



AGENDA

| | |
|--|-------------|
| MEETING CALLED TO ORDER AT 5:00 PM | |
| WORK SESSION – <i>Discussion, no action taken.</i> | <i>pg</i> |
| Demonstration and overview of the Historic District Design Review Process | 3 |
| ROLL CALL | |
| ADOPTION OF MINUTES FOR JUNE 5, 2013 | 31 |
| PUBLIC COMMUNICATIONS – <i>Items not on regular meeting schedule.</i> | |
| STAFF/BOARD COMMUNICATION & DISCLOSURES | |
| ACTION ITEMS – <i>Discussion, public hearing, and action as outlined below.</i> | |
| 1101 Park Avenue – Grant | PL-13-01953 |
| <i>Public hearing and possible action</i> | 39 |
| ADJOURN | |

Times shown are approximate. Items listed on the Regular Meeting may have been continued from a previous meeting and may not have been published on the Legal Notice for this meeting. For further information, please call the Planning Department at (435) 615-5060.

A majority of Historic Preservation Board members may meet socially after the meeting. If so, the location will be announced by the 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 Park City Planning Department at (435) 615-5060 24 hours prior to the meeting.



Historic Preservation Board Staff Report

Subject: Design Review Process
Author: Anya Grahn, Historic Preservation Planner
Francisco Astorga, Planner II
Department: Planning Department
Date: July 17, 2013
Type of Item: Work Session

Topic/Description:

The Historic Preservation Board (HPB) has expressed an interest in walking through the process of a Historic District Design Review (HDDR) application and what is examined during the Design Review Team (DRT) meeting. Staff would like to demonstrate the DRT/HDDR process through this work session.

Background:

Pre-HDDR Application

1. Applicant submits a completed Pre-HDDR application. The purpose of this application is so that the applicant can communicate his questions/concerns/ideas pertaining to a proposed project to the Planning Department.
2. The following Tuesday at staff meeting, the application is assigned to a Planner.
3. Over the next week, Planning Staff review the application making note of relevant Land Management Code (LMC) and Design Guidelines for Historic Districts and Historic Sites criteria. If additional information is needed, the Planner contacts the applicant to ensure this information is brought to the Design Review Team (DRT) meeting.
4. The application is listed on the DRT agenda that is shared internally, and the application is reviewed by our Historic Preservation Consultant/Expert as well as a representative of the Building Department in advance.
5. The following Wednesday, the applicant arrives at DRT to discuss his/her project. The Planner facilitates the discussion, addressing any concerns and sharing information relevant to the project in regards to the LMC and Design Guidelines. The Building Department and Preservation Consultant provide additional feedback.

This initial discussion is for general informational purposes only. It is not meant to discuss exactly what can be completed, but instead facilitates the conversation between the applicant and the Planning Department. Moreover, it provides an opportunity for the Planner to educate the applicant of any necessary Design Guidelines and LMC issues that may pertain to the proposed project. Feedback provided in this discussion is not a binding approval or disapproval. The accuracy of the feedback provided is dependent on the information supplied by the applicant.

6. Following the meeting, the Planner completes one of two tasks:

- a. If the project is determined to be minor routine maintenance or a minor alteration such as replacing doors and windows, the Planner refers the application to the Planning Director to consider issuing the applicant an HDDR waiver. This is explained in more detail in LMC 15-11-12(A)(3).
- b. If the project requires an HDDR, the Planner sends the applicant a summary of the pre-application DRT meeting. An HDDR application form is also sent to the applicant.

HDDR Application

1. Applicant submits a completed HDDR application. If the structure is historic, a Physical Conditions Report and Preservation Plan are also required.
2. The following Tuesday at staff meeting, the application is assigned to a Planner.
3. The Planner checks the application to ensure that it is complete. A Complete Application Notice is sent to the applicant. A First Notice of Design Review is sent to neighboring properties and the property is noticed, establishing a 14-day period for public comment.
4. During these 14 days, the Planner reviews the application to ensure compliance with the LMC and Design Guidelines. Should there be any non-compliances, the Planner works with the applicant to resolve these issues. The plans are redlined to indicate changes.
5. Once the planner has determined that the proposed plans comply with the LMC and Design Guidelines, an Action Letter is sent to the applicant approving the project. A Second Notice of Design Review is sent to neighboring properties and the property is re-noticed. This establishes a 10-day period for the Planning Department's decision to be appealed.
6. Once the 10-day period has expired, if there is no appeal filed, the applicant may submit construction documents to the Building Department. If an appeal is filed, the appeal is reviewed by the HPB.
7. The Planning Department works with the Building Department to ensure that the approved plans match what was submitted to the Building Department. Once again, the Planner works with the applicant to correct any discrepancies.
8. If the work will affect the historic structure, a financial guarantee is required at an amount determined by the Chief Building Official, or his designee. The guarantee shall consist of an Escrow deposit, a cash deposit with the City, a letter of credit or some combination of the above as approved by the City, including but not limited to a lien on the Property.
9. A building permit is then issued.
10. Once construction is complete, the Planner conducts a final inspection of the property to ensure the work completed matches the plans approved by the Planning Department. The financial guarantee is then released.

Department Review:

This report has been reviewed by the Planning, and Legal Departments.

Exhibits:

- Exhibit A — Pre-HDDR Application
- Exhibit B — HDDR Application
- Exhibit C — Physical Conditions Report
- Exhibit D — Preservation Plan

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



HISTORIC DISTRICT DESIGN REVIEW PRE-APPLICATION

| | | |
|-----------------|----------------------------|---------------------|
| | <i>For Office Use Only</i> | |
| PROJECT PLANNER | _____ | APPLICATION # _____ |
| | | DATE RECEIVED _____ |
| | | EXPIRATION _____ |

The Pre-Application is for general information regarding what will be required for the full Historic District Design Review (HDDR) application and to answer general questions pertaining to the potential project. The Pre-Application Conference is not intended to represent exactly what can be done with a structure or project, but rather serve as a first step and help educate an applicant in the future process going forward and to familiarize them with the Design Guidelines. Further, feedback provided via this meeting should not be considered binding of any approval or disapproval. Approval occurs in accordance with the requirements of Land Management Code 15-11-12. Information provided at this meeting is based upon the accuracy of the information provided by the applicant.

PROJECT INFORMATION

NAME: _____

ADDRESS: _____

TAX ID: _____ OR
 SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: _____

MAILING ADDRESS: _____

PHONE #: () - _____

EMAIL: _____

APPLICANT REPRESENTATIVE

NAME: _____

MAILING ADDRESS: _____

PHONE #: () - _____

EMAIL: _____

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

SUBMITTAL REQUIREMENTS – All of the following items must be included in order for the Planning Department to take the application.

1. Completed and signed application form.
2. On a separate piece of paper **provide a written project description** that summarizes the intent of the proposed project and describe the anticipated scope of work. For projects involving Historic Sites, the description should make known any intentions to remove, relocate, reorient, raise, disassemble/reassemble, and/or reconstruct all or part of the Historic Site.
3. One (1) copy of the existing site plan.
4. Photographs of the Site, both Panoramic and Aerial.
5. If the Site in question is listed on the Historic Sites Inventory a copy of the Historic Sites Form should accompany the application. The Site Form can be requested at the Planning Department.

PROJECT DESCRIPTION

1. On a separate sheet of paper, **give a general description** of the proposal and attach it to the application (See Submittal Requirement #2).
2. Existing Zoning: _____
3. Is the property listed on the Historic Sites Inventory?

| | |
|-----|----|
| Yes | No |
|-----|----|
4. If Yes what is the designation of the Historic Site?

| | |
|---------------|------------------|
| Landmark Site | Significant Site |
|---------------|------------------|
5. Current use of the property: _____
6. Year constructed: _____

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.

ACKNOWLEDGEMENT OF RESPONSIBILITY

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

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

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

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

Signature of Applicant: _____
Name of Applicant: _____
Mailing Address: _____
Phone: _____ Fax: _____
Email: _____
Type of Application: _____

AFFIRMATION OF SUFFICIENT INTEREST

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

Name of Owner: _____
Mailing Address: _____
Street Address/ Legal Description of Subject Property: _____

Signature: _____ Date: _____

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

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.



HISTORIC DISTRICT/SITE DESIGN REVIEW

For Office Use Only

| | | |
|-----------------------|-------------------------|--------------------------|
| PROJECT PLANNER _____ | APPLICATION # _____ | |
| | DATE RECEIVED _____ | |
| | EXPIRATION _____ | |
| PLANNING DEPT _____ | HIST. PRES. BOARD _____ | BRD. OF ADJUSTMENT _____ |
| APPROVED _____ | APPROVED _____ | APPROVED _____ |
| DENIED _____ | DENIED _____ | DENIED _____ |

PROJECT INFORMATION

NAME: _____

ADDRESS: _____

TAX ID #: _____ OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: _____

MAILING ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE #: _____ FAX #: _____

EMAIL: _____

Please check one:

- OWNER OPTIONEE BUYER AGENT OTHER (Specify): _____

APPLICANT'S REPRESENTATIVE

NAME: _____

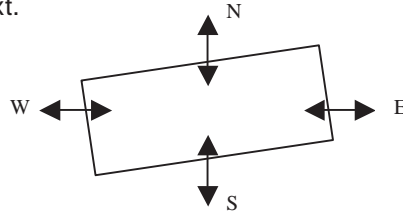
PHONE #: _____

EMAIL: _____

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

SUBMITTAL REQUIREMENTS - It is the policy of the Park City Planning Department to only accept applications that have fulfilled all of the items listed below at the time of submittal. (*Required prior to the Pre-Application Conference with the Design Review Team. Submittal requirements for the Pre-Application Conference are restated on Page 6 of this application form.)

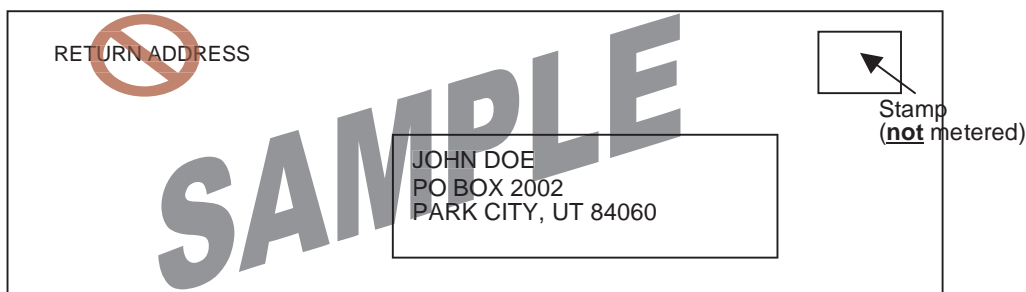
1. Completed and signed application.
2. Design Review fees - See the Fee Schedule in the Planning Department.
3. *Existing Site Plan - A certified topographical boundary survey of the existing site prepared by a licensed surveyor at an approved scale with two foot contours, along with 11"x 17" reductions, which includes the following:
 - a. existing grades referenced to USGS elevations
 - b. building footprint(s) of all existing buildings, structures and improvements on the site
 - c. existing physical encroachments on and off-site
 - d. existing utility locations
 - e. existing vegetation
 - f. existing drainage facilities
 - g. existing on- and off-site circulation and parking
4. *Physical Condition Report (see form that accompanies this application) - A written report, supported by photographic documentation, describing the existing conditions of the site.
5. *Current Photographs - Four (4) panoramic views of the existing property showing the site from the perimeter of the property from 90 degree compass intervals (camera facing toward site). Four (4) panoramic views showing the neighborhood taken from the perimeter of the property at 90-degree compass intervals (camera facing away from site). One (1) aerial photograph placing the subject property in a neighborhood context.



6. Proposed Site Plan - Based on the submitted certified topographic boundary survey drawn at an approved scale with two foot contours, along with 11"x17" reductions, which includes the following:
 - a. proposed grades referenced to USGS elevations
 - b. proposed building footprint(s) of all buildings, structures and improvements on site
 - c. superimposed building roof plans of all structures on site having ridgelines referenced to USGS elevations
 - d. existing physical encroachments on- and off-site
 - e. proposed utility locations
 - f. existing and proposed vegetation
 - g. proposed drainage facilities
 - h. proposed on- and off-site circulation and parking
 - i. proposed ground surface treatments
7. Complete set of proposed floor plans drawn at quarter-inch scale, along with 11"x17" reductions.
8. Complete set of proposed building sections drawn at quarter-inch scale, along with 11"x17" reductions.
9. Complete set of proposed building elevations - All building elevations illustrating the proposed work drawn to quarter-inch scale, along with 11"x17" reductions, with the elevations referenced to USGS datum on the submitted site plan demonstrating the following:
 - a. USGS datum points indicating existing and/or proposed floor levels
 - b. proposed final grade
 - c. top of foundations
 - d. overall roofline

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

- e. measurement line drawn 27 feet above and parallel to the final grade
 - f. a measurement string line identifying the highest point of structure
 - g. any additional diagrams necessary to confirm height compliance
 - h. proposed materials called out
10. Streetscape elevation - A streetscape including 100 feet on either side of the subject property along the project side of the street to indicate accurate height, width, and building separations for all proposed work in relation to existing surrounding and adjacent buildings. It should be drawn at 1/8 inch scale (min. scale). If access to properties is limited, a photographic streetscape is allowed.
 11. Construction details - Any construction details drawn to an approved scale, along with manufacturer's cut sheets for proposed windows, doors, handrails, exterior trim and architectural ornamentation, etc.
 12. Presentation materials - The applicant should be aware that presentation materials for the Planning Department deliberations or the Historic Preservation Board meetings might be required. The presentation materials may include, but are not limited to the following:
 - a. 20"x30" presentation boards or electronically formatted equivalent
 - b. colored elevations and/or perspectives
 - c. additional photographs and/or graphic illustrations
 - d. a massing model
 - e. material samples
 13. Notice Requirements - Two sets of stamped, addressed #10 size business envelopes for property owners within 100 feet of the proposed project.
 - a. List of property owners' names and addresses as described above.
 - b. Envelopes (example given below of proper addressing) with mailing labels and stamps affixed. **Do not use self-adhesive envelopes. Do not include a return address. Do not use metered postage.**



ADDITIONAL REQUIREMENTS FOR HISTORIC SITES

14. *Measured As-Built Drawings - A complete set of measured drawings--elevations, floor plans, sections and/or details--depicting existing and/or historic conditions. Drawings:
 - a. should be drawn at quarter-inch scale, along with 11"x17" reductions.
 - b. must be produced from recorded, accurate measurements taken in the field and not based on estimates or assumptions, dimensions should be shown on the drawing.
 - c. must not include portions of the building(s) that are not accessible. Instead, these areas must be clearly labeled on the drawing as inaccessible.
 - d. must indicate existing materials along with construction details of any innovative or problematic structural or mechanical systems that are incorporated into the building.
 - e. should differentiate additions by shading as indicated:
 - i. original building - blacked-in walls
 - ii. addition(s) - different shading to illustrate the progression of additions and a legend with corresponding dates.
 - f. should include interior dimensions and room names (optional, but recommended)
15. *Historic Preservation Plan (see form that accompanies this application).

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

- 16. *Historic Photographs (if available).
- 17. *Historic Site Form (available from the Planning Department).

PROPERTY INFORMATION

- 1. Historic Site? No Yes: Landmark Site Significant Site
- 2. Existing Zoning: _____ ; Applicant requesting a zone change? NO YES to _____.
- 3. Current use of property: _____
- 4. Please check the following statements that are applicable to the proposed project:
 - Modifying the exterior of an existing building and/or structure.
 - Altering square footage of an existing building and/or structure.
 - Modifying elements of the site other than buildings and/or structures.
 - Constructing a new building and/or structure.
- 5. Lot size: Acres: _____ Square feet: _____
- 6. Building (main) square footage: Existing: _____ Proposed: _____
- 7. Building (accessory) square footage: Existing: _____ Proposed: _____
- 8. Number of residential units: Existing: _____ Proposed: _____
- 9. Commercial Area: Gross floor area: _____ Net lease area: _____
- 10. Type(s) of proposed business activity: Retail Office Other (specify): _____
- 11. Number of parking spaces: Existing: _____ Proposed: _____
- 12. Is any new construction or addition occurring on a slope greater than 30%? YES NO
- 13. Is the project located within the Sensitive Lands Overlay? YES NO
- 14. Ownership/Occupancy:
 - Owner-occupied Lease Condominium Nightly Rental Timeshare

ACKNOWLEDGEMENT 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 understand 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 in writing that it has been deemed complete.

I will keep myself informed of the deadlines for submission of materials and the progress of this application. I understand that a staff report will be made available for my review the week prior to any public hearings for 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: _____ Date: _____

Name of Applicant: _____

Mailing Address: _____

City/State/Zip: _____

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

Phone #: _____ Fax #: _____
 Email: _____

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 (provided) from the owner to pursue the described action.

Name of Owner: _____
 Address of Subject Property: _____
 Signature: _____ Date: _____

1. If you are not the fee owner, attach another copy of this form that has been completed by the fee owner, or a copy of your authorization to pursue this action.
2. If a corporation is fee titleholder, attach a copy of the resolution of the Board of Directors authorizing this action.
3. If a joint venture or partnership is the fee owner, attach a copy of the 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 a statement that the vote meets the requirements set forth in the CCRs.

PLEASE NOTE: 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.

ACKNOWLEDGEMENT - APPLICATION MATERIALS AND REQUIREMENTS

As applicant for this proposal, I fully understand and agree to the following:

- This application is not deemed complete until the Planning staff has received all of the submittal requirements. The Project Planner will confirm a complete application in writing to the applicant.
- This application shall not be scheduled for review until the application is deemed complete.
- A fourteen (14) day public comment period will begin once a completed application is submitted.
- This Historic District/Site Design Review application will be reviewed for compliance with the *Design Guidelines for Historic Districts and Historic Sites* within forty-five (45) days of the end of the public comment period.
- I am in receipt of a current copy of the Steep Slope criteria and the specific zoning requirements of the Land Management Code for the area in which my project is located.
- I am in receipt of a current copy of the *Design Guidelines for Historic Districts and Historic Sites* that apply to my project.
- I am aware that all subdivision-related issues such as the removal of interior lot lines, combination or separation of existing lots and/or parcels, etc., shall be resolved prior to or in conjunction with the approval of this application.
- The approval of this project by the Planning Department is required prior to the issuance of any building permits.
- In the case of denial of this application, the Project Planner will notify me in writing of this action. If denied, I have the right to file an appeal of the decision, in writing, to the Historic Preservation Board within ten (10) days of said action.

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

Upon approval of this application, the Project Planner will notify me in writing. The action letter shall include any specific Conditions of Approval describing how the project shall be executed. Failure to adhere to the Conditions of Approval may result in a stop-work order during construction or the reconstruction of the project per Conditions of Approval at the applicant's expense.

Signature of Applicant: _____ Date: _____

Name of Applicant: _____

Street Address of Subject Property: _____

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

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



(08-09)

PHYSICAL CONDITION REPORT

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

For Office Use Only

PROJECT PLANNER _____ APPLICATION # _____
DATE RECEIVED _____

PROJECT INFORMATION

HISTORIC SITE? NO YES: LANDMARK SIGNIFICANT DISTRICT: _____
NAME: _____
ADDRESS: _____
TAX ID #: _____ OR
SUBDIVISION: _____ OR
SURVEY: _____ LOT #: _____ BLOCK #: _____

CONTACT INFORMATION

NAME: _____
PHONE #: _____ FAX #: _____
EMAIL: _____

Instructions for Completing the PHYSICAL CONDITION REPORT

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

WRITTEN DESCRIPTION

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

PHOTOGRAPHS

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

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

SITE FEATURES

A.1. TOPOGRAPHY - Describe the topography of the site, including any unusual conditions.

Describe the existing feature(s) and condition:

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

Describe existing feature(s) and condition:

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

Describe the existing feature(s) and condition:

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

Describe the existing feature(s) and condition:

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

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

Describe the existing feature(s) and condition:

A.6. OTHER SITE FEATURES (SPECIFY): _____

Describe the existing feature(s) and condition:

MAIN BUILDING

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

Describe the existing feature(s) and condition:

B.2. EXTERIOR WALL - PRIMARY FAÇADE - Describe the exterior facade including materials, dimensions, finishes and approximate dates of construction.

Describe the existing feature(s) and condition:

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

B.3. EXTERIOR WALL - SECONDARY FAÇADE 1 - Describe the exterior facade including materials, dimensions, finishes and approximate dates of construction.

Describe the existing feature(s) and condition:

B.4. EXTERIOR WALL - SECONDARY FAÇADE 2 - Describe the exterior facade including materials, dimensions, finishes and approximate dates of construction.

Describe the existing feature(s) and condition:

B.5. EXTERIOR WALL - REAR FAÇADE - Describe the exterior facade including materials, dimensions, finishes and approximate dates of construction.

Describe the existing feature(s) and condition:

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

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

Describe the existing feature(s) and condition:

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

Describe the existing feature(s) and condition:

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

Describe the existing feature(s) and condition:

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

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

Describe the existing feature(s) and condition:

B.10. MECHANICAL SYSTEM

Describe the existing mechanical system and condition:

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

B.11. ELECTRICAL SYSTEM

Describe the existing electrical system and condition:

B.12. STRUCTURAL SYSTEM

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

Describe the existing structural system and condition:

B.13. HAZARDOUS MATERIALS

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

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

B.14. OTHER (SPECIFY): _____

Describe the existing feature(s) and condition:

MAIN BUILDING - DETAILS

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

Describe the existing feature(s) and condition:

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

Describe the existing feature(s) and condition:

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

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

Describe the existing feature(s) and condition:

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

Describe the existing feature(s) and condition:

C.5. OTHER (SPECIFY): _____

Describe the existing feature(s) and condition:

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

ACCESSORY BUILDING(S)

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

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

Describe existing accessory building(s) and condition:

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

STRUCTURE(S)

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

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

Describe existing structure(s) and condition:

ACKNOWLEDGEMENT OF RESPONSIBILITY

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

Signature of Applicant: _____ Date: _____

Name of Applicant: _____

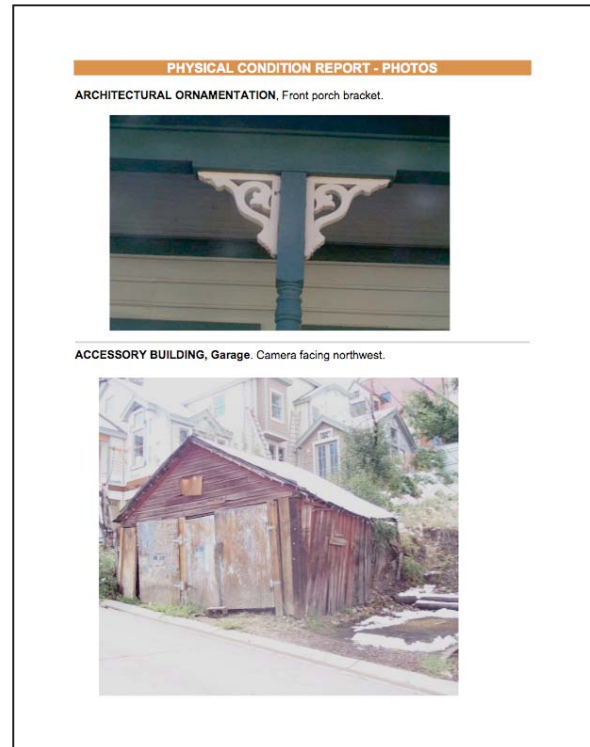
If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

PHYSICAL CONDITION REPORT - PHOTOS

CONTACT SHEETS (sample shown at right)

Digital photographs illustrating the descriptions provided in this report must be presented on contact sheets that accommodate two photos with captions per page. A template of the contact sheet is provided on the following page.

- Each feature described in this report must include *at least* one corresponding photograph. More than one photograph per description is encouraged.
- Contact sheets should be printed in color on high-quality paper (photo paper is preferred).
- To avoid creating a large and unmanageable file, it is recommended that you use an image file compressor when importing images into the contact sheets.
 - Microsoft offers a free download of Image Resizer for Windows XP at www.microsoft.com.
 - iPhoto provides the option to resize an image (while maintaining the aspect ratio) when the image is exported from the photo library.
 - Other resizing options are available in Adobe Photoshop or in a free download from VSO Software at www.vso-software.fr
- The photograph contact sheets should be organized in the same order as the written descriptions above; beginning with TOPOGRAPHY, LANDSCAPING, RETAINING WALLS, continuing with each of the features listed and finally ending with STRUCTURES.



IMAGES ON DISC

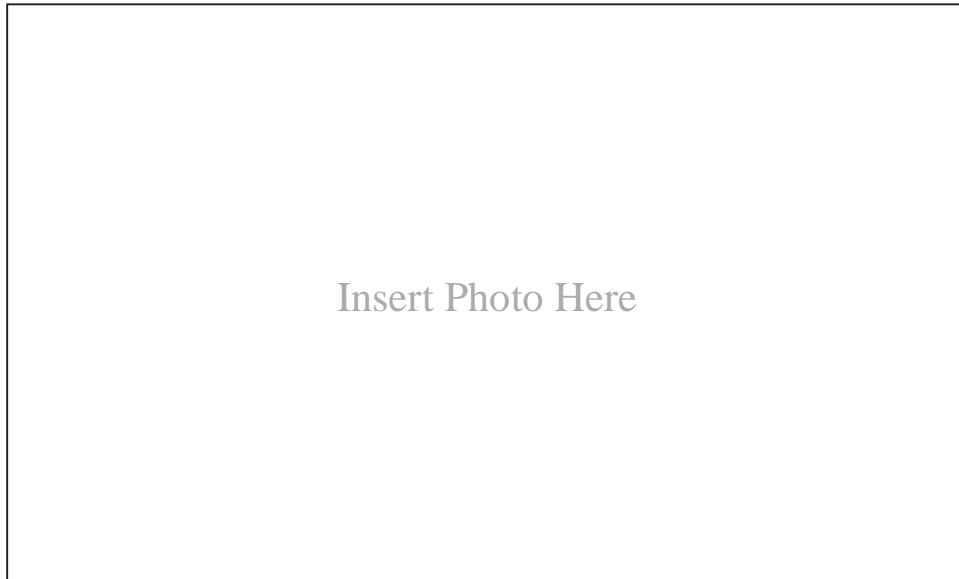
Digital copies of photographs used in the contact sheets that accompany this report should be saved separately on a CD-R and submitted to the Planning Staff with the report. Do not submit a disc with original images. Materials submitted with the form will not be returned to the applicant.

- The image size should be at least 3,000 x 2,000 pixels at 300 ppi (pixels per inch) or larger (if possible).
- It is recommended that digital images be saved in 8-bit (or larger) format.
- TIFF images are preferred, but JPEG images will be accepted.
- The CD-R should be labeled as follows: **PCR Form "Property Address" "Date"**.

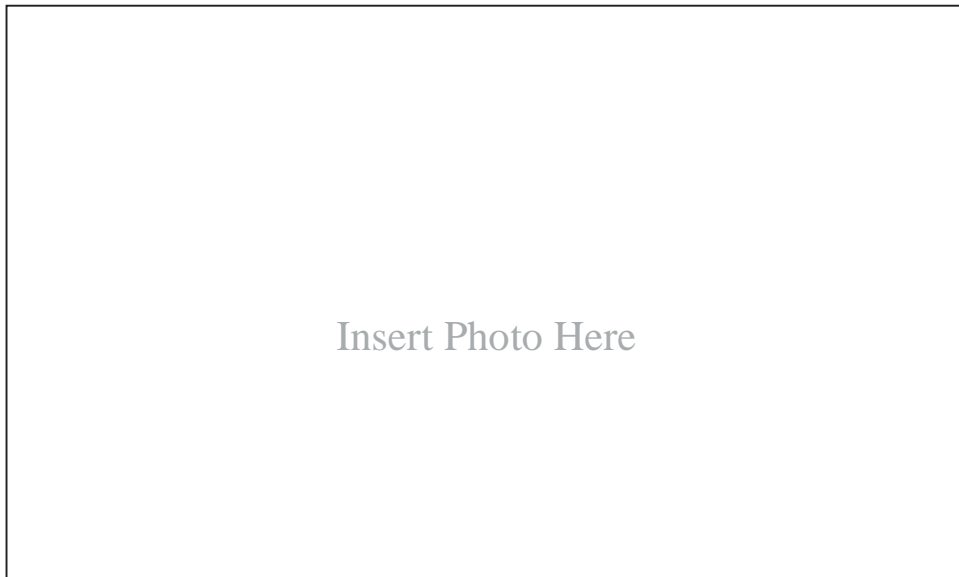
If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

PHYSICAL CONDITION REPORT - PHOTOS

<FEATURE NAME>



<FEATURE NAME>



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



HISTORIC PRESERVATION PLAN

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

For Office Use Only

PROJECT PLANNER _____ APPLICATION # _____
DATE RECEIVED _____

PLANNING DIRECTOR _____ CHIEF BUILDING OFFICIAL _____
APPROVAL DATE/INITIALS _____ APPROVAL DATE/INITIALS _____

PROJECT INFORMATION

LANDMARK SITE SIGNIFICANT SITE DISTRICT: _____

NAME: _____

ADDRESS: _____

TAX ID #: _____ OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: _____

PHONE #: _____ FAX #: _____

EMAIL: _____

Instructions for Completing the 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.

Your Historic Preservation Plan must include this cover page and the information noted below:

- Prior to you Pre-Application Conference with the Design Review Team, complete only section 1. PROJECT DESCRIPTION.
- To accompany your HISTORIC DISTRICT/SITE DESIGN REVIEW application, complete all sections of the form.

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

HISTORIC PRESERVATION PLAN

Instructions: When preparing your Historic Preservation Plan, please reply to each section in the order listed. Please restate each section in full followed by your response.

1. PROJECT DESCRIPTION (This section must be completed prior to your Pre-Application Conference).

Summarize the intent of the proposed project and describe the anticipated scope of work. For projects involving Historic Sites, the description should make known any intentions to remove, relocate, reorient, raise, disassemble/reassemble, and/or reconstruct all or part of the Historic Site.

2. DESIGN ISSUES

Summarize the impacts the proposed project will have on the site's character-defining features. 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.

Summarize the design of proposed elements (additions, materials, etc...). Address compatibility with existing character-defining features and historic materials.

Summarize the location and placement of proposed elements (additions, materials, etc...). Address visibility from the primary public right-of-way, impact on historic building/structure, and impact on historic materials.

For projects involving ADA compliance, explain how the proposed design solution minimizes adverse impacts on the original materials and design.

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. (See Page 6 of the *Design Guidelines for Historic Districts and Historic Sites* for a list of the four treatments for historic sites).

SITE FEATURES: Describe the proposed scope of work to be performed.

- A.1. Topography -
- A.2. Landscaping -
- A.3. Retaining Wall(s) -
- A.4. Exterior Steps -
- A.5. Fence(s) -
- A.6. Other -

MAIN BUILDING: Describe the proposed scope of work to be performed.

- B.1. Roof -
- B.2. - B.5. Exterior Walls -
- B.6. Foundation -
- B.7. Porch(es) -
- B.8. Dormer(s)/Bay(s) -
- B.9. Additions -
- B.10. Mechanical System -
- B.11. Electrical System -
- B.12. Structural System -
- B.13. Hazardous Materials -
- B.14. Other -

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

MAIN BUILDING - DETAILS: Describe the proposed scope of work to be performed.

- C.1. Windows -
- C.2. Doors -
- C.3. Trim -
- C.4. Architectural Ornamentation -
- C.5. Other -

ACCESSORY BUILDINGS(S): Describe the proposed scope of work to be performed.

D.1

STRUCTURE(S): Describe the proposed scope of work to be performed.

E.1

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. ACKNOWLEDGEMENT OF RESPONSIBILITY

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

Signature of Applicant: _____ Date: _____

Name of Applicant: _____

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

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF JUNE 5, 2013

BOARD MEMBERS IN ATTENDANCE: Puggy Holmgren, David White, John Kenworthy, Gary Bush

EX OFFICIO: Anya Grahn, Polly Samuels McLean, Patricia Abdullah

REGULAR MEETING

ROLL CALL

Chair Pro Tem David White called the meeting to order at 6:36 p.m. and noted that all Board Members were present except Marion Crosby, who was excused.

ADOPTION OF MINUTES

April 3, 2013

MOTION: Board Member Holmgren moved to APPROVE the minutes of April 3, 2013 as written. Board Member Bush seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Planner Anya Grahn thanked the Board members for registering for the Camp Workshop on June 14th from (9:00-5:00 at the Treasure Mountain Inn. The topics would include preservations issues such as financial incentives, the goal of the HPB, design guidelines, and other matters.

Board Member Holmgren disclosed that she has known Sandra Hall, the applicant for 1149 Park Avenue, is a neighbor and she has known her casually for several years.

Board Member Holmgren asked if the Board needed to officially name a Chair for this meeting. Assistant City Attorney McLean recommended that the Board appoint a Chair Pro Tem for this meeting. They were still short two members and the intent is to have two new people on the Board for the next meeting, at which time the Board would officially vote on a Board Chair. Patricia Abdullah reported that three candidates would be interviewed by the City Council and hopefully the City Council would appoint two of new members before the HPB meets in July. .

David White introduced himself as the Chair Pro Tem who was chosen to Chair the meeting this evening.

REGULAR AGENDA – Discussion/Public Hearing/Possible Action.

1149 Park Avenue – Grant (Application PL-13-01877)

Planner Anya Grahn reported that the applicant, Sandra Hall, is a long-time Park City resident and her daughter, Rebecca Mudson, has encouraged her to restore the façade of her 1904 house. The structure is a significant site that was built in the mature mining era. It is a hall and parlor plan with a simple roof form. Based on historic and current photographs, it was evident that the house has changed very little. Planner Grahn explained that the major changes to the house have been more through materials. The actual form of the house has been retained.

Planner Grahn reported that sometime in the 1960's historic double-hung windows were removed from the façade and aluminum siding windows were installed. At the same time asbestos siding was put on exterior of the property and some of the window dimensions were changed. Ms. Hall would like to replace the windows with wood windows on the exterior. She would also like to replace the more traditional double-hung windows on the façade.

Planner Grahn noted Ms. Hall also needs to remove the asbestos siding in order to restore the wood siding underneath. Asbestos removal is a new process and a definite issue relative to historic preservation. It is an expensive process that requires trained and accredited asbestos professionals or an abatement contractor just to do the procedure. It also requires significant public noticing. The property must be tented and the process is similar to removing lead paint. The siding must be kept wet and moist to keep the particles from becoming airborne. Due to the cost of removing the asbestos, the Staff recommended that Ms. Hall receive grant funds to help with the painting of the house.

Planner Grahn stated that the proposed work would provide a community benefit for preserving and enhancing the historic architecture of Park City, particularly in the Lower Park neighborhood where there are fewer historic structures.

Planner Grahn reported that the estimated costs were \$4,100 for the asbestos removal; \$16,400 for the wood siding restoration; \$2,210 for restoring the two front windows to their historic form and \$7,500 to paint the house, for a total of \$30,910. Since the grant only funds 50% of the costs, Ms. Hall was requesting \$15,435.

Planner Grahn stated that from 9th Street north is considered the Lower Park Avenue neighborhood. Funds have been set aside and allocated for grants in that area. Grant applications from the Lower Park Avenue neighborhood are much less than the grants requested for Main Street or other areas in Old Town. The last grant awarded in the Lower Park Avenue area was for 1101 Norfolk in the amount of \$18,000.

Board Member Bush asked if they knew the condition of the wood siding underneath and the type of siding they planned on using.

Lance Kincaid, the general contractor representing the applicant, stated that he was told by the people doing the asbestos removal that the original siding is never saved because the asbestos penetrates the wood. Mr. Kincaid stated that as a general contractor he could not touch any of the asbestos to see what is behind it. However, he had been informed that it was not necessary to tent the property to remove the asbestos.

Planner Grahn stated that she had contacted SHPO, the State Historic Preservation Office, to find out if asbestos has been removed in other projects and whether or not wood siding could be restored. SHPO forwarded her email to someone else and she had not yet received a response. She would continue to pursue an answer. Planner Grahn understood from her research that an encapsulated spray could be used to seal the fibers. It was understandable if the wood siding could not be restored due to health issues; however, if it could be salvaged they needed to make the best effort to do so to comply with the design guidelines.

Chair Pro Tem White stated that he has never had an experience with removing asbestos. Mr. Kincaid stated that this was his second asbestos removal. The first was at the Silver Star Mine, which was tented because it was a different type of asbestos. He was told that because the asbestos on the house was shingles it did not have to be tented. Mr. Kincaid explained that over time the wood draws moisture and pulls in the asbestos. For that reason the wood siding is never saved.

Chair Pro Tem White asked when Planner Grahn expected to hear from SHPO. Planner Grahn replied that she would make a phone call to remind them that she was waiting on an answer from the Architectural Historian. Chair Pro Tem White asked if the costs identified for wood siding was for all new siding and trim, which would match the existing profile. Mr. Kincaid replied that this was correct.

Ms. Mudson stated that they had driven around town to look at windows on other historic homes. She noted that the house with the same layout just above the fire station appears to have the same windows on the side. They believed those windows were installed originally. It looks like they took a double-hung window and turned it on its side and it became a sliding window. Planner Grahn noted that historically it was a common practice in Park City to use whatever materials could be found. She was not aware that it was an original window and would be comfortable if the HPB chose to approve funds to replace the window.

Sandra Hall, the applicant, stated that she has two windows on the side of her house that hung the same way. She pointed out that when the asbestos is removed, it would uncover a window on the back. She would probably install a wood window in the back where one was originally. Ms. Hall stated that she wanted to preserve the house but she wanted to make sure that all the asbestos was removed, and that included all the existing wood boards and nails.

Chair Pro Tem White understood that if they replaced all the siding, it would take the asbestos and the siding all the way down to the original structure. He asked if the original structure was 1x12 or studs. Mr. Kincaid replied that it was studs. Chair Pro

Tem White asked if they would remove everything down to the studs and replace it with sheathing and moisture protection and insulation. Mr. Kincaid answered yes.

Planner Grahn was not opposed to that approach if it was necessary. The intent is to preserve historic structures. Part of preservation is making a usable structure, and if the additional insulation would make it livable and less cost consuming, she agreed that it should be done.

Chair Pro Tem White asked if the Staff was looking for a decision this evening or if they needed to wait for a response from SHPO. Planner Grahn thought it would be fair to award the grant on condition of a response from SHPO to comply with the guidelines, and to make sure that the pattern of the siding uncovered under the asbestos is mimicked when it is replaced.

Ms. Hall stated that she has lived in the house since 1968 and she knows the lady she purchased the house from. She believed the asbestos was put on the house sometime in the 1950.

Board Member Holmgren noted that normally paint is considered maintenance and it would not be eligible for grant funds. However, because the wood siding has never been painted, she assumed this could be considered an original paint job.

Assistant City Attorney stated that painting is vague. It is not an automatic award, but there are exceptions to allow it. Planner Grahn noted that painting is typically considered a maintenance issue and they would not want to encourage people to apply for grants to paint their house. However, they also want to make sure the funds are awarded to projects that provide a community benefit of preserving and enhancing the historic architecture of Park City. They also want to make sure they reward long-time Parkites, such as Ms. Hall, who make the extra effort to restore their homes.

Board Member Kenworthy asked about the construction time frame. Mr. Kincaid stated that currently the asbestos removers were booked until July. Ms. Hall noted that she had submitted a paint sample with her original proposal. She was proposing a dark reddish color. Planner Grahn pointed out that the City does not regulate paint colors.

Chair Pro Tem White understood that in the past when someone comes in for a grant with a proposal to repair a historic structure, the HPB can approve grant money for painting the portion that has been repaired. In this situation, if the entire structure would be repaired with new siding, he believed the painting should be included in the grant request. Board Member Holmgren concurred.

Board Member Bush thought it was a difficult decision. Being the Historic Preservation Board, historic fabric is important. He preferred to wait for the asbestos to be removed and to hear what SHPO says. Board Member Bush assumed that health and safety would trump fabric, but he struggled with making a decision without having all the facts. Mr. Kincaid pointed out that the information he received was from an asbestos company and not an architect or designer. Board Member Bush replied that he puts more value in a SHPO evaluation than the opinion of the asbestos remover. He has seen asbestos removed on other houses and the original wood siding is still there. He would assume

the siding was sealed and safe, but he had no way to know that for sure. Board Member Bush would never want to suggest a health hazard and he was on the fence in terms of which direction to take.

Chair Pro Tem White favored the suggestion of approving the grant conditioned on a response from SHPO. Planner Grahn asked if the HPB wanted to revisit the issue after she hears back from SHPO. Chair Pro Tem White recalled that the asbestos company would not be able to start until July. He believed they would hear from SHPO within that time frame.

Planner Grahn offered to cc Mr. Kincaid on the email and put him in touch with the State Architectural Historian. Mr. Kincaid requested that she also provide the credentials of the SHPO Architectural Historian.

Ms. Hall stated that she would like to start her project right after the 4th of July. Mr. Kincaid noted that they would like to be able to order the windows. Board Member Bush thought the HPB could approve the windows because they would be installed regardless of whether the siding is new or existing. Mr. Kincaid stated that new sheeting and siding would make a difference on the width of the windows.

Board Member Kenworthy asked about the new siding if they determine that the existing siding could not be used. Mr. Kincaid explained how the new siding would be milled to replicate the existing siding.

Ms. Hall asked the Board members to consider what they would do if this were there house and how they would choose which boards had asbestos and which ones did not. In her opinion, keeping some of the boards would negate the asbestos removal process.

Board Member Holmgren pointed out that this house is identified as a Significant historic structure. She would be more cautious if it was listed as a Landmark structure. She understood that previous changes were the reason why it did not classify for the Landmark designation. Planner Grahn replied that this was correct. The changes had to do with the materials. Board Member Holmgren believed safety was a significant reason for not requiring the applicant to keep any of the existing siding.

Board Member Kenworthy pointed out that the HPB would not make the decision on whether or not to remove the boards. Board Member Bush remarked that even if an expert makes the decision to keep the boards, Ms. Hall has to live there and be safe. He did not want to be responsible for another person's health.

Board Member Holmgren commented on the trash and cleanup. Planner Grahn apologized for not mentioning the \$1,000 for trash and cleanup in her presentation. Mr. Kincaid stated that \$1,000 for trash and cleanup was part of helping to remove the waste off the walls.

Chair Pro Tem White opened the public hearing.

Ruth Meintsma, a resident at 305 Woodside, was pleased that there was so much money in the fund for the ability to grant this request. She believed the HPB should

grant Ms. Hall funds for everything she was asking. Ms. Meintsma stated that once they remove the asbestos siding they may find unforeseen problems, and she would like Ms. Hall to have the ability to come back and request additional funding if they do encounter other issues. Ms. Meintsma had researched the asbestos situation and found that per the Air Quality Section of the State Code, the contractor and/or the homeowner can remove the siding in a 3 x 3 area to access the siding and the layers. She had also researched online and found many blogs of people who renovate historic houses. Specific steps are following and in many cases they had to deal with asbestos siding. In every situation the original siding was kept, except when the condition of the siding was too deteriorated to be saved. Ms. Meintsma pointed out that these were homeowners who were blogging online, which limits the relevance. She remarked that SHPO is the National Historic Register and Don Hartley is the State representative. She has dealt with Mr. Hartley in the past and if he is given a scrap of material he will go in-depth and identify the good and the bad. She felt it was important to depend on his opinion as to whether or not the siding can be saved.

Ms. Meintsma stated that this house has Significant designation, however, it is so much in its original format. She believed that there was a little bit of mis-information because it was considered "non-contributing", but that was determined at the very beginning of the entire analysis of historic houses. She believed the analysis improved as they went along, but they were still not good at it. Ms. Meintsma thought the house could be taken back to Landmark status because there are no additions. Only the aesthetic details are changed. If the siding could be saved the category of the house may change to Landmark. Ms. Meintsma had attended several City Council meetings and the goal is to move more Significant houses to Landmark.

Ms. Meintsma referred to page 30 of the Staff report, which states, "Given the toxicity of asbestos it is likely that the majority of wood siding would not be salvageable." In asking the city for money she thought it would be good if the labor and material were listed separately. She suggested that the wood should have a per foot cost so if the siding can be saved generally but requires replacement in some areas, the cost may be reduced. Regarding the paint, Ms. Meintsma remarked that if Mr. Hartley at SHPO determines that the wood can be saved, the paint may be a process of saving the wood. Ms. Meintsma stated that the siding is actually cement asbestos. Asbestos becomes friable, which means that it breaks down and becomes powdery. Cement asbestos is very resistant to friability so it is not the bad kind of asbestos.

Ms. Meintsma referred to the statement on page 30, "The amount of salvageable wood siding will be determined after removal." She noted that the grant application process goes through a range of inspections by building inspectors. She suggested that once the asbestos process is completed, and before any of the siding is touched, she thought the Preservation Specialist should be the one to assess, take photos and do most of the determinations. If she needed backup she could consult with Don Hartley at SHPO.

Ms. Meintsma encouraged the HPB and the applicant to slow down and take it carefully to do this right rather than take a hurry up and get it down done approach. She thought Mr. Hartley could also coach the contractor on the methods of saving the siding and replacement.

Chair Pro Tem White closed the public hearing.

Ms. Hall stated that this is a very small house. The asbestos siding also acts as insulation. If that is removed and the existing siding is kept, she would lose that insulation because she would not be able to have the sheeting and insulation that is planned with the new siding.

Board Member Kenworthy reiterated his comment that the HPB would not make the determination on existing siding vs. new siding. If there was evidence of any health issue he would support the decision to remove the siding entirely, but that decision was out of their purview. However, he thought the HPB could make the decision on whether or not to award the grant.

Board Member Holmgren liked the proposal and the fact that a house on Park Avenue would be made to look more attractive.

MOTION: Board Member Holmgren moved to APPROVE the grant request for the historic home at 1149 Park Avenue in the amount of \$16,392. Board Member Kenworthy seconded the motion.

VOTE: The motion passed unanimously.

Board Member Holmgren requested that Planner Grahn update the Board on the results after the work is completed.

The meeting adjourned at 7:10 p.m.

Approved by: _____
David White
Historic Preservation Board

**Historic Preservation Board
Staff Report**



Subject: 1101 Park Avenue
Author: Anya Grahn, Planner
Date: July 17, 2013
Type of Item: Historic District Grant
Project Number: PL-13-01953

Summary Recommendations

Staff recommends that the Historic Preservation Board (HPB) review the request for a historic district grant and consider awarding the applicant a portion of the costs associated with replacing storefront windows and the entry door at 1101 Park Avenue.

Description

Applicant: Shane Herbert, represented by architect Scott Jaffa
Location: 1101 Park Avenue – Significant Site
Proposal: Historic Grant
Zoning: Historic Residential-Medium Density (HRM)
Adjacent Land Uses: Single-family dwellings, multi-family dwellings
Redevelopment Area: Lower Park Avenue RDA

Background

According to the 2009 Park City Historic Sites Inventory (HSI), the one-story false front commercial block building was built around 1929. Historically, the structure featured narrow wood siding and had large storefront display windows flanking a central recessed entry door. In 1946, the rear of the building was extended ten feet (10'). By 1968, a second rear addition had nearly doubled the size of the structure and the exterior materials were changed to pressed brick and concrete block. These changes diminish the site's original design integrity and were completed outside the period of historic significance.

The extent and cumulative effect of alterations to the site make it ineligible for listing in the National Register of Historic Places. The site, however, retains its essential historical form. As a result, it meets the criteria set forth in the LMC Chapter 15-11 for designation as a Significant Site. The Park City HSI form describes the following items:

Design. The one-story frame block building has been significantly altered over the years. The structure does not appear on the 1907 Sanborn Insurance map and the 1929 map was not consulted for the HSI report. The tax card suggests the structure was built c. 1929. The tax photo shows a one-story false front commercial block clad in narrow siding (typically used in the 1920s). The building had large storefront display windows that flanked a center recessed entry door. The tax cards indicate the rear of the building was extended ten feet (10') in 1946. By 1968, according to the tax card, the building nearly doubled in size with

a large rear addition. The exterior materials appear to have been altered between 1957 and 1968. The 1957 tax card indicates the original square footage and exterior wall materials are listed as siding. By 1968, when the building was expanded, the exterior materials noted on the tax card are pressed brick and concrete block. The changes were made outside the period of historic significance and diminish the site's original design integrity.

Setting. The setting does not appear to have changed significantly from what is seen in the tax photo.

Workmanship. Much of the physical evidence from the period that defines the typical Park City mining era commercial building has been altered and, therefore, lost.

Feeling. The physical elements of the site, in combination, do not effectively convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association. The one-part block is one of the most common commercial building types in Park City; however, the extent of the alterations to the main building—addition of brick and replacement of period siding--diminishes its association with the past.

Analysis

General eligible improvements for historic district grants include, but are not limited to:

- Masonry Repair
- Siding
- Exterior Doors
- Retaining walls of historic significance/steps/stairs
- Porch repair
- Exterior trim
- Foundation work
- Structural stabilization
- Windows
- Cornice repair

The purpose of the grant program is to incentivize property owners to maintain and preserve historic commercial and residential structures in Park City. In 1987, the Park City Historic District Commission and City Council identified the preservation of Park City's historic resources as one of their highest priorities. The grant program has operated continuously since that time with the full support of subsequent City Councils and Preservation Boards. The purpose of the grant program is to assist in offsetting the costs of rehabilitation work. Funds are awarded to projects that provide a community benefit of preserving and enhancing the City's historic architecture.

According to the 2006 physical conditions report, the building is in "good" condition. The windows, however, are in need of replacement. The applicant wishes to replace the existing storefront windows with new natural pine wood windows. A new French door, more in keeping with the appearance of historic commercial doors, will replace the

existing raised panel door. These windows and doors are compatible with surrounding historic buildings and are proportional to the scale and style of the building.

The applicant is eligible for grant monies associated with the following items indicated on the estimated cost breakdown:

| Proposed work | Cost to Applicant | Grant Coverage | Total Cost |
|---|-------------------|----------------|----------------|
| Replacement of storefront windows and existing door on historic structure | \$2,456 | \$2,456 | \$4,912 |
| Replacement of storefront window and existing door on non-historic addition | \$2,918 | \$0 | \$2,918 |
| Total Cost of proposed work | \$5,374 | \$2,456 | \$7,830 |

Total estimated cost of the proposed eligible work is \$7,830. The applicant’s total work is estimated at \$5,374. (Exhibit C) for both the windows and door on the historic structure as well as those on the non-historic addition. The cost of the replacement of the storefront windows and existing door on the historic site totals \$4,912. As the program is a matching grant program, half of the total cost is eligible to be granted. Therefore, the Board can consider granting the applicant one half (½) of the proposed cost of the eligible preservation work in the amount of \$2,456.

The historic district grant program states that “funds shall be awarded to projects that provide a community benefit of preserving and enhancing the historic architecture of Park City.” The window replacement is necessary to maintain the storefront appearance of the structure. Moreover, the new door will be more in keeping the historic character of the building than the existing paneled door. Staff finds that by awarding the grant, the HPB would be enhancing the significant site and further contributing to the ongoing preservation of a historically significant landmark building in Park City. The Planning Director approved this restoration work through a Historic District Design Review Waiver (HDDR-Waiver) on June 17, 2013.

This project is located in the Lower Park Avenue Redevelopment Area (RDA). The current balance of the Lower Park Avenue Redevelopment Area (RDA) is \$188,041.50. While funding is limited in the Main Street RDA and the Capital Improvement Project (CIP) Fund, the Lower Park Avenue RDA receives the least amount of grant requests. Staff recommends that the funds be allocated from the Lower Park Avenue RDA fund for historic incentive grants.

Staff recommends that the HPB award the amount on the estimated breakdown for the window replacements and new storefront door on the historic structure, totaling \$4,912,

Therefore, Staff recommends that the Board consider granting the applicant one half (½) of the proposed cost of the eligible preservation work in the amount of \$2,456.

Recommendation

Staff recommends the Historic Preservation Board (HPB) review the request for a historic district grant and consider awarding the applicant a portion of the costs associated with restoring the four (4) storefront windows and new entry door located at 1101 Park Avenue.

Exhibits

Exhibit A – Current Grant Fund Amounts

Exhibit B – Historic Sites Inventory

Exhibit C – Project Description

Exhibit D – Approved HDDR Waiver/Submittal

Exhibit E – Jeld-Wen Window and Door Quote

Exhibit F – Photos

Historic Incentive Grants - Capital Project Budget Update

| | |
|-------------------------------------|-------------|
| MAIN STREET RDA | |
| Current Budget Funds | \$ 9,367.00 |
| Allocated monies to date | \$ 9,367.00 |
| Total Budget Funds Available | \$ - |

| | |
|-------------------------------------|----------------------|
| LOWER PARK RDA | |
| Current Budget Funds | \$ 209,726.00 |
| Allocated monies to date | \$ 21,684.50 |
| Total Budget Funds Available | \$ 188,041.50 |

| | |
|-------------------------------------|--------------------|
| CIP FUND - GENERAL FUND TRANSFER ** | |
| Current Budget Funds | \$ 63,020.00 |
| Allocated monies to date | \$ 56,700.50 |
| Total Budget Funds Available | \$ 6,319.50 |

** The CIP - General Fund is a fund that is allocated from the General Fund and distributed throughout Capital Projects for the discretionary use and distribution within that Capital Project in conjunction with any internal policies of the managing department. It is to be used after the budgeted funds within that project are depleted.

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1101 PARK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-45

Current Owner Name: BUTKOVICH GENEVA A TRUSTEE

Parent Parcel(s):

Current Owner Address: 3632 E KAIBAB CIR, SALT LAKE CITY, UT 84109

Legal Description (include acreage): SUBD: SNYDERS ADDITION BLK 5 BLOCK: 5 LOT: 1; 0.04 AC

2 STATUS/USE

Property Category

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

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full
 - Partial

Use

- Original Use: Commercial
- Current Use: Commercial

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

3 DOCUMENTATION

Photos: Dates

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

Drawings and Plans

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

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

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

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

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

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

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

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: One-Part Block

No. Stories: 1

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

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

General Condition of Exterior Materials:

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

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

Uninhabitable/Ruin

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

Foundation: Tax cards indicate a concrete foundation; not verified.

Walls: Brick and shiplap siding.

Roof: Gable with false front.

Windows/Doors: Storefront casement windows.

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The one-story frame on-part block has been significantly altered over the years. The structure does not appear on the 1907 Sanborn Insurance map and the 1929 map was not consulted for this report. The tax card suggests the structure was built c. 1929. The tax photo shows a one-story false front commercial block clad in narrow siding (typically used in the 1920s). The building had large storefront display windows that flanked a center recessed entry door. The tax cards indicate the rear of the building was extended 10 feet in 1946. By 1968, according to the tax card, the building nearly doubled in size with a large rear addition. The exterior materials appear to have been altered between 1957 and 1968. The 1957 tax card indicates the original square footage and exterior wall materials are listed as siding. By 1968 when the building was expanded, the exterior materials noted on the tax card are pressed brick and concrete block. The changes were made outside the period of historic significance and diminish the site's original design integrity.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting does not appear to have changed significantly from what is seen in the tax photo.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Much of the physical evidence from the period that defines the typical Park City mining era commercial building has been altered and, therefore, lost.

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

Association (Describe the link between the important historic era or person and the property.): The one-part block is one of the most common commercial building types in Park City; however, the extent of the alterations to the main building--addition of brick and replacement of period siding--diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places. The site, however, retains its essential historical form and meets the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1926

Builder: Not Known Known: (source:)

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

1. Historic Era:

Settlement & Mining Boom Era (1868-1893)

Mature Mining Era (1894-1930)

□ Mining Decline & Emergence of Recreation Industry (1931-1962)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's commercial buildings represent the best remaining metal mining town business district in the state. The buildings along Main Street, in particular, provide important documentation of the commercial character of mining towns of that period, including the range of building materials, building types, and architectural styles. The commercial buildings contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining business district .

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

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

6 PHOTOS

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

Photo No. 1: East elevation. Camera facing west, 2006.

Photo No. 2: Southeast oblique. Camera facing northwest, 1995.

Photo No. 3: Southeast oblique. Camera facing northwest, tax photo.

¹ From "Park City Main Street Historic District" written by Philip Notarianni, 1979 and "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

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

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building Store Street No. _____
 Schedule 1 Class 3-1600 Type 1-2-3-4 Cost \$ _____ X _____ %

| Stories | Dimensions | Cu. Ft. | Sq. Ft. | Actual Factor | Totals |
|----------|------------|---------|------------|---------------|----------------|
| <u>1</u> | <u>x x</u> | | <u>860</u> | <u>\$ -</u> | <u>\$ 1605</u> |
| | <u>x x</u> | | | <u>\$</u> | <u>\$</u> |
| | <u>x x</u> | | | <u>\$</u> | <u>\$</u> |

No. of Rooms 3- Condition _____

| Description of Building | Add | Deduct |
|---|------------|-------------|
| Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> None _____ | | |
| Ext. Walls <u>Siding</u> | | |
| Insulated—Floors _____ Walls _____ Clgs. _____ | | |
| Roof—Type <u>Bob.</u> Mat. <u>P.I.</u> | <u>-</u> | <u>-</u> |
| Dormers—Small _____ Med. _____ Lg. _____ | | |
| Bays—Small _____ Med. _____ Lg. _____ | | |
| Porches—Front _____ @ _____ | | |
| Rear _____ @ _____ | | |
| Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>No</u> | | <u>40</u> |
| Basement Apts.—Rooms Fin. _____ | | |
| Attic Rooms _____ Fin. _____ Unfin. _____ | | |
| Plumbing— Class <u>L</u> Tub _____ Trays _____ Basin _____ Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____ | <u>245</u> | |
| Heat—Stove <input checked="" type="checkbox"/> H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____ | | |
| Air Conditioned _____ Incinerators _____ | | |
| Radiant—Pipeless _____ | | |
| Finish— Hd. Wd. <input checked="" type="checkbox"/> Floors— Fir. <input checked="" type="checkbox"/> Hd. Wd. <input checked="" type="checkbox"/> Conc. _____ | | |
| Cabinets _____ Mantels _____ | | |
| Tile— Walls _____ Wainscot. _____ Floors _____ | | |
| Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____ <u>Wal/bd. lined - 3 @ 15"</u> | | <u>45</u> |
| Total Additions and Deductions | <u>245</u> | <u>85</u> |
| Net Additions or Deductions | <u>-85</u> | <u>1605</u> |

Age 20 Yrs. by Est. REPRODUCTION VALUE \$ 1765
 Owner Depr. 1-2-3-4-5-6 33/67 % \$ _____
 Tenant Reproduction Val. Minus Depr. \$ 1183
 Neighbors
 Records

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____
 Garage—S 8 C 1 Depr. 2% (3%) Obsolescence _____ \$ _____
 Cars 2 Walls Shi. Out Bldgs. _____ \$ _____
 Roof T.P. Size 12x21 Age 28 _____ \$ _____
 Floor Pine Cost 229/25 Depreciated Value Garage \$ 57
Total Building Value \$ 1240

Remarks _____

SA 45

Location Block 5 SA
 Kind of Bldg. Store St. No. 1101 Park Ave
 Class 3 RES Rms. _____ Type 1 2 3 4. Cost \$ 1684 X 100 %

| Stories | Dimensions | | Cu. Ft. | Sq. Ft. | Factor | Totals |
|---------|------------|---|---------|------------|--------|----------------|
| 1 | x | x | | <u>760</u> | | \$ <u>1684</u> |
| | x | x | | | | |
| | x | x | | | | |

| Att. Gar. | Flr. | Walls | Roof |
|---|---|---|-----------------|
| Description of Building | | | Additions |
| Foundation— | Stone _____ | Conc. <input checked="" type="checkbox"/> | None _____ |
| Ext. Walls | <u>Siding in</u> | | |
| Insulation— | Floors _____ | Walls _____ | Clgs. _____ |
| Roof Type | <u>Gab</u> | Mtl. <u>C.I.</u> | |
| Dormers— | Small _____ | Med. _____ | Large _____ |
| Bays— | Small _____ | Med. _____ | Large _____ |
| Porches — | Front <u>HA.</u> | _____ | @ _____ |
| Rear | _____ | _____ | @ _____ |
| Basement Entr. | _____ | _____ | @ _____ |
| Planters | _____ | _____ | @ _____ |
| Cellar-Bsmt. — | 1/4 1/3 1/2 2/3 3/4 Full _____ | Floor _____ | |
| Bsmt. Apt. | _____ | Rooms Fin. _____ | Unfin. _____ |
| Attic Rooms | Fin. _____ | Unfin. _____ | |
| Plumbing | Class <u>1</u> | Tub _____ | Trays _____ |
| | Basin _____ | Sink <u>1</u> | Toilet <u>1</u> |
| | Urns _____ | Ftns. _____ | Shr. _____ |
| | Dishwasher _____ | Garbage Disp. _____ | |
| Heat— | Stove <input checked="" type="checkbox"/> | H.A. _____ | Steam _____ |
| Oil <input checked="" type="checkbox"/> | Gas _____ | Coal _____ | Pipeless _____ |
| Air Cond. | _____ | _____ | _____ |
| Finish— | Fir _____ | Hd. Wd. _____ | |
| Floor— | Fir <input checked="" type="checkbox"/> | Hd. Wd. _____ | Other _____ |
| Cabinets | _____ | Mantels _____ | Blr. In _____ |
| Tile— | Walls _____ | Wainscot _____ | Floors _____ |
| Electrical— | Outlets _____ | Fixt. <input checked="" type="checkbox"/> | |
| Storm Sash— | Wood _____ | Metal _____ | Doors _____ |
| Metal Awnings | _____ | _____ | _____ |
| Total Additions | | | <u>260</u> |

| | | | |
|--|--------------------|------------------------------------|----------------|
| Year Built <u>29</u> | Avg. Age <u>29</u> | Reproduction Value | \$ <u>1944</u> |
| | | Depr. Col. 1 2 3 4 5 6 <u>58</u> % | |
| Inf. by { Owner - Tenant - Neighbor - Record - Est. | | Repr. Val. Minus Depr. | <u>1128</u> |
| Remodel Year _____ | Est. Cost _____ | Obsol. or Rem. _____ % | |
| Garage— | Class <u>1</u> | Depr. 2% <u>3%</u> | |
| Cars <u>2</u> | Floor <u>Wood</u> | Walls <u>Shtg</u> | Roof <u>TP</u> |
| Size— <u>21</u> x <u>17</u> | Age <u>25</u> | Cost <u>227</u> | x <u>30</u> % |
| Other _____ | | | <u>68</u> |
| Total Building Value | | | \$ _____ |

Appraised 5-5-1958 By 1302

SA 45
Serial Number

OF
Card Number

Owners Name A.J. Butkovich
 Location Block 5 SA lot 1
 Kind of Bldg. store St. No. 1101 Park Ave
 Class. 2 Type 1 2 3 4 Cost \$ 7483 X 106%

| Stories | Dimensions | Sq. Ft. | Factor | Totals | Totals |
|---------|------------|---------|--------|---------|--------|
| 1 | x x | 1620 | | \$ 7932 | \$ |
| | x x | | | | |
| | x x | | | | |

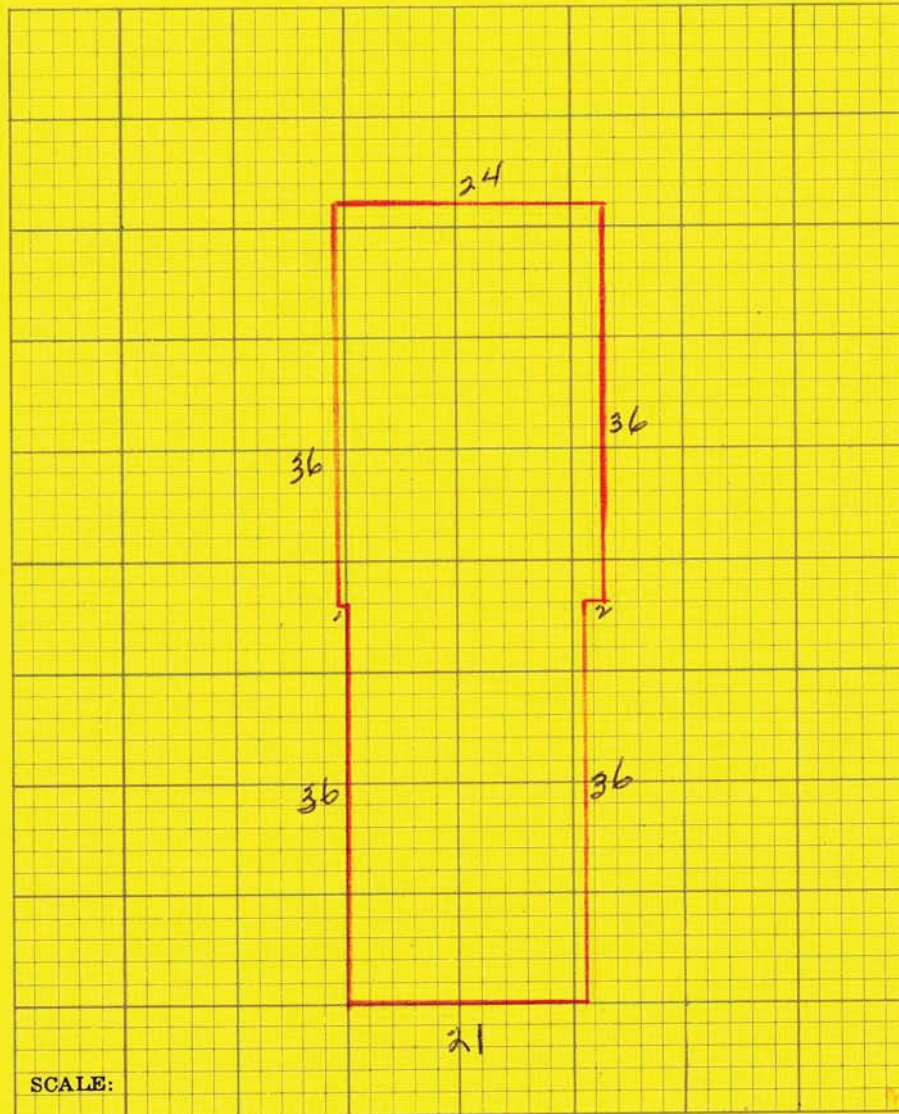
Att. Gar. — C.P. — x — Flr. — Walls — Cl. —

| Description of Buildings | Additions | Additions |
|--------------------------|-----------|-----------|
|--------------------------|-----------|-----------|

Foundation—Stone _____ Conc. Sills _____
 Ext. Walls Brick + concrete Block
 Roof Type Gable Mtl. Metal
 Dormers—Small _____ Med. _____ Large _____
 Bays—Small _____ Med _____ Large _____
 Porches—Front _____ @ _____
 Rear _____ @ _____
 Porch _____ @ _____
 Planters _____ @ _____
 Ext. Base. Entry _____ @ _____
 Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full _____ Floor _____
 Bsmt. Gar. _____
 Basement-Apt. _____ Rms. _____ Fin. Rms. _____
 Attic Rooms Fin. _____ Unfin. _____
 Plumbing { Class _____ Tub. _____ Trays _____
 Basin _____ Sink _____ Toilet 1
 Wtr. Sfr. _____ Shr. St. _____ O.T. _____
 Dishwasher _____ Garbage Disp. _____ 393
 Heat—Stove _____ H.A. (F) HW _____ Stkr _____ Elec. _____
 Oil (Gas) Coal _____ Pipeless _____ Radiant _____ 826
 Air Cond. — Full _____ Zone _____
 Finish—Fir. _____ Hd. Wd. _____ Panel _____
 Floor—Fir. ✓ Hd. Wd _____ Other concrete
 Cabinets _____ Mantels _____
 Tile—Walls _____ Wainscot _____ Floors _____
 Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____
 Awnings — Metal _____ Fiberglass _____
Water Pipe Box 8x14x8 = 576 Sur/7.00 576 NEU
door 15" @ 4.50 - 6 jun 3.50 = 455

Total Additions 2250

| | | | |
|-----------------------------------|---------------------------------|------------------|--------------|
| Year Built <u>1929</u> | Avg. <u>11950</u> | Replacement Cost | <u>10182</u> |
| <u>1965</u> | Age <u>2.</u> | Obsolescence | |
| Inf. by <u>Owner - Tenant -</u> | | Adj. Bld. Value | |
| <u>Neighbor - Record - Est.</u> | | Conv. Factor | <u>x.47</u> |
| Replacement Cost—1940 Base | | | |
| <u>1970 "C"</u> | Depreciation Column 1 2 3 4 5 6 | | |
| 1940 Base Cost, Less Depreciation | | | |
| Total Value from reverse side | | | |
| Total Building Value \$ | | | |



SCALE:

| RESIDENTIAL OUT BUILDINGS | Age | Size | Area | Fac-tor | Cost | Conv. Fac. | Adj. Cost | Depr. Value |
|---------------------------|-----|------|------|---------|------|------------|-----------|-------------|
| | | x | | | | .47 | | |
| | | x | | | | .47 | | |
| | | x | | | | .47 | | |
| | | x | | | | .47 | | |
| | | x | | | | .47 | | |
| | | x | | | | .47 | | |

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

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

_____ 1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS **Average Year of Construction Computation:**

Year 1929 \$ 4138 = 41 % X 37 Year = 1517

Year 1965 \$ 6244 = 59 % X 1 Year = 59

Average Year of Construction 1950 1576

18



Researcher: Philip F. Notarianni
Date: September 1978

Site No. SU-10-570

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

IDENTIFICATION

Street Address: 1101 Park Avenue, Park City Plat SA Bl. 5 Lot 1
Name of Structure: T. R. S.
Present Owner: Anthony J. and Geneva A. Buthwrich UTM:
Owner Address: 3632 East 3225 South, Salt Lake City, UT Tax #: SA-45

AGE/CONDITION/USE

Original Owner: Construction Date: 1929 Demolition Date:

Original Use: commercial

Present Use:

Occupants:

- | | | |
|--|---------------------------------------|------------------------------------|
| <input type="checkbox"/> Single-Family | <input type="checkbox"/> Park | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Multi-Family | <input type="checkbox"/> Industrial | <input type="checkbox"/> Religious |
| <input type="checkbox"/> Public | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Commercial | | |

Building Condition:

Integrity:

- | | | |
|--|--------------------------------|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input type="checkbox"/> Minor Alterations |
| <input type="checkbox"/> Deteriorated | | <input checked="" type="checkbox"/> Major Alterations |

STATUS

Preliminary Evaluation:

Final Register Status:

- | | | |
|--|--|---|
| <input type="checkbox"/> Significant | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input type="checkbox"/> Contributory | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input checked="" type="checkbox"/> Not Contributory | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |
| <input type="checkbox"/> Intrusion | | |

DOCUMENTATION

Photography:

Date of Slides: June 1978

Date of Photographs:

Views: Front Side Rear Other

Views: Front Side Rear Other

Research Sources:

- | | | |
|--|--|---|
| <input type="checkbox"/> Abstract of Title | <input type="checkbox"/> City Directories | <input type="checkbox"/> LDS Church Archives |
| <input checked="" type="checkbox"/> Plat Records | <input type="checkbox"/> Biographical Encyclopedias | <input type="checkbox"/> LDS Genealogical Society |
| <input checked="" type="checkbox"/> Plat Map | <input type="checkbox"/> Obituary Index | <input type="checkbox"/> U of U Library |
| <input checked="" type="checkbox"/> Tax Card & Photo | <input type="checkbox"/> County & City Histories | <input type="checkbox"/> BYU Library |
| <input type="checkbox"/> Building Permit | <input type="checkbox"/> Personal Interviews | <input type="checkbox"/> USU Library |
| <input type="checkbox"/> Sewer Permit | <input type="checkbox"/> Newspapers | <input type="checkbox"/> SLC Library |
| <input type="checkbox"/> Sanborn Maps | <input type="checkbox"/> Utah State Historical Society Library | <input type="checkbox"/> Other |

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

Summit County records.

Architect/Builder: Unknown

Building Materials: Wood Building Type/Style: Residential

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

The original double-hung windows have been altered, with aluminum siding added in ca. 1963.

Statement of Historical Significance:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication | <input type="checkbox"/> Military | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Conservation | <input type="checkbox"/> Mining | <input type="checkbox"/> Science |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Minority Groups | <input type="checkbox"/> Socio-Humanitarian |
| <input type="checkbox"/> The Arts | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Industry | <input type="checkbox"/> Recreation | |

This land part of the David C. McLaughlin holdings in 1883. Lot 2 owned by W. A. McEmery in 1906--to Mrs. David Laird in 1918 from Summit County and in 1924 Lot 2-S3 to Augustus Curtius; to Richard Brierly (1925); Delmas E. Brierley (1926); to Mrs. Jossie Brierly, 1926. Redeemed by Jossie Brierly in 1937; to Frederick R. Langford in 1947.







1101 Park Avenue Renovation.

Replace exterior windows and doors.
Repair roof and replace gutters and downspouts.
Repaint the wood elements on the building





17 June 2013

Scott Jappa
1101 Park Avenue
Park City, UT 84060

**Re: Complete Historic District Design Review Determination
Property Address: 1101 Park Avenue
PL-13-01927**

Dear Scott:

Per your recent Pre-Application Conference before the Design Review Team (DRT) on June 5, 2013 regarding the non-historic property at 1101 Park Avenue, it was determined your proposed work—door and window replacement as well as roof patching—is minor routine construction having no negative impact on the character of the surrounding neighborhood, the Historic Structure, or the Historic District. Therefore, per §15-11-12(A)(3)(b) of the Land Management Code, your proposal would not be required to complete the full Historic District Design Review (HDDR) process; however adherence to the Design Guidelines is still required. The following conditions apply:

- The ratios of openings-to-solid will be compatible with surrounding historic buildings. The new door will be proportional to the scale and style of the building and be compatible with the historic buildings in the neighborhood.
- A new single panel French door, painted silver, will be installed on the south elevation of the building, on the non-historic addition. The door will measure approximately 38" x 81.5". The door will have an undivided light.
- In addition, a new aluminum clad 95.5" x 46.75" window will be installed on the west elevation of the non-historic addition. The window will have a center fixed pane with two (2) sliding panels on either side to match the existing window in size, dimensions, glazing pattern, depth, profile, and material.
- A new custom wood Auralast Pine door will be installed at the front entrance of the historically significant structure.
- A new 60.5" x 57.5" Auralast pine casement/awning window will be installed on the east façade. A second 36" x 56.5" Auralast pine casement/awning window will be installed on the east façade as well. New windows will replace the existing windows in size, dimensions, glazing pattern, depth, profile and material.
- Materials that are traditionally painted should have an opaque rather than a transparent finish.
- The rain gutters and downspouts will tie into the City's French drains to be installed

along 11th Street. These gutters and downspouts will be replaced in-kind.

- Minor repairs and patching will be made to the asphalt roof.

Should you have any questions, please do not hesitate to contact Historic Preservation Planner Anya Grahn at anya.grahn@parkcity.org or 435.615.5067.

Sincerely,



Thomas E. Eddington Jr., AICP, LLA
Planning Director

CC: Anya Grahn



Image Window and Door
 PO Box 17852
 Salt Lake City, UT 84117
 Phone: (801) 834-5946

QUOTE BY: Joe Robinson

QUOTE #: JJOE00943

SOLD TO: Jaffa Group
 Scott
 1960 Sidewinder Drive
 Park City, UT 84060

SHIP TO:

Phone: 435-615-6873

PROJECT NAME: Commercial Building

PO#:

REFERENCE:

| LINE NO. | LOCATION SIZE INFO | BOOK CODE DESCRIPTION | UNIT PRICE | QTY | EXTENDED PRICE |
|----------|-----------------------|--------------------------|---------------|-----|-------------------|
|----------|-----------------------|--------------------------|---------------|-----|-------------------|

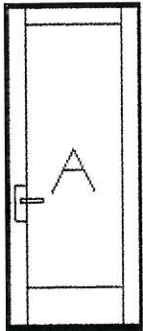
Line-1

Delivery

1

Line-2 Main Entry

RO Size: 36 3/4 X 88 1/4



Viewed from Exterior. Scale: 1/4" = 1'

(Outside Casing Size: 42 5/16 X 90 11/16)

Custom Wood Outswing 1-Pnl Door Auralast Pine Left
 Frame: 36 X 87 1/2

Natural Pine Natural Pine Sash
 2-1/4" Thick Pnl, Natural Interior.
 3 1/2" Flat Casing Ship Trim Loose
 4 9/16 Jamb Width. 5/4

No Strike Plates No Handle Set No Hdl Set No Bore
 Brsh Chrm 4-1/2 BB Hinges

Hndcap Sill
 , 11" Btm Rail

Ins Wet Int Glz Low-E 366 Tempered Standard Color Spacer, Contemporary Glz Bd,
 No Grid

PEV 2013.1.1.622/PDV 5.789 (02/08/13) PW

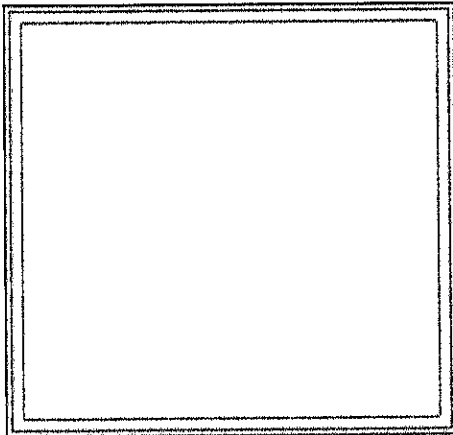
1



| LINE NO. | LOCATION SIZE INFO | BOOK CODE DESCRIPTION | UNIT PRICE | QTY | EXTENDED PRICE |
|----------|-----------------------|--------------------------|---------------|-----|-------------------|
|----------|-----------------------|--------------------------|---------------|-----|-------------------|

Line-3 Entry

RO Size: 61 1/4 X 58 1/4



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 60 1/2 X 57 1/2

(Outside Casing Size: 60 1/2 X 57 1/2)

Custom Wood Geometric, Auralast Pine, Direct Set Rectangle,

Natural Pine Exterior,

Natural Interior,

No Exterior Trim,

4 9/16 Jamb,

Casement/Awning Detail,

DP 35,

Insulated Low-E 366 Annealed Glass, Standard Spacer, High Altitude,

Contemporary Screen Stop

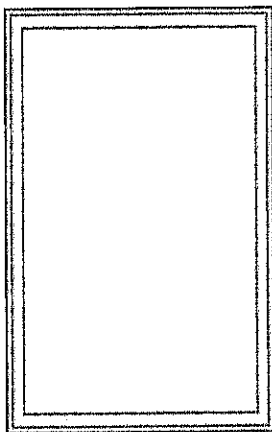
U-Factor: 0.29, SHGC: 0.24, VLT: 0.55, Energy Rating: 18.00, CPD: JEL-N-679-01978-00001

PEV 2013.1.1.622/PDV 5.789 (02/08/13) PW

2

Line-4 Entry

RO Size: 36 3/4 X 57 1/4



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 36 X 56 1/2

(Outside Casing Size: 36 X 56 1/2)

Custom Wood Geometric, Auralast Pine, Direct Set Rectangle,

Natural Pine Exterior,

Natural Interior,

No Exterior Trim,

4 9/16 Jamb,

Casement/Awning Detail,

DP 35,

Insulated Low-E 366 Tempered Glass, Standard Spacer, High Altitude,

Contemporary Screen Stop

U-Factor: 0.29, SHGC: 0.24, VLT: 0.56, Energy Rating: 18.00, CPD: JEL-N-679-01723-00001

PEV 2013.1.1.622/PDV 5.789 (02/08/13) PW

2

| | |
|-------------------------|------------|
| Total: | \$4,596.96 |
| State Tax(6.85%) | \$314.89 |
| NET TOTAL: | \$4,911.85 |
| Total Units: | 6 |

Note: By signing this document you are accepting the pricing and product as shown. Any changes will necessitate a change in the contract amount. This is a binding contract. Please review closely. All sales are final and changes cannot be made once released to the factory.

X _____



IMAGE
WINDOW & DOOR

JELD-WEN
WINDOWS & DOORS

Image Window and Door

PO Box 17852
Salt Lake City, UT 84117
Phone: (801) 834-5946

QUOTE BY: Joe Robinson

QUOTE #: JJOE00869

SOLD TO: Jaffa Group
Scott
1960 Sidewinder Drive
Park City, UT 84060

SHIP TO:

Phone: 435-615-6873

PROJECT NAME: Commercial Building

PO#:

REFERENCE:

| LINE NO. | LOCATION SIZE INFO | BOOK CODE DESCRIPTION | UNIT PRICE | QTY | EXTENDED PRICE |
|----------|-----------------------|--------------------------|---------------|-----|-------------------|
|----------|-----------------------|--------------------------|---------------|-----|-------------------|

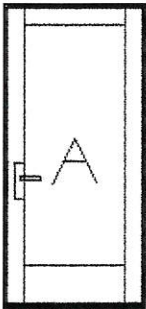
Line-1

Delivery

1

Line-2 Back Entry

RO Size: 38 3/4 X 82 1/4



Viewed from Exterior. Scale: 1/4" = 1'

(Outside Casing Size: 38 X 81 1/2)

Custom Clad Outswing 1-Pnl Left
Frame: 38 X 81 1/2
Arctic Silver Frame-Kynar Finish, Auralast Pine Natural Interior.
, Extruded Clad Pnl, 2-1/4" Thick Pnl, Arctic Silver Sash
Folding Nail Flange Standard DripCap,
4 9/16 Jamb Width. 5/4
No Strike Plates No Handle Set No Hdl Set 3 5/8 Lock & Deadbolt Bore
Brsh Chrm 4-1/2 BB Hinges
Hndcap Sill
, 11" Btm Rail
Ins Wet Int Glz Low-E 366 Tempered Standard Color Spacer, Hi-Altitude
Contemporary Glz Bd,
No Grid

PEV 2013.1.1.622/PDV 5.789 (02/08/13) PW

1



| LINE NO. | LOCATION SIZE INFO | BOOK CODE DESCRIPTION | UNIT PRICE | QTY | EXTENDED PRICE |
|----------|-------------------------------|--|---------------|-----|-------------------|
| Line-3 | Back Window | DIM-CHGW8040 (Outside Casing Size: 95 1/2 X 46 5/8) | | | |
| | RO Size: 96 1/4 X 46 3/4 X 24 | Custom Clad 3W HGW Frame: 95 1/2 X 46 24 Arctic Silver Frame-Kynar Finish, Arctic Silver Sash Auralast Pine Natural Interior. Folding Nail Flange , Standard DripCap, Standard Sillnose/Subsill 4 9/16 Jamb Width. 4/4 Operating White Hardware W/Lifts Key'd Cam Lock(s) IGW Int Glz Low-E 366 Standard Color Spacer, Contemporary Glz Bd, No Grid Arctic Silver Scrn UltraVue Mesh U-Factor: 0.31, SHGC: 0.21, VLT: 0.49, Energy Rating: 12.00, CPD: JEL-N-175-00469 -00001 PEV 2013.1.1.622/PDV 5.7B9 (02/08/13) PW | | | |



Viewed from Exterior. Scale: 1/4" = 1'

1

| | |
|-------------------------|------------|
| Total: | \$2,730.36 |
| State Tax(6.85%) | \$187.03 |
| NET TOTAL: | \$2,917.39 |
| Total Units: | 3 |

Note: By signing this document you are accepting the pricing and product as shown. Any changes will necessitate a change in the contract amount. This is a binding contract. Please review closely. All sales are final and changes cannot be made once released to the factory.

x _____

Some JELD-WEN products contain arctic silver metallic clad coatings. Arctic Silver metallic clad coatings may have appearance variations in the level of dark and light areas based upon viewing exposures (bright sunlight vs. shade) and angles. Touch-up paints will likely result in a dissimilar appearance because of the different application time and method. Replacement clad components may not be an exact match and some degree of variation should be expected.

Presented by: _____ Date: _____
Purchaser: _____ Date: _____



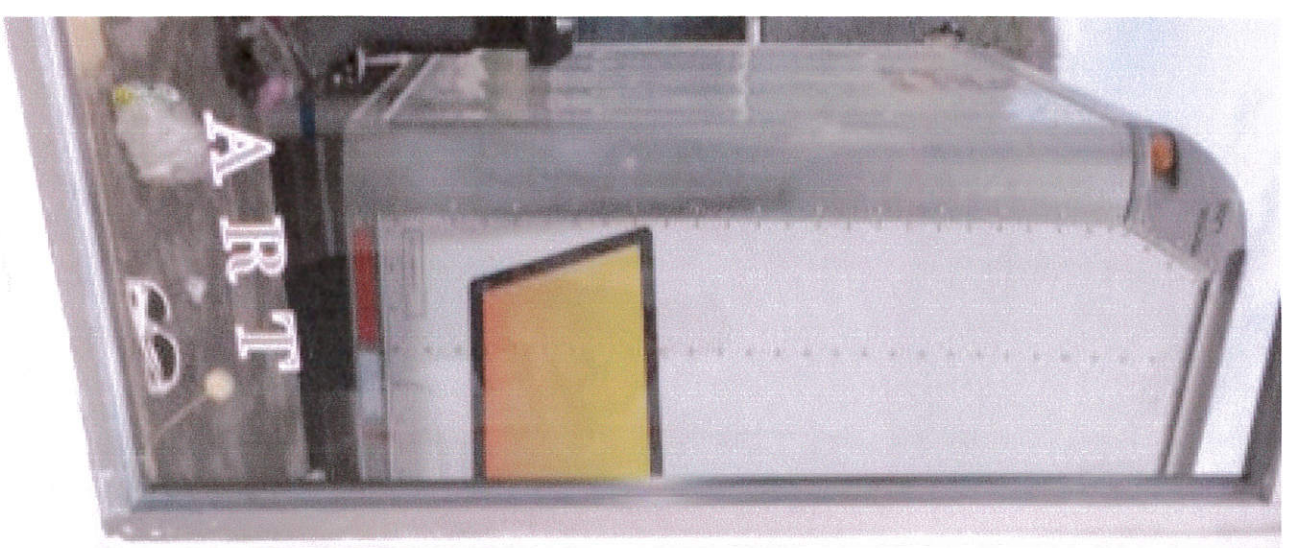
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PLANNING DEPT.



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