



**PARK CITY HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
November 6, 2019**

PUBLIC NOTICE IS HEREBY GIVEN that the HISTORIC PRESERVATION BOARD of Park City, Utah will hold its Historic Preservation Board Meeting at the City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 for the purposes and at the times as described below on Wednesday, November 6, 2019.

MEETING CALLED TO ORDER AT 5:00 PM.

1.ROLL CALL

2.MINUTES APPROVAL

- 2.A. Consideration to Approve the Historic Preservation Board Meeting Minutes from October 2, 2019.
[October 2, 2019 Minutes](#)

3.PUBLIC COMMUNICATIONS

4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5.CONTINUATIONS

- 5.A. Historic District Grant Program
[Staff Report](#)

6.REGULAR AGENDA

- 6.A. 526 Park Avenue – Historic District Design Review
Historic Preservation Board Review for Material Deconstruction of a Significant Historic Structure – The Applicant is Proposing to Rehabilitate and Restore a Historic Structure back to its Original Use as a Garage. Applicant is Proposing to Impact the Following Materials Including Non-Historic Railroad Tie Retaining Walls; Non-Historic Covered Entry and Patio; Non-Historic Exterior Stairs; Non-Historic Stone Retaining Walls; Post-1929 Concrete Foundation; Post-1929 Floor Structure with Modern Upgrades; Post-1929 Original Roof Pitch and Shape; Post-1968 West Wall used to Cover Original Garage Doors; Non-Historic Wood Shingle Siding; Non-Historic Front (West) Porch; Post-1968 Rear (East) Enclosed Deck; Post-1995 Skylight Window; and Non-Historic Windows and Doors Replacement. PL-18-03966
(A) Public Hearing and (B) Possible Action
[Staff Report](#)

Exhibit C - Updated Set of Plans as of October 30, 2019
Exhibit D - Physical Conditions Report and Historic Preservation Plan
Exhibit E - Ellen Beasley's 1982 Reconnaissance Level Survey
Exhibit F - Public Comments for 526 Park Avenue

- 6.B. 1135 Norfolk Avenue - Historic District Design Review
Ratification of Findings of Fact and Conclusions of Law as directed by the Historic Preservation Board on October 2, 2019.
[Staff Report](#)
[Exhibit 1- Findings of Fact and Conclusions of Law](#)

7.ADJOURN

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

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

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF OCTOBER 2, 2019

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

EX OFFICIO: Bruce Erickson, Caitlyn Barhorst, Mark Harrington

ROLL CALL

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

ADOPTION OF MINUTES

August 21, 2019

Board Member Hodgkins referred to page 2, second paragraph, and noted that it only said Board Member disclosed. Board Member Holmgren stated that she had made the disclosure. The Minutes were corrected to reflect that **Board Member Holmgren disclosed** that she sits on the HCPA Board....

MOTION: Board Member Beatlebrox moved to APPROVE the minutes of August 21, 2019 as corrected. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Director Erickson stated that the next regularly scheduled HPB meeting would be Wednesday, November 6th.

WORK SESSION

Park City Community Vision 2020 Update

Jed Briggs, Budget Operations and Strategic Planning Manager provided an update on the 2020 Community Vision. He noted that the City was undergoing a community visioning process; and they were working with a facilitator, Future IQ, who does this type of visioning all over the world.

Mr. Briggs stated that it is typical for cities to do community visioning. The last Visioning that was done in Park City was in 2009 with an update in 2015. The idea behind visioning is to gather as much community input and feedback as possible. The City has a Strategic Plan and a General Plan, and both of those guiding documents help the City to make better decisions and to help lead conversations with the City Council. Mr. Briggs remarked that the City always looks for feedback from the community; however, they make a pro-active effort every ten years through Visioning to make sure they have the right information and are moving in the right direction.

Mr. Briggs stated that at the last Visioning, they crafted a Vision Statement of Keeping Park City Park City; as well as creating core values: sense of community, natural setting, small town, historic character. He noted that the core values helped organize the General Plan.

Mr. Briggs stated that the Strategic Plan uses these core values as the baseline for setting goals and priorities. In using the tree graphic, the core values are the roots or base of the strategic planning effort. Once they understand the community's values, they can begin to create goals and priorities and the desired outcomes.

Mr. Briggs noted that the Visioning process started in June with the consultants, Future IQ; and it is typically a seven or eight month process. An extensive survey was put out to the community. It contains open-ended questions where people can express concerns, issues, or opportunities. At this point, more than 450 people have done the survey. Mr. Briggs encouraged the Board Members to take the survey if they had not already done so. The survey provides information and data as they try to craft a new vision for the future. The survey was on the website.

Mr. Briggs stated that from the survey results and from a Think Tank that took place in July with a group of 35 individuals from a cross-section of the community, they were able to craft different scenarios that look at Park City Futures ten, 20 and 30 years out. They created a matrix to help with the conversation. The matrix is a framing device to narrow the focus on the things they specifically want to emphasize and address.

Mr. Briggs stated that currently the City was in the process of doing engagement. They met last month with several different contingents of the community, including the high school, the seniors, and Staff. The plan to do weeklong session next well as well. He explained that after gathering community input, they were looking at the matrix to make sure they understand the different scenarios of the future.

Mr. Briggs stated that the Think Tank will be reconvened in November after all the engagements sessions to make sure they crafted the idea of what the Matrix looks like, and to start developing strategic pillars to help guide decision-making in the future. The next step would be focus groups who will look at the strategic pillars to make sure they are moving in the right direction. The goal is to have a deadline of January 2020.

Mr. Briggs presented a screen shot of the webpage. People can go onto the webpage and see all the data from the survey results and the individual comments. The data can be filtered by demographics, age, gender, ZIP Code, etc.

Mr. Briggs presented a slide showing what the engagement workshops were working on and what the consultants would be doing next week. The conversations ask the question of Where have they been; what have been the successes; what have been the failures, and how that can be leveraged into a future conversation. The focus for 2030 is what they want the future of Park City to look like.

Mr. Briggs presented some of the data currently collected from the survey. The categories from the open-ended questions that show opportunities facing the City over the next five or ten years. The ones with the most votes are Transportation solutions, Strategic Development, Environmental Initiatives, and Affordable Housing.

Mr. Briggs stated that the challenges facing Park City over the next five or ten years include Traffic and Transportation, Growth Management, and Housing Affordability. Mr. Briggs presented a graph showing the importance of different topics. They were not open-ended questions, but instead categories that people could vote on. Some of the most important topics from the survey were water resources, multi-modal transportation, preserving the City's charm and character.

Another question on the survey was How Good a Job was Park City Municipal doing. The top answers included recreation opportunities, the resort reputation; open space.

Mr. Briggs stated that the idea of the Matrix is to help frame conversations for the engagement sessions. There are two basic continuums. One is development trajectory which is opposite ends of development. The top was Architects of the Future and the idea is that Park City is being very proactive in terms of growth, infrastructure, planning, water resources, etc. The bottom was the idea that Park City is more passive and gets absorbed by growth whether in the City limits or outside the City limits. Mr. Briggs stated that the next continuum was community evolution. On one side was iconic destination mountain resort, which is the idea that Park City is focused on the resort economy and tourism. The other side

focused on being an inclusive society and a diverse community, looking at social changes and social demographics and being able to retain people who want to live and work in Park City.

Mr. Briggs stated that during the engagement session people are able to vote; and as they vote, the information is gathered. They vote on the expected future outcome over the next ten years, and the preferred future outcome. The idea is to find the strategies that help plot the course to go in the preferred direction.

Mr. Briggs stated that at the end of the process they will produce a Strategic Planning Document filled with these strategies.

Director Erickson reported that this went to the Planning Commission and it was determined that the Planning Commission, the Vision 2020 Group, and the Staff need to synthesize a policy direction that the City Council could analyze. It is the same with the HPB. The Historic Preservation Board will have a direct role in establishing policy for the future of the Historic Preservation areas. Director Erickson stated that this process is good in statistical science, but he believed that Mr. Briggs data accurately captures the 450+ people who have responded to the survey and the task force work. He thought Mr. Briggs was on target with the data he had. Director Erickson stated that the mission of the HPB is to attempt to respond and form policy with respect to how they see historic preservation going forward. It will range from controlled decay to adaptive reuse. It will also be how to fit historic preservation into these other community goals going forward.

Director Erickson encouraged the Board to look at the data. He pointed out that there were very few line items for historic preservation and they need to make sure that historic preservation is balanced out in the resources they have in the community. Director Erickson asked the Board members to take the survey to make sure their voices are heard. When it comes times to synthesize the policy direction at the end of November through first quarter 2020, they will have the opportunity to frame how they deal with the Historic District Guidelines going forward and with the Grant Program; and how they respond to growth pressures, and sustainability initiatives.

Chair Stephens asked if the data and the responses were in conflict with the core values, or whether it was based on the core values of historic character, small town, etc. Mr. Briggs stated that one of the areas they talk about is retaining Park City's small town character, charm, and history. It does not necessarily say preservation, but preservation is implied. Mr. Briggs acknowledged that they could change the core values, but he was not certain they would change. The point of the visioning process is to determine whether Park City needs to change course or whether they feel good about the current direction. In his opinion, he thought the data showed that they felt good about what they were doing, but they

needed to be more aggressive in certain areas. He did not anticipate a dramatic shift.

Board Member Hodgkins stated that he and Ruth Meintsma were in the Think Tank and he thought it was a great process. He did not believe the questions were answered with the core values in mind. People answered the questions based on how they feel. He encouraged the other Board members to take the survey because the third top priority dealt with charm, character and history. He believed that most residents take the history for granted as charm, but they cannot have it without historic preservation. However, it was the second from the bottom in terms of how they were doing. Mr. Hodgkins stressed the importance of preservation being a part of this and having it heard. He urged the HPB to take the survey and to take this seriously because they will have a role in the first quarter of next year.

Board Member Toly asked how they chose the people for the Think Tank; and whether it would be the same Think Tank in November. Mr. Briggs thought it would be the same people because the idea was to start with one group as the people who would help frame the conversation. They will bring it back after they take it to the community and test some of the assumptions and ideas. Mr. Briggs explained that the Think Tank was done with an application process and it was open to everyone. He believed they accepted most everyone unless they live outside the City.

Board Member Toly understood that everyone could take the survey and not just those who live inside the 84060 Zip Code. Mr. Briggs replied that she was correct. Board Member Toly noted from the demographic that approximately 50% of the respondents did not live within the City limits. She asked if some are second homeowners or people who live in Summit County or Kimball Junction. Mr. Briggs stated that people outside the City limits who took the survey were primarily Snyderville Basin area residents. He estimated that 30-40% are outside the City limits, but within Summit County. Mr. Briggs wanted to focus more on the Park City residents, which is why they made sure to filter out the information by residents and by those living outside the City limits.

Board Member Hutchings asked if families with younger or middle-school age children were participating in the survey. Mr. Briggs stated that they were trying to get the survey out to as many people as possible; but he did not believe there was a question on the survey as to whether the participant had young children or family size. Mr. Briggs thought it was a good segment to consider.

Chair Stephens thought Mr. Hutchings made a good point because in talking about livability in a small town, the dynamics of a family change the character of the town.

Director Erickson stated that while history and historic preservation show up on line 4 of the survey under What is most Important, he thought there were underpinnings they needed to put a box around; including historic neighborhood protections. Director Erickson again urged the Board members to take the survey and to contact him if they have questions or just want to talk about the process. He believed the visioning will inform the General Plan and help form the historic preservation plans going forward.

REGULAR AGENDA

VII.A. 1135 Norfolk Avenue – Historic District Design Review – Historic Preservation Board Review for Disassembly and Reassembly of a Significant Historic Site – Applicant is Proposing the Disassembly and Reassembly (Panelization) of the Significant Historic Site. (Application PL-17-03702)

Planner Caitlyn Barhorst noted that the HPB previously reviewed this application. At the last meeting on August 7th, the discussion related to the proposal for reconstruction. Since then, the applicant withdrew that proposal after the Planning Commission discussed potentially exploring panelization as an option.

The Staff had prepared an analysis based on the criteria for disassembly and reassembly. A main criteria is the input of the Planning Director and the Chief Building Official. Dave Thacker, the Chief Building Official, was present to answer technical questions.

Planner Barhorst reported that after the interior demolition it was evident that the original T-shape of the house was added on to in the 1930s and 1940s, and there is no original siding left. The applicant had updated the panelization proposal taking that into consideration.

Planner Barhorst stated that Criteria 1 is that a licensed structural engineer has certified the historic buildings and their structures cannot be reasonably moved intact. She noted that the Staff report highlights the existing conditions of the structure that caused concern with either rehabilitation technique. Exhibit G was the full Existing Conditions Report.

Criteria 2 states at least one of the following: (A) that the structure is not threatened by Demolition. (B) that the structure has not been found to be hazardous or dangerous pursuant to Section 116.1 of the International Building Code. (C) that if the Historic Preservation Board determines that the input from the Planning Director and the Chief Building Official that any conditions in the quality of the historic preservation plan warrant the proposed disassembly and reassembly.

Planner Barhorst stated that the Staff analysis was based on interpretation of the Code, as well as the Chief Building Official and Planning Director's determination, and the report by the structural engineer.

Planner Barhorst requested discussion by the Board to determine the best preservation method; taking into consideration the criteria for panelization.

Cam Shiedel, representing the applicant, noted that it had been a few months since the Board discussed this particular property. She stated that the issue this evening is the difference between renovating the house by lifting it versus panelization. Ms. Shiedel thought it came down to how much historic material could be preserved during the process. She noted that the Staff report indicates that the roof and the floor have been approved to be replaced. Ms. Shiedel pointed out that they were only talking about the walls of this structure and how they retain the historic material in the walls. She believed this was a unique situation. While other historic homes in Old Town may have been in similar or worse condition, those homes may have had more historic material.

Ms. Shiedel recalled from the first meeting that a primary question was how much historic material remained on this property and what they were trying to preserve. She stated that they already know they are not preserving the roof or preserving the floor. The owners firmly believe that in an effort to save the walls, panelization will do the least amount of damage to the historic materials in the renovation process.

Garrett Strong, representing the applicant, believed this was a unique property and situation because the floor and the interior walls will be removed. Only the exterior walls would be lifted if they choose that method. Mr. Strong stated that the walls would need to be supported to keep them from falling onto themselves. It would require significant horizontal bracing on the interior and exterior of the structure, and the bolts could damage the exterior veneer of the home. Mr. Strong pointed out that there is always a chance that the structure will not stay up during the lifting process. In this situation, removal of the floor makes it even more likely that damage could be done during the lifting process.

Mr. Strong understood the concerns regarding storing historic panels off-site, but storing off-site minimizes damage that could be done to the structure on-site with machinery working around it and the structure being lifted. Mr. Strong stated that if lifting is done, the structure would be brought back at a fairly early date during construction after the excavation is completed and the main floor of the old house is rebuilt. The structure would not be stored for a long length of time.

Ms. Shiedel presented a diagram so the Board could visually revisit the property to see which walls have historic siding on the exterior. The red portion denoted

the historical portion of the house. She indicated where the new addition would be located and noted that the greater part of the rear wall will be removed and replaced. Ms. Shiedel indicated a wall with historic siding, as well as a couple of short walls with historic siding. She stated that no historic siding existed on any of the other walls in the diagram outside of the portion highlighted in red.

Ms. Shiedel reiterated that the floor and roof would be removed. The shoring and drilling into the historic siding to brace the walls would cause more damage to the historic material in comparison to panelizing each of those walls. For that reason, she felt this was a unique situation and different from other houses that have been lifted. Ms. Shiedel echoed Mr. Strong's comments about better protecting the walls by storing them off-site. She believed panelization was the best approach to retaining the historic elements.

Bill Van Sickle, the project architect, noted that a significant amount of historic siding was found within the interior of the home, and they would try to reclaim some of that material to repair other areas. Mr. Van Sickle stated that the applicant was proposing to panelize the entire exterior, less the rear of the home where they will put on a new addition. They will preserve as much siding found inside the home as possible and use it to bring the front of the house into some of its original historic state.

Mr. Strong stated that if panelization were to be approved, the Staff report outlines certain requirements such as photography during deconstruction and labeling, and states that documenting the deconstruction would be better for the project. Mr. Strong was willing to do the required documentation.

Board Member Holmgren read from page 34 of the Staff report under (B), "The applicant shall complete the disassembly and reassembly using recognized preservation methods". She asked if there was a specific standard and requested more information. Planner Barhorst stated that under each letter A through L, the Staff had recommended a Condition of Approval per the Design Guidelines for disassembly and reassembly if the HPB directs the Staff to make Findings for approval. Planner Barhorst stated that the language could be expanded for clarification.

Board Member Hutchings asked about the square footage that would be lifted or panelized. Planner Barhorst replied that per the plans, the existing main level is 865 square feet.

Board Member Hodgkins asked for clarification of the framing structure of the house and whether it was previously determined to be non-historic. Planner Barhorst replied that the framing structure is historic. It was added in the 1930s or 1940s. The Sanborn map dated 1941 still has the shortened T-cross gable. Per the photographs the addition was added with the roof most likely around the

same time as the Bricktex asphalt siding was put on, since there is no horizontal lapsiding on that part. Planner Barhorst clarified that it is historic, but it was not the original form.

Board Member Beatlebrox thought it would be helpful to walk the HPB through the two engineering reports. The reports were conflicting and she wanted to understand both perspectives. Mr. Strong asked if Ms. Beatlebrox was referring to the difference between what the Chief Building Official found in terms of lifting the house versus the structural engineer report. Ms. Beatlebrox answered yes. She asked to be walked through the Epic Engineering report and also to have Dave Thacker, the Chief Building Official, to walk them through his report.

Dave Thacker, the Chief Building Official, stated that he was not the engineer of record, but he could give his interpretation of what the Engineer submitted. Mr. Thacker stated that the engineering report from Epic Engineering goes through in detail how the building can be lifted or how the building can be panelized. The report goes on to say that neither process is recommended because it is economically infeasible. Mr. Thacker did not believe the report provided specifics in terms of what can be done with the structure. He did not disagree with the applicant that without a roof and without a floor, lifting the structure becomes much more challenging and more bracing is required. However, the majority of homes that are lifted that do have the roof removed, are lifted prior to the roof or floor being removed. It allows the building to remain intact and assist in the required bracing.

Mr. Thacker stated that the part of the Code that he is asked to interpret as they look through this, is the International Building Code Section 116.1. That Section determines whether or not a building is safe. It is not necessarily to say it is safe to lift or safe to panelize. The intent is to determine whether or not it is a safe structure. Mr. Thacker remarked that based on the criteria of that section, it was determined that the building is safe enough to be inhabited. Some elements would need to be mitigated to make the structure 100% Code compliant; but the structure was determined to be safe. Mr. Thacker stated that one of the sentences of the Code that was important to note for this and future structures, says "Structures shall be taken down if they're considered unsafe and removed; or made safe. He remarked that the caveat "to be made safe" is what they look at in a lot of the historic structures, especially those that are not necessarily determined to be structurally unsafe. Mr. Thacker did not believe that the engineering report submitted gave any indication that this building was structurally unsafe, but it could be made safe enough to be lifted and/or preserved as a historic structure.

Board Member Beatlebrox clarified that Mr. Thacker had said that both panelization and lifting were expensive. Mr. Thacker replied that it was noted in the Epic Engineering report; and that report went into detail on how to do each

method. The report included a recommendation section from the Engineer that states neither method lifting or panelization is recommended because of economic infeasibility.

Mr. Strong pointed out that the engineering report does not address the damages caused by lifting versus panelization. He believed that issue needed to be considered as well.

Board Member Toly noted that the Staff report states that the Staff finds that panelization will cause additional loss of historic material compared to the method of lifting. She asked why the Staff felt that more historic material would be lost during panelization. Planner Barhorst stated that it was due to the order of things being taken apart and lifted. The roof will be reconstructed in its form, but it would not be removed until the house is back down on the new foundation. In terms of amount of material, Planner Barhorst stated that the method of taking the walls apart on this structure is not required for rehabilitation because there are other methods. She agreed that there would need to be cross beams and shoring, but that could be mitigated.

Board Member Hodgkins asked why the house needed to be taken off the foundation. Mr. Strong stated that the house would be lifted to put a foundation underneath it to accommodate a new lower level. The floor needs to be replaced because it is a hodge-podge of framing and uneven pieces. Mr. Van Sickle explained that part of the existing structure is sitting on a tree log that was jammed under the house to support it. The intent is to replace the bits and pieces of materials underneath the house with something more structurally sound.

Ms. Shiedel noted that the engineer report showed a 12" difference in different portions of the floor. When they talk about the floor sagging, they are talking about a difference of a foot or more. Board Member Beatlebrox recalled the sagging floor from the site visit.

Chair Stephens understood the comments about floor needing to be replaced. He thought Mr. Thacker made a good point about not removing the roof before the home is lifted. It would remain intact for lifting and then the roof would be removed when the home is on the foundation. In terms of design, the applicant has the prerogative to remove the floor. Chair Stephens thought the structure could be lifted more effectively if it were left intact.

Mr. Strong agreed that the house could be lifted in one piece; but he disagreed that the floor did not need to be replaced. Chair Stephens asked if they were talking about the framing for the floor, or the floor itself. Mr. Strong replied that it was the framing for the floor. Chair Stephens stated that when he read the engineering report from Epic he did not see any reference to the floor framing

needing to be removed. Mr. Strong stated that it has to do with the logs holding up the structure and the floor is not up to current standards. Chair Stephen thought the log was a foundation and support issue rather than a framing issue for the floor.

Mr. Van Sickle reiterated that the floor was a hodge-podge of different materials created to make the floor for the addition. In order to lift the house, they would need to build a new floor within that existing floor to give it the rigidity it needs to be lifted.

Chair Stephens opened the public hearing.

Ruth Meintsma, a resident at 305 Woodside, commented on the process of house lifting. After reading the Engineer's report she went back in her files and looked at photos of houses she had photographed when lifted. She noted that the professionals make it look easy and it occurs very fast and efficiently. Ms. Meintsma stated that she had images of 17 different houses in her files and all 17 houses were lifted whole with the floors and the roofs. Based on her photos, it looked like all the structures had rebuilt roofs and some of the floors were rebuilt with historic material. Ms. Meintsma favored lifting the house intact. She noted that sistrin and joist is very basic for structural stability.

Chair Stephens closed the public hearing.

Board Member Hutchings was struggling with how this project is unique in Old Town. He thought the pictures looked like many other projects. He commented on his own project that was done in 2016 on his house. It was very similar to this project. His home was built in a series of five additions and there was a hodge-podge of things everywhere. He explained what the builder did in every room to support the house before it was lifted. Mr. Hutchings stated that the process was complicated and involved but lifting the house was possible. He did not believe his project was unique and he did not think this project was unique based on other projects in Old Town.

Board Member Scott thought Ruth Meintsma's process of taking photos was interesting and he has done the same thing. There are a lot of opportunities to watch homes being lifted in Old Town, and he has learned a lot because he is fascinated by it. He read through the Minutes from the August meeting where the Board discussed the application for reconstruction/deconstruction of this house. At that time there was a lot of discussion about the potential for panelization and they also discussed lifting. The Board did not focus on the difference between the two methods because that was not the application before them. Mr. Scott spent time researching the criteria for lift versus panelization. He noted that the Board has voted to panelize a few homes, but those were very

unique circumstances. Mr. Scott clarified that he was not able to say that this project was incredibly unique.

Board Member Holmgren had read through the Engineer's report. She also has watched a few houses being lifted and she thought it was a cleaner and easier method.

Board Member Beatlebrox agreed with the Engineer's report that both approaches are expensive. However, she did not see the difference between panelizing and deconstruction. Ms. Beatlebrox believed the applicant definitely needed to panelize the interior so it could be used on the exterior. She did not understand why the house could not be lifted.

Tana Toly agreed with all the comments. She could not see any difference between lifting and panelization.

Chair Stephens agreed with Mr. Hutchings. The Board needs to look at the precedent they would be setting for other homes in similar situations. The few times that panelization was approved, there were very unique circumstances. Chair Stephens could not find the unique circumstances in this situation. Panelization is an invasive process and they tried to avoid using that method unless it is extremely necessary to save a structure.

Director Erickson understood that the approval to lift the structure was already complete. Planner Barhorst replied that it was approved on July 17th during the material deconstruction approval. The HDDR application, which includes the design, was still pending approval per the discussion this evening. Planner Barhorst stated that the HPB needed to make a decision on approval or denial this evening; and direct the Staff to make findings based on their action.

Director Erickson referred to page 37 of the Staff report, bullet point #2, which he believed was what the HPB was addressing this evening based on their comments. He explained that the Board should direct the Staff to make findings for their decision, and the Staff would come back with the Findings to be ratified by the Board.

Director Erickson stated that the Board needed to articulate what findings they were making; however, for the most part, lifting is a less damaging practical alternative than panelization. The Board could decide whether or not less historic material is potentially at risk through lifting versus panelization activities.

Chair Stephens understood from the comments that the HPB would be denying the disassembly and reassembly. He wanted to know when the findings of fact come into play.

City Attorney Harrington stated that the HPB could direct the Staff to return with a modification of the Findings of Fact consistent with the discussion that there are no unique circumstances; and that the prior two criteria are not met.

MOTION: Board Member Holmgren moved to DENY the disassembly and reassembly at 1135 Norfolk Avenue; and to direct the Staff to make Findings for this decision. Board Member Hutchings seconded the motion.

VOTE: The motion passed unanimously.

The Meeting adjourned at 6:10 p.m.

Approved by _____
Douglas Stephens, Chair
Historic Preservation Board

PENDING APPROVAL

Historic Preservation Board Staff Report



Subject: Historic District Grant Program
Author: Caitlyn Barhorst, Historic Preservation Planner
Department: Planning Department
Date: November 6, 2019
Type of Item: Work Session

Recommendation

Staff recommends the Historic Preservation Board **continue** the work session for the Historic District Grant Program to a date uncertain.



Historic Preservation Board Staff Report

Planning Department

Author: Liz Jackson, Planner
Subject: Material Deconstruction Review
Address: 526 Park Avenue
Project Number: PL-18-03966
Date: November 6, 2019
Type of Item: Administrative – Material Deconstruction
Designation: Significant Structure

Summary Recommendation:

Staff recommends the Historic Preservation Board (HPB) review and discuss the application, conduct a public hearing, and approve the material deconstruction of non-historic and non-contributory materials at 526 Park Avenue pursuant to the following Findings of Fact, Conclusions of Law, and Conditions of Approval. This Structure is designated as Significant on the City's Historic Structures Inventory (HSI).

Topic:

Address: 526 Park Avenue
Designation: Significant Structure
Applicant: Warren and Beth Bonham, represented by Architect Kevin Horn
Proposal: Material Deconstruction for a Significant Structure. The Applicant is Proposing to Rehabilitate and Restore a Historic Structure back to its Original Use as a Garage. Applicant is Proposing to Impact the Following Materials Including Non-Historic Railroad Tie Retaining Walls; Non-Historic Covered Entry and Patio; Non-Historic Exterior Stairs; Non-Historic Stone Retaining Walls; Post-1929 Concrete Foundation; Post-1929 Floor Structure with Modern Upgrades; Post-1929 Original Roof Pitch and Shape; Post-1968 West Wall used to Cover Original Garage Doors; Non-Historic Wood Shingle Siding; Non-Historic Front (West) Porch; Post-1968 Rear (East) Enclosed Deck; Post-1995 Skylight Window; and Non-Historic Windows and Doors Replacement.

Background:

The Historic District Design Review (HDDR) application for the property at 526 Park Avenue was deemed complete on July 10, 2019. The Historic District Design Review application has not yet been approved, as it is dependent on Historic Preservation Board's Review for Material Deconstruction approval and the request for a rehabilitation and restoration to a Significant Structure.

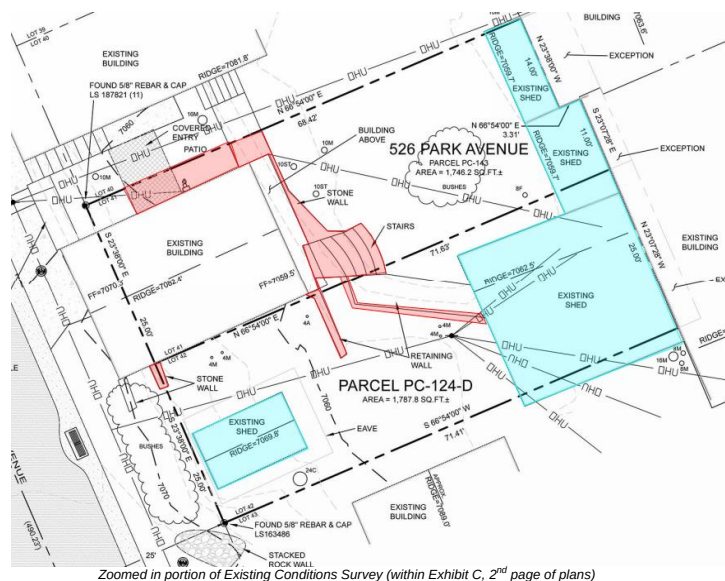
Material Deconstruction

The Historic Structure's (currently a house, proposed to be rehabilitated and restored to its original Use as a garage) footprint has remained unchanged since the 1982 Ellen Beasley Reconnaissance Level Survey. This is based off of the few images that staff has found, as the images are predominantly of the Front façade, and portions of side facades, only. The Applicant is proposing to renovate the Historic Structure and

construct a new Single Family Dwelling adjacent (south and east) to the Historic Structure. The new Single-Family Dwelling will be detached from the Historic Structure. The proposed Material Deconstruction of the Historic Structure will not be caused by the new Single-Family Dwelling. The following Material Deconstruction outlines the proposed scope of work:

1. SITE DESIGN

The c.1940 tax photograph of the adjacent property (528 Park Avenue, see photo in History of Development on this Site section of this report) shows only a wooden post fence and natural landscaping. Currently, there are railroad tie retaining walls, concrete stairs and landing pad with a covered entry into the north side of the existing Structure; stairs, railroad tie retaining walls, and a stone retaining wall in the rear yard; and a stone wall connected to the south side of the Structure that crosses into the Right-of-Way. The items to be impacted are highlighted in red in the following image. The items highlighted in blue have been demolished. This survey was done prior to demolition.



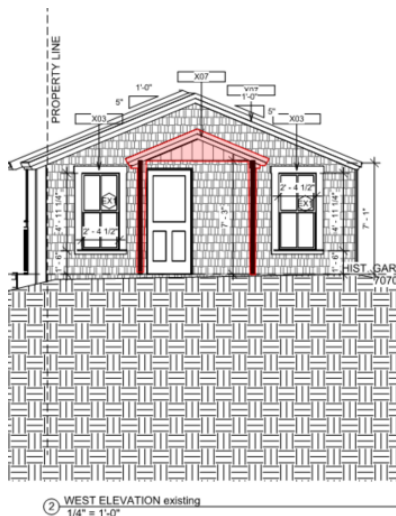
The Applicant proposes to remove these non-historic improvements in order to redevelop the Site. A new concrete driveway, divided into two concrete strips each 8'-6" wide, will replace a portion of the area in front of the Structure that is paved, and a new concrete walkway will be constructed from the Right-of-Way to the Front entry deck. The applicant will remove the paved area in the Front (west) Right-of-Way (besides the driveway and walkway) and replace it with landscaping, per [Municipal Code Title 14-1-5](#) requirements. Staff finds these later additions to the Site do not contribute to the Historic integrity or historical significance of the Site or Structure.

2. NON-HISTORIC ADDITIONS

Based on physical evidence, the Applicant and staff have determined that the addition to the garage (below the main level adjacent to Park Avenue) was constructed below the Historic Structure after the 1941 Sanborn Fire Insurance map

and before the 1982 Reconnaissance Level Survey. The Sanborn map indicated this was a one-story Structure, while the image from the 1982 Reconnaissance Level Survey shows the bottom level, below the main level. This lower level addition is currently used as a bedroom, living, and storage area. Staff also believes that the covered entry (north side of Structure) was constructed in the Side Yard Area likely in the last 30(+/-) years based on the age of its construction materials, along with the Front covered entry on the west side of the Structure. The Applicant proposes to remove these post-1941 additions to the Structure.

Staff finds that the proposed scope of work mitigates any impact that will occur to the historical significance and the architectural integrity of the Historic Structure as these additions do not contribute to the Historic integrity of the Historic Structure. See as built floor plan and elevations below. Staff has highlighted in red the Front (west) covered entry proposed to be removed in the first image below. The Applicant's north elevation plans do not show the covered entry Structure, but it is shown in the second image below.



The rear (east) side of the Structure was at one point a deck that was enclosed after 1982, per the image in the Reconnaissance Level Survey showing it as unenclosed. This will remain enclosed to accommodate for parking and storage within the Historic Structure.

3. STRUCTURE

The Structure was originally constructed c.1897. This date is per Summit County's records, although the Sanborn Fire Insurance map for this Site shows a dwelling in the 1889 map. This was removed before 1900 as that Sanborn map shows a vacant Lot. The Lot did not have another Structure on it until the 1941 Sanborn map, which shows the existing garage (noted on the map as "A" for Auto) Structure. Staff believes the addition below the main level (level that connects to Park Avenue) that includes a bedroom, living, and storage areas was constructed of wood framing after the 1941 Sanborn Fire Insurance map. Both levels of the Structure have been

covered in wood shingles prior to 1982, as shingles are shown on the 1982 Reconnaissance Level Survey image.

The Applicant has not yet completed an exploratory demolition, but a staff Site visit on July 22, 2019 proved that vertical wood siding exists within a closet of the existing Structure. See image below from Site visit.



Interior vertical wood material

All Historic material on or within the Structure, will be saved where possible. The Applicant proposes to structurally stabilize the existing Structure by adding new framing members on the interior. The existing foundation is minimal and has not been adapted to the slope of the Site. The Applicant is proposing to lift the Structure to install a new foundation. New structural members will be added to the existing framed Structure to meet structural loads; existing structural members will be inspected and repaired or replaced as needed. The wood framed walls on the interior of the Structure, separating the interior into different rooms, will be demolished to prepare the interior to be used as a garage and storage.

The proposed interior changes will not impact the architectural integrity of the Building located on the property; and the impacts will not compromise the structural stability of the Historic Building. These improvements seek to improve the structural stability of the Building, and rehabilitate and restore the Historic Structure to its original Use as a garage.

4. ROOF

The Historic Structure has an east-west front-facing gable. The existing roof Structure is made up of framing trusses supporting a non-historic metal roof, and includes a non-historic skylight. The proposal aims to preserve the existing roof pitches, shape, and location 100% while stabilizing the roof of the Historic Structure. The Applicant will be replacing the non-historic metal roof to restore it as a standing seam metal roof. The skylight will not be replaced.

Staff finds the proposed scope of work mitigates any impacts that will occur to the historical significance and architectural integrity of the Structure, as the Applicant will not be changing the original design of the roof.

The Applicant has not yet completed exploratory demolition, and it is unclear whether or not the existing Historic roof Structure could be structurally stabilized from the interior or if a complete reconstruction of the roof Structure is necessary. At this point, the Applicant is proposing to replace the roof Structure from the interior. Because of this, staff has added the usual Conditions of Approval to ensure to protection of the Historic Structure while the roof is constructed:

#6. Should restructuring the roof from the interior not be possible due to the condition of the existing roof Structure, the Applicant shall schedule a Site visit with the Chief Building Official and Planning Director to evaluate the condition of the roof Structure. The Applicant shall also submit a structural engineer's report to the Planning Director outlining the defects in the roof that prevent the new Structure from being added alongside the existing roof members. The Physical Conditions Report and Preservation Plan shall be amended to document the condition of these walls and provide an updated scope of work to the satisfaction of the Planning Department. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director prior to construction.

#7. The Applicant shall maintain the original gable roof form. If reconstruction is needed, structural stabilization shall occur by adding new structural members to the interior of the roof.

5. CHIMNEY

This section is non-applicable as there are no chimneys on this Structure.

6. EXTERIOR WALLS

The Structure is a wood framed Structure clad in wood shingles. The exterior has plain trim, without ornamentation. The current Front (west) wall was added at some point after 1982, as the 1982 Reconnaissance Level Survey (Exhibit E) shows doors similar to garage doors instead of the one (1) Front door that currently exists. The applicant will maintain the Side (north and south) and Rear (east) walls, and rehabilitate the Front (west) wall to match the Historic garage opening, as seen in the 1940 tax photo for 528 Park Avenue. The non-historic wood shingles will be removed and replaced with vertical wood siding that also replicate the siding shown in the 1940 tax photo for 528 Park Avenue. The Applicant proposes only to repair and replace rotted siding and trim as necessary. To ensure that no Historic siding and trim is removed unnecessarily, staff has added the following Conditions of Approval:

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

Staff finds the proposed exterior changes will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the Historic Structure. The proposed changes will restore the garage Structure to emulate its original materials.

7. FOUNDATION

The Applicant is proposing to lift the Structure as a unit and build a new foundation. The finished floor elevation will only be allowed to be raised 24" from its current location, as is consistent with the Design Guidelines. To ensure that no damage shall occur to the Historic Structure should a foundation be installed, staff has added the following Conditions of Approval:

#9. Prior to filing an application/building permit to construct a new foundation beneath the Historic Structure, the Applicant shall schedule a Site visit with the Chief Building Official and Historic Preservation Planner to evaluate the current foundation. The lifting shall not raise the Structure more than two feet (2') from its original floor elevation above grade prior to construction. If not already reflected, the Physical Conditions Report and Preservation Plan shall be amended to document the condition of the Structure and provide an updated scope of work to the satisfaction of the Planning Department. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director and Chief Building Official prior to lifting the Structure.

10. The Preservation Plan must include a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a Building permit. Cribbing or shoring must be of engineer specified materials. Screw-type jacks for raising and lowering the Building are not allowed as primary supports once the Building is lifted.

11. An encroachment agreement may be required prior to issuance of a Building permit for projects utilizing soils nails that encroach onto neighboring properties.

12. Within five (5) days of installation of the cribbing and shoring, the structural engineer will inspect and approve the cribbing and shoring as constructed.

13. Historic Buildings which are lifted off the foundation must be returned to the completed foundation within 45 days of Building permit issuance.

14. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, they determine that it is necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific Site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties.

#15. The Applicant is responsible for notifying the Building and Planning Departments if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during the construction of the foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to re-inspect and approve the cribbing and/or shoring alterations within five (5) days of any relocation or alteration to the cribbing and/or shoring. The Applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the financial guarantee for historic preservation or ACE could take place.

16. All excavation work to construct the foundation shall start on or after April 15th and be completed on or prior to October 15th. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, determines that it is necessary based upon the need to immediately stabilize an existing Historic property, or specific Site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties.

8. PORCH

There is a non-historic porch Structure on the Front (west) façade and non-historic covered entry Structure on the side (north) facade. If it is found that any materials are Historic, the Applicant will need to update the Preservation Plan to reflect how the Applicant will preserve and/or restore unsalvageable Historic materials. Condition of Approval # 8 also applies.

9. DOORS

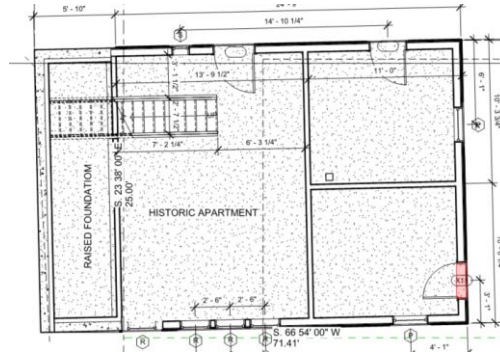
There are no historic doors on the Structure, but the Applicant is proposing to restore the Front façade to allow for sliding barn doors for the garage Use. The

A green, single-story house with a white roof and a small porch. The house has a sign that reads "526" and a small sign that reads "526".

Architectural floor plan of a historic apartment. The plan includes the following dimensions and annotations:

- Overall Dimensions:**
 - Top: 9' - 10"
 - Right: 24' - 6"
 - Bottom: 14' - 10 1/4"
- Internal Dimensions and Features:**
 - Left side: 23.38' 00" (vertical), 26.00" (horizontal)
 - Top-left: 13' - 9 1/2"
 - Top-right: 11' - 0"
 - Center: 7' - 2 1/4"
 - Bottom-left: 2' - 0"
 - Bottom-center: 2' - 0"
 - Bottom-right: 4' - 1"
 - Right side: 11' - 5" (vertical), 11' - 9" (vertical)
- Annotations and Labels:**
 - RAISED FOUNDATION:** Indicated on the left side.
 - HISTORIC APARTMENT:** Labeled in the center.
 - Red Box:** Located at the top center, containing the text "REPAIRS TO EXISTING".
 - Staircase:** Indicated by a dashed line and arrows on the left side.
 - Room Numbers:** 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
 - Room Numbers:** 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
 - Room Numbers:** 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

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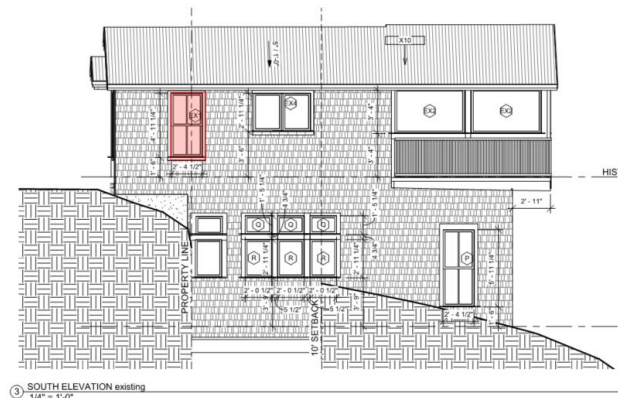


The Applicant is proposing to change one (1) of the rear windows into a door that will lead to a second story deck.

Staff finds that the proposed material deconstruction is necessary for the restoration and rehabilitation of the Historic Structure.

10. WINDOWS

There is a total of one (1) Historic wood window and eighteen (18) contemporary windows on the Structure. The contemporary windows include both wood and aluminum frames. The Physical Conditions Report notes they vary in condition from fair to poor. Staff finds that there may be an opportunity to salvage and re-use the existing Historic wood window (on the south side of the Structure – pictured below in red), if it is able to be rehabilitated.



Staff has added the following Conditions of Approval to ensure that every effort is made to not discard historic materials unnecessarily:

#4. An independent window evaluation specialist will assess and report on the existing window conditions and outline options for rehabilitation or replacement in satisfaction of the Planning Director.

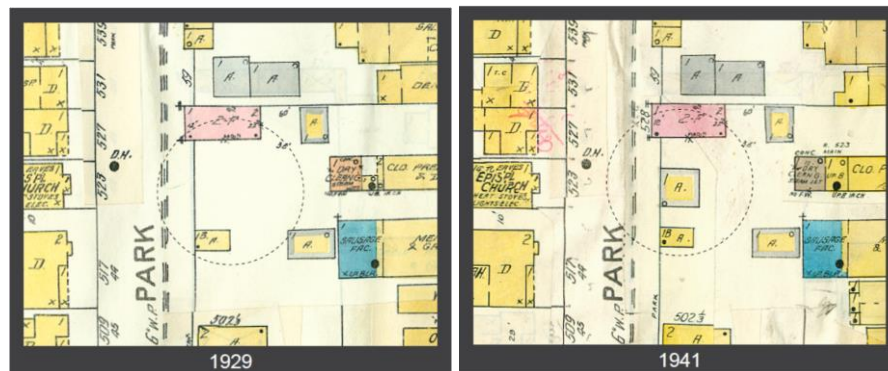
#5. Should the original Historic wood Side (south) window not be able to be restored, the replacement windows shall exactly match the historic window in size, dimensions, glazing pattern, depth, profile, and material.

Staff finds the proposed exterior changes does not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the Historic Structure.

History of Development on this Site

This Structure was originally used as a garage, per the 1957 and 1968 tax cards. The land was originally owned by the Park City TownSite Corporation, and was purchased by Hane and Henrietta Young in 1889. The Site has had multiple owners. Ben Beveridge lived across the street as of the 1930 census and it is thought he and his wife Beatrice used the 526 Park Avenue Structure as a garage or storage area.

The Structure first appears on the 1941 Sanborn Fire Insurance Map as a simple, one-story automobile Structure. The Sanborn Fire Insurance map indicates that it is a wood frame Structure with a metal roof, facing west toward Park Avenue. The earliest available tax card from 1957 indicates the garage was 30+ years old, although the 1929 Sanborn map appears to not include this Structure.



The first photograph of this Structure appeared as part of the c.1940 tax assessment of the brick Structure to the north of 526 Park Avenue, addressed as 528 Park Avenue. See photo below titled "Tax photo c. 1940" showing the aforementioned garage on the right-hand side of the photo.



Between 1968 and 1995, the Structure was adapted for Residential Use. This change is first documented by Ellen Beasley's 1982 reconnaissance level survey (EXHIBIT E) states that the Use of this Building was residential. The photo below from the 1982 survey shows that the façade facing Park Avenue was not yet converted into a Front entry.

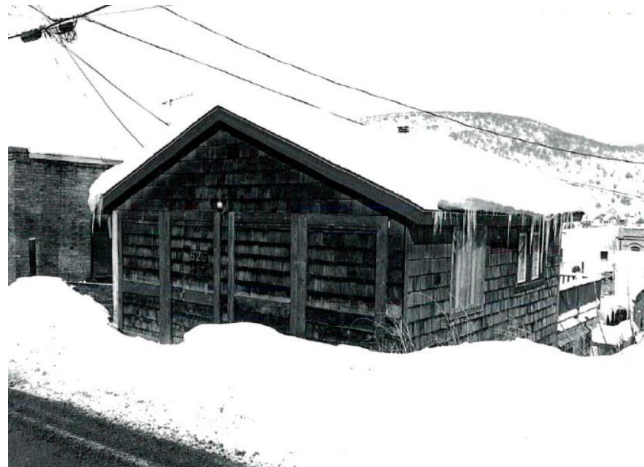


Photo of 526 Park Avenue from Ellen Beasley's 1982 Reconnaissance Level Survey

Several changes also occurred to the Site after the end of the Mature Mining Era (1894-1930). Multiple accessory shed Structures were built, three along the rear Lot Line and one measuring eleven feet to the south of the existing main Structure. This was determined from staff's Site visit findings from September 5, 2018, indicating the Structures are non-historic. They are built of contemporary and salvaged materials and likely built within the last 30 years. A contemporary covered entry and stone patio on the north side of the Structure, stairs, and stone retaining walls were also introduced outside of the historic period.

In 2018, the current owner purchased the home. The Applicant is proposing to rehabilitate and restore the existing Structure to its original Use as a garage; and construct a new Single-Family Dwelling adjacent to the Historic Structure.

Recommendation:

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve the material deconstruction of non-historic and non-contributory materials at 526 Park Avenue pursuant to the following Findings of Fact, Conclusions of Law, and Conditions of Approval. This Structure is designated as Significant on the City's Historic Structures Inventory (HSI).

Finding of Fact:

1. The Site is located at 526 Park Avenue.
2. The Structure is designated as Significant on the Historic Structures Inventory.
3. The Site is located within the [Historic Residential](#) (HR-2A) Zoning District.
4. On March 27, 2019, the Planning Department received a Historic District Design Review (HDDR) application for the property at 526 Park Avenue; it was deemed

complete July 10, 2019. The HDDR application has not yet been approved as it is dependent on the HPB's Review for Material Deconstruction approval.

5. The Structure was constructed c.1897, per Summit County's records. The 1941 Sanborn Map for this Site shows the existing Structure. A different Structure is shown on the 1889 Sanborn Map. The 1907 and 1929 Sanborn Maps show no Structure on the Site.
6. The Historic Structure Form has identified this Site's era of historical significance as the Mature Mining Era, 1894 to 1930.
7. The Structure first appears on the 1941 Sanborn Fire Insurance map as a simple one-story, metal clad automobile Structure, facing west toward Park Avenue.
8. The first photograph of the Structure was taken as part of the c.1940 tax assessment, but shown on the 1940 tax photo of the Site to the north of 526 Park Avenue – also known as 528 Park Avenue. The one-story garage is shown with vertical wood siding and a metal standing-seam roof.
9. Prior to 1982, a lower level addition below the existing Structure was added to create a bedroom, living room, and storage area.
10. The Structure was listed as ineligible to be nominated to the National Register of Historic Places.
11. The Applicant proposes to remove the existing concrete landing pad, stone and railroad tie retaining walls, and Rear Yard stairs. The non-historic porch Structures on the north and west facades will also be removed. The non-historic shed Structures have already been removed, per Building Permit BD-19-26718. Any material deconstruction involved in the Site improvements does not impact the historical importance of the Structure located on the property or adjacent parcels. These later additions to the Site do not contribute to its historical integrity or historical significance.
12. Based on physical evidence, staff believes the lower level addition was added between 1941 and 1982. This addition will remain as the same footprint as it is currently. The proposed scope of work mitigates any impact that will occur to the historical significance and architectural integrity Historic Structure.
13. The Applicant proposes to stabilize the Historic Structure from the interior by adding new framed walls on the interior, where necessary. The proposed interior changes will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the Historic Structure and are not included in the proposed scope of work.
14. The Applicant proposes to restructure the roof from the interior, replace the non-historic metal roof, and is subject to approval or denial by the Planning Director and the CBO in accordance with applicable guidelines within [LMC 15-13](#) *Design Guidelines for Historic Districts and Historic Structures* and the International Residential Code. The proposed scope of work mitigates any impact that will occur to the historical significance and architectural integrity Historic Structure.
15. There is no chimney on the Existing Structure.
16. The Side (north and south) and Rear (east) exterior walls are to remain, but the non-historic shingles will be removed. The Front (west) façade will be replaced to restore the original garage door layout, as seen in the 1940 tax photo for 528 Park Avenue. The Applicant only proposes to repair and replace rotted siding where necessary. This siding will be vertical wood siding to match the Historic siding. Staff finds the

proposed exterior changes will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the Historic Structure.

17. The proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the Historic Structure.
18. The Applicant is proposing to lift the Structure to install a new foundation. This is subject to approval or denial by the Planning Director and the CBO in accordance with applicable guidelines within [LMC 15-13](#) *Design Guidelines for Historic Districts and Historic Structures* and the International Residential Code. The proposed exterior changes will not damage or destroy exterior architectural features of the subject property which are compatible with the character of the Historic Structure.
19. There are no Historic doors on the Structure, but the Applicant will match the c. 1940 tax assessment photo for 528 Park Avenue for the Front (west) garage doors. The Applicant proposes to replace the doors on the Side (north) and Rear (east) elevations with a window (north) and door (east) that abide by the Historic District Design Guidelines and will be consistent with the style of the Historic garage.
20. There is a total of one (1) Historic wood window on the Side (south) of the Historic Structure, and eighteen (18) non-historic windows. The Applicant's Physical Conditions Report notes they range from fair to poor condition, and proposes to replace the non-historic windows. One (1) non-historic window will be replaced with a door on the Rear (east) upper level. Any windows replaced on the existing Historic Structure (including the non-historic additions to the main and lower levels) will be wood windows, will abide by the Historic District Design Guidelines, and will be consistent with the style of the Historic garage. The Historic window will be salvaged and restored, if possible. The proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the Historic Structure.
21. This Site has been determined to not require a Steep Slope Conditional Use Permit, per a Planning Director Determination dated August 15, 2019.
22. The sheds shown on the survey were removed per Building Permit BD-19-26718. These sheds were determined to be non-historic per a staff Site visit on September 5, 2018.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to 15-2.3 Historic Residential (HR-2A) District.
2. The proposal meets the criteria for material deconstruction pursuant to LMC 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.
3. There is good cause for this HDDR application, as the proposed project will restore and rehabilitate a Historic Structure to its original Use as a garage.

Conditions of Approval:

1. Final Building plans and construction details shall reflect substantial compliance with the HDDR proposal received by the Planning Department on October 30, 2019. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.

2. The Applicant is responsible for notifying the Building and Planning Departments if changes are made.
3. Replacement doors and windows shall exactly match any Historic doors in size, material, profile, and style. Doors and windows that are non-historic will abide by the requirements within [LMC 15-13](#) *Design Guidelines for Historic Districts and Historic Structures* and the International Residential Code.
4. An independent window evaluation specialist will assess and report on the existing window conditions and outline options for rehabilitation or replacement in satisfaction of the Planning Director.
5. Should the original Historic wood Side (south) window not be able to be restored, the replacement windows shall exactly match the historic window in size, dimensions, glazing pattern, depth, profile, and material.
6. Should restructuring the roof from the interior not be possible due to the condition of the existing roof Structure, the Applicant shall schedule a Site visit with the Chief Building Official and Planning Director to evaluate the condition of the roof Structure. The Applicant shall also submit a structural engineer's report to the Planning Director outlining the defects in the roof that prevent the new Structure from being added alongside the existing roof members. The Physical Conditions Report and Preservation Plan shall be amended to document the condition of these walls and provide an updated scope of work to the satisfaction of the Planning Department. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director prior to construction.
7. The Applicant shall maintain the original gable roof form. If reconstruction is needed, structural stabilization shall occur by adding new structural members to the interior of the roof.
8. Where the Historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing historic materials, the Applicant shall demonstrate to the Planning Director and Project Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No Historic materials may be disposed of prior to advance approval by the Planning Director and Project Planner.
9. Prior to filing an application/building permit to construct a new foundation beneath the Historic Structure, the Applicant shall schedule a Site visit with the Chief Building Official and Historic Preservation Planner to evaluate the current foundation. The lifting shall not raise the Structure more than two feet (2') from its original floor elevation above grade prior to construction. If not already reflected, the Physical Conditions Report and Preservation Plan shall be amended to document the condition of the Structure and provide an updated scope of work to the satisfaction of the Planning Department. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director and Chief Building Official prior to lifting the Structure.
10. The Preservation Plan must include a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a Building permit. Cribbing or shoring must be of

engineer specified materials. Screw-type jacks for raising and lowering the Building are not allowed as primary supports once the Building is lifted.

11. An encroachment agreement may be required prior to issuance of a Building permit for projects utilizing soils nails that encroach onto neighboring properties.
12. Within five (5) days of installation of the cribbing and shoring, the structural engineer will inspect and approve the cribbing and shoring as constructed.
13. Historic Buildings which are lifted off the foundation must be returned to the completed foundation within 45 days of Building permit issuance.
14. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, they determine that it is necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific Site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties.
15. The Applicant is responsible for notifying the Building and Planning Departments if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during the construction of the foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to re-inspect and approve the cribbing and/or shoring alterations within five (5) days of any relocation or alteration to the cribbing and/or shoring. The Applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the financial guarantee for historic preservation or ACE could take place.
16. All excavation work to construct the foundation shall start on or after April 15th and be completed on or prior to October 15th. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, determines that it is necessary based upon the need to immediately stabilize an existing Historic property, or specific Site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties.
17. A Plat Amendment shall be recorded prior to construction on this Site for this HDDR, to remove the Lot Line between Parcel PC-143 and PC-124-D. This shall abide by the Conditions of Approval found in [Ordinance 2019-40](#), which was approved by City Council on July 18, 2019.

Exhibits:

Exhibit A – HPB Checklist for Material Deconstruction

Exhibit B – [Historic Structures Inventory Form](#)

Exhibit C – Updated Plans, submitted by October 30, 2019

Exhibit D – Physical Conditions Report + Historic Preservation Plan

Exhibit E – Ellen Beasley's 1982 Reconnaissance Level Survey

Exhibit F – Public Comments for 526 Park Avenue

Exhibit A

Historic Preservation Board Material Deconstruction Review Checklist:

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

UPDATED 9-3-2019



BUILDING CODE	2018 IBC
PLUMBING CODE	2018 IPC
MATHEMATICAL CODE	2018 MFC
ELECTRICAL CODE	2017 NEC
PIPE CODE	2018 PC
ENERGY CODE	2018 EOC
GAS CODE	2018 FGC
ACCESSIBILITY	2018 IBC, ADAAG

CONSTRUCTION ESTIMATES		UNIT A	
EXTERIOR WALLS - 3'	1 BR	EXISTING SQUARE FOOTAGE	592 SF
EXTERIOR WALLS 15' - 3'	0 BR	EXISTING APARTMENT	1,206 SF
EXTERIOR WALLS 15' - 3'	0 BR	NEW 1ST	1,206 SF
ROOF - 15' - 3'	0 BR	NEW 2ND	863 SF
ROOF - 15' - 3'	0 BR	CONVERTED BN ROOM	160 SF
WALL OPENINGS - 3'	1 BR ALLOWED		
WALL OPENINGS - 3'	0 BR		
WALL OPENINGS - 15'	0 BR		
WALL OPENINGS - 15'	0 BR		
			4,336 SF

AUTOMATIC FIRE SPRINKLER SYSTEM
 ENGINEERED WOOD TRUSSES
 MECHANICAL HVAC SYSTEM & CALCULATIONS
 APPLIANCE FIREPLACES



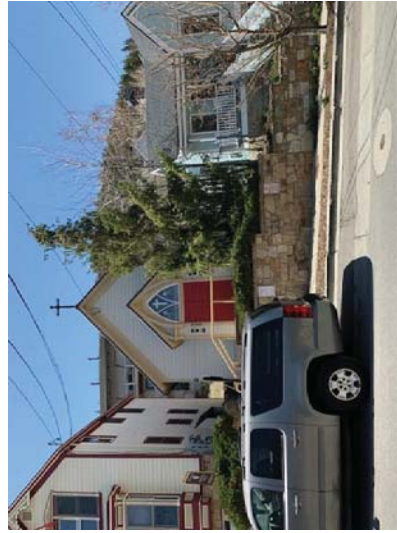
SHEET INDEX	
A-0/1	COVER SHEET
A-0/2	SITE YZ PLANE
A-0/3	SITE XZ PLANE
A-0/4	EXTERIOR LEVEL 2
A-0/5	EXTERIOR LEVEL 3
A-0/6	EXTERIOR LEVEL 4
A-0/7	EXTERIOR LEVEL 5
A-0/8	EXTERIOR LEVEL 6
A-0/9	EXTERIOR LEVEL 7
A-1/0	EXTERIOR LEVEL 8
A-1/1	EXTERIOR LEVEL 9
A-1/2	EXTERIOR LEVEL 10
A-1/3	EXTERIOR LEVEL 11
A-1/4	EXTERIOR LEVEL 12
A-1/5	EXTERIOR LEVEL 13
A-1/6	EXTERIOR LEVEL 14
A-1/7	EXTERIOR LEVEL 15
A-1/8	EXTERIOR LEVEL 16
A-1/9	EXTERIOR LEVEL 17
A-2/0	EXTERIOR LEVEL 18
A-2/1	EXTERIOR LEVEL 19
A-2/2	EXTERIOR LEVEL 20
A-2/3	EXTERIOR LEVEL 21
A-2/4	EXTERIOR LEVEL 22
A-2/5	EXTERIOR LEVEL 23
A-2/6	EXTERIOR LEVEL 24
A-2/7	EXTERIOR LEVEL 25
A-2/8	EXTERIOR LEVEL 26
A-2/9	EXTERIOR LEVEL 27
A-3/0	EXTERIOR LEVEL 28
A-3/1	EXTERIOR LEVEL 29
A-3/2	EXTERIOR LEVEL 30
A-3/3	EXTERIOR LEVEL 31
A-3/4	EXTERIOR LEVEL 32
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A-3/7	EXTERIOR LEVEL 35
A-3/8	EXTERIOR LEVEL 36
A-3/9	EXTERIOR LEVEL 37
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A-9/4	EXTERIOR LEVEL 92
A-9/5	EXTERIOR LEVEL 93
A-9/6	EXTERIOR LEVEL 94
A-9/7	EXTERIOR LEVEL 95
A-9/8	EXTERIOR LEVEL 96
A-9/9	EXTERIOR LEVEL 97
B-0/0	EXTERIOR LEVEL 98
B-0/1	EXTERIOR LEVEL 99
B-0/2	EXTERIOR LEVEL 100
B-0/3	EXTERIOR LEVEL 101
B-0/4	EXTERIOR LEVEL 102
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B-0/6	EXTERIOR LEVEL 104
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B-0/8	EXTERIOR LEVEL 106
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B-1/2	EXTERIOR LEVEL 110
B-1/3	EXTERIOR LEVEL 111
B-1/4	EXTERIOR LEVEL 112
B-1/5	EXTERIOR LEVEL 113
B-1/6	EXTERIOR LEVEL 114
B-1/7	EXTERIOR LEVEL 115
B-1/8	EXTERIOR LEVEL 116
B-1/9	EXTERIOR LEVEL 117
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B-2/9	EXTERIOR LEVEL 127
B-3/0	EXTERIOR LEVEL 128
B-3/1	EXTERIOR LEVEL 129
B-3/2	EXTERIOR LEVEL 130
B-3/3	EXTERIOR LEVEL 131
B-3/4	EXTERIOR LEVEL 132
B-3/5	EXTERIOR LEVEL 133</

EXHIBIT C

SALT LAKE BASE AND MERIDIAN

— *Journal of the American Medical Association*, 1997

34



[illegible]

526 RESTORATION &
ADDITION
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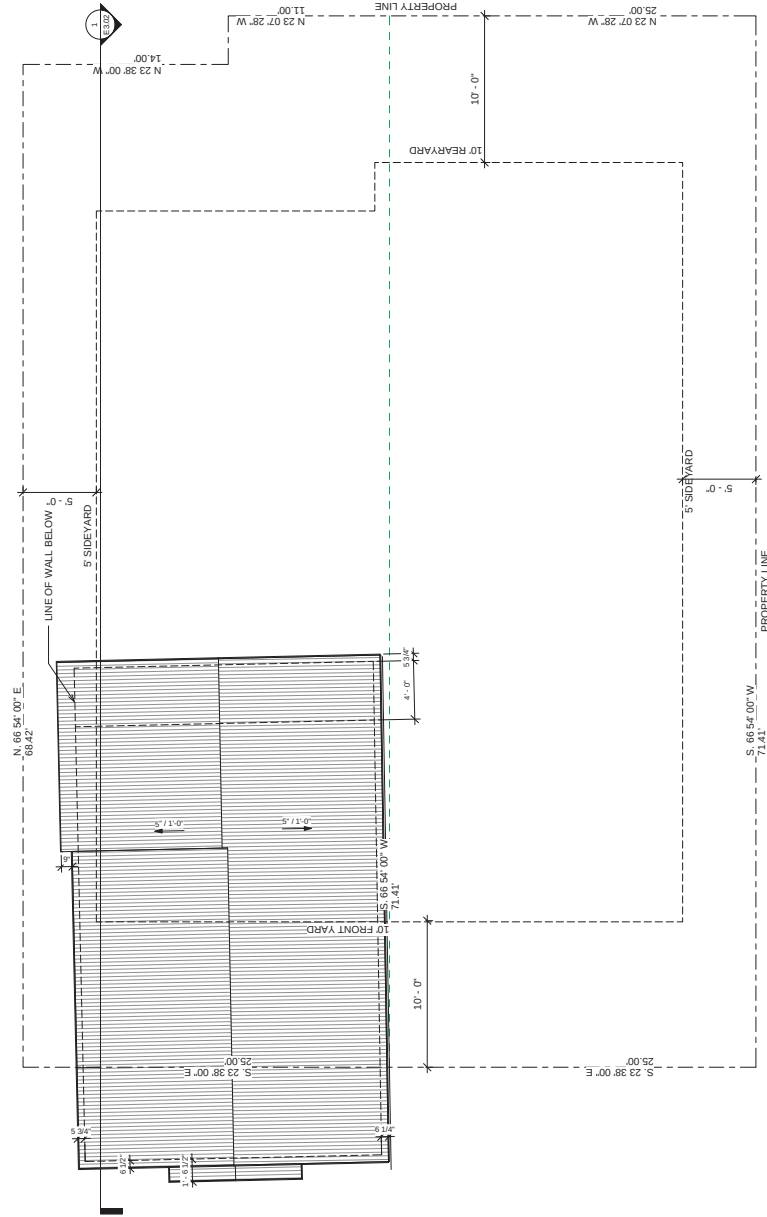
[illegible]

Project number	1810
Date	

EXISTING
ROOF

E2.03

Scale	1/4" = 1'-0"





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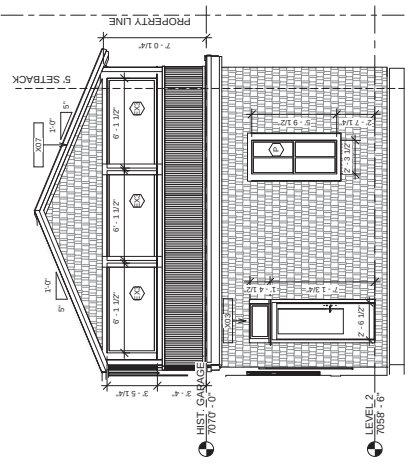
526 RESTORATION &
ADDITION
526 Park Ave.
Park City UT

Description		Date	No.
Project number		13310	
Date			

EXISTING
ELEV.

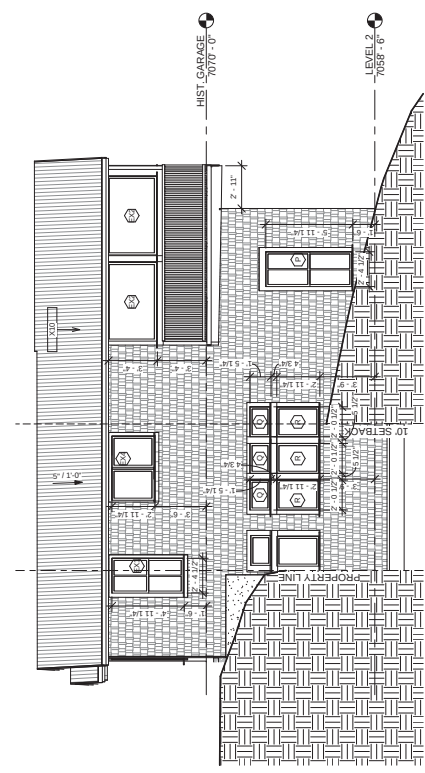
E3.01

Scale 1/4" = 1'-0"

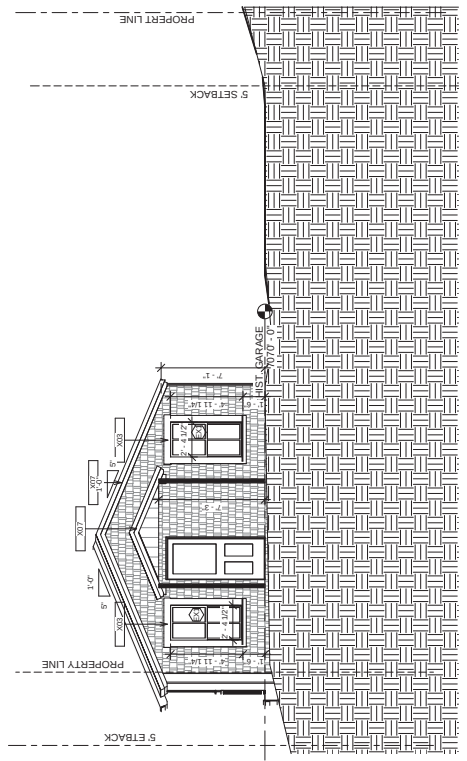


1 EAST ELEVATION existing
1/4" = 1'-0"

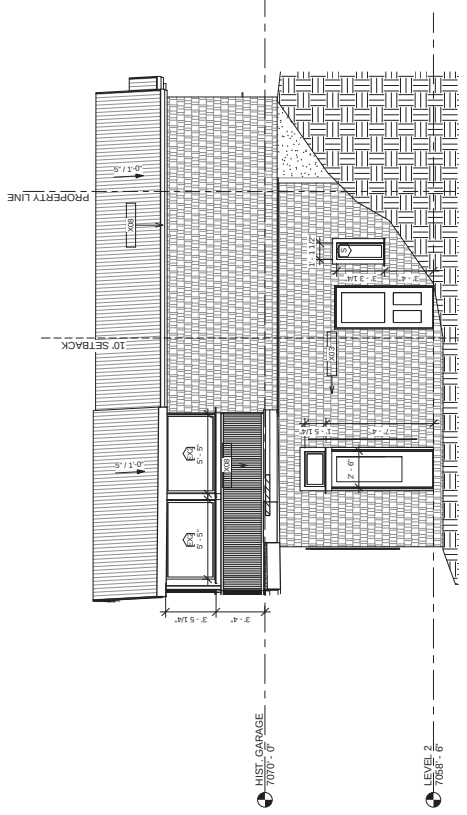
Key Value	EXIST. ELEVATION NOTES
	Keycode Text
X01	EXISTING CONC. FOUNDATION
X02	EXISTING CEDAR SHINGLE SIDING OVER HISTORIC
X03	EXISTING 1X6 WINDOW TRIM
X04	EXISTING DOUBLE HUNG WOOD WINDOW
X05	EXISTING WOOD DOOR W/ TRANSOM
X07	EXISTING 2X8 WOOD FASCIA AND SOFFIT
X08	EXISTING 2X8 WOOD SHINGLES AND SHAKES
X09	EXISTING PICTURE WINDOW AT PORCH
X10	EXISTING METAL ROOF PANELS
X11	EXISTING STEEL PORCH POSTS
X12	EXISTING 1X10 & 1X4 FASCIA TRIM



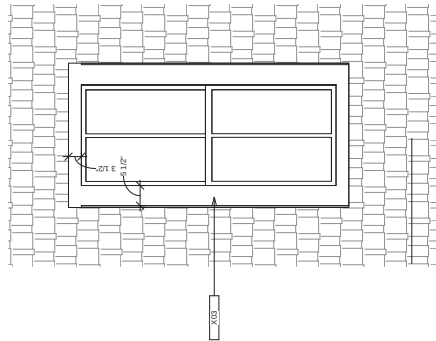
3 SOUTH ELEVATION existing
1/4" = 1'-0"



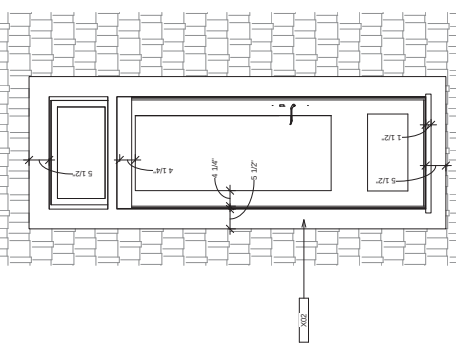
2 WEST ELEVATION existing
1/4" = 1'-0"



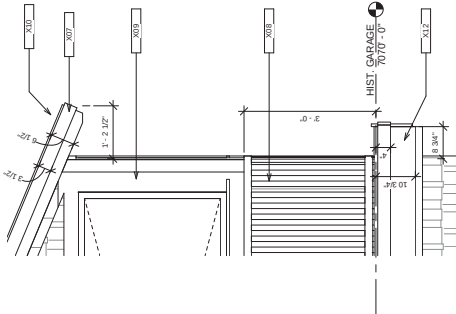
4 NORTH ELEVATION existing
1/4" = 1'-0"



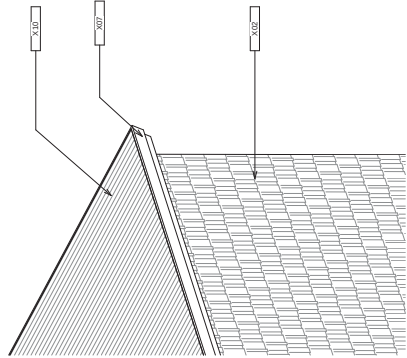
③ HIST. WINDOW
3/4" = 1'-0"



② HIST. DOOR
3/4" = 1'-0"



④ GARAGE OVERHANG
3/4" = 1'-0"

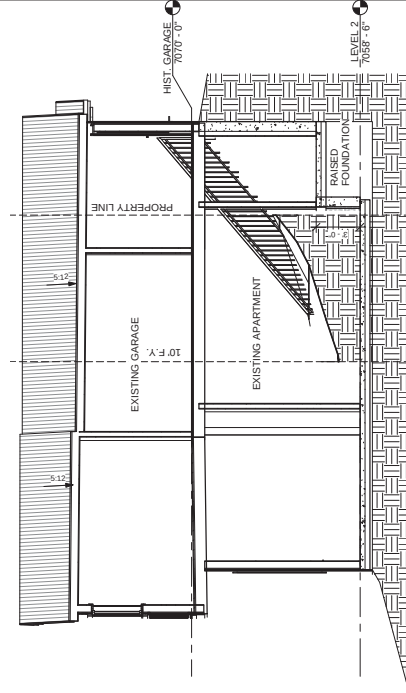


⑤ HIST. ROOF

Key Value	Keynote Text
X10	EXISTING CONC. FOUNDATION
X11	EXISTING CEDAR SHINGLE SIDING OVER HISTORIC
X12	EXISTING 1X6 WINDOW TRIM
X13	EXISTING 1X6 WINDOW TRIM
X14	EXISTING 1X6 WINDOW TRIM
X15	EXISTING WOOD DOOR W/ TRANSOM
X16	EXISTING 2X8 WOOD FASCIA AND SOFFIT
X17	EXISTING 2X2 WOOD HANDRAIL AT ENCLOSED PORCH
X18	EXISTING PICTURE WINDOW AT PORCH
X19	EXISTING METAL ROOF PANELS
X20	EXISTING STEEL PORCH POSTS
X21	EXISTING 1X10 & 1X4 FASCIA TRIM



① HISTORIC SECTION
1/4" = 1'-0"



② HIST. GARAGE
7/8" = 1'-0"

③ LEVEL 2
7/8" = 1'-0"

④ RAISED FOUNDATION

⑤ EXISTING APARTMENT

⑥ EXISTING GARAGE

⑦ PROPERTY LINE

⑧ HIST. GARAGE

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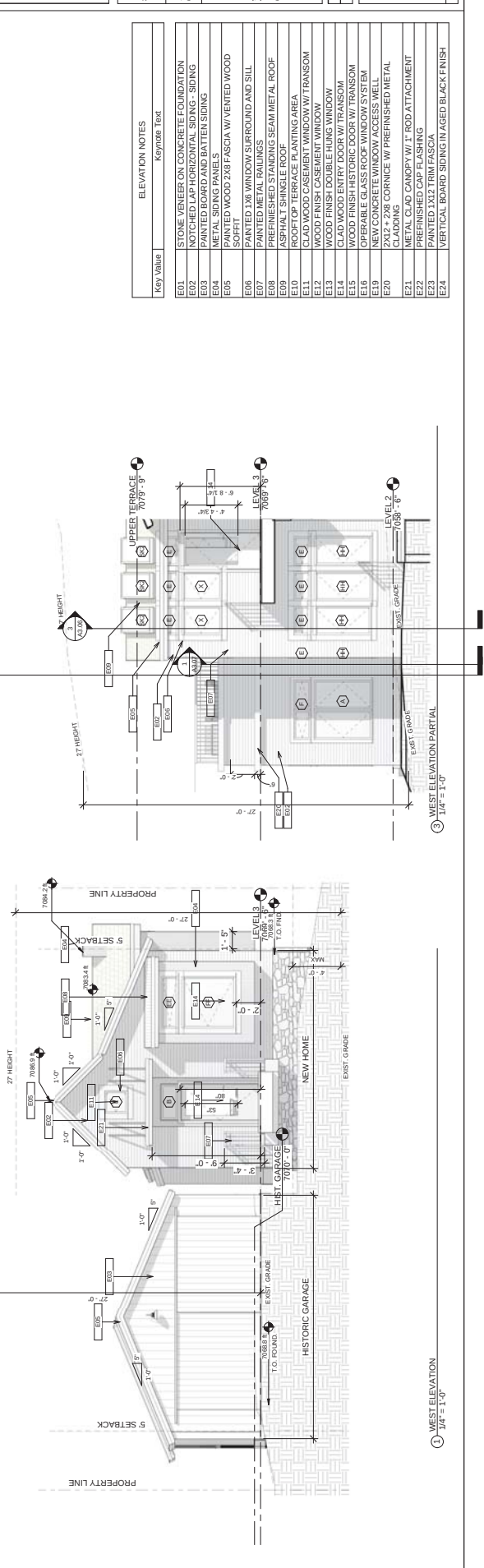
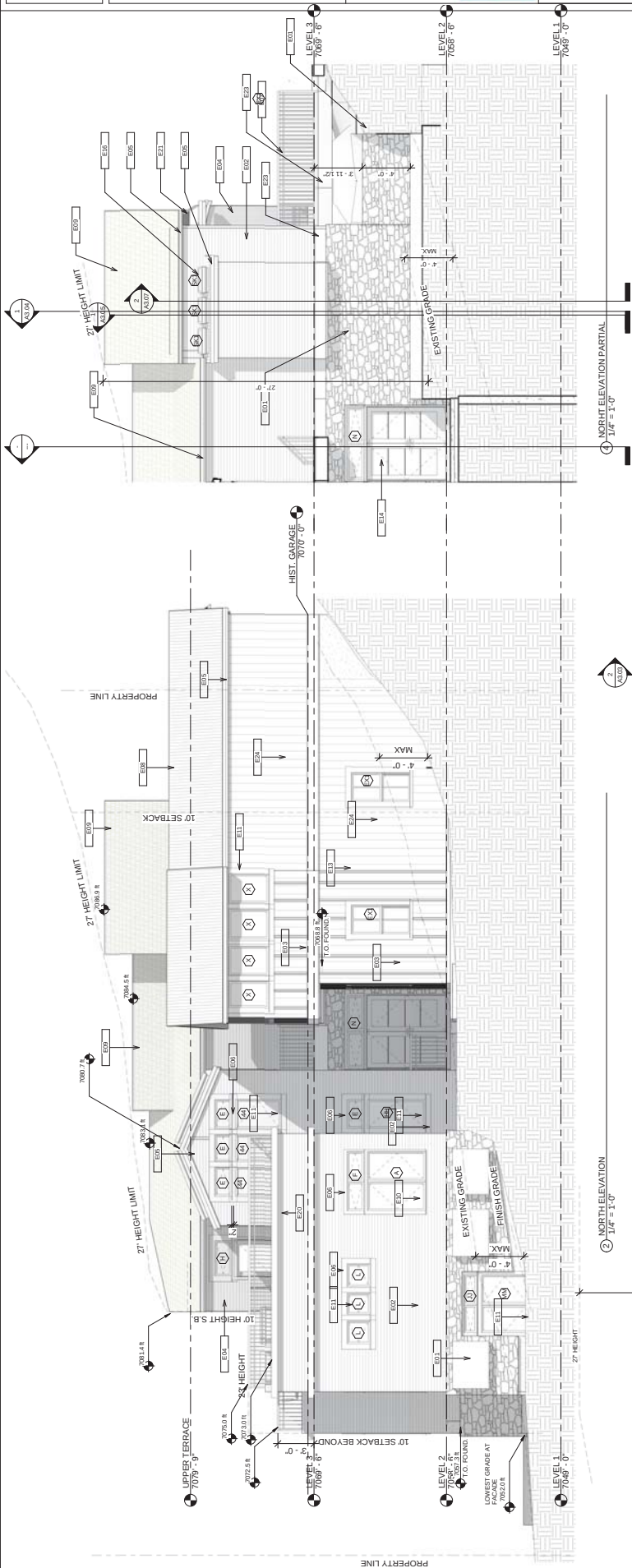
526 RESTORATION &
ADDITION
526 Park Ave.
Park City UT

EXTERIOR
ELEVATIONS
A3.01

Scale 1/4" = 1'-0"

Project Number	13310
Date	
Description	
Drawn	
Check	
Appr.	

Key Value	Elevation Notes	Keynote Text
E01	STONE VENEER ON CONCRETE FOUNDATION	
E02	NOTCHED LAP HORIZONTAL SIDING - SIDING	
E03	PAINTED BOARD AND BATTEN SIDING	
E04	METAL SIDING PANELS	
E05	PAINTED WOOD 2X8 FASCIA W/ VENTED WOOD SOFFIT	
E06	PAINTED 1X6 WINDOW SURROUND AND SILL	
E07	PAINTED METAL RAILINGS	
E08	PREFINISHED STANDING SEAM METAL ROOF	
E09	ASPHALT/FLT SHINGLE ROOF	
E10	ROOF TOP TERRACE PLANTING AREA	
E11	CLAD WOOD CASSEMENT WINDOW W/ TRANSOM	
E12	CLAD WOOD CASSEMENT WINDOW W/ TRANSOM	
E13	WOOD FINISH DOUBLE HUNG WINDOW	
E14	CLAD WOOD ENTRY DOOR W/ TRANSOM	
E15	WOOD FINISH HISTORIC ROOF WINDOW SYSTEM	
E16	OPERABLE GLASS ROOF WINDOW SYSTEM	
E19	NEW CONCRETE WINDOW ACCESS WELL	
E20	2X12 + 2X8 CORNICE W/ PREFINISHED METAL	
E21	METAL CLAD CANOPY W/ T-ROD ATTACHMENT	
E22	PREFINISHED CAP FLASHING	
E23	PAINTED 1X12 TRIM FASCIA	
E24	VERTICAL BOARD SIDING IN AGED BLACK FINISH	





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526 Park Ave.
Park City UT

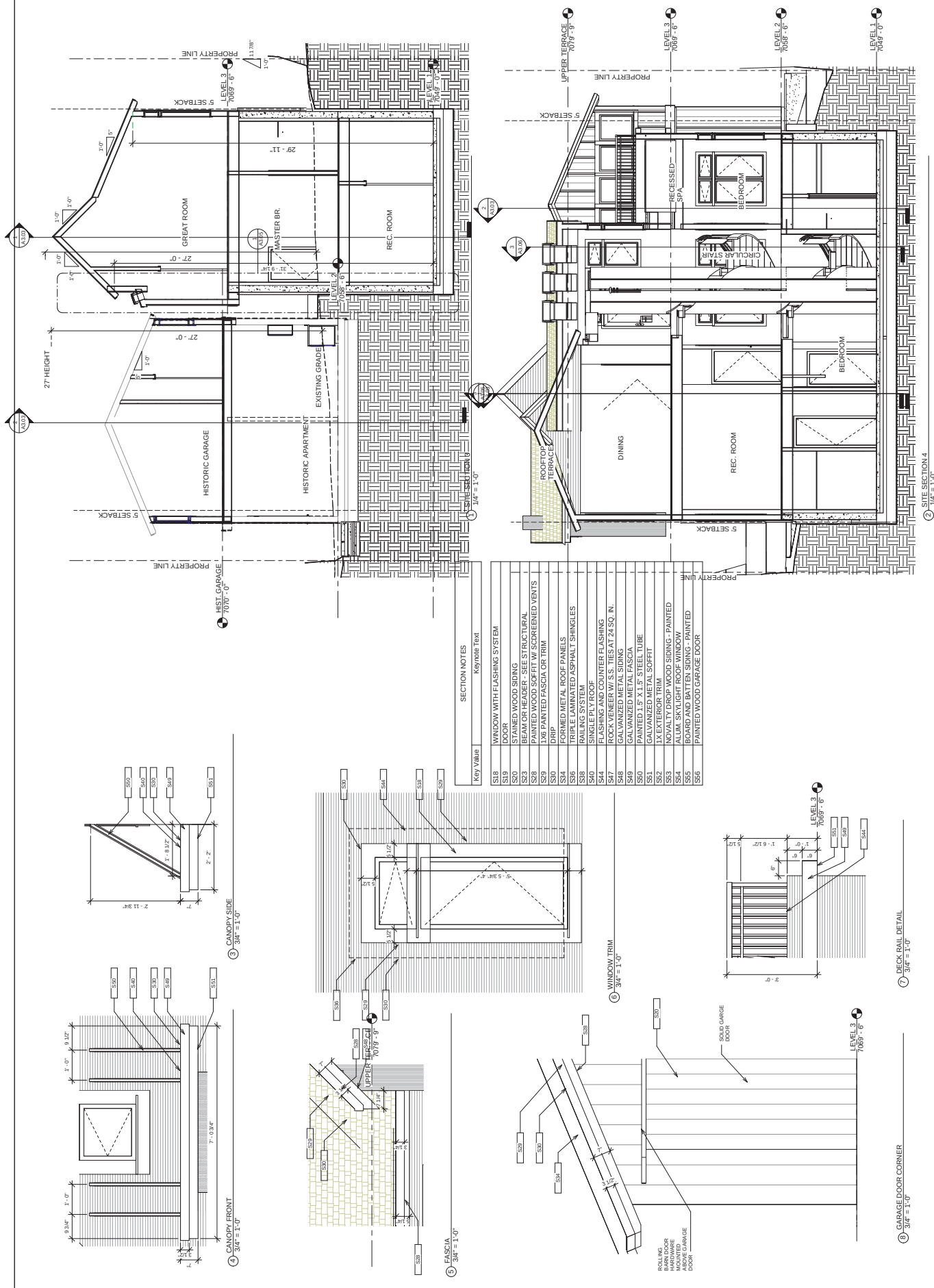
Description	Date	No.

Project number	13310
Date	

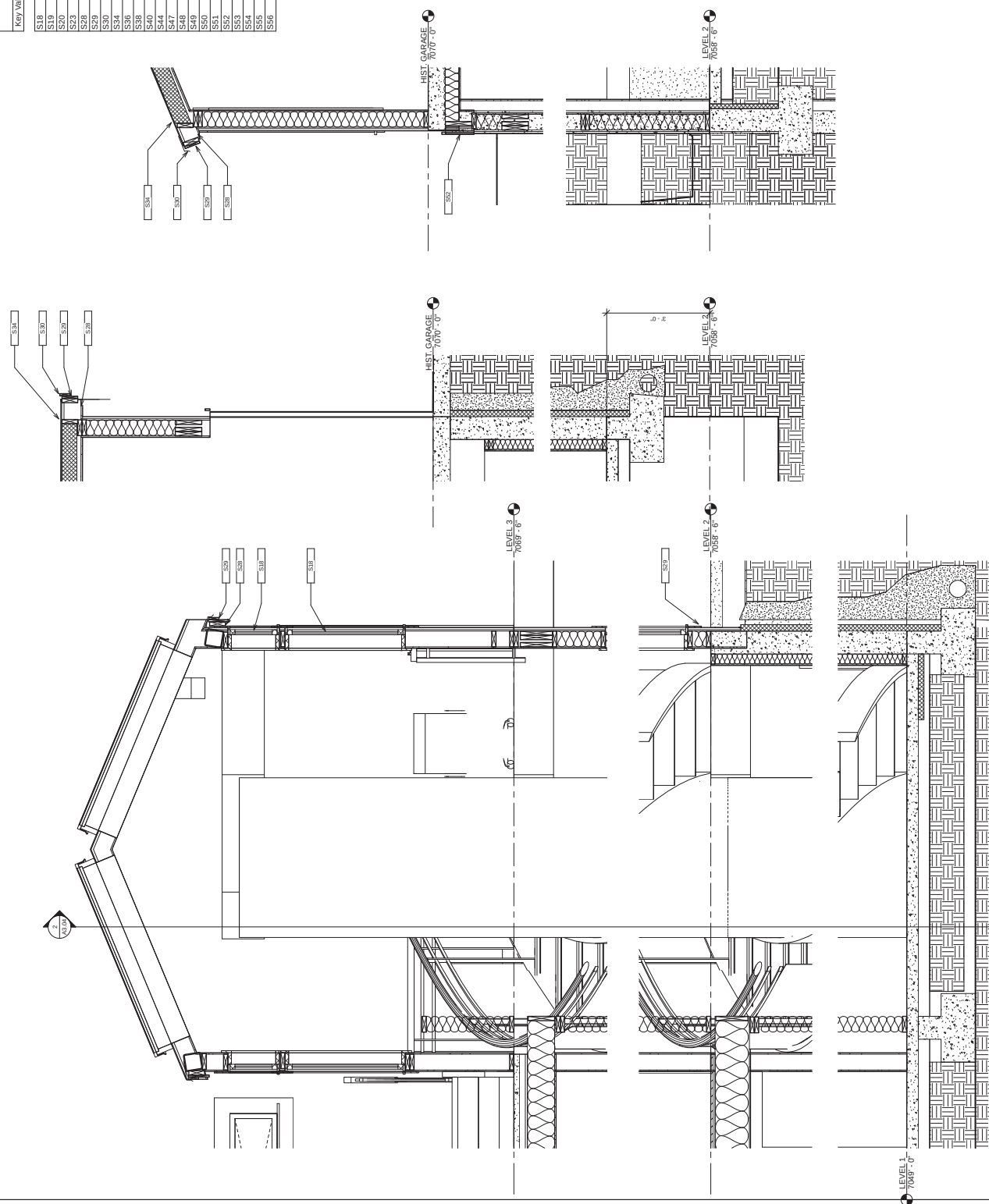
SITE
SECTIONS

A3.04

Scale As Indicated



SECTION NOTES	
Key Value	Keynote Text
18	WINDOW WITH FLASHING SYSTEM
19	DOOR
20	STAINED WOOD SIDING
21	BEAM OR HEADER - SEE STRUCTURAL
22	PAINTED WOOD SOFFIT W/ SCREENED VENTS
23	1X6 PAINTED FASCIA OR TRIM
24	FORMED METAL ROOF PANELS
25	TRIPLE LAMINATED ASPHALT SHINGLES
26	RAILING SYSTEM
27	SINGLE PLY ROOF
28	FLASHING AND COUNTER FLASHING
29	SOCKET NUTS & BOLTS AT 24 IN.
30	PAINTED METAL FASCIA
31	GALVANIZED METAL PIGTAIL
32	PAINTED 1 1/2" X 1 1/2" STEEL TUBE
33	GALVANIZED METAL SOFFIT
34	1X EXTERIOR TRIM
35	NOVALLY DRIPTWOOD SIDING - PAINTED
36	NOVALLY DRIPTWOOD SIDING - PAINTED
37	BOARD AND BATTEN SIDING - PAINTED
38	PAINTED WOOD GARAGE DOOR



① Section 4
 $3/4" = 1'-0"$

② Section 5
 $3/4'' = 1 \cdot 1/4''$

③ Section 6
 $3/4" = 1'-0"$

930003 B-07-07-P01.dwg



WARREN & BETH
BONHAM

ARCHITECTS
HORN PARTNERS
hornandpartners.com
PO Box 0386
Bountiful, UT 84011
Phone 801.232.8333

526 RESTORATION &
ADDITION
526 Park Ave.
Park City UT

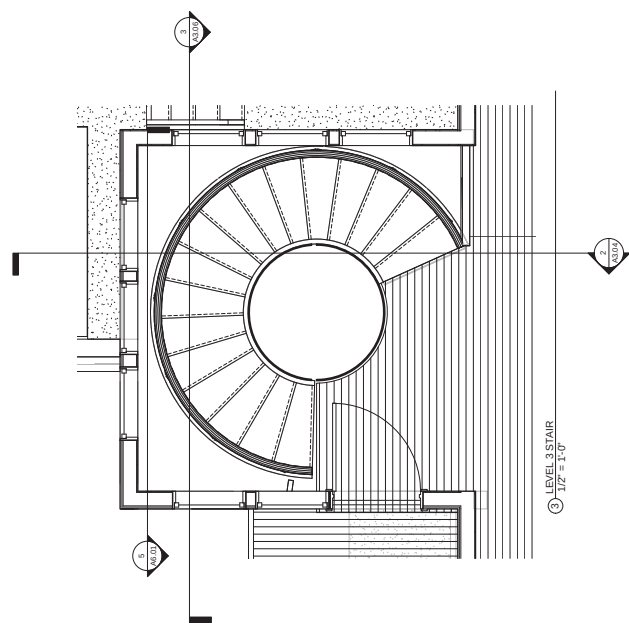
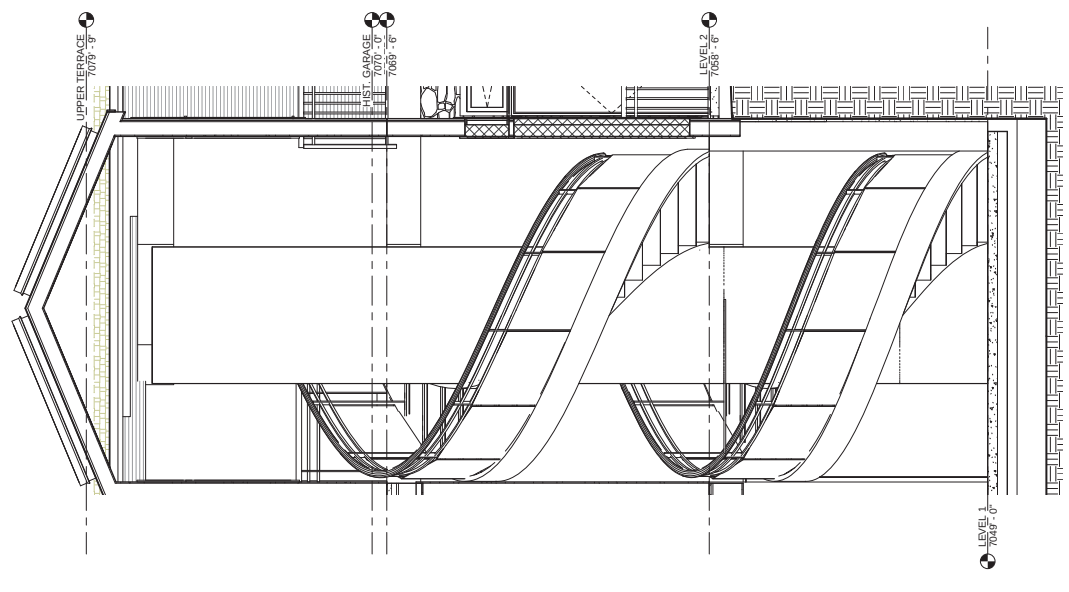
Description	Date	No.

Project Number	10310
Date	

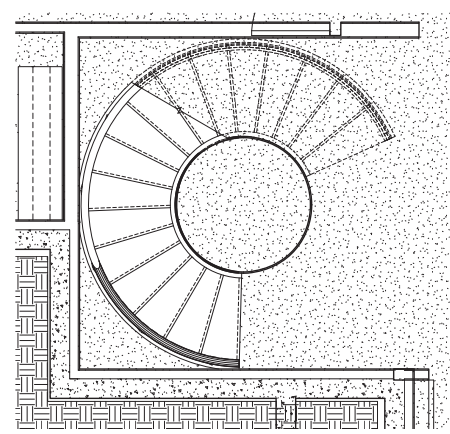
STAIR PLANS

A6.01

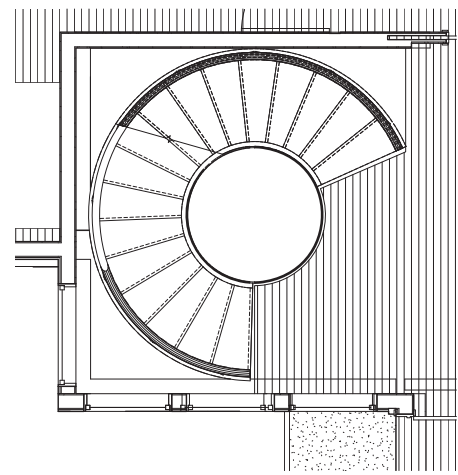
Scale 1/2" = 1'-0"



③ LEVEL 3 STAIR
1/2" = 1'-0"



① LEVEL 1 STAIR
1/2" = 1'-0"



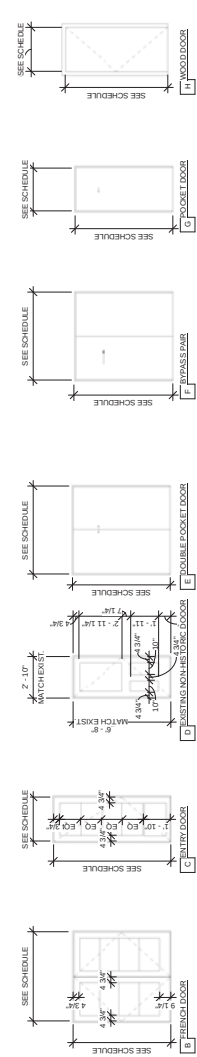
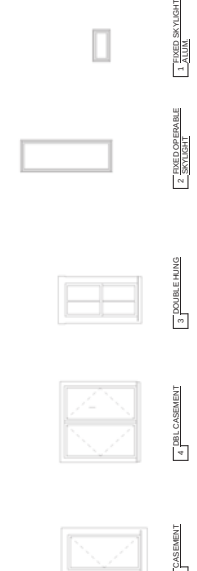
② LEVEL 2 STAIR
1/2" = 1'-0"

DOOR SCHEDULE				
Mark	Size	Function	Finish	Hardware Group
95	36" x 80"	Exterior	Clad Wood	C
96	30" x 80"	Exterior	Clad Wood	C
97	34" x 80"	Exterior	Clad Wood	C
98	34" x 80"	Exterior	Clad Wood	C
101	60" x 96" int	Interior	Stained Wood	B
102	32" x 96"	Interior	Stained Wood	H
103	32" x 96"	Interior	Stained Wood	H
104	36" x 80"	Interior	Stained Wood	H
105	36" x 80"	Interior	Stained Wood	H
106	36" x 80"	Interior	Stained Wood	H
107	32" x 96"	Interior	Stained Wood	H
108	32" x 96"	Interior	Stained Wood	H
109	32" x 96"	Interior	Stained Wood	H
110	32" x 96"	Interior	Stained Wood	H
111	32" x 96"	Interior	Stained Wood	H
112	32" x 96"	Interior	Stained Wood	H
113	32" x 96"	Interior	Stained Wood	H
201	36" x 80"	Interior	Stained Wood	H
202	36" x 80"	Interior	Stained Wood	H
203	32" x 80"	Interior	Stained Wood	H
204	32" x 80"	Interior	Stained Wood	F
205	48" x 80"	Interior	Stained Wood	F
206	36" x 80"	Interior	Stained Wood	H
207	32" x 80"	Interior	Stained Wood	H
208	32" x 80"	Interior	Stained Wood	E
209	32" x 80"	Interior	Stained Wood	E
210	24" x 80"	Interior	Stained Wood	F
211	24" x 80"	Interior	Stained Wood	F
212	32" x 80"	Interior	Stained Wood	E
213	30" x 80"	Interior	Stained Wood	H
214	30" x 80"	Interior	Stained Wood	F
215	30" x 80"	Interior	Stained Wood	F
216	30" x 80"	Interior	Stained Wood	H
217	24" x 80"	Interior	Stained Wood	H
218	24" x 80"	Interior	Stained Wood	H
219	30" x 80"	Interior	Stained Wood	H
301	24" x 80"	Interior	Stained Wood	H
302	30" x 80"	Interior	Stained Wood	H
303	24" x 80"	Interior	Stained Wood	H
304	60" x 80"	Interior	Stained Wood	H
305	36" x 80" 1 HR	Interior	Stained Wood	H
X1	36" x 80"	Exterior	Clad Wood	C
X2	36" x 80"	Exterior	Clad Wood	C
X7	36" x 80"	Exterior	Clad Wood	C
X10	172" x 80"	Exterior	Clad Wood	C
X11	30" x 80"	Exterior	Clad Wood	C
X13	60" x 80"	Exterior	Clad Wood	B

NOTE: AFTER ON SITE REVIEW WITH PLANNING AND INTERIOR DESIGN, PARTITION WALLS AND DOORS ARE HISTORIC ON THE SOUTH STRUCTURE.

WINDOW SCHEDULE				
Type Mark	Width	Height	Window Type	Notes
44	2'-6"	4'-0"	ALUM CLAD WOOD	
AA	5'-0"	5'-0"	4	ALUM CLAD WOOD
BB	4'-0"	1'-6"	7	ALUM CLAD WOOD
BB	3'-0"	1'-6"		
BB	2'-0"	5'-0"		
EE	2'-6"	1'-6"		ALUM CLAD WOOD
EE	4'-6"	1'-6"		ALUM CLAD WOOD
EX1	2'-6"	5'-0"	3	REBUILD WOOD WINDOW TO MATCH HISTORIC
EX2	5'-6"	3'-6"	5	ALUM WINDOWS OMITTED
EX3	6'-3"	3'-6"	5	REBUILD WOOD WINDOW TO MATCH HISTORIC
EX4	4'-6"	3'-0"		REBUILD WOOD WINDOW TO MATCH HISTORIC
FF	4'-6"	4'-8"	4	ALUM CLAD WOOD
FF	4'-6"	4'-8"		
HH	3'-0"	1'-6"	5	ALUM CLAD WOOD
HH	2'-6"	5'-0"		
II	2'-6"	1'-6"		
JJ	5'-0"	1'-6"		
KK	2'-0"	1'-6"		
KK	2'-0"	2'-0"	5	ALUM CLAD WOOD
MM	6'-0"	1'-6"		
NN	6'-0"	1'-6"	7	ALUM CLAD WOOD
SK1	2'-0"	1'-0"	1	FIXED ALUM SKYLIGHT
SK2	2'-0"	6'-0"	2	OPERABLE ALUM SKYLIGHT
V	4'-0"	3'-4"	4	ALUM CLAD WOOD
W	2'-8"	3'-6"	5	ALUM CLAD WOOD
X	2'-6"	3'-6"		

NOTE: AFTER ON SITE REVIEW WITH PLANNING AND INTERIOR DESIGN, PARTITION WALLS AND DOORS ARE HISTORIC ON THE SOUTH STRUCTURE.



WINDOW TYPE
1/4" = 1'-0"

DOOR TYPES
1/4" = 1'-0"



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Bountiful, UT 84002

526 RESTORATION & ADDITION
526 Park Ave.
Park City UT

Description	Date	Rev.
Revision 1	08/11/2019	1

1810

SCHEDULES

A8.01

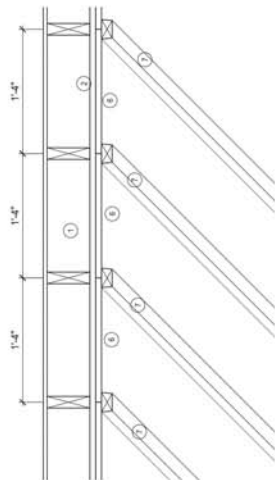
Scale: 1/4" = 1'-0"

NOTES:

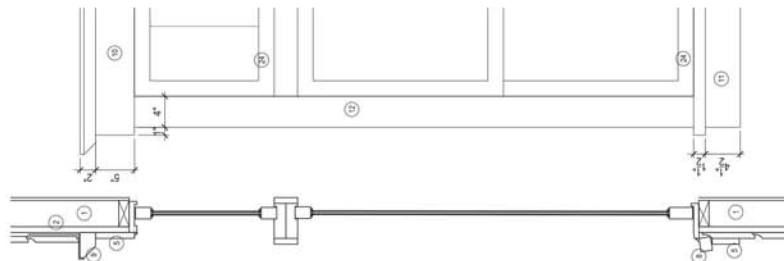
- 14 FLASHING & SHEET METAL ROOF
- 15 PAINTED 1X6 TRIM AND FLASHING
- 16 2X BLOCKING
- 17 PAINTED 3" TRIM
- 18 PAINTED CROWN
- 19 PAINTED CORBLE TO MATCH EXISTING
- 20 TURNED COLUMN
- 21 PAINTED WOOD SOFFIT
- 22 SHINGLE ROOF ON ICE & WATER SHIELD
- 23 PAINTED BOARD AND BATTEN SIDING
- 24 ALUM. GLAD WOOD WINDOW

NOTES:

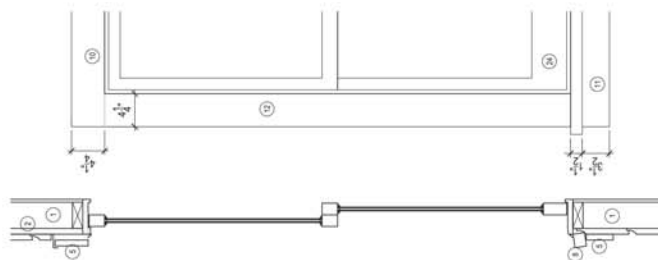
- 1 STUD WALL
- 2 EXTERIOR SHEATHING W/ TYVEK BARRIER
- 3 PAINTED DROP NOVALTY Siding
- 4 PAINTED CEDAR SHAKE Siding
- 5 1X4 PAINTED TRIM W/ FLASHING
- 6 PAINTED 1X6 Siding PANEL
- 7 PAINTED 2X4 SHAPED BATTEN
- 8 PAINTED 2X4 SHAPED SILL W/ FLASHING
- 9 PAINTED 1X4 W/ SHAPED 2X4 CAP
- 10 CEILING
- 11 SILL
- 12 TRIM
- 13 WOOD DOOR



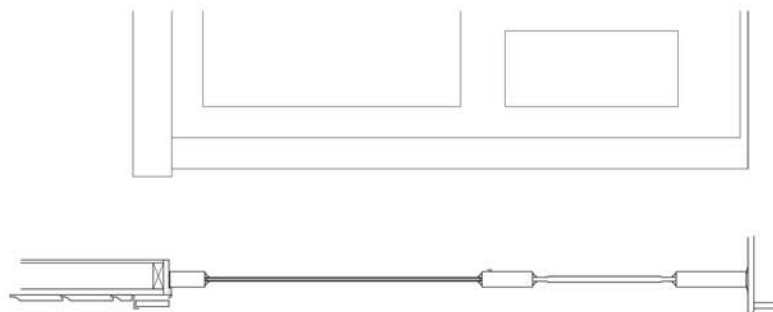
SIDING DETAIL



3 WINDOW DETAIL



WINDOW DETAIL



DOOR DETAIL



SIDING DETAIL





WARREN & BETH
BONHAM

HORN PARTNERS
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hornpartners.com
po box 0386
Branford, CT 06401
phone 860.1.232.8033

526 RESTORATION &
ADDITION
526 Park Ave.
Park City UT

Description	Date	No.

Project Number 1310
Date

MATERIALS

A8.03
Scale

NOTE: STONES VENEER SHALL BE CONSISTENT IN COLOR, TEXTURE, AND SIZE TO HISTORIC ROCK WALLS. STONES SHOULD NOT EXCEED A SIZE A

STACKED STONE VENEER

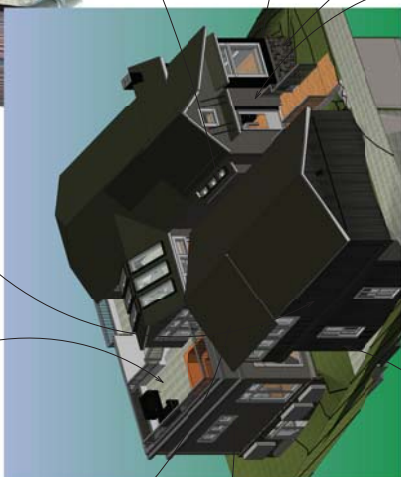


METAL SIDING AT ACCENT BAY AND CHIMNEY



DROP NOVALTY SIDING

① MATERIALS RENDERING



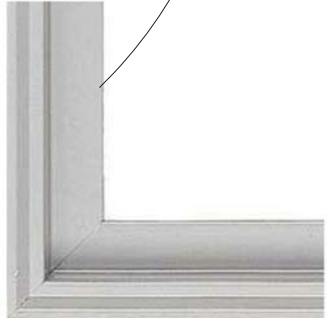
HISTORIC GARAGE FINISH IN "SHOU SUGI BAN" CHARRED SIDING



ROOF PAVERS



STANDING SEAM ROOF SIMILAR TO HISTORIC GARAGE



ALUM. CLAD WOOD WINDOWS @ NON-HISTORIC



BOARD AND BATTEN SIDING

For Official Use Only

DATE RECEIVED: 3/27/19

NAME: Bonham Residence

ADDRESS: 526 Park Ave.

TAX ID: PC-142 OR

SUBDIVISION: _____ OR

SURVEY: PARK CITY LOT #: 142 BLOCK #: _____

HISTORIC DESIGNATION: ☒ LANDMARK ☐ SIGNIFICANT ☐ NOT HISTORIC

NAME:	Kevin Horn, architect		
MAILING	P.O. BOX 386		
ADDRESS:	Bountiful		
	UT 84011		
PHONE #:	(801) 232 - 9333	FAX #:	() -
EMAIL:	kevin@hornandpartners.com		

NAME: Kevin Horn, arhitekt

PHONE #: (801) 232 - 9333

EMAIL: kevin@hornandpartners.com

RECEIVED
MAY 27 2019
PARK CITY
PLANNING DEPT.

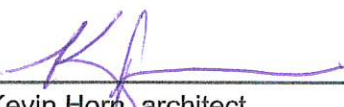
ACKNOWLEDGMENT OF RESPONSIBILITY

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

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

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

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

Signature of Applicant: 
Name of Applicant: Kevin Horn, architect
Mailing: P.O. Box 386
Address: Bountiful UT 84011

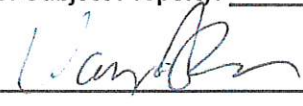
Phone #: (801) 233 - 9333 Fax #: () -
Email: kevin@hornandpartners.com
Type of Application: HDDR

AFFIRMATION OF SUFFICIENT INTEREST

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

Name of Owner: Warren and Beth Bonham
Mailing Address: 304 Orleans Dr Southlake TX 76092

Street Address/ Legal: _____
Description of Subject Property: PC-142

Signature:  Date: 3-14-19.

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

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

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

PHYSICAL CONDITIONS REPORT

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

1. Site Design

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

Element/Feature	SITE PLAN

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

Estimated date of construction: _____

Describe existing feature:

Existing grading determined by stamped survey. Feature: greenhouse structure to be removed (non-permitted structure) Feature: Covered walk to stair on adjacent property Feature: Slope at steepest is stabilized with field stones. Feature: Overhead power and pole to be relocated in coordination with power company

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

Greenhouse is a temporary, non-foundation, non-permitted structure to be removed Cover over concrete walk is non compliant and will be removed. Slope will be stabilized with stepped retaining walls under 4'. Overhead power lines and poles will be installed in new easement along property line.

Photo Numbers: 1, 2, 3, 4, 5 Illustration Numbers: Survey, A1.01











2. Structure

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

Element/Feature: **Foundation, Floor, Roof**

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: _____

Describe existing feature:

Foundation is minimal and not adapted to slope
Floor structure of garage
Roof framed trusses

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

Foundation is not adapted to slope and makes framing vulnerable to rot.
Floor structure not suited to current vehicle weight and will be reinforced
Roof framing trusses need to be reinforced to meet current requirements.

Photo Numbers: 6 Illustration Numbers: _____



3. Roof

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

Element/Feature	Main roof and porch roof

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

Estimated date of construction: _____

Describe existing feature:

Main roof is metal roof. Porch has a shallow roof with metal roofing and iron posts

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

Main roof is not up to par with historic metal systems Porch roof is non-historic and conflicts with historic garage use.

Photo Numbers: 7 Illustration Numbers: E2.03, E3.01



4. Chimney

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

Element/Feature: none

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

Estimated date of construction: _____

Describe existing feature:

N/A

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

N/A

Photo Numbers: _____ Illustration Numbers: _____

5. Exterior Walls

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

Element/Feature: **WEST WALL**

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

Estimated date of construction: _____

Describe existing feature:

West wall was constructed to cover garage doors. it is finished with non-historic split cedar shingles and has windows added

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

This wall is mostly non-historic and does not reflect the original garage

Photo Numbers: 7, 9, 10 Illustration Numbers: E3.01







Element/Feature **NORTH WALL**

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

Estimated date of construction: _____

Describe existing feature:

in original configuration with split cedar shingles added.
Windows and a door are historic

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

non-historic shingles siding

Photo Numbers: 2, 8, 15 Illustration Numbers: E3.01







Element/Feature:

EAST WALL

This Involves:

☐ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

east wall appears to be open at one time and is now enclosed with full windows.
Windows and door below are historic

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

enclosing wall and windows are in poor shape and need replacing with more historic scale windows.

Photo Numbers: 11. 12 Illustration Numbers: E3.01





Element/Feature: **SOUTH WALL**

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

Estimated date of construction: _____

Describe existing feature:

south wall has been covered with non-historic split shingles. it still has historic windows

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

non-historic siding

Photo Numbers: 13, 14, 16 Illustration Numbers: E3.01







6. Foundation

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

Element/Feature	Foundation

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

Estimated date of construction: _____

Describe existing feature:

Original foundation is minimal and does not accommodate slope of hill.

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

Foundation is subpar and needs to be replaced

Photo Numbers: _____ Illustration Numbers: _____

7. Porches

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

Element/Feature:	SMALL ENTRY PORCH

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

Estimated date of construction: _____

Describe existing feature:

Small entry porch was added when garage was enclosed

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

non-historic and too small for use. Needs to be removed to restore garage doors.

Photo Numbers: 10 Illustration Numbers: E3.01



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

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

Element/Feature:	MECHANICAL

This Involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

Space heaters were added some time during occupancy

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Inadequate and dangerous. Need current heating system.

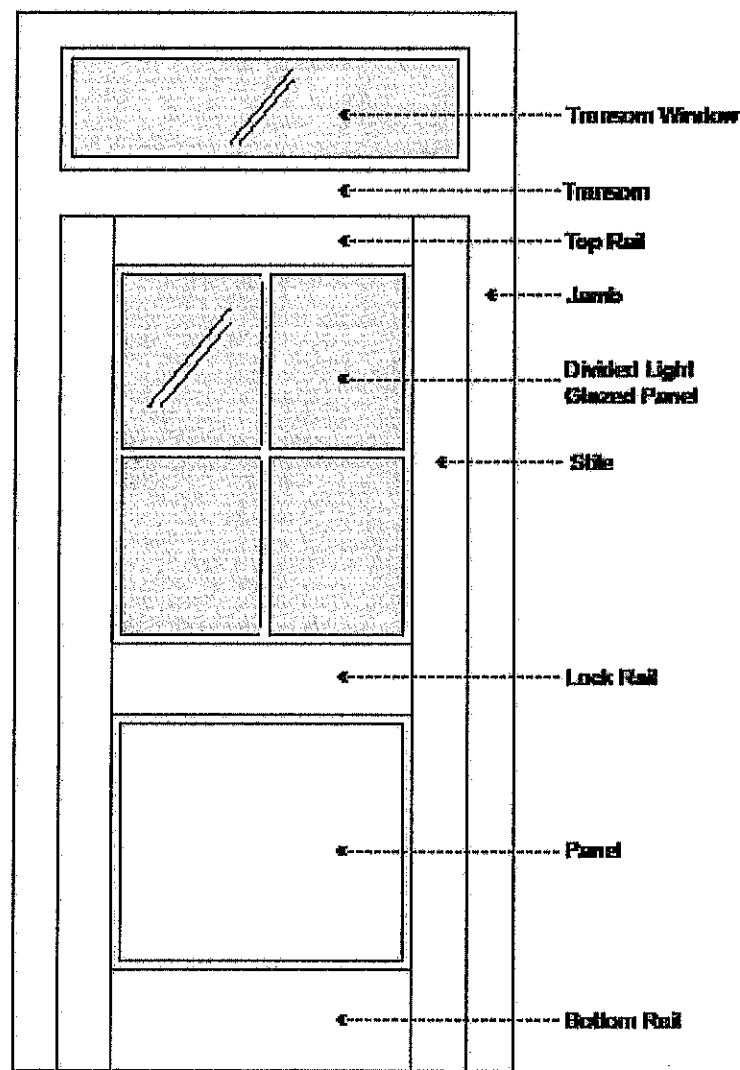
Photo Numbers: _____ Illustration Numbers: _____

9. Door Survey

Basic Requirements

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

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



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

Door Survey Form

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

Number of historic doors on the structure: 3

Number of existing replacement/non-historic doors: 1

Number of doors completely missing: _____

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

Number of doors to be replaced: 2

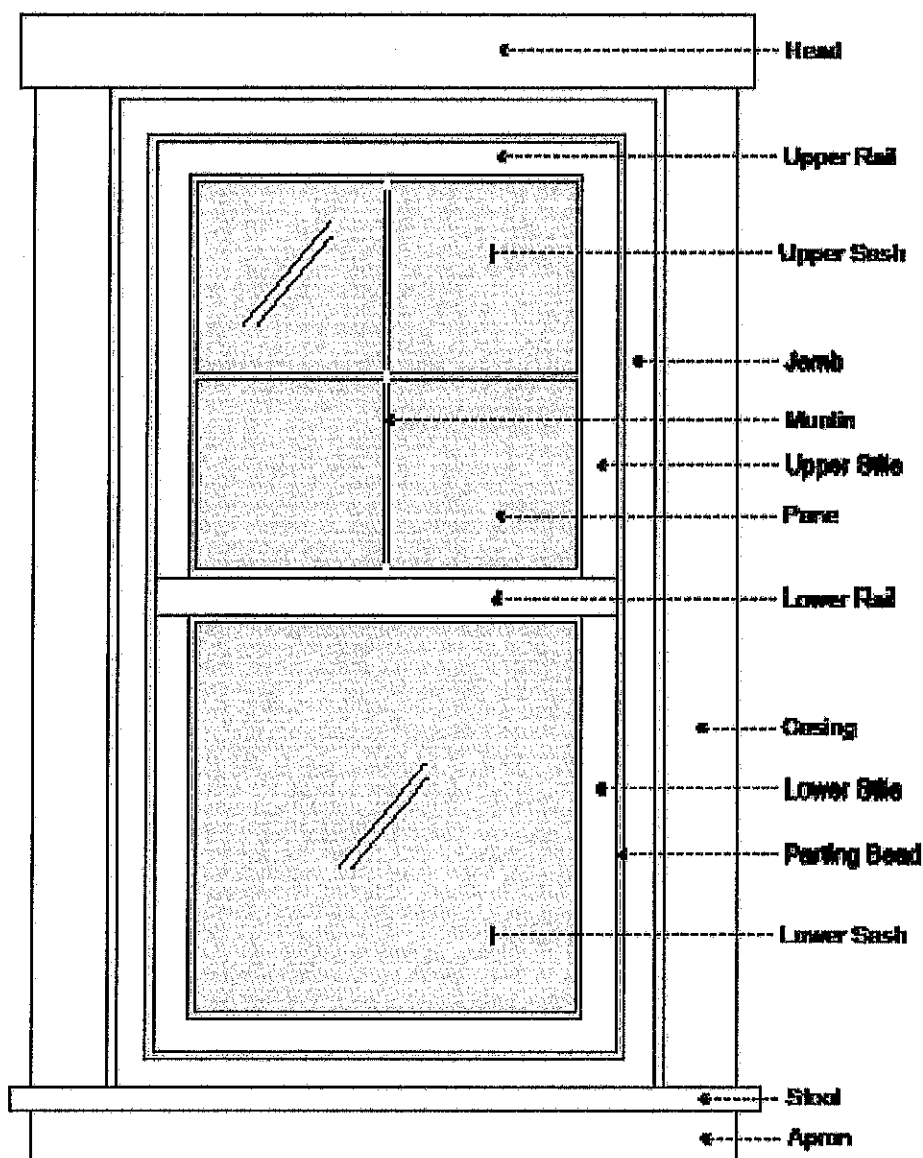
Door #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
1	Poor	wood & glass needs restoring		y
2	Poor	wood & glass needs restoring		y
3	Poor	wood & glass needs restoring		y
4	Poor	entry door added at garage		n
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

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

10. Window Survey

Basic Requirements

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



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

Window Survey Form

Total number of window openings on the exterior of the structure: 19

Number of historic windows on the structure: 10

Number of existing replacement/non-historic windows: 7

Number of windows completely missing: _____

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

Number of windows to be replaced: 17

Window #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
1	Poor	non historic at garage door		n
5	Poor	non historic at garge door		n
5	Fair	wood and glass need update		y
6	Fair	wood and glass need update		y
2	Poor	porch enclosure out of scale		n
3	Poor	porch enclosure out of scale		n
4	Fair	wood and glass need update		y
4,7	Fair	wood and glass and transom need update		y
5	Fair	wood and glass need update		y
6	Fair	wood glass and transom need update		y
	Fair			
	Fair			
	Fair			

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

11. Interior Photographs

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

Element/Feature	STAIRS

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

Estimated date of construction: _____

Describe existing feature:

interior winding stair is narrow and steep. not original

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

too narrow and steep. not original, not part of restored us as garage

Photo Numbers: 17 Illustration Numbers: E2.01, E2.02



Element/Feature: _____

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

Estimated date of construction: _____

Describe existing feature:

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: _____ Illustration Numbers: _____

Element/Feature _____

This Involves: ☐ Preservation ☐ Restoration
 ☐ Reconstruction ☐ Rehabilitation

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

Element/Feature _____

This Involves: ☐ Preservation ☐ Restoration
 ☐ Reconstruction ☐ Rehabilitation

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

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



HISTORIC PRESERVATION PLAN

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

For Official Use Only

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

PROJECT INFORMATION

☒ LANDMARK ☐ SIGNIFICANT DISTRICT: HRC-2
NAME: Bonham Residence
ADDRESS: 526 Park Ave

TAX ID: PC-142 OR
SUBDIVISION: _____ OR
SURVEY: Park City LOT #: 142 BLOCK #: _____

APPLICANT INFORMATION

NAME: Kevin Horn, architect
PHONE #: (801) 232-9333 FAX #: () -
EMAIL: kevin@hornandpartners.com

INSTRUCTIONS FOR HISTORIC PRESERVATION PLAN

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

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

Please note the following:

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

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

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

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

Site Design

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

Element/Feature: **GRADING**

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:

Grading will take place on the vacant portion of the site where a new home will be built.
Retaining walls will be reconstructed in 4' lifts
Compliant driveway strips to be installed in lieu of full width
Landscape replacement and new
Some foundation modification grading including up to 4' grade changes at the entrance.
Construct new on-grade stairs

Grading around garage to remain approximately the same with new retaining.

Structure

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

Element/Feature: **Roof, floor, 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:

Roof, Floor and foundation structure will be replaced from the interior without removing roof or walls.

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: **Metal 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:

Metal roof to be restored to historic metal standing seam roof

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**

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:

N/A

Exterior Walls

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

Element/Feature: **West**

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:

Infill wall to be removed to restore garage use.
Remove shingles and replace with historic vertical siding

Element/Feature: **North**

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:

Remove shingles and replace with historic vertical siding

Element/Feature: **East**

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:

Remove shingles and replace with historic vertical siding.
Rear deck infill to be replaced with consistent vertical siding

Element/Feature: **South**

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:

Remove shingles and replace with historic vertical 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: **Replace 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:

Lift structure and install new foundation

Porches

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

Element/Feature: **Porch 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:

Porch will be removed to restore historic garage 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: **Entry**

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:

Entry door removed for restored garage door

Element/Feature: **Side 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:

Doors will be preserved with repaired glass and wood.

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: **West and East**

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:

Remove West windows to restore historic garage use.
Remove out-of-scale rear windows enclosing porch and replace with new historic scale windows

Element/Feature: **North and South**

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:

Repair wood and glass to preserve historic windows.

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: **Heating**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

New heating system in enclosed portions of garage structure.

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: **New detached Residence**

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 detached residence will be designed per HDDR standards for new structure on the vacant portion of the lot.

4. PROJECT TEAM

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

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

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

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

5. SITE HISTORY

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

6. FINANCIAL GUARANTEE

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

7. ACKNOWLEDGMENT OF RESPONSIBILITY

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

Signature of Applicant:  Date: 4-25-19

Name of Applicant: Kevin Horn, architect

RECEIVED

MAY 16 2019

PARK CITY
PLANNING DEPT.

EXHIBIT E

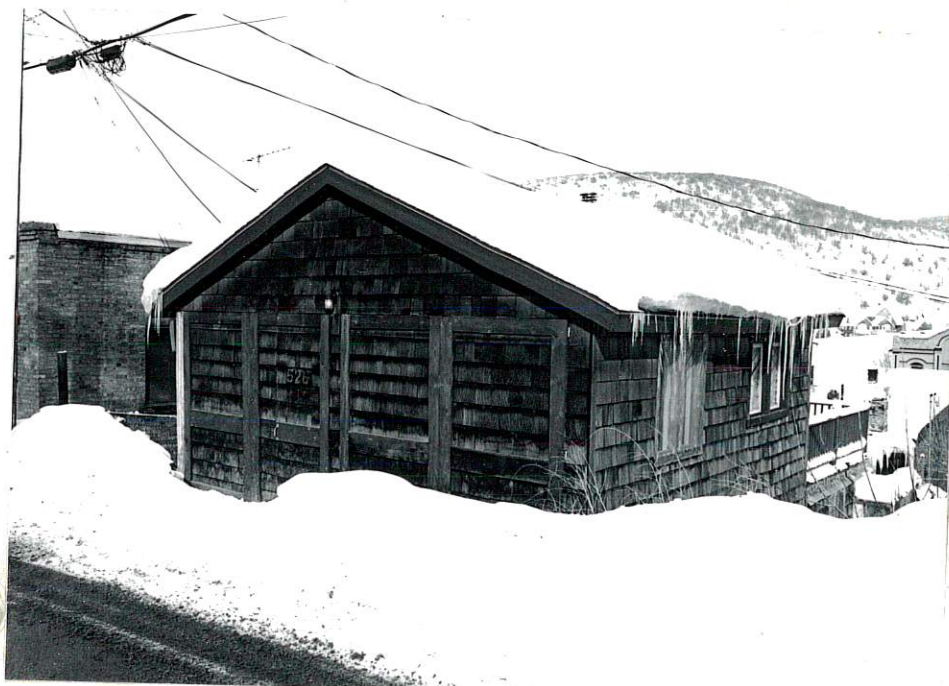
PARK CITY SURVEY WORKSHEET FOR POST-1930 STRUCTURES:

SITE NO. 90

Name of site _____ Subdivision _____
Address 526 Park Block _____ Lot(s) _____
Owner _____ Present Zoning HR-1
Owner Address _____ Use residential

PRIMARY STRUCTURE

View SW oblique



Date of photo 2/82
Negative File 2/2

SIGNIFICANCE OF SITE TO DISTRICT: Non-Contributory X Contributory _____

NOTE: Most post-1930 buildings are categorized as non-contributory.

Comment: _____

Form completed by: Ellen Beasley Date: April, 1982

Beasley/February 1982

EXHIBIT F

Elizabeth Jackson

From: Ruth Meintsma <ruthworldwide@gmail.com>
Sent: Tuesday, August 6, 2019 3:36 PM
To: Elizabeth Jackson
Subject: 526 Park Avenue Email Comments

Liz,

Following is the copy of Hope Melville's email, re: 526 Park HDDR meeting, that you were looking for. I wanted to ask Hope if it was ok to forward to you; she said no problem.

Ruth

Begin forwarded message:

From: Hope Melville <hopemelville@outlook.com>
Subject: One more thing . . . 526 Park
Date: July 25, 2019 at 8:36:51 AM MDT
To: Ruth Meintsma <ruthworldwide@gmail.com>

Hi Ruth. One last thought from me on 526 Park, and this goes to something you mentioned about the amount of window space vs the non-window surfaces. On the rendering of the front facade of the new house, something seems "off" to my eye, and I think it is that the front window is too big for the house. The front window is too wide and just too big for that front facade. I think that in similar other houses with that type of facade, the balance of the house looks better because the front window would be narrower and more of a vertical shape.

What do you think?

Hope

Sent from my iPhone

Elizabeth Jackson

From: Sanford Melville <smelville@outlook.com>
Sent: Monday, July 22, 2019 5:14 PM
To: Elizabeth Jackson
Subject: 526 Park Avenue - Project Number PL-18-03966 - Comments

Hi Liz,

Thank you for taking the time today to review with us the currently proposed project at 526 Park Avenue, and listening to our comments. We would like to reiterate via this email two points that we discussed at our meeting today.

1. Regarding the historic garage that is half of the project, from the street view, we encourage staff along with the owners and their architect to make every effort to ensure that **in the completed project the garage will actually look like a historic building**. We know it takes extraordinary effort and creativity to renovate a plain rectangular garage or shed and actually retain any semblance of a historic character when such a building is renovated and brought up to code. However, if that is not done the result will merely be a big new garage of new materials that looks no different than a "Tuff-Shed".

In the 526 Park project the garage will be the dominating feature of the new residence from the street view, since the garage sits so far forward and the adjacent new house construction must comply with setbacks and will be located substantially back from the façade of the garage. Upper Park Avenue is the preeminent historic residential section of Park City, and it would be very detrimental to the streetscape and the historic nature of this area to renovate a historic garage into something that no one would recognize immediately as a historic building. Otherwise, it makes no sense to "preserve" a historic structure and then turn it into something that is not, and clearly does not, actually look "historic" to anyone. That merely would elevate procedure over substance and fail to consider the end result. It would also diminish the historic neighborhood.

There are some very clear examples of historic garages/sheds that were purportedly "preserved" during a renovation project, but no longer look historic in any way and will never be mistaken as a historic building. A very relevant example is the new garage on King Road that is associated with the house at 109 Woodside. This previously-historic garage now, in our opinion, looks like any standard "Tuff-Shed" or contemporary 2-car garage, retains no historic character, and in fact detracts from the lovely historic house with which it is associated. Other examples of historic garages or sheds that have been renovated recently and no longer retain any historic character to anyone viewing them include those at 811 Norfolk, 823 Norfolk (on Crescent Tramway), and 820 Park Avenue.

In contrast, there are some clear examples of what can be accomplished with professional creativity and a determined intent to retain the historic character of historic garages/sheds while renovating them into modern codes and usages. An excellent example is the garage at the 803 Norfolk project. More examples include the garage at 101 Prospect, and the multiple charming sheds and garages on Sandridge Avenue.

A design goal for the historic garage at 526 Park Avenue should be that the completed project be worthy to receive the annual City historic preservation award.

2. We mentioned the failure in the proposed project design to provide windows that open on the front facade of the house. Living in Park City at 7000 feet has the benefit that no air conditioning is needed most of the time, provided that cross-ventilation is designed into the house. If the house's front facade windows can be opened,

air will flow west to east through the house. If not, more air conditioning needs, and corresponding energy requirements, will be built into the design.

Thank you again for considering our comments.

Sanford & Hope Melville



Historic Preservation Board Staff Report

Planning Department

Author: Caitlyn Barhorst, Historic Preservation Planner
Subject: Historic Preservation Board Review of Disassembly and Reassembly (Panelization)
Address: 1135 Norfolk Avenue
Project Number: PL-17-03702
Date: November 6, 2019
Type of Item: Administrative – Disassembly and Reassembly

Summary Recommendation:

Staff recommends the Historic Preservation Board review and consider ratifying the Findings of Fact and Conclusions of Law for the denial of the proposed Disassembly and Reassembly of 1135 Norfolk Avenue pursuant to the comments and direction provided at the October 2, 2019 Historic Preservation Board meeting.

Topic:

Address: 1135 Norfolk Avenue
Designation: Significant
Applicant: David R. and Bobbi L. Emmett, represented by Bill Van Sickle
Proposal: Disassembly and Reassembly (Panelization) of the Significant Historic Site.

Background:

The property located at 1135 Norfolk Avenue is designated as Significant on the City's Historic Sites Inventory (HSI) (See [Historic Site Form](#)). The subject property is located in the Historic Residential (HR-1) Zoning District.

The Historic District Design Review (HDDR) application for the property at 1135 Norfolk Avenue was submitted on March 27, 2019 and deemed complete on April 18, 2019. On June 24, 2019, the applicant updated the HDDR proposal from lifting the Historic Structure in place, pouring a new foundation and restoring the Historic Structure to complete Reconstruction.

On July 17, 2019 the Historic Preservation Board (HPB) approved the Material Deconstruction for the site at 1135 Norfolk Avenue. The Reconstruction proposal was continued to August 7, 2019. [July 17, 2019 HPB Staff Report](#) (page 24). At the August 7, 2019 meeting the applicant withdrew the proposal for Reconstruction ([Minutes](#), page 10).

After withdrawing the application for Reconstruction during the August 7, 2019 HPB meeting ([Minutes](#), page 10), the applicant updated the proposal to Disassembly and Reassembly (Panelization).

The proposal for Disassembly and Reassembly was denied at the October 2, 2019 HPB meeting [Staff Report](#) (page 28).

The applicant applied for a plat amendment extension on June 13, 2019. The applicant requested the extension for more time to complete the Conditions of Approval for recordation of the plat. The original approval (see [Ordinance No. 2018-34](#)) expired June 21, 2019. The extension of the plat amendment was approved through [Ordinance No. 2019-42](#) by City Council on August 1, 2019.

The Developmental History of the Site can be found in the [July 17, 2019 HPB Staff Report](#) (page 25) as well as the [October 2, 2019 HPB Staff Report](#) (page 28).

Recommendation

Staff recommends the Historic Preservation Board review and consider ratifying the Findings of Fact and Conclusions of Law for the denial of the proposed Disassembly and Reassembly of 1135 Norfolk Avenue pursuant to the comments and direction provided at the October 2, 2019 Historic Preservation Board meeting.

Findings of Fact:

1. The property is located at 1135 Norfolk Avenue in the Historic Residential (HR-1) zoning District.
2. The Site is designated as Significant on the Historic Sites Inventory.
3. On March 27, 2019 the Planning Department received a Historic District Design Review (HDDR) application for the property at 1135 Norfolk Avenue; it was deemed complete on April 18, 2019.
4. On June 24, 2019 the applicant updated the HDDR proposal from lifting the Historic Structure in place, pouring a new foundation and restoring the Historic Structure to complete Reconstruction. The HDDR application has not yet been approved as it is dependent on the HPB's Review for Material Deconstruction and Reconstruction on the Significant Historic Site.
5. On July 17, 2019 the Historic Preservation Board approved the Material Deconstruction for the site at 1135 Norfolk Avenue. The Reconstruction proposal was continued to August 7, 2019. [July 17, 2019 HPB Staff Report](#) (page 24). At the August 7, 2019 meeting the applicant withdrew the proposal for Reconstruction ([Minutes](#), page 10).
6. After withdrawing the application for Reconstruction during the August 7, 2019 HPB meeting ([Minutes](#), page 10), the applicant updated the proposal to Disassembly and Reassembly (Panelization).
7. The proposal for Disassembly and Reassembly was reviewed at the October 2, 2019 HPB meeting [Staff Report](#) (page 28).
8. The applicant applied for a plat amendment extension on June 13, 2019. The applicant requested the extension for more time to complete the Conditions of Approval for recordation of the plat. The original approval (see [Ordinance No. 2018-34](#)) was set to expire June 21, 2019. The extension of the plat amendment was approved through [Ordinance No. 2019-42](#) by City Council on August 1, 2019.

9. The Structure was constructed between circ. 1900-1907. The Historic Site Form has identified this site's era of historical significance as the Mature Mining Era, 1894 to 1930.
10. The house first appears on the 1907 Sanborn Fire Insurance Map as a simple, one-story T/L cross wing cottage style house with an east-west (front-rear) facing gable and south facing cross saltbox gable to the west with a single-story shed roof front porch.
11. The first known photograph of the house was taken as part of the circ. 1940 tax assessment. The photograph shows circ. 1930s Inselbrick asphalt siding, wood retaining walls and stairs leading to the concrete foundation.
12. Prior to now, an addition to the south (rear) of the Historic Structure was constructed with a shed roof. There was also a shed in the rear of the property and concrete garage at the front of the property added outside of the Historic period.
13. After the exploratory interior demolition completed by the applicant on August 21, 2019, the construction techniques can clearly be seen with an addition to the south end of the cross-gable structure having been added sometime post-circ. 1940s
14. The applicant is proposing the Disassembly and Reassembly of the Significant Historic Site. The proposal is to re-use any interior siding, as well as the siding on the rear of the house that was approved in the Material Deconstruction Review on July 17, 2019, to restore the exterior.
15. The HPB has made the following findings with respect to LMC § 15-11-14 Disassembly and Reassembly of a Historic Building or Historic Structure:
 - Criteria A:
 - a. **Does not comply.** *The provided structural engineering report is insufficient in determining that the Historic Structure cannot be reasonably shored and braced to support lifting as one unit.*
 - b. At least one of the following:
 - A. The proposed disassembly and reassembly will abate demolition of the Historic Building(s) and/or Structure(s) on the site; or
 - **Does not apply.** *The proposed disassembly and reassembly does not abate demolition of the Historic Structure.*
 - B. The Historic Building(s) and/or Structure(s) are found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code; or
 - **Does not comply.** *The Chief Building Official (Exhibit F) determined the Structure is not hazardous or dangerous, pursuant to Section 116.1 of the International Building Code.*
 - C. The Historic Preservation Board determines, with input from the Planning Director and the Chief Building Official, that unique conditions and the quality of the Historic Preservation Plan warrant the proposed disassembly and reassembly; unique conditions include but are not limited to:
 - **Does not comply.** *The Historic Preservation Board determined the existing conditions of the site and structure do not warrant the proposed disassembly and reassembly. The Historic Preservation Board found, with input from the Chief Building Official and after review of the provided engineering report, that unique conditions do not exist and that the structure should be lifted rather than panelized*

(Disassembly and Reassembly). Specifically, the Chief Building Official provided input that the Structure could be stabilized from the interior with additional structural members which would enable the lifting of the structure in whole. The Material Deconstruction approval on July 17, 2019 ([Staff Report](#) page 45) includes Condition of Approval #10 requiring the applicant to “*submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring materials must be of engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.*”

- Criteria B:
- **Complies.** *The Historic District Design Review (HDDR) application for the property at 1135 Norfolk Avenue was submitted on March 27, 2019 and deemed complete on April 18, 2019. The applicant is not proposing to relocate or reorient the Historic Structure.*

Conclusions of Law:

1. The proposal does not meet the criteria pursuant to LMC § 15-11-14 Disassembly and Reassembly of a Historic Building or Historic Structure.
2. If, during construction, there are additional structural issues found and reported by a structural engineer that do not allow the house to be appropriately shored and stabilized, the applicant may re-apply for Disassembly and Reassembly pursuant to LMC § 15-11-14.

Exhibits:

Exhibit 1- Findings of Fact and Conclusions of Law



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

RE: DISASSEMBLY AND REASSEMBLY (PANELIZATION) DETERMINATION

The Historic Preservation Board of Park City, Utah met on Wednesday, October 4, 2019 for a regularly scheduled and duly noticed meeting. After determining that a quorum was present, the Board conducted its scheduled business.

NOTICE OF HISTORIC PRESERVATION BOARD ACTION:

Project Address: 1135 Norfolk Avenue
Project Number: PL-17-03702
Type of Item: Administrative – Disassembly and Reassembly
Hearing Date: October 4, 2019

Board Action: **DENIED** – The Historic Preservation Board conducted a public hearing and found that the proposed Disassembly and Reassembly (Panelization) of the Significant Historic Site at 1135 Norfolk Avenue would alter the Historic Context and have a negative impact on the Historic character of the Historic Site, the surrounding neighborhood, and the Historic District. The proposed Disassembly and Reassembly does not comply with the criteria set forth in the Land Management Code. The Historic Preservation Board made the determination based on the following Findings of Fact and Conclusions of Law.

Findings of Fact:

1. The property is located at 1135 Norfolk Avenue in the Historic Residential (HR-1) zoning District.
2. The Site is designated as Significant on the Historic Sites Inventory.
3. On March 27, 2019 the Planning Department received a Historic District Design Review (HDDR) application for the property at 1135 Norfolk Avenue; it was deemed complete on April 18, 2019.
4. On June 24, 2019 the applicant updated the HDDR proposal from lifting the Historic Structure in place, pouring a new foundation and restoring the Historic Structure to complete Reconstruction. The HDDR application has not yet been approved as it is dependent on the HPB's Review for Material Deconstruction and Reconstruction on the Significant Historic Site.
5. On July 17, 2019 the Historic Preservation Board approved the Material Deconstruction for the site at 1135 Norfolk Avenue. The Reconstruction proposal was continued to

- August 7, 2019. [July 17, 2019 HPB Staff Report](#) (page 24). At the August 7, 2019 meeting the applicant withdrew the proposal for Reconstruction ([Minutes](#), page 10).
6. After withdrawing the application for Reconstruction during the August 7, 2019 HPB meeting ([Minutes](#), page 10), the applicant updated the proposal to Disassembly and Reassembly (Panelization).
 7. The proposal for Disassembly and Reassembly was reviewed at the October 2, 2019 HPB meeting [Staff Report](#) (page 28).
 8. The applicant applied for a plat amendment extension on June 13, 2019. The applicant requested the extension for more time to complete the Conditions of Approval for recordation of the plat. The original approval (see [Ordinance No. 2018-34](#)) was set to expire June 21, 2019. The extension of the plat amendment was approved through [Ordinance No. 2019-42](#) by City Council on August 1, 2019.
 9. The Structure was constructed between circ. 1900-1907. The Historic Site Form has identified this site's era of historical significance as the Mature Mining Era, 1894 to 1930.
 10. The house first appears on the 1907 Sanborn Fire Insurance Map as a simple, one-story T/L cross wing cottage style house with an east-west (front-rear) facing gable and south facing cross saltbox gable to the west with a single-story shed roof front porch.
 11. The first known photograph of the house was taken as part of the circ. 1940 tax assessment. The photograph shows circ. 1930s Inselbrick asphalt siding, wood retaining walls and stairs leading to the concrete foundation.
 12. Prior to now, an addition to the south (rear) of the Historic Structure was constructed with a shed roof. There was also a shed in the rear of the property and concrete garage at the front of the property added outside of the Historic period.
 13. After the exploratory interior demolition completed by the applicant on August 21, 2019, the construction techniques can clearly be seen with an addition to the south end of the cross-gable structure having been added sometime post-circ. 1940s
 14. The applicant is proposing the Disassembly and Reassembly of the Significant Historic Site. The proposal is to re-use any interior siding, as well as the siding on the rear of the house that was approved in the Material Deconstruction Review on July 17, 2019, to restore the exterior.
 15. The HPB has made the following findings with respect to LMC § 15-11-14 Disassembly and Reassembly of a Historic Building or Historic Structure:
 - Criteria A:
 - a. **Does not comply.** *The provided structural engineering report is insufficient in determining that the Historic Structure cannot be reasonably shored and braced to support lifting as one unit.*
 - b. At least one of the following:
 - A. The proposed disassembly and reassembly will abate demolition of the Historic Building(s) and/or Structure(s) on the site; or
 - **Does not apply.** *The proposed disassembly and reassembly does not abate demolition of the Historic Structure.*
 - B. The Historic Building(s) and/or Structure(s) are found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code; or
 - **Does not comply.** *The Chief Building Official (Exhibit F) determined the Structure is not hazardous or dangerous, pursuant to Section 116.1 of the International Building Code.*

- C. The Historic Preservation Board determines, with input from the Planning Director and the Chief Building Official, that unique conditions and the quality of the Historic Preservation Plan warrant the proposed disassembly and reassembly; unique conditions include but are not limited to:
- **Does not comply.** The Historic Preservation Board determined the existing conditions of the site and structure do not warrant the proposed disassembly and reassembly. The Historic Preservation Board found, with input from the Chief Building Official and after review of the provided engineering report, that unique conditions do not exist and that the structure should be lifted rather than panelized (Disassembly and Reassembly). Specifically, the Chief Building Official provided input that the Structure could be stabilized from the interior with additional structural members which would enable the lifting of the structure in whole. The Material Deconstruction approval on July 17, 2019 ([Staff Report](#) page 45) includes Condition of Approval #10 requiring the applicant to “*submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring materials must be of engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.*”
 - **Criteria B:**
 - **Complies.** *The Historic District Design Review (HDDR) application for the property at 1135 Norfolk Avenue was submitted on March 27, 2019 and deemed complete on April 18, 2019. The applicant is not proposing to relocate or reorient the Historic Structure.*

Conclusions of Law:

1. The proposal does not meet the criteria pursuant to LMC § 15-11-14 Disassembly and Reassembly of a Historic Building or Historic Structure.
2. If, during construction, there are additional structural issues found and reported by a structural engineer that do not allow the house to be appropriately shored and stabilized, the applicant may re-apply for Disassembly and Reassembly pursuant to LMC § 15-11-14.

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

Sincerely,

Douglas Stephens
Historic Preservation Board Chair

CC: Caitlyn Barhorst
Historic Preservation Planner