

**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
CITY COUNCIL CHAMBERS
December 5, 2017**



AGENDA

MEETING CALLED TO ORDER AT 5:00 PM

ROLL CALL

ADOPTION OF MINUTES OF November 1, 2017

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

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

CONTINUATIONS

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

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

Public hearing and possible action

PL-16-03379 17
Planner Tyler

Annual Preservation Award - Item now heard on the rescheduled December 5, 2017 meeting. Staff recommends the Historic Preservation Board choose one (1) awardee for the annual Preservation Award and choose up to four (4) nominees for a historic award plaque.

Possible action. Continued from November 1, 2017 meeting to December 6, 2017.

GI-15-02972 197
Planner Grahn

ADJOURN

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF NOVEMBER 1, 2017

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

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

ROLL CALL

Chair Stephens called the meeting to order at 5:00 p.m. and noted that all Board Members were present except Lola Beatlebrox, who was excused.

ADOPTION OF MINUTES

October 4, 2017

MOTION: Board Member Scott moved to APPROVE the minutes of October 4, 2017 as written. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Planner Grahm reminded the Board of the joint meeting between the HPB and the City Council on Thursday, November 16th. The discussion will focus on the Historic District Grant Program. Planner Grahm would follow up with the exact time as it gets closers.

Director Erickson noted that all the Board members had a copy of the Grant Program. If they have questions or need clarification they should contact the Planning Department.

Board Member Hutchings stated that he would be traveling on November 16th and asked if he could call into the meeting if he was available at that time. Planner Grahm replied that he could not call into the meeting; however, she would send him a link to the packet. If he has any comments he could let her know prior to the meeting and she would share his comments with the group on his behalf.

Planner Grahn reported that the HPB was scheduled to meet on Wednesday, December 6, 2017. I could possibly be a large agenda and a lengthy meeting.

REGULAR AGENDA – Discussion, Public Hearing and Possible Action

1. 632 Deer Valley Loop – Reconstruction – Significant House. The applicant is proposing to reconstruct the north, east, and west walls of the existing historic house. (Application PL-17-03512)

Planner Grahn noted that the Board previously visited this site.

Planner Grahn stated that the house was initially built as a hall-parlor, and it was then expanded into a four-room house. At that time the roof was removed and the house was engulfed with a new gable that created attic space. The history of the expansion was outlined in the Staff report. Planner Grahn remarked that typically expansions are to the back of the building; however, this one was on the front and actually changed the shape of the house to what exists today.

Planner Grahn presented a slide showing that the back piece would have originally been a side gable. The gable was torn off and the piece in front was added on. The back part is sitting in the dirt. She indicated another part that extends above and it was filled in with a brick wall over in the corner, and then a porch.

Planner Grahn stated that the house has been in a dilapidated and poor condition for quite a while. There was a fire in the 1990s that burned out the back. Nothing has been done to address it since that time. The house has been exposed to the elements for at least two decades.

Planner Grahn noted that the house was originally approved for panelization, because at the time they believed that it would save the most amount of historic material. However, the applicant did some more exterior and interior exploratory demolitions. The non-historic siding material had come off and it was down to the wood material. The windows and doors had come off. They were able to see how this building was put together and what the structure is like.

Planner Grahn presented a diagram. She stated that as much as they do not prefer single-wall construction because it does not have any structure itself, it is easy to panelize because there are vertical boards on the interior and horizontal siding nailed to it on the exterior. It is cut off at the corners and the panel is removed as a whole wall. Planner Grahn explained that in this case there are studs and the interior walls are providing a lot of the sheer value and the rigidity. In looking further, they found that there was asbestos material within the wall cavities that needed to be abated. Normally, the interior of the wall would be

taken off and the cavities could be assessed and cleaned out. However, in this case the rigidity would be lost and it would be unsafe for the workers to be on the inside of the building because as the sheer value is removed the building could collapse. Planner Grahm stated that a better approach would be to take off the salvageable historic wood siding one piece at a time to get into the wall cavities and clean it out. They plan on numbering the siding and storing it in a box onsite and covered with tarps to keep it protected. As they build the new structure the siding would go back on.

Planner Grahm reviewed the criteria for reconstruction. The first is that the Chief Building Official has to find it hazardous and dangerous. That has happened since 2013. She and the Chief Building Official made additional site visits as the exploratory demolition occurred. The Chief Building Official has reiterated that the method proposed is the safest way. His determination was included as Exhibit D in the Staff report.

The second criteria is whether or not the building could be made safe and serviceable through repair. Planner Grahm noted that the building was previously found to be in poor condition, and no amount of repair could bring it back. In this case, the siding is the only wall material that could be saved.

Planner Grahm stated that the proposal complies with the third criteria, which is whether or not it would be accurately constructed.

Planner Grahm noted that this application was still in front of the City Council for the subdivision. The applicant was working out details with the City Council in terms of how he lot should be subdivided. The Staff was concerned that with the snow loads this winter the building could possibly collapse. For that reason, the applicant was allowed to move forward with what was thought to be a panelization project before the Historic District Design Review and the plat amendment were approved, because if the roof collapses the walls could go with them and cause more damage to the historic material. Planner Grahm emphasized that the HDDR for the addition has not yet been approved. The intent was to abate and solve the Notice and Order.

Bo Pitkin, the project manager, and Bryan Markkanen, the project architect, were available to answer questions.

Chair Stephens asked for more detail in terms of how they intend to protect the siding when it is stored. Mr. Markkanen understood from the contractor that it would be a box stored onsite and covered in a tarp to adequately protect it. Chair Stephens stated that based on his personal experience, the siding will be old and dry and difficult to remove without splitting the wood. He believed that unless skilled labor removes it, it would all split and when it is time to put the siding back up the pieces would not be usable. In addition, after the siding has

been stored it has a tendency to band or move, depending on how tight it is in the box. He thought it might be worthwhile to band it to keep it from warping or bending as it sits in the box.

Mr. Markkanen thought the qualifications of the contractor should be considered in the future so the questions can be mitigated before they are even raised. He noted that Mike Mercer is the chosen contractor and he has done several historic structures in Park City. From the standpoint of skilled labor, Mr. Markkanen believed that Mr. Mercer was qualified to remove the siding.

Chair Stephens acknowledged that the Board does not have the purview to dictate the qualifications of a contractor. He thought it was more the issue of making sure that someone from the Planning Department would be onsite to address his concern. Planner Grahn stated that in previous projects a condition of approval states that the Project Planner will check the panels and make sure they are properly covered. She offered to add a condition of approval for this project stating that the Planner and the Chief Building Official would make sure the siding is stored in such a way as to prevent warping or buckling. Chair Stephens thought it would be beneficial to check the tension after they are crated.

Mr. Pitkin stated that Mike with Aerie Construction is the contractor. He did the Fletcher's historic remodel and his siding crew did the actual demolition of the non-historic siding. Mr. Pitkin would insist that Mike use that same crew to do the historic siding salvaging on this project. Chair Stephens clarified that he was not trying to micro-manage the project. He only wanted to address that concern so it does not become an issue as the project progresses. Chair Stephens believed it would be easier to reinstall the siding if it remained straight. Mr. Pitkin explained the process for removing, storing and re-installing the siding. He commented on a way to fill in the extra space at the top of the crate to create a tighter pack.

Board Member Scott wanted to know on a reconstruction/deconstruction project whether there is an enhanced level that the Planning and Building Departments follow in terms of how it gets put back together. Planner Grahn stated that "historic" is marked on all of the building permits for historic buildings. The Planning Department works closely with the Building Department and the Building Inspectors, and she and Planner Tyler look at the four-way inspection and other things before the project progresses too far. Planner Grahn also suggested that they add a condition of approval stating that the Historic Preservation Planner will complete a site visit once the siding is removed to insure that the historic siding is being stored and protected in such a way to prevent damage and warping of the historic materials.

Director Erickson noted that yesterday Anya Grahn and Hannah Tyler conducted a training for the building inspectors in a historic house. For this project, he

thought Planner Grahm should be onsite at the onset of the siding removal to reiterate the need to make sure the siding is removed carefully. She should check back in the interim and again to check the storage. Planner Grahm should also be onsite when the siding is re-installed. Director Erickson stated that it would be incumbent on Mr. Pitkin as the Project Manager to contact Planner Grahm when they begin the removal. He noted that he and Planner Grahm are in the field at least once a week, and Planner Grahm and Planner Tyler are in the field at least one additional day in the week.

Board Member Scott noted that for 20 years everyone has wondered what would happen to this structure. There are several deconstruction projects that were never reconstructed right. He thought this could be an example of working with the right people to deconstruct and reconstruct the right way.

Board Member Holmgren asked if it was possible to shrink wrap the siding and hold it together in foam within a box. Planner Grahm thought it was worth looking into. Her only concern with shrink wrapping was the potential to trap in moisture.

Director Erickson stated that the potential condition of approval is that the project superintendent will contact the Historic Preservation Planner before removal of the siding. Planner and Building Official will go onsite during the removal and ensure that the siding is being removed in the best manner possible for storage and replacement. Storage will be reviewed before closure to make sure it is protected from the weather and from changes in the wood's condition. The Planner will be onsite at the beginning of the replacement of the siding.

The Board was comfortable with that language. Mr. Pitkin was comfortable with the condition as proposed.

Chair Stephens opened the public hearing.

There were no comments.

Chair Stephens closed the public hearing.

Director Erickson stated that the motion would be to approve the reconstruction of the historic house at 632 Deer Valley Loop pursuant to the following findings of fact, conclusions of law, and conditions of approval as amended.

MOTION: Board Member Scott moved to APPROVE the reconstruction of the historic house at 632 Deer Valley Loop as stated by Director Erickson. Board Member Hutchings seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 632 Deer Valley Loop

1. The property is located at 632 Deer Valley Drive.
2. The site is designated as Significant on the Historic Sites Inventory.
3. Based on Sanborn Fire Insurance map analysis and physical evidence, the house was constructed as a two-room frame dwelling c.1900. Between 1912 and 1918, the structure was expanded to create the four-room cottage seen today by adding a new addition across the north façade. A front porch was also built at this time.
4. Following the end of the Mature Mining Era (1894-1930), an open porch on the west elevation was enclosed. This porch was later expanded again in the c.1969 remodel to create a larger mudroom that extended beyond the south wall of the historic house and on to the c.1969 rear addition that was constructed.
5. In 1981, William and Juli Bertagnole purchased the property from Harold and Mary Dudley and used it as an income property.
6. On May 17, 1999, a fire severely damaged the rear portion of the house. The house has been abandoned since that date.
7. On May 2, 2013, the Bureau of Land Management (BLM) granted the Bertagnoles a land patent for ownership of the parcel.
8. On August 21, 2013, the Park City Building Department issued a Notice and Order to Vacate and Repair the structure due to fire damage and the dilapidated state of the building.
9. On November 13, 2013, the Historic Preservation Board (HPB) held a Determination of Significance (DOS) hearing and found that the house should remain designated as —Significant on the City's Historic Sites Inventory (HSI).
10. The Bertagnoles appealed the HPB's determination of significance on April 15, 2014, to the Board of Adjustment (BOA). It was remanded back to the HPB for further review due to the applicant submitting additional information; the HPB reviewed the application again on May 21, 2014, and the Bertagnoles again appealed the determination.
11. On July 9, 2014, the Bertagnoles withdrew their appeal of the DOS.
12. In February 2016, the Bertagnoles sold the property to 632 DVL, LLC.

13. On October 20, 2016, the Park City Council approved the Lilac Hill Subdivision as Ordinance No. 16-32.

14. On March 2, 2017, the property was purchased by the current owners, Lilac Hill LLC.

15. On March 9, 2017, the Planning Department received a subdivision application to subdivide the existing lot into two lots of record. The proposed subdivision was heard by the Park City Planning Commission on July 12, 2017. The subdivision is dependent on the HPB allowing for the rear addition on the south elevation to be removed. The plat has not yet been approved by City Council.

16. On March 28, 2017, the Planning Department received a Historic District Design Review (HDDR) application for the property at 632 Deer Valley Loop; the application was deemed complete on April 11, 2017. The HDDR has not yet

been approved as it is dependent on City Council's approval of the proposed subdivision.

17. On August 2, 2017, the Historic Preservation Board approved the applicant's proposal to disassembly/reassemble (panelize) the historic house in accordance with LMC 15-11-14 Disassembly and Reassembly of a Historic Building or Historic Structure.

18. On October 11, 2017, the applicant submitted an addendum to his Physical Conditions Report and Historic Preservation Plan, Photo Documentation, and a Pre-Demolition Asbestos Inspection and Assessment report.

19. The existing building is a hybrid of typical Park City Mining Era single-wall construction and balloon framing. There is no sill plate and stud walls that framed walls that extend to the attic level. The floor structure sits directly on dirt on the south half of the building. The north half features post and beam construction, partially supported by a single wythe brick foundation. The wood structural members have largely rotted and deteriorated throughout the structure.

20. During their exploratory demolition, the applicant's construction team uncovered asbestos in the wall cavities of the structure. The applicant had considered removing the interior walls and sheathing in order to abate the asbestos; however, these walls provide rigidity to the structure and the removal of the interior walls and sheathing could cause the structure to collapse. It is safer to abate the asbestos by removing the exterior historic wood siding and accessing the wall cavities from the exterior. This will allow the interior wall structure to remain and provide the necessary rigidity to prevent the structure from collapsing.

21. The applicant proposes to remove the siding from top to bottom, number the pieces, and storing the salvaged pieces on-site in crates wrapped in plastic to protect them from the weather. The salvaged siding will then be used to clad the new structure.

22. The Historic Structure has been found by the Chief Building Official (CBO) to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code, as is evident by the Notice and Order dated August 21, 2013. The CBO also found that the structure of the house is failing and is likely to collapse due to the extensive amount of wood rot, as well as the settling and buckling between the south and north sections of the house in his letter dated October 13, 2017.

23. The Historic Building cannot be made safe and/or serviceable through repair. The structure is in severe disrepair and is structurally unstable due to the deficiencies described within this report.

24. The applicant proposes to reconstruct the form, features, detailing, placement, orientation, and location of the Historic Building by means of new construction, based on as-built measured drawings, historical records, and/or Historic and current photographs.

Conclusions of Law – 632 Deer Valley Loop

1. The proposal complies with the Land Management Code requirements pursuant to 15-11-15 Reconstruction of an Existing Historic Building of Historic Structure.

Conditions of Approval – 632 Deer Valley Loop

1. Final building plans and construction details for the historic house shall reflect substantial compliance with the HDDR proposal stamped in on June 13, 2017. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.

2. The applicant shall document through photographic means the disassembly of the building. As each component is disassembled, its physical condition shall be noted, particularly if it differs from the condition stated in the pre-disassembly documentation.

3. When reassembling the structure, its original orientation and siting shall be approximated as close as possible.

4. Where the historic exterior materials cannot be repaired, they will be replaced

with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to replacement, the applicant shall demonstrate to the Planning Director that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. The Planning Director shall approve the removal of the historic materials in writing prior to any removal of the materials. The Historic Preservation Plan shall be updated, as necessary, to reflect the conditions of the original wood siding.

5. The project superintendent will contact the Historic Preservation Planner before removal of the siding. Planner and Building Official will go onsite during the removal and ensure that the siding is being removed in the best manner possible for storage and replacement. Storage will be reviewed before closure to make sure it is protected from the weather and from changes in the wood's condition. The Planner will be onsite at the beginning of the replacement of the siding.

2. Annual Preservation Award - Staff recommends the Historic Preservation Board choose one (1) awardee for the annual Preservation Award, choose up to four (4) nominees for a historic award plaque, and select three (3) members to form an Artist Selection Committee.
(Application GI-15-2972)

Planner Grahn explained that every year the HPB forms a three-person committee. They put out an RFP for an artist and a piece of artwork is commissioned for one selected winner for the Preservation Award. Thus far it has been paintings; however, the Staff was open to three-dimensional artwork as well. Planner Grahn noted that the HPB could also choose up to four additional award winners to receive a plaque.

Planner Grahn stated that this past year plaques were presented retroactively to the 2016 award winners, as well as past award winners. This year plaques will be given to the 2017 recipients.

Planner Grahn presented the eligible six categories for awards: 1) adaptive reuse, such as High West; 2) infill development, which is usually new construction; 3) excellence in restoration; 4) sustainable preservation; 5) embodiment of historical context; or 6) connectivity of the site. Planner Grahn presented a list of past award winners and the artists that were commissioned.

Planner Grahn explained that she reaches out to the Planning Department Staff for suggestions on completed projects that they would nominate. She noted that many great projects were still under construction and could be considered for 2018. Planner Grahn pointed out that the Board members could add their own suggestions to the list for consideration.

Board Member Hodgkins asked how last year's winner was nominated because that project was not completed. Planner Grahm recalled that last year's winner was the California Comstock and that phase was completed by December.

Planner Grahm reviewed the suggested nominees for this year:

1) 222 Sandridge is a Landmark house at the bottom of the hill. It was built to face town. She pointed out the addition that was added along Sandridge Road, which fits in nicely with the streetscape. She indicated a historic shed that under the previous LMC was relocated because the Chief Building Official and the Planning Director found unique conditions. The shed was relocated to a corner of the lot. Planner Grahm thought the size, scale, and materials were complimentary of the District and of Sandridge Road.

Director Erickson suggested that they look at the side that faces Swede Alley. He thought it was instructive about how the new construction was accomplished in a way that still identified the historic structure.

2) 129 Main Street is infill development. This project was in process for approximately 10 years because it was on a substandard lot. A large building was located on the lot until the 1980s when it was torn down. The owner was adamant about building on this lot and it took ten years. In terms of infill development, Planner Grahm thought this project was more reflective of the historic character than other infill projects.

3) The King Con Counterweight was stabilized this year. Clark Martinez, who did the California Comstock, came out with a crane and lifted the structure. He has to sister some of the beams. New footings and foundations were put in to lift the beams off the ground and keep them away from moisture to prevent rotting. She indicated some of the beams that were removed. Even though they only looked weathered on the exterior, the interior was hollow. It was in very poor condition.

Planner Grahm remarked that in addition to the three main suggestions, the Staff also suggested other projects that they felt had done a good job with preservation in different ways. One was Flanagan's which has a mural about Father Flanagan and John Kenworthy's grandfather coming to Park City as part of Boys' Town. It promotes a different story within the Park City history. It is an ornate structure that both the current owners and previous owners have maintained. At one time the building had burned and the façade was the only portion that could be saved. Therefore, most of the building had to be reconstructed.

The No Name Saloon was another building recommended by Staff for good preservation. They were able to fit in a rooftop deck above the barrels that exist. She suggested that the Board members look at the ceiling to see how they are arched. It was one of the few rooftop decks in town that was pushed behind the parapet and less visible from the street.

The Staff also recommended the Egyptian Theater which went through a massive restoration in the 1980s and 1990s to bring back the original motif and look. The owners have done a lot to maintain and be good stewards of the building.

Planner Grahn encouraged the Board members to offer their own suggestions. The Staff would like the HPB to form the committee this evening to choose the artist. If the Board was prepared to choose five award winners this evening, one being for the art work, that would be the preference. However, if they needed more time they could wait until the December meeting.

Chair Stephens thought it would worthwhile to form the committee and begin looking for an artist. He personally would like more time to look at other projects to consider before they choose the five projects. He understood that the awards should go to projects that are good examples of the specific criteria.

Board Member Holmgren concurred with Chair Stephens. She had other projects in mind that could be added to the list. Planner Grahn stated that she would include those for the December meeting if Ms. Holmgren or other Board members would email their suggestions.

Board Member Hodgkins asked Planner Grahn to run through the categories that each project the Staff recommended fits in. Planner Grahn stated that 222 Sandridge was fit the category of Excellence in Restoration for restoring the historic house. 129 Main Street was Infill because it is new construction. The King Con Counterweight fits within the Embodiment of Historic Context because nothing was changed. The work was to preserve a mining relic and to maintain the historic character. Flanagan's fits within the categories of Adaptive Re-use and Embodiment of Historic Context and Adaptive Re-use because they tried to portray a story of Park City. The No Name Saloon is Adaptive Re-use because it used to be the Utah Power and Light Building. The Egyptian Theatre fits the category of Sustainable Preservation or Green Energy. It also fits within the Embodiment of Historic Context.

Planner Grahn was willing to change the categories if the Board had other ideas.

Board Member Weiner asked if the intent is to have one winner from each category. Planner Grahn answered no. They could all be from one category or several. The HPB determines how they want to carry out the award.

Chair Stephens asked if five was a magic number. Planner Grahm replied that they could do more than five or less than five. It was up to the HPB to decide. Director Erickson remarked that the budget limits it to five awards. The Planning Department budget pays for the plaques and the artist. Chair Stephens clarified that he was not suggesting more than five. He thought the projects recognized should be exceptionally well-done and embody the intent they were trying to portray.

Planner Grahm requested that the HPB form a committee this evening to select the artist. Puggy Holmgren volunteered. She and other Board members volunteered Lola Beatlebrox in her absence. John Hutchings also volunteered. Director Erickson noted that this was an important program for the City Council. It was mission critical for the Planning Department so they can point at buildings and say that the Historic Preservation Board recognizes this work and the quality of craftsmanship. Director Erickson thought the three commercial candidates that Planners Grahm and Tyler produced are good examples of a commercial business model or an adaptive reuse as a distinction in terms of historic preservation. Director Erickson provided examples of different business models that come under adaptive reuse. It is the criteria they use to select these candidates and they want to recognize them. Director Erickson commented on projects in progress that could be considered for the Preservation Award next year.

Board Member Hodgkins understood that they were doing some catch-up with the Egyptian Theater, the No Name Saloon, and Flanagan's. Planner Grahm replied that he was correct. He asked if those projects should be set aside and then look for something newer that was completed this year. Planner Grahm suggested that they could add a Stewardship category because a lot of work goes into maintaining historic buildings. The Board concurred.

Board Member Hutchings asked if the plaque and the painting were two different awards that come with recognition. Planner Grahm explained the plaque is given to the property owner and they are encouraged to put it on the outside of the house or building. The one chosen for the painting that hangs in City Hall still receives a plaque to put on their structure. Director Erickson pointed out that the plaque recognizes the owner and the architect; as well as the HPB for their work to preserve the buildings and maintain the quality of the Historic District.

Chair Stephens stated that as they look at different structures on Main Street, particularly in light of trying to re-establish the grant program, he thought they should also look at synergism. There is encouragement with the grant program with the residential component; but the restoration of commercial buildings on Main Street lags behind. Chair Stephens thought this would help bring attention to those structures on Main Street that are well-maintained and encourage

further restoration of Main Street structures. Fletchers, High West Distillery, and the Washington School are good examples that received awards, and it would be nice to continue building on more commercial examples. He believed the idea of Stewardship was an excellent idea for the Main Street commercial properties.

Board Member Hodgkins asked if Stewardship was only for commercial on Main Street. Chair Stephens answered no, but it would be a way to recognized buildings on Main Street without having to go through a restoration.

Chair Stephens opened the public hearing.

There were no comments.

Chair Stephens closed the public hearing.

MOTION: Board Member Weiner moved to CONTINUE the Annual Preservation Award to December 6, 2017; and to APPROVE Lola Beatlebrox, Puggy Holmgren, and John Hutchings as the committee members to select an artist. Jack Hodgkins seconded the motion.

VOTE: The motion passed unanimously.

The meeting adjourned at 5:46 p.m.

Approved by _____
Stephen Douglas, Chair
Historic Preservation Board



Historic Preservation Board Staff Report

Planning Department

Author: Hannah M. Tyler, Planner
Subject: Reorientation Review
Address: 424 Woodside Avenue
Project Number: PL-16-03379
Date: December 5, 2017
Type of Item: Administrative – Reorientation (Rotation)

Summary Recommendation:

Staff recommends the Historic Preservation Board review the Reorientation (Rotation) of the Significant Structure at 424 Woodside Avenue, conduct a public hearing, and consider denying the Reorientation pursuant to the following findings of fact and conclusions of law .

Topic:

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

Background:

The Duplex Dwelling located at 424 Woodside Avenue is listed as “Significant” on the Park City Historic Sites Inventory (HSI). The property consists of a Historic Single-Family dwelling that had an addition constructed in 1993 to create a Duplex Dwelling. The property is located in the Historic Residential (HR-1) zone current use of the property is a Duplex Dwelling. The Historic portion of the existing Duplex Dwelling will be referred to as the “Historic Structure” herein.

The Historic Structure is oriented towards Main Street in that the original primary entrance faces east. In 1993, a 700 square foot (SF) addition was constructed to the south of the Historic Structure to create the Duplex Dwelling Use. The Historic Structure is one (1) unit of the Duplex and the 1993 addition contains the other unit. In 2005, a Plat Amendment was approved creating a 75 foot wide lot by combining three (3) existing lots into one legal lot of record.

In 2011, a Historic District Design Review (HDDR) application was submitted for the Reorientation and Relocation of the Historic Structure and construction of a new

Addition. At the time, Reorientation and Relocations were reviewed by Staff. The HDDR proposal triggered a Variance. In 2011, the Variance application was submitted for a Height Exception and for Front and Side Yard Setback Exception(s) citing a hardship regarding the elevation of Woodside Avenue in relation to the Historic Structure and the orientation towards Main Street (east) rather than the modern-day Public Right-of-Way (Woodside Avenue).

Historically, the Historic Structure was associated with a network of pedestrian paths on the east side of the structure that connected the residence to Main Street. The networks of pedestrian paths would have been similar to those found today on the east side of Old Town that exists in the McHenry Avenue neighborhood, such as the connected walking paths that lead off of Shorty's Stairs.

The Variance was Denied by the Board of Adjustment (2011 Variance Staff Report – Exhibit E; 2011 Variance Minutes and adopted findings – Exhibit F). Staff finds that the conditions of the property in 2011, outlined specifically in Finding of Fact #16 of the Board of Adjustment Staff Report have not changed to date.

Finding of Fact #16 states:

“The alleged hardship comes from conditions general to the neighborhood, not from circumstances peculiar to this property. Several houses on the downhill side of the street are situated in much the same way as the applicant's home. The positioning of the home on the lot is not unique to this area as many homes were constructed in a manner that allowed the home to face downward towards Main Street, The applicant previously combined three lots and has ample room to expand the existing non-historic portion of the home to add additional living space.”

That finding was related to to the determination that Subsection 15-10-9(C)(1) was not met which reads as follows: 1.Literal enforcement of the Land Management Code would cause an unreasonable hardship for the Applicant that is not necessary to carry out the general purpose of the Land Management Code; 1.In determining whether or not enforcement of the zoning ordinance would cause unreasonable hardship under Subsection 15-10-9(C)(1), the Board of Adjustment may not find an unreasonable hardship unless the alleged hardship is located on or associated with the Property for which the variance is sought and comes from circumstances peculiar to the Property, not from conditions that are general to the neighborhood. 2.In determining whether or not enforcement of the Land Management Code would cause unreasonable hardship under Subsection 15-10-9(C)(1), the Board of Adjustment may not find an unreasonable hardship if the hardship is self-imposed or economic.

Because the Variance was denied, the 2011 HDDR to Reorient and Relocate the Historic Structure was Denied.

On November 16, 2016, the applicant submitted a HDDR Application for the subject property. The project scope of the HDDR included:

- Reorient (rotate) the Historic Structure so that the primary entrance faces Woodside Avenue (west).
- Lift the Historic Structure 7 feet 7 ¾ inches upon reorientation to “align with Woodside Avenue” and accommodate a basement addition.
- Panelize the Historic Structure in order to facilitate the reorientation.
- Remodel the existing non-historic addition.
- Construct an addition to the rear (now east facing) façade of the Historic Structure.

After working with the applicant on the required materials for their submittal, the current HDDR application was deemed complete on March 2, 2017. The current HDDR application submittal is very similar to that of the 2011 HDDR, however, as proposed, the current HDDR application complies with the applicable Land Management Code (LMC) requirements and does not require a Variance application.

The HDDR application is currently under review but the review can't move forward as it is dependent on Historic Preservation Board's (HPB) review for Reorientation and Material Deconstruction. The Historic Preservation Board held a public hearing and continued this item on July 19th, 2017. On September 13, 2017, the applicant submitted a supplemental Analysis of Historic District Design Review Application for 424 Woodside Avenue, Park City, Utah for compliance with the Park City Land Management Code and the Design Guidelines for Historic Districts and Sites. The applicant's submitted analysis has been included as Exhibit M and excerpts have been included in Staff's analysis for comparison. **At this time, the HPB is only being asked to review the Reorientation.**

Figures 1a through 1f identify the current conditions and existing orientation of the Historic Structure towards Main Street (east). Renderings provided by Jonathan DeGray. Photographs provided by Jonathan DeGray and CRSA.

Figure 1a: Current Site Orientation – Photographs West Façade



Figure 1b: Current Site Orientation – As-Built Rendering West Façade

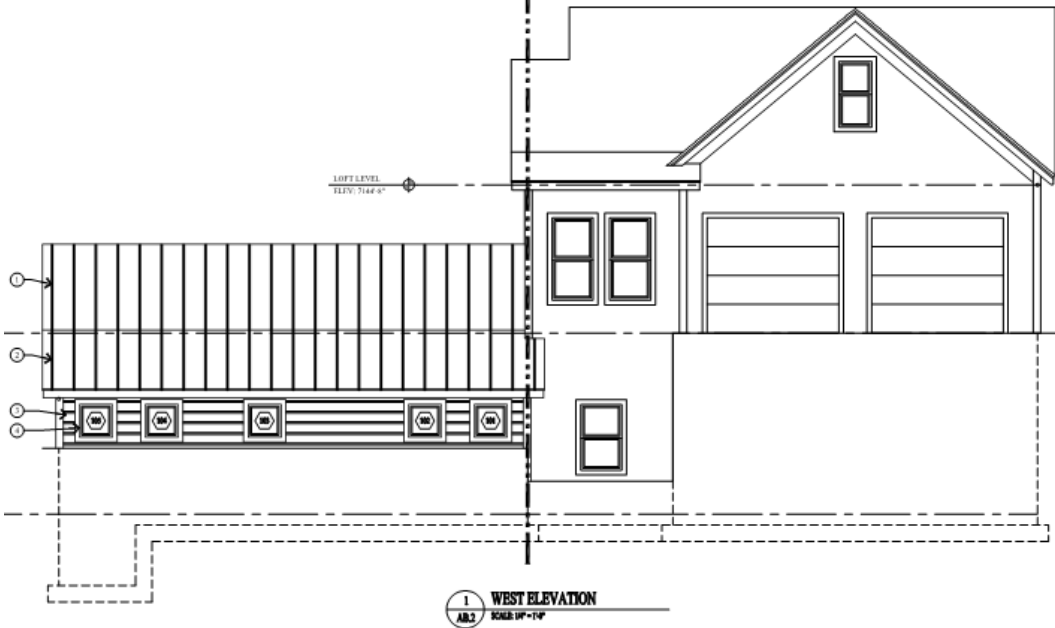


Figure 1c: Current Site Orientation – Photographs North Façade



Figure 1d: Current Site Orientation – As-Built Rendering North Façade

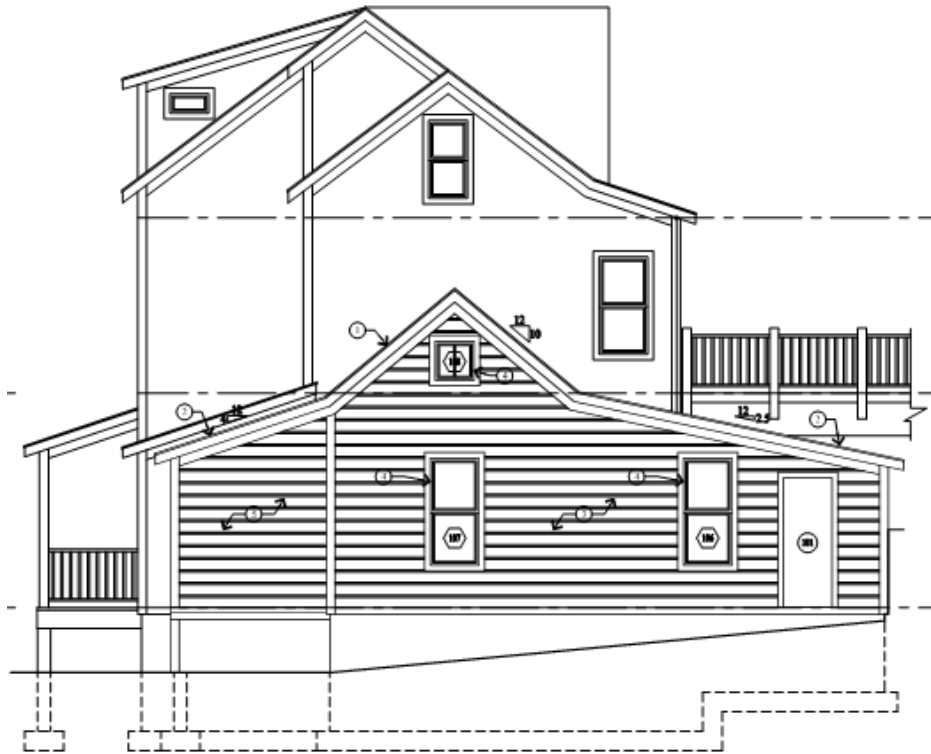


Figure 1e: *Current Site Orientation – Photographs East Façade*



Figure 1f: Current Site Orientation – As-Built Rendering East Façade



Figures 2a-2d identify the proposed reorientation of the Historic Structures towards Woodside Avenue (west). Renderings provided by Jonathan DeGray.

Figure 2a: Proposed Reorientation – West Façade



Figure 2b: Proposed Reorientation – West Façade

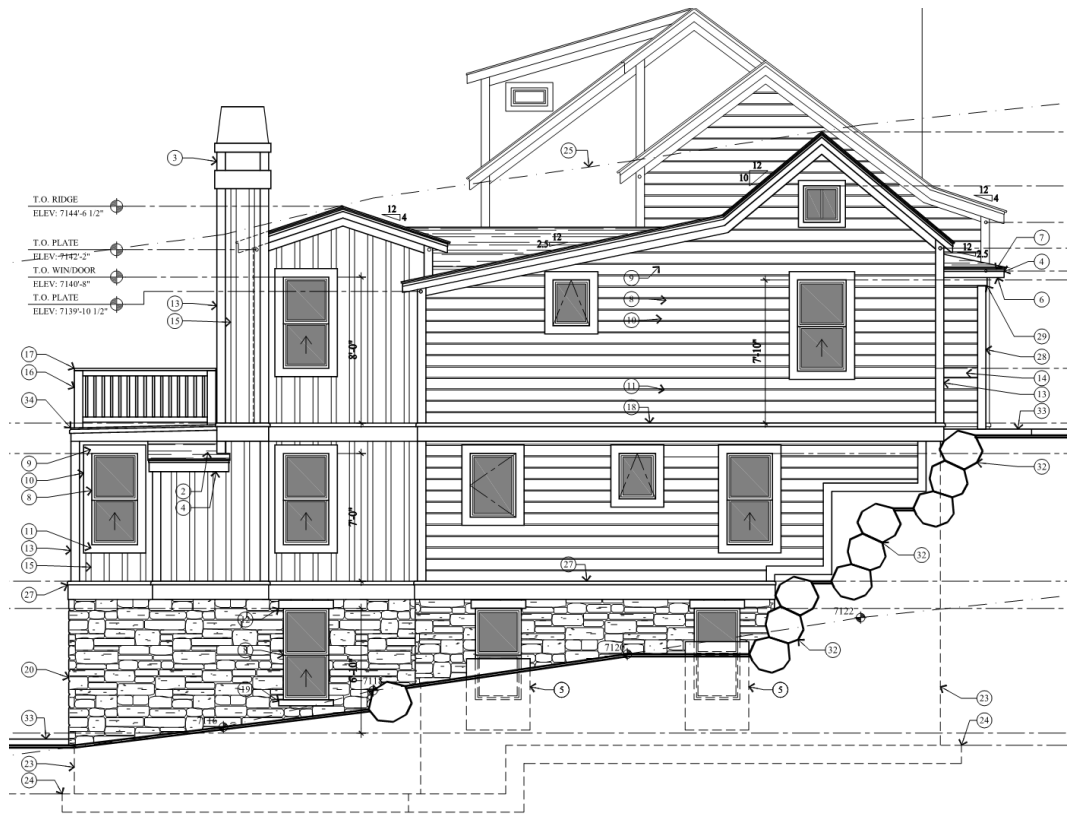


Figure 2c: Proposed Reorientation – North Façade



Figure 2d: Proposed Reorientation – South Elevation

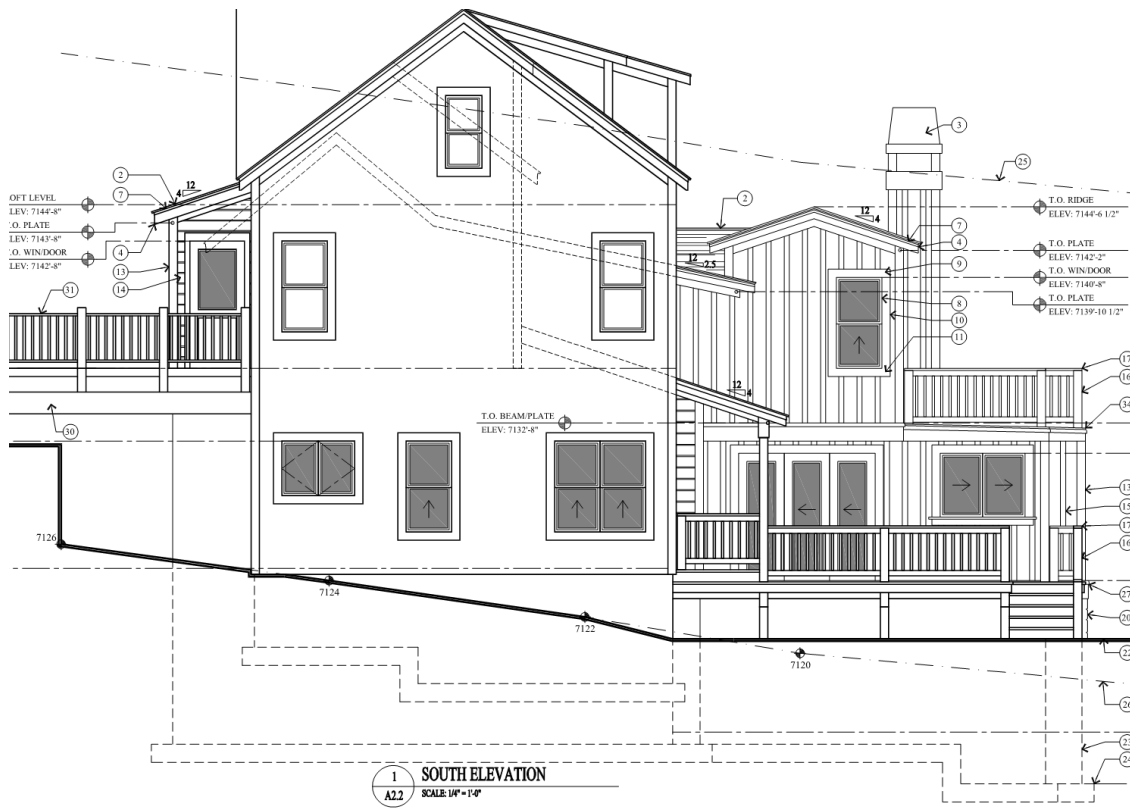


Figure 2e: Proposed Reorientation – Streetscape View (West Façade)



424 Woodside Avenue Developmental History:

The 424 Woodside Avenue Duplex Dwelling is designated as “Significant” on the Park City Historic Sites Inventory (HSI). According to Summit County, the Historic Structure located at 424 Woodside Avenue was constructed ca. 1900. Based on additional analysis by the Planning Department’s Historic Preservation Consultant, Anne Oliver (Principal Investigator, SWCA Environmental Consultants), staff finds that the Historic

Structure may have an earlier construction date (see Exhibit K for Anne Oliver's complete Assessment of Proposed Reorientation). According to the Intensive Level Survey (Exhibit D), the title search indicates that several mortgagees were taken out on the property in 1886, likely for the construction of a house. Anne Oliver finds that because of the title search evidence and the Sanborn Fire Insurance Maps (Sanborn Maps), the Historic Structure was likely constructed prior to 1900. Staff concurs with Anne Oliver and finds that the Historic Structure was constructed ca. 1886.

The Park City HSI identifies the Historic Structure as significant to the Mature Mining Era (1894-1930). Anne Oliver provided the following analysis depicted from historic photographs, Sanborn Maps, and current as-built drawings:

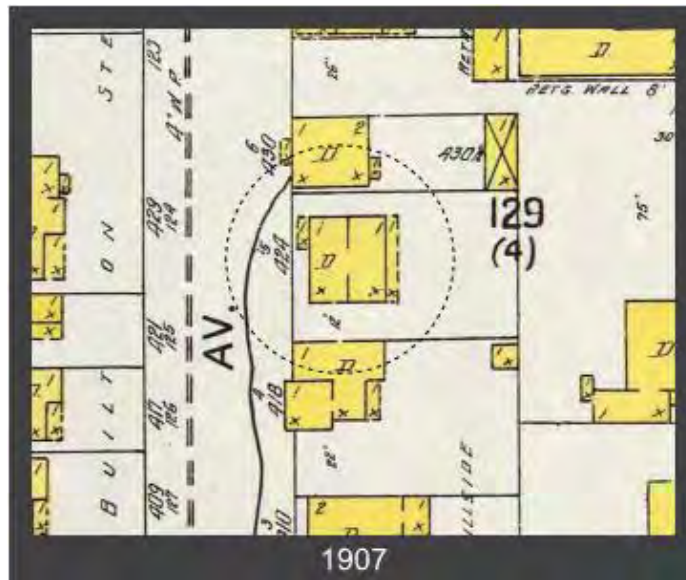
- Originally, the Historic Structure was a hall-parlor type single-family dwelling with a side-gabled roof; it was built on a relatively steep slope that was terraced toward the rear of the house (the Woodside Avenue side) to provide a more level building lot.
- The Historic Structure first appears on the 1889 Sanborn Fire Insurance Map as a wood-framed and wood-sided house originally faced east, providing a view of Main Street. Physical evidence and the 1889 Sanborn map indicate that it had a small shed-roofed wing on the south end of the rear (west) side but no front porch.
- By 1900, the original shed-roofed wing had been extended across the rear (west) side.

Figure 3: 1889 and 1900 Sanborn Fire Insurance Map



- The 1907 Sanborn Map indicates that a formal front porch was added to the east side, further defining it as the primary façade, at the same time that a secondary entry porch was added to the west side. The house retained this configuration through 1930.

Figure 4: 1907 Sanborn Fire Insurance Map



- As visible in historic photographs, the principal façade was composed of a central doorway flanked by a window on each side. Woodside Avenue was present to the west but, in the pedestrian-oriented city of the time, access to the house was via a footpath leading north from Fourth Street behind the Park Avenue houses, and then a short staircase leading up to the east façade (obscured by houses in the foreground). The orientation of houses along the uphill (west) side of Woodside was uniformly east-facing, while orientations along the downhill (east) side was mixed, with some facing Woodside Avenue and others Main Street.

Figure 5: View of property ca. 1905-1907, facing west-northwest (circled in red). Note retention of simple hall-parlor form and continued absence of front porch on east side. Photograph provided by Jonathan DeGray courtesy of Park City Historical Society and Museum



Figure 6: View of property ca. 1905-1907 facing north-west (circled in red). Note retention of simple hall-parlor form and continued absence of front porch on east side. Photograph provided by Jonathan DeGray courtesy of Park City Historical Society and Museum



Figure 7: View of property in 1907, facing west-northwest (circled in red). Note simple hall-parlor form, east-facing aspect with a view across canyon, and access via a footpath leading north from Fourth Street behind the Park Avenue houses. Note the absence of a front porch on east side, although according to the 1907 Sanborn map a porch was added in this year. Also note the mix of house orientations along the downhill (east) side of Woodside, with some facing the street and others the canyon. Photograph provided by Jonathan DeGray courtesy of Park City Historical Society and Museum

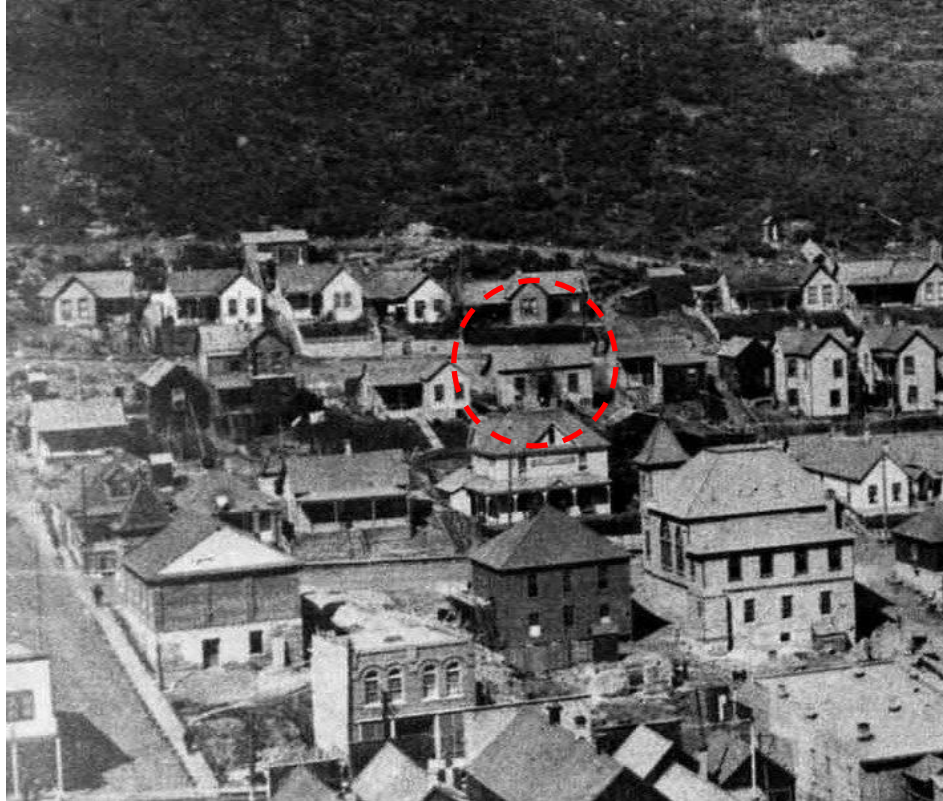


Figure 8: 1929 Sanborn Fire Insurance Map

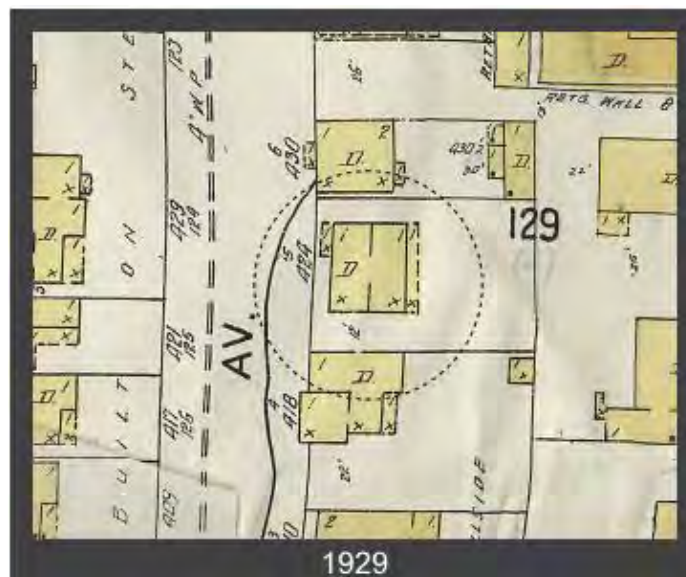


Figure 9: View of property at 424 Woodside in 1930, facing northwest. Note the retention of the simple hall-parlor form and addition of hip-roofed front porch, which was removed by 1941 according to the Sanborn Map. Photograph provided by Jonathan DeGray courtesy of Park City Historical Society and Museum.



- By 1941, a second shed-roofed addition had been built across the west side, incorporating the 1907 rear screened porch and essentially filling the terrace between the rear wall of the house and the retaining wall so that the eave was nearly at grade. The front porch had been removed and asbestos shingles had been applied over the original wood siding by this time.

Figure 10: 1941 Sanborn Fire Insurance Map



Figure 11: Tax appraisal photograph of property at 424 Woodside dating to ca. 1941, facing southeast.



- Asbestos shingle siding was also noted on the 1957 tax appraisal card, which also documents the absence of an east porch.
- The 1968 tax appraisal card indicates that a porch had been rebuilt across the east façade.
- Between 1978 and 1993, the east façade was modified by the addition of a sunroom across the north two-thirds (which likely was created by enclosing the ca. 1968 front porch), covering the original doorway and north window. The interior floor plan indicates that these historic openings were completely removed or covered at the time. As well, the south window on the east façade was enlarged to accommodate two one-over-one windows (see as-built drawings in Exhibit I). The asbestos shingles were also removed during this period and replaced with new drop siding; on the west and north elevations this was applied over the original 1 x 12 vertical plank sheathing. It appears that all original windows and doors were replaced as well (see as-built drawings in Exhibit I).
- The historic house was extensively rehabilitated and altered in 1993, when the large south addition was built. The south wall of the historic house (between the historic house and the addition) was completely rebuilt and no original materials remain in the east wall. The south addition was enlarged with an east-facing dormer in about 2005 (see as-built drawings in Exhibit I).
- Through time, as Woodside Avenue has been paved, improved, and widened with curb, gutter, and sewer, the level of the road has risen higher above the rear (west) wall and terrace of the house at 424 Woodside. The change in width is uncertain, as is the change in historic grade, but it is likely to be a few feet in both cases.

Analysis:

At this time, the HPB is only being asked to review the Reorientation. The applicant proposes to reorient (rotate) the Historic Structure towards Woodside Avenue. As a part of the reorientation, the applicant is also asking the structure will be lifted 7 feet 7 $\frac{3}{4}$ inches from its existing floor elevation. (see below section III for discussion of

the lifting) The proposal will comply with the required ten foot (10') Front Yard Setback and minimum five foot (5') Side Yard Setback (total of 18 feet [18'] required), as dictated by the Historic Residential (HR-1) zoning district, described in [Land Management Code \(LMC\) 15-2.2-3](#). In addition, the Historic Structure will comply with the 27 foot height requirement, described in [LMC 15-2.2-5](#).

Staff has provided analysis based on the following three (3) Chapters of the Land Management:

- I. [LMC 15-11-13 Relocation And/Or Reorientation Of A Historic Building Or Historic Structure](#)
- II. [LMC 15-11-10 Park City Historic Sites Inventory](#)
- III. [LMC 15-13 Design Guidelines For Historic Districts And Historic Sites as described in the Design Guidelines for Historic Sites](#)

I. Land Management Code 15-11-13 RELOCATION AND/OR REORIENTATION OF A HISTORIC BUILDING OR HISTORIC STRUCTURE.

Any relocation of a historic building or historic structure must comply with LMC 15-11-13. The HPB must find that the project complies with the following criteria in order for the relocation to occur. Language from the LMC is in **bold**. Excerpts from the applicant's supplementary analysis (Exhibit M) have been included in [blue](#). Staff commentary and analysis is in *italics*.

15-11-13. RELOCATION AND/OR REORIENTATION OF A HISTORIC BUILDING OR HISTORIC STRUCTURE.

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

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

[Applicant's Analysis:](#)

[Henry Shen](#), a licensed structural engineer, is part of the project team. His report suggests the Historic Building can be successfully relocated/reoriented. The licensed structural engineer has reviewed the proposed plans (dated April 6, 2017) and determined the relocation/reorientation will not have a detrimental effect on the structural soundness of the historic building.

Staff's Analysis:

The proposal does comply as the applicant has submitted a plan for rotation and a Structural Engineer's report. The structure is currently structurally sound and panelization is only necessary in order to facilitate the reorientation. Any reorientation will have to comply with the applicable Building Codes.

2. Landmark structures shall only be permitted to be relocated on its existing site if:

- a. the relocation will abate demolition; or**
- b. the Planning Director and Chief Building Official find that the relocation will abate a hazardous condition at the present setting and enhance the preservation of the structure.**

Applicant's Analysis:

This section is not applicable.

Staff's Analysis:

This is not applicable as the structure is designated as "Significant" on the Park City Historic Sites Inventory.

3. For Significant sites, at least one of the following shall be met:

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

Applicant's Analysis:

The Historic building is not currently threatened by demolition.

Staff's Analysis:

The proposal does not comply as the Historic Structure is currently structurally sound and is not threatened by demolition.

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

Applicant's Analysis:

A site visit with the Chief Building Official Dave Thacker (Aug 28, 2017) suggested the proposed project would resolve the current threat of damage due to poor site drainage, would eliminate the potential risk of damage from snow removal and other activity along the encroaching and raised roadway and would facilitate compliance with current building codes.

In addition, the preservation of the building will be enhanced by relocating it because the applicants propose retaining the historic elements that remain but also restoring the character-defining historic elements that have been lost, including the primary façade and original and compatible fenestration patterns on the secondary façade.

Staff's Analysis:

The proposal does not comply as the Planning Director and Chief Building Official did not find hazardous conditions that were threatening the Historic Structure. The Planning Director and Chief Building Official found that any hazardous condition (like drainage) could be reasonably mitigated while maintaining the Historic Structure in its current location. See Exhibit L for the Planning Director and Chief Building Official's Determination Letter. Staff does not find that the preservation of the building can be enhanced by relocating it – all improvements and/or restoration can be made in its current location.

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

Applicant's Analysis:

The historic context of the Historic Site has been radically altered by 1) the construction of additions to the historic structure both on the south, but particularly on the east (primary façade), 2) the residential infill that surrounds the historic site, and 3) the build-up and encroachment of the roadway.

The relocation and reorientation will strengthen the ability to interpret the historic character of the site. The project proposes retaining the few character-defining features that remain and to restore critical historic features that have been lost. Interpretation of historic sites is enhanced when the Essential Historic Form is visible from the public right-of-way.

Staff's Analysis:

The proposal does not comply as the Planning Director and Chief Building Official did not find Unique Conditions that would warrant the proposed reorientation – including that the integrity of the site context has not been lost. See Exhibit L for the Planning Director and Chief Building Official's Determination Letter. The present setting is important in the development pattern of the Historic District.

Staff and the Design Review Team find that the Historic Structure at 424 Woodside remains in its original location and therefore retains that aspect of integrity, including its original orientation to the east and its siting on a small terrace below the street. And although much of the original setting has been lost, including adjacent historic houses, footpaths, staircases, and open space, the house at 424 Woodside retains its relationship to that earlier setting through its orientation and position on a shallow terrace below street level. The property is one of the few reminders of the historic

development pattern on a part of the street where much of it has been lost, and is thus important in maintaining a district-wide sense of the historic setting. The context of the Historic Site has not been so radically altered that its unique developmental history cannot be recognized.

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

Applicant's Analysis:

The proposed relocation will enhance the overall physical integrity of the Historic District. Physical integrity is based on respecting and following the historic development pattern, preserving the remaining extant historic buildings, rehabilitating historic buildings so they will remain in active use and encouraging infill development that is visually compatible with the significant historic elements.

The building's Essential Historic Form will be enhanced by the proposed project and will, therefore, enhance the physical integrity of the Historic District. The historical associations that define the boundaries of the district are based on the mining era. This historic building currently possesses only a few of the telltale characteristics that identify it as a mining era cottage, including the roof form, mass, scale and treatment. The proposed project intends to retain those elements but also to restore historically accurate architectural elements that will strengthen the associations within the context of the historic district.

Staff's Analysis:

Staff finds that the proposal does not comply as the proposed relocation will diminish the overall physical integrity of the Historic District and the site's association with important development patterns of the Historic District. The home is within the Historic District and has other historic homes in the vicinity which give context to each other. The physical integrity of the site is defined both by the Historic Structure's siting on the lot and the remaining pieces of its Essential Historic Form. Staff finds that the restoration of the Historic Materials could occur in the Historic Structure's current location and siting without the need for reorientation and further loss of Historic material.

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

Applicant's Analysis:

The historical integrity and significance of the historic site will not be diminished because the site will continue to meet the criteria for designation as a Significant Site (see analysis in Section 11-15-10 below).

The proposed project will actually strengthen the integrity of the Historic Building because the Essential Historic form will be enhanced; the physical characteristics that make it identifiable as existing in and relating to the mining era in Park City will be retained and/or restored.

Staff's Analysis:

The proposal does not comply as the historical integrity and significant of the Historic Structure will be diminished by the reorientation. Staff finds that reorienting the Historic Structure towards Woodside Avenue will diminish the site's significance and association with Park City's mining history by removing the last few historic character-defining features it retains. This Historic Structure's orientation towards Main Street articulates a very important development pattern in the Historic Districts. The Historic designation of the site is tied to the remaining historical integrity of the site – this would be lost if the structure were lifted and reoriented. Reorientation will diminish integrity to the degree that the property may no longer be considered a Significant Site as defined in the LMC and Design Guidelines.

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

Applicant's Analysis:

The potential to preserve the Historic Building will be greatly enhanced by its relocation/reorientation. Long-term preservation is dependent on the ability to adapt the historic building to contemporary use without diminishing the Site's significance or Essential Historic Form. The proposed project achieves these desired outcomes; accommodating contemporary residential use, maintaining designation as a Significant Site, enhancing the Essential Historic Form by retaining key historic architectural elements and restoring many character-defining elements as well as making the historic and newer additions visually compatible on the site.

Without the reorientation/relocation, the potential to preserve the building diminishes as time passes. Additions, which would normally be a common approach to both accommodating new living space and achieving greater visual compatibility on the site could never occur. Rear additions would destroy the already diminished integrity of the primary façade and an addition on the top of the current historic building would likely be structurally infeasible but would destroy the scale, mass and historic form. Both would result in the building no longer meeting the criteria for designation as a Significant Site.

Remaining as is, the historic building continues to be threatened by physical damage due to drainage issues and the inability to adapt the site to contemporary standards because of the orientation and location on the site.

Staff's Analysis:

The proposal does not comply as the potential to preserve the Historic Structure will not be enhanced by its relocation. Staff finds that the restoration of the Historic Materials could occur in the Historic Structure's current location and siting without the need for reorientation and further loss of Historic material. The applicant could maximize

development (maximum footprint, etc.) while maintaining the location of the Historic Structure in its current location and siting.

II. LMC 15-11-10 Park City Historic Sites Inventory

424 Woodside Avenue is designated as a Significant Site on the Historic Sites Inventory. The site is designated as Significant based on criteria listed in the [LMC 15-11-10\(A\)\(2\)](#). Staff would like to specifically address LMC 15-11-10(A)(2)(c) and 15-11-10(A)(2)(d) specifically as the related to the criteria discussed above in LMC 15-11-13 (3)(c)(3) (“The historical integrity and **significance** of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation”) (emphasis added). Staff has omitted analysis on the rest of the Significant Site criteria as there are no direct impacts that would result from the proposal nor inconsistencies between the applicant’s supplemental analysis (Exhibit M) and staff’s findings from the initial designation in 2009.

The applicant provided commentary on this section of the LMC addressing the reasons for which this site is listed as a Significant Site on the Historic Sites Inventory and the potential impacts of the proposed design on that designation. Staff finds that the proposed reorientation will directly impact the site, specifically in the assessment of 15-11-10(A)(2)(c) and 15-11-10(A)(2)(d). Language from the LMC is in **bold**. Excerpts from the applicant’s supplemental analysis (Exhibit M) have been included in [blue](#). Staff commentary and analysis is in *italics*.

LMC 15-11-10(A) CRITERIA FOR DESIGNATING SITES TO THE PARK CITY HISTORIC SITES INVENTORY.

(...)

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

(a) It is at least fifty (50) years old or the Site is of exceptional importance to the community; and

This specific language has not been analyzed as there are no direct impacts that would result from the proposal nor inconsistencies between the applicant’s supplemental analysis (Exhibit M) and staff’s findings from the initial designation in 2009.

(b) 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**

This specific language has not been analyzed as there are no direct impacts that would result from the proposal nor inconsistencies between the applicant's supplemental analysis (Exhibit M) and staff's findings from the initial designation in 2009.

(c) It has one (1) or more of the following:

(1) It retains its historic scale, context, materials in a manner and degree which can be restored to its Essential Historic Form even if it has non-historic additions; or

Applicant's Analysis:

The Site currently retains its Essential Historic Form, which will be improved by the proposed project. The historic portion retains its scale and context with the larger Historic District; however, it is not clear how much historic material remains.

The Site will retain the physical characteristics that make it identifiable as existing in and relating to the mining era.

Staff's Analysis:

Staff finds that this site retains its Essential Historic Form when the Historic Structure is situated in its current context. The Land Management Code 15-15 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.

Aspects of the Essential Historic Form that this site retains include:

- *Historic scale*
- *Historic context*
- *Historic material*

Staff, with input from the Design Review Team and the City's Historic Preservation Consultant, have determined that it is crucial to retain the remaining aspects of the Essential Historic Form if the site is to remain a Significant Site on the Historic Sites Inventory. Staff finds that the following aspects of the Essential Historic Form will be lost if the Historic Structure is reoriented.

- *Historic scale:*

The existing Historic Structure is nestled on a small terrace below the Woodside Avenue. The front façade of the Historic Structure is facing Main Street. The Historic Structure is shadowed by an existing non-historic addition to the south. Despite the existing out-of-scale non-historic addition on the south, the Historic Structure still reads as a single-story structure and is clearly separated from the non-historic addition, so it is clearly readable.

If the reorientation and proposed design is approved, the house will no longer read as a single-story structure and will appear larger and out-of-scale with its historic form. The proposed design, visible in Figure 2b articulates the scale and multi-level appearance of the proposed design once the Historic Structure is lifted and rotated.

The Historic Structure's main floor level will go from being between approximately 4 inches and 2 feet 9 inches above existing grade to between approximately 1 foot and 13 feet 2 inches above Final Grade. Staff has identified this change in Figure 12 and 13.

Staff finds that the combination of reorientation and lifting (beyond what is specified in the Design Guidelines) results in the loss of Historic scale

Figure 12: Existing Conditions of the North Elevation – Approximate Measurement Of Main Floor Level Above Existing Grade.

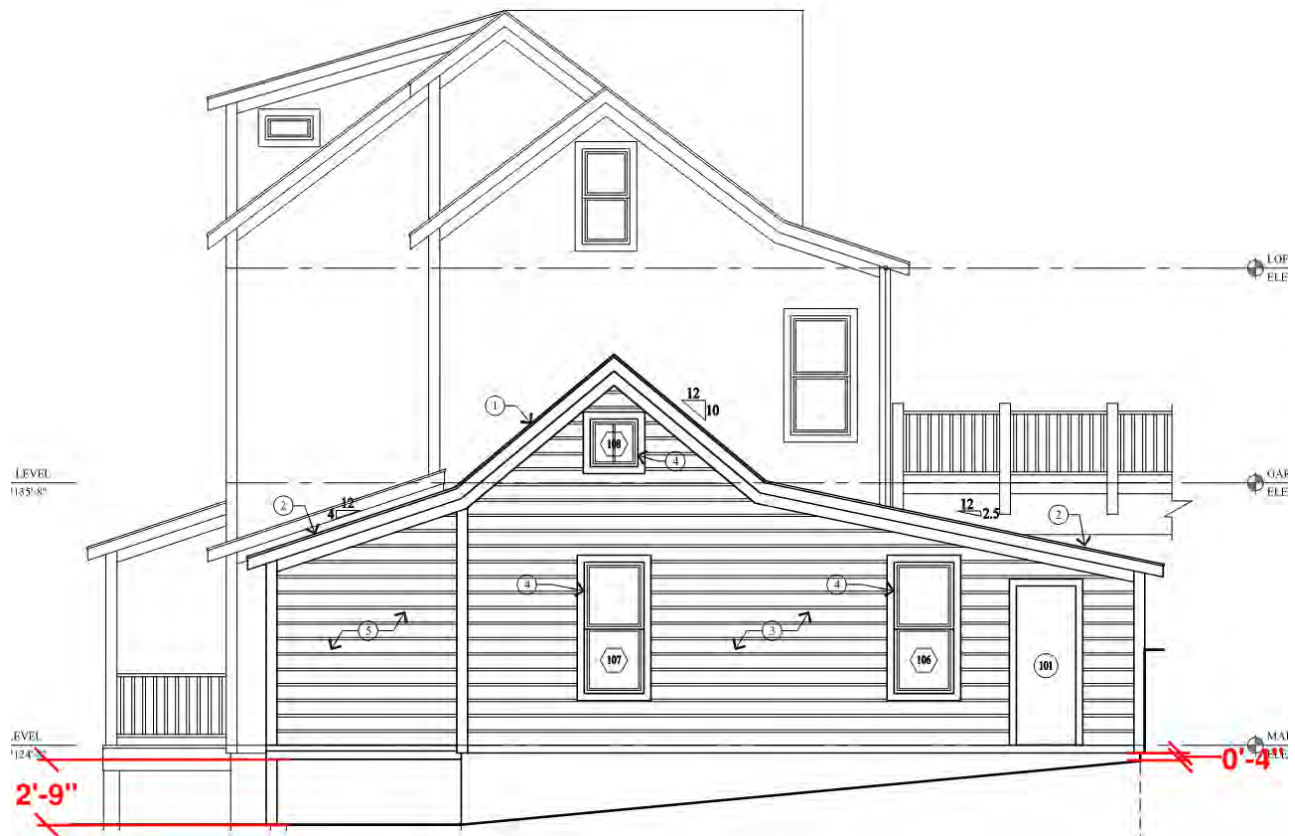
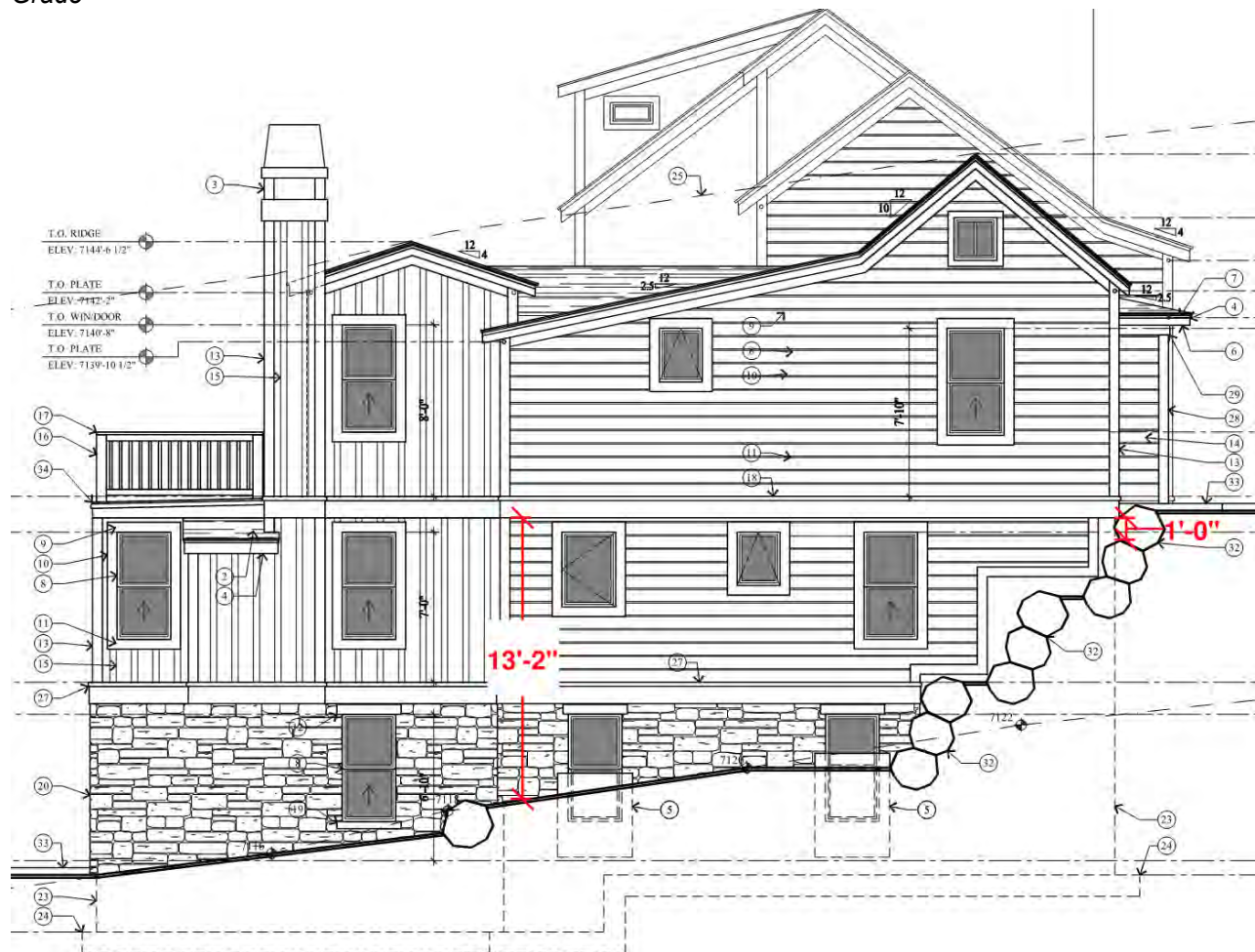


Figure 13: Proposed North Elevation – Approximate Measurement of Main Floor Level Above Final Grade



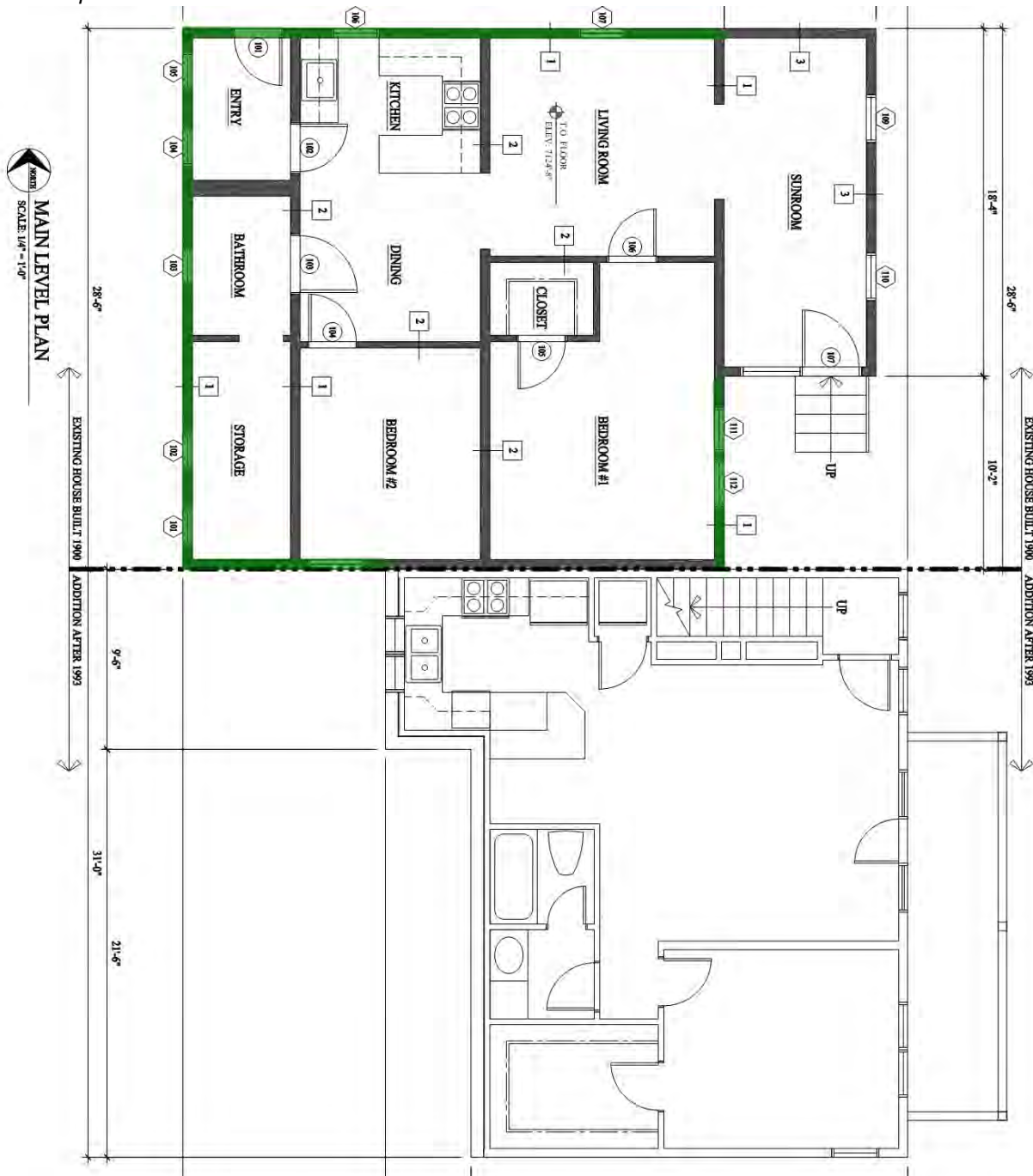
- Historic context:**

The Historic site retains its Historic context. Context is an aspect of integrity – in this case, the context is defined in part by the orientation towards Main Street which was typical of the Historic Period. The reorientation and lifting of the structure will not result or aid in the interpretation of the history of the Historic Structure and/or site as the original orientation is crucial to maintaining the remaining context that the site retains. The reorientation of the Historic Structure will diminish the integrity and significance of the site and its context.
- Historic material:**

If the Historic Structure is reoriented towards Woodside Avenue, the Historic Structure will lose its remaining historic material additions (see Exhibits F and G for the applicant’s Historic Preservation Plan and Physical Conditions Report). Over the years, the Historic Structure has lost Historic material through remodel. Because of this, it is essential to retain what Historic material is remaining; otherwise this would be a Historic site with little to no Historic material remaining. While the LMC does allow for

reconstruction – meaning sites built with non-historic materials to match the historic materials – this proposal does not meet the criteria for Reconstruction. Staff has not determined unique conditions to warrant further loss of the remaining Historic materials and find that this aspect of Essential Historic Form will be lost if the Historic Structure is reoriented. Figure 14a and 14b articulates the approximate existing Historic material of the existing Historic Structure and the impact on Historic material after reorientation.

Figure 14a: Existing Site Plan identifying the presumed remaining Historic Materials (in green). Drawing has been rotated, north is up and Woodside Avenue is to the left.



This architectural site plan illustrates a property layout with various features and elevations. Key elements include:

- Driveway:** Located on the left side, with a width of 10'-0" and a slope indicated.
- Deck:** A large deck area is shown, with a section labeled "(B) DECK".
- Spa Tub:** A rectangular spa tub is situated near the deck.
- Elevations:** Numerous elevation markers are present, such as 4:12, 2.5:12, 10:12, 9:12, and 6:12, indicating slopes or specific heights.
- Structural Elements:** A green line and a red line highlight specific structural or boundary features.
- Other Labels:** Includes "SPA TUB", "DECK", "T.O. RIDGE", "ENTRY LEVEL", "MAIN LEVEL", "LOWER LEVEL", and "DRIVEWAY SLOPE".

In summary, if rotated, staff and the Design Review Team find that the Historic Structure will lose the three (3) aspects of Essential Historic Form that this site retains, including, Historic scale, context, and material.

(2) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; and

Applicant's Analysis:

The proposed project will retain the historic building's character-defining mass and scale. The composition of historic elements will be improved by restoring important historic architectural elements like the front porch, fenestration pattern, and prominence of the primary façade. In addition, the proposed project intends to retain any existing historic materials that are found to be safe and/or serviceable.

The proposed treatment and other architectural features will be visually compatible with the Mining Era Residences National Register District. The proposed project will retain the non-historic addition to the south but the relationship between the historic and newer addition will be more visually compatible. The incompatible addition on the east will be removed and the character-defining features of the primary façade will be restored.

Staff's Analysis:

Staff finds that the Historic Structure retains the Historical character of the site through specific design characteristics despite the non-historic additions. As is listed in the language of the LMC above, the sample list of design characteristics is just that – a sample list. The “such as” language in the code above is intended to broaden the scope of design characteristics that can reflect the Historic character of a site. The additional character-defining aspects are encompassed by aspects of integrity not explicitly listed here, like location, site design, setting, feeling, association.

The applicant states that “composition of historic elements will be improved by restoring important historic architectural elements like the front porch, fenestration pattern, prominence of the primary façade.” All of this can be achieved without reorienting the structure. Staff finds that the reorientation is not required to restore any of the materials or architectural features that have been lost through past incompatible alterations. Staff will encourage the restoration of lost architectural elements in the Historic Structures current contextual setting.

d. It is important in local or regional history architecture, engineering, or culture associated with at least one (1) 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.**

Applicant's Analysis:

The site represents the history of the mining era in Park City, one of the top three metal mining areas in the state during the mining boom period in the late nineteenth and early twentieth century. The proposed project will enrich the site's association with the mining era in Park City.

Staff's Analysis:

To summarize previous comments and analysis found throughout this report, staff finds that reorienting the Historic Structure towards Woodside Avenue will diminish the site's significance and association with Park City's mining history by removing the last few historic character-defining features it retains. This Historic Structure's orientation towards Main Street articulates a very important development pattern in the Historic Districts.

III. Design Guidelines for Historic Sites

In August 2017, the Design Guidelines were formally adopted and incorporated into the LMC as Title 13. The *Design Guidelines for Historic Sites* provide specific language addressing the lifting of Historic Structures (page 31-32), the Relocation and/or Reorientation of Intact Buildings (pages 36-37), and Disassembly/Reassembly of all or part of Historic Structures (page 37-38).

Staff and the Design Review Team have reviewed the proposed reorientation and lifting of the Historic Structure using the Design Guidelines for Historic Sites. Staff and the Design Review team do not find that the proposal complies with Design Guidelines B.3 Foundations, E.1 Protection for the Historic Site and F. Disassembly/Reassembly of all or part of a Historic Structure. As stated previously in this staff report, the relationship between the orientation of the Historic Structure and Main Street is important in conveying the history of the Historic District and this site. Anne Oliver provided an in-depth analysis of the site significance and integrity using the National Park Service (NPS) definition of Significance and Integrity. She stated:

"The house at 424 Woodside remains in its original location and therefore retains that aspect of integrity, including its original orientation to the east and its siting on a small terrace below the street. And although much of the original setting has been lost, including adjacent historic houses, footpaths, staircases, and open space, the house at 424 Woodside retains its relationship to that earlier setting through its orientation and position on a shallow terrace below street level. The property is one of the few reminders of the historic development pattern on a part of the street where much of it has been lost, and is thus important in maintaining a district-wide sense of the historic setting.

(...)

In summary, the house at 424 Woodside retains integrity in the component aspect of location, as well as diminished but significant integrity in the aspects of setting and design. Because the property has already been so altered, it will be critical to preserve these aspects if 424 Woodside is to remain a Significant Site on the HSI and a contributing resource in the historic district."

Language from the Design Guidelines for Historic Sites is in **bold**. Excerpts from the applicant's supplementary analysis (Exhibit M) have been included in **blue** when provided for the specific sections of the Design Guidelines. Staff commentary and analysis is in *italics*.

The Design Guidelines address lifting Historic Structures to accommodate a foundation. The guidelines specifically state:

B. PRIMARY STRUCTURES

B.3. Foundations

B.3.1 A new foundation should not raise or lower the historic structure generally more than two (2) feet from its original floor elevation. See D.4 for exceptions.

B.3.2 The original placement, orientation, and grade of the historic building should be retained.

B.3.3 If the original grade cannot be achieved, no more than two (2) feet of the new foundation should be visible above finished grade on the primary and secondary facades.

The proposal does not comply with Design Guideline B.3.1 as the proposed lifting will lift the structure 7 feet 7 ¾ inches from its original floor elevation rather than the permitted 2 feet. Staff has not determined any exceptions listed in D.4 or adverse or unique conditions that would warrant the disproportionate lifting.

The current site conditions listed in the Findings of Fact of the 2011 Variance are still applicable.

The proposal would not comply with Design Guideline B.3.2 as the original placement, orientation, and grade of the historic building would not be retained. As stated previously, the original placement and orientation are essential to the integrity and significance of the site and prominence within the Historic District.

The proposal does not comply with Design Guideline B.3.3 as the proposed lifting would require the foundation to be greater than 2 feet above Final Grade in several locations due to the topography.

Therefore, under the Title 13 of the LMC, the HDDR only would permit the structure to be lifted two feet (2').

The Design Guidelines also address the reorientation of Historic Structures. The guidelines specifically state:

E. RELOCATION AND/OR REORIENTATION OF INTACT BUILDINGS

E.1. Protection for the Historic Site

E.1.1 Relocation and/or reorientation of historic buildings should be considered only after it has been determined by the Design Review Team

that the integrity and significance of the historic building will not be diminished by such action and the application meets one of the criterion listed in the sidebar to the left.

“SIDE BAR”:

In the HRL, HR1, HR2, HRM, and HRC zones, existing Historic Sites that do not comply with building setbacks are considered valid complying structures. Therefore, proposals to relocate and/or reorient a historic building may be considered ONLY:

- if a portion of the historic building encroaches on an adjacent property and an easement cannot be secured; or
- if relocating the building onto a different site is the only alternative to demolition; or
- if the Planning Director and Chief Building Official determine that unique conditions warrant the relocation or reorientation on the existing site

E.1.2 Relocation and/or reorientation of historic buildings should be considered only after it has been determined that the structural soundness of the building will not be negatively impacted.

E.1.3 The structure should be protected from adverse weather conditions, water infiltration, and vandalism before, during, and after the relocation/reorientation process.

E.1.4 If rehabilitation of the structure will be delayed, temporary improvements should be made—roof repairs, windows/doors secured and/or covered, adequate ventilation—to the structure to protect the historic fabric until rehabilitation can commence.

E.1.5 A written plan detailing the steps and procedures should be completed and approved by the Planning and Building Departments.

Applicant's Analysis:

E1.1: The historical integrity and significance of the historic site will not be diminished because the site will continue to meet the criteria for designation as a Significant Site (see analysis in Section 11-15-10).The proposed project will actually strengthen the Essential Historic Form of the Historic Building because important historic architectural elements will be restored and the exiting substandard conditions.

Side Bar Bullet Point #1: The historic building does not encroach on an adjacent property.

Side Bar Bullet Point #2: Applicants are not proposing to relocate the building onto a new site.

Side Bar Bullet Point #3: The analysis provided above under LMC 15-11-13C(1-4) endeavors to make the case for ‘unique conditions’, as defined in the LMC, that would allow for the reorientation/relocation of the historic building.

E1.2: Henry Shen, a licensed structural engineer, is part of the project team. His report suggests the Historic Building can be successfully relocated/reoriented.

E1.3-E1.5: The Historic Preservation Plan anticipates the intention to comply with this guideline if the request for reorientation/relocation is approved.

Staff's Analysis:

The proposal does not comply with Design Guideline E.1.1 because the reorientation of the Historic Structure will diminish the integrity and significance of the site and its context (this has been discussed at length previously in this staff report and in Exhibit K). Bullet points 1 and 2 of the "Side Bars" are not applicable to the proposal as there are no encroachment issues and the structure is not currently threatened by demolition. The Planning Director and Chief Building Official have not found unique conditions that would warrant the reorientation (see Exhibit L).

The proposal would comply with Design Guidelines E.1.2 through E.1.5 as these would be mitigated through proper construction techniques and documentation processes.

Process:

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

The Applicant or any party participating in the hearing may appeal the Historic Preservation Board decision to the Board of Adjustment. Appeal requests shall be submitted to the Planning Department ten (10) days of the Historic Preservation Board decision. Appeals shall be considered only on the record made before the HPB and will be reviewed for correctness.

Notice:

On July 1, 2017 and November 18, 2017, Legal Notice of the first and second HPB public hearings was published in the Park Record and posted in the required public spaces. Staff sent a mailing notice to property owners within 100 feet and posted the property on July 5, 2017 and November 21, 2017.

Recommendation:

Staff recommends the Historic Preservation Board review the Reorientation (Rotation) of the Significant Structure at 424 Woodside Avenue, conduct a public hearing, and deny the Reorientation pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Finding of Fact:

1. The applicant, Jon and Heather Berkley (Represented by Jonathan DeGray, Architect), are proposing to Reorient the Historic Structure towards Woodside Avenue (west). The primary façade of the Historic Structure currently faces towards

Main Street (east), and the applicant is proposing to reorient the building 180 degrees towards Woodside Avenue. The Historic Structure will be lifted 7 feet 7 ³/₄ inches upon reorientation.

2. The Duplex Dwelling located at 424 Woodside Avenue is listed as “Significant” on the Park City Historic Sites Inventory (HSI).
3. The property is located in the Historic Residential (HR-1) zone.
4. The Historic Structure faces towards Main Street in that the original primary entrance faces east. In 1993, a 700 square foot (SF) addition was constructed to the south of the Historic Structure to create the Duplex Dwelling Use.
5. In 2005 a Plat Amendment was approved creating a 75 foot wide lot by combining three (3) existing lots into one legal lot of record. The Historic Structure straddles two (2) of the three (3) lots that were combined.
6. In 2011, a Historic District Design Review (HDDR) application was submitted for the Reorientation and Relocation of the Historic Structure and construction of a new Addition. The HDDR proposal triggered a Variance.
7. In 2011, the Variance application was submitted for a Height Exception and for Front and Side Yard Setback Exception(s) citing a hardship regarding the elevation of Woodside Avenue in relation to the Historic Structure and the orientation towards Main Street (east) rather than the modern-day Public Right-of-Way (Woodside Avenue).
8. The Variance was Denied by the Board of Adjustment.
9. The 2011 Historic District Design Review application was Denied.
10. Historically, the Historic Structure was associated with a network of pedestrian paths on the east side of the structure that connected the residence to Main Street.
11. On November 16, 2016, the applicant submitted a HDDR Application for the subject property. The project scope of the HDDR included: Reorient (rotate) the Historic Structure so that the primary entrance faces Woodside Avenue (west); Lift the Historic Structure 7 feet 7 ³/₄ inches upon reorientation to “align with Woodside Avenue” and accommodate a basement addition; Panelize the Historic Structure in order to facilitate the reorientation; Remodel the existing non-historic addition; and Construct an addition to the rear (now east facing) façade of the Historic Structure.
12. After working with the applicant on the required materials for their submittal, the current HDDR application was deemed complete on March 2, 2017.
13. The HDDR application is currently under review and has not yet been approved, as it is dependent on Historic Preservation Board’s (HPB) review for Reorientation and Material Deconstruction.
14. The Historic Preservation Board held a public hearing and continued this item on July 19th, 2017.
15. On July 1, 2017 and November 18, 2017, Legal Notice of the first and second HPB public hearings was published in the Park Record and posted in the required public spaces. Staff sent a mailing notice to property owners within 100 feet and posted the property on July 5, 2017 and November 21, 2017.
16. The Historic Structure was constructed ca. 1886. The Park City HSI identifies the Historic Structure as significant to the Mature Mining Era (1894-1930).
17. Originally, the Historic Structure was a hall-parlor type single-family dwelling with a side-gabled roof; it was built on a relatively steep slope that was terraced toward the rear of the house (the Woodside Avenue side) to provide a more level building lot.

18. The Historic Structure first appears on the 1889 Sanborn Fire Insurance Map as a wood-framed and wood-sided house originally faced east, providing a view over Main Street. Physical evidence and the 1889 Sanborn map indicate that it had a small shed-roofed wing on the south end of the rear (west) side but no front porch.
19. By 1900, the original shed-roofed wing had been extended across the rear (west) side.
20. In 1907, the Sanborn Map indicates that a formal front porch was added to the east side, further defining it as the primary façade, at the same time that a secondary entry porch was added to the west side. The house retained this configuration through 1930.
21. The principal façade was composed of a central doorway flanked by a window on each side. Woodside Avenue was present to the west but, access to the house was via a footpath leading north from Fourth Street behind the Park Avenue houses, and then a short staircase leading up to the east façade. The orientation of houses along the uphill (west) side of Woodside was uniformly east-facing, while orientations along the downhill (east) side was mixed, with some facing the street and others the canyon.
22. By 1941, a second shed-roofed addition had been built across the west side, incorporating the 1907 rear screened porch and essentially filling the terrace between the rear wall of the house and the retaining wall so that the eave was nearly at grade. The front porch had been removed and asbestos shingles had been applied over the original wood siding by this time.
23. Asbestos shingle siding was noted on the 1957 tax appraisal card, which also documents the absence of an east porch.
24. The 1968 tax appraisal card indicates that a porch had been rebuilt across the east façade.
25. Between 1978 and 1993, the east façade was modified by the addition of a sunroom across the north two-thirds, covering the original doorway and north window.
26. The proposal will comply with the required ten foot (10') Front Yard Setback and minimum five foot (5') Side Yard Setback (total of 18 feet [18'] required), as dictated by the Historic Residential (HR-1) zoning district, described in Land Management Code (LMC) 15-2.2-3. In addition, the Historic Structure will comply with the 27 foot height requirement, described in LMC 15-2.2-5.
27. The proposal does not comply with Design Guideline B.3.1 as the proposed lifting will lift the structure 7 feet 7 $\frac{3}{4}$ inches from its original floor elevation rather than the permitted 2 feet. Staff has not determined adverse or unique conditions that would warrant the disproportionate lifting.
28. The current site conditions listed in the Findings of Fact of the 2011 Variance are still applicable. The Board of Adjustment based their Denial on conditions of the site that are still existent and are common to the neighborhood, including the elevation of Woodside Avenue.
29. The proposal would not comply with Design Guideline B.3.2 as the original placement, orientation, and grade of the historic building would not be retained. The relationship between the orientation of the Historic Structure and Main Street is important in conveying the history of the Historic District and this site.

30. The proposal does not comply with Design Guideline B.3.3 as the proposed lifting would require the foundation to be greater than 2 feet above Final Grade in several locations due to the topography.
31. The proposal does not comply with Design Guideline E.1.1 because the reorientation of the Historic Structure will diminish the integrity and significance of the site and its context.
32. Bullet points 1 and 2 of the “Side Bars” for E.1.1 are not applicable to the proposal as there are no encroachment issues and the structure is not currently threatened by demolition.
33. The proposal would comply with Design Guidelines E.1.2 through E.1.5 as these would be mitigated through proper construction techniques and documentation processes.
34. The proposal complies with LMC 15-11-13(A)(1)(a) and 15-11-13(A)(1)(b) as the applicant has submitted a plan for rotation and Structural Engineer’s report. The Historic Structure would remain structurally sound when it was reattached to a new structure in the new orientation.
35. LMC 15-11-13(A)(2) is not applicable as the structure is designated as “Significant” on the Park City Historic Sites Inventory.
36. The proposal does not comply with LMC 15-11-13(A)(3)(a) as the Historic Structure is currently structurally sound and is not threatened by demolition.
37. The proposal does not comply with LMC 15-11-13(A)(3)(b) as the Planning Director and Chief Building Official did not find hazardous conditions that were threatening the Historic Structure. The Planning Director and Chief Building Official found that any hazardous condition (like drainage) could be reasonably mitigated while maintaining the Historic Structure in its current location.
38. The proposal does not comply with LMC 15-11-13(A)(3)(c)(1) as the Planning Director and Chief Building Official did not find Unique Conditions that would warrant the proposed reorientation – including that the integrity of the site context has not been lost. The Historic Structure at 424 Woodside remains in its original location and therefore retains that aspect of integrity, including its original orientation to the east and its siting on a small terrace below the street.
39. The proposal does not comply with LMC 15-11-13(A)(3)(c)(2) as the proposed relocation will diminish the overall physical integrity of the Historic District and the site’s association with important development patterns of the Historic District. The physical integrity of the site is defined both by the Historic Structure’s siting on the lot and the remaining pieces of its Essential Historic Form. All restoration of lost Historic Materials could occur in the Historic Structure’s current location and siting.
40. LMC 15-11-13(A)(3)(c)(4) as the potential to preserve the Historic Structure will not be enhanced by its relocation. All restoration of lost Historic Materials could occur in the Historic Structure’s current location and siting.
41. The reorientation of the historic house at 424 Woodside Avenue will have a significant effect on its integrity, which has already been compromised by an addition and alterations on the east side and the large addition on the south side. Reorientation will diminish integrity to the degree that the property may no longer be considered a Significant Site as defined in the LMC and Design Guidelines.

Conclusions of Law:

1. The proposal does not meet the criteria for reorientation pursuant to LMC 15-11-13 Reorientation of a Historic Building or Historic Structure.

Exhibits:

Exhibit A	HPB Criteria for Relocation of Historic Structures
Exhibit B	Historic Sites Inventory Form
Exhibit C	Intensive Level Survey Draft Form
Exhibit D	2011 Variance Staff Report
Exhibit E	2011 Variance Minutes
Exhibit F	Historic District Design Review Historic Preservation Plan
Exhibit G	Historic District Design Review Physical Conditions Report
Exhibit H	Historic District Design Review Existing and Proposed Plans
Exhibit I	Applicant's Reorientation Analysis – submitted May 19, 2017
Exhibit J	Park City Municipal Corporation's Historic Preservation Consultant, Anne Oliver, SWCA - Assessment of Proposed Reorientation
Exhibit K	Public Comment
Exhibit L	Planning Director and Chief Building Official Determination
Exhibit M	Applicant's Supplemental HDDR Analysis – submitted September 13, 2017
Exhibit N	2011 Historic District Design Review Denial Letter

Exhibit A: HPB Criteria for Relocation of Historic Structures

The Historic Preservation Board shall find the project complies with the following criteria (Exhibit A):

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

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

- A. **CRITERIA FOR THE RELOCATION AND/OR REORIENTATION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON ITS EXISTING LANDMARK OR SIGNIFICANT SITE.** In approving a Historic District or Historic Site design review Application involving relocation and/or reorientation of the Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site, the Historic Preservation Board shall find the project complies with the following criteria.
1. For either a Landmark or Significant Site all the following shall be met:
 - a. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) can successfully be relocated and the applicant has demonstrated that a professional building mover will move the building and protect it while being stored; and
 - b. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;
 2. Landmark structures shall only be permitted to be relocated on its existing site if:
 - a. the relocation will abate demolition; or
 - b. the Planning Director and Chief Building Official find that the relocation will abate a hazardous condition at the present setting and enhance the preservation of the structure.
 3. For Significant sites, at least one of the following shall be met:
 - a. The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or
 - b. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or
 - c. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation on the existing Site. Unique conditions shall include all of the following:

- a. The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting; and
- b. The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district; and
- c. The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation; and
- d. The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation.

Exhibit B

Historic Sites Inventory Form

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 424 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: 424-WS-1

Current Owner Name: Heather Berkley

Parent Parcel(s): PC-66

Current Owner Address: 9308 Tournament Canyon Drive, Las Vegas, NV 89144

Legal Description (include acreage): 0.13 acres; LOT 1 424 WOODSIDE AVENUE SUBDIVISION.

2 STATUS/USE

Property Category

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

Evaluation*

- ☐ Landmark Site
- ☒ Significant Site
- ☐ Not Historic

Reconstruction

- Date:
- Permit #:
- ☐ Full ☐ Partial

Use

- Original Use: Residential
- Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

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

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

Blaes, Dina. "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: Hall-Parlor / Vernacular style

No. Stories: 1 & 1 ½

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

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

General Condition of Exterior Materials:

Researcher/Organization: Dina Blaes/Park City Municipal Corporation Date: November, 08

- ☒ Good (Well maintained with no serious problems apparent.)
- ☐ Fair (Some problems are apparent. Describe the problems.):
- ☐ Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- ☐ Uninhabitable/Ruin

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

Site: Site drops sharply from the finished roadway. Includes mature trees and shrubs.

Foundation: Assumed to be concrete based on an early photograph.

Walls: Clad in wood drop siding and corner boards.

Roof: Side gable with long rear shed extension is sheathed in metal standing seam material.

Windows: Windows include small fixed casement windows on the rear elevation and doubled-hung wood units on the side.

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 hall-parlor house has been modified significantly. A 1978 Structure/Site form indicates possible minor additions the original house, but pre-1995 a large addition was constructed to the south. The changes to the original house are minor but the construction of such a large side addition diminishes the site's original character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has been significantly altered by the construction of a 1 ½ story addition to the south side of the original structure. The addition includes a two-car garage and large paved parking area.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Though the physical evidence from the period that defines this as a typical Park City mining era house--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--remain on original part of the house.

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

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

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

5 SIGNIFICANCE

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

Date of Construction: c. 1900¹

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

¹ Summit County Tax Assessor.

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

1. Historic Era:

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

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

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

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

6 PHOTOS

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

Photo No. 1: Northwest oblique. Camera facing southeast, 2006.

Photo No. 2: Addition. Camera facing northeast, 2006.

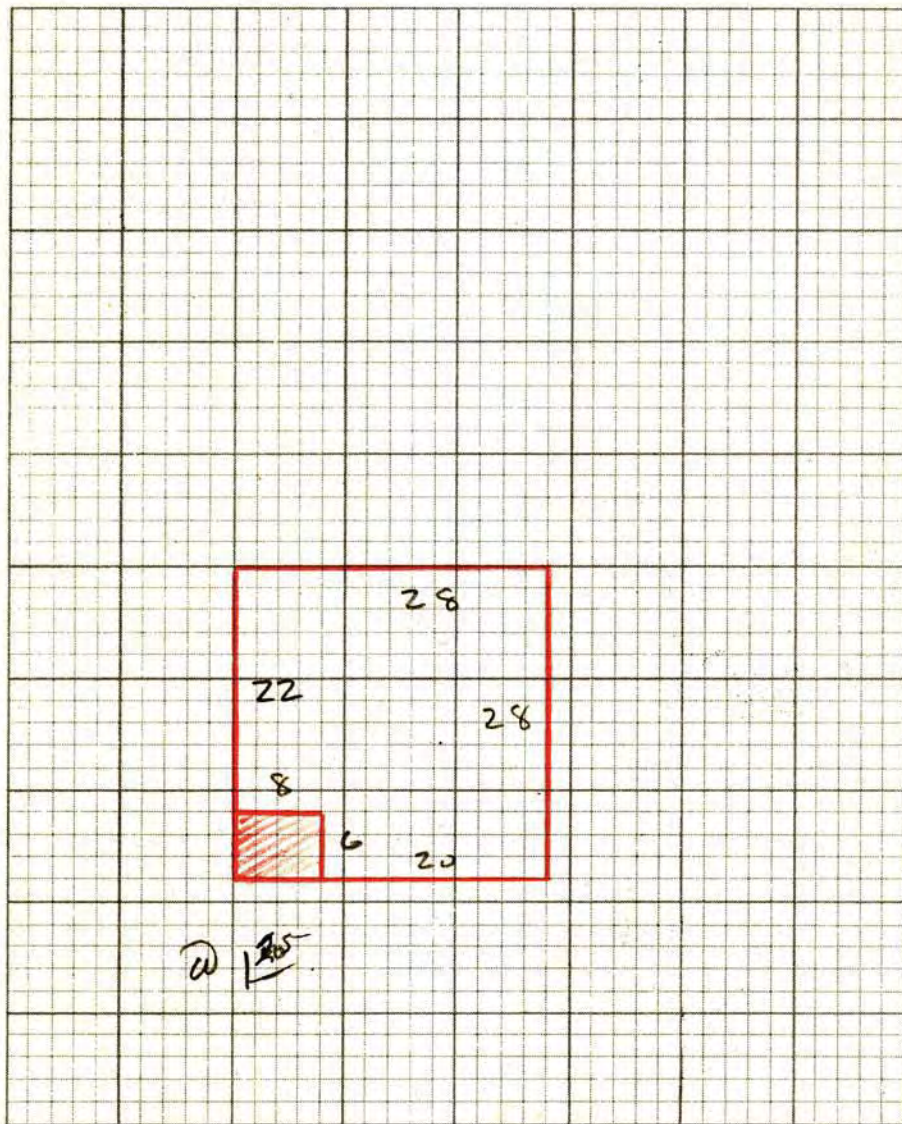
Photo No. 3: Northwest oblique. Camera facing southeast, 1995.

Photo No. 4: Addition. Camera facing northeast, 1995.

Photo No. 5: Northwest oblique. Camera facing southeast, tax photo.

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

Location _____					
Kind of Bldg. <u>Res</u>		St. No. <u>424 Woodside</u>			
Class <u>3</u>		Type 1 <u>3</u>		Cost \$ _____ X _____ %	
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		736		\$ 1504
	x x				
	x x				
Gar.—Carport _____ x _____ Flr. _____ Walls _____ Cl. _____					
Description of Buildings				Additions	
Foundation—Stone _____ Conc. <u>1/2</u> None <u>1/2</u>					
Ext. Walls <u>Asb Sides on Sid</u>					
Insulation—Floors _____ Walls <u>✓</u> Cigs. _____					
Roof Type <u>gib</u> Mtl. <u>pat</u>					
Dormers—Small _____ Med. _____ Large _____					
Bays—Small _____ Med. _____ Large _____					
Porches—Front <u>48</u> @ <u>100</u>				48	
Rear _____ @ _____					
Porch _____ @ _____					
Metal Awnings _____ Mtl. Rail _____					
Basement Entr. _____ @ _____					
Planters _____ @ _____					
Cellar—Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full _____ Floor <u>conc</u>				50	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____					
Attic Rooms Fin. _____ Unfin. _____					
Plumbing { Class <u>1</u> Tub <u>1</u> Trays _____					
Basin _____ Sink <u>1</u> Toilet <u>1</u>					
Wtr. Sfr. _____ Shr. St. _____ O.T. _____					
Dishwasher _____ Garbage Disp. _____				315	
Built-in—Appliances _____					
Heat—Stove <u>✓</u> H.A. _____ Steam _____ Stkr. _____ Blr. <u>X</u>					
Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____					
Air Cond. _____					
Finish—Fir <u>✓</u> Hd. Wd. _____					
Floor—Fir <u>✓</u> Hd. Wd. _____ Other _____					
Cabinets _____ Mantels _____					
Tile—Walls _____ Wainseot _____ Floors _____					
Storm Sash—Wood D. _____ S. _____ ; Metal D. _____ S. _____					
Total Additions				413	
Year Built _____		Avg. <u>59</u>	Current Value		\$ 1917
Inf. by { Owner—Tenant -		Age _____	Commission Adj. _____ %		
{ Neighbor—Record—Est.			Bldg. Value		
Remodel Year _____		Est. Cost _____	Depr. Col <u>1</u> 2 3 4 5 6 <u>30</u> %		
			Current Value Minus Depr.		\$ 575
Garage—Class <u>1</u>		Depr. 2% 3% _____	Carport—Factor _____		
Cars <u>1</u>		Floor <u>wd</u> Walls <u>slit</u> Roof <u>G I</u> Doors <u>1</u>			
Size— <u>10</u> x <u>18</u>		Age <u>26</u> Cost <u>123</u> x <u>30</u> %	37		
Other _____					
Total Building Value					\$



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
TOTAL						

Remarks: _____

KIND OF BUILDING	19	19	19	19	19	19	19	19	19	19	19	19
GARAGE												
RESIDENCE												
TOTAL												
ASSESSED VALUE												

KIND OF BUILDING	1958	1959	1960	1961	1962	19	19	19	19	19	19	19
GARAGE	37	37	37	37	37							
RESIDENCE	575	575	575	575	575							
TOTAL	612	612	612	612	612							
ASSESSED VALUE	245	245	245	245	245							

PC 66
Serial Number

OF
Card Number

Owners Name

Location

Kind of Bldg. Res

St. No. 424 Woodside

Class 3-

Type 1 2 3 4

Cost \$ 3310

x 94 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	736		\$ 3111	\$
	x x				
	x x				

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

Description of Buildings

Foundation—Stone Conc. Sills

Ext. Walls Sid (A)

Roof Type Gab Mtl. Pate RB

Dormers—Small Med. Large

Bays—Small Med Large

Porches—Front 48' @ 125 60

Rear @

Porch @

Planters @

Ext. Base. Entry @

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

Bsm. Gar.

Basement—Apt. Rms. Fin. Rms.

Attic Rooms Fin. Unfin.

Plumbing { Class 1 Tub. 1 Trays

Basin Sink 1 Toilet 1 460

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

Dishwasher Garbage Disp. 326

Heat—Stove H.A. FA X HW Stkr Elec.

Oil Gas X Coal Pipeless Radiant

Air Cond. — Full Zone

Finish—Fir. Hd. Wd. Panel

Floor—Fir. Hd. Wd. Other

Cabinets Mantels

Tile—Walls Wainscot Floors

Storm Sash—Wood D. S.; Metal D. S.

Awnings — Metal Fiberglass

Total Additions 846

Year Built 1898 Avg. 1. 1898 Replacement Cost 3957

Age 2. Obsolescence

Inf. by Owner Tenant Adj. Bld. Value

Neighbor Record - Est. Conv. Factor 125%

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

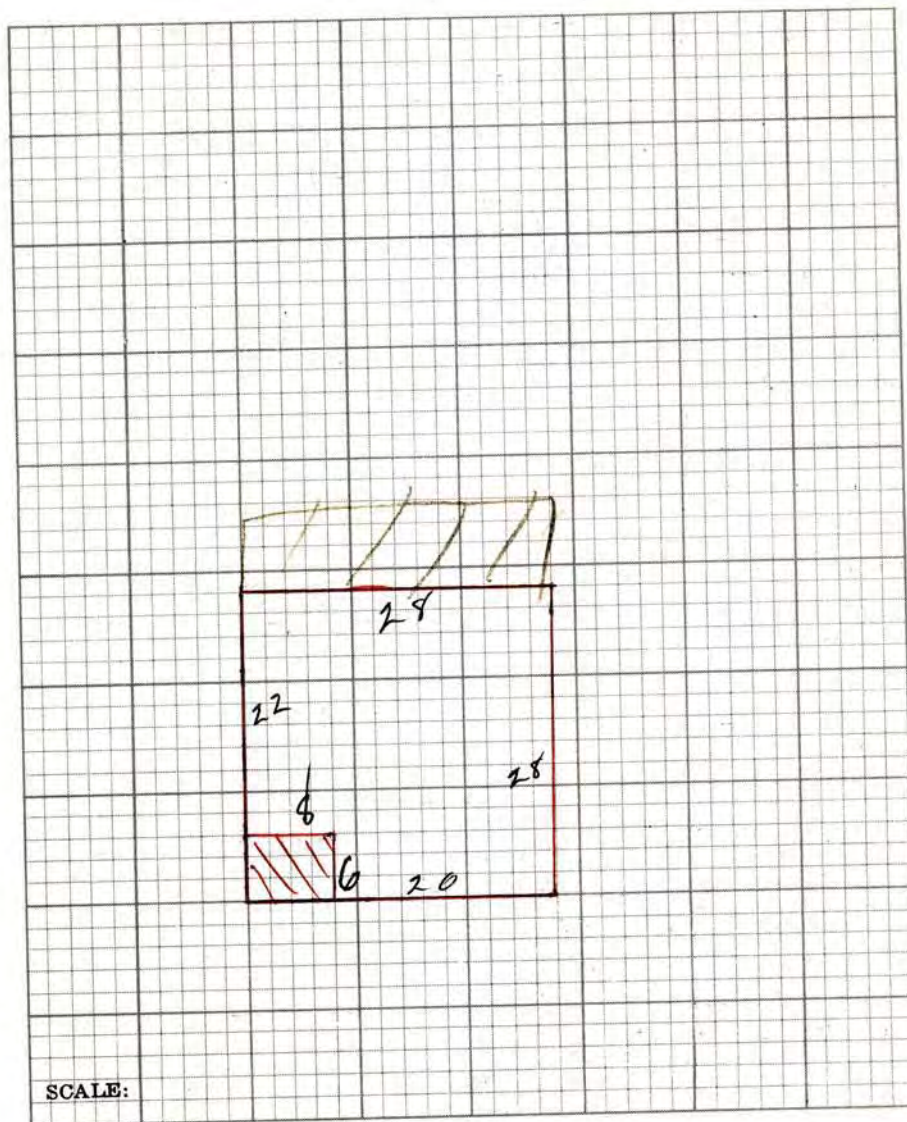
1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value \$

Appraised ① 10-17- 19 68 By 1708

Appraised ② 19 By 1248



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	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 _____



Researcher: Philip F. Notarianni
Date: August, 1978

Site No. SU-10-157

Utah State Historical Society
Historic Preservation Research Office
Structure/Site Information Form

IDENTIFICATION
1

Street Address: 424 Woodside Ave. Plat PCS Bl. 4 Lot 26-27
Name of Structure: T. R. S.
Present Owner: Esther Anderson UTM:
Owner Address: P.O. Box, Park City, 84060 Tax #: PC-66

AGE/CONDITION/USE
2

Original Owner: Construction Date: @1898 Demolition Date:
Original Use: residential
Present Use: Occupants:
☒ Single-Family ☐ Park ☐ Vacant
☐ Multi-Family ☐ Industrial ☐ Religious
☐ Public ☐ Agricultural ☐ Other
☐ Commercial
Building Condition: Integrity:
☐ Excellent ☐ Site ☐ Unaltered
☒ Good ☐ Ruins ☒ Minor Alterations
☐ Deteriorated ☐ Major Alterations

STATUS
3

Preliminary Evaluation: Final Register Status:
☐ Significant ☐ National Landmark ☐ District
☒ Contributory ☐ National Register ☐ Multi-Resource
☐ Not Contributory ☐ State Register ☐ Thematic
☐ Intrusion

DOCUMENTATION
4

Photography: Date of Slides: 11/77 Date of Photographs:
Views: Front ☒ Side ☐ Rear ☐ Other ☐ Views: Front ☐ Side ☐ Rear ☐ Other ☐

Research Sources:
☐ Abstract of Title ☐ City Directories ☐ LDS Church Archives
☒ Plat Records ☐ Biographical Encyclopedias ☐ LDS Genealogical Society
☒ Plat Map ☒ Obituary Index ☒ U of U Library
☒ Tax Card & Photo ☐ County & City Histories ☐ BYU Library
☐ Building Permit ☐ Personal Interviews ☐ USU Library
☐ Sewer Permit ☒ Newspapers ☐ SLC Library
☒ Sanborn Maps 1889, 1900, ☒ Utah State Historical Society Library ☐ Other
1907.

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Summit County Records.
Deseret News, April 3, 1915, p. 3.

Architect/Builder: unknown

Building Materials: wood

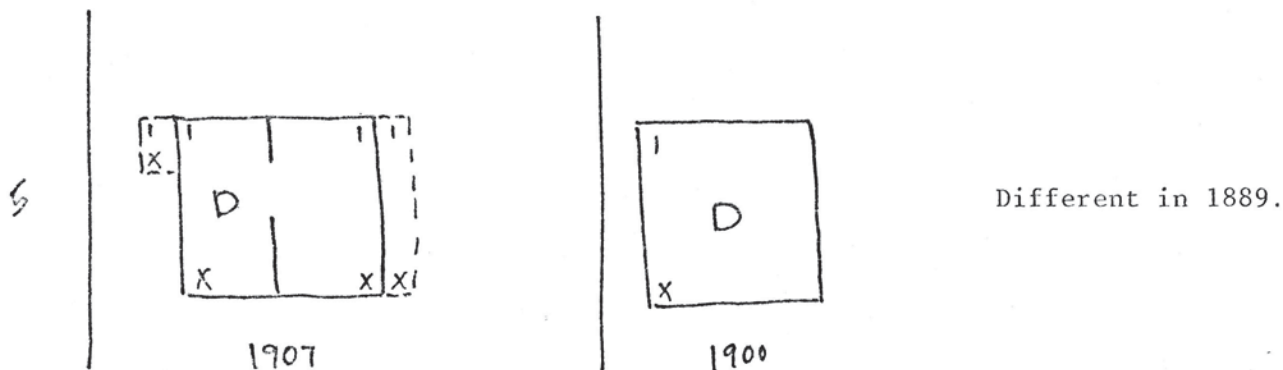
Building Type/Style: residential

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

One-story frame with a gable roof and sloping rear. Window placements appear to have changed little. Tax photographs indicate that the chimney, located on the north end, has remained the same since the 1940's.

Sanborn Map sketches show a possible alteration and/or additions between 1900-1907.



Statement of Historical Significance:

- ☐ Aboriginal Americans
- ☐ Agriculture
- ☐ Architecture
- ☐ The Arts
- ☐ Commerce

- ☐ Communication
- ☐ Conservation
- ☐ Education
- ☐ Exploration/Settlement
- ☐ Industry

- ☐ Military
- ☐ Mining
- ☐ Minority Groups
- ☐ Political
- ☐ Recreation

- ☐ Religion
- ☐ Science
- ☐ Socio-Humanitarian
- ☐ Transportation

This structure is also contributory to the Park City residential district; but in addition helps to illustrate how early housing was constructed to adapt to the steep terrain that exists in the area.

In the early 189's the lot belonged to C.W. Allen; and in 1896 sold by Charles Allen to Chelsey C. Barker. William T. Backus became an owner in the 1900's. Fraser Buck, of the firm Welsh, Driscoll and Buck, and local author, purchased the property in 1914 from William Dickett. Finally, in 1916 sold to Erick Anderson.

Chesley C. Barker was an engineer for the Daly-West Mine for more than twenty-five years, and was considered well versed in mine hoists and pumps. He was also a member of the Park City lodge Knights of Pythias.









Exhibit C

Intensive Level Survey DRAFT Form

HISTORIC SITE FORM

UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

1 IDENTIFICATION

Name of Property: **William T. Backus House**

Address: **424 Woodside Avenue**

Twtnshp

Range

Section:

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

UTM:

Current Owner Name: **Heather Berkley**

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

Current Owner Address: **9308 Tournament Canyon Drive**

Quad/2011

Las Vegas, NV 89144

Tax Number: **424-WS-1**

Legal Description (include acreage): **LOT 1 424 WOODSIDE AVENUE SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 5625 SQ FT OR 0.13 AC**

2 STATUS/USE

Property Category

☒ building(s)

☐ structure

☐ site

☐ object

Evaluation

☐ eligible/contributing

☒ ineligible/non-contributing

☐ out-of-period

Use

Original Use: **single dwelling**

Current Use: **single dwelling**

3 DOCUMENTATION

Photos: Dates

☒ digital: **Nov. 2013 (4)**

☒ prints: **2006 (2), 1995 (2)**

☐ historic:

Drawings and Plans

☐ measured floor plans

☐ site sketch map

☐ Historic American Bldg. Survey

☐ original plans available at:

☐ other:

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

☒ abstract of title

☒ tax card & photo

☐ building permit

☐ sewer permit

☒ Sanborn Maps

☐ obituary index

☐ city directories/gazetteers

☒ census records

☐ biographical encyclopedias

☐ newspapers

☒ city/county histories

☐ personal interviews

☐ USHS History Research Center

☒ USHS Preservation Files

☐ USHS Architects File

☐ LDS Family History Library

☒ local library: **Park City Museum**

☐ university library(ies):

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

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

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

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

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

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

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

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

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

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

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

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

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: hall-parlor type / vernacular style No. Stories: 1.5

Foundation Material: concrete Wall Material(s): drop-novelty wood siding

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

Number of associated outbuildings 0 and/or structures 0.

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

424 Woodside is a hall-parlor type house that has been modified significantly. The hall-parlor is one of the main three house types built during the historic Park City mining era, and is the earliest of those three, occurring mostly toward the beginning of that period. A large addition has been built to the side at the street level above the original house which is well below the road grade. The side gable roof of the original house is sheathed with standing seam metal, while the complex roof of the addition is sheathed with composition shingles. The walls of both the original house and the addition are clad with drop-novelty wood siding. The façade of the original house that is facing the street has at least four casement windows spaced across it, while the side has several one-over-one double hung sash windows. The addition has a one-over-one double hung sash window in its gable and two of the same type in the front most section. The addition has a two-car garage that is on the same level as the street. The original house is much lower than the road grade, and a concrete stair leads down to the primary façade of the house. Although the overall form remains legible, the cumulative formal and material changes have diminished its historic value.

5 HISTORY

Architect/Builder: **unknown**

Date of Construction: **c. 1900**

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

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

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

A brief history of the house was given in a 1978 National Register nomination:

"This structure is also contributory to the Park City residential district; but in addition helps to illustrate how early housing was constructed to adapt to the steep terrain that exists in the area.

"In the early 1890's the lot belonged to C.W. Allen; and in 1896 sold by Charles Allen to Chelsey C. Barker. William T. Backus became an owner in the 1900's. Fraser Buck, of the firm Welsh, Driscoll and Buck, and local author, purchased the property in 1914 from William Dickett, Finally, in 1916 sold to Erick Anderson.

"Chesley C. Barker was an engineer for the Daly-West Mine for more than twenty-five years, and was considered well versed in mine hoists and pumps. He was also a member of the Park City lodge Knights of Pythias."

Due to the commonness of the name Charles Allen, it is difficult to determine who the owner of the property was initially, as several lived in Park City at the time.

William T Backus, the owner after Charles (or Chelsey) Barker and also his nephew, had lived in Park City previously, leaving for Nevada in 1904. They returned at some point, and lived in this house for a time, before selling it to Charles Barker's wife Luella, who quickly sold it to William Dickert in 1909.

Not much information was found on William Dickert, and he does not appear on the 1910 census, so it can be assumed he did not live on the property. He transferred the property to Fraser Buck in 1914.

Fraser Buck was a salesman in the hardware industry. It is noted in the 1920 census that he lived with his parents and sister. No other information is known about him. The property was transferred to Erick Anderson in 1916.

It appears that Erick Anderson did not live at the house, at least during the time of the 1920 census, when the house was vacant. The house was also vacant during the 1930 census.

In 1931, Erick Anderson transferred the property to his daughter Esther Anderson, who retained it until 1981. It was rented by Andles Henderson and his wife Sydona during the 1940 census. Andles was a laborer in a mine, but nothing else is known of him. The property is currently owned by Heather Berkley.



424 Woodside Avenue. Southwest oblique. November 2013.



424 Woodside Avenue. West elevation. November 2013.



424 Woodside Avenue. Northwest oblique. November 2013.

TITLE SEARCH FORM

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

Address: 424 Woodside Avenue

City: Park City, UT

Current Owner: Heather Berkley

Address: (see historic site form for address)

Tax Number: 424-WS-1 (parent parcel: PC-66)

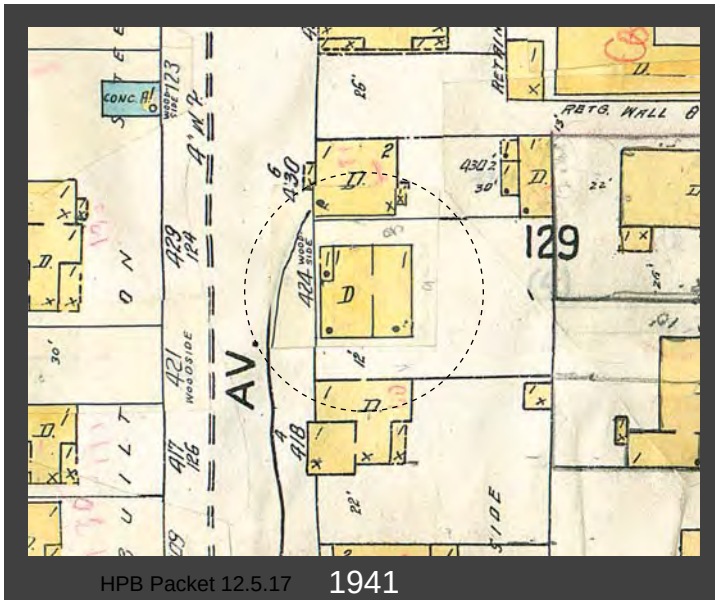
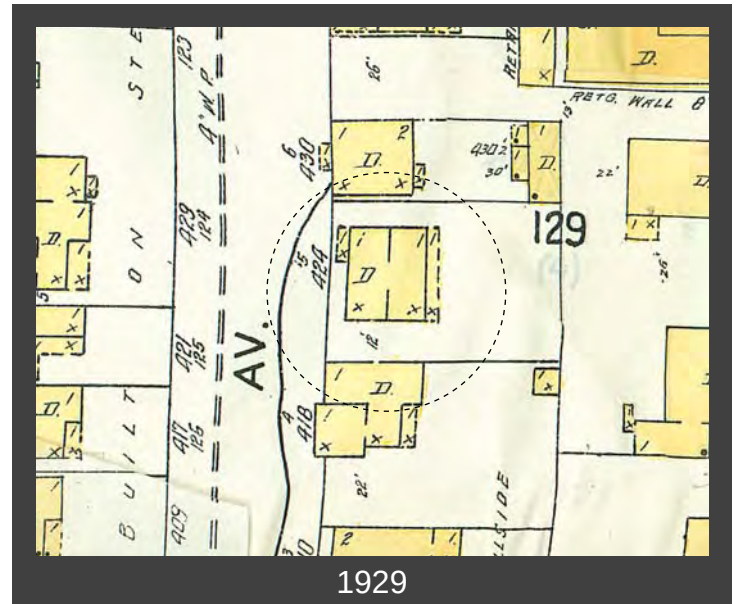
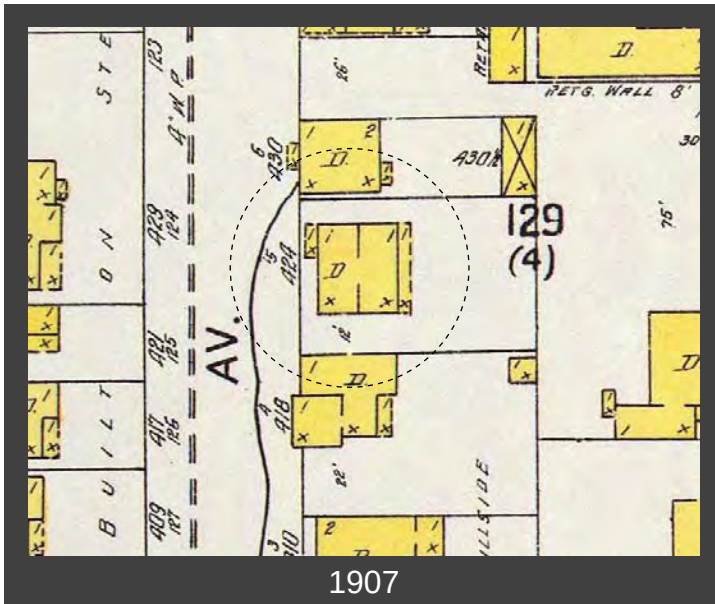
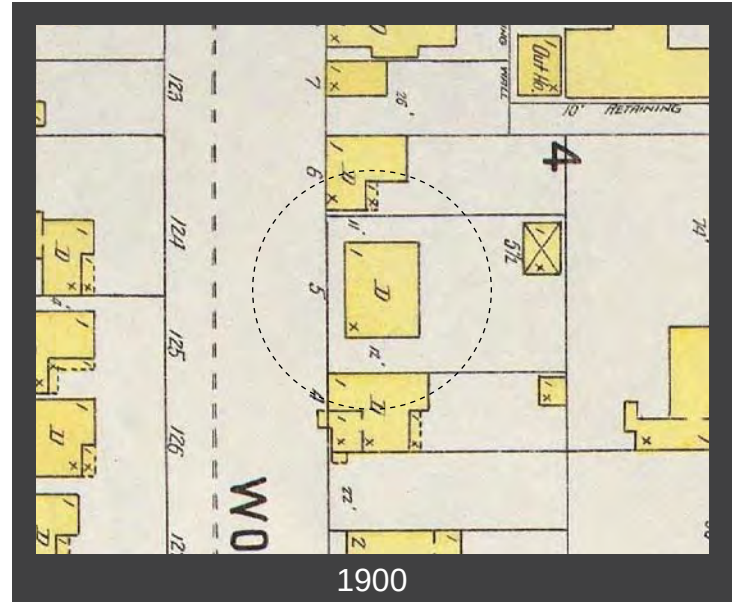
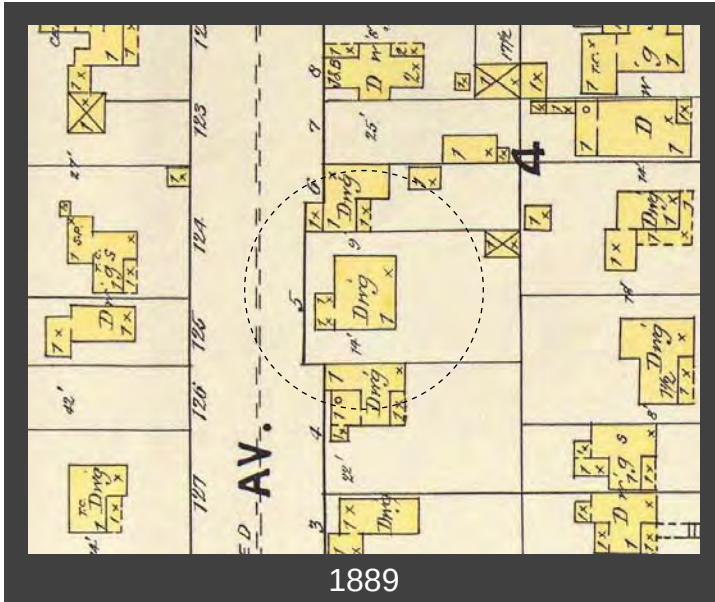
Legal Description (include acreage): Lot 1 424 Woodside Sub. (PC BK4 L26, L27, L28)
(see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
4/12/1886	Alfred B. Mulhall (ill.)	Henry Newell	Mortgage	\$100.00	"26,27"
6/4/1886	A.B. Mulhall (ill.)	Charles W. Allen	W		"26,27"
6/8/1886	Charles W. Allen	Gilbert Gregor	Mortgage	\$200.00	"26,27"
7/17/1893	C.W. Allen & wife	John Kennedy	Mortgage	\$195.00	"26,27"
4/18/1896	Chas W. Allen	Charles C. Barker	W		"26,27"
12/19/1901	Charles C. Barker & w.	Jennie H. Backus	W.D.		"26,27"
9/25/1909	Wm. T. Backus & wife	Luella V. Barker	Deed		"26,27"
12/23/1909	Luella V. Barker	Wm. Dickert & wife	W.D.		"26,27"
12/21/1914	William Dickert & wife	Fraser Buck	W.D.		"26,27"
5/6/1916	Fraser Buck & wife	Erick Anderson	W.D.		"26,27"
12/18/1931	Erick Anderson	Esther Anderson	W.D.		"26,27"
6/16/1981	Esther Anderson	Ennis J. Gibbs	W.D.		"26,27"
2/21/1989	Ennis J. Gibbs	Richard B. & Robert L. Peek	W.D.		"26,27,28"
12/14/1989	Robert L. Peek	Richard B. Peek	W.D.		"26,27,28"
12/20/1996	Richard B. Peek	Roger D. Armstrong	W.D.		"26,27,28"
10/9/2003	Roger D. Armstrong	Heather Berkeley	W.D.		"26,27,28"

Researcher: John Ewanowski, CRSA Architecture

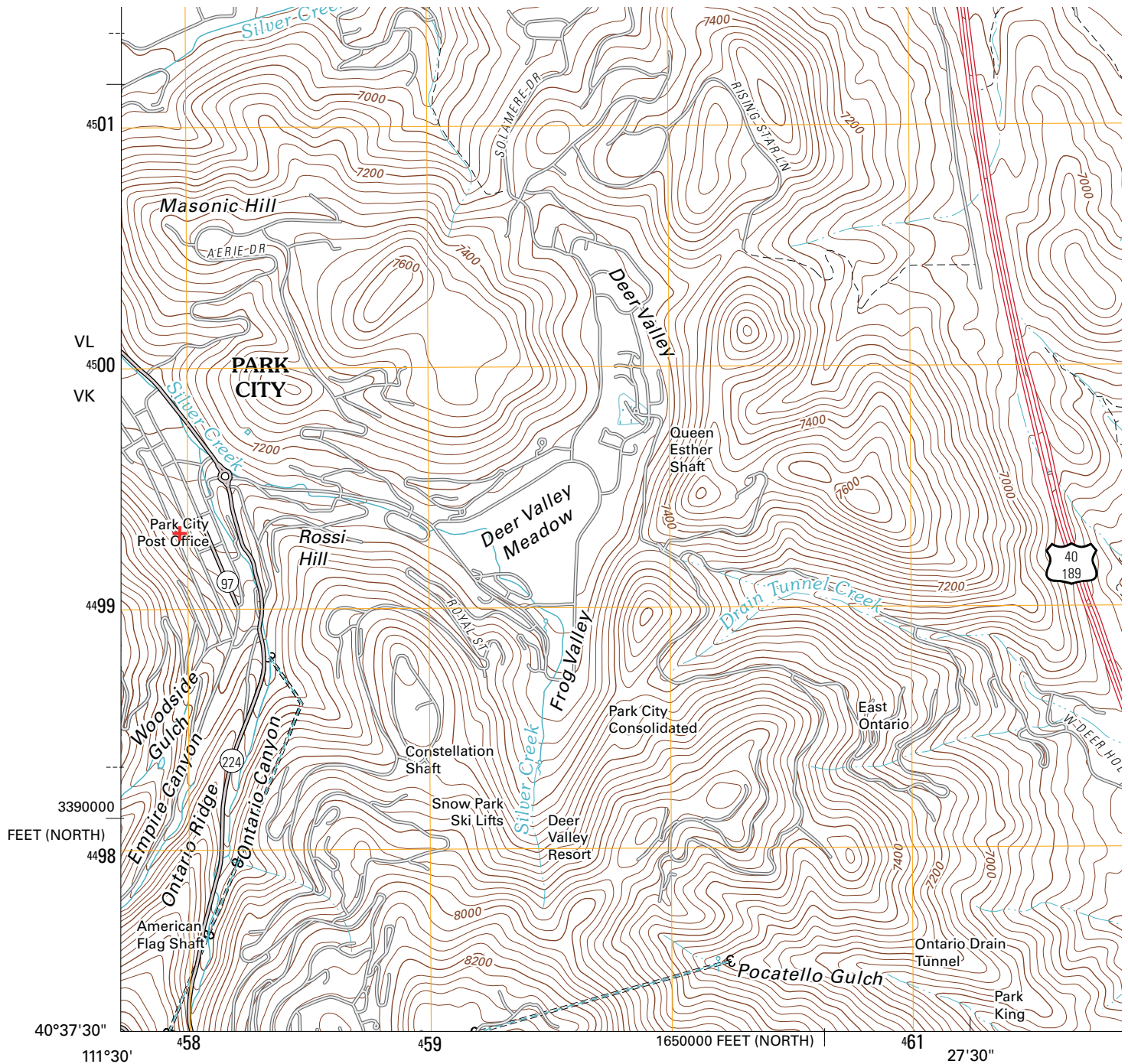
Date: 1/6/2015

424 Woodside Avenue Park City, Summit County, Utah
 Intensive Level Survey—Sanborn Map history



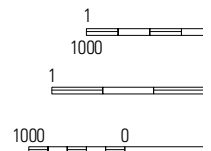
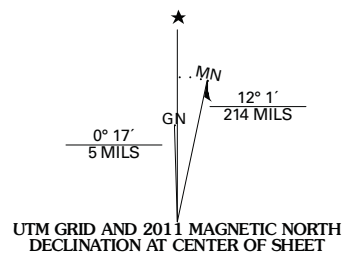


Tax photo c. 1940



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

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



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

Exhibit D

2011 Variance Meeting Staff Report (link in Staff Report)

Exhibit E

2011 Variance Meeting Minutes

MINUTES OF PARK CITY BOARD OF ADJUSTMENT
CITY HALL, COUNCIL CHAMBERS
OCTOBER 4, 2011

IN ATTENDANCE: Ruth Gezelius, Mary Wintzer, Hans Fuegi, Richard Miller

EX OFFICIO: Thomas Eddington, Planning Director; Polly Samuels-Mclean, City Attorney; Mathew Evans, City Planner

I. ROLL CALL

Chair Gezelius called the meeting to order at 5:08 PM and noted that all Board members not present were excused.

II. PUBLIC COMMUNICATION

There was no comment.

III. STAFF & BOARD COMMUNICATIONS

There was discussion among Staff and Board concerning the issue of the re-hearing for the agenda item. City Attorney Mclean explained that the applicant was notified that the ratification was scheduled but the date of the hearing and staff report was not made available to the applicant three days prior to the meeting as required by Code. The applicant did have the ability to wave the three day period but chose not to. It was noticed that neither the applicant nor public was in attendance for the re-hearing. City Attorney Mclean made the Board aware that the vote of the ratification on September 27, 2011 should be vacated by the Board prior to hearing the item on regular agenda.

City Attorney Mclean updated the Board of Adjustment on 129 Main Street, a Variance and Special Exception that was heard before the Board and recently ruled on at District Court. The settlement by the Court upheld the denial of the Variance by the Board of Adjustment though the Special Exception was overturned. Staff was concerned with the broad language in the Land Management Code regarding Special Exceptions and that the language may be amended in the future.

Board member Miller directed Staff to deliver packets to all members of the Board whether they were scheduled to be present at the meeting or not. He further asked that emails be sent to confirm meetings to all members, not just those that confirmed they were available on the scheduled dates.

IV. REGULAR AGENDA

MOTION: Board member Fuegi moved to vacate the vote of the Board of Adjustment on September 27, 2011 on the matter of the ratification of Findings of Facts, Conclusions of Law, and Order for 424 Woodside Avenue. Board member Wintzer seconded.

VOTE: 4-0. Unanimously carried.

PL-11-01317 424 Woodside Avenue – Ratification of Findings

The Board reviewed and made changes to the Findings of Facts as follows:

- Finding of Fact #13 as pointed out by Board member Miller should have the singular "prevent" instead of "prevents".
- Finding of Fact #15 was amended by Board member Miller to read "All three variance requests are based upon self- imposed design hardships..."

MOTION: Board member Wintzer moved to ratify the Findings of Facts. Conclusions of Law and Order as amended for 424 Woodside Avenue Variances to height, front setback, and side yard setback. Board member Fuegi seconded the motion.

VOTE: 4-0. Motion carries unanimously.

Finding of Fact

1. The property is located in the Historic Residential (HR-1) zone.
2. Records indicate that in 1900 a 956 square foot Historic home was built at 424 Woodside Avenue and is currently listed as Significant on the Historic Sites Inventory.
3. In 1993, two additional lots adjacent to the property were combined into one lot and a building permit was issued for a 700 square foot addition which would be used as a duplex.
4. The 1993 addition was built to a height of 28 feet which was the permitted zone height at the time.
5. Because of the topography of the site, a height of 29 feet would be required of the portion of the historic house in order to match the height of the 1993 addition.
6. The duplex is located on a lot that is 75 feet wide and 75 feet deep, the existing historic home is located approximately 6 feet below the top grade of Woodside Avenue.
7. The maximum height in the HR-1 Zone is 27 feet, the applicant proposed to raise the historic portion of their home to 29 feet, thus the applicant needed a 2 foot variance to the maximum height allowed in the HR-1 Zone.
8. The maximum front yard setback in the HR-1 Zone is 10 feet as measured from the property line; the applicant proposed to raise and rotate the historic portion of the home and place additional living space directly under the historic home with a 0 foot front yard setback, thus the applicant needed a 10 foot variance for the front yard setback for the proposed addition as required in the HR-1 Zone.
9. The combined total side yard setback requirements for a lot that is 75' wide by 75' feet deep is 18 feet with each side having a minimum 5 foot setback. The existing combined setbacks are 15 feet, with 5 feet on the south-side property line, and 10 feet on the north-side property line. The applicant was proposing to have a 10 foot setback for the additional living space below the historic portion of the home on the north side of the property after it was to be raised and rotated, thus necessitating a need for a three foot variance to the total side-yard setback standards in the HR-1 Zone.
10. The applicant requested to raise the home a total of 10 feet to bring the overall height to 29 feet in order to match the floor elevation of the 1993 addition and bring it to street level.
11. Applicant failed to show specifically why raising the house to a height of 29 feet as opposed to the zone height of 27 feet was necessary and created a hardship.
12. Matching the height of a historic house to a modern addition is not a hardship and does not meet the spirit of the zoning ordinance or the general plan.

13. Applicants failed to show how a two foot difference (i.e. raising the house to 29 feet as opposed to the zone height of 27 feet) creates a hardship. Two feet would not require an exposed staircase or prevent the house from being close to street elevation.
14. Raising the home 27 feet would bring the historic portion of the home to the same elevation as the street. The 2 foot variance to the maximum height allowed would have raised the home to one-foot (1') above the street elevation.
15. All three variance requests are based upon self- imposed design hardships due to the fact that the applicant could achieve the lifting and rotating of the home without the addition of living space below the building, and without matching the exact floor elevation of the 1993 addition to the home. The applicants request for additional living space below the historic portion of the building, and matching the existing floor elevation of the 1993 addition is not a hardship created by special circumstances associated with the property.
16. The alleged hardship comes from conditions general to the neighborhood, not from circumstances peculiar to the property. Several houses on the downhill side of the street are situated in much the same way as the applicant's home. The positioning of the home on the lot is not unique to this area as many homes were constructed in a manner that allowed the home to face downward towards Main Street. The applicant previously combined three lots and has ample room to expand the existing non-historic portion of the home to add additional living space.
17. Any life-safety issues related to the existing location of the home on the property and its proximity to the street and position below the established grade of the street can be mitigated without the need for a variance, including raising the historic portion of home without the addition of living space underneath and without violating the maximum height requirement. The matching of the floor elevation of the existing home, or bringing the home up to above street level is not a necessity; the applicant can accomplish the rising of the home with a "step-down" from the 1993 addition.
18. The determination whether to raise and rotate the existing home is made as part of the Design Guidelines for Historic Districts and Historic Sites determination. However, raising and rotating the historic house can be achieved without the need for the variance.
19. Additional living space is also proposed behind (in the rear yard) of the existing historic portion of the home. Due to the size of the lot and current placement of the historic home, additional living space can be achieved without the need for the variance.

Conclusions of Law

1. Literal enforcement of the HR-1 zone requirements for a maximum height of 27 feet, front-yard setback requirements of 10 feet and a combined sideyard requirements of 18 feet does not cause an unreasonable hardship. This is not necessary to carry out the general purpose of the zoning ordinance.
2. There are no special circumstances attached to the property that do not generally apply to other properties in the same district
3. Granting the variances is not essential to the enjoyment of substantial property right possessed by other property owners in the same district.
4. The proposal is inconsistent with the General Plan.
5. The spirit of the zoning ordinance is not observed by this application.
6. All of the criteria needed to allow for a variance for each request, pursuant to LMC section 15-10-9, have not been met, thus the variances are not justified.

Order: The variances to LMC section 15-2.2-5 (A) and 15-2.2-3 (D) are hereby denied for:

Exhibit F

Historic Preservation Plan

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



HISTORIC PRESERVATION PLAN

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

For Official Use Only

PLANNER: HANNAH TURPEN

APPLICATION #: PL-16-03379

DATE RECEIVED: 11/16/16

PLANNING DIRECTOR

CHIEF BUILDING OFFICIAL

APPROVAL DATE/INITIALS: _____

APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

☐ LANDMARK

☒ SIGNIFICANT

DISTRICT: _____

NAME:

JOHN & HEATHER BERKLEY

ADDRESS:

424 WOODSIDE AVE

TAX ID:

424.WS.1

OR

SUBDIVISION:

OR

SURVEY:

LOT #:

BLOCK #:

APPLICANT INFORMATION

NAME:

JONATHAN DEGRAY

PHONE #:

(435) 649-7263

FAX #: () -

EMAIL:

degrayarch@westoffice.net

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



Site Design

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

Element/Feature: Site Design

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☒ Rehabilitation

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

The existing historic form is oriented so that the front of the building faces the back yard, or rear of the site. The historic form is a full story below the street level of Woodside Avenue so the only thing visible of the historic form from the street is the metal roof. This condition along with the scale of the addition to the south places the historic form in a hole. Per the Site Inventory 424 Woodside Ave. has been extensively modified creating a situation where the historic form is dwarfed by surrounding structures and is a full level below street level. By raising and rotating the historic form we will establish it as a visually prominent element along the street. The new location will fit in with the current rhythm of building forms along the street. The proposed addition, located below the historic form, will not be visible from the street. The proposed changes outlined here are all intended to improve the appearance of the historic form and reestablish its presence along Woodside Avenue making it once again a valuable asset to the district for years to come.



Structural

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: Structure

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:

It is our intention to strip the existing historic form building down, removing all the contemporary material and then see what we have. We anticipate not finding any historic material other than 1x12 exterior wall sheathing attached to new stud walls.

If this is the case we would propose to proceed as follows.

1. Panelize the exterior north and east walls.
2. Change the orientation of the building so that it faces Woodside Avenue and is raised to the street level, **9' from its existing location**, so the front of the historic building faces the street, not the back yard.
3. Construct a new foundation
4. Re-build the structural frame placing the historic form on top, front facing Woodside Ave.

Through the renovation and addition of this residence we will:

- a. Provide a foundation to the structure.
- b. Re-orient the building so the front faces the street and is elevated to have a relationship to the street that is currently not present

Roof

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

Element/Feature: Roof

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☒ Rehabilitation

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

The roof will be rebuilt to meet the structural requirements of code and retain the historic form and appearance.

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: None



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 walls

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☒ Rehabilitation

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

It is our intention to strip the existing historic form building down, removing all the contemporary material and then see what we have. We anticipate not finding any historic material other than 1x12 exterior wall sheathing attached to new stud walls.

If this is the case we would propose to proceed as follows.

5. Panelize the exterior north and east walls.
 6. Change the orientation of the building so that it faces Woodside Avenue and is raised to the street level, **9' from its existing location**, so the front of the historic building faces the street, not the back yard.
 7. Construct a new foundation
 8. Re-build the structural frame placing the historic form on top, front facing Woodside Ave.
- Through the renovation and addition of this residence we will:
- c. Provide a foundation to the structure.
 - d. Re-orient the building so the front faces the street and is elevated to have a relationship to the street that is currently not present
 - e. Replace the non-historic windows with period correct units Replace/repair siding.

Foundation

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

Element/Feature: 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:

A new foundation will be built that is code compliant.



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: Porch

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

The front porch, currently facing the rear of the site, has been walled in to create more interior living space. We would propose to bring the porch back to its historic appearance and use.

Doors

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

Element/Feature: Doors

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

All historic doors have been replaced, see physical condition report. All new doors will be historic in appearance.

Windows

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

Element/Feature: Windows

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

All historic windows have been replaced, see physical condition report. All new windows will be historic in appearance.



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.

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: Mechanical & Electrical systems

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

All Mechanical and Electrical systems will be new and code compliant.

Additions

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

Element/Feature: Addition

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

The new addition will be placed below and to the rear of the historic form and be distinctive from the exiting home.



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.

4. PROJECT TEAM

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

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

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

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

1. Architect: Jonathan DeGray Architect, 435-649-7263, degrayarch@qwestoffice.net.
2. Structural Engineer: Shen Engineers, Henry Shen, 801-466-2625, sheneng@msn.com
3. Contractor: None chosen at this phase in the project.

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.

1. See Historic Site Inventory

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.

1. Owner will place a lien on the property in favor of the city.

7. ACKNOWLEDGMENT OF RESPONSIBILITY

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

Signature of Applicant: _____ Date: _____

Name of Applicant: _____



Exhibit G

Physical Conditions Report

PARK CITY MUNICIPAL CORPORATION
PLANNING DEPARTMENT
445 MARSAC AVE ° PO BOX 1480
PARK CITY, UT 84060
(435) 615-5060 ° (435) 615-4906 FAX



PHYSICAL CONDITION REPORT

For use with the Historic District/Site Design Review Application

For Office Use Only	
PROJECT PLANNER	APPLICATION #
	DATE RECEIVED

PROJECT INFORMATION

HISTORIC SITE? ☐ NO ☐ YES ☐ LANDMARK ☐ SIGNIFICANT ☐ DISTRICT: _____

NAME: Berkley Residence		
ADDRESS: 424 Woodside Avenue		
TAX ID #: 424-WS-1		OR
SUBIVISION:		OR
SURVEY:	LOT #:	BLOCK #:

CONTACT INFORMATION

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

Instructions for Completing the PHYSICAL CONDITION REPORT

The purpose of the PHYSICAL CONDITION REPORT is to document the existing conditions of the site, its buildings and structures. All sites, historic or otherwise, that are the subject of a Historic District/Site Design Review application are required to complete a PHYSICAL CONDITION REPORT. This form should be completed and submitted to the Planning Department prior to your Pre-Application Conference.

WRITTEN DESCRIPTION

The features listed below, if extant on your site, must be described in full. If the scope of your project is limited (window replacement, porch rehabilitation, etc.) describe only those elements directly impacted by your proposal and write "not applicable" in other sections. Descriptions should be concise and detailed and should include materials, dimensions, present condition, and approximate date (if known). If your descriptions require additional space, please attach a continuation sheet OR you may create a separate document by restating each numbered item followed by your full response. Documentation from a licensed professional must be submitted to support claims regarding severely deteriorated or defective conditions.

PHOTOGRAPHS

Digital photographs must be included with this report. Specifications and a template for organizing and labeling photographs are provided on the last page of this report.

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

The property slopes downhill from west to east off Woodside Avenue. From Woodside Avenue to the front property line is approximately 17.5 feet and slopes down 8' with a rock retaining wall that runs parallel to Woodside Avenue. From front property line to back property line is 75 feet and slopes downhill approximately 13 feet.



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A.2. LANDSCAPING - Describe the natural and/or planted materials, paths, decks, patios or other elements that are part of the existing landscaping scheme, including approximate dates. Describe existing feature(s) and condition:

The front of the property off Woodside Avenue has rock retaining wall that runs parallel with the street. The entry stairs are wood and are in fair shape. Stone walkway leads from the entry to the rear yard. All vegetation is natural and maintained.



Rock retaining wall and entry stairs along west elevation

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



Stone walkway at entry leading to rear yard (north elevation)



Rear yard looking southeast

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

A.3. RETAINING WALL(S) - Describe any functional or decorative walls on the site, including approximate dates of construction.

Describe the existing feature(s) and condition:

See A.2 Landscaping

A.4. EXTERIOR STEPS - Describe any exterior steps on the property including location, dimensions, materials, and approximate dates of construction.

Describe the existing feature(s) and condition:

See A.2 Landscaping

A.5. FENCE(S) - Describe any fences on the property including location, dimensions, materials, and approximate dates of construction.

Describe the existing feature(s) and condition:

The rear fence (owned by adjacent property) runs north to south and is 4x4 wood post with 1x4 wood slats in need of repair. The wood fence along the north property line is 6' length sections of 1x6 dog eared cedar slats and in need of repair.



Rear yard fence

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



Fence on north side of property

A.6. OTHER SITE FEATURES (SPECIFY):

Describe the existing feature(s) and condition: ***None***

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

MAIN BUILDING

B.1. ROOF - Describe the existing roof materials, roof framing, pitch and elements such as skylights, vents or chimneys along with the approximate dates of the features. Describe the existing feature(s) and condition:

The roof is simple gable with a 10/12 pitch with a shed running west at a 2.5/12 pitch. This form was the original built about 1900. The shed roof running east off the main gable is a 4/12 pitch and was added after 1978. The roof material is standing seam metal applied after 1978. The main gable form is standing seam metal roof over historic wood shake over historic 1x8 skip plank over historic 2x4 truss at 24" o.c., the truss has 2x4 bottom chord with 1x4 kickers. The two sheds of the gable running east and west were updated after 1978 with standing seam metal over 5/8" plywood over 2x12 joist at 24" o.c.



Roof looking east

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



Roof looking southeast

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

B.2. EXTERIOR WALL -PRIMARY FACADE - Describe the exterior facade including materials, dimensions, finishes and approximate dates of construction. Describe the existing feature(s) and condition:

The north elevation is 1x8 horizontal lap siding applied after 1978, over historic 1x12 vertical plank on 2x4 studs at 24" o.c.



North elevation

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

B.3. EXTERIOR WALL -SECONDARY FACADE 1 - Describe the exterior facade including materials, dimensions, finishes and approximate dates of construction.
Describe the existing feature(s) and condition:

The west elevation is 1x8 horizontal lap siding applied after 1978, over historic 1x12 vertical plank on 2x4 studs at 24" o.c



West elevation

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

B.4. EXTERIOR WALL -SECONDARY FACADE 2 - Describe the exterior facade including materials, dimensions, finishes and approximate dates of construction.
Describe the existing feature(s) and condition:

The south elevation has an addition built after 1993.



Addition on the south elevation built after 1993

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

B.5. EXTERIOR WALL -REAR FACADE - Describe the exterior facade including materials, dimensions, finishes and approximate dates of construction.
Describe the existing feature(s) and condition:

The east elevation is 1x8 horizontal lap siding applied after 1978, over 5/8" plywood on 2x4 studs at 24" o.c



East elevation

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

B.6. FOUNDATION - Describe the existing foundation noting the current materials, evidence of previous upgrades as well as evidence and probable cause of failure or deterioration and approximate dates of construction.

Describe the existing feature(s) and condition:

The foundation under the historic house is 8" thick concrete, due to it's age we are assuming it has no steel reinforcing. Concrete is in fair condition.

B.7. PORCH(ES) - Describe the current porch(es) including materials, finishes, dimensions, evidence of changes and the approximate date of construction.

Describe the existing feature(s) and condition:

The rear porch was enclosed after 1978 and built into interior living space. See east elevation on previous page.

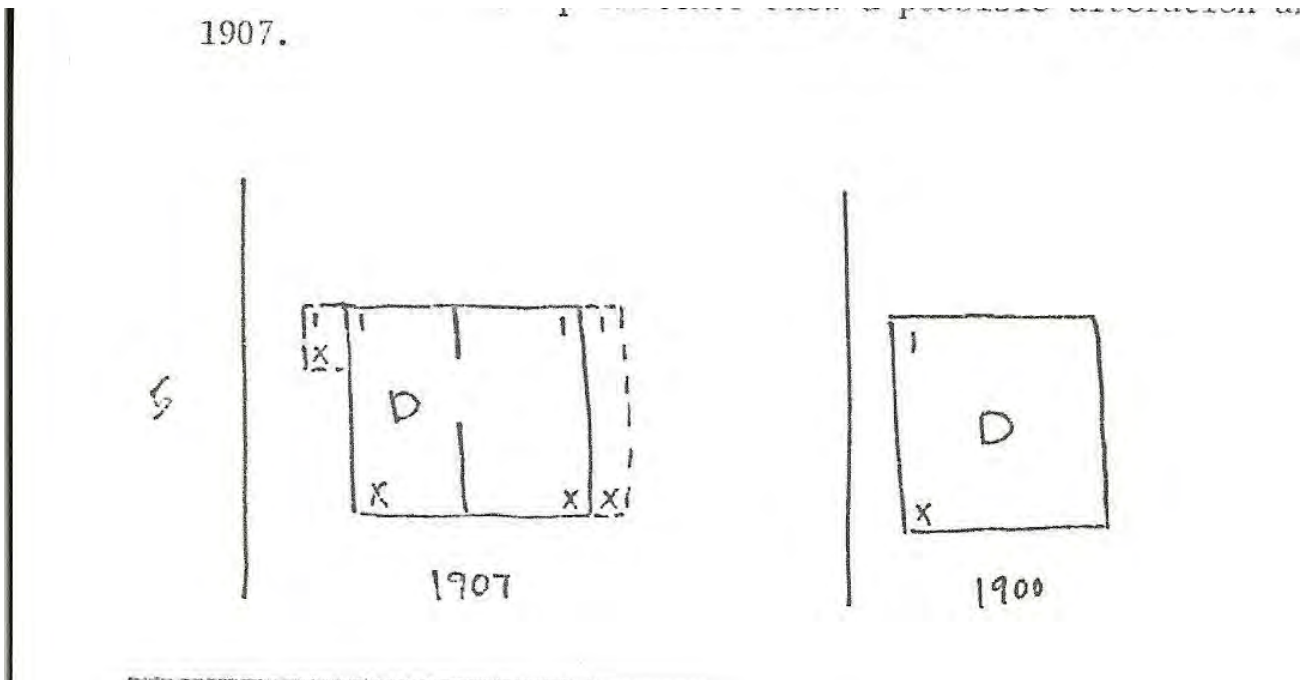
B.8. DORMER(S) / BAY(S) - Describe any projecting dormers or bays noting the location, materials, finishes, dimensions and approximate date of construction.

Describe the existing feature(s) and condition: **None**

B.9. ADDITION(S) - Describe any additions to the original building in a chronological order of development (if known) and include information on the construction methods, materials, finishes, dimensions, condition and approximate dates of each addition. For Historic Sites, this description should correspond to the measured as-built drawings of the buildings/structures.

Describe the existing feature(s) and condition:

The Sanborn maps show an alteration or addition between 1900-1907. No changes were made through 1941. There were updates/additions after 1978 to the east and west elevation. The addition on the south elevation was built after 1993.



1900-1907 Sanborn maps

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

[illegible]

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B.10. MECHANICAL SYSTEM

Describe the existing mechanical system and condition:

The mechanical system was updated after 1978 and is fair condition and appears to be up to code.

B.11. ELECTRICAL SYSTEM

Describe the existing electrical system and condition:

The electrical system was updated after 1978 and is fair condition and appears to be up to code.

B.12. STRUCTURAL SYSTEM

Describe the existing structural system, including the foundation, floors, walls, and roof structure. Park City will allow very limited and non-structural disassembly of a structure to investigate these conditions.

Describe the existing structural system and condition:

The structural system was updated after 1978 and is fair condition. See framing plans on sheet A1.1.

B.13. HAZARDOUS MATERIALS

Provide a statement regarding the presence of hazardous materials including, but not limited to, lead-based paint, asbestos and mold. Describe the materials' location on the site, the test methods used to verify the hazardous material, and the extent of the problem:

The house was built before 1978, the presence of lead-based paint according to the EPA can be assumed. The regulations for working in the presence of lead-based paint is covered in the April 22, 2010 RRP rule.

The house appears to be dry and free of mold.

B.14. OTHER (SPECIFY):

Describe the existing feature(s) and condition: ***None***

MAIN BUILDING -DETAILS

C.1. WINDOWS - Describe the number of windows, dimensions, configuration of panes, types, whether the windows are original to the building (if known) and approximate dates. Describe the existing feature(s) and condition:

The windows were updated after 1978 with insulated wood aluminum clad. No historic windows remain.



Wood aluminum clad window- typical

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

C.2. DOORS - Describe the doors including materials, dimensions, types, whether the doors are original to the building (if known) and approximate dates.
Describe the existing feature(s) and condition:

The doors were updated after 1978 with solid core interior doors and the exterior patio door is insulated wood clad aluminum. No historic doors remain.



Interior doors

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

C.3. TRIM - Describe the trim (window and door, eaves and soffits, corner boards, pilasters, etc.) including location, dimensions, and approximate dates.
Describe the existing feature(s) and condition:

All exterior and interior trim was replaced after 1978. No historic trim remains.



Typical base and window casing

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



Typical ceiling trim and door casing



Typical exterior trim

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

C.4. ARCHITECTURAL ORNAMENTATION - Describe the architectural ornamentation that is applied or integrated into the exterior facades including the location, dimensions, materials and approximate dates.

Describe the existing feature(s) and condition: **None**

C.5. OTHER (SPECIFY):

Describe the existing feature(s) and condition: **None**

ACCESSORY BUILDING(S)

D.1. ACCESSORY BUILDING(S) - Mark all the boxes below that apply to your property. Describe each accessory building including location on the site (should correspond to the existing site plan), materials, and approximate dates.

Type(s): ☐ Garage ☐ Root Cellar ☐ Shed ☐ Other (specify):

Describe existing accessory building(s) and condition: **None**

STRUCTURE(S)

E.1. STRUCTURE(S) - Mark all the boxes below that apply to your property. Describe each structure including location on the site (should correspond to the existing site plan), materials and approximate dates.

Type(s): ☐ Tram ☐ Tower ☐ Animal Enclosure ☐ Other (specify):

Describe existing structure(s) and condition: **None**

ACKNOWLEDGEMENT 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 documents and/or information I have submitted are true and correct to the best of my knowledge.

Signature of Applicant: _____ Date: _____

Name of Applicant: _____

Exhibit H

Existing and Proposed Plans

THESE RESULTS INDICATE THAT THE PROPOSED HYBRID COMPOSITE OF POLYMER BLENDED WITH CARBON NANOTUBES WILL BE PROBABLY A VALUABLE AND EFFECTIVE MATERIAL FOR THE PROTECTION OF MONUMENTAL BUILDINGS. ARCHITECTS, ENGINEERS AND DESIGNERS WILL BE REQUIRED TO DESIGN AND CONSTRUCT MONUMENTAL BUILDINGS WITH THE PROTECTION OF THE MATERIALS AND DESIGN CONCEPTS IN MIND. THE PROTECTION OF MONUMENTAL BUILDINGS IS A CHALLENGING TASK AND THE PROPOSED HYBRID COMPOSITE OF POLYMER BLENDED WITH CARBON NANOTUBES WILL BE A VALUABLE AND EFFECTIVE MATERIAL FOR THE PROTECTION OF MONUMENTAL BUILDINGS. ARCHITECTS, ENGINEERS AND DESIGNERS WILL BE REQUIRED TO DESIGN AND CONSTRUCT MONUMENTAL BUILDINGS WITH THE PROTECTION OF THE MATERIALS AND DESIGN CONCEPTS IN MIND. THE PROTECTION OF MONUMENTAL BUILDINGS IS A CHALLENGING TASK AND THE PROPOSED HYBRID COMPOSITE OF POLYMER BLENDED WITH CARBON NANOTUBES WILL BE A VALUABLE AND EFFECTIVE MATERIAL FOR THE PROTECTION OF MONUMENTAL BUILDINGS.

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

	BRICK & STONE	OFFICE 105	ROOM NAME ROOM NUMBER
	BRICK		FLOOR, POINT ELEV.
	CONCRETE		CENTER LINE
	CONCRETE MASONRY UNIT		ROUND, DIA.
	STEEL (LARGE SCALE)		CHANNEL
	RIGID INSULATION		ANGLE
	ROUGH WOOD		DETAIL
	BLOCKING		SECTION CUT, DETAIL
	ALUMINUM (LARGE SCALE)		CUTTING SECTION
	GRAVEL		KEYED NOTES
	FINISHED WOOD		WINDOW TYPE
	BATT OR BLOWN INSULATION		DOOR NUMBER
	PLASTER, SAND, GROUT, MORTAR		REVISION
	STEEL (SMALL SCALE)		INTERIOR WALL ELEV.
	BITUMINOUS PAVING		WALL TYPE
	PLYWOOD		
	GYPSUM BOARD		

APPLICABLE CODES
 2015 IRC 2015 IRC
 2015 IPC 2015 IMC
 2014 NBC 2015 IFGC
 2015 IBCC 2015 IPC

OCCUPANCY: R2

CONSTRUCTION TYPE: VB
**BUILDING TO BE FIRE SPRINKLED: CONTRACTOR
 TO PROVIDE APPROVALS PRIOR TO
 INSTALLATION.**

AREA CALCULATIONS			
	EXISTING	NEW	TOTAL
LOWER LEVEL		1342	1342
MAIN LEVEL	404	1501	1995
ENTRY LEVEL	194	1050	1244
LOFT LEVEL	455		455
TOTAL	1143	3893	5036
GARAGE	505		
LOT AREA	5625		
ALLOWABLE FOOTPRINT	2050		
PROPOSED FOOTPRINT	2007		
LOD AREA	5600		

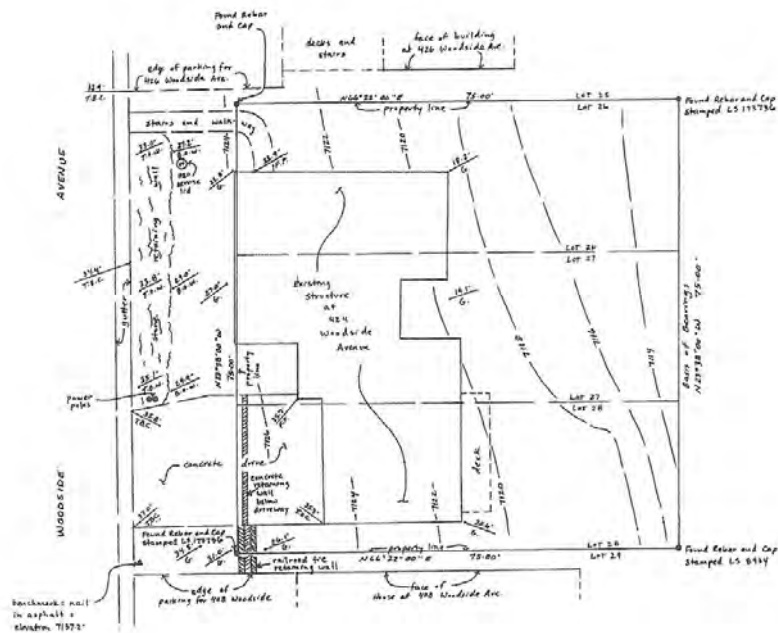
[illegible][illegible]

1. THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.
2. THESE SHEETS - LISTED BY DRAWING INDEX, ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP QUALITY, AND NOTES HAVE BEEN PREPARED SPECIFIC FOR THE PROJECT LOCATION AND PHASE OF PROJECT DEVELOPMENTS, COMPLETES AND READY FOR OCCUPANCY AND USE.
3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
4. ALL AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
5. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE FROM THE STANDPOINT OF SAFETY AND PHYSICAL SECURITY SHALL APPLY.
6. ANY INSTALLATION, FINISH, OR COMPONENT INTENDED TO PROVIDE ENCLOSURE, WEATHER ABILITY OR APPEARANCE QUALITY SHALL BE PRODUCED AS A REPRESENTATIVE SAMPLE PRIOR TO PROCEEDING WITH COMPLETION. WORK PERFORMED WITHOUT WRITTEN APPROVAL OF SUCH SAMPLE BY THE ARCHITECT/ENGINEER SHALL BE DONE AT THE RISK OF THE CONTRACTOR. A MINIMUM OF TWO (2) WORKING DAYS NOTICE SHALL BE GIVEN.
7. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
8. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2015 IRC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THE DESIGN AND ANY CONSEQUENT CONSTRUCTION.
9. ALL 25% B.C. GAS PIPES SYSTEM MASTER TESTS REQUIRES PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM.
10. ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 105.6.11

An aerial photograph of a residential neighborhood. A red location pin is placed on a street, with the text "324 Weedside Ave" overlaid in red. The area shows various houses, trees, and a road. At the bottom of the image, there is a small copyright notice: "© 2014 Imagery © 2014 Google".

424 WOODSIDE AVENUE RECORD OF SURVEY

LOTS 26, 27, and 28, BLOCK 4, PARK CITY SURVEY, SUMMIT COUNTY, UTAH



TBC1 Top Back of Curb.
TOL Top of Concrete.
P.C. Point of Curvature.
B.M. Benchmark of Wall.
T.M. Top of Wall.
G. Ground.



Joe Davidson
August 5, 2004

SURVEYOR'S CERTIFICATION:

I, Joe Davidson, hold license number 187821 as prescribed by the laws of the State of Utah, and certify that I have made a survey of the property shown herein and as described in the survey notes and legal description below.

SURVEY NOTES:

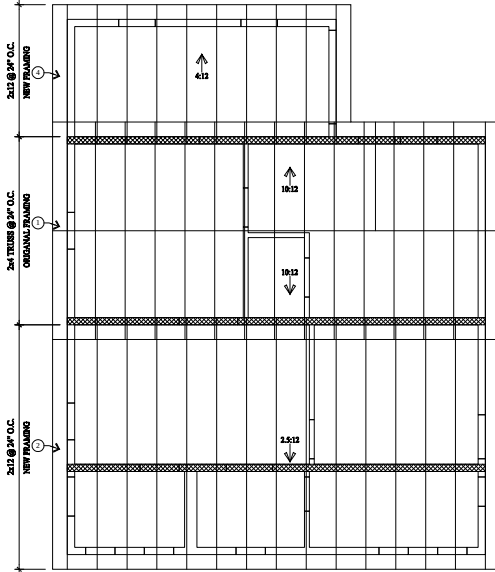
1. The purpose of this survey is for property corners, elevations, and location of the shown improvements.
2. This survey was requested by Tim Beahley.
3. All bearings and distances shown were measured and are equal to the bearings and distances on the recorded map of Block 4, Park City Survey.
4. The contour interval is two feet.
5. Alteration of any survey data without the surveyor's consent makes this survey invalid.

LEGAL DESCRIPTION:

All of Lots 26, 27, and 28, Block 4, Park City Survey, also being located in Section 16, Township 2 South, Range 4 East, Salt Lake Baseline and Meridian, Summit County, Utah. The area of Lots 26, 27, and 28 together encompass 5625 square feet, or 0.13 acres.

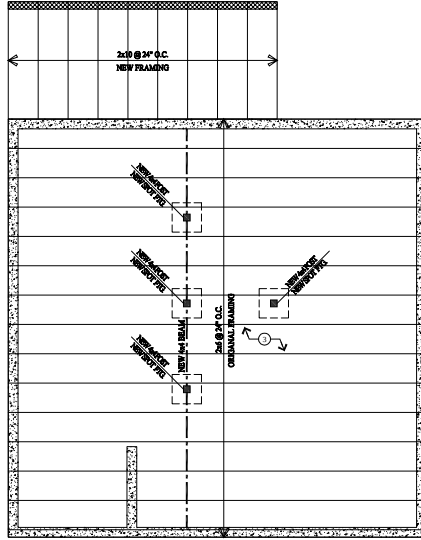
Surveyed by:
On The Map Land Surveying
P.O. Box 3804
Park City, UT 84060
ph. 435-277-7826

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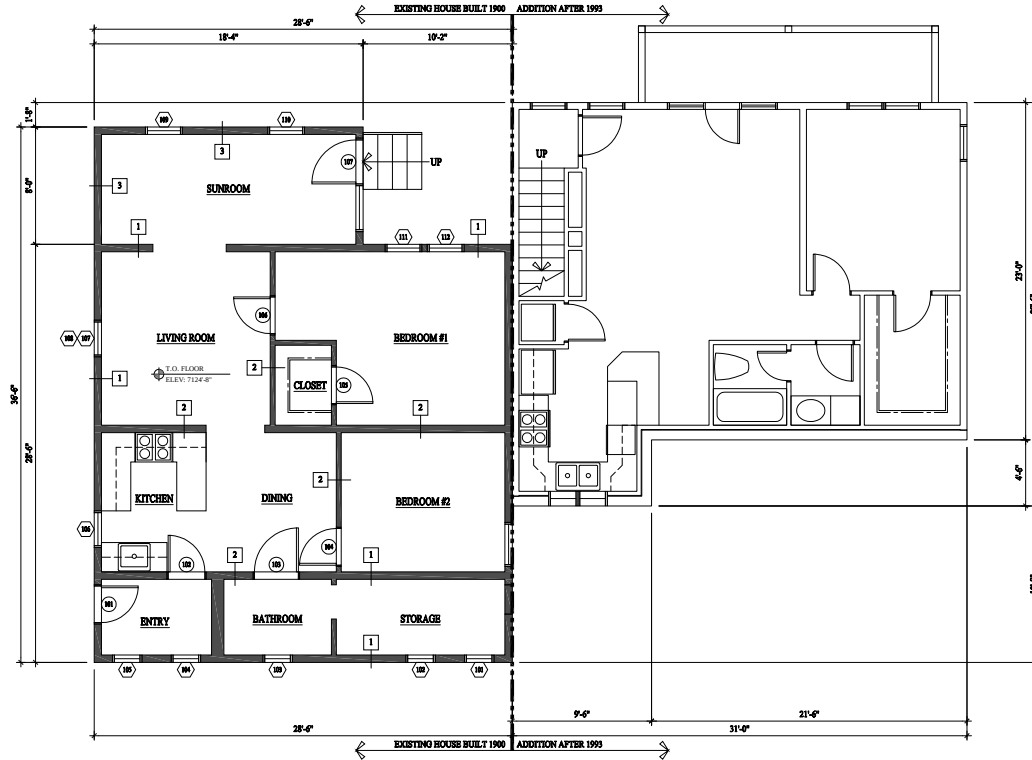


ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

HPB Packet 12.5



FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



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

WALL LEGEND

- EXISTING 2X FRAMED WALL
- EXISTING CONCRETE WALL
- EXISTING BEARING WALL

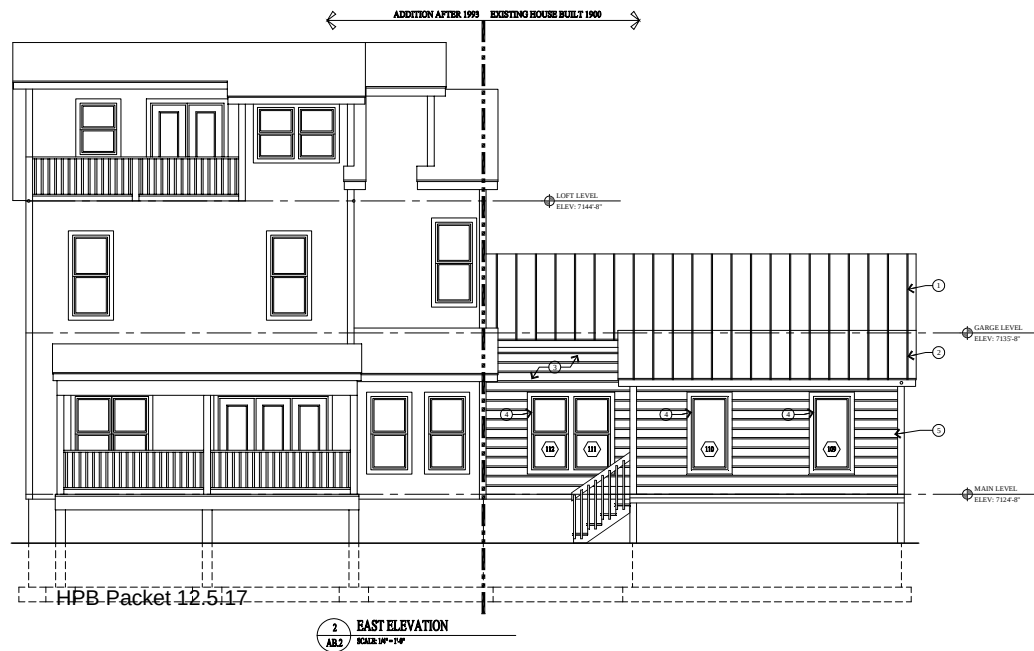
ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION

KEY NOTES

- NEW STANDING SEAM METAL ROOF ON HISTORIC WOOD SHAKES ON HISTORIC 1x6 SLEEP PLANE ON ISOSTREE 2X4 JOISTS @ 24" O.C. (CREATED AFTER 1970).
- NEW STANDING SEAM METAL ROOF ON 5/8" PLYWOOD INSULATION ON 2X12 JOISTS @ 24" O.C. (CREATED AFTER 1970).
- 1x3 HARDWOOD FLOORING ON HISTORIC 2x4 JOISTS @ 24" O.C.
- NEW STANDING SEAM METAL ROOF ON 5/8" PLYWOOD INSULATION ON 2X12 JOISTS @ 24" O.C. (PORCH ENCLOSED AFTER 1970).

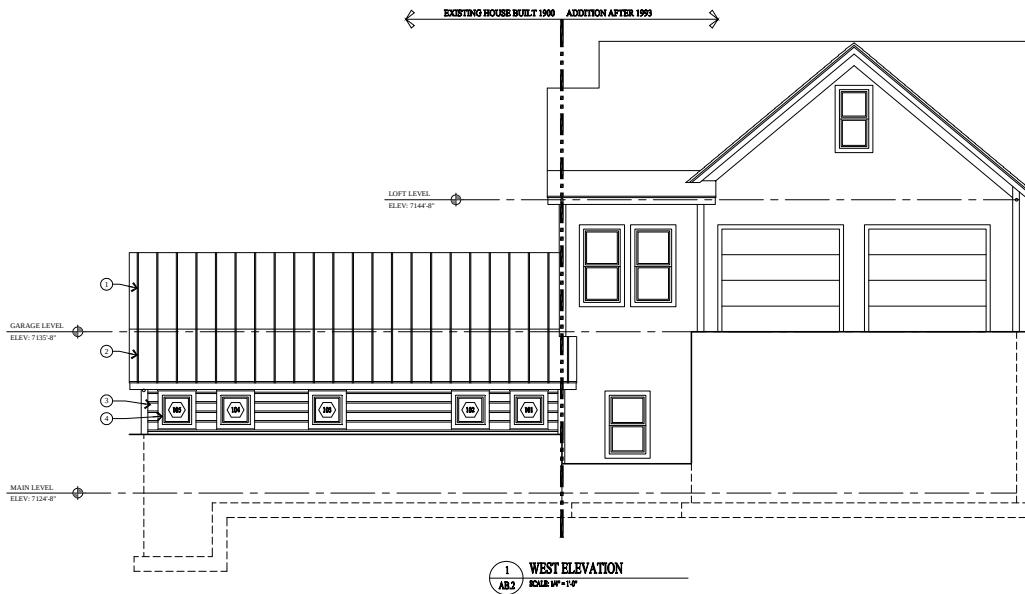
WALL TYPES

- WALL TYPE**
SCALE: 1" = 1'-0"
1. 2X4 STUDS @ 24" O.C.
2. 1x2 VERTICAL PLANK - HISTORIC.
3. 1x2 HORIZONTAL LAP SIDING - NEW.
4. VAPOR, GYPSUM BOARD, LATH & PLASTER.
5. BATT INSULATION @ EXTERIOR WALLS.
6. 1/2" GYPSUM BOARD.
7. 1/2" PLYWOOD INSULATION.
- WALL TYPE**
SCALE: 1" = 1'-0"
1. 2X4 STUDS @ 24" O.C.
2. 1x2 VERTICAL PLANK - HISTORIC.
3. 1x2 HORIZONTAL LAP SIDING - NEW.
4. VAPOR, GYPSUM BOARD, LATH & PLASTER.
5. BATT INSULATION @ EXTERIOR WALLS.
6. 1/2" GYPSUM BOARD.
7. 1/2" PLYWOOD INSULATION.
- WALL TYPE**
SCALE: 1" = 1'-0"
1. 2X4 STUDS @ 24" O.C.
2. 1x2 VERTICAL PLANK - HISTORIC.
3. 1x2 HORIZONTAL LAP SIDING - NEW.
4. VAPOR, GYPSUM BOARD, LATH & PLASTER.
5. BATT INSULATION @ EXTERIOR WALLS.
6. 1/2" GYPSUM BOARD.
7. 1/2" PLYWOOD INSULATION.

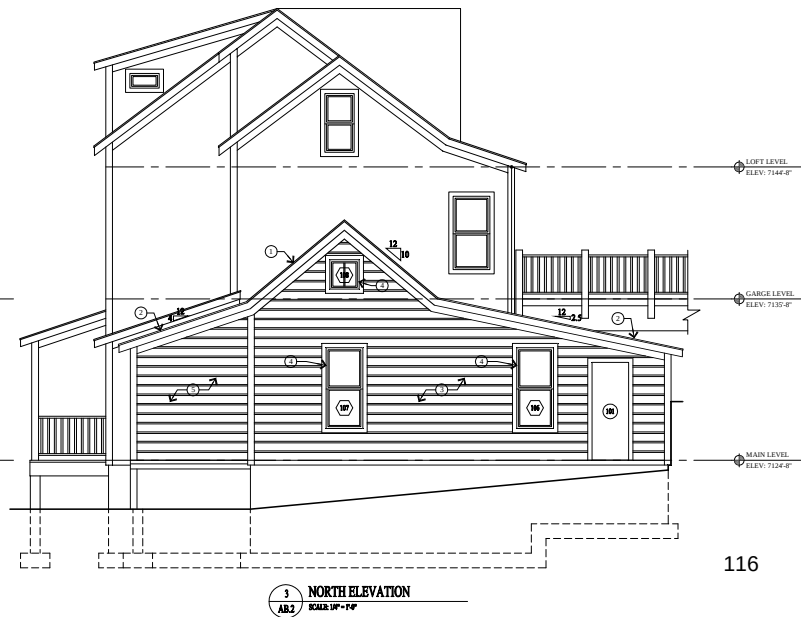


HPB Packet 12.5.17

2 EAST ELEVATION
AB2 SCALE 1/8" = 1'-0"



1 WEST ELEVATION
AB2 SCALE 1/8" = 1'-0"



3 NORTH ELEVATION
AB2 SCALE 1/8" = 1'-0"

KEY NOTES

- NEW STANDING BEAM METAL ROOF ON HISTORIC WOOD SHAKES ON HISTORIC 1x6 PLANE ON HISTORIC 2x4 TRUSS @ 24" O.C., TRUSS HAD 2x4 BOTTOM CHORD W/ 1x4 KICKERS.
- NEW STANDING BEAM METAL ROOF ON 8x12 WOOD BEAMS ON 2x12 JOISTS @ 24" O.C.
- NEW 1x6 HORIZONTAL LAP SIDING ON HISTORIC 1x12 VERTICAL PLANE ON 2x4 STUDS @ 24" O.C.
- NEW INSULATED WOOD CLAD ALUMINUM WINDOW.
- NEW 1x6 HORIZONTAL LAP SIDING ON 8x12 WOOD BEAMS ON 2x4 STUDS @ 24" O.C. (PORCH ENCLOSED AFTER 1970)

Jonathan DeGray
Architect
P.O. Box 1074, 614 Main Street, Suite 302, Park City, Utah 84060
Tel: 435-649-7263, E-mail: deggrayarchitect@comcast.net

BERKLEY RESIDENCE - HDDR SET
REMODEL/ADDITION
424 WOODSIDE AVENUE
PARK CITY, UTAH 84060

AS-BUILTS
ELEVATIONS

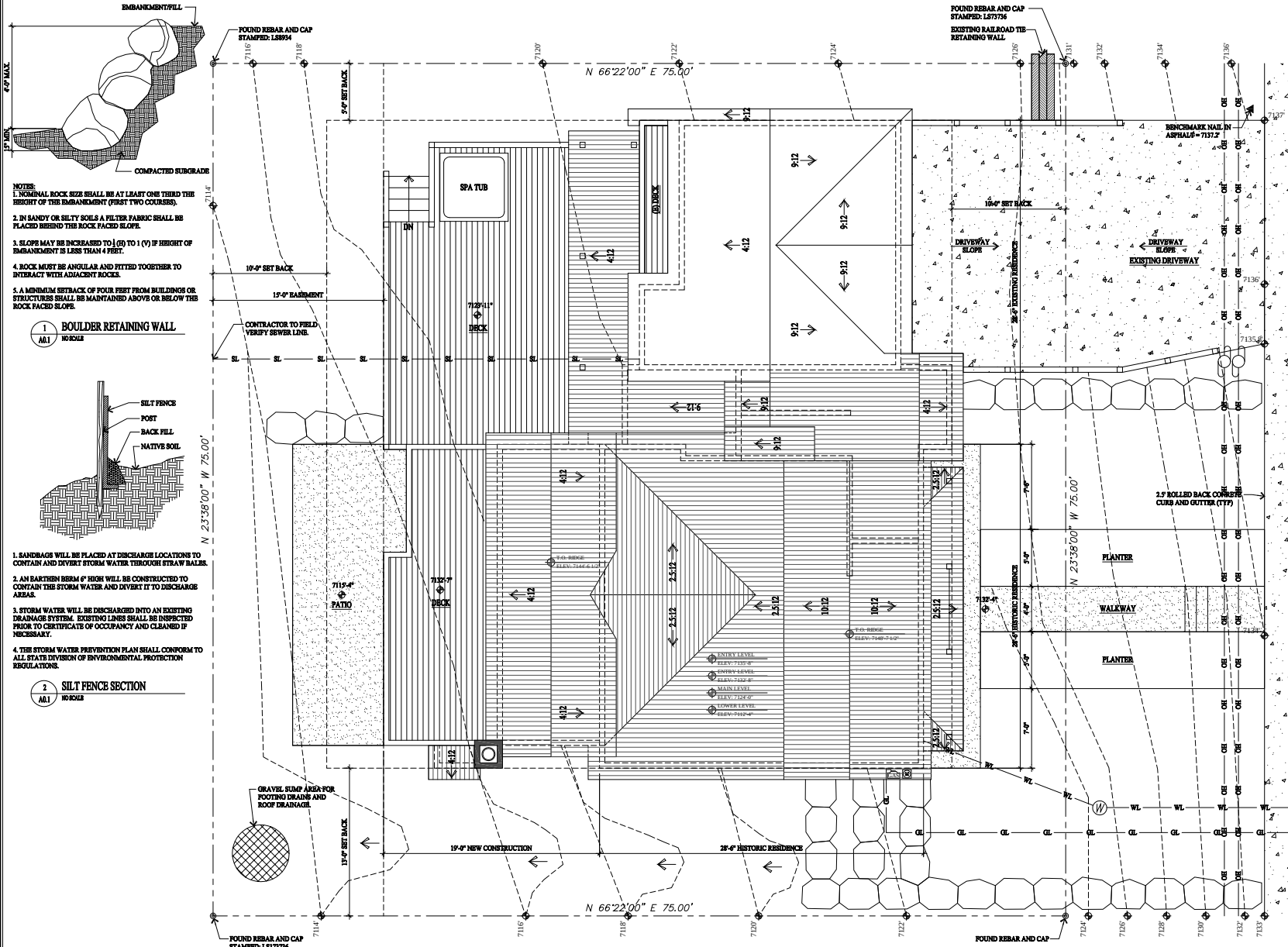
DATE: APRIL 06, 2017

PROJECT NUMBER:
1011-01

SHEET NUMBER:

AB.2

THE DRAWING LATERALLY AND VERTICALLY ON THIS SHEET AND ANY ATTACHMENTS OF THIS SHEET SHALL BE CONSIDERED VOID WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY ARCHITECT. ANY CHANGES TO THIS DRAWING SHALL BE MADE BY A WRITTEN ORDER FROM JONATHAN DEGRAY ARCHITECT. ANY CHANGES TO THIS DRAWING SHALL BE MADE BY A WRITTEN ORDER FROM JONATHAN DEGRAY ARCHITECT.



HPB Packet 12.5.17

ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

117

Jonathan DeGray
Architect

BERKLEY RESIDENCE - HDR SET
REMODEL/ADDITION
424 WOODSIDE AVENUE
PARK CITY, UTAH 84060

ARCHITECTURAL SITE PLAN

DATE:

APRIL 06, 2017

PROJECT NUMBER:

101-01

PROJECT NAME:

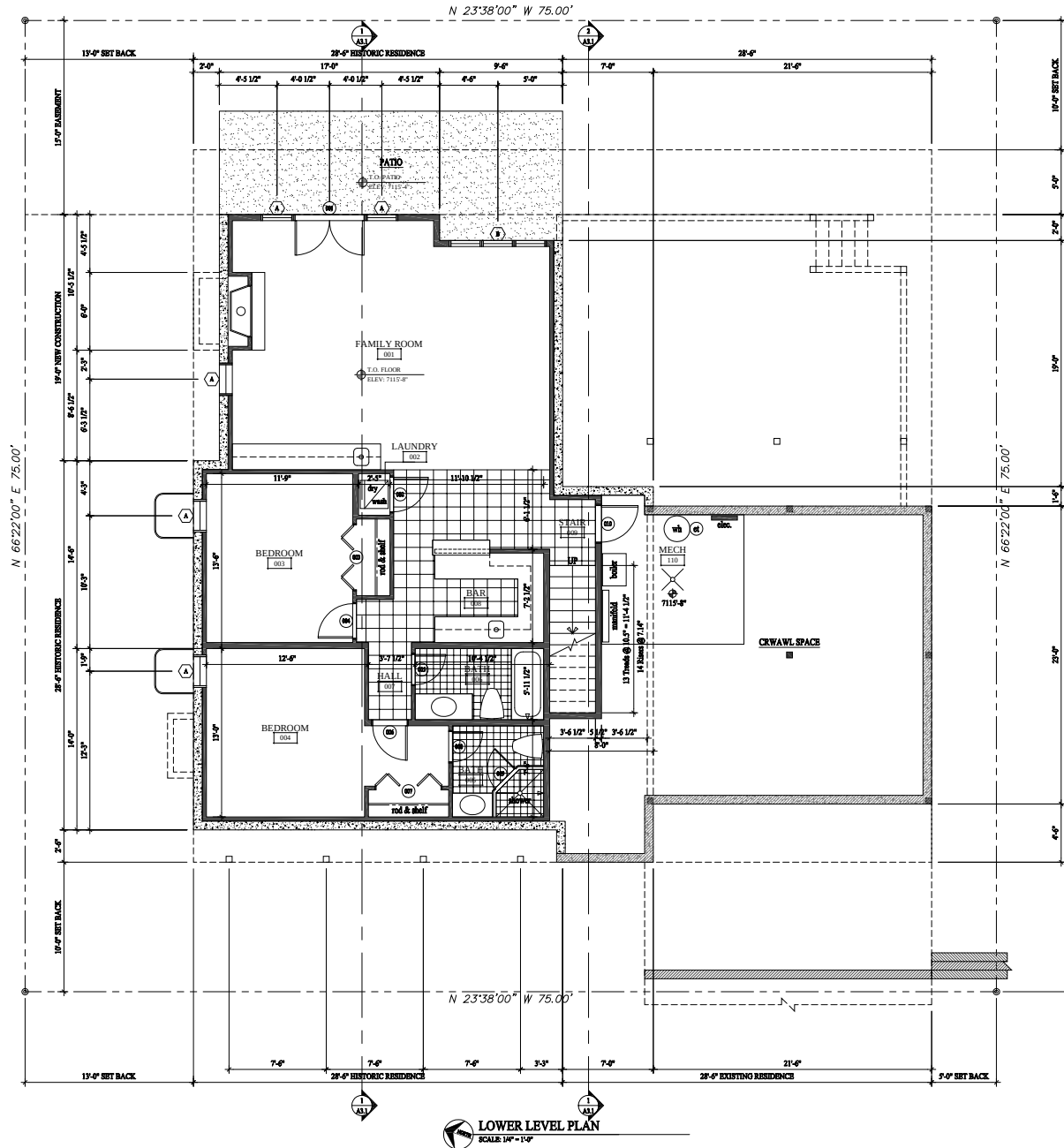
A0.1

 **LANDSCAPE PLAN**
SCALE: 1/4" = 1'-0"

* NATIVE GRASS SEED MIX
20% CRESTED WHEATGRASS
10% STELLAMANK WHEATGRASS
20% PERENNIAL WHEATGRASS
15% PERENNIAL RYEGRASS
15% MOUNTAIN BROODGRASS
10% INDIAN RYEGRASS
10% ALPINE BLUEGRASS
* IN ADDITION, ADD 10 LBS./ ACRE EACH OF
LINUM LEWIS II AND PERSTEMON. EATON II WITH
NATIVE GRASS SEED MIXTURE.

A0.2

HPB Packet 12.5.17



GENERAL NOTES

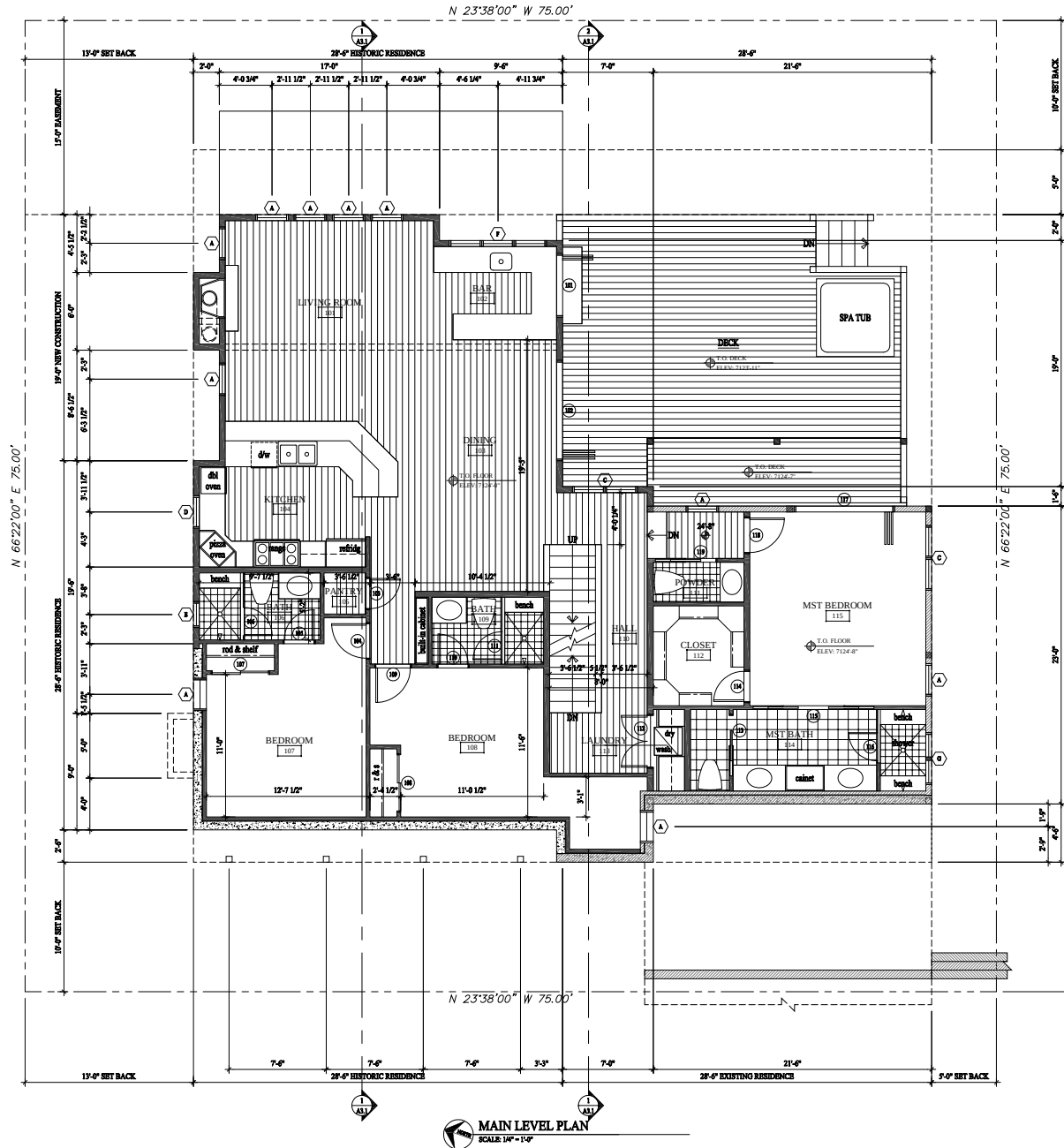
- EXISTING CONCRETE WALL
 - EXISTING IN FRAMED WALL
 - NEW CONCRETE WALL
 - NEW IN FRAMED WALL
 - INDICATE EXISTING
 - INDICATE NEW
1. EXTERIOR WALLS TO BE 2x4 FRAMING W/ WB INSULATION R-19 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.G. W/ WB INSULATION R-13 - TYP. ALL INTERIOR CEILING AND CEILING WALLS TO BE 2x4 FRAMING, U.N.G. W/ WB INSULATION R-13 - TYP. ALL FLOOR JOIST TO BE 11" x 17" TYP. FRAMING U.N.G. W/ WB INSULATION R-47 - TYP. ALL ROOF JOIST TO BE 11" x 17" TYP. FRAMING U.N.G. W/ WB INSULATION R-47 - TYP. ALL ROOF JOIST TO BE 11" x 17" TYP. FRAMING U.N.G. W/ WB INSULATION R-47 - TYP.
2. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTI-SUCKER WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.
- ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

KEY NOTES

Jonathan DeGray Architect	
BERKLEY RESIDENCE - HDDR SET REMODEL/ADDITION 424 WOODSIDE AVENUE PARK CITY, UTAH 84060	
LOWER LEVEL PLAN	
DATE: APRIL 06, 2017	PROJECT NUMBER: 1011-01
SHEET NUMBER: A1.1	

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HPB Packet 12.5.17



GENERAL NOTES

- EXISTING CONCRETE WALL
- EXISTING IN FRAMED WALL
- NEW CONCRETE WALL
- NEW IN FRAMED WALL
- INDICATES EXISTING
- INDICATES NEW

1. EXTERIOR WALLS TO BE 2x4 FRAMING W/ WB INSULATION R-19. TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.G. W/ WB INSULATION R-13. TYP. ALL INTERIOR CEILING AND CEILING WALLS TO BE 2x4 FRAMING, U.N.G. W/ WB INSULATION R-13. TYP. ALL FLOOR JOIST TO BE 11" TYP. TYP. FRAMING U.N.G. W/ WB INSULATION R-19. TYP. ALL ROOF JOIST TO BE 11" TYP. TYP. FRAMING U.N.G. W/ WB INSULATION R-19. TYP. ALL ROOF JOIST TO BE 11" TYP. TYP. FRAMING U.N.G. W/ WB INSULATION R-19. TYP.

2. FIRE SMOKEPARTICLES TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTI-SMOKE WILL NO LONGER BE ALLOWED IN FIRE SMOKEPARTICLES SYSTEMS.

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

KEY NOTES

Jonathan DeGray
Architect
P.O. Box 1074, 614 Main Street, Suite 302, Park City, Utah 84060
Tel: 435-646-7263, E-mail: degrayarchitect@comcast.net

BERKLEY RESIDENCE - HDRR SET
REMODEL/ADDITION
424 WOODSIDE AVENUE
PARK CITY, UTAH 84060

MAIN LEVEL PLAN

DATE:

APRIL 06, 2017

PROJECT NUMBER:

1011-01

SCALE:

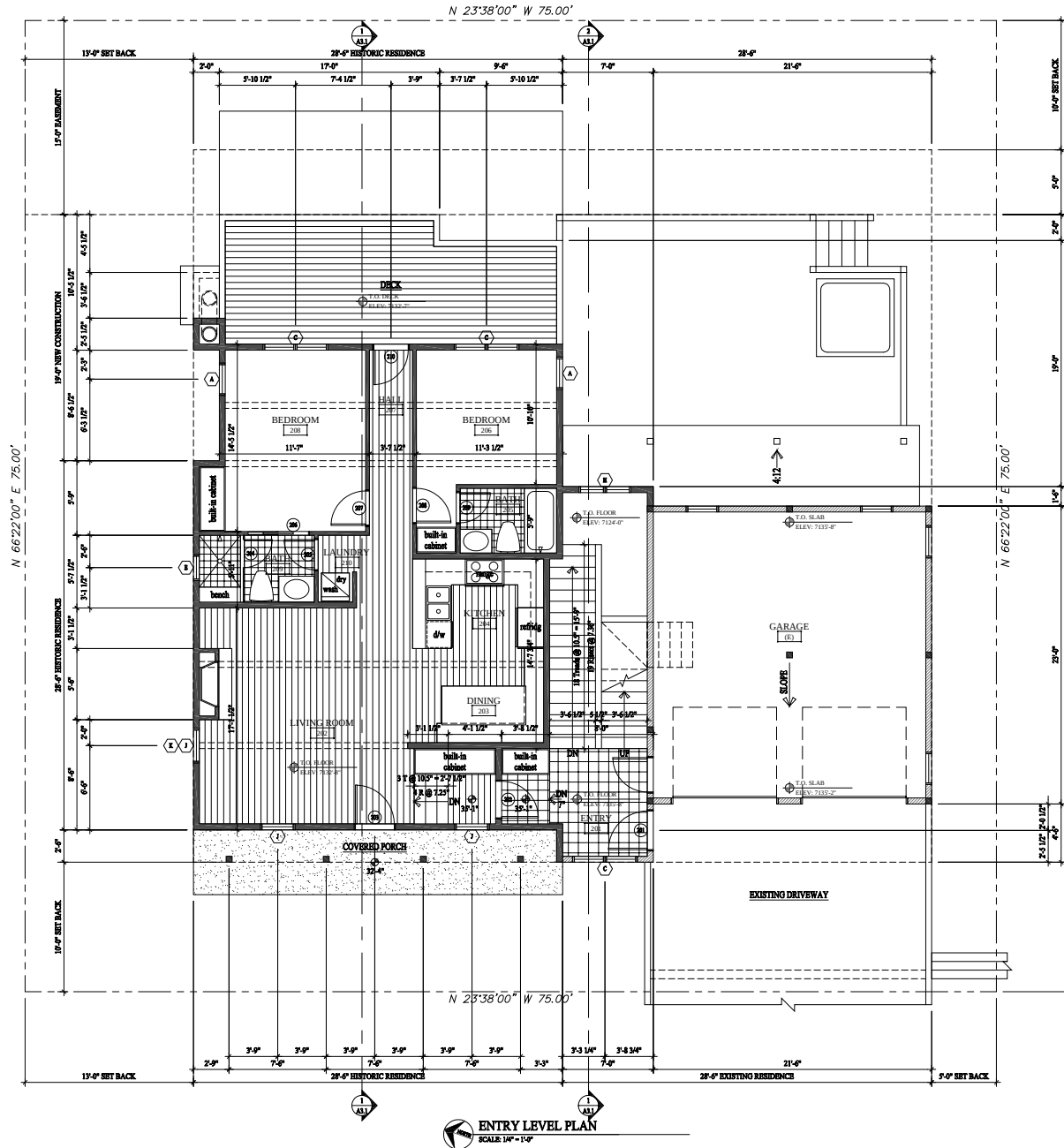
1/4" = 1'-0"

120

A1.2

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HPB Packet 12.5.17



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

GENERAL NOTES

- EXISTING CONCRETE WALL
- EXISTING IN FRAMED WALL
- NEW CONCRETE WALL
- NEW IN FRAMED WALL
- INDICATES EXISTING
- INDICATES NEW

1. EXTERIOR WALLS TO BE 2x4 FRAMING W/ WB INSULATION R-13 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, UNG. W/ WB INSULATION R-13 - TYP. ALL INTERIOR CEILING AND CEILING WALLS TO BE 2x4 FRAMING, UNG. W/ WB INSULATION R-13 - TYP. ALL FLOOR JOIST TO BE 11"x12" T1 FRAMING UNG. W/ WB INSULATION R-47 - TYP. ALL ROOF JOIST TO BE 9"x12" T1 FRAMING UNG. W/ P CLOSED CELL INSULATION R-49 - TYP.

2. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTI-SWEAT WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.

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

KEY NOTES

Jonathan DeGray
Architect
P.O. Box 1074, 614 Main Street, Suite 302, Park City, Utah 84060
Tel: 435-646-7263, E-mail: degrayarchitect@comcast.net

BERKLEY RESIDENCE - HDR SET
REMODEL/ADDITION
424 WOODSIDE AVENUE
PARK CITY, UTAH 84060

ENTRY LEVEL PLAN

DATE:

APRIL 06, 2017

PROJECT NUMBER:

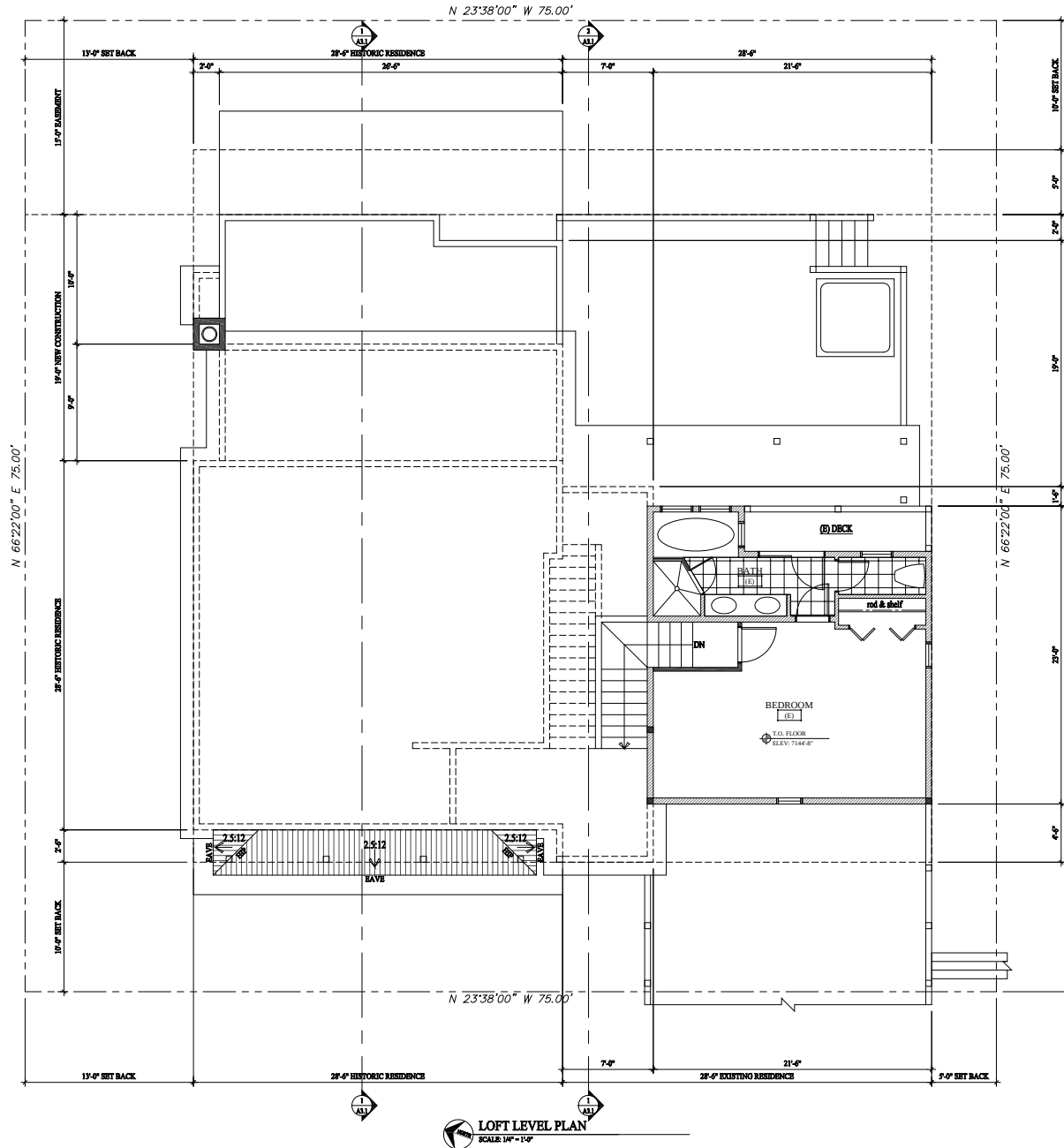
101-01

PROJECT NAME:

A1.3

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HPB Packet 12.5.17



GENERAL NOTES

- EXISTING CONCRETE WALL
- EXISTING 2x FRAMED WALL
- NEW CONCRETE WALL
- NEW 2x FRAMED WALL
- (S) INDICATES EXISTING
- (N) INDICATES NEW
- 1. EXTERIOR WALLS TO BE 2x4 FRAMING W/ WB INSULATION R-23 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.G. W/ WB INSULATION R-15 - TYP. ALL INTERIOR CEILING AND CEILING WALLS TO BE 2x4 FRAMING, U.N.G. W/ WB INSULATION R-23 - TYP. ALL FLOOR JOIST TO BE 11"x12" T2 FRAMING U.N.G. W/ WB INSULATION R-47 - TYP. ALL ROOF JOIST TO BE 11"x12" T2 FRAMING U.N.G. W/ P CLOSED CELL INSULATION R-49 - TYP.
- 2. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTI-SUCKER WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS
- ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION

KEY NOTES

Jonathan DeGray
Architect

P.O. Box 1074, 614 Main Street, Suite 302, Park City, Utah 84060
Tel: 435-646-7263, E-mail: degrayarchitect@gmail.com

BERKLEY RESIDENCE - HDRR SET
REMODEL/ADDITION
424 WOODSIDE AVENUE
PARK CITY, UTAH 84060

LOFT LEVEL PLAN

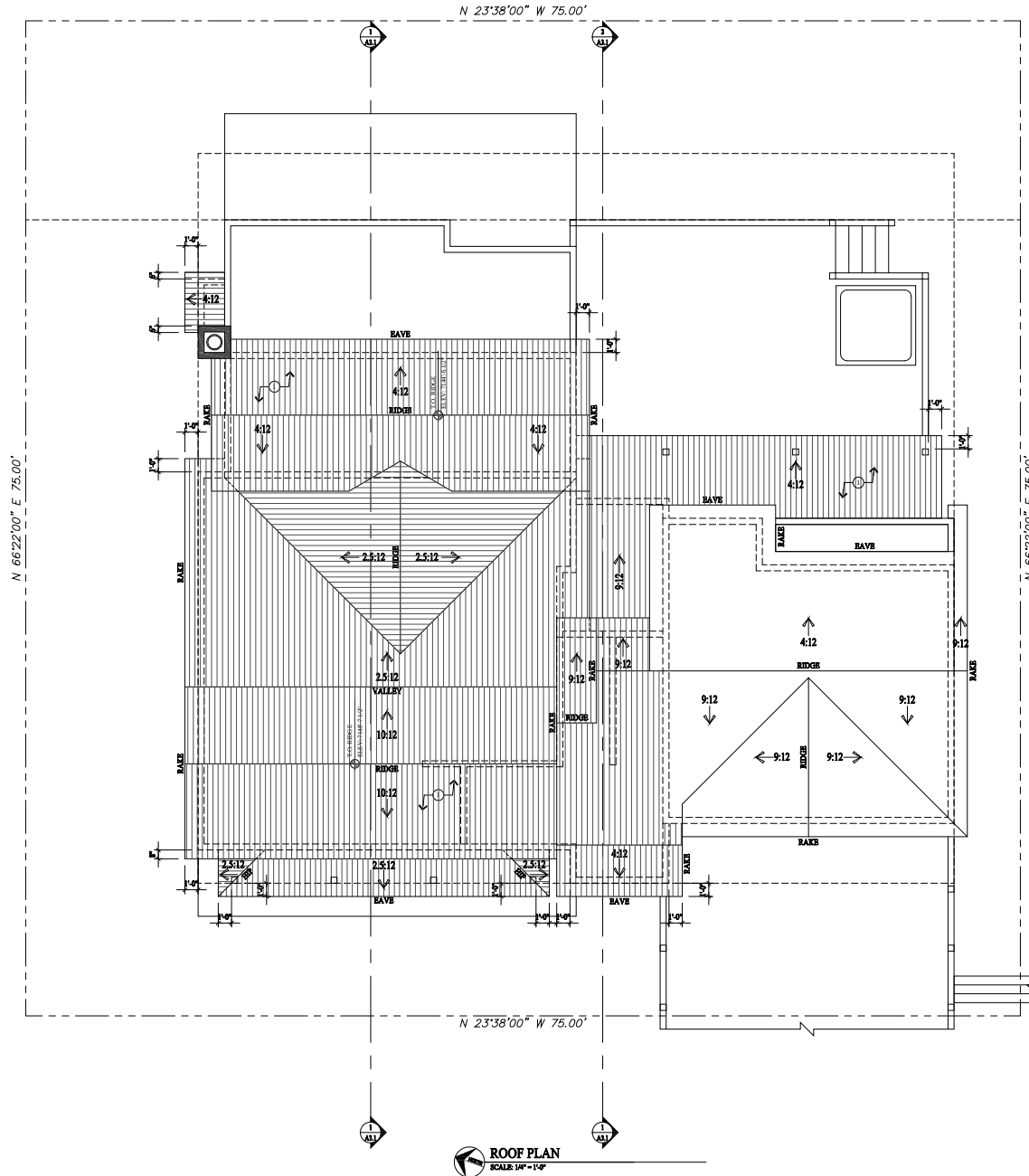
DATE: **APRIL 06, 2017**

PROJECT NUMBER: **1011-01**

SHEET NUMBER: **A1.4**

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HPB Packet 12.5.17



NOTE:
SEE SHEET A1.1 FOR
TYPICAL ROOF
FLASHING DETAILS

GENERAL NOTES

- EXISTING CONCRETE WALL
- EXISTING & FRAMED WALL
- NEW CONCRETE WALL
- NEW & FRAMED WALL
- (S) INDICATES EXISTING
- (N) INDICATES NEW

1. EXTERIOR WALLS TO BE 2x4 FRAMING W/ WB INSULATION R-13 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, UNGL. W/ WB INSULATION R-13 - TYP. ALL INTERIOR CEILING AND CEILING WALLS TO BE 2x4 FRAMING, UNGL. W/ WB INSULATION R-13 - TYP. ALL FLOOR JOIST TO BE 11" x 16" T2 FRAMING UNGL. W/ WB INSULATION R-47 - TYP. ALL ROOF JOIST TO BE 9" x 12" T2 FRAMING UNGL. W/ P CLOSED CELL INSULATION R-49 - TYP.

2. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTI-SUCKER WILL, NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS

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

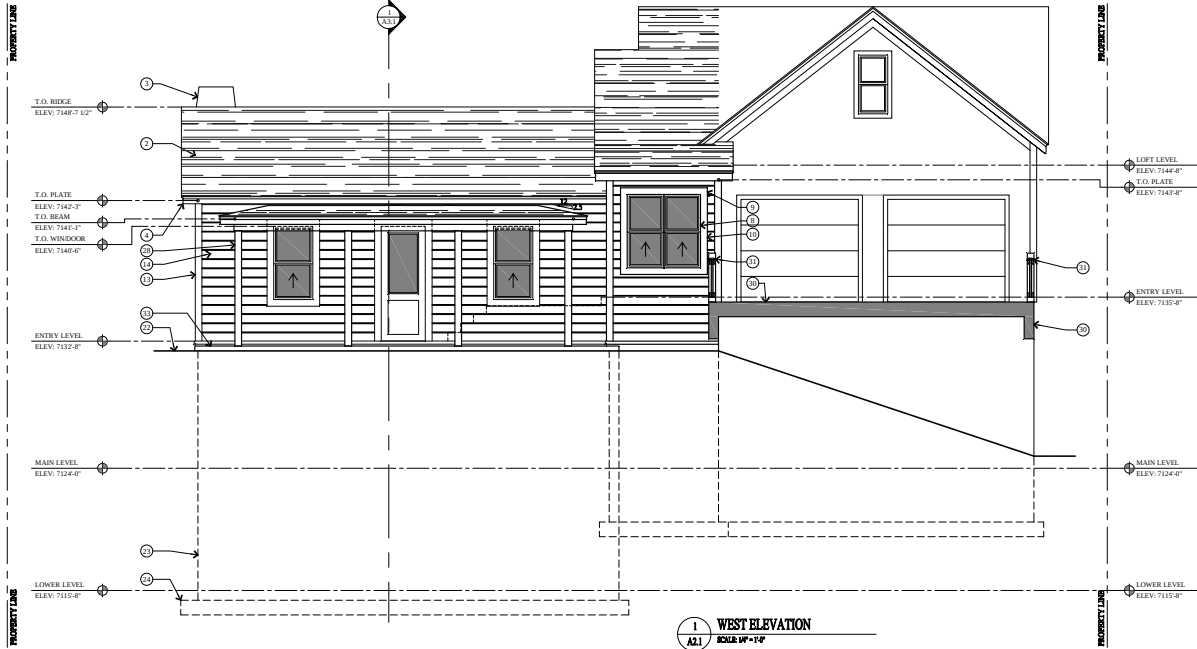
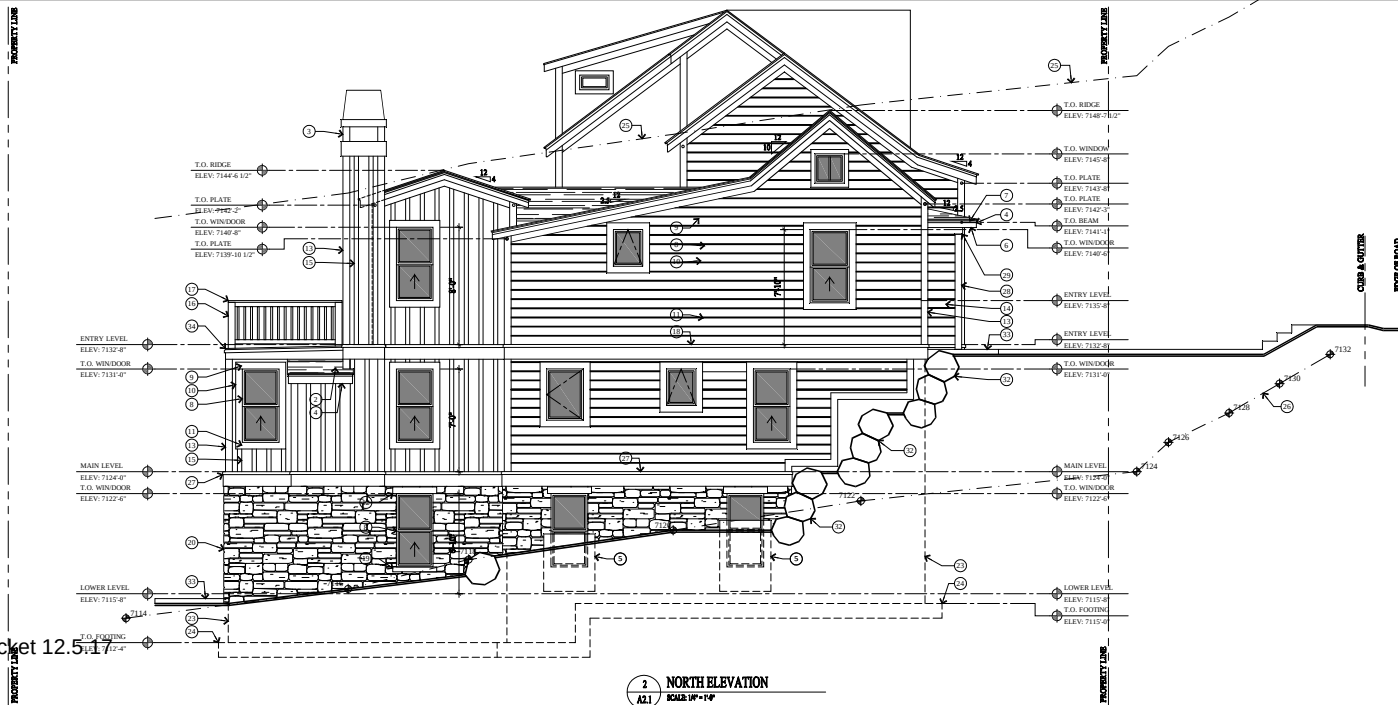
KEY NOTES

- ARCHITECTURAL GRADE COMPOSITION: 2" MIN. 50 YEAR PRESIDENTIAL FL, 1/2" PER SQUARE, 1/2" ON T2 AND 1/2" WATER MEMBRANE HOLD MEMBRANE 1" DOWN FROM RIDGE.

Jonathan DeGray Architect	
P.O. Box 1074, 614 Main Street, Suite 302, Park City, Utah 84060 Tel: 435-646-7263, E-mail: degrayarchitect@comcast.net	
BERKLEY RESIDENCE - HDR SET REMODEL/ADDITION 424 WOODSIDE AVENUE PARK CITY, UTAH 84060	
ROOF PLAN	
DATE: APRIL 06, 2017	
PROJECT NUMBER: 1011-01	
SHEET NUMBER: A1.5	

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KEY NOTES

- NOTE
- ARCHITECTURAL GRAIN COMPOSITION SCHEDULES 10 YEAR PRESIDENTIAL TL (0.039 PER SQUARE, MIN) ON ICE AND WATER MEMBRANE. HOLD MEMBRANE 12" DOWN FROM KEOL.
- METAL CHIMNEY CAP.
- 1x6 PARCELA - STAINED.
- WINDOW WELL.
- 7x8 CEDAR SOFFIT - STAINED W/ CONTINUOUS SCOTCH TONIC.
- 1 1/2" x 3" CONTINUOUS METAL Drip Edge.
- ALUMINUM CLAD WOOD WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULES.
- 1x6 WINDOW/DOOR HEAD - STAINED W/ FLASHING.
- 1x6 WINDOW/DOOR JAMB - STAINED.
- 1x6 WINDOW SILL - STAINED.
- 1x6 WINDOW HEAD - STAINED W/ FLASHING.
- 2x6 CEDAR OUTSIDE CORNER BOARD, 2x6 CEDAR INSIDE CORNER BOARD - STAINED.
- 1x6 CEDAR BEVELED LAP SIDING ON TYVEK MEMBRANE ON 1/2" EXT. BRACING.
- 2x4 BATTEN @ 16" O.C. ON EXTERIOR BOARD. PROVIDE BOLD BRACING, HORIZONTAL 2x @ 24" O.C. ON TYVEK MEMBRANE ON 1/2" EXT. BRACING ON 2x6 STUDS @ 16" O.C.
- 6x6 NEWL POST - STAINED.
- 3" HIGH RAILING 1x6 SHED TOP RAIL W/ 2x2 BALLAST @ 12" O.C. W/ 2x4 BOTTOM RAIL.
- BEVELED 3x3 ON 2x6 CEDAR TRIM BOARD - STAINED.
- 4" CUT STONE CAMEL - CONTINUOUS.
- 3" STONE VENEER - SEE SCHEDULES FOR GENERAL STRUCTURAL NOTES FOR INSTALLATION.
- 2x4 DICKING - STAINED ON 2x JOIST - SEE STRUCTURAL FOR SIZE AND BRACING.
- FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 4" WITHIN THE FIRST 10' BEYOND S.
- FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- LINE 27'-0" BEHIND ABOVE EXISTING GRADE.
- EXISTING GRADE.
- BEVELED 1x4 ON 4x10 CEDAR TRIM BOARD - STAINED.
- 6x6 TIMBER COLUMN - STAINED.
- STRUCTURAL BEAM - STAINED.
- EXISTING BRIDGE/DRIVEWAY.
- EXISTING GROUND/RAILING.
- ROCKLER EXTENDING WALL - SEE DETAIL 106A1.
- 4" REINFORCED CONCRETE SLAB W/ 4" DIA. VIB. BASE CLEANED/GRADED - SEE STRUCTURAL FOR REINFORCING.
- WATERPROOF BACK POLYDICK 140 OVER 3/4" PLYWOOD ON TYPED DECK JOIST 1x4 PER FOOT @ 16" O.C.

WEST AND NORTH ELEVATIONS

BERKLEY RESIDENCE - HDDR SET
REMODEL/ADDITION
424 WOODSIDE AVENUE
PARK CITY, UTAH 84060

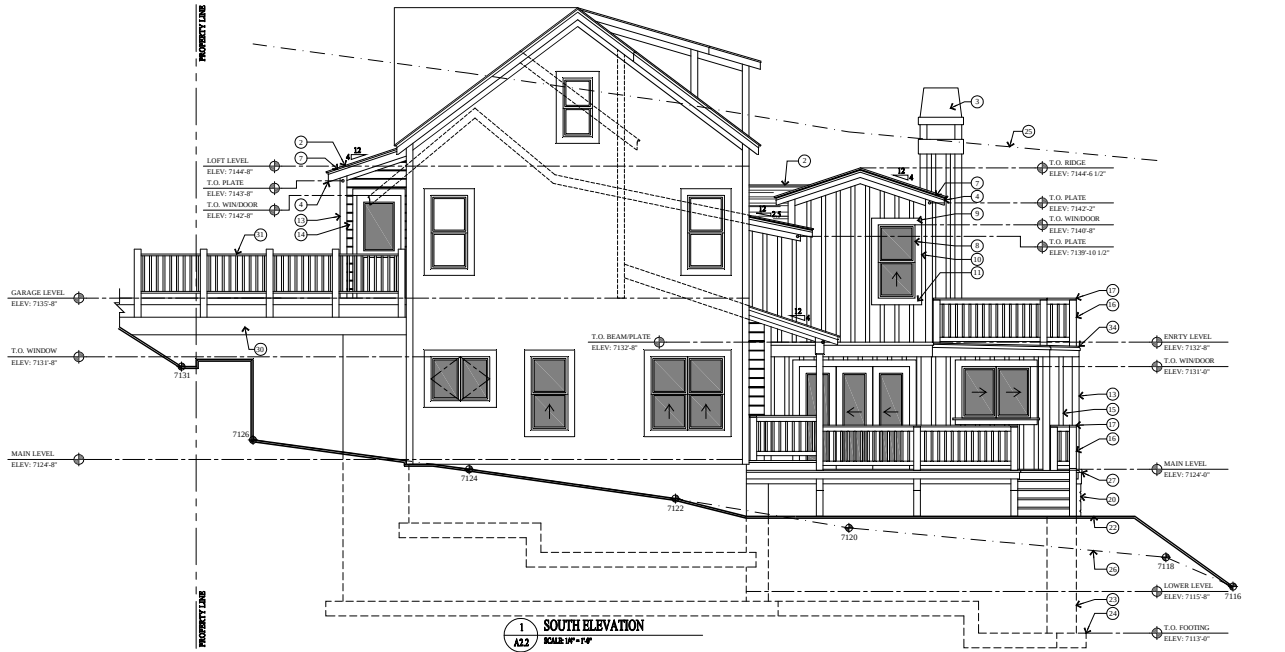
Jonathan DeGray
Architect

P.O. Box 1074, 614 Main Street, Suite 302, Park City, Utah 84060
Tel: 435-649-7263, E-mail: jonathandegray@comcast.net

DATE: APRIL 06, 2017
PROJECT NUMBER: 1011-01
SHEET NUMBER: A2.1

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HPB Packet 12.5.17



KEY NOTES

- NOTE
- ARCHITECTURAL GRAIN COMPOSITION MINIMUM 10 YEAR PRESIDENTIAL TL (3500 PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE. HOLD MEMBRANE 12" DOWN FROM KEOL.
- METAL CHIMNEY CAP.
- 1x6 PARCELA - STAINED.
- WINDOW WELL.
- 7x6 CEDAR SOFFIT - STAINED W/ CONTINUOUS SCOTCH TONGUE.
- 1 1/2" x 3" CONTINUOUS METAL Drip Edge.
- ALUMINUM CLAD WOOD WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
- 1x6 WINDOW/DOOR HEAD - STAINED W/ FLASHING.
- 1x6 WINDOW/DOOR JAMB - STAINED.
- 1x6 WINDOW SILL - STAINED.
- 3/4" WINDOW HEAD - STAINED W/ FLASHING.
- 2x6 CEDAR OUTSIDE CORNER BOARD, 2x6 CEDAR INSIDE CORNER BOARD - STAINED.
- 1x6 CEDAR BEVELED LAP SIDING ON TYPICAL HEADWRAP ON 1/2" EXT. BRACKENING.
- 2x6 BATTEN @ 16" O.C. ON 1/2" EXT. BRACKENING ON 2x6 STUDS @ 16" O.C.
- 6x6 NEWEL POST - STAINED.
- 3" HIGH RAILING 1x6 SHAPED TOP RAIL W/ 2x2 BALLAST @ 5 1/2" O.C. W/ 2x2 BOTTOM RAIL.
- BEVELED 3x3 ON 2x6 CEDAR TRIM BOARD - STAINED.
- 4" CUT STONE CANNEL - CONTINUOUS.
- 3" STONE VENSER - SEE SCHEDULE S.I. GENERAL STRUCTURAL NOTES FOR INSTALLATION.
- 2x6 DECKING - STAINED ON 2x JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 4" WITHIN THE FIRST 10' BEYOND J.
- FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
- EXISTING GRADE.
- BEVELED 1x4 ON 4x6 CEDAR TRIM BOARD - STAINED.
- 6x6 TIMBER COLUMN - STAINED.
- STRUCTURAL BEAM - STAINED.
- EXISTING BRIDGE OVERVIEW.
- EXISTING GROUNDWATER.
- ROCKLER RETAINING WALL - SEE DETAIL 100A.
- 4" REINFORCED CONCRETE SLAB W/ 4" DIA. VIB. BASE CLEANED/GRANDED - SEE STRUCTURAL FOR REINFORCING.
- WATERPROOF BACK POLYDICK 140 OVER 3/4" PLYWOOD ON TYPICAL DECK JOIST 1x4 PER FOOT @ 16" O.C.

Jonathan DeGray
Architect

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BERKLEY RESIDENCE - HDR SET
REMODEL/ADDITION
424 WOODSIDE AVENUE
PARK CITY, UTAH 84060

SOUTH AND EAST ELEVATIONS

REVISIONS

DATE: APRIL 06, 2017

PROJECT NUMBER: 1011-01

A2.2

HPB Packet 12.5.17

[illegible]

Jonathan DeGray
A r c h i t e c t

O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435/619-7262, Fax 435/619-7263, E-mail: jonathan@jonathandegray.com

**BERKLEY RESIDENCE - HDDR SET
REMODEL/ADDITION
424 WOODSIDE AVENUE
PARK CITY, UTAH 84060**

BUILDING SECTION

— 100 —

REVIEWS

DATE: _____

PROJECT NUMBER:

1011-01

POST NUMBER:

A3.1

WINDOW NOTES

1. ALL WINDOWS OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.
2. GLAZING IN HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY GLAZING, SEE SECTION R801.3 AND R801.4
3. ALL WINDOWS IN BATHROOMS MUST BE TEMPERED GLASS
4. TEMPERED GLASS SHALL BE PROVIDED IN FRAMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITHIN A 2'-0" ARC OF DOORS, GLAZING LESS THAN 6" ABOVE A WALKING SURFACE, CERTAIN 5' FETD STAIRS, OR GLAZING WITHIN 5' FEET OF SPACES OR POOLS, CERTAIN EXIST PANELS, AND GLAZING WITHIN 5' FEET OF OPENINGS SUBJECT TO HUMAN IMPACT. IBC 10B
5. EGRESS WINDOWS: FINISH SILL: MIN. 4" FROM FLOOR MIN. GLASS OPENING OF 5.7" SIP MIN NET CLEAR OPENING: 20" WIDTH AND 24" HT.
6. ALL WINDOWS TO HAVE A MIN. U-VALUE OF .31

DOOR NOTES

1. ALL DOOR OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.
2. ALL DOORS TO BE 1/4" SOLID CORE UNLESS NOTED OTHERWISE.
3. ALL SHOWER DOORS AND GLASS SHOWER ENCLOSURES SHALL BE TEMPERED GLASS, IRC SECTION R808.3 AND R808.4
4. FRENCH PATIO/TERRACE DOORS TO BE SUPPLIED BY WINDOW MANUFACTURE TO HAVE A U-VALUE OF .31 MINIMUM.
5. AUTOMATIC GARAGE DOOR OPENERS SHALL BE TESTED IN ACCORDANCE WITH UL 325 . IRC 309.4.

Exhibit I

Applicant's Analysis for Reorientation

Jonathan DeGray - Architect

May 19, 2017

Park City Municipal Corporation
442 Marsac Avenue
Park City, Utah

Attn: Bruce Erickson, Planning Director
Hannah Taylor, Planner

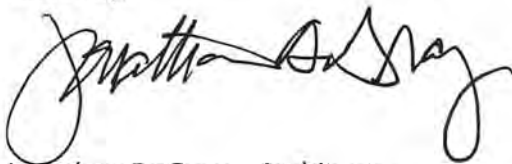
Re: Berkley Residence, 424 Woodside

Dear Bruce and Hannah,

Please find attached; Historic Site Analysis and Code Compliance Response for the purpose of determining "Unique Conditions" as they relate to the lifting and reorientation of the significant historic home at 424 Woodside Avenue.

Please let me know if you have any questions or would like additional information.

Sincerely,



Jonathan DeGray – Architect

614 Main Street, Suite 302
P.O. Box 1674, Park City, Utah 84060 Tel./Fax 435-649-7263
Email: degrayarch@qwestoffice.net Web: www.degrayarchitect.com



424 Woodside, Historic Site Analysis

424 Woodside sits in an area between Park Avenue and Woodside Avenue that has experienced great change in both building types and access over the past 120 years. The following analysis will discuss the unique conditions that surround this property and why re-orientation of the building to face Woodside Avenue is warranted in this situation.

Historic Context

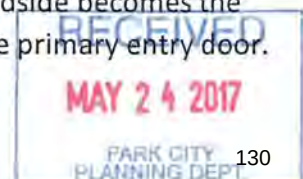
424 Woodside is a single-story hall parlor that has been modified significantly over the years. The Historic Sites Inventory notes the date of construction as 1900 but Sanborn maps indicate it dates to 1889. The original form on the Sanborn's show a simple rectangle with attached smaller form to the rear. By 1907 the rear add on form has changed location and size and a front porch appears. By 1941 The front porch is gone but the rear additions have grown. Sometime after this period a front porch was added again and has since been enclosed and included in to the main building as living area. In the early 1990 a large addition with two car garage was added to the south side of the existing home.

The home at 424 Woodside was constructed with its primary front façade facing east towards Park Avenue. This is a similar orientation to a number of adjacent homes built in the same period but that have since been demolished. Area photo dated 1907 and 1930 provided by the Park City Museum, (see attached Exhibits A, B, C & D), clearly shows 424 Woodside as well as homes to the south, at what are now 400, 402, 408 Woodside, and to the north, at what is now 426 Woodside, with their front facades facing east towards Park Avenue. Closer examination of the photo shows access to the east side of these Woodside properties via a stair case and foot path entering from Park Avenue just south of the home at 421 Park Avenue, (see Exhibit A & B). In the early 1900, during the mining period and pre-automobile, transportation in town was primarily by foot with some residents having horse and wagon.

It is also interesting to note that 4th street is actually a street at this point in time with a stair/sidewalk running along its north side, (see Exhibit B). The roadway at 4th street is now gone and in its place a public stair.

In 1907 Woodside Avenue was no more than a narrow path used for wagons and foot traffic, primary access to Main Street was by foot from the front of these homes via the footpaths and stair access. By 1930 this access seems to be diminished or no longer exists. Review of the attached 1930 area photo shows the orientation of the homes shown in the 1907 photo remains but it is unclear if the path access remains, (see Exhibits C & D). With the access from the front of the home to Park Avenue lost and with the development of Woodside Avenue to accommodate automobiles Woodside Avenue becomes the primary access to 424 Woodside.

From the 1930's forward the rear, or Woodside Avenue side, of 424 Woodside becomes the main access point to the home and the rear porch side entry becomes the primary entry door.



As time has progressed the surrounding homes that appeared in the 1907 and 1930 photo have been demolished and replaced with newer, larger homes that orient to Woodside Avenue. The redevelopment of the area has caused the loss of the historic mining period access to the front, east facing side of 424 Woodside.

The home at 424 Woodside along Woodside Avenue, west side of the property, has always been below the street elevation. Street improvements by the city along Woodside Avenue over the years has raised the grade and widened Woodside Avenue. (see Exhibit E & F for comparison). These improvements to the street have placed the home approx. 10' below the roadway elevation, (see 424 Woodside Record of Survey, dated 8-8-2004). These factors add up to a situation where the historic mining period context that 424 Woodside was originally built is lost and the home as it sits today is lost among the newer and larger redeveloped residential properties that face Woodside Avenue, (see Exhibit G).

Code Compliance

Land Management Code, Section 15-11-13, Relocation and/or Reorientation of Historic Buildings or Historic Structures, Section A, Item #3c, The Historic Preservation Board, with input from the planning director and chief building official, determines that unique conditions warrant the proposed relocation and or reorientation on the existing site. Unique conditions shall include all of the following:

- (1) The historic context of the historic building and or structure has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the historic building and/or structure and the Historic District or its present setting. *The following finding apply.*
 - a. *The historic front yard access to the home has been lost*
 - b. *The surrounding homes of the same era and orientation have been replaced with larger contemporary homes with different orientation*
 - c. *The scale of the adjacent structures dwarf 424 Woodside and creates a visual disconnect in the street scape.*
 - d. *The street has been widened and elevation raised.*
 - e. *The existing home is 10' below street level*
 - f. *By raising and rotating the home the historic front elevation will face the street and be at street level. This will enhance the visibility of the home and It will allow the character of the historic home to be viewed from the street. This will also infill and add to the street scape, (see exhibit G).*



- (2) The propose relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district. *The following findings apply:*
- a. The historic front yard, east side, access has been lost.*
 - b. At present, due to the buildings orientation the form and character of the historic home are lost behind a non-descript roof form located well below the roadway elevation.*
 - c. The building is dwarfed by the surrounding newer buildings and its own 1990's addition.*
 - d. By lifting and rotating the home to face Woodside Avenue the historic homes form and character will be presented to the public.*
 - e. By having the building face the street, the street scape will be filled in with this historic building and the physical integrity of the historic district will be increased, (see Exhibit G).*
 - f. The building is presently listed as significant. The proposed relocation and reorientation will not change that listing.*
- (3) The historic integrity and significance of the historic building and or structure will not be diminished by relocation and or reorientation. *The following findings apply:*
- a. The building is presently listed as significant. The proposed relocation and reorientation will not change that listing.*
- (4) The potential to preserve the historic building and or structure will be enhanced by its relocation. *The following findings apply:*
- a. Currently the home located 10' below street level*
 - b. The home is surrounded by larger contemporary homes and its own 1990's addition.*
 - c. Lifting and rotating the home will bring it to street level and will allow the home to be seen and appreciated by the public as a historic structure. It will also greatly improve its livability and put it in line with the livability of the contemporary homes that surround it.*
 - d. If the home is required to remain where it is, it will always be considered a substandard property. Motivation to invest in a substandard property that cannot be improved in any meaningful way will be limited and ultimately detrimental to its long-term preservation.*



Summary:

The Historic Context discussion presented here details the evolution of this site and clearly shows how the mining period site context has irreversible been lost. By applying these fact to the Code Compliance section, it is further made clear that lifting and reorienting the home is the best possible solution going forward to insure the historic form is preserved in a meaning full way for years to come.

Attachments:

Exhibit A, 1907 Photo

Exhibit B, 1907 Photo, Enlarged Area

Exhibit C, 1930, Photo

Exhibit D, 1930 Photo, Enlarged Area

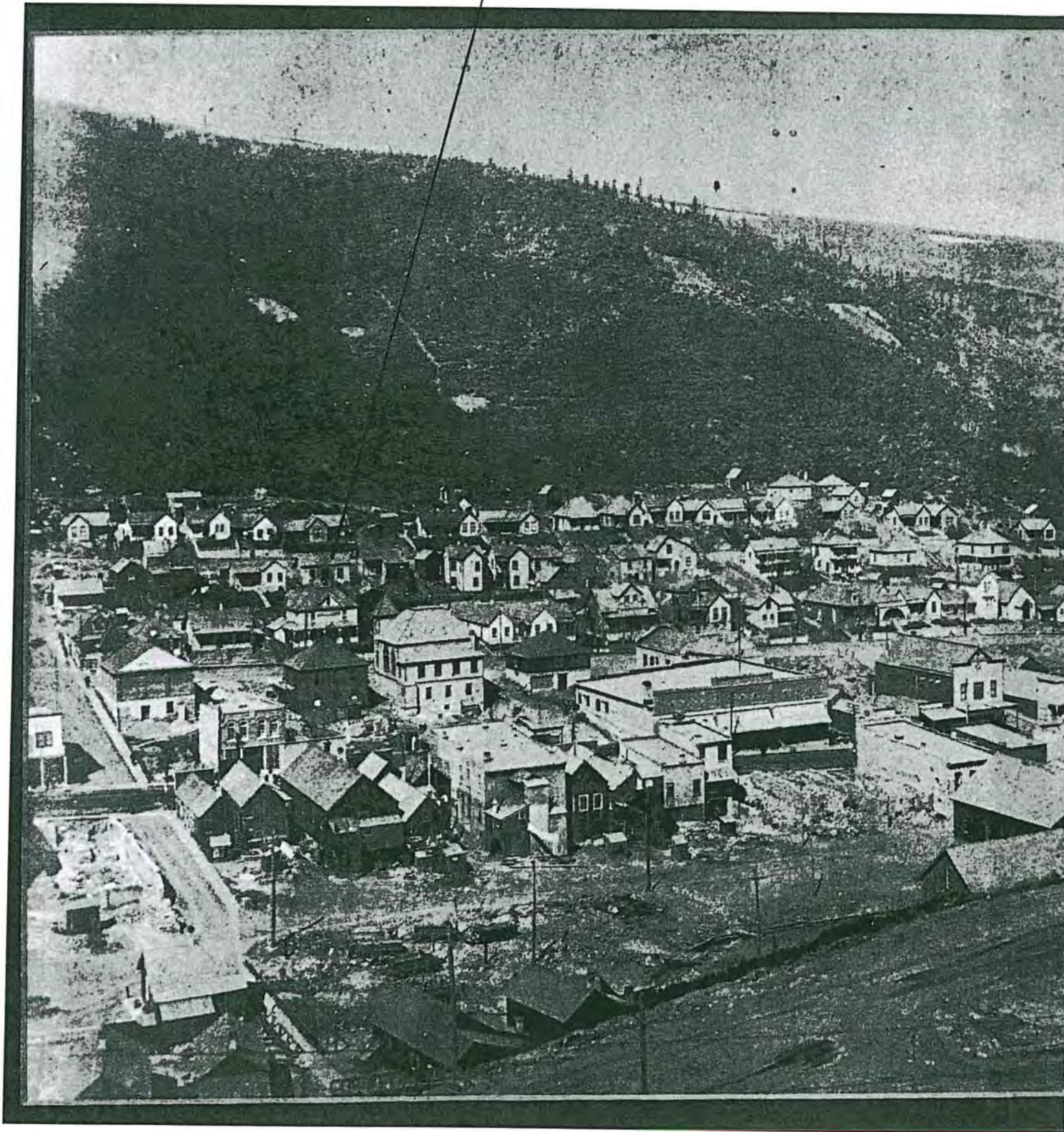
Exhibit E, 1940 Tax Photo

Exhibit F, 2010 Photo

Exhibit G, Street Scape



424 WOODSIDE



RECEIVED

MAY 24 2017

PARK CITY
PLANNING DEPT.

EXHIBIT A
1907 PHOTO

FOOT PATH

424 WOODSIDE



4TH ST.

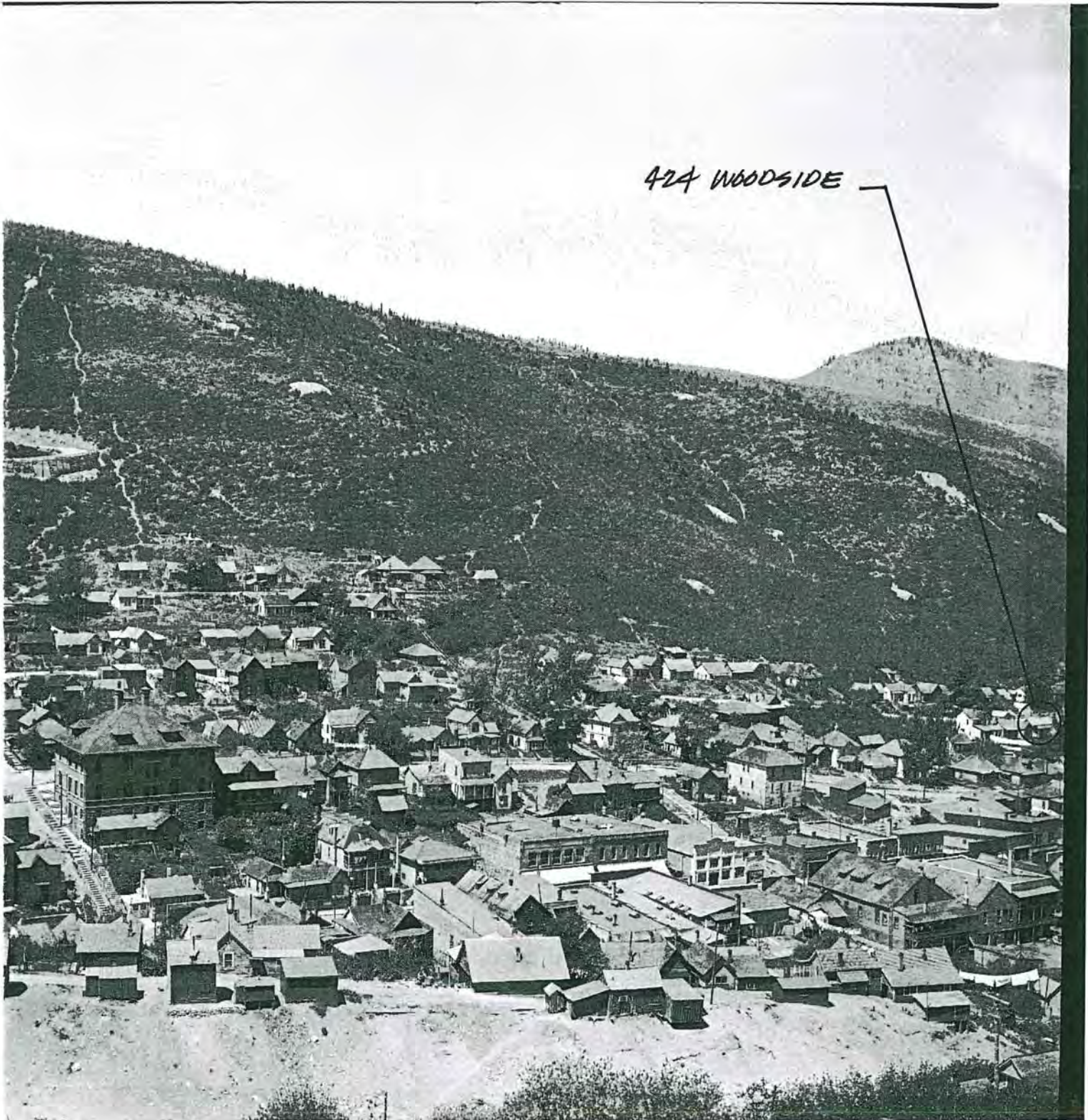
STAIR

RECEIVED

MAY 24 2017

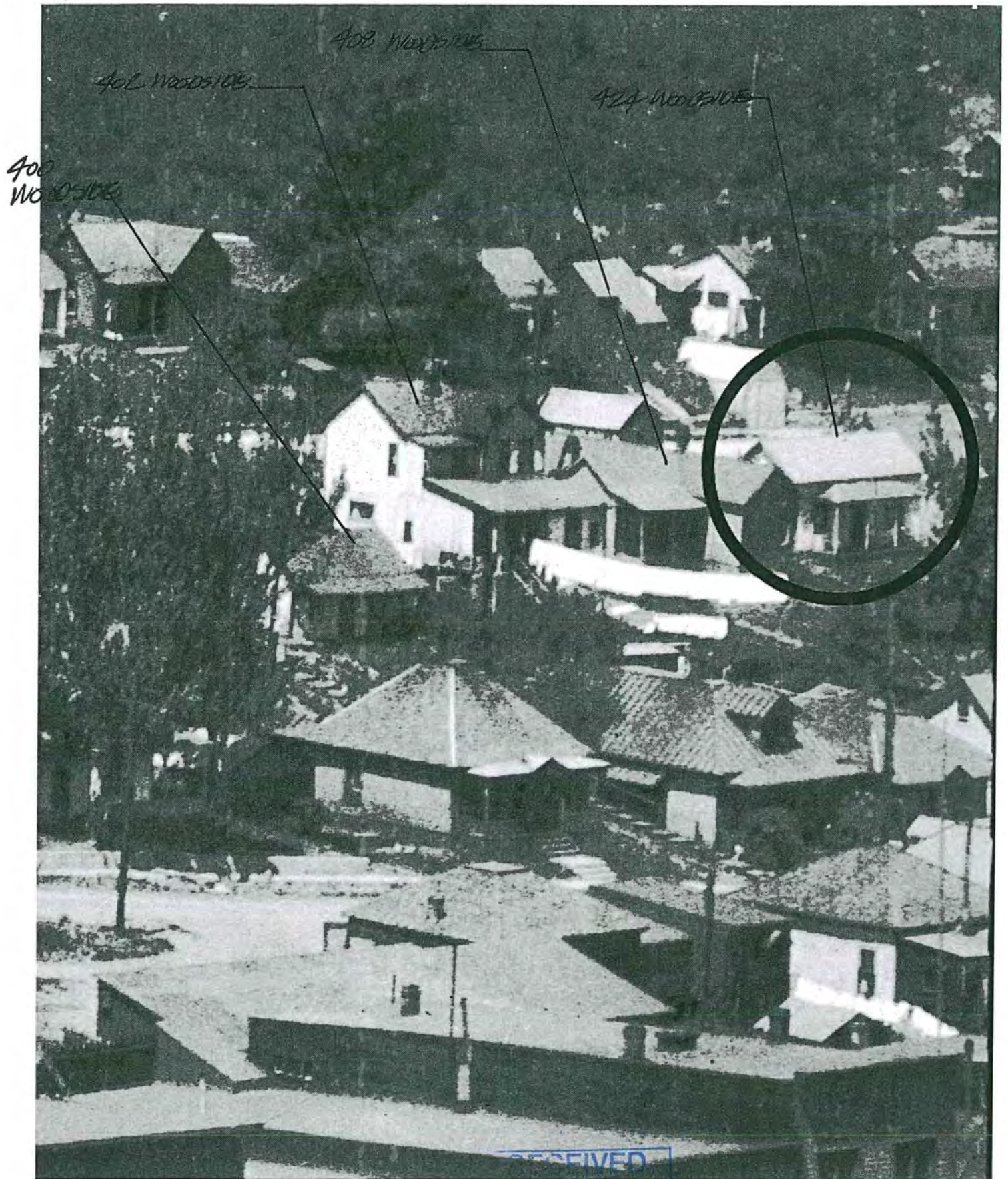
PARK CITY
PLANNING DEPT.

EXHIBIT B
1907 PHOTO



RECEIVED
MAY 24 2017
PARK CITY
PLANNING DEPT.

EXHIBIT C
136
1930 PHOTO



RECEIVED
MAY 24 2017

PARK CITY
PLANNING DEPT.

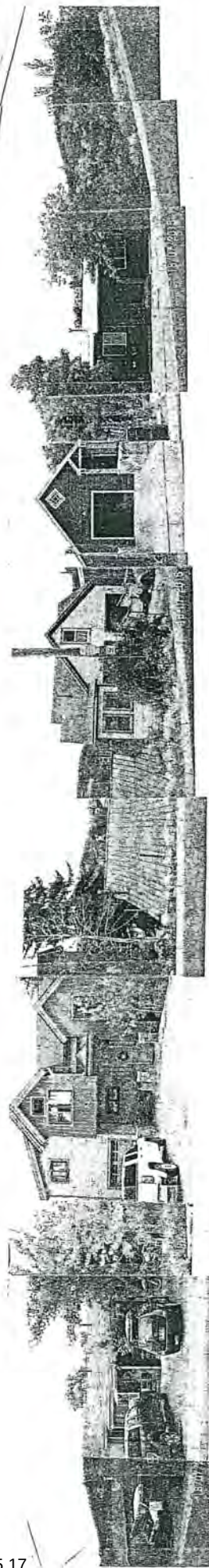
EXHIBIT D
1930 PHOTO



EXHIBIT E
1940 TAX PHOTO



EXHIBIT F
2010 PHOTO



454 19504/18

STREET SCAPES - EXISTING
NO SCALE



454 19504/18

STREET SCAPES - PROPOSED
NO SCALE

RECEIVED
MAY 24 2017
PARK CITY
PLANNING DEPT.

EXHIBIT G

Exhibit J

Park City Municipal Corporation's Historic Preservation
Consultant, Anne Oliver, SWCA - Assessment of
Proposed Reorientation

Memorandum

To: Planning Department, Park City Municipal Corporation, Utah
From: Anne Oliver, Principal Investigator, SWCA Environmental Consultants
Date: June 20, 2017
Re: Assessment of Proposed Reorientation of Significant Site at 424 Woodside Avenue

Introduction

The property at 424 Woodside Avenue in Park City, Utah, is listed on the Park City Municipal Corporation (PCMC) Historic Sites Inventory (HSI) as a Significant Site. The building on the property comprises a historic one-story residence built ca. 1886 and a large two-and-one-half story addition abutting it on the south, which was built in 1993.¹ Presently the historic house and the addition do not have an interior connection and the property is used as a duplex. The original principal façade of the historic house faced east but it is currently accessed via a staircase leading down from Woodside to an older secondary door on the north side. The addition faces west onto Woodside Avenue and includes a driveway and two-car garage.

The property owners wish to rehabilitate the property and convert the duplex into a single-family home. Toward this end, proposed work on the historic house includes the following: demolish smaller non-historic additions, identify any extant historic features and materials, panelize the house, reorient it so that the historic façade faces Woodside Avenue, lift it by 9 feet to align the historic main floor with the garage level of the south addition (bringing the historic house up to street level), add a foundation and basement-level addition, and construct a two-story addition on the east side. Additional work is proposed for the 1993 south addition.

The Planning Department has requested a formal assessment of the proposed reorientation of the historic house, its degree of compliance with PCMC's Historic District Design Guidelines and Land Management Code, the effects that reorientation will have on the historic significance and integrity of the house, and ultimately whether the property will remain eligible for listing on the HSI as a Significant Site and contributing resource in the HR-1 Zone. The nature and effects of other proposed work will not be considered here.

Background information on the property includes a Utah State Historical Society Structure/Site Information Form (Notarianni 1978); a PCMC HSI form (Blaes 2008) with associated ca. 1940 tax photograph and Utah State Tax Commission appraisal cards; a Utah Historic Preservation Office Historic Site Form (Carmen 2015) with associated Sanborn Fire Insurance Company maps from 1889, 1900, 1907, 1929, and 1941; a Historic Preservation Plan (HPP) and Physical Conditions Report prepared by the applicant's representative Jonathan DeGray (2016); updated Historic District Design Review (HDDR)

¹ Title research indicates that several mortgages were taken out on the property in 1886, likely for the construction of a house, and the building is shown on the 1889 Sanborn map (Carmen 2015).

drawings for the proposed remodel and addition to the property (2017a); and a historic site analysis prepared by DeGray (2017b) with associated historic photographs and as-built drawings.

Property History and Description

Originally, the historic building was a hall-parlor type single-family dwelling with a side-gabled roof; it was built on a relatively steep slope that was terraced toward the rear of the house (the Woodside Avenue side) to provide a more level building lot. Information from historic photographs, Sanborn maps, and current as-built drawings documents the following:

- The wood-framed and wood-sided house originally faced east, providing a view over Main Street. Physical evidence and the 1889 Sanborn map indicate that it had a small shed-roofed wing on the south end of the rear (west) side but no front porch (see 1889 Sanborn in Figure 1).
- As visible in historic photographs, the principal façade was composed of a central doorway flanked by a window on each side (Figures 2 and 3). Woodside Avenue was present to the west but, in the pedestrian-oriented city of the time, access to the house was also via a footpath leading north from Fourth Street behind the Park Avenue houses, and then a short staircase leading up to the east façade (obscured by houses in the foreground). The orientation of houses along the uphill (west) side of Woodside was uniformly east-facing, while orientations along the downhill (east) side was mixed, with some facing the street and others the canyon.
- By 1900, the original shed-roofed wing had been extended across the rear (west) side (see 1900 Sanborn in Figure 1).
- In 1907, the Sanborn map indicates that a formal front porch was added to the east side, further defining it as the primary façade, at the same time that a secondary entry porch was added to the west side. The house retained this configuration through 1930 (Figure 4; see also Figure 1).
- By 1941, a second shed-roofed addition had been built across the west side, incorporating the 1907 rear screened porch and essentially filling the terrace between the rear wall of the house and the retaining wall so that the eave was nearly at grade (Figure 5; see also Figure 1). The front porch had been removed and asbestos shingles had been applied over the original wood siding by this time (see Figures 1 and 5).
- Asbestos shingle siding was also noted on the 1957 tax appraisal card, which also documents the absence of an east porch (Blaes 2008).
- The 1968 tax appraisal card indicates that a porch had been rebuilt across the east façade (Blaes 2008).
- Between 1978 and 1993, the east façade was modified by the addition of a sunroom across the north two-thirds (which likely was created by enclosing the ca. 1968 front porch), covering the original doorway and north window. The interior floor plan indicates that these historic openings were completely removed or covered at the time. As well, the south window on the east façade was enlarged to accommodate two one-over-one windows (see as-built drawings in DeGray 2016). The asbestos shingles were also removed during this period and replaced with new drop siding; on the west and north elevations this was applied over the original 1 x 12 vertical plank sheathing (Figure 6). It appears that all original windows and doors were replaced as well (DeGray 2016).

- The historic house was extensively rehabilitated and altered in 1993, when the large south addition was built. The south wall of the historic house (between the historic house and the addition) was completely rebuilt and no original materials remain in the east wall. The south addition was enlarged with an east-facing dormer in about 2005 (DeGray 2016).
- Through time, as Woodside Avenue has been paved, improved, and widened with curb, gutter, and sewer, the level of the road has risen higher above the rear (west) wall and terrace of the house at 424 Woodside. The change in width is uncertain, as is the change in historic grade, but it is likely to be a few feet in both cases (Figure 7).

Significance and Integrity

As defined by the National Park Service (1997), a resource may be significant and considered eligible for the NRHP if it:

- is associated with events that have made a significant contribution to the broad patterns of our history (Criterion A); or
- is associated with the lives of persons significant in our past (Criterion B); or
- embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction (Criterion C); or
- yields, or may be likely to yield, information important in prehistory or history (Criterion D).

A resource that meets one or more of these criteria must also be evaluated for integrity of location, design, setting, materials, workmanship, feeling, and association. To be eligible for the NRHP, a resource must possess integrity of those elements directly related to the criterion or criteria under which it would be determined eligible.

In order to best preserve its historic resources and character, PCMC includes two types of sites on the HSI: Landmark and Significant. As noted in PCMC's "Design Guidelines for Historic Districts and Historic Sites," which are based closely on National Park Service standards, "Park City's Landmark Sites have structures that possess the highest level of historic integrity" and that meet the NRHP criteria for both significance and integrity. "Significant Sites have structures that retain their essential historical form, meaning that [a building] must retain the physical characteristics that make it identifiable as existing in or relating to an important era in Park City's past" but that it does not retain enough integrity to make it eligible for the NRHP (PCMC 2009:5). However, a Significant Site must still retain one or a few aspects of integrity in order to convey its significance.

The significance and integrity of the property at 424 Woodside have been evaluated four times over the years:

- In 1978, only minor alterations had been made to the property and it was considered "Contributory" to the National Register of Historic Places (NRHP) as part of a potential historic district or thematic nomination on the Structure/Site Information Form. In the Statement of Historical Significance it was noted, "This structure is also contributory to the Park City residential district; but in addition helps to illustrate how early housing was constructed to adapt to the steep terrain that exists in the area" (Notarianni 1978).

- In 1984, the property was listed on the NRHP as a contributing eligible resource under the “Residences of Mining Boom Era, Park City – Thematic Nomination” prepared by Roger Roper and Deborah Randall. Significance criteria were not noted, but the property would have been eligible under Criteria A and C.
- In 2008, due to the large south addition and other modifications made to the property, 424 Woodside was recommended ineligible for the NRHP but was listed as a Significant Site at the local level and was included in PCMC’s HSI. The Site Form noted that the building retained integrity in the component aspects of location and workmanship but that integrity had been diminished in the aspects of design, setting, feeling, and association (Blaes 2008).
- In 2015, the property was again noted as ineligible for the NRHP but remained a Significant Site on the HSI (Carmen 2015).

Today the house at 424 Woodside continues to retain integrity in enough aspects to convey its historic significance; applicable aspects include location, setting, workmanship, and design, and these are discussed further below. The National Park Service notes the following:

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved. (National Park Service 1997)

Setting, while highly diminished at 424 Woodside, is an important complement to location and is defined by the NPS as follows:

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built... setting refers to the character of the place in which the property played its historic role. It involves how, not just where, the property is situated and its relationship to surrounding features and open space. (National Park Service 1997)

The house at 424 Woodside remains in its original location and therefore retains that aspect of integrity, including its original orientation to the east and its siting on a small terrace below the street. And although much of the original setting has been lost, including adjacent historic houses, footpaths, staircases, and open space, the house at 424 Woodside retains its relationship to that earlier setting through its orientation and position on a shallow terrace below street level. The property is one of the few reminders of the historic development pattern on a part of the street where much of it has been lost, and is thus important in maintaining a district-wide sense of the historic setting.

Previous evaluations have indicated that the house retains integrity in the component aspect of workmanship:

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is evidence of artisans’ labor and skill in constructing or altering a building. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques. (National Park Service 1997)

However, as noted in the Physical Conditions Report prepared by DeGray (2106), all exterior materials including siding, roofing, windows and doors have been replaced since 1978. Therefore the property lacks integrity in terms of materials, but it does retain sufficient integrity in the aspect of design to reflect its original form.

Design is the combination of elements that create the form, plan, space, structure, and style of a property... Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. (National Park Service 1997)

On the exterior, the house retains much of its original form especially as viewed from Woodside Avenue, including its 28' x 28' footprint (minus the east and south additions), roof form, and fenestration pattern on the north and west walls. And although exterior materials have been replaced, they continue to reflect the simple style of the historic period. Finally, the house's placement on a man-made terrace below street level and with the primary façade facing east is another important aspect of property design.

In summary the house at 424 Woodside retains integrity in the component aspect of location, as well as diminished but significant integrity in the aspects of setting and design. Because the property has already been so altered, it will be critical to preserve these aspects if 424 Woodside is to remain a Significant Site on the HSI and a contributing resource in the historic district.

Application of Land Management Code and Historic District Design Guidelines

Park City's historic preservation ordinances are contained in Chapter 15-11 of the Land Management Code (LMC); the criteria for relocating and/or reorienting historic buildings on existing Landmark and Significant Sites are contained in Section 13. Pertinent sections of Chapter 15-11-13 are excerpted here (in italics) and discussed in relation to the property at 424 Woodside (in regular font).

1. **CRITERIA FOR THE RELOCATION AND/OR REORIENTATION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON ITS EXISTING LANDMARK OR SIGNIFICANT SITE.** *In approving a Historic District or Historic Site design review Application involving relocation and/or reorientation of the Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site, the Historic Preservation Board shall find the project complies with the following criteria.*
 1. ~~*For either a Landmark or Significant Site all the following shall be met:*~~
 1. ~~*A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) can successfully be relocated and the applicant has demonstrated that a professional building mover will move the building and protect it while being stored; and*~~
 2. ~~*The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;*~~
 2. ~~*Landmark structures shall only be permitted to be relocated on its existing site if:*~~
 1. ~~*the relocation will abate demolition; or*~~
 2. ~~*the Planning Director and Chief Building Official find that the relocation will abate a hazardous condition at the present setting and enhance the preservation of the structure.*~~
 3. *For Significant sites, at least one of the following shall be met:*
 1. ~~*The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or*~~

- ~~2. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or~~
3. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation on the existing Site. Unique conditions shall include all of the following:
 1. The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting;

The historic context of 424 Woodside has been radically altered through the construction of additions to the historic house and associated development of non-historic residential infill along the street and on surrounding lots. However, reorienting the building will destroy its remaining integrity, which lies solely in the aspects of location, setting, and design. Reorientation will render the property incapable of conveying its significance in the history of Park City and make it impossible to interpret its historic character.

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

The proposed reorientation of the house at 424 Woodside will result in a loss of integrity and significance to the extent that the property is no longer eligible as a Significant Site. Therefore its reorientation will diminish the overall physical integrity of the Historic District because this will result in the loss of a contributing Significant Site. The historical associations used to define the boundaries of the district, which are formed by the integrity of the component Landmark and Significant Sites, will also be diminished by the loss of this contributing property.

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

As discussed in the "Significance and Integrity" section above, the remaining integrity of this property lies solely in the aspects of location, setting, and design. Reorientation will diminish integrity to such an extent that the property will no longer convey any historic significance.

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

The historic house at 424 Woodside is not currently threatened by demolition and its *in situ* preservation can be enhanced through existing and less detrimental means outlined in the LMC and the Historic District

Design Guidelines, which are incorporated into the code by reference (see below).

Conclusions and Recommendations

The reorientation of the historic house at 424 Woodside Avenue will have a significant effect on its integrity, which has already been compromised by an addition and alterations on the east side and the large addition on the south side. In fact reorientation will diminish integrity to the degree that the property can no longer be considered a Significant Site as defined in PCMC's LMC and Design Guidelines.

An option consistent with PCMC's LMC and Historic District Design Guidelines would be to raise the house two feet while maintaining its original orientation (see Section B.3. Foundations). This will allow for the addition of a modern foundation, promote material preservation of the house, and improve visibility from Woodside, thereby counteracting the adverse effects of the raised and widened roadbed to a significant degree. Raising the historic house two feet is also encouraged because it will improve the relationship with the south addition by making the historic house less visually and physically subordinate and increasing general compatibility, as discussed in Section D (Additions to Historic Structures) of the Design Guidelines.

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Park City Municipal Corporation

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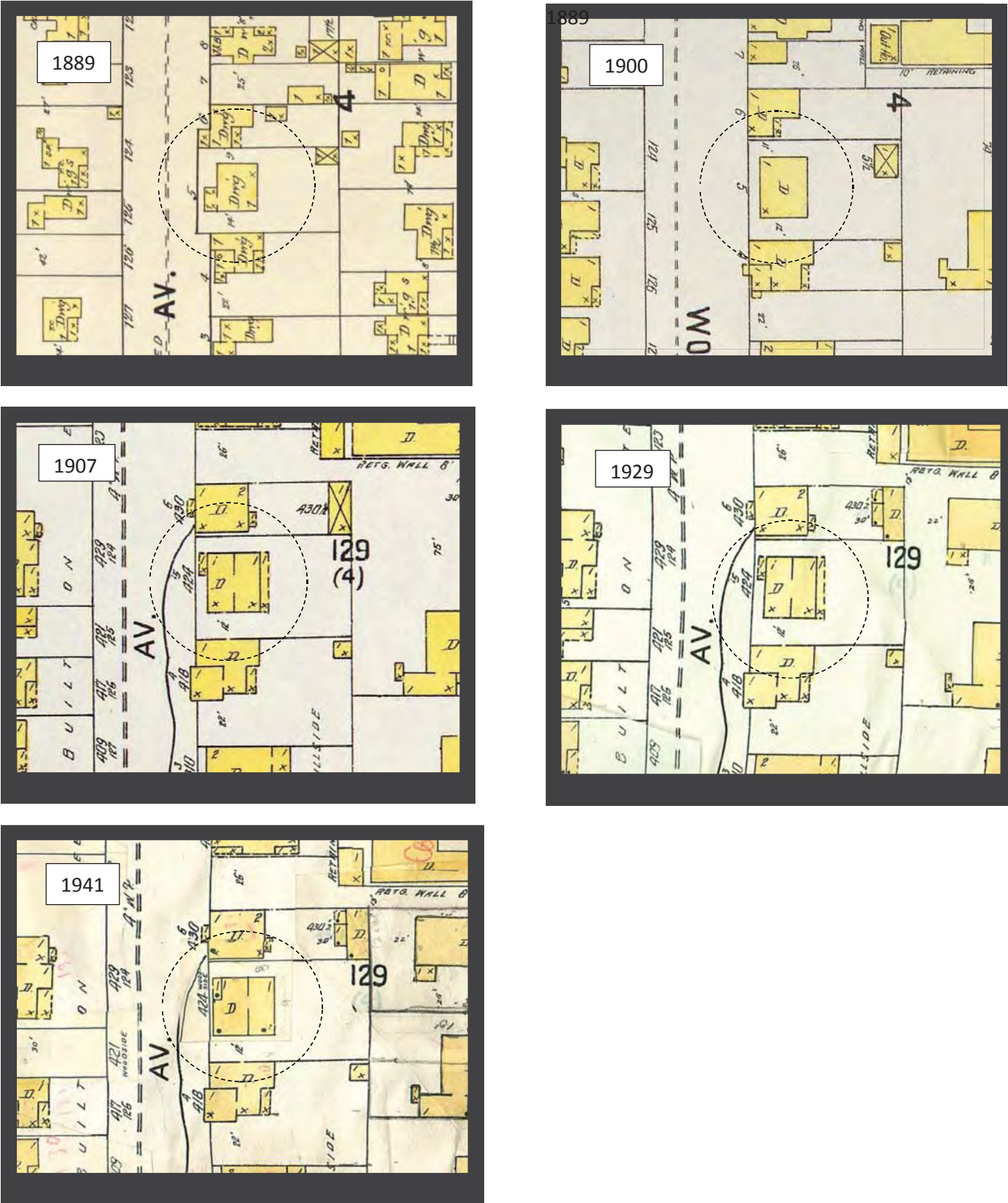


Figure 1. Sanborn Fire Insurance maps showing property at 424 Woodside 1889-1941 (from Carmen 2015).



Figure 2. View of property at 424 Woodside ca. 1905-1907, facing west-northwest. Note retention of simple hall-parlor form and continued absence of front porch on east side. Photograph no. 1985-6-001.



Figure 3. View of property at 424 Woodside in 1907, facing west-northwest. Note simple hall-parlor form, east-facing aspect with a view across canyon, and access via a footpath leading north from Fourth Street behind the Park Avenue houses. Note the absence of a front porch on east side, although according to the 1907 Sanborn map a porch was added in this year. Also note the mix of house orientations along the downhill (east) side of Woodside, with some facing the street and others the canyon. Photograph provided by Jonathan DeGray.



Figure 4. View of property at 424 Woodside in 1930, facing northwest. Note the retention of the simple hall-parlor form and addition of hip-roofed front porch, which was removed by 1941 according to the Sanborn map. Photograph no. 1987-2-134.



Figure 5. Tax appraisal photograph of property at 424 Woodside dating to ca. 1941, facing southeast.



Figure 6. North and west sides of historic house at 424 Woodside, facing east-southeast, 2015.



Figure 7. West side of historic house at 424 Woodside, facing south, 2015. South addition dating to 1993 is visible at upper left.

Exhibit K

Public Comment

424 WOODSIDE - HISTORIC PRESERVATION PLAN - COMMENTS

Site Design

"The existing historic form is oriented so that the front of the building faces the back yard, or rear of the site."

(Comment # 1.) *It would be difficult to define which elevation of this particular historic structure is actually the 'front'. In the PHYSICAL CONDITIONS REPORT the north elevation is indicated as the Primary Façade, probably because the primary entrance is located on the north elevation. It could be concluded that from 1889 to 1900 (and possibly to 1907) the location of the primary entrance would have had to be on the west 'end' of the structure, similar to where it is now, because of its relationship to grade. If there was an entrance on the east 'end' of the structure during these years it would have been indicated on the Sanborn maps because it would have had to be above grade. It would be difficult to assume that the only entrance to the structure would be defined as the 'back door'. The primary entrance would define the front of structure. To say that the structure is oriented to the 'back yard' is not necessarily accurate; homes on the hillsides (in particular, as opposed to areas of less steep terrain) were predominately oriented toward Town. Even structures on the uphill side of Woodside were oriented similarly: the uphill homes were oriented toward 'Town' and not necessarily toward the street, or Woodside Avenue.*

HDDG - SPECIFIC GUIDELINES

A. SITE DESIGN

A.1.2 Preserve the original location of the main entry, if extant.

A.1.3 Maintain the original path or steps leading to the main entry, if extant.

"The historic form is a full story below the street level of Woodside Avenue so the only thing visible of the historic form from the street is the metal roof. This condition along with the scale of the addition to the south places the historic form in a hole."

(Comment # 2.) *There are still several historic structures on Upper Woodside that are below street level: 664 Woodside is close to a story and a half below street level "in a hole", 564 Woodside is about 2/3 of a story below street level, 332 Woodside is far below the connecting street-level garage and the adjacent homes, 316 Woodside is well below street level looking down on the roof, 232 Woodside has a second-story gable to almost to street level, but the front entrance is at least a story below street level and is not facing the street. The 1978 Utah State Historical Society Structure/Site Information Form states about 424 Woodside, "This structure . . . helps to illustrate how early housing was constructed to adapt to the steep terrain that exists in the area." Development on particularly steep slopes in Old Town was quite different from the development on the relatively flat areas especially on the downhill side of streets. This difference on the downhill side of a street manifested in irregular access (entrances) to structures, unique and irregular relationships of structures to streets, irregular rhythm of streetscape, unique front yard setbacks. More examples of these downhill very steep-slope-development characteristics, like looking down onto the roofs (at times not being able to see any of the structure façades at all) can be seen on Ontario Avenue (317, 323, 341, 413, 417).*

Addressing the relationship of the current addition (garage and duplex) to the south of the 424 Woodside historic structure, this 'high/low' relationship can be compared to a somewhat similar historic juxtaposition of 424 Woodside to an adjoining garage. In 1957, a 10' x 18' garage was listed on the 424 Woodside tax card valued at \$37 (the house was valued at \$1,917) and was assigned an age of 26 years (The garage does not appear on the 1941 Sanborn map so perhaps the garage was closer to 16 years old in 1957.). This simple single-walled gabled garage can be seen in the 1977 Utah State Historic Society photo where it sits, in order to be accessible at street level, a floor higher and proud toward the street by about 14' from, and attached to, the historic home. This historic notable shift in height from one structure to another is another example of the irregular rhythm unique to the historic steep-slope development in Old Town. When walking north downhill on Woodside in the 40s, the street-level garage would obscure the view of (or 'hide') the 424 Woodside home more than the current garage-duplex addition does when walking down Woodside today.

HDDG - SPECIFIC GUIDELINES

B. PRIMARY STRUCTURES

B.3 Foundations

B.3.2 The original placement, orientation, and grade of the historic building should be retained.

"Per the Site Inventory 424 Woodside Ave. has been extensively modified creating a situation where the historic form is dwarfed by surrounding structures and is a full level below street level."

(Comment # 3.) *This reference to the HISTORIC SITE FORM is somewhat misleading and definitely out of context. The HISTORIC SITE FORM does state that the historic structure has been modified significantly (not "extensively"), but goes on to qualify this statement saying "The changes to the original house are minor but the construction of such a large side addition diminishes the site's original character." It can be argued that historic character of the site, not the historic character of the structure, has been diminished (but not lost). The HISTORIC SITE FORM goes on to say "the physical evidence from the period that defines this as a typical Park City mining-era house . . . remain on original part of the house."*

As to the historic form being "dwarfed" by surrounding structures, see the above comments with regard to the south addition and with regard to unique conditions of historic development on particularly steep hillsides and the resulting historic 'high-and-low rhythm' of these streetscapes in Old Town. The current below-street position of 424 Woodside explicitly conveys the historic character of Old Town living on the steep hillside regardless of the large structure to the north.

"By raising and rotating the historic form we will establish it as a visually prominent element along the street. The proposed addition, located below the historic form, will not be visible from the street. The proposed changes outlined here are all intended to improve the appearance of the historic form and reestablish its presence along Woodside Avenue making it once again a valuable asset to the district for years to come."

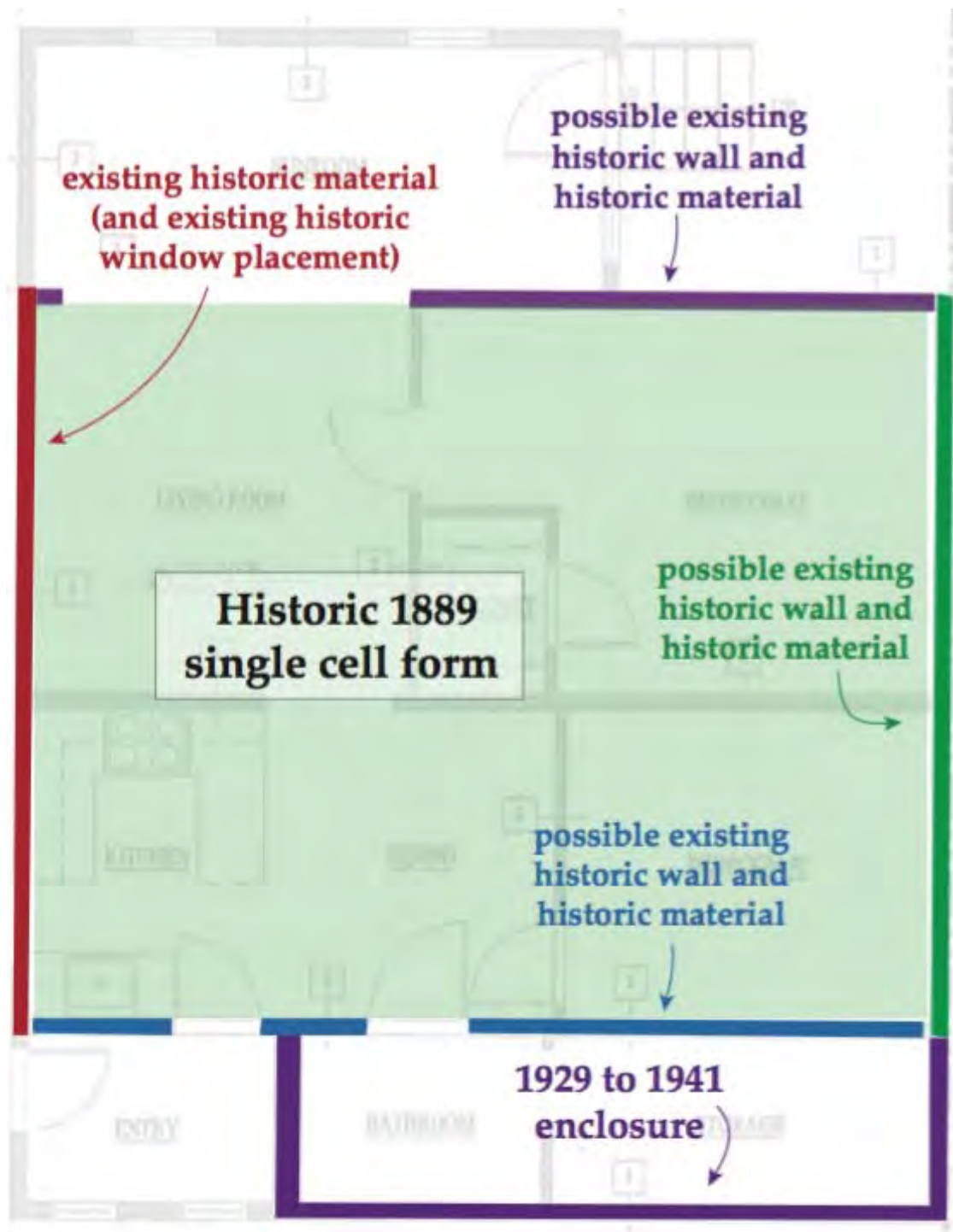
(Comment # 4.) *The "historic form", as it is currently situated in its historic location, historic orientation, and historic relationship to (a story below) Woodside Avenue is astonishingly "a visually prominent element along the street" (A rare day passes that a pedestrian -- tourist, skier just off the mountain -- does not hesitate at 424 Woodside to photograph the structure.). There are less invasive*

*measures than "raising [to the proposed 9'] and rotating the historic form" that could **better** "improve the appearance of the historic form" (Raising the structure the recommended 2' -- in its historic location and orientation -- would "improve the appearance of the historic form"). The "presence [of historic 424 Woodside] along Woodside Avenue" does not need to be "reestablished" because its presence has, in fact, been solidly established since 1889. 424 Woodside does not need to be made "once again a valuable asset to the district" because the historic structure, as it currently stands, strongly relays historic life on a steep hillside of a booming mining town.*

Structural

"It is our intention to strip the existing historic form building down, removing all the contemporary material and then see what we have. We anticipate not finding any historic material other than 1 x 12 exterior wall sheathing attached to new stud walls. If this is the case we would propose to proceed as follows."

(Comment # 5.) *See 'PHYSICAL CONDITIONS REPORT, 2016 (2011) COMMENTS' for analysis of existing historic material. Considering that the 1889 single cell roof form still exists entirely and unaltered, the 1889 single cell form still exists with no changes to the north façade other than superficial, minimal changes to the 1889 west façade (inside the newer west façade), some removal of the 1889 east façade, and with the possibility that south-façade historic material may still exist as a portion of the wall between the historic structure and the new addition (After soliciting the opinion of two local historic-preservation experienced contractors and one local project manager with prolific similar experience, the consensus is that south façade historic material probably still exists between the historic structure and the addition.), there may be a considerable amount of extant historic material. See the two images below that exhibit the current presence of the 1889 single cell form and the possibility of currently existing historic material.*





"1. Panelize the exterior north and east walls."

(Comment # 6.) *Should the north wall be panelized, the historic form, the history material, and the historic character of the north façade can be saved only if it is replaced in its original location. If the north wall is reoriented 180 degrees, the wall, the form, the historic window placement, and the historic material will be completely lost; the panelized north façade would be discarded because it would be redundant as a south wall between the historic structure and the addition.*

The minimal historic material of the east façade (partially enclosed in a circa 1991 enclosure and then removed to create interior space) need not be saved if the structure is not reoriented 180 degrees and the new construction is added to the east elevation. However, the extant 1889 exterior west façade (enclosed within the newer west façade) historic material and structure could be panelized and saved; if the structure is reoriented 180 degrees this 1889 west façade wall and historic material will be lost.

HDDG - SPECIFIC GUIDELINES

B. PRIMARY STRUCTURES

B.2 Exterior Walls

B.2.1 Primary and secondary façade components, such as window/door configuration, wall planes, steps, porches, and entryways should be maintained in their original location on the façade.

"2. Change the orientation of the building so that it faces Woodside Avenue and is raised to the street level, 9' from its existing location, so the front of the historic building faces the street, not the back yard."

(Comment # 7.) *Raising the structure 9' to the street level would be historically inaccurate in the context of the unique character (streetscape rhythm, front yard setback, orientation to town) of residential structures on very steep hillsides on the downhill side of Old Town streets. The level at which the historic structure sits now gives it an expressly historically accurate prominence from the street. Raising the structure 2' would give the structure a 'boost' of presence and removing the 1929 to 1941 west façade enclosure would reduce the mass of the west-running shed roof to give the prominently-seen-from-the-street roof a more pleasing, yet historically accurate, proportion. Reorienting the historic form would be inconsistent with the predominately Town-oriented nature of residential structures on very steep hillside sites on the downhill side of the streets.*

HDDG - SPECIFIC GUIDELINES

B. PRIMARY STRUCTURES

B.3 Foundations

B.3.1 A new foundation should not raise the historic structure generally more than two (2) feet from its original floor elevation.

"4. Through the renovation and addition of this residence we will:

b. Re-orient the building so the front faces the street and is elevated to have a relationship to the street that is currently not present. The structure reoriented to have a porch."

(Comment # 8.) *The structure should not be changed to the point that it has a relationship to the street that it never had in history and that most structures on very steep downhill-from-the-street sites did not have historically. Historic structures on steep downhill lots were predominately oriented to Town, not to the street. A (possible) porch on the east façade that looks (on Sanborn maps) as though it existed for sometime between 21 to 41 years (appearing on the 1907 Sanborn map but not on the 1900 Sanborn map, still showing on the 1929 map but not on the 1941 map) was not a front entrance, not a primary entrance, and therefore not a front porch because the structure was without the porch for at least as many or perhaps more years (38 to 48 years) than it was with the porch (the east elevation porch was not present from 1889 through 1900 possibly up to 1907 and not present in 1941 and possibly any time after 1929). A 'front porch' would be a front entrance or primary entrance to the structure and would be significant and critical to the function of the structure. The lack of a porch on the east façade of the structure for so many years shows that it was at most a secondary but evidently a non-essential entrance, and not an entrance at all when there was no porch because the living level was too far from grade on the east elevation oriented toward Town. Historically, the structure had only a 6' by 8' front porch on the north end of the west façade so should have no more than the same location and dimensions for a primary entrance porch when the structure is renovated.*

HDDG - SPECIFIC GUIDELINES

A. SITE DESIGN

A.4.1 Maintain historic hillside steps that may be an integral part of the landscape.

Roof

"The roof will be rebuilt to meet the structural requirements of code and retain the historic form and appearance."

(Comment # 9.) *The current design proposal shows the historic roof form altered to the point where it barely resembles the historic roof form as it exists now and has existed for 127 years.*

HDDG - SPECIFIC GUIDELINES

B. PRIMARY STRUCTURES

B.1 Roofs

B.1.1 Maintain the original roof form.

Exterior Walls

"8. Through the renovation and addition of this residence we will:

e. Replace the non-historic windows with period correct units Replace/repair siding"

(Comment # 10.) *Reorienting the structure 180 degrees would eliminate any possibility of preserving the structure's only remaining original, historically placed window openings on the north façade that is viewable from the street. It would also result in a loss all historic material except the small portion of east elevation wall, a wall that shows no evidence of historic window placement.*

HDDG - UNIVERSAL GUIDELINES

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

Porches

"The front porch, currently facing the rear of the site, has been walled in to create more interior living space. We would propose to bring the porch back to its historic appearance and use."

(Comment # 11.) *The porch that now exists on the east façade first appeared sometime after 1978 so is not historic. There must be documented evidence in order to 'bring back' a historic element to a structure. There is no evidence of window or door placement to recreate "its historical appearance". The only possible historic use would be as a secondary entrance, not a primary or front entrance.*

HDDG - UNIVERSAL GUIDELINES

4. Physical or photographic evidence should be used to substantiate the reproduction of missing features.

Doors

"All historic doors have been replaced, see physical condition report. All new doors will be historic in appearance."

(Comment # 12.) *The interior west façade (the 1889 west façade) has a door that appears to be historic in proportion. This door (opening) could have been the original entrance to the structure and could be preserved and used as it was historically.*

HDDG - SPECIFIC GUIDELINES

B. PRIMARY STRUCTURES

B.4. Doors

B.4.1 Maintain historic door openings.

Windows

All historic windows have been replaced, see physical condition report. All new windows will be historic in appearance.

(Comment # 13.) *The historically located, proportioned, and oriented window openings on the north façade should be maintained.*

HDDG - SPECIFIC GUIDELINES

B. PRIMARY STRUCTURES

B.4. Windows

B.4.1 Maintain historic window openings.

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424 WOODSIDE - UNIQUE CONDITIONS FOR REORIENTATION COMMENTS

November 7, 2016

Per the Preservation Plan we are proposing to disassemble and reorient 424 Woodside. Per 15-11-13 (A) we are requesting approval to reorient the home. We are proposing this base on the information in the Preservation Plan and the following:

1. The building has been significantly altered over the years and **little historic material remains.**

See: [424 WOODSIDE - HISTORIC PRESERVATION PLAN - COMMENTS](#)
[424 Woodside HDDR.COMMENTS.Physical Conditions Report 2011, 2016](#)
[424 Woodside TIMELINE](#)

2. As part of the 1993 addition work the floor and **roof systems of the existing historic form have been rebuilt.**

See: [424 WOODSIDE - HISTORIC PRESERVATION PLAN - COMMENTS](#)
[424 Woodside HDDR.COMMENTS.Physical Conditions Report 2011, 2016](#)
[424 Woodside TIMELINE](#)

3. The **existing home faces the rear yard.**

See: [424 WOODSIDE - HISTORIC PRESERVATION PLAN - COMMENTS](#)

4. The existing home is 11' below the existing street elevation of Woodside Avenue

See: [424 WOODSIDE - HISTORIC PRESERVATION PLAN - COMMENTS](#)

5. The **historic form is surrounded by larger homes that dwarf the historic form.**

See: [424 WOODSIDE - HISTORIC PRESERVATION PLAN - COMMENTS](#)

6. By **raising and rotating the historic form the building will be raised up out of the hole it is in and will face Woodside.** This will provide for a greatly **improved presence on the street and fit in to the existing rhythm of buildings along Woodside Avenue.**

See: [424 WOODSIDE - HISTORIC PRESERVATION PLAN - COMMENTS](#)

7. Due to the **constraints of the site**, the desire to lift the home and rotate the home, and **the limited historic material** present on the existing home, the only feasible method to accomplish the reorientation is to disassemble the building. Lifting the building as a single element is not possible.

There are no unique constraints associated with this site:

The site consists of three Old Town lots (75' x 75') allowing a larger area to accomplish creative design for two residences. The historic structure is on a zero lot line front yard and a reduced side yard setback by 3' allowing a larger area for the Building Pad.

The steep sloped lot is similar to or less steep than many steep sloped lots in Old Town. The historic structure still retains a notable amount of historic material.

Per LMC 15-11-13, (A), (3), There are **unique conditions** associated to this property; the fact that **the home faces the rear yard** and is **not visible from Woodside Avenue**, the fact that **the home is 11' below the existing street level**, and the fact that the building has been remodeled and improved to the extent that **little historic material is present**. These facts add up to a unique condition that could be vastly improved with the implementation of the proposed Preservation Plan and reorientation of the building.

The home faces, or is oriented toward Town, which is a common characteristic of historic structures on steep sloped hillside sites downhill from the street. ***This is not a unique condition.***

The home **is** visible from Woodside Avenue. It is visible enough to draw the attention of pedestrians, skiers coming off the mountain, bikers, and tourists who pause to photograph the structure. The historic structure is visible in a way different from contemporary infill structures therefore providing an anchor for historic character in the neighborhood. The roof, obviously historic, is a primary feature that speaks to the historic character of life in a turn-of-the-century mountainside boomtown. The north façade is also visible from the street and conveys the simple vernacular form that was typical to the mining era. There are several steep slope downhill-from-the-street historic structures on Upper Woodside that have similar visibility from the street and more historic structures in the steep slope areas of Old Town that are less visible (a few structures where only the roofs, no façades, are visible) from the street. ***This is not a unique condition.*** The visibility of 424 Woodside could be augmented by raising the structure 2' and by removing the later (1941 Sanborn, not 1929 Sanborn) west (Woodside façade) elevation to reveal the 1889 west façade, thereby reducing the mass of the west-running shed roof and increasing the height and therefore the presence of the west façade.

There are many homes in the steep sloped areas of Old Town, and several on Upper Woodside, that sit below (some less than 11', some much more than 11') street level where the roof is a primary visible element. ***This is not a unique condition.***

There is enough historic material remaining to justify the effort to preserve the historic material that still exists. ***This is not a unique condition.***

Allowing this 424 Woodside structure to be reoriented, to be relocated as a result of the reorientation, and to be raised more than 2' would set a precedent for the many other historic structures that have similar site and structure conditions, possibly creating a run on moving all the randomly Town-oriented and hillside-situation historic structures to be turned and lifted to the street and as a result erasing the distinct historic character that these hillside structures now possess.

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PHYSICAL CONDITIONS REPORT, 2016 (2011)
COMMENTS

-----**2. Structure, 2016**
(MAIN BUILDING, 2011)

(B.9. ADDITIONS, 2011) - The REPORT is inaccurate in stating there were "No changes were made through 1941; a large addition was removed from the east elevation and an enclosure was added to the west elevation between 1929 and 1941. (see: 424 Woodside Avenue TIMELINE for detailed information of additions and removal of additions to the single cell form from 1889 to 1993)

-----**3. Roof, 2016**

(B.1. ROOF, 2011) - The REPORT description of the original simple gable (probably built in 1889 according to the 1889 Sanborn map, not about 1900 as stated in the REPORT) states that the roof still consists of historic 1" x 8" skip plank over 2" x 4", 24" on center truss, and wood shake material.

The REPORT also states that 2.5:12 shed roof running west off the main gable was updated after 1978 with metal roofing over 5/8" plywood decking over 2" x 12", 24" on-center joists.

The roof was actually updated ten years after 1978. A 1989 HISTORIC MATCHING GRANT APPLICATION shows that a new metal roof was applied to the structure at the end of that year, and while there are no 2" x 12" joists in the materials list or in the work description for the roof there is a description of how bent rafters were straightened in the process of re-roofing.

When the structure was being re-roof in 1989, the description of any work and materials needed for replacing or reinforcing old roof rafters with new 2" x 12" joists on the west-running shed roof probably would have been included in the application because the structure was being re-roofed with matching funds. And there would have been no need for bent rafters to be straightened if new 2" x 12" joists were used for roof support. Also, the REPORT states that the new roof decking is 5/8" thick, where a low-sloped roof that requires strength for a heavy snow load would usually require a thicker 3/4" plywood decking. Therefore, there may still be some historic material in the west-running shed roof as well as the main gable. There could possibly be some historic rafters and some 1" x 8" planks (additional load support to the 5/8" decking).

The roof description does not include the fact that the 4:12 east-running shed roof covers only the north half of the east façade.

-----5. Exterior Walls 2016

(B.2. EXTERIOR WALL - PRIMARY FAÇADE, 2011) - The north elevation is the primary façade, is un-altered from the historic form, and according to the REPORT is composed of historic 1" x 12" vertical planks on 2" x 4" studs at 24" on center.

The REPORT has no description of the number, location, and orientation of the historic window placement on the historic north façade. The 1977, UTAH STATE HISTORICAL SOCIETY photo shows the two vertically oriented windows in the same locations of the current window locations, and states under 5. ARCHITECTURE that "Window placements appear to have changed little. The 1993 HISTORIC DISTRICT REVIEW states under IV. COMPLIANCE WITH DESIGN GUIDELINES that "The project demonstrates substantial compliance with the following guidelines: 52. Avoid Changing the Position of the Windows". The small square window at the top of the gable is not historic (see: 1977, UTAH STATE HISTORICAL SOCIETY photo).

The REPORT has no description of the door (historic material or historic-sized opening?) on the north elevation portion of the screened-in porch.

(B.3. EXTERIOR WALL - SECONDARY FAÇADE 1, 2011) - The REPORT states that the west (Woodside façade) elevation is composed of historic 1" x 12" vertical planks on 2" x 4" studs at 24" on center.

The south 20' of the west (Woodside façade) elevation was roofed (6-foot extension of the west-running shed roof) and enclosed between 1929 and 1941 (SANBORN MAPS). The 1977, UTAH STATE HISTORICAL SOCIETY photo shows the screened-in 6' x 8' porch on the north end of the west elevation. The 1989 HISTORIC MATCHING GRANT APPLICATION show an image where the 6' x 8' porch is still screened-in and not yet 'windowed'. The interior west wall, 6' east from and parallel to the exterior west Woodside façade elevation, may still be composed of the historic 1989-1900 material that was the exterior west façade before enclosed between 1929 and 1941.

The REPORT has no description of the number, location, and orientation of any historic window placement on the west elevation façade. It appears that the screened-in portion of the 6' x 8' porch on the north end has been replaced with small square windows since 1977 and the other small windows may have no historic significance.

(B.4. EXTERIOR WALL - SECONDARY FAÇADE 2, 2011) - The south elevation of the historic structure has either been eliminated or enclosed inside the new addition. There is no information in the REPORT as to whether the historic south-elevation wall or any south-elevation wall historic material still exists.

(B.5. EXTERIOR WALL - REAR FAÇADE, 2011) - The REPORT does not mention that the historic east (Town façade) elevation still exists as it did in 1889 on the south third of the east elevation. Historic material may still exist on this portion of the east elevation.

The REPORT also does not mention that the double-wide, double-hung vertically-oriented window on this historic portion of the east elevation may not be historic in size or placement. A photo of the east elevation in the 1989 HISTORIC MATCHING GRANT APPLICATION shows a contemporary, non-vertically oriented window in a similar location.

The enclosed shed-roof extension on the north two-thirds of the east elevation allowed for the removal of that section of the 1889 east (Town façade) elevation.

-----7. Porches, 2016

(B.7. PORCHES, 2011) - The REPORT states that the rear porch on the east (Town façade) elevation was *enclosed* after 1978, when actually an open, covered porch was added after 1977 (see: 1977, UTAH STATE HISTORICAL SOCIETY photo) and was enclosed in 1991 (see: 1989, HISTORIC MATCHING GRANT APPLICATION photo, and Building Permit Number 5683 for porch enclosure 3/12/91).

(B.9. ADDITIONS, 2011) - The REPORT is inaccurate in stating there were "No changes were made through 1941; a large addition was removed from the east elevation and an enclosure was added to the west elevation between 1929 and 1941. (see: 424 Woodside Avenue TIMELINE for detailed information of additions and removal of additions to the single cell form from 1889 to 1993)

(MAIN BUILDING – DETAILS, 2011)

-----9. Door Survey, 2016

(C.2. DOORS, 2011) - The REPORT does not mention exterior historic door placement or dimensions. The door at the north elevation porch entrance may be of historic placement and dimensions and the interior (exterior historically) west elevation entrance door may also be of historic placement and dimension.

-----10. Window Survey, 2016

(C.1. WINDOWS, 2011) - The REPORT states that no historic windows remain, but historic window placement, historic dimensions and orientation, historic configuration of panes, and types evidence is still extant, relevant, and should be included (see: **B. EXTERIOR WALLS** comments on this document).

424 Woodside SANBORN HISTORY

KEY



historic single cell form



enclosed space

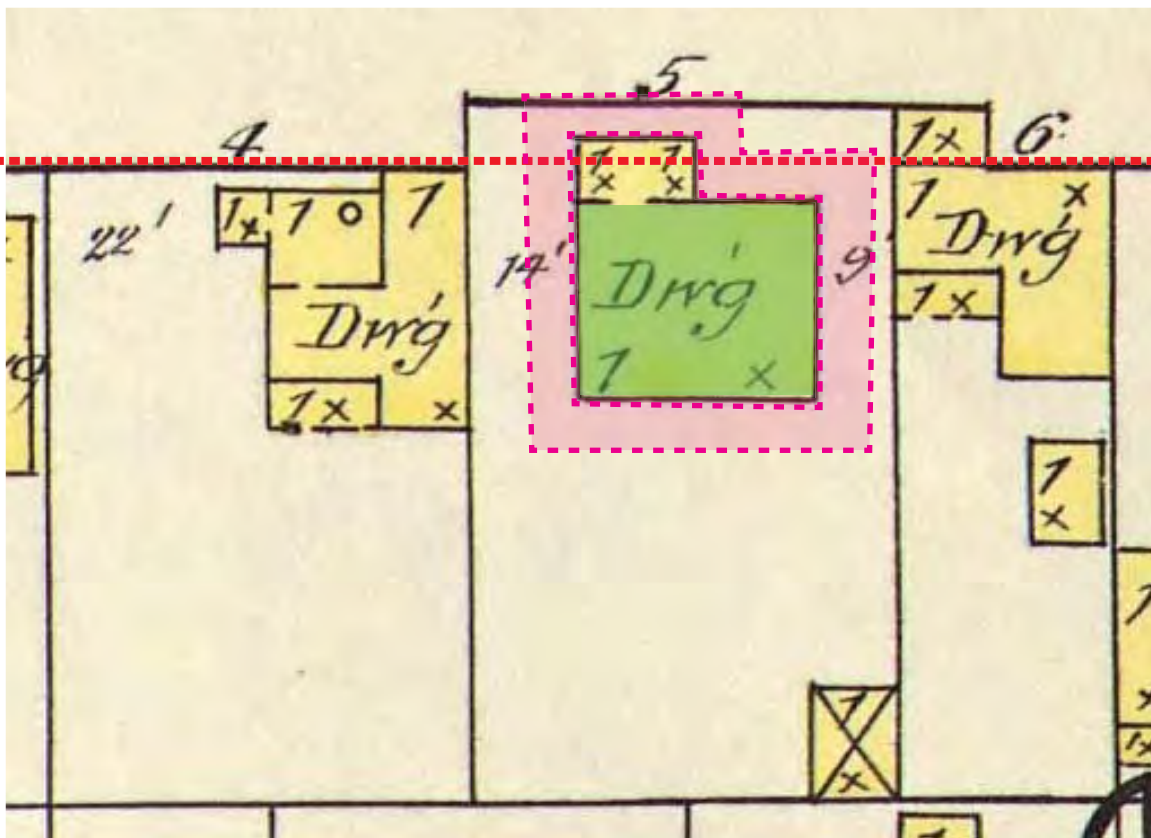


open porch

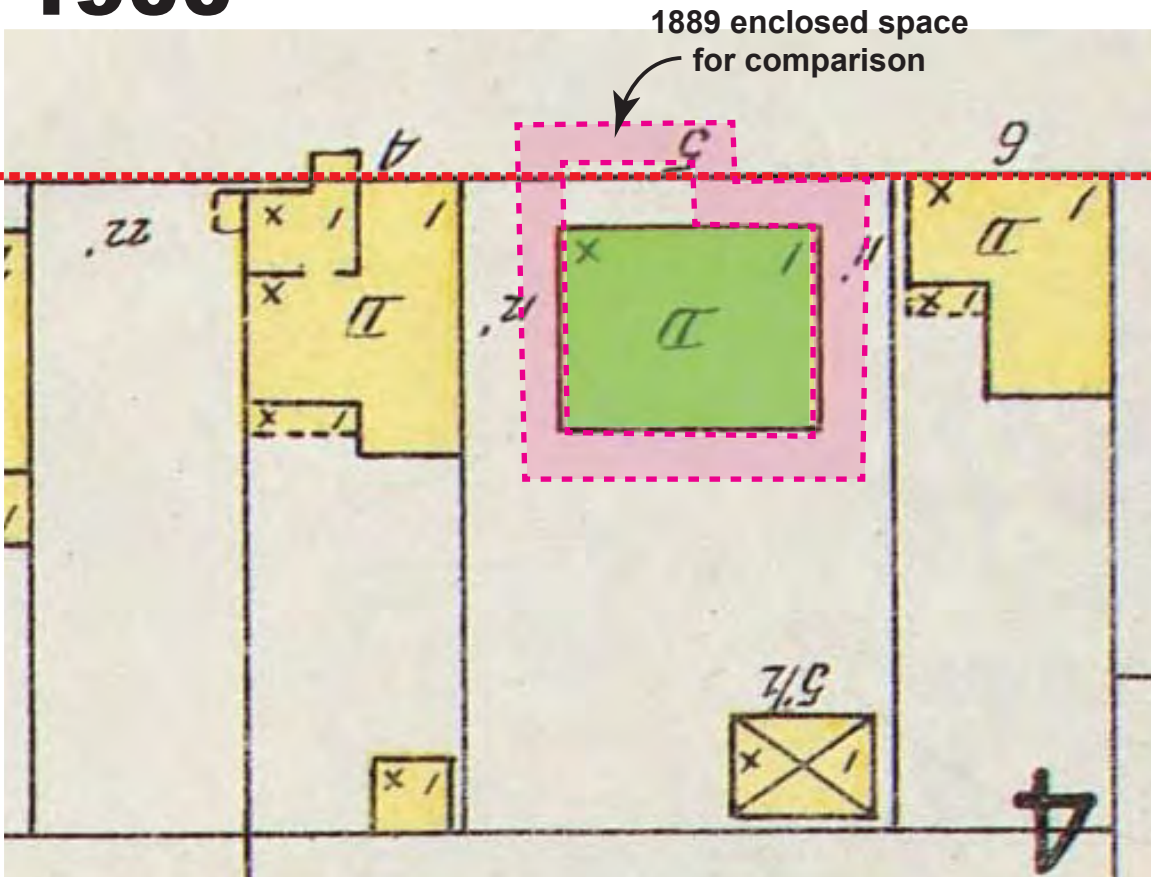


enclosed addition to *single cell*

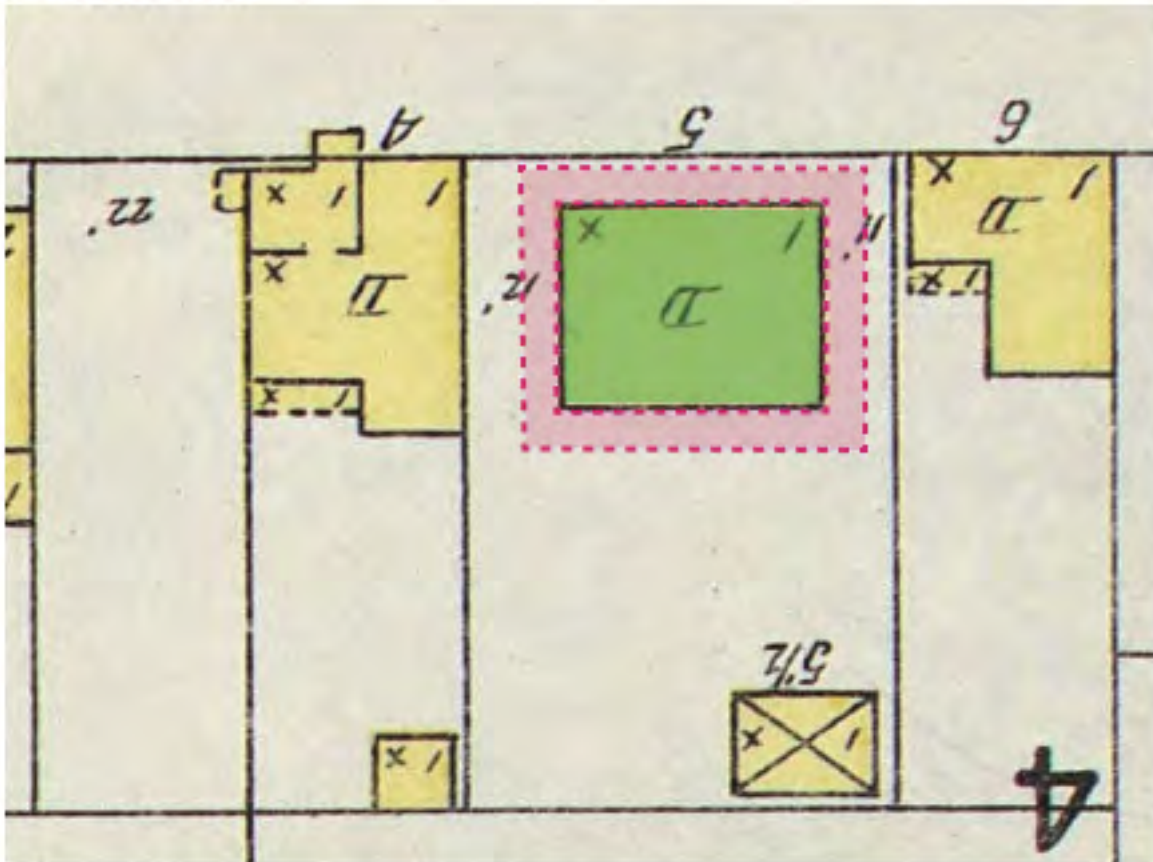
1889



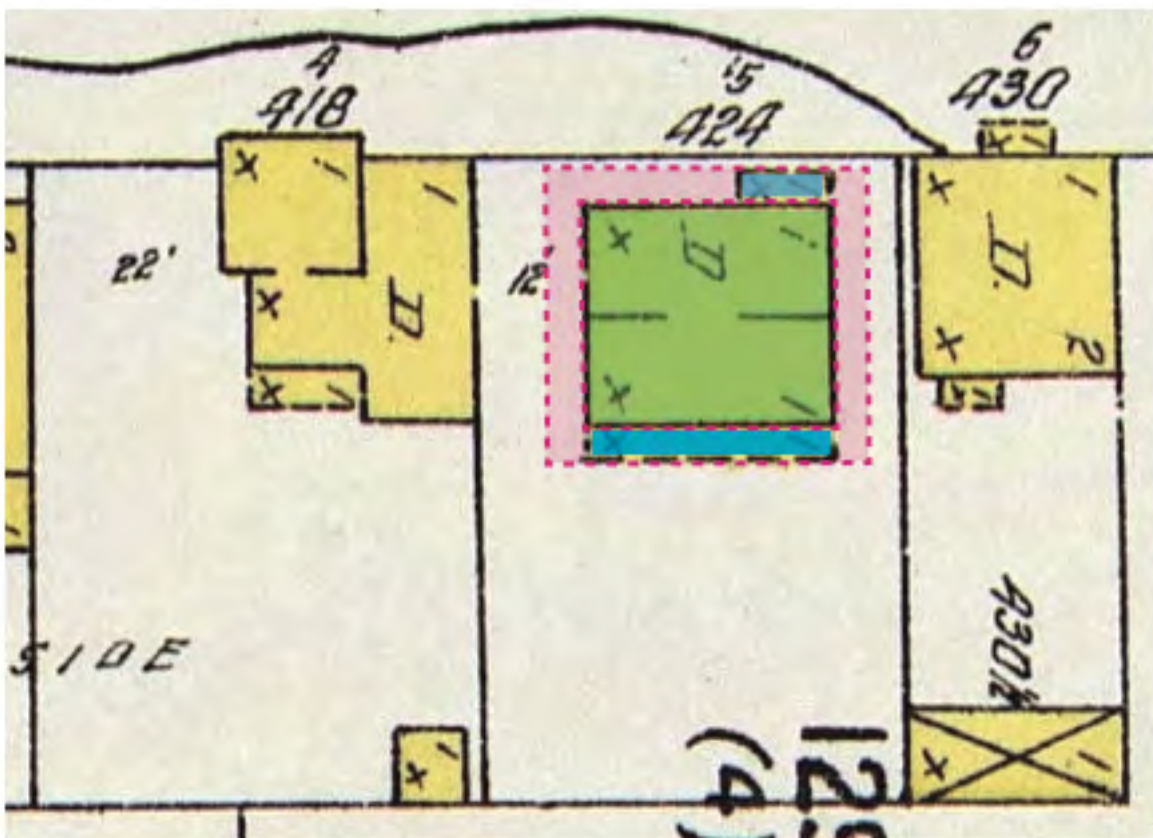
1900



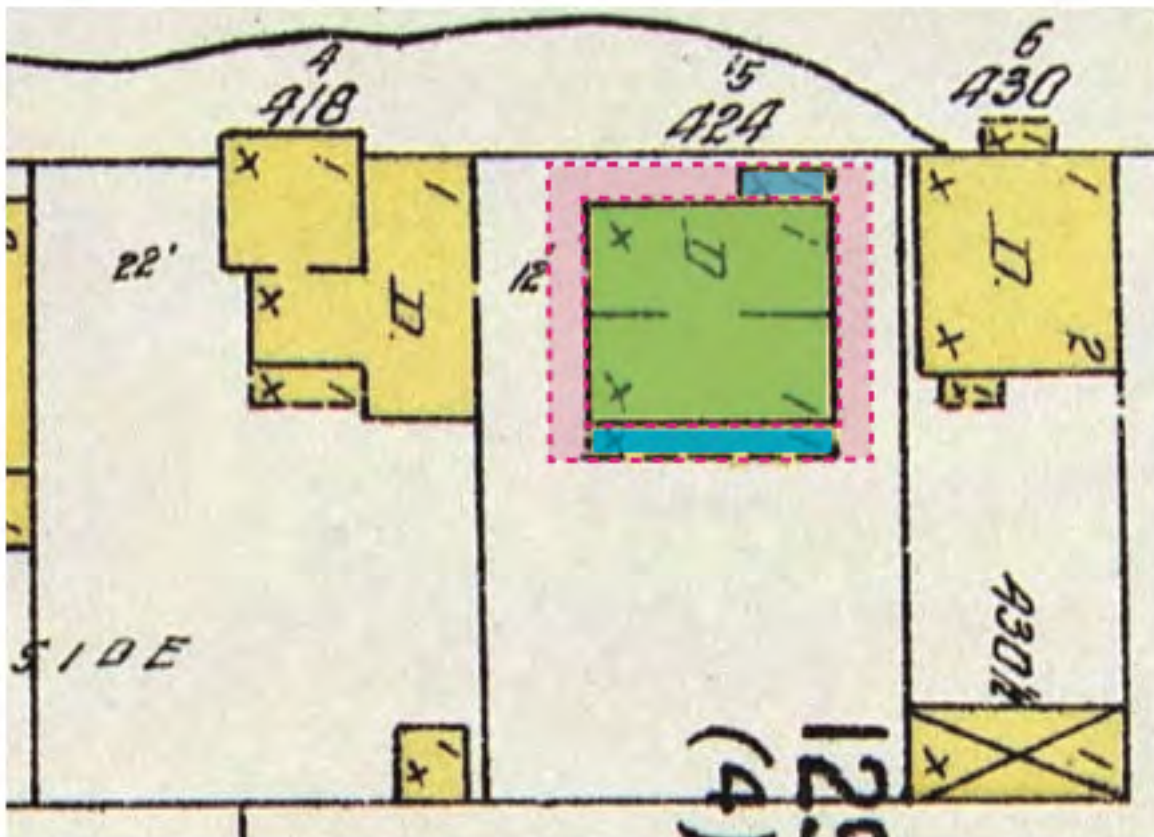
1900



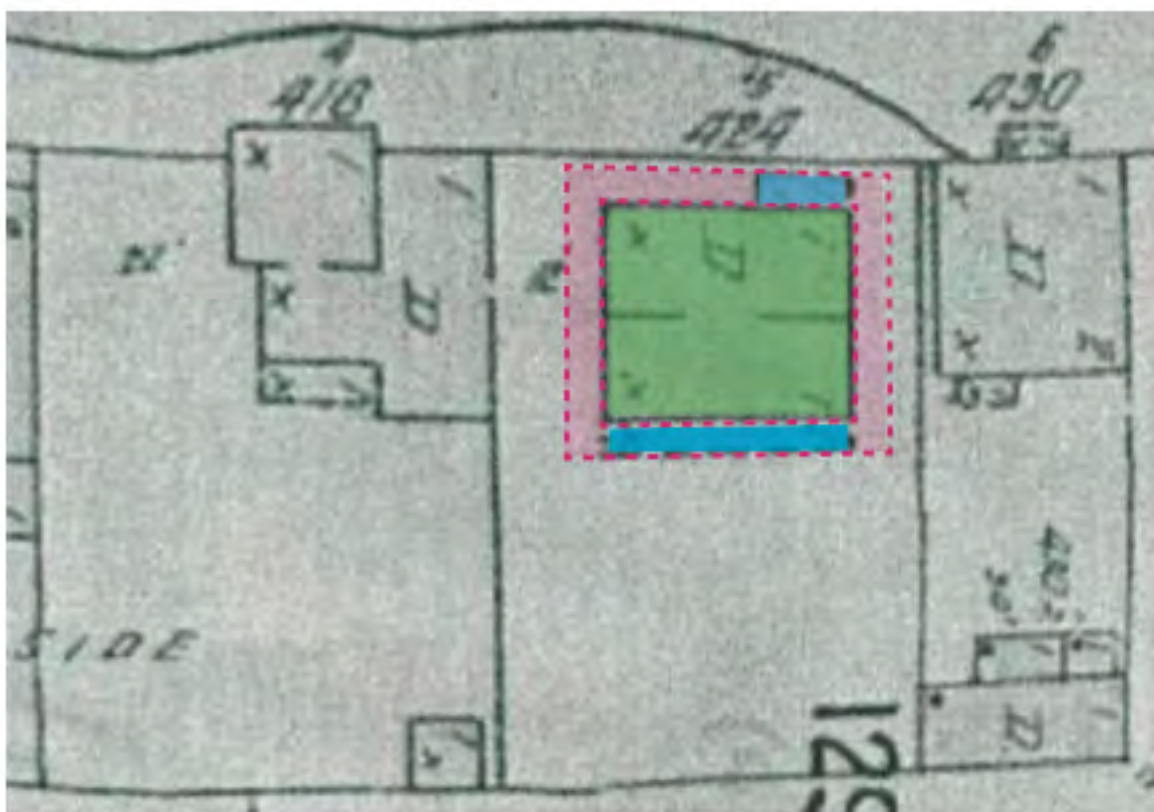
1907



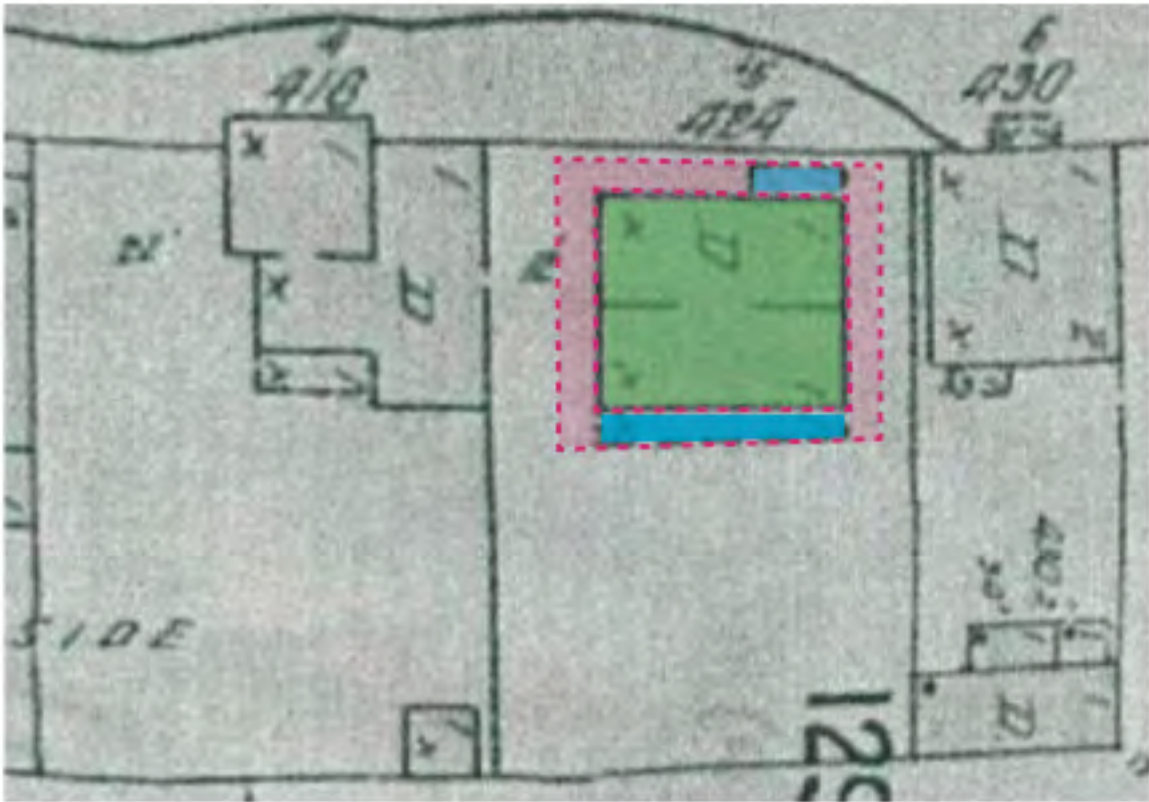
1907



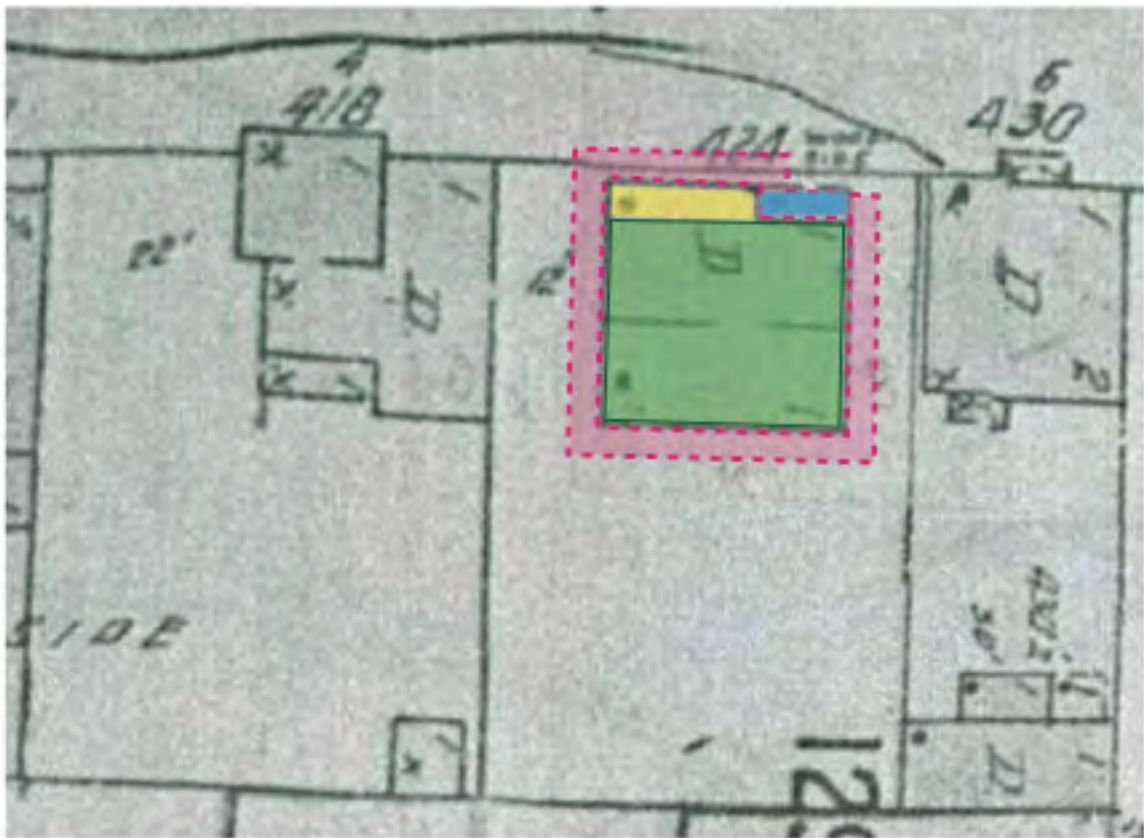
1929



1929



1941



424 Woodside Avenue TIMELINE

1889 SANBORN

- *Single cell form*, one story, wood-shingle roof, PLUS
 - *enclosed extension* on south half of west (Woodside façade) elevation

1890s (early) Utah State Historical Society, Site Information Form

- owned by C. W. Allen

1896 - Utah State Historical Society, Site Information Form

- sold to Chesley C. Barker, engineer for Daly-West Mine for more than twenty-five years, versed in mine hoists and pumps, member of the Park City lodge Knight of Pythias

1900 SANBORN

- *1889 Single cell form*, one story, wood-shingle roof
 - **REMOVED**, *enclosed extension* on south half of west (Woodside façade) elevation (NOTE: west, street property line moved east, closer to structure)

1900s - Utah State Historical Society, Site Information Form

- sold to William T. Backus

1907 SANBORN

- *1889 Single cell form*, one story, wood-shingle roof, PLUS
 - **ADDED**, *open porch* on north two-fifths (2/5) of west (Woodside façade) elevation
 - **ADDED**, *open porch* on full width of east (Town façade) elevation

1914 - Utah State Historical Society, Site Information Form

- sold to Frasier Buck (of 'Welsh, Driscoll and Buck'), local author

1916 - Utah State Historical Society, Site Information Form

- sold to Erick Anderson

1929 SANBORN

- 1889 *Single cell form*, one story, wood-shingle roof, PLUS
 - 1907 west (Woodside façade) elevation *open porch*
 - 1907 east (Town façade) elevation *open porch*

1941 SANBORN

- 1889 *Single cell form*, one story, **composition roof**, PLUS
 - *enclosed extension ADDED* to south two-fifths (2/5) of west (Woodside façade) elevation
 - 1907 west (Woodside façade) elevation *open porch*
 - **REMOVED**, 1907 east (Town façade) elevation *open porch*

1957 TAX CARD

- 1889 *Single cell form* (measuring 22' x 28') with 1941 SANBORN 6' x 20' enclosed extension on west elevation (736 total sq. ft.)
- TAX VALUE of \$48 given to "Porch - Front 48" sq. ft. (6' x 8') on west elevation (NO porch value on east elevation)
- TAX VALUE of \$37 given to "Garage, Single-car, Wood floor, single gable roof, Doors one (1), 10' x 18', Age: 26 (1931)
- TAX VALUE of \$50 given to "Cellar with concrete floor"

1958 - 1962 TAX CARD

- TAX VALUE of \$37 given to Garage

1968 TAX CARD

- TAX VALUE of \$48 given to "Porch - Front 48" sq. ft., (6' x 8') on west elevation
- East elevation porch roughly drawn in (different ink color) on footprint grid page - NO value given or description included regarding porch on east elevation.

1977 PHOTO

- west (Woodside façade) elevation screened porch
- no east (Town façade) elevation porch

1978 UTAH STATE HISTORICAL SOCIETY - STRUCTURE/SITE INFORMATION FORM

- "2. Building Condition: Good"
- "2. Integrity: Minor Alterations"
- "5. Description of physical appearance & significant architectural features: Window placements appear to have changed little."
- "6. Statement of Historical Significance: This structure... helps to illustrate how early housing was constructed to adapt to the steep terrain that exists in the area."

1989 HISTORIC GRANT APPLICATION - MATCHING FUNDS - BUILDING PERMIT NUMBER 4344, 6/30/89

- exterior **re-sided** with wood lap siding, metal chimney removed, siding trimmed along eaves, eaves boxed, cornice moulding installed, fascia replaced, porch ceiling sheeted, underside of porch closed in with same siding as house, replace edge boards and window trim
- east window restored to vertical emphasis with double-wide double hung sash, two (2) south windows restored to vertical emphasis with double hung sash, two (2) north windows **original single-wide vertical** replaced with new double hung sash
- structure re-roofed with metal roofing, bent rafters straightened
- steps to street repaired
- electrical wiring and fixtures replaced
- exterior re-painted

1991 BUILDING PERMIT NUMBER 5683, 3/12/91

- porch enclosure

1993 ADDITION TO HISTORIC STRUCTURE

HISTORIC DISTRICT REVIEW / HISTORIC DISTRICT COMMISSION (6 JULY 1993)

I. PROJECT STATISTICS

Project Name: 424 Woodside addition
Proposal: Addition to historic house

II. BACKGROUND INFORMATION

The structure is orientated with the front away from the street, overlooking Old Town.

III. PROJECT DESCRIPTION

The architect) has stepped the connection between the two houses so that there are breaks in the roof and wall planes to visually separate the historic from the new.

IV. COMPLIANCE WITH DESIGN GUIDELINES

The project demonstrates substantial compliance with the following guidelines:

- 50. Maintain Front Porch (6' x 8' *entry porch*) as an Important Façade Element.
- 51. Preserve the Original Shape of the Roof
- 52. Avoid Changing the Position of the Windows.
- 53. Maintain Original Window Proportions
- 34. Maintain the Original Position of Main Entrance.

V. STAFF ANALYSIS

ARGUMENTS IN SUPPORT OF A CONNECTED ADDITION. There are several valid arguments in favor of the addition as proposed. The roof (*of the historic house*) is the prominent elevation when viewed from Woodside Avenue. The visual impact to the house from off-site would therefore be minimal compared with other cases.

2007 HISTORIC SITE FORM

- "Additions: major"
- "Alterations: minor"
- "General Condition of Exterior Materials: Good (Well maintained with no serious problems apparent.) of Good, Fair, Poor, Ruin"
- "Essential Historical Form: Retains"
- "Location: Original Location"
- "Design: 1978 Structure/Site form indicates possible minor additions to the original house. The changes to the original house are minor but the construction of such a large side addition diminishes the site's original character."
- "Workmanship: Though the physical evidence from the period defines this as a typical Park City mining era house--the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, the restrained ornamentation, and the plain finishes -- remain on the original part of the house."

From: [BruceEMA](#)
To: [Hannah Tyler](#)
Cc: [EDWARDS, SUSAN](#)
Subject: Re: Proposed "remodel" at 424 Woodside
Date: Friday, September 15, 2017 8:10:16 AM

Hannah. I had a lengthy and productive conversation with our neighbor, the property owner at 424 Woodside this week, to discuss the nature and extent of his building plans. Following that discussion my wife and I are comfortable with his proposal to lift and reorient the old miners cabin on his property in contemplation of additional development. I told him that we would reserve the right to continue a discussion about the location and footprint of further expansion. If it ever gets to the stage of construction and landscaping I have every confidence that we will be able to work together on those issues as well.

Please let us know if approvals are granted so we can continue to monitor the scope of the project. Thanks for your consideration. Bruce

From: "Hannah Tyler" <hannah.tyler@parkcity.org>
To: "BruceEMA" <bruceema@comcast.net>
Sent: Tuesday, August 8, 2017 8:11:24 AM
Subject: RE: Proposed "remodel" at 424 Woodside

Hi Bruce,

Thank you for your comments. I will reach out to the project architect and see if he would like to meet with you and Planning Staff.

Thanks,
Hannah

Hannah M. Tyler | Planner
Park City | Planning Department
445 Marsac Avenue | P.O. Box 1480
Park City, UT 84060-1480
(435) 615-5059



From: BruceEMA [<mailto:bruceema@comcast.net>]
Sent: Friday, August 04, 2017 1:59 PM
To: Hannah Tyler
Subject: Re: Proposed "remodel" at 424 Woodside

Ms Tyler,

My wife Susan and I are owners of 426 Woodside, the property adjacent to and north of the proposed remodel at 424 Woodside. My wife Susan stopped by the planning department this past week to discuss the status of the pending project with you in

person. I visited the planning department today to review and photograph key sections of the plans. Following review of those plans we wanted to provide our observations in advance of any formal plan approval or construction.

First, we note the project architect is Jonathan DeGray, a local architect who designed a home for us on Upper Norfolk almost a decade ago. Jon does excellent work and is very aware of the impact of projects on the neighborhood. Knowing Jon, I would anticipate that he is already aware of some of the anticipated concerns of a project of this scope and mass. Second, we want to be good neighbors and have nothing against the current owners, who should have the right to develop their property. Anything less would be a bit hypocritical since we built a sizable home on our lot not too long ago. (One difference with our project was that we tore down a dilapidated fourplex that covered essentially the same footprint on the lot and actually reduced the lot usage from four units to one). Separate and apart from the plans themselves, we have had recent experience with AirB&B renters from 424 Woodside using our driveway and construction workers parking and even dumping construction materials on our driveway during the recently completed construction project across the street at 429 Woodside.

With regard to the proposed project, here are our initial concerns:

- 1) Moving from an existing structure of just over 2300 square ft to more than twice that to a proposed project in excess of 5,000 square ft seems like it stretches the limits of building to lot size ratio and leaves us wondering if this is consistent with the City's idea of what's ahead for Old Town development.
- 2) More specifically, if built as planned, the rear of the build at two levels would have minimum lot clearance and allow a building mass that would block sun and views from our main floor great room, where we spend most of our time (in addition to impacting our privacy).
- 3) Equally concerning, the current plans show no less than three outdoor hot tubs including one that would be just feet away from our living room. Again, people should be free to enjoy their property but we can't help but be concerned about the impact of outdoor recreation that may extend well into the night. There is already an element to Old Town that has late night noise given our proximity to downtown and the local bars. We just don't want to create an environment that further impacts our ability to peacefully enjoy our own property.
- 4) It doesn't appear that there is any increased parking being constructed notwithstanding that the project is more than doubling in size (and the plans seem to show some ambiguity as to whether the ultimate intention is for two or three units). With no additional parking we are increasingly concerned about the probability that owners/renters/guests will continue to find our own driveway too tempting to resist.

Susan and I would be willing to discuss the details with anyone in the planning department or Mr. DeGray if that would be helpful. I think the bottom line is that we would like to see the scope of the project reduced in size, particularly as it impacts the northeast corner of the lot adjacent to our main living space. Otherwise we would generally support the current owners intention to improve their property.

Thank you for considering our comments and let us know if you have any questions.
Bruce

Exhibit L

Planning Director and Chief Building Official Determination



November 9, 2017

Jon and Heather Berkley
9308 Tournament Canyon Drive
Las Vegas, Nevada 89144

CC: Jonathan DeGray, Architect

**NOTICE OF PLANNING DIRECTOR & CHIEF BUILDING OFFICIAL
DETERMINATION**

Project Address: 424 Woodside Avenue
Project Description: Planning Director & Chief Building Official Determination for
Reorientation of a Significant Historic Structure
Project Number: PL-16-03379
Date of Action: November 9, 2017

Action Taken by Planning Director and Chief Building Official:

Pursuant to Land Management Code (LMC) 15-11-13(A)(3), in approving a Historic District or Historic Site Design Review Application involving the Reorientation of the Historic Building(s) and/or Structure(s) on a Significant Site, such as 424 Woodside Avenue, the Planning Director and Chief Building Official shall find that the project complies with at least one of the following criteria:

LMC 15-11-13(A)(3)
(...)

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

- define the boundaries of the district; and
- (3) The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation; and
- (4) The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation.

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

Findings of Fact:

1. The Duplex Dwelling located at 424 Woodside Avenue is listed as "Significant" on the Park City Historic Sites Inventory (HSI) and is located in the Historic Residential (HR-1) zone.
2. On November 16, 2016, the applicant submitted a HDDR Application for the subject property. The project scope of the HDDR included: Reorient (rotate) the Historic Structure so that the primary entrance faces Woodside Avenue (west); Lift the Historic Structure 7 feet 7 ³/₄ inches upon reorientation to "align with Woodside Avenue" and accommodate a basement addition; Panelize the Historic Structure in order to facilitate the reorientation; Remodel the existing non-historic addition; and Construct an addition to the rear (now east facing) façade of the Historic Structure.
3. The Historic Structure currently faces towards Main Street in that the original primary entrance faces east. Historically, the Historic Structure was associated with a network of pedestrian paths on the east side of the structure that connected the residence to Main Street.
4. In 1993, a 700 square foot (SF) addition was constructed to the south of the Historic Structure to create the Duplex Dwelling Use and provide direct access to Woodside Avenue.
5. In 2011, a Variance application was submitted for a Height Exception and for Front and Side Yard Setback Exception(s) citing a hardship regarding the elevation of Woodside Avenue in relation to the Historic Structure and the orientation towards Main Street (east) rather than the modern-day Public Right-of-Way (Woodside Avenue).
6. The Variance was Denied by the Board of Adjustment. The conditions of the property in 2011, outlined specifically in Finding of Fact #16 of the 2011 Variance Staff Report have not changed to date.
 - (i) Finding of Fact #16 states: "The alleged hardship comes from conditions general to the neighborhood, not from circumstances peculiar to this property. Several houses on the downhill side of the street are situated in much the same way as the applicant's home. The positioning of the home on the lot is not unique to this area as many homes were constructed in a manner that allowed the home to

face downward towards Main Street, The applicant previously combined three lots and has ample room to expand the existing non-historic portion of the home to add additional living space.”

7. The proposal does not comply with LMC 15-11-13(A)(3)(b) as the structure is not threatened by hazardous conditions and the preservation of the building will not be enhanced by relocating it. Drainage issues have been identified as hazardous conditions; however, the Chief Building Official finds that the drainage issues can be reasonably mitigated while maintaining the Historic Structure in its current location.
8. The proposal does not comply with LMC 15-11-13(A)(3)(c) as no unique conditions have been identified that would warrant the reorientation based on the following unique conditions outlined in LMC 15-11-13(A)(3)(c):
 - (i) The proposal does not comply with unique condition (1) of LMC 15-11-13(A)(3)(c) as the Historic Structure retains its context through its original location and its relationship to the Historic Period setting. The Historic Period setting of this site is conveyed through its orientation towards Main Street and position on a shallow terrace below street level. The property is one of the few reminders of the historic development pattern on a part of the street where much of it has been lost, and is thus important in maintaining a district-wide sense of the historic setting and context.
 - (ii) The proposal does not comply with unique condition (2) of LMC 15-11-13(A)(3)(c) as the proposed relocation will diminish the physical integrity of the Historic District and the association of 424 Woodside Avenue to the development patterns of the Historic Period. The reorientation and lifting of the structure will not result in the interpretation of the history of the Historic Building and/or site as the original orientation is crucial to maintaining the remaining integrity that the site retains. In addition the context of the site is crucial in defining the development patterns of the Historic District.
 - (iii) The proposal does not comply with unique condition (3) of LMC 15-11-13(A)(3)(c) as the Historic Structure at 424 Woodside Avenue retains integrity in the aspect of location, as well as diminished but significant integrity in the aspects of setting and design. Because the property has already been so altered, it will be critical to preserve these aspects if 424 Woodside Avenue is to remain a Significant Site on the HSI and a contributing resource in the Historic District.
 - (iv) The proposal does not comply with unique condition (4) of LMC 15-11-13(A)(3)(c) as the loss of the remaining Historic material through the reorientation will not enhance the preservation of the Historic Structure or Site. The reorientation of the Historic Structure at 424 Woodside Avenue will have a significant effect on its integrity, which has already been compromised by an addition and alterations on the east side and the large addition on the south side. Reorientation will diminish integrity to the degree that the property can no longer be considered a

Significant Site as defined in the LMC and Design Guidelines.

If you have any questions regarding this determination, please don't hesitate to contact the Planning Department at 435-615-5060.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. Erickson'.

Bruce Erickson, AICP
Planning Director

A handwritten signature in black ink, appearing to read 'Dave Thacker'.

Dave Thacker
Chief Building Official

CC: Hannah Tyler, Project Planner
Anya Grahn, Historic Preservation Planner
Jonathan DeGray, Project Architect

Exhibit M

Applicant's Supplemental HDDR Analysis –
September 13, 2017

TO: Jonathan DeGray, Architect
Joe Tesch, Attorney, Tesch Law Offices
FROM: Dina Blaes, Consultant, The Exoro Group
DATE: September 13, 2017
RE: Analysis of Historic District Design Review Application for 424 Woodside Avenue, Park City, Utah for compliance with the Park City Land Management Code and the Design Guidelines for Historic Districts and Sites.

PROJECT SUMMARY

The applicants are requesting approval to reorient the historic building at 424 Woodside Avenue on its exiting Significant Site. The application calls for rotating the building 180 degrees and lifting it to allow the principal façade, which currently faces the rear yard, to front Woodside Avenue.

The development history of the site is well-documented and is, therefore, not restated here.

SCOPE OF REQUEST & REVIEW

The applicants understood the HDDR process, at this stage, would be limited to Reorientation. However, the staff report dated July 19, 2017 assumes and analyzes Disassembly/Reassembly as well.

The Staff Report dated July 19, 2017 states: “After in-depth discussions with the applicant, staff determined that the first step in their review process shall be to determine if Reorientation is possible” (page 37).

The Historic Preservation Plan submitted by the applicant identifies the possibility of Reconstruction or Disassembly/Reassembly, but only after in-depth analysis of any remaining safe and serviceable historic materials. The applicants expected to present a comprehensive Material Deconstruction Application as the second step in this process if the Reorientation was approved.

The applicants are not seeking determination on Disassembly/Reassembly or Reconstruction at this time.

LAND MANAGEMENT CODE – APPLICABLE SECTIONS

1. 15-11-12 Historic District or Historic Site Design Review.
 - (D) Public Hearing and Decision.
Paragraph 3.
 2. 15-11-13 Relocation and/or Reorientation of a Historic Building or Historic Structure
 - (A) Criteria for the Relocation and/or Reorientation of the Historic Building and/or Structure on its Existing Landmark or Significant Site.
 3. 15-11-10 Park City Historic Sites Inventory.
 - (A) Criteria for Designating Sites to the Park City Historic Sites Inventory.
 - (2) Significant Sites.
-

15-11-12 Historic District Or Historic Site Design Review
D. PUBLIC HEARING AND DECISION.

An Application associated with a Significant Site shall be denied if the Planning Department finds that the proposed project will result in the Significant Site no longer meeting the criteria set forth in 15-11-10(A)(2).

The applicants recognize Park City's commitment to preserving the historic character of Old Town and the requirement that proposed projects involving a Significant Site must result in the property retaining its designation as a Significant Site.

The analysis provided in this report attempts to demonstrate the proposed project will result in the site retaining its designation as a Significant Site, but also that the proposed project will strengthen the building's Essential Historic Form by restoring important character-defining elements that have been lost.

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

The Staff Report (7/19/2017) cites and analyzes LMC 15-11-13 Section B. but the applicants are not seeking to relocate the building on a "Permanent New Site" but rather on the "Existing Site," the criteria for which is reflected in LMC 15-11-13 Section A.

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

1. For either a Landmark or Significant Site all the following shall be met:

a. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) can successfully be relocated and the applicant has demonstrated that a professional building mover will move the building and protect it while being stored; and

Henry Shen, a licensed structural engineer, is part of the project team. His report suggests the Historic Building can be successfully relocated/reoriented.

b. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;

The licensed structural engineer has reviewed the proposed plans (dated April 6, 2017) and determined the relocation/reorientation will not have a detrimental effect on the structural soundness of the historic building.

2. Landmark structures shall only be permitted to be relocated on its existing site if:

a. the relocation will abate demolition; or

b. the Planning Director and Chief Building Official find that the relocation will abate a hazardous condition at the present setting and enhance the preservation of the structure.

This section is not applicable.

3. For Significant sites, at least one of the following shall be met:

a. The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or

The Historic building is not currently threatened by demolition.

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

A site visit with the Chief Building Official Dave Thacker (Aug 28, 2017) suggested the proposed project would resolve the current threat of damage due to poor site drainage, would eliminate the potential risk of damage from snow removal and other activity along the encroaching and raised roadway and would facilitate compliance with current building codes.

In addition, the preservation of the building will be enhanced by relocating it because the applicants propose retaining the historic elements that remain but also restoring the character-defining historic elements that have been lost, including the primary façade and original and compatible fenestration patterns on the secondary façade.

c. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation on the existing Site. Unique conditions shall include all of the following:

(1) The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting; and

The historic context of the Historic Site has been radically altered by 1) the construction of additions to the historic structure both on the south, but particularly on the east (primary façade), 2) the residential infill that surrounds the historic site, and 3) the build-up and encroachment of the roadway.

The relocation and reorientation will strengthen the ability to interpret the historic character of the site. The project proposes retaining the few character-defining features that remain and to restore critical historic features that have been lost. Interpretation of historic sites is enhanced when the Essential Historic Form is visible from the public right-of-way.

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

The proposed relocation will enhance the overall physical integrity of the Historic District. Physical integrity is based on respecting and following the historic development pattern, preserving the remaining extant historic buildings, rehabilitating historic buildings so they will remain in active use and encouraging infill development that is visually compatible with the significant historic elements.

The building's Essential Historic Form will be enhanced by the proposed project and will, therefore, enhance the physical integrity of the Historic District. The historical associations

that define the boundaries of the district are based on the mining era. This historic building currently possesses only a few of the telltale characteristics that identify it as a mining era cottage, including the roof form, mass, scale and treatment. The proposed project intends to retain those elements but also to restore historically accurate architectural elements that will strengthen the associations within the context of the historic district.

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

The historical integrity and significance of the historic site will not be diminished because the site will continue to meet the criteria for designation as a Significant Site (see analysis in Section 11-15-10 below).

The proposed project will actually strengthen the integrity of the Historic Building because the Essential Historic form will be enhanced; the physical characteristics that make it identifiable as existing in and relating to the mining era in Park City will be retained and/or restored.

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

The potential to preserve the Historic Building will be greatly enhanced by its relocation/reorientation. Long-term preservation is dependent on the ability to adapt the historic building to contemporary use without diminishing the Site's significance or Essential Historic Form. The proposed project achieves these desired outcomes; accommodating contemporary residential use, maintaining designation as a Significant Site, enhancing the Essential Historic Form by retaining key historic architectural elements and restoring many character-defining elements as well as making the historic and newer additions visually compatible on the site.

Without the reorientation/relocation, the potential to preserve the building diminishes as time passes. Additions, which would normally be a common approach to both accommodating new living space and achieving greater visual compatibility on the site could never occur. Rear additions would destroy the already diminished integrity of the primary façade and an addition on the top of the current historic building would likely be structurally infeasible but would destroy the scale, mass and historic form. Both would result in the building no longer meeting the criteria for designation as a Significant Site.

Remaining as is, the historic building continues to be threatened by physical damage due to drainage issues and the inability to adapt the site to contemporary standards because of the orientation and location on the site.

15-11-10 Park City Historic Sites Inventory

The City Council may designate Sites to the Historic Sites Inventory as a means of providing recognition to and encouraging the Preservation of Historic Sites in the community. City Council shall make the final determination on all Determination of Significance applications considering the criteria below, with the recommendation of the Historic Preservation Board.

A. CRITERIA FOR DESIGNATING SITES TO THE PARK CITY HISTORIC SITES INVENTORY.

The Staff Report (7/19/2017) includes an analysis of the proposed project based on LMC 15-11-10(A)1. Landmark Site. The applicants are not proposing the site be designated a Landmark Site but rather that it retain its designation as a Significant Site, the criteria for which is reflected in LMC 15-11-10(A)2. Significant Site.

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

a. It is at least fifty (50) years old or the Site is of exceptional importance to the community; and

The building constructed c. 1889.

b. 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

UNABLE TO VERIFY

(2) It was previously listed on the Historic Sites Inventory; or

The property was previously listed on the Historic Sites Inventory as a Significant Site.

(3) It was listed as Significant on any reconnaissance or intensive level survey of historic resources; and

The property was listed as a Contributory Building on a Historic Sites Form completed in 1978, as a Significant Site on a reconnaissance-type survey completed in 2008 and as an Ineligible/Noncontributing Site on a draft Intensive Level survey completed in 2015.

c. It has one (1) or more of the following:

(1) It retains its historic scale, context, materials in a manner and degree which can be restored to its Essential Historic Form even if it has non-historic additions; or

The Site currently retains its Essential Historic Form, which will be improved by the proposed project. The historic portion retains its scale and context with the larger Historic District; however, it is not clear how much historic material remains.

The Site will retain the physical characteristics that make it identifiable as exiting in and relating to the mining era.

(2) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; and

The proposed project will retain the historic building's character-defining mass and scale. The composition of historic elements will be improved by restoring important historic architectural elements like the front porch, fenestration pattern, and prominence of the

primary façade. In addition, the proposed project intends to retain any existing historic materials that are found to be safe and/or serviceable.

The proposed treatment and other architectural features will be visually compatible with the Mining Era Residences National Register District. The proposed project will retain the non-historic addition to the south but the relationship between the historic and newer addition will be more visually compatible. The incompatible addition on the east will be removed and the character-defining features of the primary façade will be restored.

d. It is important in local or regional history architecture, engineering, or culture associated with at least one (1) 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.

The site represents the history of the mining era in Park City, one of the top three metal mining areas in the state during the mining boom period in the late nineteenth and early twentieth century. The proposed project will enrich the site's association with the mining era in Park City.

DESIGN GUIDELINES FOR HISTORIC DISTRICTS AND SITES – APPLICABLE SECTIONS

Universal Guidelines

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

The Site was used as a residential dwelling and will continue to be used in this manner.

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

The development history of this building is well-documented.

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

The proposed project retains the extant historic features and restores many that have been lost.

4. Distinctive materials, components, finishes, and examples of craftsmanship should be retained and preserved. Owners are encouraged to reproduce missing historic elements that were original to the building, but have been removed. Physical or photographic evidence should be used to substantiate the reproduction of missing features.

The proposed project reflects the use of historic photographs and Sanborn Fire Insurance maps to substantiate the reproduction of missing elements.

5. Deteriorated or damaged historic features and elements should be repaired rather than replaced. Where the severity of deterioration or existence of structural or material defects requires replacement, the feature or element should match the original in design, dimension, texture, material, and finish. The applicant must demonstrate the severity of deterioration or existence of defects by showing that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.

The Physical Conditions Report and Historic Preservation Plan submitted as part of the HDDR application indicate the applicants' intention to follow standard preservation practices as they pertain to repairing and/or replacing historic materials.

6. Features that do not contribute to the significance of the site or building and exist prior to the adoption of these guidelines, such as incompatible windows, aluminum soffits, or iron porch supports or railings, may be maintained; however, if it is proposed they be changed, those features must be brought into compliance with these guidelines.

The proposed project intends to bring many current features that do not contribute to the significance of the site into compliance with the design guidelines (see plans dated April 6, 2017)

7. Each site should be recognized as a physical record of its time, place and use. Owners are discouraged from introducing architectural elements or details that visually modify or alter the original building design when no evidence of such elements or details exists.

The proposed project does not introduce architectural elements or details that are not based on photographic or physical evidence or other documentation.

8. Chemical or physical treatments, if appropriate, should be undertaken using recognized preservation methods. Treatments that cause damage to historic materials should not be used. Treatments that sustain and protect, but do not alter appearance, are encouraged.

The proposed project includes a Physical Condition Report and a Historic Preservation Plan that prescribe the use of recognized preservation methods and treatments.

9. New additions, exterior alterations, or related new construction should not destroy historic materials, features, and spatial relationships that characterize the site or building.

The proposed project includes alterations that will enhance the spatial relationships between the historic building and existing addition.

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

The proposed project will restore the historic hall-parlor building form along with many of the historic features, allowing the building to stand on its own merit if the south addition were removed in the future.

Specific Guidelines – Applicable Sections

E. RELOCATION AND/OR REORIENTATION OF INTACT BUILDINGS

E.1. Protection for the Historic Site

E.1.1 Relocation and/or reorientation of historic buildings should be considered only after it has been determined by the Design Review Team that the integrity and significance of the historic building will not be diminished by such action and the application meets one of the criterion listed in the sidebar.

The historical integrity and significance of the historic site will not be diminished because the site will continue to meet the criteria for designation as a Significant Site (see analysis in Section 11-15-10 above).

The proposed project will actually strengthen the Essential Historic Form of the Historic Building because important historic architectural elements will be restored and the exiting substandard conditions.

SIDEBAR – In the HRL, HR1, HR2, HRM, and HRC zones, existing Historic Sites that do not comply with building setbacks are considered valid complying structures. Therefore, proposals to relocate and/or reorient a historic building may be considered

ONLY

-if a portion of the historic building encroaches on an adjacent property and an easement cannot be secured; or

The historic building does not encroach on an adjacent property.

-if relocating the building onto a different site is the only alternative to demolition; or

Applicants are not proposing to relocate the building onto a new site.

-if the Planning Director and Chief Building Official determine that unique conditions warrant the relocation or reorientation on the existing site.

The analysis provided above under LMC 15-11-13C(1-4) endeavors to make the case for 'unique conditions', as defined in the LMC, that would allow for the reorientation/relocation of the historic building.

E.1.2 Relocation and/or reorientation of historic buildings should be considered only after it has been determined that the structural soundness of the building will not be negatively impacted.

Henry Shen, a licensed structural engineer, is part of the project team. His report suggests the Historic Building can be successfully relocated/reoriented.

E.1.3 The structure should be protected from adverse weather conditions, water infiltration, and vandalism before, during, and after the relocation/reorientation process.

The Historic Preservation Plan anticipates the intention to comply with this guideline if the request for reorientation/relocation is approved.

E.1.4 If rehabilitation of the structure will be delayed, temporary improvements should be made—roof repairs, windows/doors secured and/or covered, adequate ventilation—to the structure to protect the historic fabric until rehabilitation can commence.

The Historic Preservation Plan anticipates the intention to comply with this guideline if the request for reorientation/relocation is approved.

E.1.5 A written plan detailing the steps and procedures should be completed and approved by the Planning and Building Departments.

The Historic Preservation Plan anticipates the intention to comply with this guideline if the request for reorientation/relocation is approved.

CONCLUSIONS

The proposed reorientation of the Historic Building located at 424 Woodside Avenue would have a positive impact on the Significant Site's Essential Historic Form but also the integrity of the Historic District. The Significant Site has been compromised significantly by surrounding development, additions to both the east and south sides of the historic building, and the encroachment of the roadway over time. The proposed project will restore important historic and architectural elements that define the site's Essential Historic Form, will enhance the integrity of the Historic District and will improve the potential for long-term preservation of the historic resource.

The proposal is consistent with Park City's Design Guidelines for Historic Districts and Historic Sites and it substantially complies with the relevant sections of the Land Management Code.

EXHIBIT N:
2011 Historic District Design Review Denial Letter



June 27, 2012

Building • Engineering • Planning

Jon and Heather Berkley
9308 Tournament Canyon Drive
Las Vegas, Nevada 89144

Notice of Planning Department Action

<u>Application #:</u>	PL-11-01317
<u>Subject:</u>	424 Woodside Avenue
<u>Description:</u>	Historic District Design Review
<u>Action Taken:</u>	Denied due to Non-Compliance with Code
<u>Date of Action:</u>	June 27, 2012

Due to your submittal not meeting the requirements for the Land Management Code, your application has been denied and the file has been closed. Upon submittal of a new application that is in compliance with the Land Management Code, staff will be able to review your application. The variances to the required height standard in the HR-1 Zone (27 feet max) and reduced setbacks for the front, and south side-yard, were denied by the Board of Adjustment on October 4, 2011, and thus the Historic District Design Review (HDDR) application does not meet Land Management Code Sections 15-2.2-3(E) (front yard setback), 15-2.2-3(H) (side-yard setbacks) and 15-2.2-5 (building height).

Therefore, due to the reasons listed above, your application with the aforementioned description above is hereby denied for the reasons stipulated in the first paragraph of this letter. You may submit a new application that complies with current code requirements. If you have any questions regarding this letter do not hesitate to contact me at (435) 615-5063

Sincerely,

A handwritten signature in black ink, appearing to read "M. Evans", written over a horizontal line.

Mathew W. Evans
Senior Planner

Historic Preservation Board Staff Report



Subject: Annual Historic Preservation
Award Program
Author: Anya Grahn, Historic Preservation Planner
Date: December 5, 2017
Type of Item: Administrative
Project Number: GI-15-02972

Summary Recommendations

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

Background

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

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

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

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

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

- 222 Sandridge—Excellence in Restoration (Exhibit A)
- 129 Main Street—Compatible Infill (Exhibit B)
- King Con Counterweight—Embodiment of Historical Context (Exhibit C)

- 438 Main Street (Flanagan's on Main)—Embodiment of Historical Context (Exhibit D)
- 447 Main Street (No Name Saloon)—Adaptive Reuse (Exhibit E)
- 328 Main Street (Egyptian Theatre)—Embodiment of Historical Context and Sustainable Preservation (Exhibit F)

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

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

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

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

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

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

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

between 1958 and 1968.

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

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

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

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

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

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

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

Preservation Board awarded grant funds to the site for repairing the masonry.

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

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

Recommendation

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

Exhibits

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