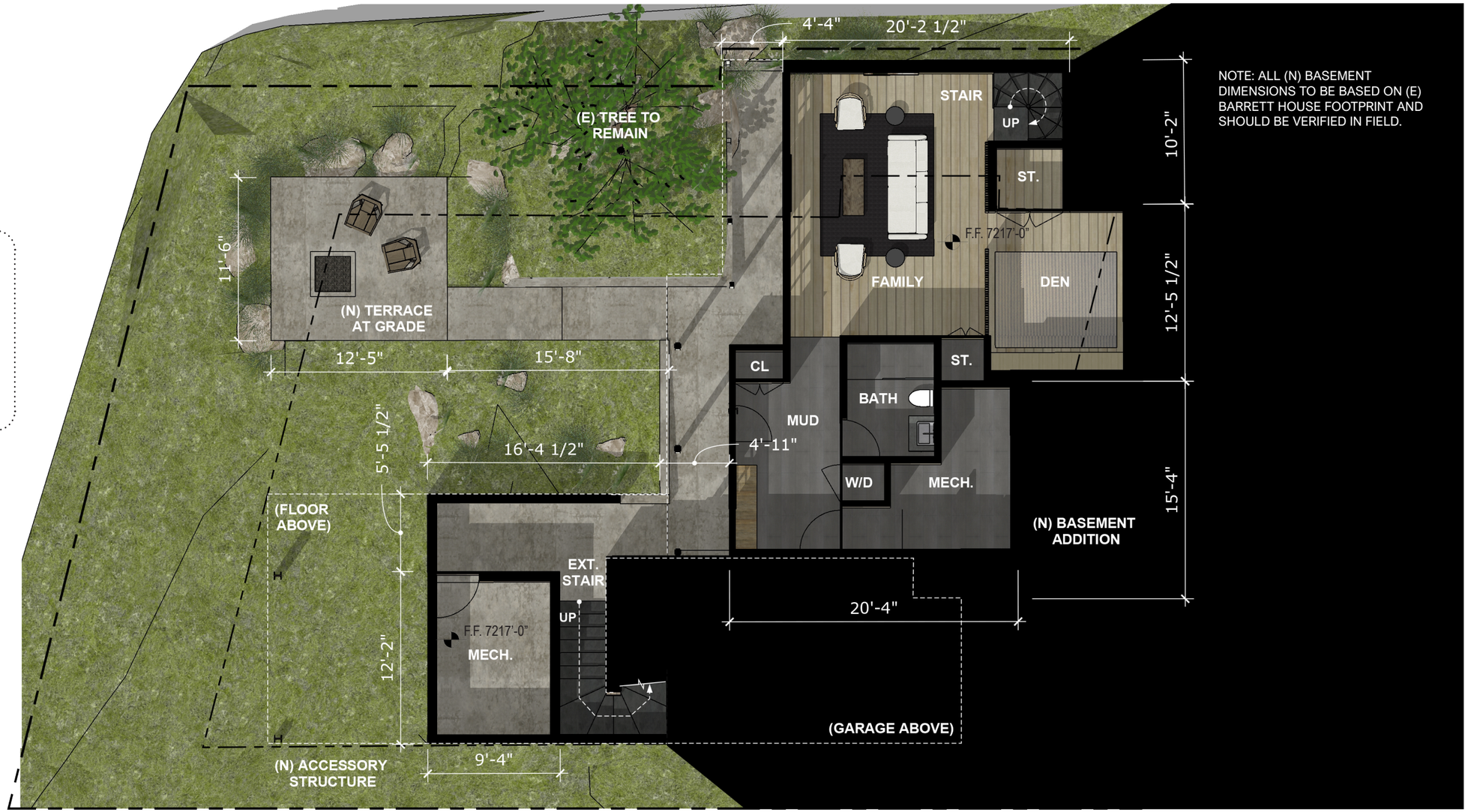
PROPOSED SITE PLAN

36 PROSPECT AVENUE | 05 JULY 2024

FAULKNER ARCHITECTS

FLOOR AREA BREAKDOWN

MAIN LEVEL (CONDITIONED):	**1,155 SF**
(E) BARRETT HOUSE - MAIN	747 SF
(N) ACCESSORY - MAIN	408 SF
MAIN LEVEL (UNCONDITIONED):	**260 SF**
(N) ACCESSORY - CARPORT	260 SF
LOWER LEVEL (CONDITIONED):	**672 SF**
BARRETT HOUSE - (N) LOWER	672 SF
LOWER LEVEL (UNCONDITIONED):	**460 SF**
BARRETT - (N) LOWER - MECH.	100 SF
(N) ACCESSORY - CARPORT (MAIN)	260 SF
(N) ACCESSORY - MECH.	100 SF
UPPER LEVEL (CONDITIONED):	**304 SF**
(N) ACCESSORY - UPPER	304 SF



NOTE: ALL (N) BASEMENT DIMENSIONS TO BE BASED ON (E) BARRETT HOUSE FOOTPRINT AND SHOULD BE VERIFIED IN FIELD.

0 2' 4' 8'

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

PROPOSED LOWER LEVEL PLAN

36 PROSPECT AVENUE | 05 JULY 2024

FAULKNER ARCHITECTS

FLOOR AREA BREAKDOWN

MAIN LEVEL (CONDITIONED):	**1,155 SF**
(E) BARRETT HOUSE - MAIN	747 SF
(N) ACCESSORY - MAIN	408 SF
MAIN LEVEL (UNCONDITIONED):	**260 SF**
(N) ACCESSORY - CARPORT	260 SF
LOWER LEVEL (CONDITIONED):	**672 SF**
BARRETT HOUSE - (N) LOWER	672 SF
LOWER LEVEL (UNCONDITIONED):	**460 SF**
BARRETT - (N) LOWER - MECH.	100 SF
(N) ACCESSORY - CARPORT (MAIN)	260 SF
(N) ACCESSORY - MECH.	100 SF
UPPER LEVEL (CONDITIONED):	**304 SF**
(N) ACCESSORY - UPPER	304 SF

0 2' 4' 8'

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

PROPOSED MAIN LEVEL PLAN

36 PROSPECT AVENUE | 05 JULY 2024

FAULKNER ARCHITECTS

FLOOR AREA BREAKDOWN

MAIN LEVEL (CONDITIONED):	**1,155 SF**
(E) BARRETT HOUSE - MAIN	747 SF
(N) ACCESSORY - MAIN	408 SF
MAIN LEVEL (UNCONDITIONED):	**260 SF**
(N) ACCESSORY - CARPORT	260 SF
LOWER LEVEL (CONDITIONED):	**672 SF**
BARRETT HOUSE - (N) LOWER	672 SF
LOWER LEVEL (UNCONDITIONED):	**460 SF**
BARRETT - (N) LOWER - MECH.	100 SF
(N) ACCESSORY - CARPORT (MAIN)	260 SF
(N) ACCESSORY - MECH.	100 SF
UPPER LEVEL (CONDITIONED):	**304 SF**
(N) ACCESSORY - UPPER	304 SF

0 2' 4' 8'

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

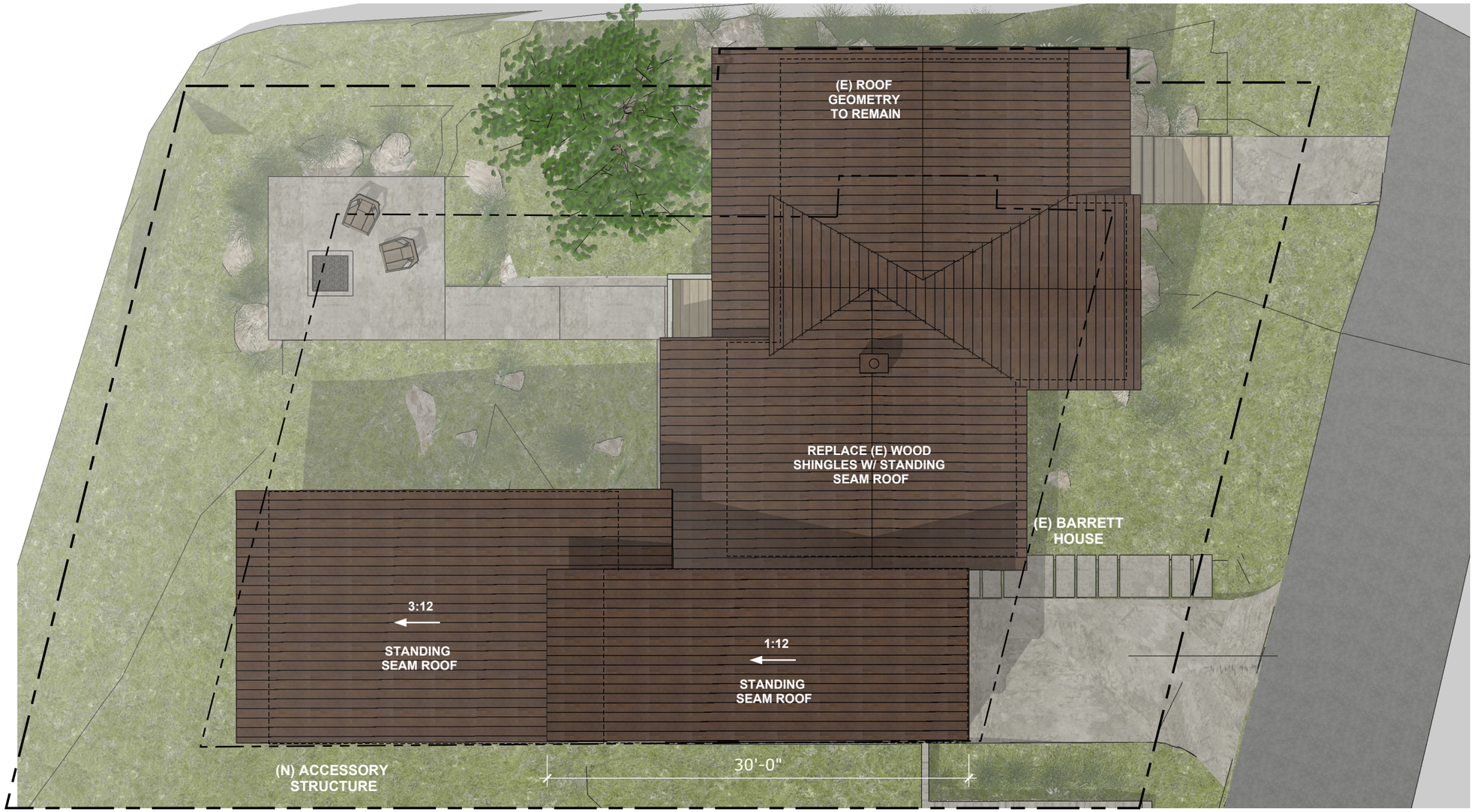
PROPOSED UPPER LEVEL PLAN

36 PROSPECT AVENUE | 05 JULY 2024

FAULKNER ARCHITECTS

FLOOR AREA BREAKDOWN

MAIN LEVEL (CONDITIONED):	**1,155 SF**
(E) BARRETT HOUSE - MAIN	747 SF
(N) ACCESSORY - MAIN	408 SF
MAIN LEVEL (UNCONDITIONED):	**260 SF**
(N) ACCESSORY - CARPORT	260 SF
LOWER LEVEL (CONDITIONED):	**672 SF**
BARRETT HOUSE - (N) LOWER	672 SF
LOWER LEVEL (UNCONDITIONED):	**460 SF**
BARRETT - (N) LOWER - MECH.	100 SF
(N) ACCESSORY - CARPORT (MAIN)	260 SF
(N) ACCESSORY - MECH.	100 SF
UPPER LEVEL (CONDITIONED):	**304 SF**
(N) ACCESSORY - UPPER	304 SF



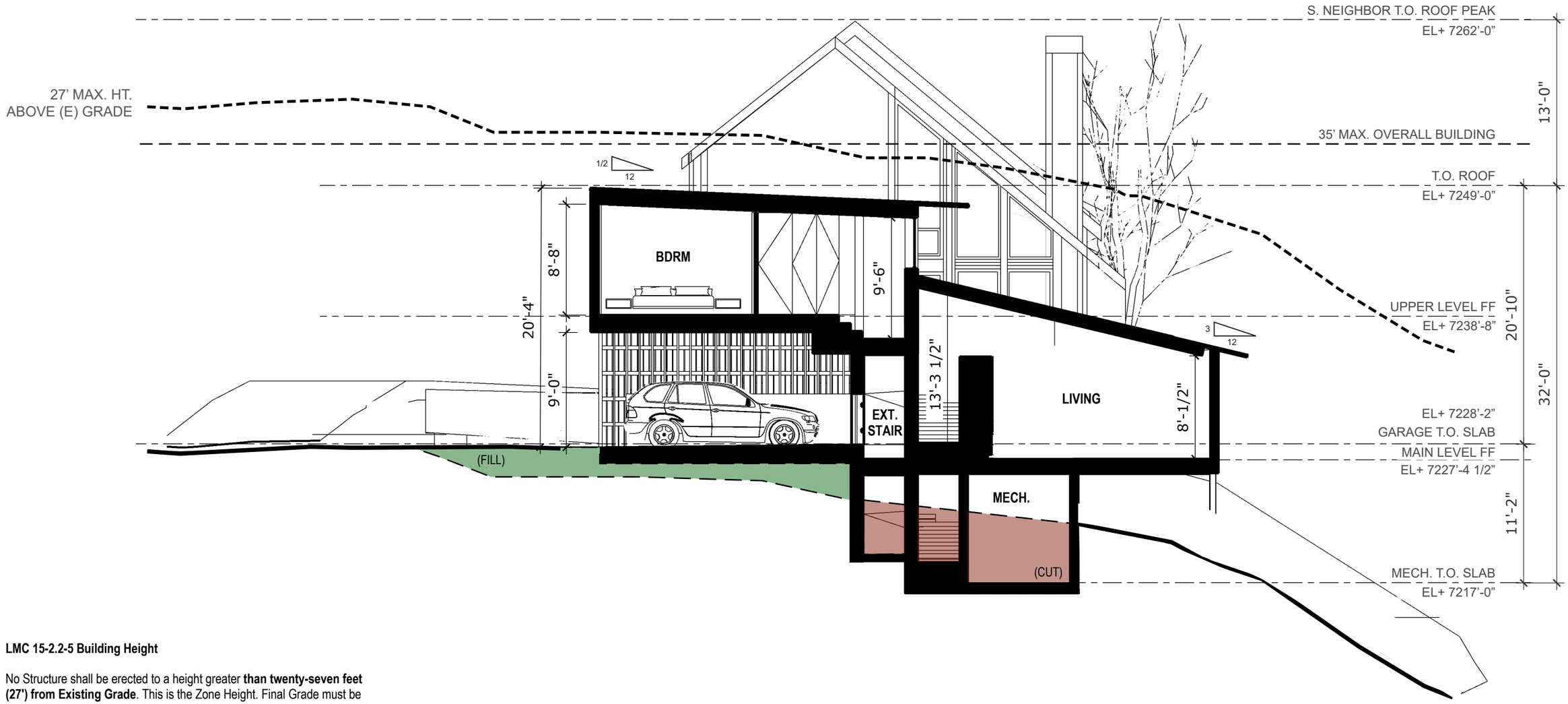
0 2' 4' 8'

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

PROPOSED ROOF PLAN

36 PROSPECT AVENUE | 05 JULY 2024

FAULKNER ARCHITECTS



LMC 15-2.2-5 Building Height

No Structure shall be erected to a height greater **than twenty-seven feet (27') from Existing Grade**. This is the Zone Height. Final Grade must be within four vertical feet (4') of Existing Grade, except for the placement of approved window wells, emergency egress, and a garage entrance.

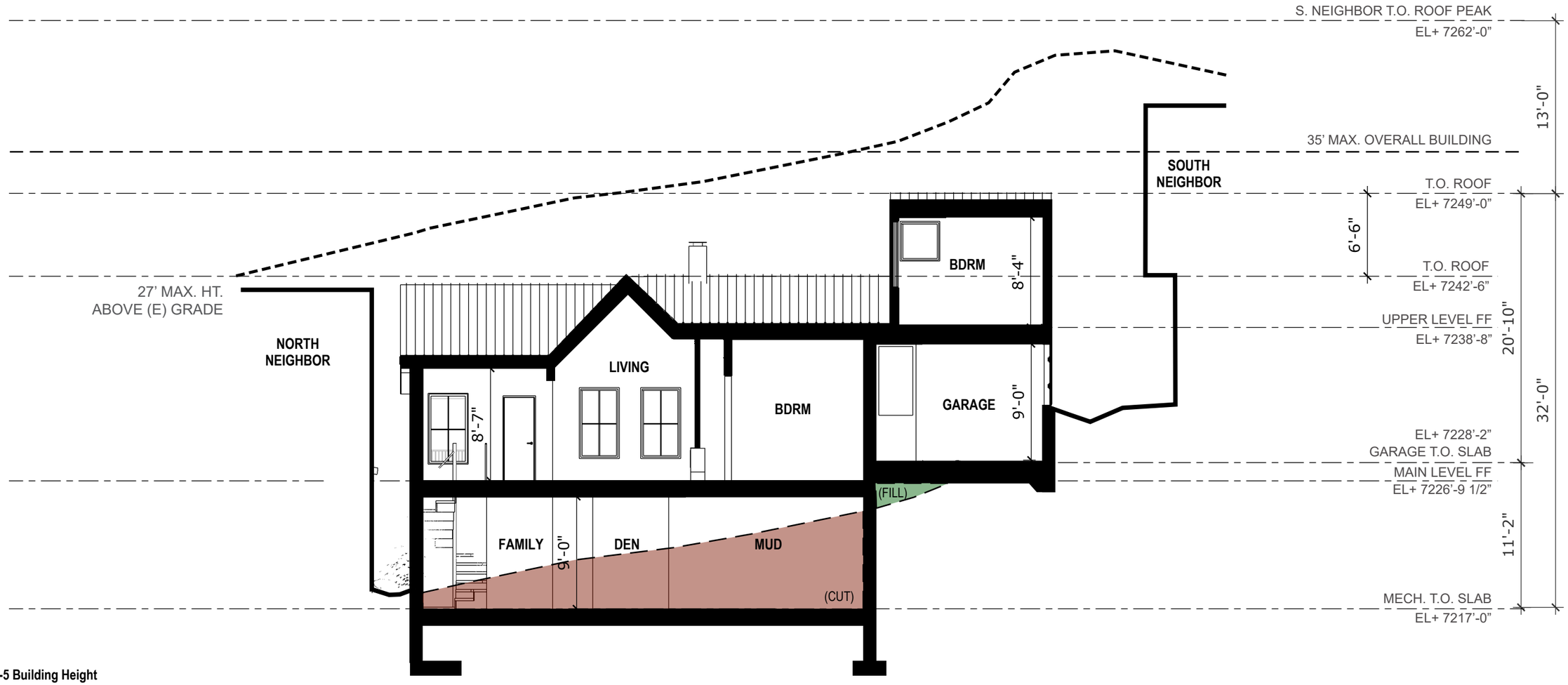
A Structure shall also have a **maximum height of thirty five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate** that supports the ceiling joists or roof rafters.

0 2' 4' 8'

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

E-W BUILDING SECTION
ACCESSORY STRUCTURE
36 PROSPECT AVENUE | 05 JULY 2024

FAULKNER ARCHITECTS



LMC 15-2.2-5 Building Height

No Structure shall be erected to a height greater **than twenty-seven feet (27') from Existing Grade**. This is the Zone Height. Final Grade must be within four vertical feet (4') of Existing Grade, except for the placement of approved window wells, emergency egress, and a garage entrance.

A Structure shall also have a **maximum height of thirty five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate** that supports the ceiling joists or roof rafters.

0 2' 4' 8'

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

N-S BUILDING SECTION
BARRETT & ACCESSORY
36 PROSPECT AVENUE | 05 JULY 2024

FAULKNER ARCHITECTS

WOOD SIDING - VERTICAL (CHARACTER GRADE KEBONY CLADDING OR SIM.)

STANDING SEAM ROOF - WEATHERING STEEL (A606-4)

EXPOSED WOOD RAFTERS & FRAMING

WOOD SIDING - VERTICAL

WOOD SIDING - HORIZONTAL

WOOD TRIM

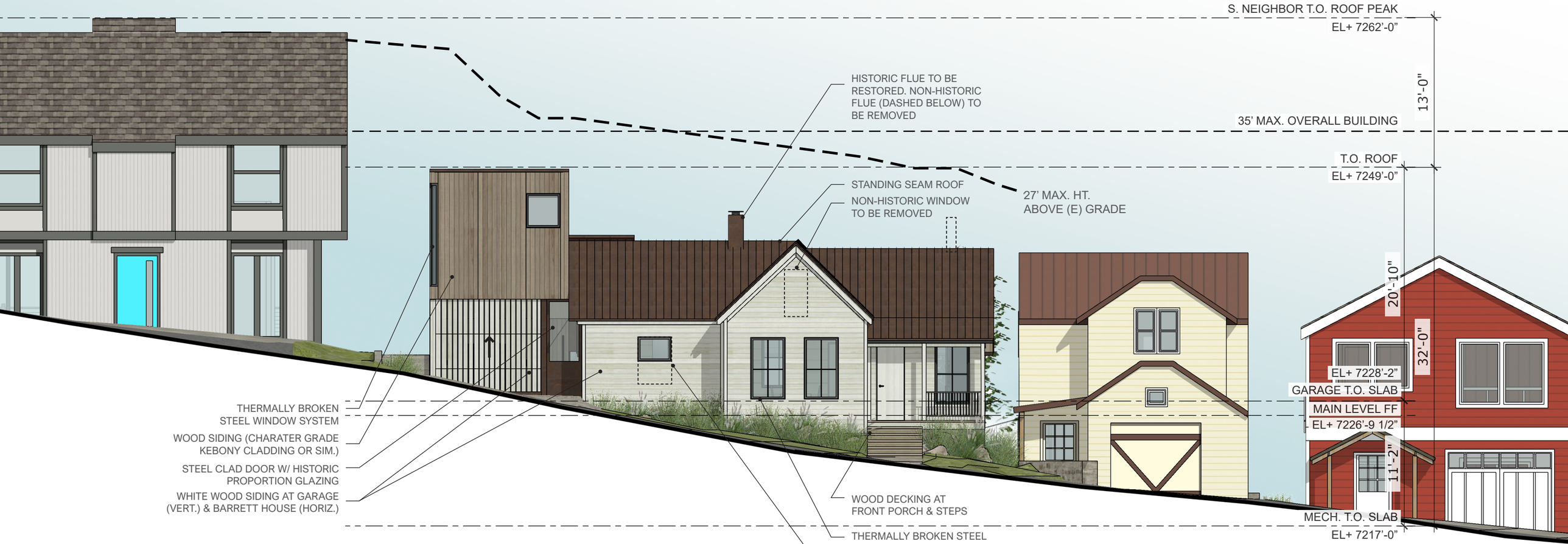
WOOD TRIM (ALT.)

ARCHITECTURAL CONCRETE - SMOOTH PANEL FORMED

STONE SITE WALLS

PAINT - OC-45 SWISS COFFEE

WINDOW FRAMES & ACCENTS



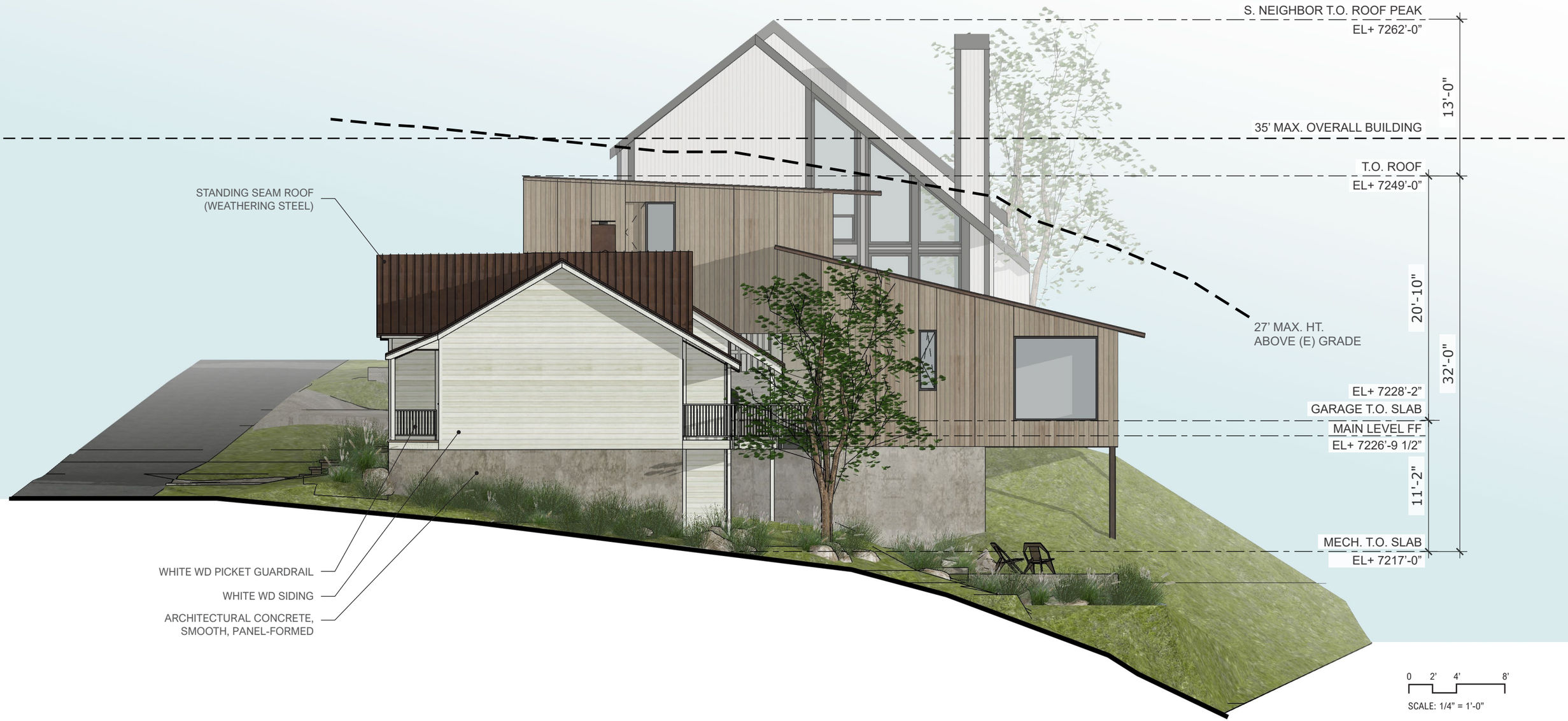
OLDEST PHOTO FOUND ON RECORD FROM HISTORIC REGISTRY REPORT (LEFT)

PRESENT DAY

STREETSCAPE - EAST ELEVATION

36 PROSPECT AVENUE | 05 JULY 2024

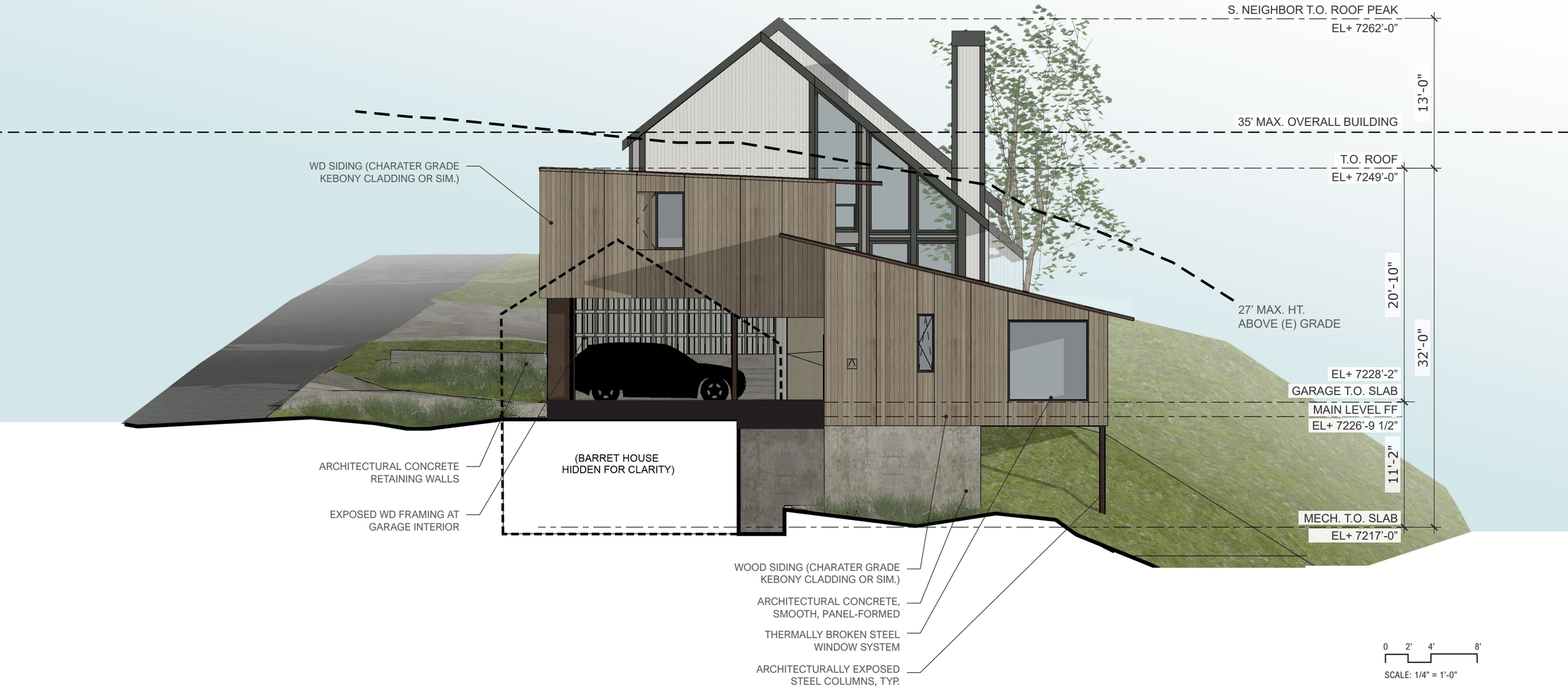
FAULKNER ARCHITECTS



NORTH ELEVATION

36 PROSPECT AVENUE | 05 JULY 2024

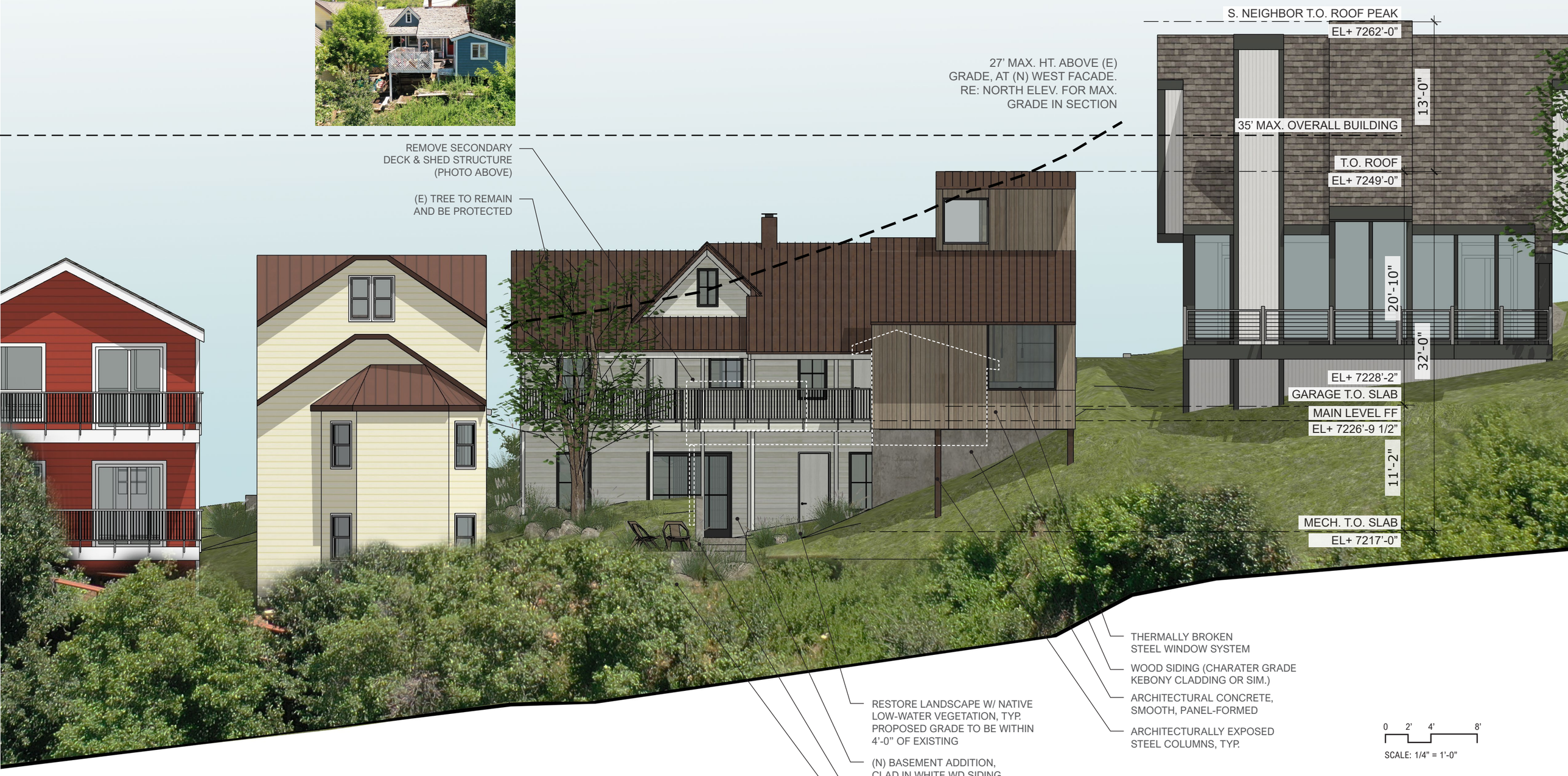
FAULKNER ARCHITECTS



NORTH ELEVATION - SECTION

36 PROSPECT AVENUE | 05 JULY 2024

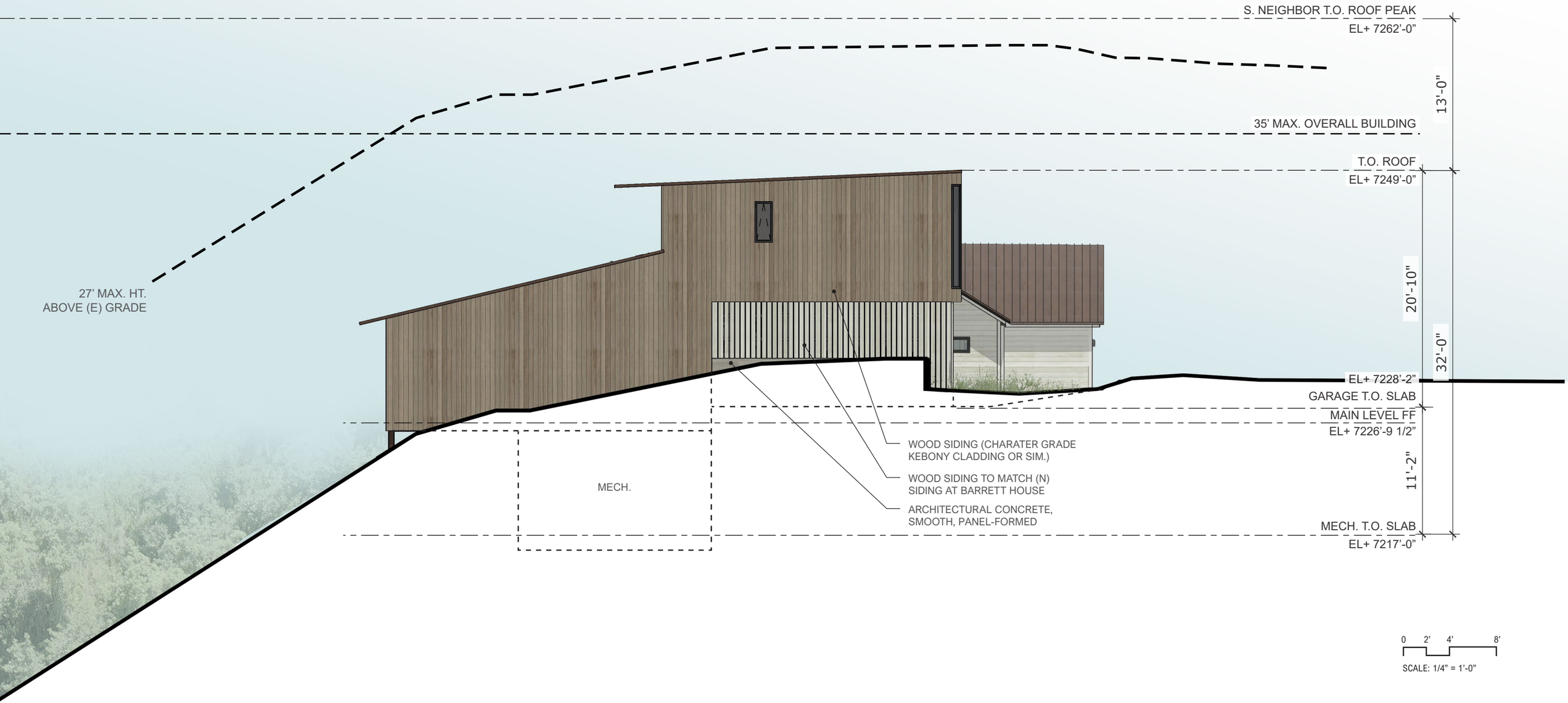
FAULKNER ARCHITECTS



WEST ELEVATION

36 PROSPECT AVENUE | 05 JULY 2024

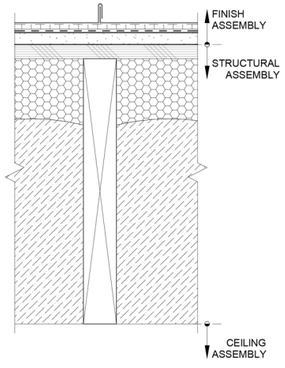
FAULKNER ARCHITECTS



SOUTH ELEVATION
36 PROSPECT AVENUE | 05 JULY 2024

FAULKNER ARCHITECTS

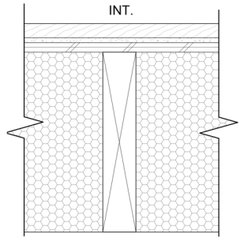
R1 MTL ROOF
STANDING SEAM O/ FRMG



- STANDING SEAM METAL ROOF, PER SCHEDULE
- 6MM DRAINAGE MAT
- HIGH TEMP ROOFING MEMBRANE
- 5/8" FIRE RATED COVERBOARD
- 3/4" PLYWOOD SHEATHING, SSD.
- LVL RAFTERS, SSD.
- CLOSED CELL SPRAY FOAM INSULATION
- BLOWN-IN DENSE PACK CELLULOSE INSULATION FOR REMAINDER OF CAVITY

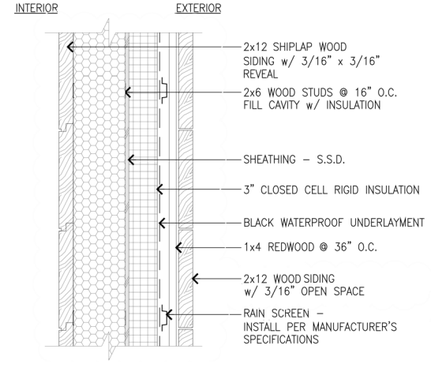
R-VALUE = R-48

F4 INTERIOR FLOOR
WOOD O/ FRAMING

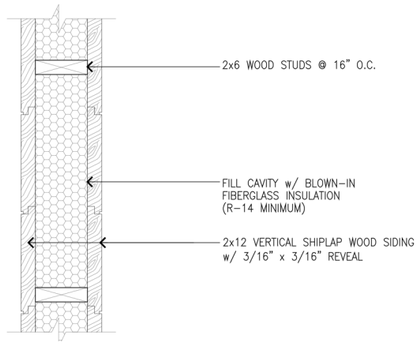


- WOOD FLOORING
- CORK UNDERLAYMENT
- PLYWOOD SUBFLOOR S.S.D.
- ENGINEERED WOOD JOISTS S.S.D.
- FIBERGLASS BATT INSULATION

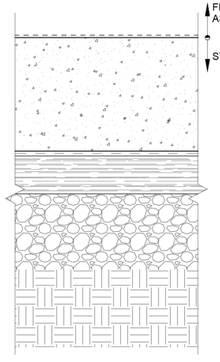
W2 EXTERIOR WALL
WD SIDING (AT ACCESSORY)



P1 INTERIOR PARTITION
2X6 STUD

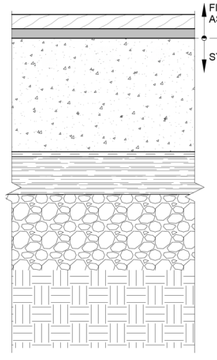


F2 CONC S.O.G.



- EPOXY COATING
- CONCRETE SLAB, SSD
- CLASS 1 VAPOR RETARDER
- 2" MINERAL WOOL INSULATION - *COMFORTBOARD 110 BY ROCKWOOL*
- AGGREGATE BASE, PER GEOTECHNICAL REPORT
- PREPARED SUBGRADE, PER GEOTECHNICAL REPORT

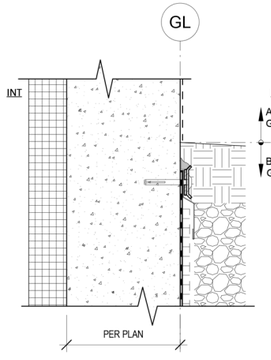
F3 INTERIOR FLOOR
WOOD O/ CONC



- 3/4" WOOD FLOORING, PER SCHEDULE
- CORK UNDERLAYMENT
- CONCRETE SLAB, SSD
- CLASS 1 VAPOR RETARDER
- 2" MINERAL WOOL INSULATION - *COMFORTBOARD 110 BY ROCKWOOL*
- AGGREGATE BASE, PER GEOTECHNICAL REPORT
- PREPARED SUBGRADE

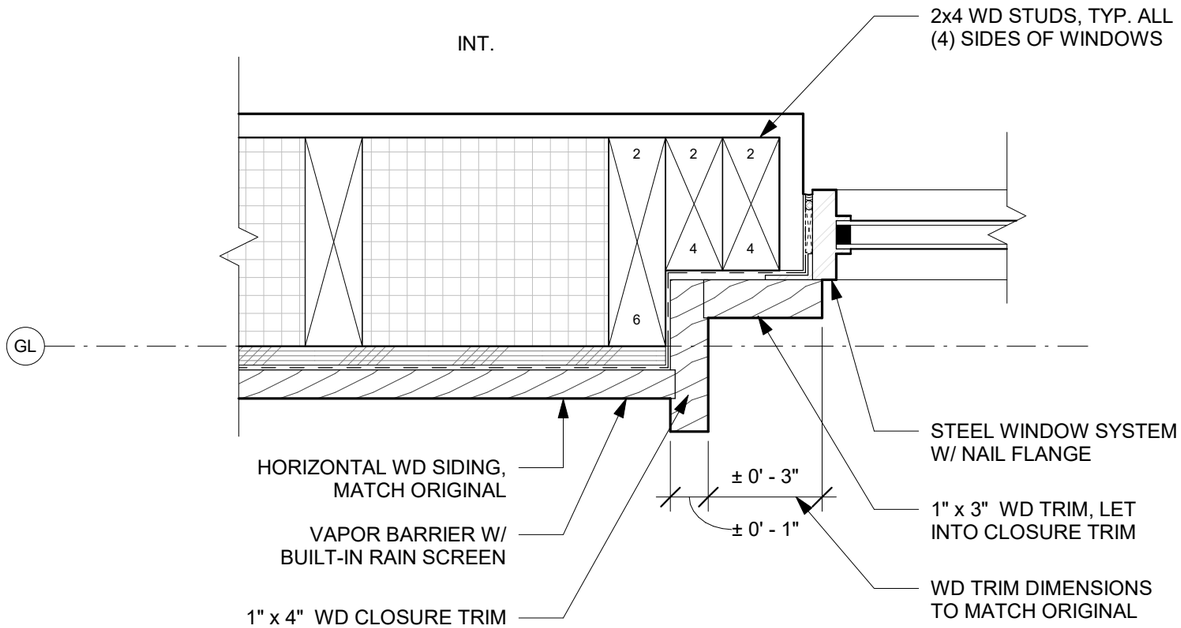
R-VALUE = R-8

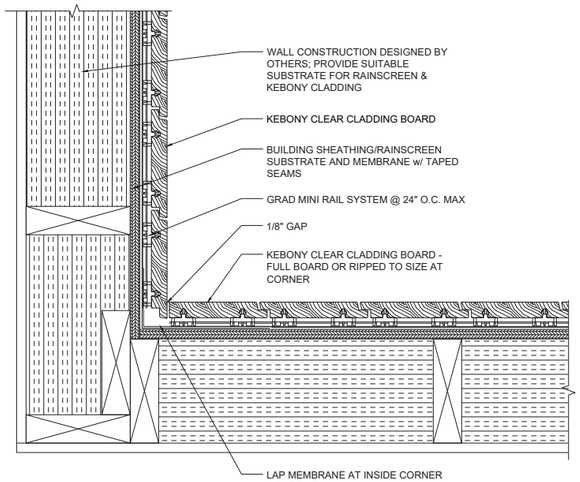
W1 EXTERIOR WALL
CAST-IN-PLACE CONCRETE



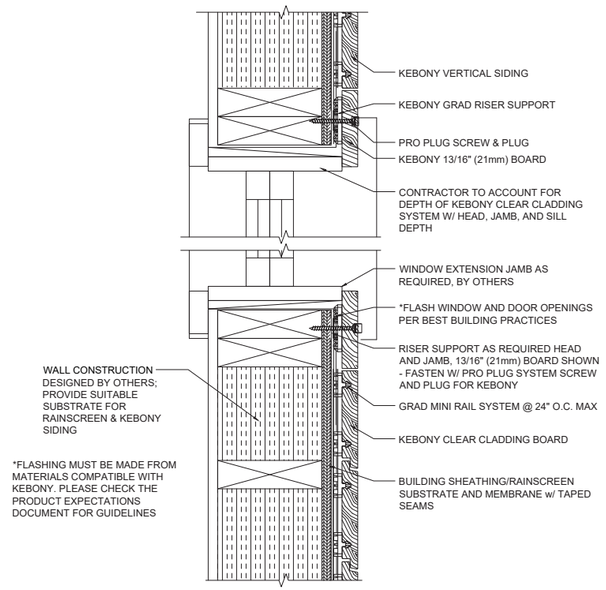
ABOVE GRADE
- SURFACE-APPLIED SEALER
- CAST IN PLACE CONCRETE, SSD.
- 2" POLYISO INSULATION, SEAMS TAPED

BELOW GRADE
- DRAINAGE FILL
- DRAINAGE PANEL
- COLD FLUID APPLIED WATERPROOFING
- CAST IN PLACE CONCRETE, SSD
- 2" POLYISO INSULATION, SEAMS TAPED

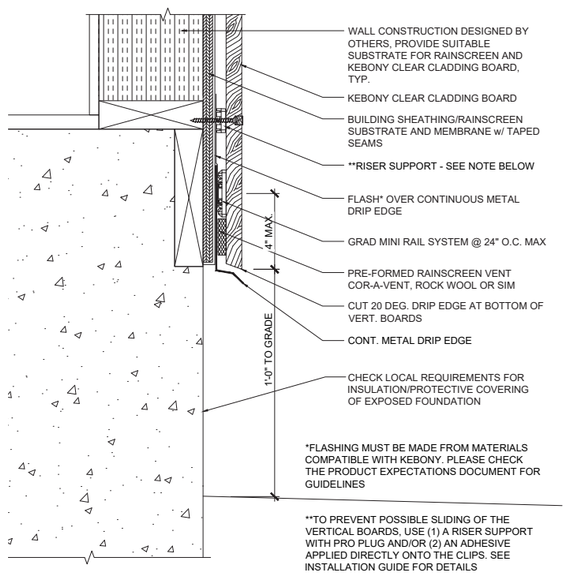

INT.
2x4 WD STUDS, TYP. ALL
(4) SIDES OF WINDOWS
2
2
2
4
4
6
GL
STEEL WINDOW SYSTEM
W/ NAIL FLANGE
± 0' - 3"
1" x 3" WD TRIM, LET
INTO CLOSURE TRIM
± 0' - 1"
WD TRIM DIMENSIONS
TO MATCH ORIGINAL
HORIZONTAL WD SIDING,
MATCH ORIGINAL
VAPOR BARRIER W/
BUILT-IN RAIN SCREEN
1" x 4" WD CLOSURE TRIM



D1.7
DATE 08/13/23
DRAWN BY MR
PLAN - INSIDE CORNER - VERTICAL
3" = 1'-0"
CLICK-IN CLADDING™ SYSTEM
kebony



D1.9
DATE 08/13/23
DRAWN BY MR
PLAN - WINDOW JAMB - VERTICAL
3" = 1'-0"
CLICK-IN CLADDING™ SYSTEM
kebony

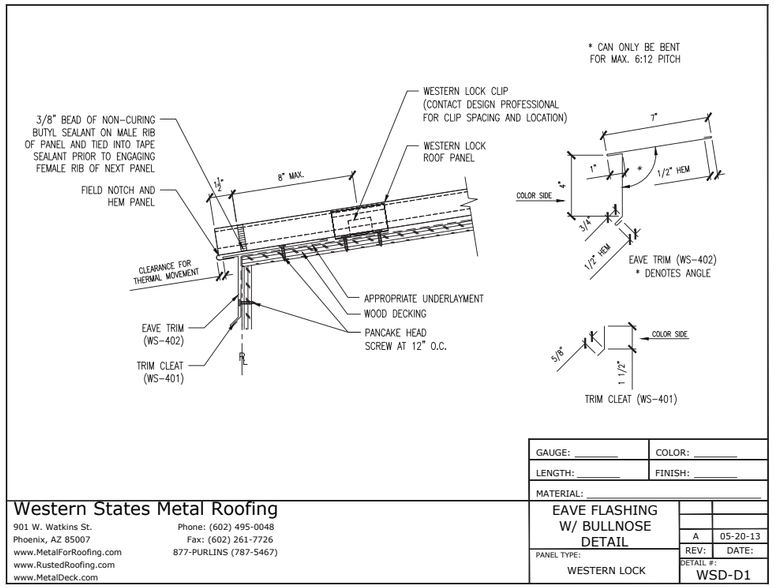


D1.13
DATE 12/15/23
DRAWN BY MR
SECTION - SIDING AT GRADE - VERTICAL
3" = 1'-0"
CLICK-IN CLADDING™ SYSTEM
kebony

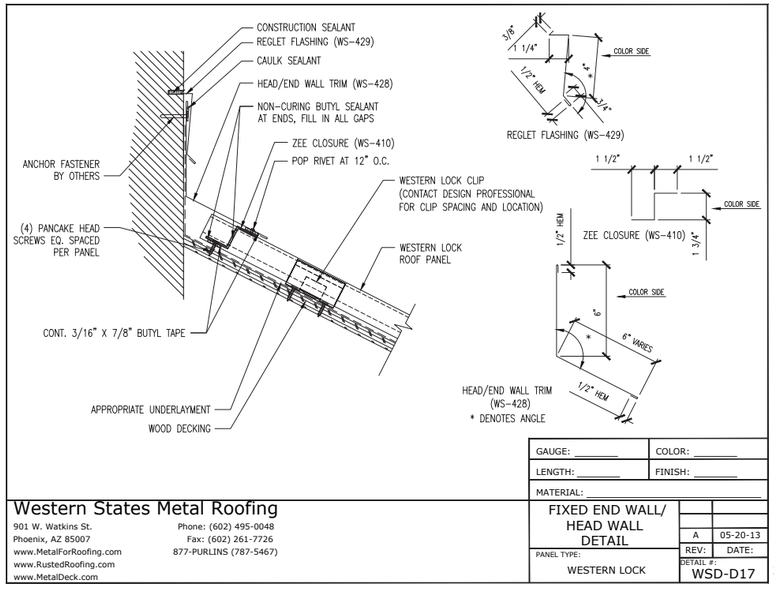
WEATHERING AND FINISHES

Kebony, as all natural woods, will fade to a silver-gray patina if installed outdoors. As Kebony wood is exposed to UV rays and water, the lignin on the wood's surface breaks down and water washes it away. This fading is normal for all natural woods, and the graying of Kebony does not affect the stability or structural integrity of the wood. The amount of time this process takes can vary greatly as it depends on exposure to environmental factors such as, but not limited to: sun, precipitation, wind, temperature, usage, etc.

INSTALLATION EXAMPLES OF KEBONY, CHARACTER GRADE CLADDING



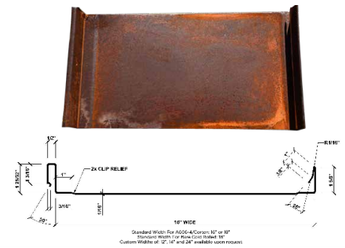
9



30

SS675 Standing Seam - 1.75" Deep

Available in A606-4 (aka Corten®) or Bare Cold Rolled Steel. Also available with or without battens.



SPECIFICATIONS

Material Type: Standing Seam
Rib Height: 1.75"
Available Gauges:
- **A606-4 (aka Corten®):** 22
- **Bare Cold Rolled:** 22

Substrate: A606-4 or Bare Cold Rolled
Fasteners: Concealed
Panel Length: 1' to 52'
Recommended Minimum Roof Slope: 3/12
Installation: Over a solid substrate

RECOMMENDATIONS AND CAUTIONS

- A606-4 and Bare Steel performs best in environments with low humidity
- Load calculations and load tables DO NOT APPLY TO ANY A606 OR BARE STEEL PRODUCT.
- A606-4 should not be used with dissimilar metals other than stainless steel. This will decrease the lifespan of the product.
- Screws and clips for A606-4/Corten MUST be stainless steel. Screw head will be painted brown.
- Roofing Underlayment Should be a HIGH TEMPERATURE UNDERLAYMENT.
- Minimum roof slope 3:12 recommended.
- Not recommended near salt spray environments and frequent rain locations as it will shorten the life expectancy of the products.
- Acid washing will degrade steel performance.
- Rust runoff will likely stain the surrounding surfaces.
- NO WARRANTIES FOR THESE PRODUCTS

Material does not arrive pre-rusted. Panel will rust naturally with exposure to the weather. Use stainless steel fasteners with a painted brown screw head.

6

Western States Metal Roofing | 901 W. Watkins St., Phoenix, AZ 85007 | 855-4CORTEN (855-426-7836) | cortenroofing.com | sales@cortenroofing.com

WESTERN STATES METAL ROOFING
Finishes You've Never Seen Before®
CALL US TOLL FREE
(877) 787-5467
WESTERNSTATESMETALROOFING.COM

To Whom It May Concern:

Western States Metal Roofing's Roof Products meet the condition of a Class A assembly in reference to Section 1505.2 of the 2022 California Building Code (CBC).

Section 1505.2 of the 2022 California Building Code (CBC).

"*[BF] 1505.2 Class A roof assemblies.*
Class A roof assemblies are those that are effective against severe fire test exposure. Class A roof assemblies and roof coverings shall be listed and identified as Class A by an approved testing agency. Class A roof assemblies shall be permitted for use in buildings or structures of all types of construction.

Exceptions:
1. *1.Class A roof assemblies include those with coverings of brick, masonry or an exposed concrete roof deck.*
2. *2.Class A roof assemblies also include ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile or slate installed on noncombustible decks or ferrous, copper or metal sheets installed without a roof deck on noncombustible framing.*
3. *3.Class A roof assemblies include minimum 16 ounce per square foot (0.0416 kg/m²) copper sheets installed over combustible decks.*
4. *4.Class A roof assemblies include slate installed over ASTM D226, Type II underlayment over combustible decks."*

Steel roof panels are fundamentally non-combustible and do not badly affect the assemblies fire rating. Metal panels can be used as a component in many fire-rated assemblies including those with gypsum sheets and proprietary underlayment's. Refer to these products UL listing for applicability in conjunction with steel roof panels.

When installed as specified in Table 5 of the ICC-ES Evaluation Report ESR-4729, Western States Metal Roofing panels are components of roof assemblies classified as Class A in accordance with ASTM E108 or UL790.

***** Please see ICC-ES Evaluation Report ESR-4729 (https://icc-es.org/report-listing/ESR-4729) Including the ESR-4729 CBC and CRC Supplement regarding details of Class A roof assemblies using WSMR roof products. *****

INSTALLATION EXAMPLES OF WEATHERING STEEL (CORTEN) STANDING SEAM ROOFING

PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PROJECT INFORMATION

NAME: The Barrett House

ADDRESS: 36 Prospect Avenue

Park City, UT 84060

TAX ID: PC-230, PC-241-A-1 OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

HISTORIC DESIGNATION: ☒ LANDMARK ☐ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: Erin Kryszak

MAILING ADDRESS: P.O. Box 2015

Park City, Utah

84060

PHONE #: (505) 231 - 9280 FAX #: ( ) -

EMAIL: ecrozier@tierrarealty.com

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Sarah Kia | Faulkner Architects

PHONE #: (240) 462 - 5440

EMAIL: sarah@faulknerarchitects.com

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

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: Sarah Kia | Faulkner Architects

Mailing Address: 12242 Business Park Drive #18

Truckee, California 96161

Phone #: (240) 462 - 5440 Fax #: ( ) -

Email: sarah@faulknerarchitects.com

Type of Application: Historic Design Review

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: Erin Kryszak

Mailing Address: P.O. Box 2015

Park City, Utah

Street Address/ Legal Description of Subject Property: 36 Prospect Avenue, Park City, UT 84060

Dwelling Unit, Single Family

Signature: _____ Date: 7/5/2024

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: Retaining Walls, Planters, Pavers, Parking

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

[X] A later addition Estimated date of construction: 1880-2000's

Describe existing feature:

Existing site design is comprised of stone planter walls (east), railroad tie and stacked stone retaining walls, and railroad tie steps with painted basketweave brick paved surfaces. Planter beds cascade below the west porch and a deck/shed addition structure, though are devoid of plantings. Grading drops off steeply on the west side of the house and access is limited. A mature deciduous tree occupies the west and appears to be in good health.

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

Railroad tie planter walls are in disrepair and show extensive signs of weathering. Planter beds on both sides of the house are devoid of plantings. Steps and pathways show great signs of settlement and walking surfaces are uneven.

Photo Numbers: 1, 2, 3, 4, 5, 6, 7, 8 Illustration Numbers: n/a

PHOTO DOCUMENTATION SHEET

Photo #1: Aerial East

Photo #2: Street Elevation

Photo #3: Railroad tie planters

Photo #4: Railroad tie retaining walls

Photo #5: Bird's Eye - West

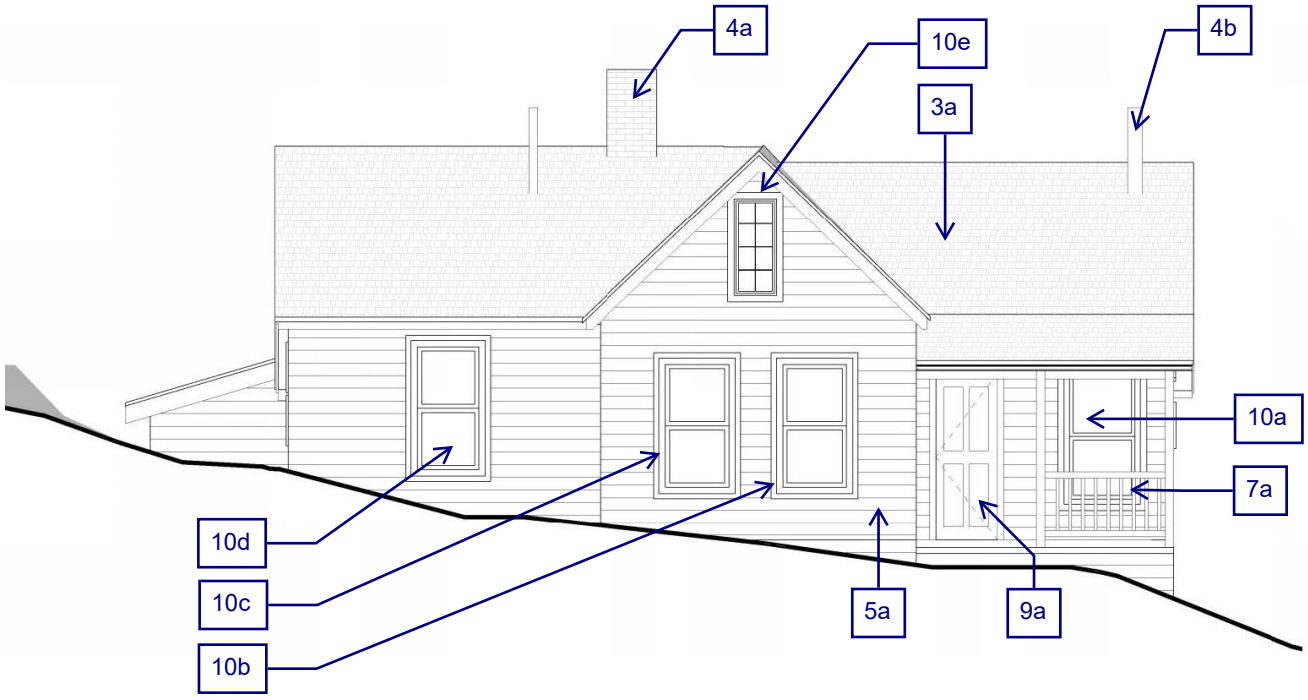
Photo #6: Basketweave Brick at West Deck

Photo #7: Basketweave Brick at Steps

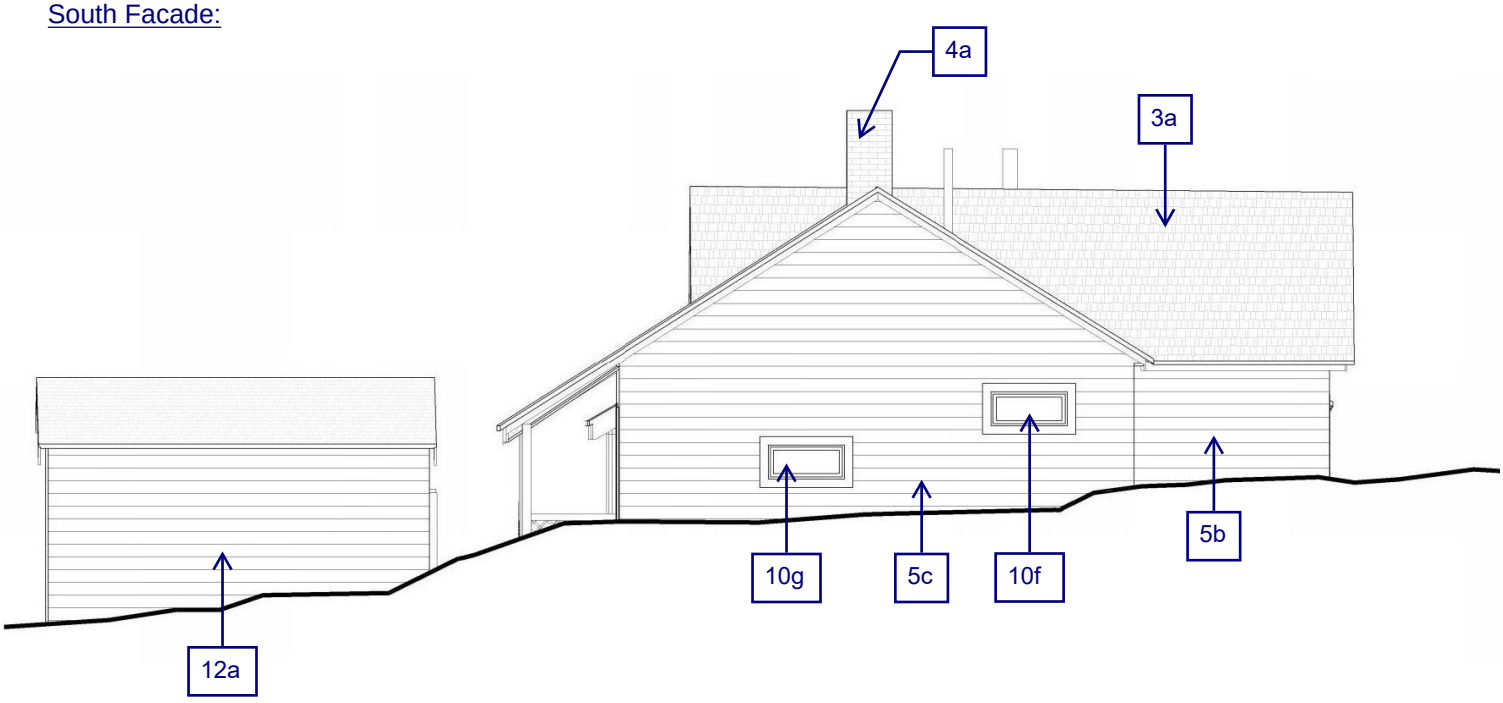
Photo #8: Railroad tie retaining planters (West)

ILLUSTRATION

East Facade:

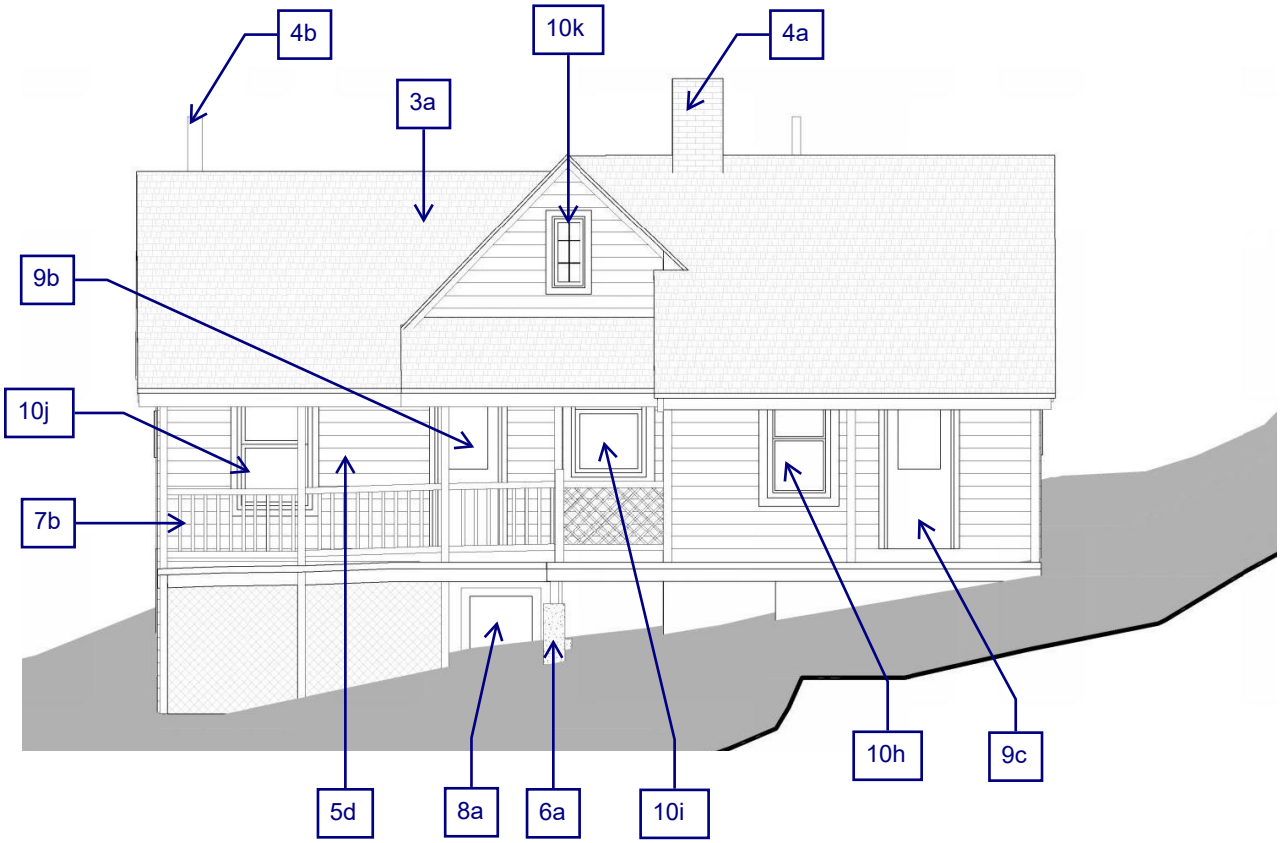


South Facade:

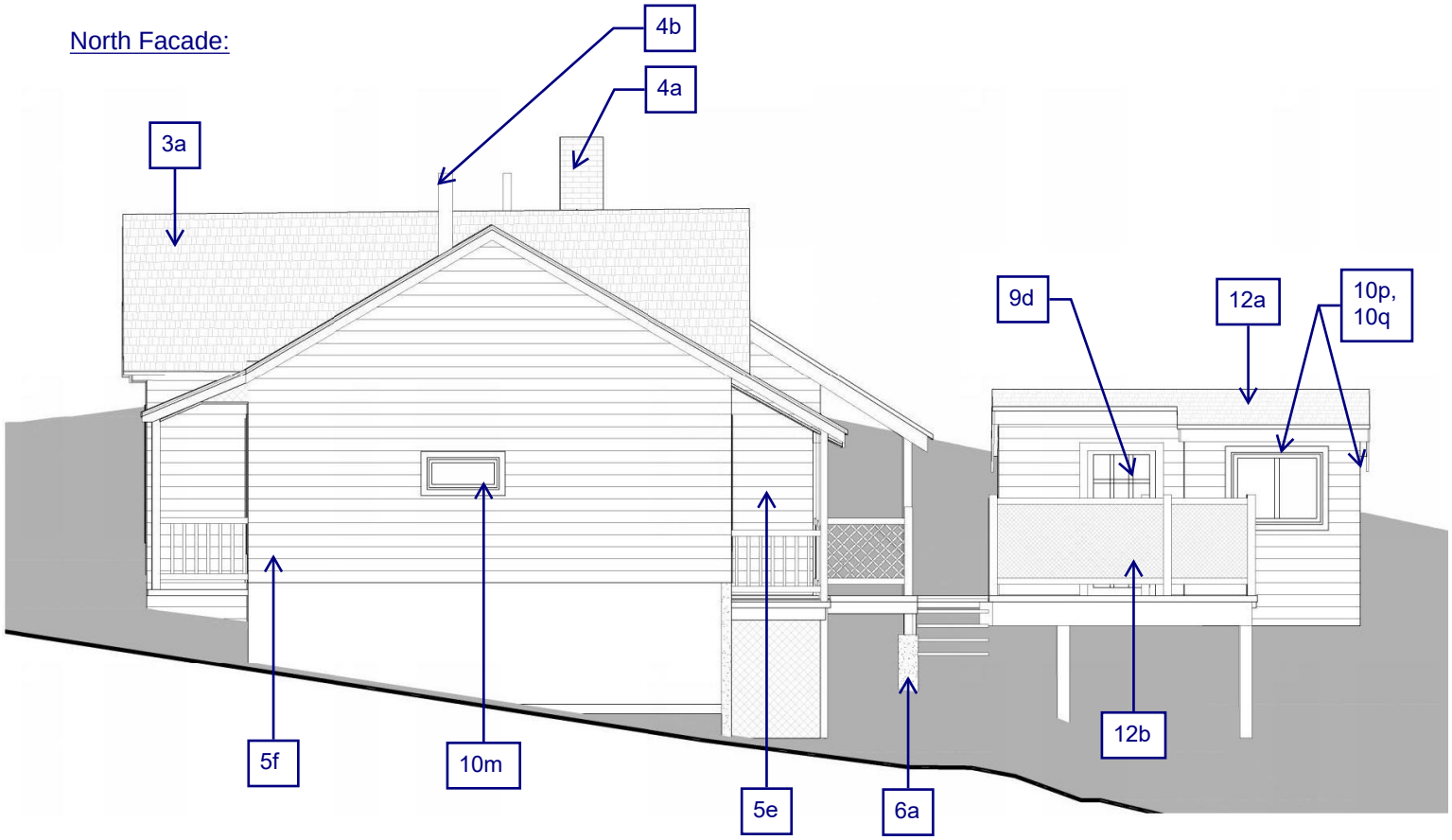


ILLUSTRATION

West Facade:



North Facade:



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: Wood Framing

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

[X] A later addition Estimated date of construction: 1880-1900

Describe existing feature:

Structure appears to be comprised of wood framed floor, wood framed walls, and wood framed roof with added wood girders and beams below the sagging original floor.

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

Structure appears to lack seismic system, moisture protection, and ventilation.

Photo Numbers: 1, 2, 3, 4 Illustration Numbers: n/a

Photo #1: Floor Framing

Photo #2: Floor Framing from Crawlspace

Photo #3: Beams from Interior

Photo #4: Attic Structure

3. Roof

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

Element/Feature: Wood Shingle Roofing

This involves: ☒ An original part of the building

☐ A later addition Estimated date of construction: 1880-1900

Describe existing feature:

Roof is clad in wood shingles. East porch appears to be the only location with a visible gutter and downspout, along the NE corner at the East Porch. Original brick chimney.

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

Wood shingles appear original and are in disrepair, with sections missing or peeling off, notably along the roof ridges. Roof valley flashing shows sign of rust. Roof suffers from routine ice dams in the winter. Original masonry chimney is missing brick and no longer functioning, abandoned and closed from interior.

Photo Numbers: 1, 2a, 2b, 3, 4, 5 Illustration Numbers: 3a

Photo #1: Roof from East

Photo #2a: East Porch Gutter

Photo #2b: East Porch Downspout

Photo #3: Roof from West

Photo #4: Roof from West - Ice Dams

Photo #5: Roof SE Corner

4. Chimney

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

Element/Feature: Brick Chimney & Wood Stove Flue

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

[X] A later addition Estimated date of construction: 1880-1990s

Describe existing feature:

Original brick chimney remains, however, wood stove has been relocated and chimney has been abandoned and is no longer in use. Historic record shows wood stove and associated flue relocated sometime between 1983-1995.

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

Original masonry chimney is missing brick and no longer functioning; abandoned and closed from interior.

Photo Numbers: 1, 2, 3, 4, 5 Illustration Numbers: 4a, 4b

Photo #1: Masonry Chimney

Photo #2: Original Chimney Opening

Photo #3: New Flue

Photo #4: New Flue from Attic

Photo #5: Wood Stove (Relocated)

5. Exterior Walls

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

Element/Feature: Exterior Walls (all facades)

This involves: ☒ An original part of the building

☒ A later addition Estimated date of construction: 1880-1900

Date of improvements sometime before 1983

Describe existing feature:

Exterior wall construction appears to be comprised of 2x framing, clad in exterior horizontal drop siding. Based on the historic sites inventory report, "The changes made to the house **with the exception of the more recent addition of siding**, are predictable, common changes, and do not affect the original character of this T/L cottage." A historic siding photo analysis is provided in the subsequent pages to illustrate this siding and window/door trim board changes.
Thicknesses of existing exterior walls vary throughout, as evident by a lidar scan performed on the house. It is believed this was a result of ad-hoc balloon-framing improvements made to the structure from interior. "Some of these homes were improved over time by building and enclosing a balloon frame on the interior." - Mining Boom Era Houses of Park City, National Register of Historic Places Inventory. On the north, solid painted sheathing clad the crawlspace and are missing paint and corner trim at the NE corner. Finishes around the house exterior are painted drop siding that appear to have replaced the original construction gapped, horizontal siding, and show extensive signs of weathering and decay.

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

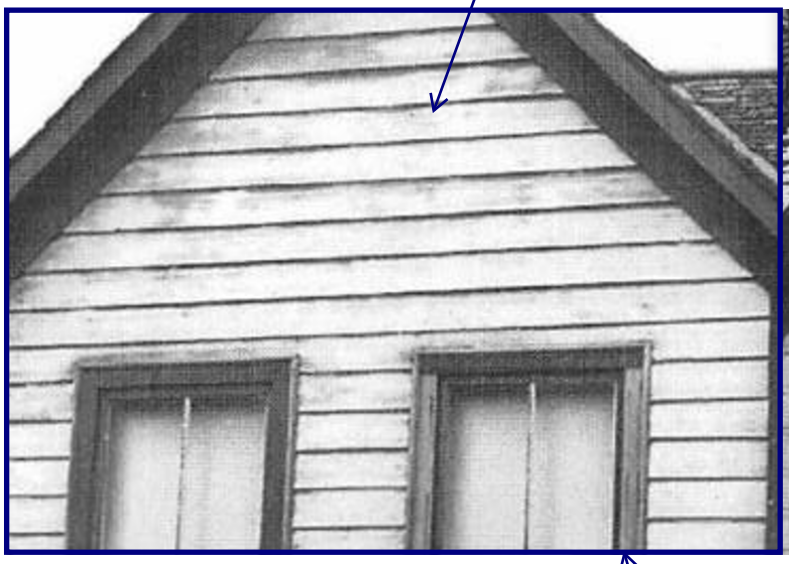
Drop siding, corner boards, fascia boards, and trim throughout are missing paint and show signs of decay and warping. Exterior siding and trim do not appear consistent with historic original construction, modified sometime before 1983 and also in subsequent years before 2006 with window updates. As one might expect, finishes underneath the protection of the porch overhangs have faired better than finishes unprotected by cover and more greatly exposed to the elements. Exterior walls throughout are insufficiently insulated and openings are not adequately sealed.

Photo Numbers: 1, 2, 3, 4, 5, 6, 7 Illustration Numbers: 5a, 5b, 5c, 5d, 5e, 5f

Boards appear to be horizontal siding, gapped, over initial layer of vertical siding.

Boards appear to have been replaced with horizontal drop-siding.

Photo #8:



Date unknown; oldest tax photo on record with Historic Sites Inventory

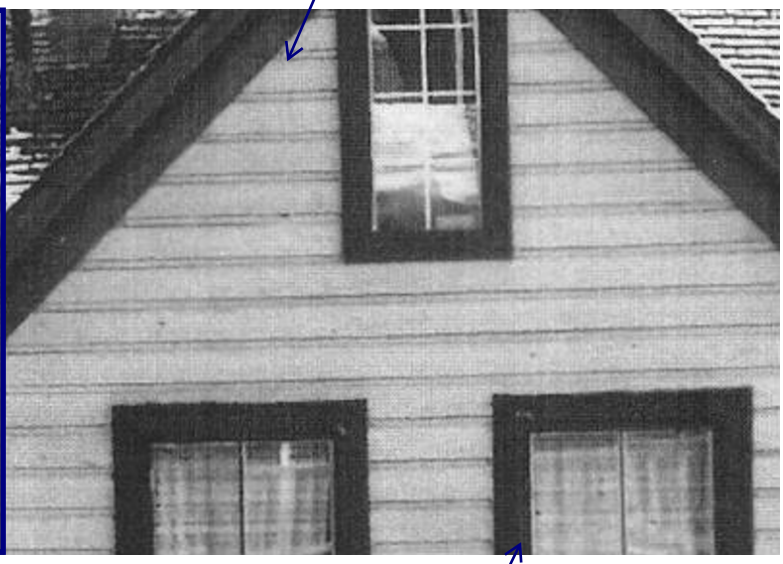


Photo by Roger Roper, dated October 1983 filed on record with Historic Sites Inventory. Negative: Utah State Historical Society

Trim boards around window/door openings appear to have been replaced between this time also.

Photo #9:

Photo dated 2006; filed on record with Historic Sites Inventory

Photo #1: East

Photo #2: East

Photo #3: South

Photo #4: West

Photo #5: West

Photo #6: West

Photo #7: North

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 System

This involves: ☒ An original part of the building

☒ A later addition Estimated date of construction: 1880-1900 original, time of additions unknown

Describe existing feature:

The house is a one-story T/L cottage. The wood frame construction appears to be built on a wood beam and grade system supported on hand-formed stone pilings. Improvements appear to include concrete Sonotube piers with wood girders and beams added. Tax cards indicate no foundation or only wooden sills from the original construction.

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

It appears the existing foundation suffers from the following:

- Unreinforced piers
- Lack of seismic system
- Footings either non-existent, or unreinforced and not below frost depth
- Lack of cohesive vertical and lateral structural foundation system informed by soils engineering

Photo Numbers: 1, 2, 3, 4 Illustration Numbers: 6a

Photo #1: Sonotube Piers below West Porch

Photo #2: Sonotube Pier at Grade

Photo #3: Sonotube Pier at Wood Girders

Photo #4: Foundation at Stone Piling

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: East Porch

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

[X] A later addition Estimated date of construction: 1880-1900

Describe existing feature:

Based on evidence from historic tax photographs and the historic registry report, the rectangular-shaped front porch is an extant feature of the original porch constructed sometime in the late 1890's. The railings, balustrades, porch posts, porch ceiling, roof structure, and horizontal members are all made of painted wood. The decking material is painted wood as well. The roof of the porch is an extension of the primary roof, clad in wood shingles. The porch is located on the original stem-wing of the east facade, at the main entrance. The railing and balustrades break at the front entrance door. The porch is a small step above existing grade. The porch has ornamental brackets at the top of each column post on the East facade only; 4 total at the front porch.

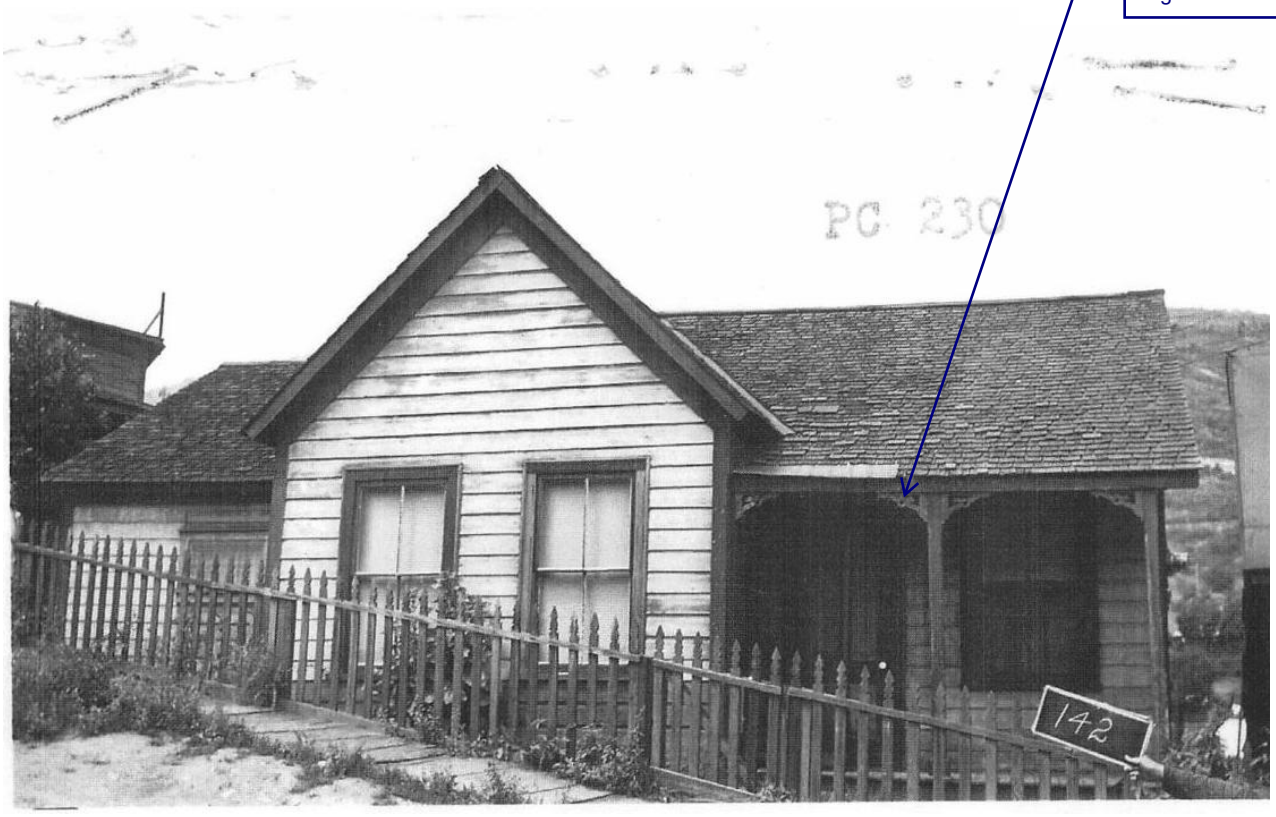
Describe any deficiencies: Existing Condition: [ ] Excellent [ ] Good [✓] Fair [ ] Poor

Wood decking has seen extensive weathering and settlement, and floor decking is not level. The wood decking, railings, posts, porch ceiling, roof structure, and horizontal members are all missing paint. Ornamental brackets have been replaced sometime after 1983 based on historic tax photographs.

Photo Numbers: 1, 2, 3, 4 Illustration Numbers: 7a

Photo #1: East Facade

Photo #2: East Facade Historic (Tax Photo)



Ornamental brackets at posts appear to have changed from original construction

Photo #3: East Porch

Photo #4: East Porch Ceiling

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: West Porch

This involves: ☒ An original part of the building

☐ A later addition Estimated date of construction: 1880-1900

Describe existing feature:

The rear porch spans the west side of the original stem-wing. Walls of the east porch section have been sided with diagonally placed rough cut wood c. 1983.

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

Wood decking has seen extensive weathering and settlement, and floor decking is not level. The wood decking, railings, posts, porch ceiling, roof structure, and horizontal members are all missing paint. No post bracket ornamentation found on this facade.

Photo Numbers: 1, 2, 3, 4, 5 Illustration Numbers: 7b

Photo #1: West Facade

Photo #2: West Porch SW Corner

Photo #3: West Porch Ceiling

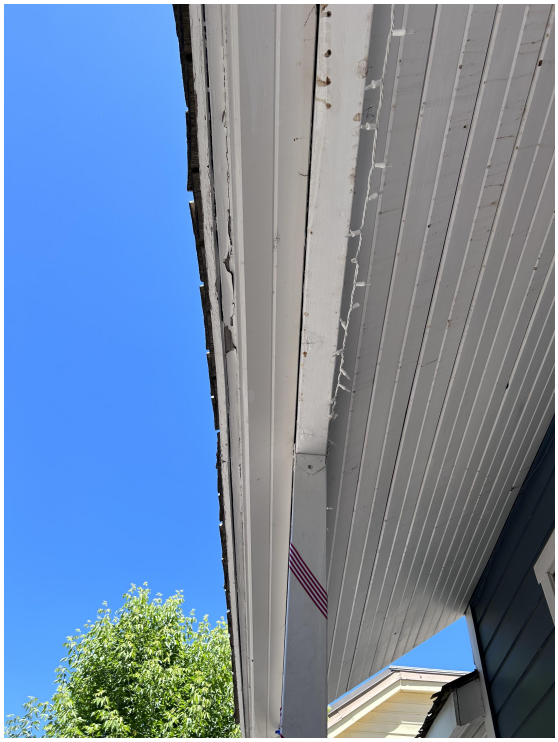


Photo #4: West Porch Decking

Photo #5: West Porch From Grade

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

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

Element/Feature: _____

This involves: ☒ An original part of the building

☒ A later addition Estimated date of construction: Unknown

Describe existing feature:

Existing system includes hydronic baseboard heating driven by a gas-fired boiler and supplemented with wood stove. No ventilation system.

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

All systems appear to be ad-hoc, and not properly engineered.

Photo Numbers: 1, 2 Illustration Numbers: 8a

Photo #1: Gas-fired Boiler (Crawlspace)

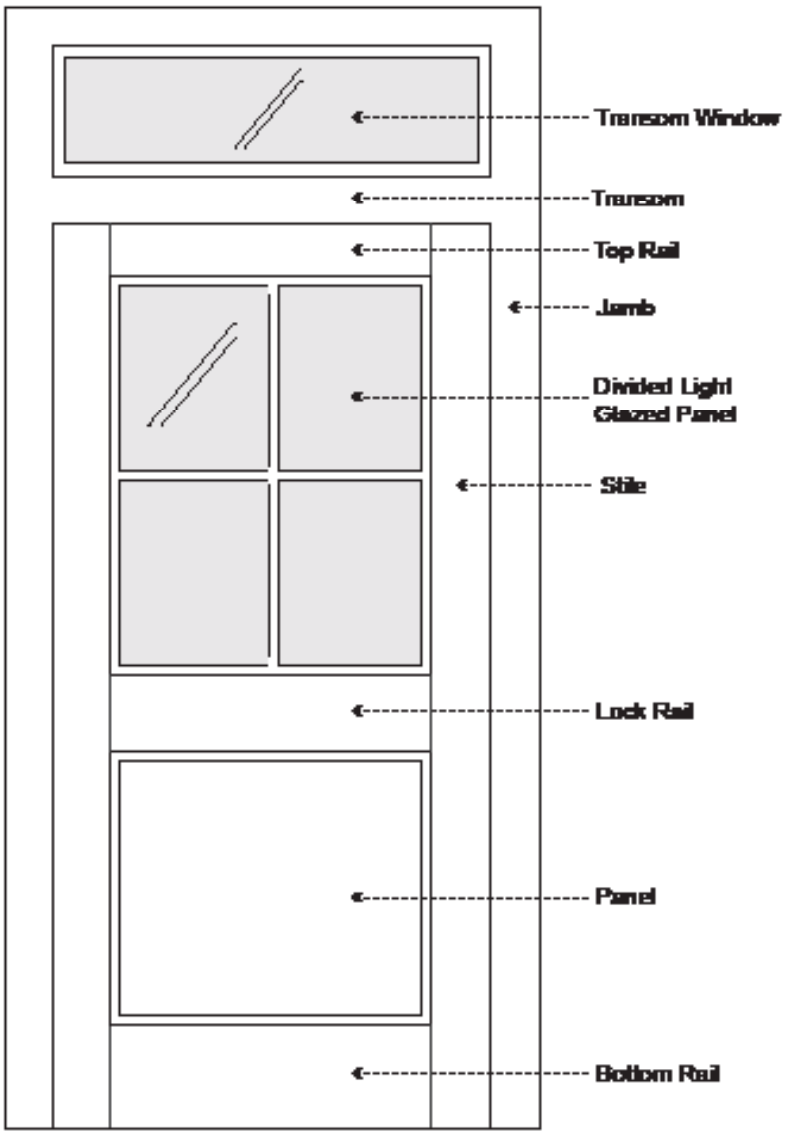
Photo #2: Baseboard Heating (East-facing bedroom)

9. Door Survey

Basic Requirements

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

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



Door Survey Form

Total number of door openings on the exterior of the structure: 3 on Barrett House, 1 on Shed Addition

Number of historic doors on the structure: 0

Number of existing replacement/non-historic doors: Likely all modified before 1983

Number of doors completely missing: n/a

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

Number of doors to be replaced: 3

Note: Based on historic photos, appears head, casing, and apron trim were added to all openings sometime before 1983.

Door #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
9a	Fair	1 3/8" thick; undersized and not resilient or air tight. Stiles and rails show sign of chipping where door panel meets frame. Wood trim is chipped and missing pieces.	1, 2, 3, 4	No
9b	Fair	1 3/8" thick; undersized and not resilient or air tight. Strike plate and latch receiver show signs of rust. Sill trim appears damaged and missing.	5, 6, 7, 8	No
9c	Fair	1 3/8" thick; undersized and not resilient or air tight. Door frame as seen from interior has an inconsistently deep header in the door trim. Exterior sill trim shows signs of decay.	9, 10, 11, 12	No
9d	Fair	1 3/8" thick; undersized and not resilient or air tight. Grid of 3x9 divided lites is out of sync with doors on original historic structure. Bottom stile chipped. Sill shows signs of decay.	13, 14	No

PHOTO DOCUMENTATION SHEET

Photo #1: Front Door 9a

Photo #2: Front Door Closeup

Photo #3: Front Door 9a from Interior

Photo #4: Front Door 9a from Interior - Trim

Photo #5: West Porch Door 9b

Photo #6: West Porch Door 9b from Interior

Photo #7: West Porch Door 9b from Interior - Sill

Photo #8: West Porch Door 9b - Strike Plate

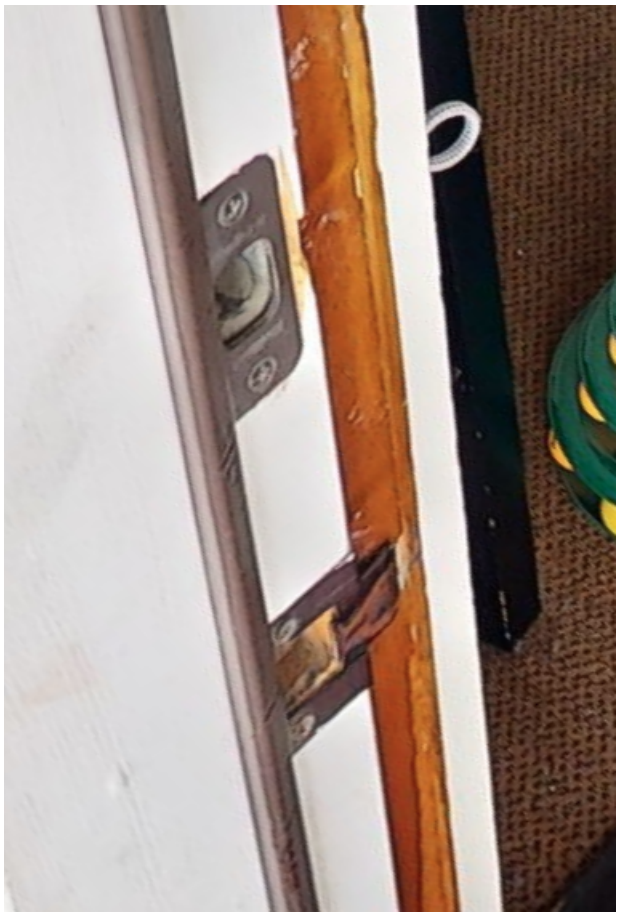


Photo #9: West Porch Door 9c

Photo #11: West Porch Door 9c Sill

Photo #11: West Porch Door 9c Interior

Photo #10: West Porch Door 9c Closeup

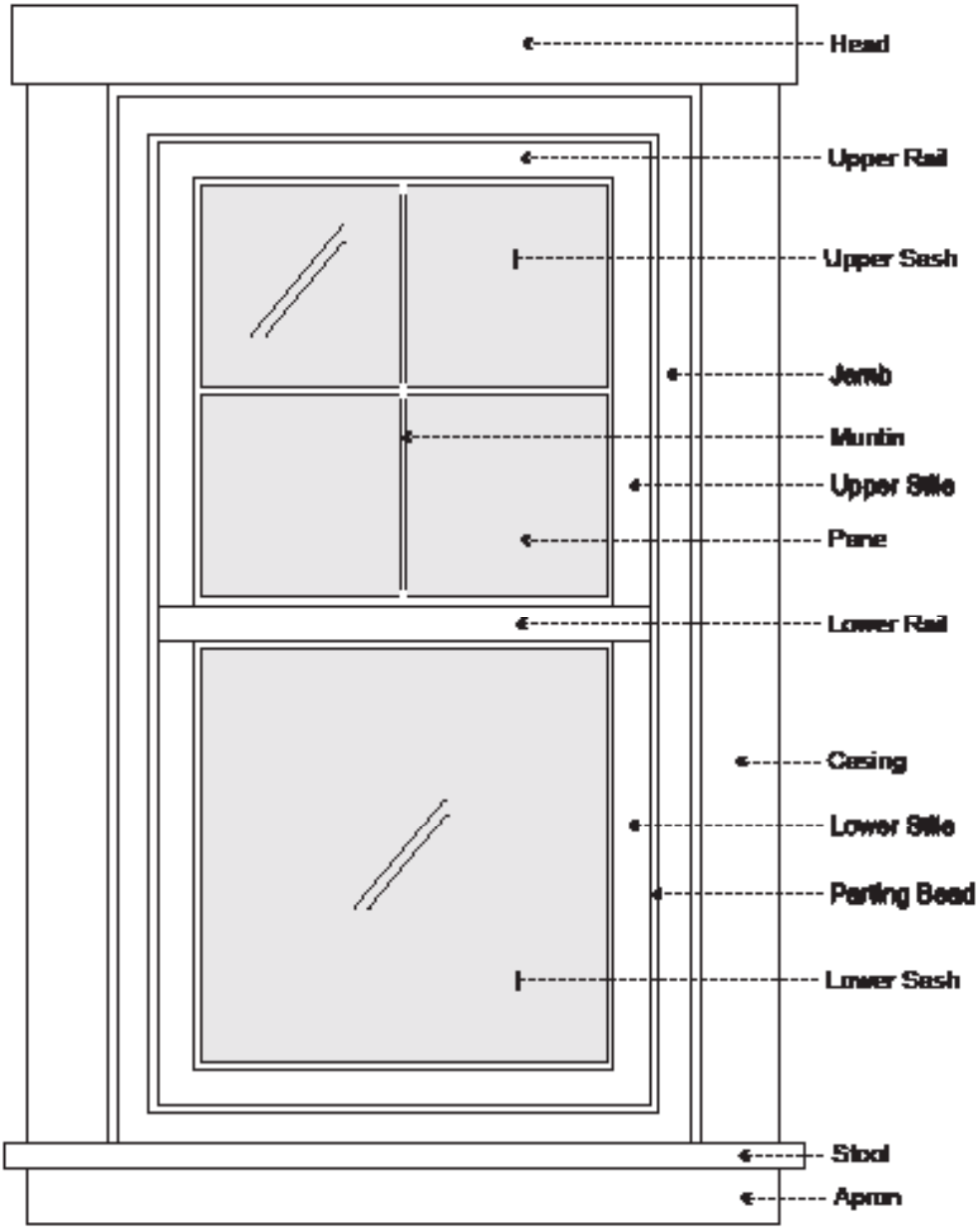
Photo #13: Shed Door 9d

Photo #14: Shed Door 9d - Open

10. Window Survey

Basic Requirements

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



Window Survey Form

Total number of window openings on the exterior of the structure: 12 (Barrett) 2 (Shed)

Number of historic windows on the structure: 0

Number of existing replacement/non-historic windows 14

Number of windows completely missing: 0

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

Number of windows to be replaced: 12

Note: Based on historic photos, appears head, casing, and apron trim were added to all openings sometime before 1983.

Key:

East
10a
10b
10c
10d
10e

North
10f
10g

West
10h
10i
10j
10k

South
10m

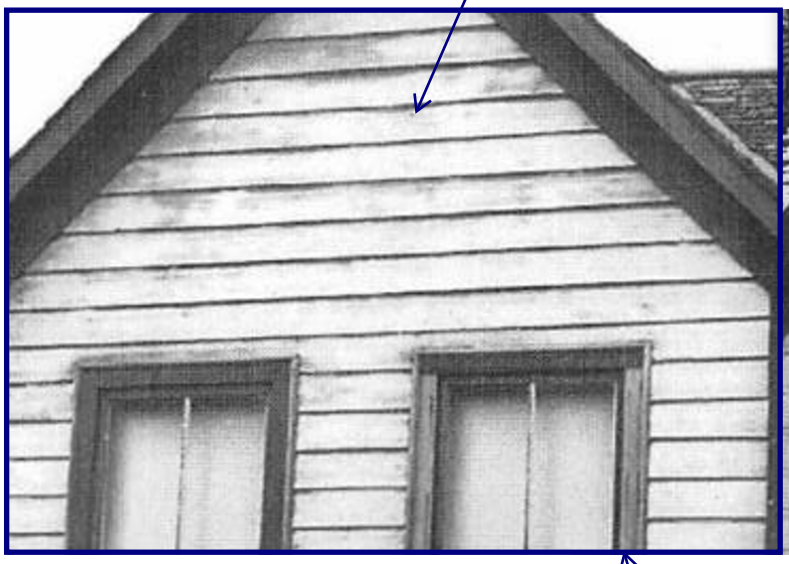
Shed
10p
10q

Window #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
10a	Fair	Single-Pane. Missing divided lites of original historic window, see photo #1. Insect screen on exterior appears warped.	2, 3	No
10b	Fair	Single-Pane. Missing divided lites of original historic window, see photo #1. Paint missing on trim and window frame.	2, 4	No
10c	Fair	Single-Pane. Missing divided lites of original historic window, see photo #1. Paint missing on window & trim, esp. apron.	2, 5	No
10d	Fair	Single-Pane. Missing true divided lites of historic window & proportions differ; see photo #1. Wood damaged, paint missing.	2, 6	No
10e	Fair	Single-Pane. This window was not part of the original historic, see photo #1. Does not appear to have true divided lites.	2, 7	No
10f	Fair	Single-Pane. Trim around opening is more consistent w/ oldest historic photo. Appears head, casing, & apron trim were added.	8	No
10g	Fair	Single-Pane. Depth of trim lost due to excessive layers of paint.	9	No
10h	Fair	Single-Pane. Missing divided lites of original historic window, see photo #1. Paint missing.	10	No
10i	Fair	Single-Pane. Missing divided lites of original historic window, see photo #1. Insect screen warped and damaged.	11	No
10j	Fair	Single-Pane. Missing divided lites of original historic window, see photo #1.	12	No
10k	Fair	Single-Pane. Paint missing on trim. Missing divided lites.	13	No
10m	Fair	Single-Pane. Window ext. inaccessible due to neighbor. Rough opening appears modified from interior condition.	14	No
10p, 10q	Fair	Single-pane. Part of the Shed Addition, windows do not match original historic.	15	No

HISTORIC SIDING & TRIM ANALYSIS

Boards appear to be horizontal siding, gapped, over initial layer of vertical siding.

Boards appear to have been replaced with horizontal drop-siding.



Date unknown; oldest tax photo on record with Historic Sites Inventory

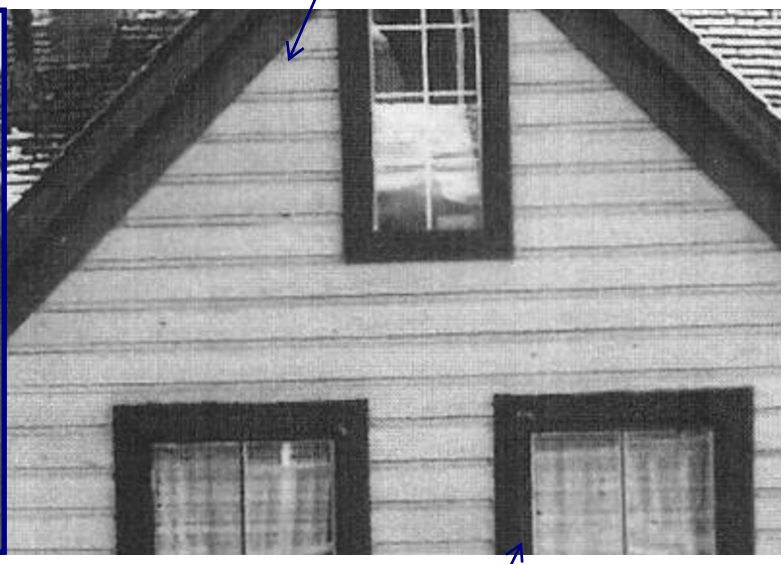


Photo by Roger Roper, dated October 1983 filed on record with Historic Sites Inventory. Negative: Utah State Historical Society

Trim boards around window/door openings appear to have been replaced between this time also.

Photo dated 2006; filed on record with Historic Sites Inventory

Photo #1: East - Historic Windows

Photo #2: East - Windows 10a, 10b, 10c, 10d, 10e

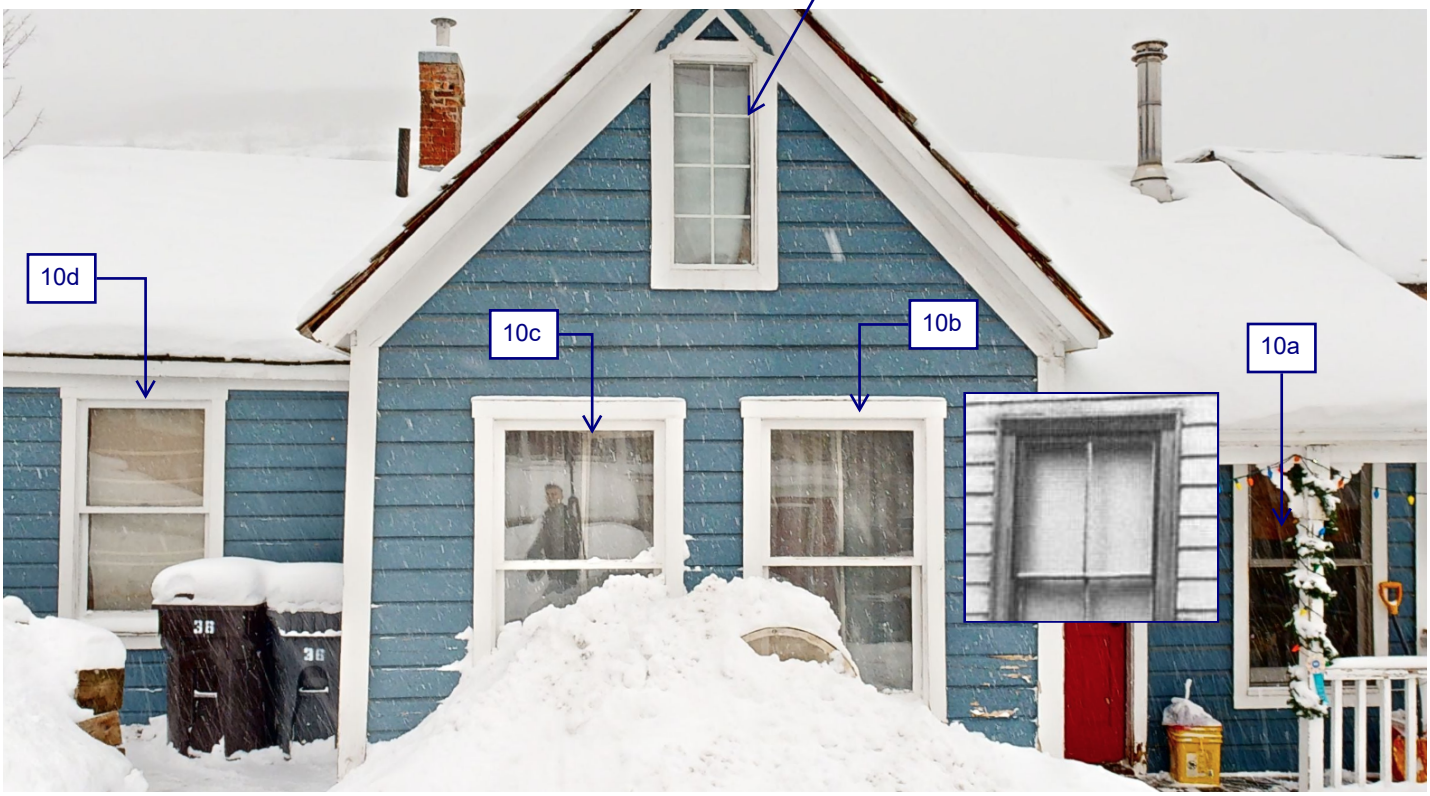


Photo #3: East - Window 10a

Photo #4: East - Window 10b

Photo #5: East - Window 10c

Photo #6: East - Window 10d

Photo #7: East - Window 10e

Photo #8: South - Window 10f

Photo #9: South - Window 10g

Photo #10: West - Window 10h

Photo #11: West - Window 10i

Photo #12: West - Window 10j

Photo #13: West - Window 10k

Photo #14: West - Window 10m

Photo #15: Shed North - Window 10p

Photo #16: Shed West - Window 10q

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: Interiors: Entry, Kitchen, Bedrooms (2), Bath (1), Attic

This involves: ☒ An original part of the building

☒ A later addition Estimated date of construction: 1880-1995

Describe existing feature:

Interior spaces are comprised of the following spaces: Entry, Kitchen, Bedrooms (2), Bath (1), Attic. The wood stove used to occupy the center of the home, behind where the refrigerator is approximately located and as part of the original kitchen. It is possible the relocation of the wood stove to the north end of the house by the entry and living area was part of other interior partition changes. Flooring finishes are a hybrid of painted wood flooring and carpet. Attic space is currently accessible via a more modern drop down hatch-ladder.

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

Interior floor shows extensive signs of settlement and the existing floor slopes greatly across the structure, tapering lower towards the exterior walls where settling has occurred. Kitchen cabinets show great signs of wear, and a section of the toe-kick baseboard under the kitchen sink is missing. Kitchen appliances appear very dated. Painted wood flooring is missing paint and carpet appears to be worn and stained.

Photo Numbers: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 Illustration Numbers: n/a

Photo #1: Interior Entry

Photo #2: Interior Entry

Photo #3: Interior Living

Photo #4: Interior Living, looking back at Entry

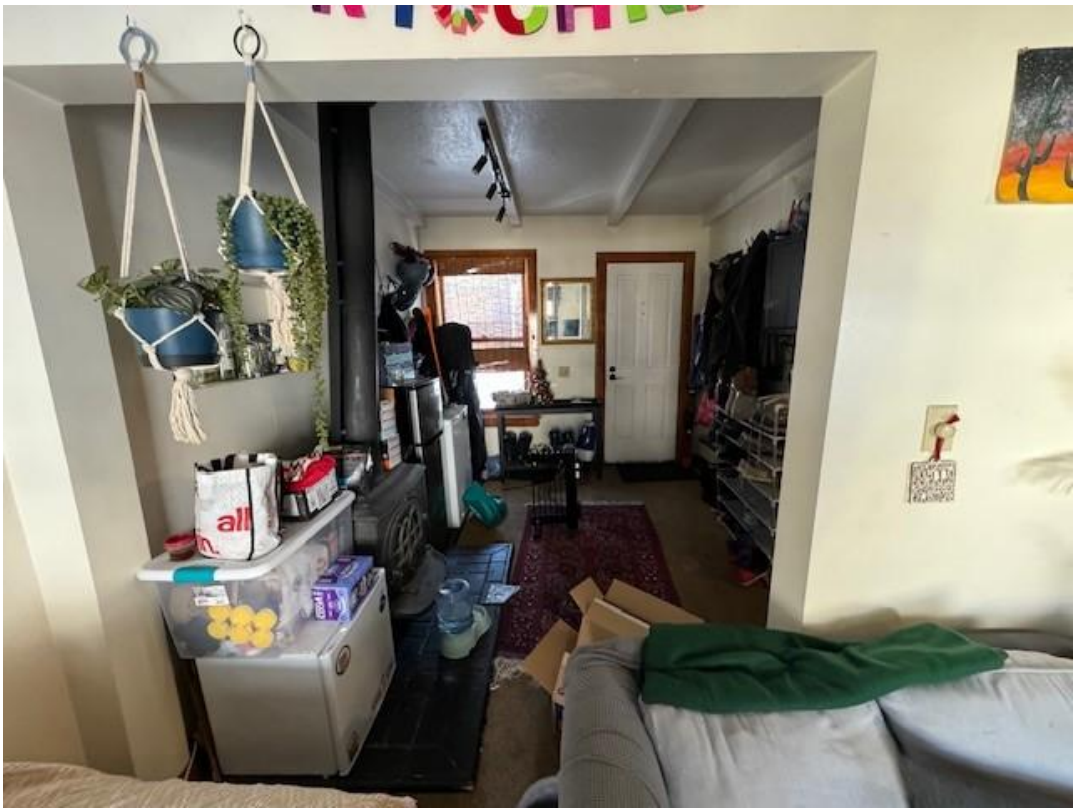


Photo #5: Interior Kitchen

Photo #6: Interior Kitchen

Photo #7: Interior Bdrm 1

Photo #8: Interior Bdrm 2

Photo #9: Interior Bath

Photo #10: Interior Bath

Photo #11: Interior Kitchen 2

Photo #12: Interior Attic Access

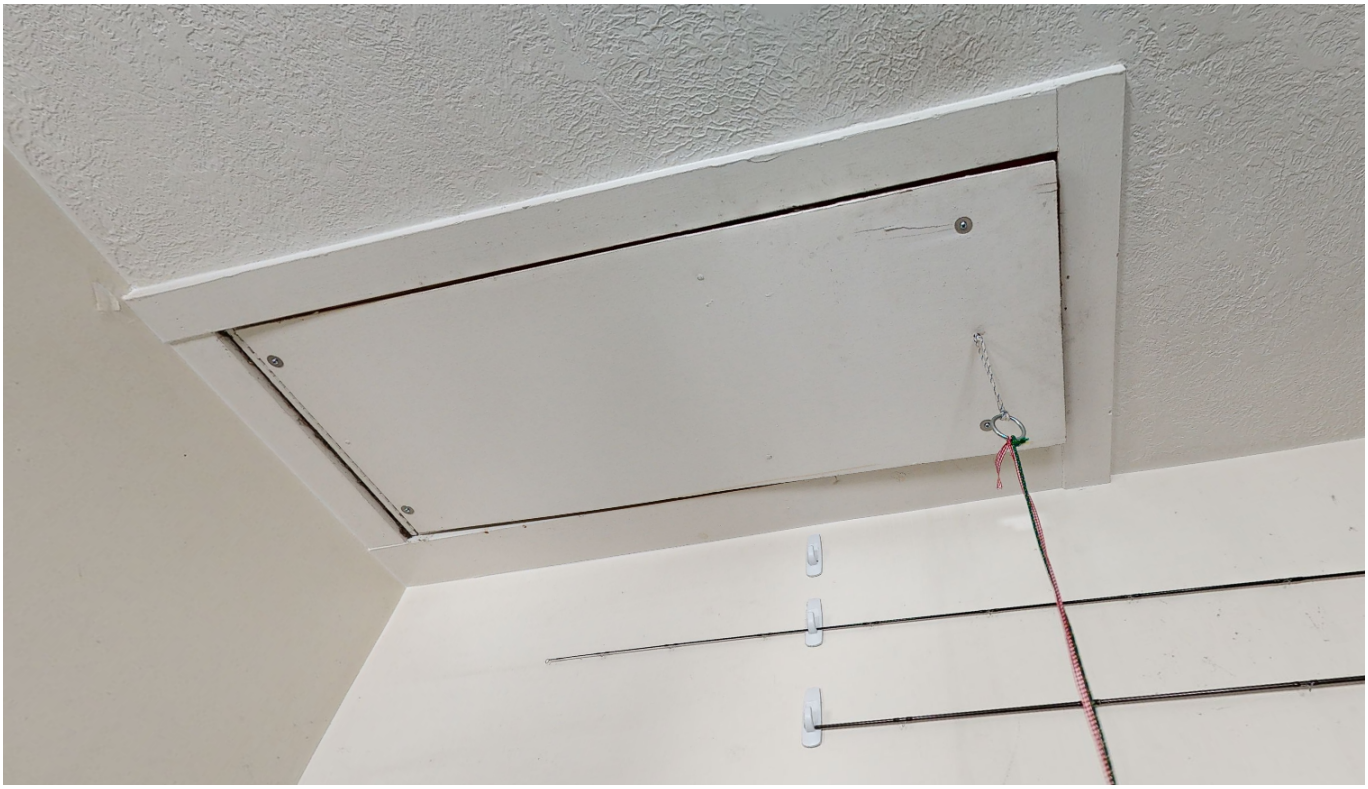


Photo #13: Interior Attic Access - Open

Photo #14: Interior Attic - Floor Thickness

Photo #15: Interior Attic - Facing East

Photo #16: Interior Attic - Facing West

Supplemental Sheets Supplemental Page 1 of 2

Supplemental pages should be used to describe any additional elements and features not previously described in this packet.

Element/Feature: Shed Structure

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: Unknown

Describe existing feature:

Southwest of the original Barrett House is a shed structure off of the west porch. Date of construction of is unknown but it does not appear to have been a part of the original construction based on tax record. The roof has a skylight that may have been added in more recent time.

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

Ad-hoc framing and foundation, missing paint on all finishes and trim that surround. Wood shingle roof is in disrepair and peeling off. Shows great signs of settlement due to lack of foundation.

Photo Numbers: 1, 2, 3, 4 Illustration Numbers: 12a

PHOTO DOCUMENTATION SHEET

Photo #1: Shed Roof - Aerial

Photo #2: Shed

Photo #3: Shed from Deck

Photo #4: Shed from Below

Element/Feature: West Deck Addition

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: Unknown

Describe existing feature:

Off the west porch, to the rear of the house, is a deck extension with crosshatch painted wood fencing around the perimeter. Date of construction is unknown but it does not appear to have been a part of the original construction.

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

Ad-hoc framing and foundation, missing paint on crosshatch fencing. Deck surface is not level and shows signs of settlement.

Photo Numbers: 1, 2, 3 Illustration Numbers: 12b

Photo #1: Deck Aerial

Photo #2: Deck

Photo #3: Deck (Winter)

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

HISTORIC PRESERVATION PLAN

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PLANNING DIRECTOR APPROVAL DATE/INITIALS: _____

CHIEF BUILDING OFFICIAL APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

☒ LANDMARK ☐ SIGNIFICANT DISTRICT: _____

NAME: The Barrett House

ADDRESS: 36 Prospect Avenue
Park City, UT 84060

TAX ID: PC-230 PC-241-A-1 OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: Sarah Kia | Faulkner Architects

PHONE #: (240) 462 - 5440 FAX #: ( ) -

EMAIL: sarah@faulknerarchitects.com

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

INSTRUCTIONS FOR HISTORIC PRESERVATION PLAN

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

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

Please note the following:

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

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

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

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

Site Design

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

Element/Feature: Retaining Walls, Planters, Pavers, Parking

This involves:
- ☐ Preservation
- ☐ Restoration
- ☐ Reconstruction
- ☒ Rehabilitation

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

- Maintain and protect the mature deciduous tree on the west of the house
- Rehabilitate site walls, planter beds, and hardscape surfaces to adapt to proposed use and to accommodate on-site parking.
- Rehabilitate landscape with increased pervious surfaces and greenscape, along the east/street elevation, as well as the west/rear yard where empty planter beds sit in disrepair without plantings. Hydroseed to be planted in all disturbed areas with temporary irrigation. Landscape to be restored with native low-water plantings.
- Rehabilitate retaining walls throughout with concrete retaining walls as noted, where attached to the proposed architecture, and stone site walls where in the landscape.
- Rehabilitate uneven steps and pathways into gently sloping walkable surfaces that drain adequately back into the landscape

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: Wood Framing, 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:

- Rehabilitate structural framing system throughout (wood beams, posts, framing members in floor and roof, foundations) to accommodate modern-day structural loads for a single family dwelling unit.
- Existing wood framing to be reviewed for competence and rehabilitated as necessary

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: Roofing System

This involves:
- [X] Preservation
- [X] Restoration
- [ ] Reconstruction
- [X] Rehabilitation

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

- Preserve current roof geometry
- Rehabilitate roofing system that is in disrepair and frequently ice dams to adequately vent and drain
- Rehabilitate roofing with discrete gutters and downspouts as required to improve site drainage and ice from collecting underfoot in the winter months
- Rehabilitate wood shingle roofing that is in disrepair with fire-resistant metal roofing to substantially improve the structures longevity and maintenance requirements
- Restore roof penetrations from original time of construction as much as possible, i.e. eliminate secondary chimney flue, restore plumbing vent that appears slanted/dented, and restore original chimney location. Rehabilitate chimney cladding to metal cladding, for compatibility with metal roofing.

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: Chimney

This involves:
- [ ] Preservation
- [X] Restoration
- [ ] Reconstruction
- [X] Rehabilitation

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

- Restore chimney to its original location with a wood stove, and eliminate the secondary flue on the north end of the building
- Rehabilitate original masonry chimney with steel cladding for compatibility with proposed standing seam metal roofing

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: Exterior wall openings **for all facades**

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:

- Restore openings in exterior walls to the time of original construction
- Existing wood framing to be reviewed for competence and rehabilitated as necessary

Element/Feature: Exterior wall finishes **for all facades**

This involves:
- ☐ Preservation
- ☒ Restoration
- ☐ Reconstruction
- ☐ Rehabilitation

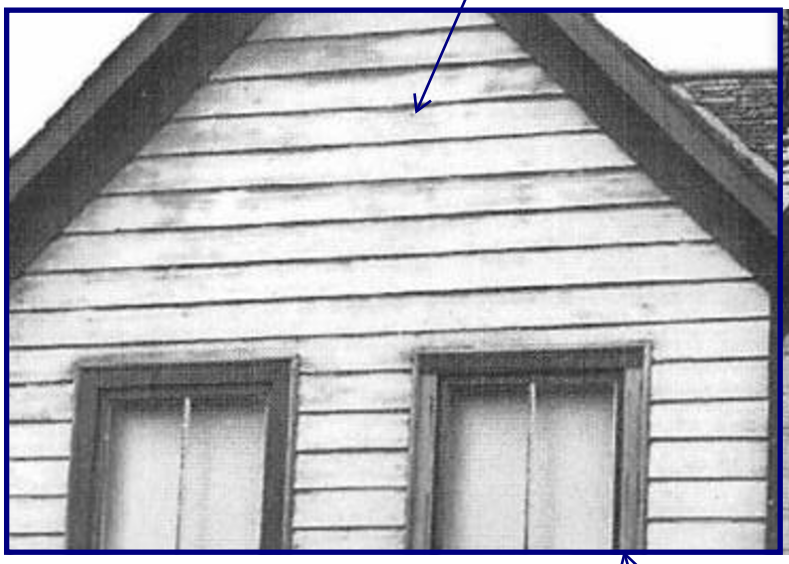
Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

- Restore exterior siding throughout with historically accurate cladding; initial siding appears to have been gapped horizontal boards covering initial vertical siding. Based on the historic sites inventory report, "The changes made to the house, with **the exception of the more recent addition of siding**, are predictable, common changes, and do not affect the original character of this T/L cottage." Based on the oldest historic photo on record (date unknown), to the photo recorded on 1983 in the report, siding change is evident and we believe the original construction was consistent with many of the houses in the town in this era, made of "single wall" construction; "composed of an initial sheath of vertical siding attached to a top and bottom sill which was then covered with exterior horizontal siding." - Mining Boom Era Houses of Park City, National Register of Historic Places Inventory. See historic siding and trim analysis on following sheet.

HISTORIC SIDING & TRIM ANALYSIS

Boards appear to be horizontal siding, gapped, over initial layer of vertical siding.

Boards appear to have been replaced with horizontal drop-siding.



Date unknown; oldest tax photo on record with Historic Sites Inventory

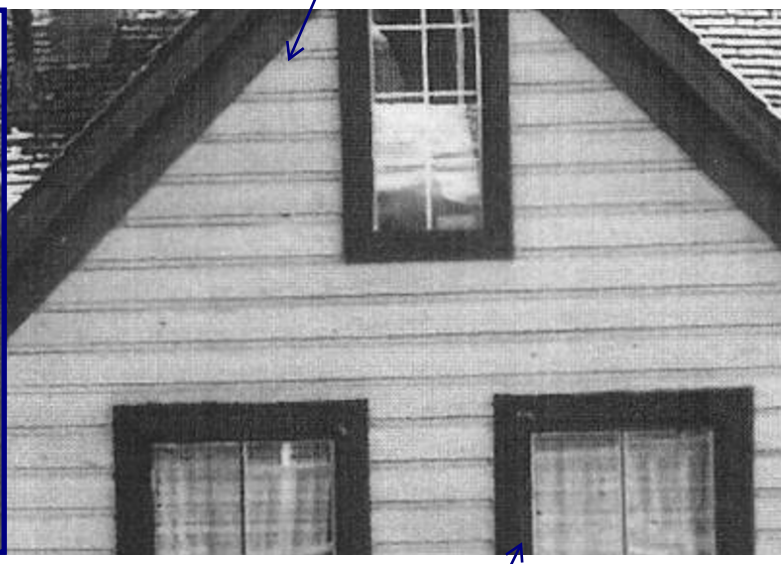


Photo by Roger Roper, dated October 1983 filed on record with Historic Sites Inventory. Negative: Utah State Historical Society

Trim boards around window/door openings appear to have been replaced between this time also.

Photo dated 2006; filed on record with Historic Sites Inventory

Element/Feature: Exterior Walls - Waterproofing and Insulation **for all facades**

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:

- Rehabilitate exterior walls with new waterproofing system and insulation to improve the structures longevity and thermal comfort

Element/Feature: Exterior Walls - New Concrete Foundation **visible only from North and West Facades**

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:

- Rehabilitate exterior walls with architectural concrete foundation as part of basement addition. These will be visible only from secondary North and West facades, and screened with native low-water plantings.

Foundation

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

Element/Feature: Foundation

This involves:
- ☐ Preservation
- ☐ Restoration
- ☐ Reconstruction
- ☒ Rehabilitation

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

- Rehabilitate structure with a fully engineered concrete foundation with perimeter foundation drainage

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: East & West Porches

This involves:
- ☒ Preservation
- ☐ Restoration
- ☐ Reconstruction
- ☒ Rehabilitation

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

- Preserve all existing porch geometry
- Rehabilitate all porch decking, posts, brackets, railing, and floor and ceiling materials

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:

- Preserve all existing door openings
- Restore trim around all openings to original time of construction
- Rehabilitate door panels throughout to match their existing geometry and glazing:
    - Front Door 9a: Replace trim, hardware, and solid door panel as required to restore its integrity and ensure proper seal. Match proportions of paneling.
    - West Porch Door 9b: Replace trim, hardware, and door panel as required to restore its integrity and ensure proper seal. Match proportions of single glazed lite and paneling.
    - West Porch Door 9c: Replace trim, hardware, and door panel as required to restore its integrity and ensure proper seal. Match proportions of single glazed lite and paneling.
    - Shed Door 9d: To be removed with the shed structure, restoring to original time of construction.

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:

- Restore all street-facing window openings to that of original time of construction.
- Restore trim around all openings to original time of construction.
- Rehabilitate window systems throughout with thermally-broken steel windows with traditional true divided lites, pattern to match original subdivided dimensions.
    - Windows 10a, 10b, 10c, 10d, 10f, 10g, 10h, 10i, 10j, 10k,
    - Window 10e - Remove to restore East Facade to original time of construction.
    - Window 10m - Remove to rehabilitate North Facade to new intended use

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: Fire suppression system, HVAC, plumbing, electrical

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:

- Rehabilitate hydronic baseboard heating with adequate heating as required and provide forced-air ventilation as required for modern day use.
- Rehabilitate plumbing and electrical wiring as necessary for modern-day use.
- Restore chimney to original location and rehabilitate wood stove as required.

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: Basement 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:

- As part of foundation efforts, rehabilitate structure with a conditioned basement, mirroring the footprint of the level above, to increase livable square footage for modern-day needs of a single family dwelling unit.
- Proposed finishes, window proprtions, and materials to match the rehabilitated materials of the original historic. Basement exterior to be clad in horizontal siding to match the rest of the home. Any proposed new windows and door openings on the historic structure to be on the secondary facade, at grade, on the rear of the property as to preserve the integrity of the original constructed home from the streetscape.

4. PROJECT TEAM See following page

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: 7/5/2024

Name of Applicant: Sarah Kia, AIA, Senior Project Architect | Faulkner Architects

Greg Faulkner, FAIA
Principal Architect | Faulkner Architects

Faulkner Architects was formed in 1998 by Greg Faulkner. The office remains as it began with Greg as the single principal who guides the design process for each project. A small staff works out of offices across northern California and Colorado.

The pursuit of carefully crafted, site-sensitive, and haptic built environments drives the design template for each project. Materials and methods of construction are informed by native resources and local conditions. Relationships with existing landscapes are carefully considered and disturbance limited through intimate recognition of natural elements and their locations. Emphasis is placed on an interactive process between architect, client and builder through the duration of the project that allows team cooperation with design, concept and supporting details. A strong commitment to the quality of every project is evident in our built places, and relationships.

The firm has earned ample professional recognition. AIA California Council Residential Honor awards were received in 2016 and 2017 for Creek House and Miner Road. Creek House also claimed a 2016 Residential Building – Single Occupancy House of the Year award from LEAF in London the same year. The firm's work has been published in The Local Project, Architectural Record, GA Houses, The New York Times, Dwell, Wallpaper*, Sunset, and many others.

Sarah Kia, AIA
Senior Project Architect | Faulkner Architects

Sarah is a licensed architect, based in Denver, Colorado with twelve years of high-end residential and hospitality design experience. Her work is based on the principle that architecture can articulate a sense of place and heighten our ability to connect to our surroundings. She has a deep appreciation for the craft of detailing and strives to design for all of the senses. Guiding principles for her work were first formed through her years of study at Virginia Tech, where she received her Bachelor of Architecture and Industrial Design minor, and at the Bauhaus iAAD; a graduate-level international program in Weimar, Germany. Her work has been recognized by Virginia Tech, where she was awarded the first-place thesis prize, and by AIA Seattle for several site-specific art installations.

Prior to joining Faulkner Architects, Sarah gained eleven years of experience at internationally award-winning firms including Olson Kundig and Aidlin Darling Design. In her free time she can be found exercising her love for the outdoors by way of trail running and backcountry skiing with her partner Brandon and their dog Bonnie.

The Faulkner team cares deeply about this project and are honored for the opportunity to work within the historic fabric of Park City.

Historic Preservation Board
Staff Report

Subject: **64 Chambers Avenue**
Application: **PL-24-06158**
Author: **Planning Team**
Date: **September 4, 2024**
Type of Item: **Determination of Significance**

Recommendation

(I) Review the draft Final Action Letter that revises the Historic Preservation Board's 2007 determination to allow for the removal of a rear addition to the Landmark Historic Structure at 64 Chambers Avenue built between 1900 and 1907 and (II) consider ratifying the draft Final Action Letter (Exhibit A).

Description

Applicant:	Katilyn Murphy Curtis Wagner Jonathan DeGray, Applicant Representative
Location:	64 Chambers Avenue A Landmark Historic Site
Zoning District:	Historic Residential – 1
Adjacent Land Uses:	Residential
Reason for Review:	The Historic Preservation Board reviews requests regarding Historic Significance pursuant to Land Management Code Section 15-11-10(C).

LMC Land Management Code

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

Summary

On August 7, 2024, the Historic Preservation Board directed staff to draft a Final Action letter allowing the Applicant to remove the 1900-1907 rear addition for the Landmark Historic Structure at 64 Chambers Avenue. Please see the Historic Preservation Board Packet, Item 6.D to review the staff report and exhibits, and the meeting recording.

Planning Department

September 4, 2024

Jonathan DeGray

CC: Curtis Wagner and Kaitlyn Murphy

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address:	64 Chambers Avenue A Landmark Historic Site
Zoning District:	Historic Residential – 1
Application:	Determination of Significance
Project Number:	PL-24-06158
Action:	APPROVED
Date of Final Action:	September 4, 2024
Project Summary:	The Applicant requests the Historic Preservation Board reconsider their 2007 determination for the Landmark Historic Structure at 64 Chambers Avenue that the addition built between 1900 and 1907 is historically significant.

Action Taken

On September 4, 2024, the Historic Preservation Board conducted a public hearing and approved the Applicant's request to determine a rear addition constructed between 1900 and 1907 could be removed, according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. 64 Chambers Avenue is a 4,125-square-foot Lot 2 of the Qualls Subdivision.
2. A hall and parlor home was constructed on the site circa 1885.
3. 64 Chambers Avenue was included in the 1984 National Register nomination. According to Roger Ropers:

   Built c. 1885, the Evans L. Smith House at 64 Chambers is architecturally significant as one of 76 extant hall and parlor houses in Park City, 22 of which

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are included in this [multiple property] nomination. The hall and parlor house, the earliest house type to be built in Park City, and one of the three most common house types that were built during the early period of Park City's mining boom era, significantly contributes to the character of the residential area.

This house was built by at least 1889, as indicated by Sanborn Insurance Maps, but the exact date of its construction and the name of its original owner are unknown. This and surrounding property were purchased in 1877 by the Ontario Silver Mining Company, and it was not until 1948 that this property was granted by the mining company to Evans L. Smith. It was not unusual for houses to be built on mining property by Park City residents on the outskirts of town.

4. The Sanborn Maps show the original hall and parlor house constructed circa 1885 with a rear addition built between 1900 and 1907.
5. A 1982 Historic Architecture Survey for 64 Chambers Avenue found the structure was a typical example that contributes to the Historic District. The form notes the "Main house is contributory; wing should be viewed as qualified."
6. On May 21, 2007, the Historic Preservation Board reviewed a Determination of Significance application regarding the rear addition constructed between 1900 and 1907. The Applicant proposed lifting the Landmark Historic Structure to construct a new basement and garage.
7. The Board determined the rear addition is historically significant and could not be removed to accommodate the proposed upgrades and addition.
8. On June 5, 2024, the Applicant requested the Board reconsider their 2007 determination regarding the rear addition.
9. On August 7, 2024, the Board found the Landmark Historic Site at 64 Chambers Avenue retains its Historic Integrity with the removal of the 1900-1907 rear addition.

Conclusions of Law

1. 64 Chambers Avenue retains its Historic Integrity and Landmark Historic Designation pursuant to Land Management Code Section 15-11-10 with the removal of the 1900-1907 rear addition.

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Planning Department

Conditions of Approval

1. This determination is valid for one year only and shall expire on September 4, 2025. The Applicant is responsible for timely submitting a complete code-compliant Historic District Design Review application within three months of this determination for review and Final Action.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5060 or email planning@parkcity.org.

Sincerely,

Randy Scott, Historic Preservation Board Chair

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